

Project Name or Subdivision Name:

Pura Vida Ridge Ranch Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 1

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

ESMT-2025-0120

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 21st day of October 2025 between
C4 Lease LLC ("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.

TO HAVE AND TO 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 10-21-2025

Attest by Chris Johnson, City Clerk 10-21-2025

STATE OF IDAHO,)

: ss.

County of Ada)

10-21-2025

This record was acknowledged before me on _____ (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Stamp Below

Notary Signature

My Commission Expires: _____

LD



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Pura Vida Ridge Ranch Subdivision Off-Site Meridian Water and Sewer Stub Easement

26 September 2025

A portion of U.S. Lot 4 of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of said Section 4, which bears S88°43'34"W, 2,851.67 feet from the north quarter corner of said Section 4; thence from said northwest corner of said Section 4, N89°43'34"E, 1,325.81 feet along the northerly boundary of said U.S. Lot 4 to the northeast corner of said U.S. Lot 4; thence S00°12'11"W, 173.52 feet along the easterly boundary of said U.S. Lot 4 to the **Point of Beginning**:

Thence continuing S00°12'11"W, 30.00 feet along the easterly boundary of said U.S. Lot 4;

Thence S89°43'34"W, 20.00 feet along a line parallel with the northerly boundary of said U.S. Lot 4;

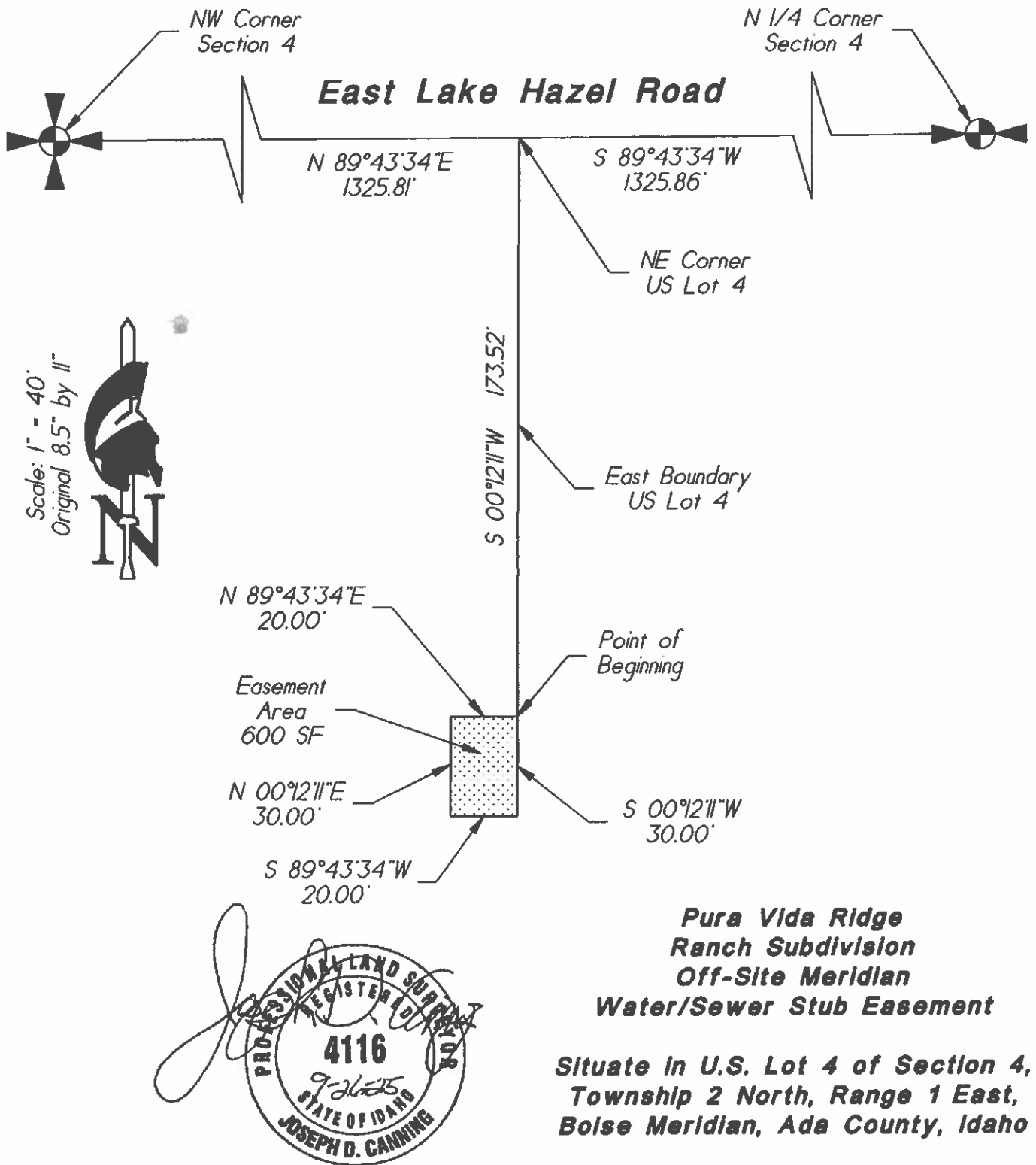
Thence N00°12'11"E, 30.00 feet along a line parallel with the easterly boundary of said U.S. Lot 4;

Thence N89°43'34"E, 20.00 feet along a line parallel with the northerly boundary of said U.S. Lot 4 to the **Point of Beginning**.

Comprising 600 square feet, more or less.



Exhibit A



September 2025



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Exhibit B