

Project Name or Subdivision Name:

Windrow 1

Sanitary Sewer & Water Main Easement Number: \_\_\_\_\_

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only Record Number: ESMT-2026-0118

### SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between Jon Wakelam ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

T O HAVE AND T O HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.







Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

EXHIBIT A

City of Meridian Sewer and Water Easement Description

**BASIS OF BEARINGS** is N. 0°31'28" E. between a found brass cap LS 737, marking the southwest corner of Section 25 and a found aluminum cap PLS 13934 marking the 1/4 corner common to Sections 25 and 26, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho.

An easement located in the SW1/4 of the SW1/4 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at a 1/2" rebar/cap PLS 11574 marking the northwest corner of Lot 21, Block 2 of Windrow Subdivision No. 1, as shown in Book 131 of Plats, at Pages 61-65, Ada County Records;

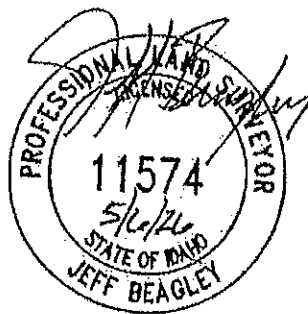
Thence N. 89°28'41" W., 5.00 feet;

Thence N. 0°31'14" E., parallel with the westerly boundary of said Windrow Subdivision No. 1, a distance of 41.00 feet;

Thence S. 89°28'41" E., 5.00 feet to a 1/2" rebar/cap PLS 11574 on the southwest corner of Lot 1, Block 3 of said Windrow Subdivision No. 1;

Thence S. 0°31'14" W., coincident with said westerly boundary, 41.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.005 acres more or less.

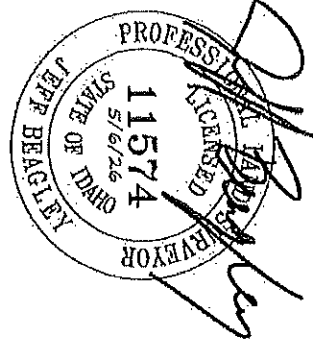


BASIS OF BEARING  
N 00°31'28" E 2652.48'

S. LINDER RD.

1/4  
26  
25  
PLS 13934

26  
25  
35  
36  
LS 737



LINE	BEARING	DISTANCE
L1	N 89°28'41" W	5.00'
L2	N 00°31'14" E	41.00'
L3	S 89°28'41" E	5.00'
L4	S 00°31'14" W	41.00'

S 89°23'33" E 300.06'

W. AMITY ROAD

PROJECT:  
CITY OF MERIDIAN SEWER  
AND WATER EASEMENT  
EXHIBIT B

OWNER/DEVELOPER:  
CONGER GROUP

DATE:  
5/6/2026

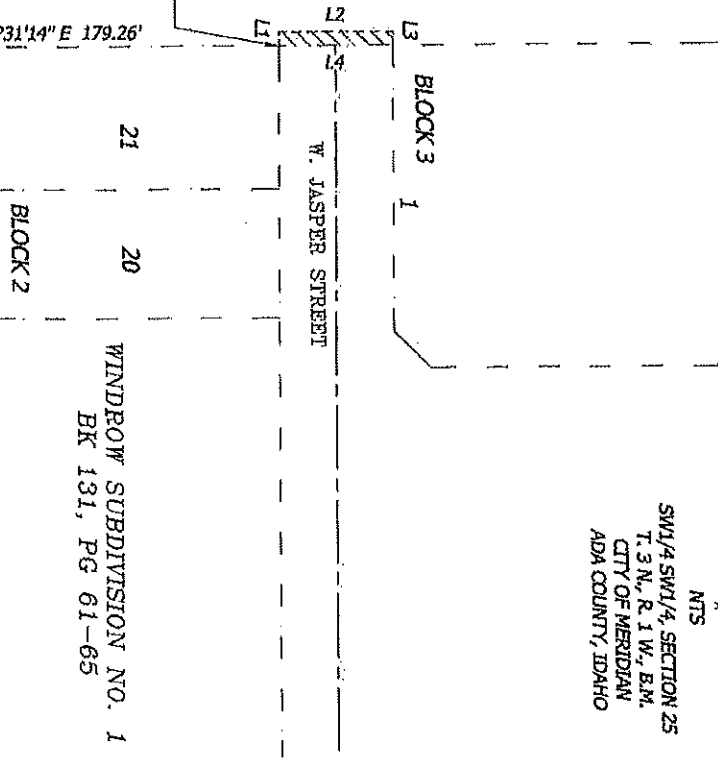


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DWG #  
1230-48-EX  
PROJECT #  
1230-48  
SHEET  
1 OF 1

POINT OF BEGINNING  
±0.005 ACRES

N 00°31'14" E 179.26'



NTS  
SW1/4 SW1/4, SECTION 25  
T. 3 N., R. 1 W., E.M.  
CITY OF MERIDIAN  
ADA COUNTY, IDAHO