

EASEMENT

THIS INDENTURE, Made this 17th day of March, 2026, between Canyon County, a political subdivision of the state of Idaho, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

That the parties of the first part, for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant forever unto the party of the second part, its successors and assigns, for the purpose of constructing, operating, and maintaining storm drain, with the necessary appurtenances thereto, and for accessing Grantees property, full and free right to enter upon the real property of the parties of the first part, said real property being described as follows:

**See Exhibit "A" and "B", comprised of one (1) page each,
Attached hereto and made a part hereof**

TOGETHER With the right of ingress and egress upon, over, under and across the property described in Exhibit "A," as well as upon, over, under, and across the adjacent lands belonging to the parties of the first part, its successors and assigns, for all purposes related to accessing, constructing, operating, and maintaining the facilities for which this easement has been granted and the necessary appurtenances thereto.

This easement is made subject to the following conditions:

1. The easement described above is hereby perpetually reserved for the utility purpose herein set forth and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF CALDWELL shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utility.
3. In exercising the rights granted herein, the CITY OF CALDWELL will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto, except that the City will not restore, replace, or repair items which were removed because they encroached upon the easement.

DATED this 17th day of March, 2026.

BOARD OF COUNTY COMMISSIONERS

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: JESS URRESTI, CLERK

By: 

Deputy Clerk

EXHIBIT A

PUBLIC EASEMENT LEGAL DESCRIPTION

A 25 foot wide easement across a portion of the vacated North 13th Avenue right-of-way located in the Southwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch rebar at the centerline intersection of North 12th Avenue and Albany Street, thence along said centerline South $46^{\circ}10'28''$ East a distance of 380.11 feet to a found 5/8 inch rebar at the centerline intersection of North 13th Avenue and Albany Street; thence along said North 13th Avenue centerline South $43^{\circ}46'51''$ West a distance of 40.00 feet to a point of intersection of said centerline and the Southwesterly right-of-way line of said Albany Street; thence along said Southwesterly right-of-way line, South $46^{\circ}11'12''$ East a distance of 12.50 feet to the True Point of Beginning;

Thence along a line parallel to and 12.50 feet Southeasterly of the centerline of vacated North 13th Avenue, South $43^{\circ}46'51''$ West a distance of 148.90 feet to a point on the Northeasterly right-of-way line of the public alley;

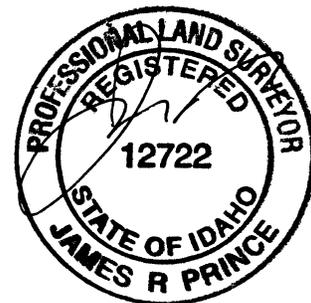
Thence along said Northeasterly right-of-way line of the public alley, North $46^{\circ}12'51''$ West a distance of 25.00 feet;

Thence along a line parallel to and 12.50 feet Northwesterly of the centerline of vacated North 13th Avenue, North $43^{\circ}46'51''$ East a distance of 148.91 feet to a point on the Southwesterly right-of-way line of said Albany Street;

Thence along said Southwesterly right-of-way line, South $46^{\circ}11'12''$ East a distance of 25.00 feet to the True Point of Beginning.

Said Parcel containing 0.086 acres, (3,723 Sq. Ft.)

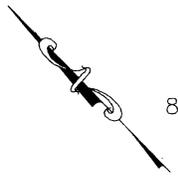
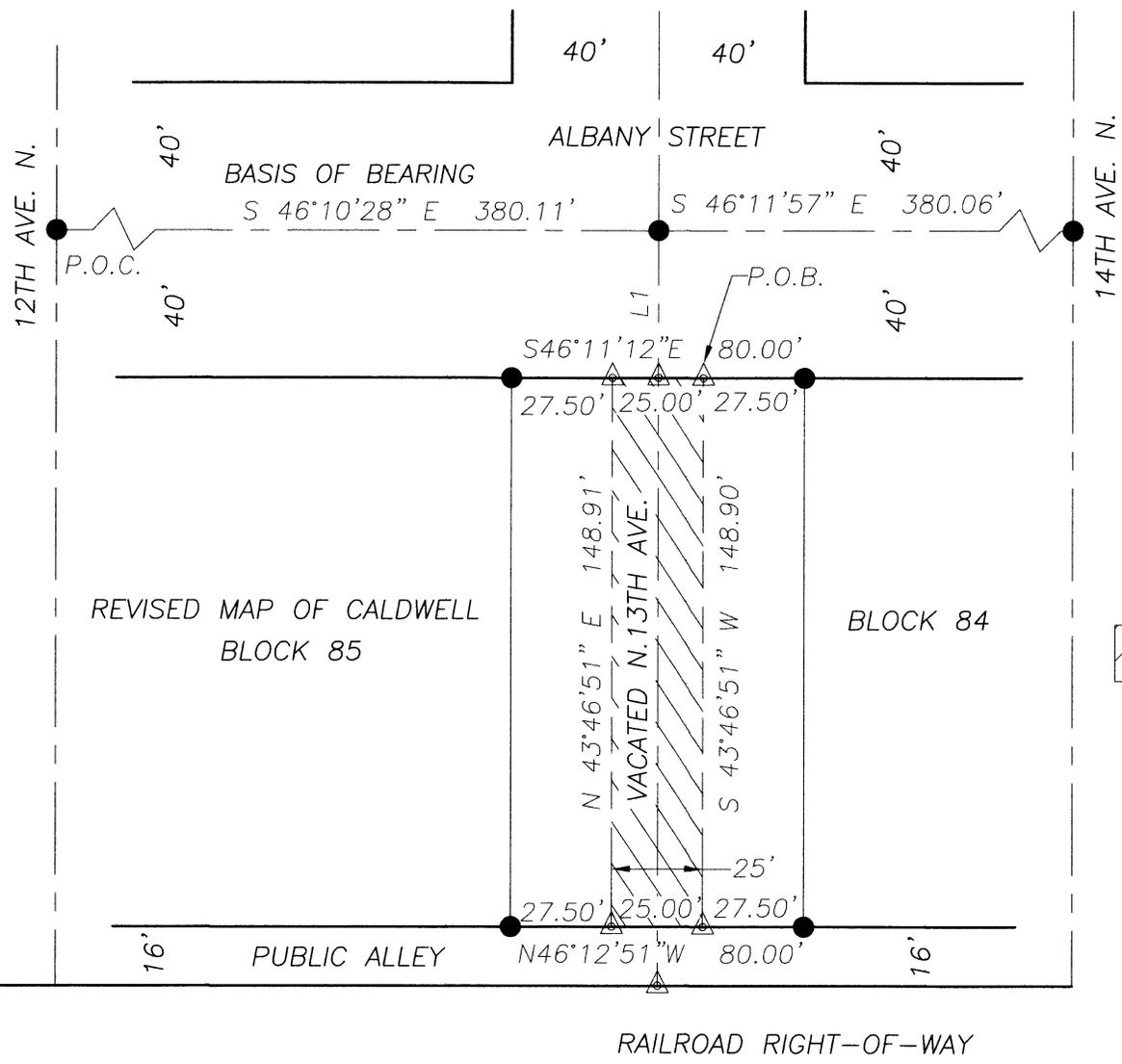
End Description
Project No. 25-115
Revised May 2, 2025



5-2-2025

EXHIBIT B – PUBLIC EASEMENT

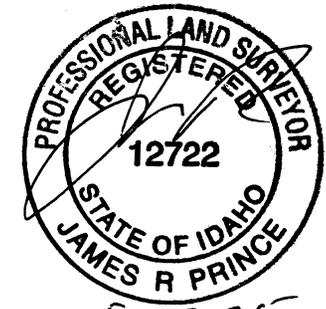
A PUBLIC EASEMENT LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 22 TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CALDWELL, CANYON COUNTY, IDAHO



SCALE: 1"=50'
8 1/2 X 11 SHEET ONLY

LEGEND

- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- DIMENSION LINE
- FOUND 5/8" REBAR
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING OF DESCRIPTION
- P.O.C. POINT OF COMMENCEMENT OF DESCRIPTION
- = EASEMENT AREA

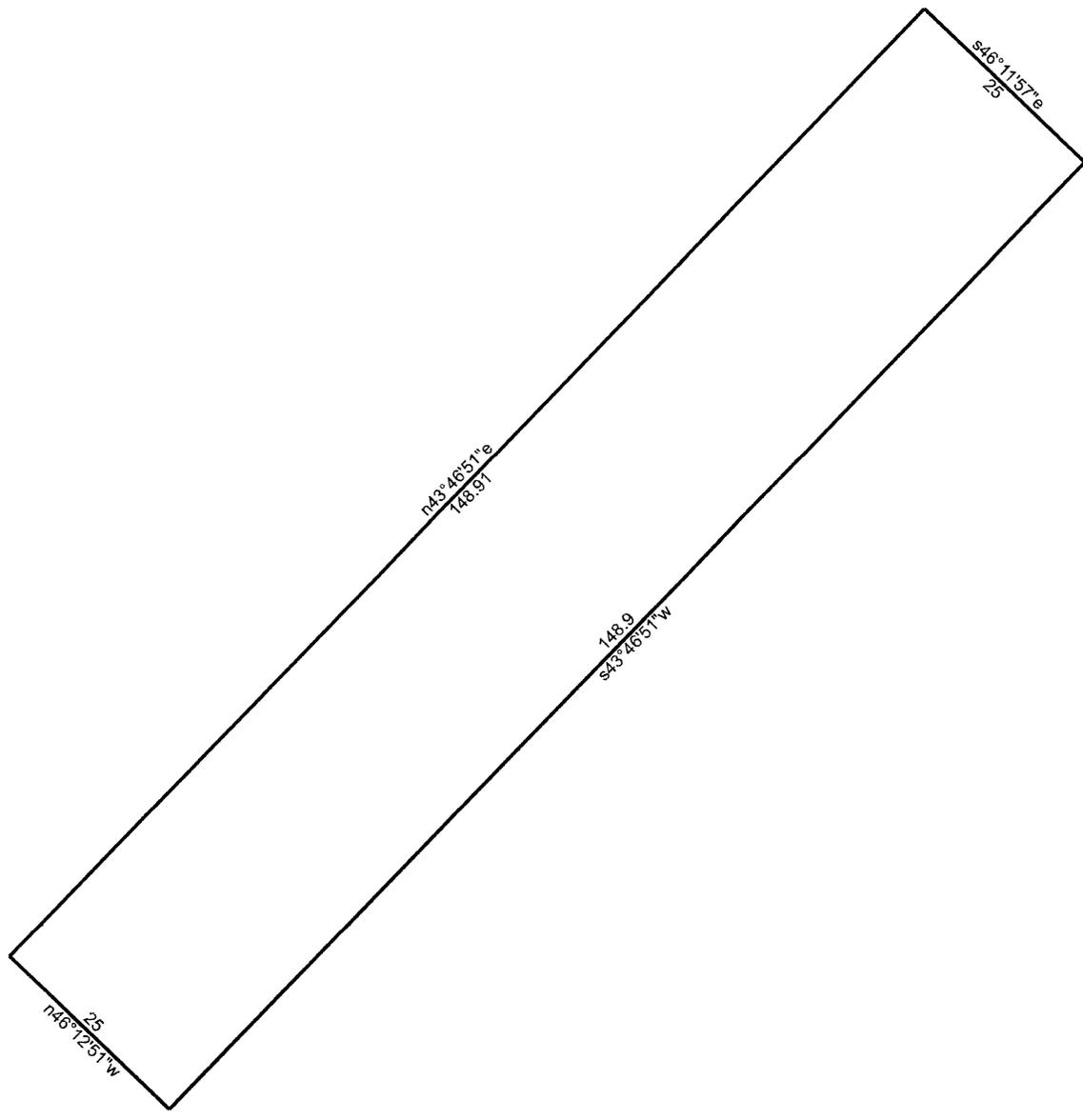


5-1-2025

PORTSIDE LAND SURVEYING

3626 W. HILL ROAD, BOISE, ID 83703
PHONE: (208) 484-6666

LINE	BEARING	DISTANCE
L1	S 43°46'51" W	40.00'



Easement closure sheet 4/28/2025

Scale: 1 inch= 20 feet File:

Tract 1: 0.0855 Acres (3723 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/100639), Perimeter=348 ft.
01 s43.4651w 148.9
02 n46.1251w 25
03 n43.4651e 148.91
04 s46.1157e 25