

Project Name (Subdivision):

Promenade Subdivision

Sanitary Sewer & Water Main Easement Number:

ESMT-2025-0031

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
Lesley's Mobile Estates, 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

Attest by Chris Johnson, City Clerk

STATE OF IDAHO,)

: SS.

County of Ada)

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.

(stamp)

Notary Signature

My Commission Expires: _____



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Exhibit "A"
City of Meridian Water Easement No.1
Description For
Promenade Cottages Subdivision No.1

The following Describes a Thirty foot (20.00') Wide Strip of Land for the Purpose of a Water Easement being a portion of the Northeast 1/4 Northwest 1/4 of Section 7, Township 3 North., Range.1 East., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 7, Township 3 North, Range 1 East, Boise Meridian; From which, the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of said Section 7 bears, North 88°35'29" East, 2404.77 feet; Thence along the Northerly Boundary Line of said Section 7, North 88°35'29" East, 1378.63 feet to the Centerline Intersection of Northeast 3rd Street; Thence leaving said Northerly Boundary Line, and along the Centerline of Northeast 3rd Street, South 00°28'17" West, 651.55 feet; Thence leaving said Centerline, South 89°30'43" East, 36.00 feet to the **POINT OF BEGINNING:**

Thence Continuing, South 89°30'43" East, 284.81 feet;

Thence, South 00°27'54" West, 20.00 feet;

Thence, North 89°30'43" West 284.82 feet;

Thence, North 00°28'17" East, 20.00 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.13 Acres (5,696 Sq. Ft.,) more or less.



Basis of Bearings
N88°35'29"E 2404.77'

1026.14'

E. Fairview Ave. (Public)

Line Table

Line	Bearing	Length
L10	S89°30'43"E	36.00'
L11	S00°27'54"W	20.00'
L12	N00°28'17"E	20.00'



Scale: 1"=60'

0 10 30 60 120



Point of Beginning

E. Gruber Ln.
(Private)

S89°30'43"E 284.81'

City of Meridian Water Easement No.1

N89°30'43"W 284.82'

N. Colonnade Ln.
(Private)

NE 4th Ln.
(Private)

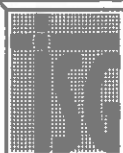
Block 1

Block 1

S89°30'43"E 393.75'

E. Badley Ave. (Public)

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BOISE, IDAHO 83704
(208) 846-8570

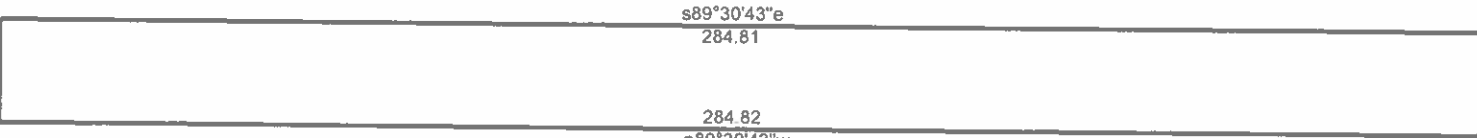
Exhibit "B"
City of Meridian Water Easement No.1
Promenade Cottages Subdivision No.1

Located in the NE 1/4 NW 1/4 of Section 7,
T.3N., R.1E., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-211-02

Sheet No.
1

Dwg. Date
2/9/2026



City of Meridian Water Easement No.1

2/24/2026

Scale: 1 inch= 37 feet

File:

Tract 1: 0.1308 Acres (5696 Sq. Feet), Closure: s89.3022e 0.01 ft. (1/78451), Perimeter=610 ft.

- 01 s89.3043e 284.81
- 02 s00.2754w 20
- 03 n89.3043w 284.82
- 04 n00.2817e 20



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SURVEY
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9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Exhibit "A"
City of Meridian Sanitary Sewer Easement No.1
Description For
Promenade Cottages Subdivision No.1

The following Describes a Twenty foot (20.00') Wide Strip of Land for the Purpose of a Water Easement being a portion of the Northeast 1/4 Northwest 1/4 of Section 7, Township 3 North., Range.1 East., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 7, Township 3 North, Range 1 East, Boise Meridian; From which, the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of said Section 7 bears, North 88°35'29" East, 2404.77 feet; Thence along the Northerly Boundary Line of said Section 7, North 88°35'29" East, 1378.63 feet to the Centerline Intersection of Northeast 3rd Street; Thence leaving said Northerly Boundary Line, and along the Centerline of Northeast 3rd Street, South 00°28'17" West, 671.55 feet; Thence leaving said Centerline, South 89°30'43" East, 138.48 feet; Thence, South 00°28'05" West, 136.81 feet to the **POINT OF BEGINNING**:

Thence, South 89°31'55" East, 148.90 feet;

Thence, South 00°27'54" West, 20.00 feet;

Thence, North 89°31'55" West, 148.90 feet;

Thence, North 00°28'05" East, 20.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.07 Acres (2,978 Sq. Ft.,) more or less.



Basis of Bearings
N88°35'29"E 2404.77'

1026.14'

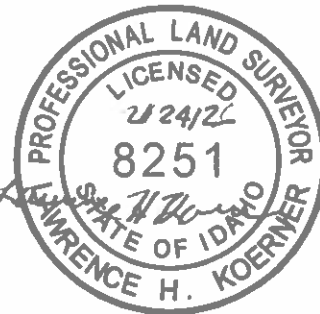
E. Fairview Ave. (Public)

Line Table		
Line	Bearing	Length
L7	S89°30'43"E	138.48'
L8	S00°27'54"W	20.00'
L9	N00°28'05"E	20.00'



Scale: 1"=60'

0 10 30 60 120



E. Gruber Ln.
(Private)

①

L7

②

③

④

Block 1

⑤

⑥

⑦

⑧

⑨

⑩

⑪

①

L9

⑮

⑮

⑮

Point of
Beginning

S89°31'55"E 148.90'

City of Meridian Sewer
Easement No.1

N89°31'55"W 148.90'

⑭

⑬

⑫

⑮

⑮

⑮

Block 1

⑮

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NE 4th Ln.(Private)

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Block 1

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S89°30'43"E 393.75'

E. Badley Ave. (Public)

30'

60'

30'

30'

30'

30'

30'

30'

30'

30'

30'

60'

30'

30'

30'

30'

30'

30'

30'

30'

N. Meridian Rd.

NE 3rd Street (Public)

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9955 W EMERALD ST
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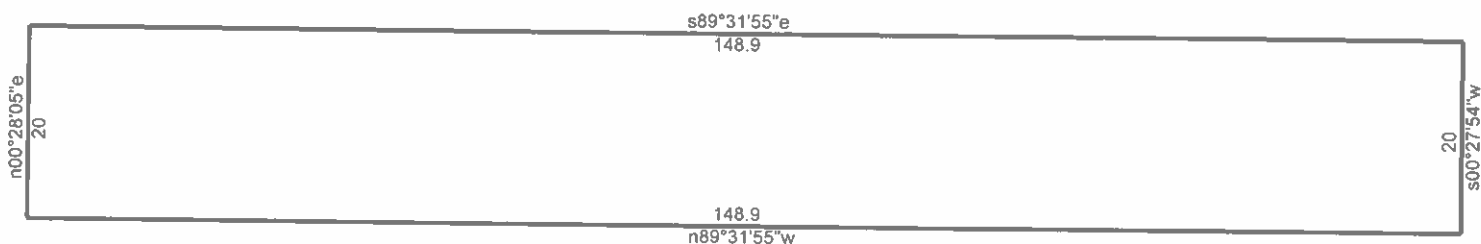
Exhibit "B"
City of Meridian Sanitary Sewer Easement No.1
Promenade Cottages Subdivision No.1

Located in the NE 1/4 NW 1/4 of Section 7,
T.3N., R.1E., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-211-02

Sheet No.
1

Dwg. Date
3/26/2025



Sanitary Sewer Easement No.1

2/24/2026

Scale: 1 inch= 20 feet

File: City of Meridian Sewer Easement No.1.ndp

Tract 1: 0.0684 Acres (2978 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/316414), Perimeter=338 ft.

- 01 s89.3155e 148.9
- 02 s00.2754w 20
- 03 n89.3155w 148.9
- 04 n00.2805e 20



Exhibit "A"
City of Meridian Sewer & Water Easement No.1
Description For
Promenade Cottages Subdivision No.1

The following Describes a Strip of Land for the Purpose of a Sanitary Sewer & Water Easement being a portion of the Northeast 1/4 Northwest 1/4 of Section 7, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 7, Township 3 North, Range 1 East, Boise Meridian; From which, the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of said Section 7 bears, North 88°35'29" East, 2404.77 feet; Thence along the Northerly Boundary Line of said Section 7, North 88°35'29" East, 1378.63 feet to the Centerline Intersection of Northeast 3rd Street; Thence leaving said Northerly Boundary Line, and along the Centerline of Northeast 3rd Street, South 00°28'17" West, 671.55 feet; Thence leaving said Centerline, South 89°30'43" East, 104.97 feet to the **POINT OF BEGINNING**:

Thence Continuing, South 89°30'43" East, 53.00 feet;

Thence, South 00°28'05" West, 70.54 feet;

Thence, North 89°31'55" West, 19.48 feet;

Thence, South 00°28'05" West, 205.39 feet to the Northerly Right of Way Line of East Bradley Avenue.

Thence along Northerly Right of Way Line of East Bradley Avenue, North 89°30'43" West 33.51 feet;

Thence leaving said Northerly Right of Way Line, North 00°28'05" East, 275.93 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.24 Acres (10,622 Sq. Ft.,) more or less.



Basis of Bearings
N88°35'29"E 2404.77'

1026.14'

E. Fairview Ave. (Public)

Line Table

Line	Bearing	Length
L1	S89°30'43"E	104.97'
L2	S89°30'43"E	53.00'
L3	S00°28'05"W	70.54'
L4	N89°31'55"W	19.48'
L5	N89°30'43"W	33.51'



Scale: 1"=60'

0 10 30 60 120



E. Gruber Ln.
(Private)

Point of
Beginning

L1

L2

L3

L4

N. Colonnade Ln.
(Private)

N00°28'05"E 275.93'

S00°28'05"W 205.39'

Block 1

Block 1

NE 4th Ln.
(Private)

Block 1

S89°30'43"E 393.75'

E. Badley Ave. (Public)

N. Meridian Rd.

NE. 3rd Street (Public)

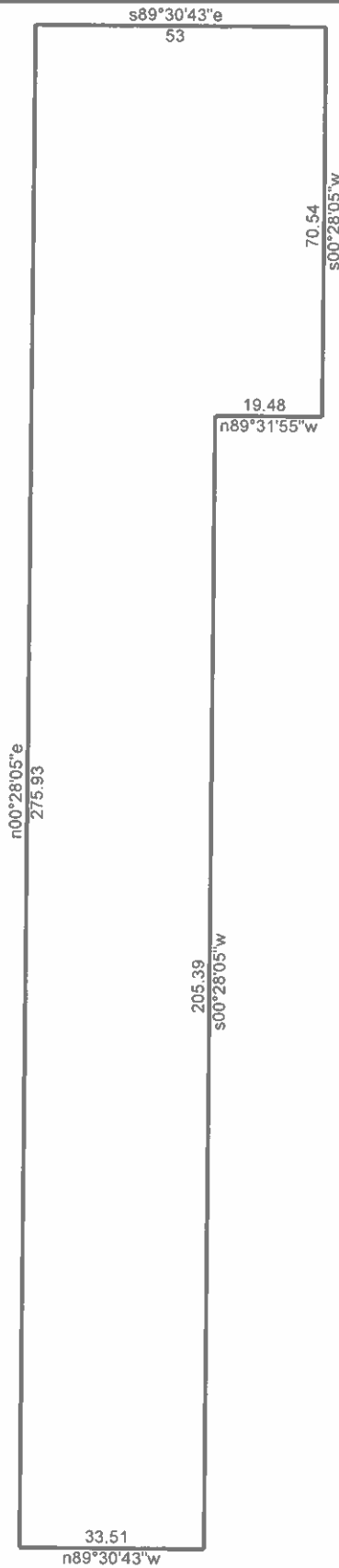
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IDAHO SURVEY GROUP, LLC
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Exhibit "B"
City of Meridian Sewer & Water Easement No.1
Promenade Cottages Subdivision No.1

Located in the NE 1/4 NW 1/4 of Section 7,
T.3N., R.1E., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-211-02
Sheet No.
1
Dwg. Date
3/27/2025



City of Meridian Sewer & Water Easement No.1

2/24/2026

Scale: 1 inch= 32 feet

File:

Tract 1: 0.2438 Acres (10622 Sq. Feet), Closure: n55.1801w 0.01 ft. (1/54391), Perimeter=658 ft.

- 01 s89.3043e 53
- 02 s00.2805w 70.54
- 03 n89.3155w 19.48
- 04 s00.2805w 205.39
- 05 n89.3043w 33.51
- 06 n00.2805e 275.93



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Exhibit "A"
City of Meridian Sewer & Water Easement No.2
Description For
Promenade Cottages Subdivision No.1

The following Describes a Strip of Land for the Purpose of a Sanitary Sewer & Water Easement being a portion of the Northeast 1/4 Northwest 1/4 of Section 7, Township 3 North., Range.1 East., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 7, Township 3 North, Range 1 East, Boise Meridian; From which, the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of said Section 7 bears, North 88°35'29" East, 2404.77 feet; Thence along the Northerly Boundary Line of said Section 7, North 88°35'29" East, 1378.63 feet to the Centerline Intersection of Northeast 3rd Street; Thence leaving said Northerly Boundary Line, and along the Centerline of Northeast 3rd Street, South 00°28'17" West, 671.55 feet; Thence leaving said Centerline, South 89°30'43" East, 287.37 feet to the **POINT OF BEGINNING:**

Thence Continuing, South 89°30'43" East, 33.44 feet;

Thence, South 00°27'54" West, 275.93 feet to the Northerly Right of Way Line of East Bradley Avenue.

Thence along Northerly Right of Way Line of East Bradley Avenue, North 89°30'43" West 33.44 feet;

Thence leaving said Northerly Right of Way Line, North 00°27'54" East, 275.93 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.21 Acres (9,227 Sq. Ft.,) more or less.



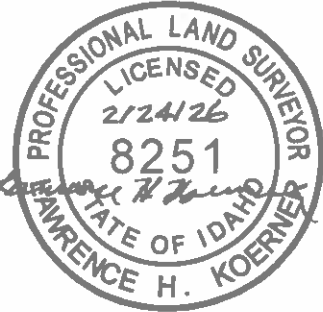
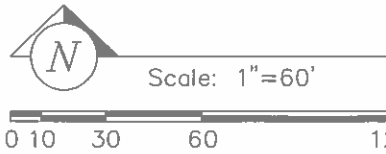
Basis of Bearings
N88°35'29"E 2404.77'

1026.14'

E. Fairview Ave. (Public)

Line Table

Line	Bearing	Length
L4	S89°30'43"E	287.37'
L5	S89°30'39"E	33.44'
L6	N89°30'43"W	33.44'



E. Gruber Ln.
(Private)

L4

Point of
Beginning

L5

30'
60'

NE. 3rd Street (Public)

Block 1

N. Colonnade Ln.
(Private)

Block 1

N00°27'54"E 275.93'

City of Meridian Sewer
& Water Easement No.2

NE 4th Ln.
(Private)

S00°27'54"W 275.93'

Block 1

30'
60'

S89°30'43"E 393.75'

E. Badley Ave. (Public)

30'
60'
30'

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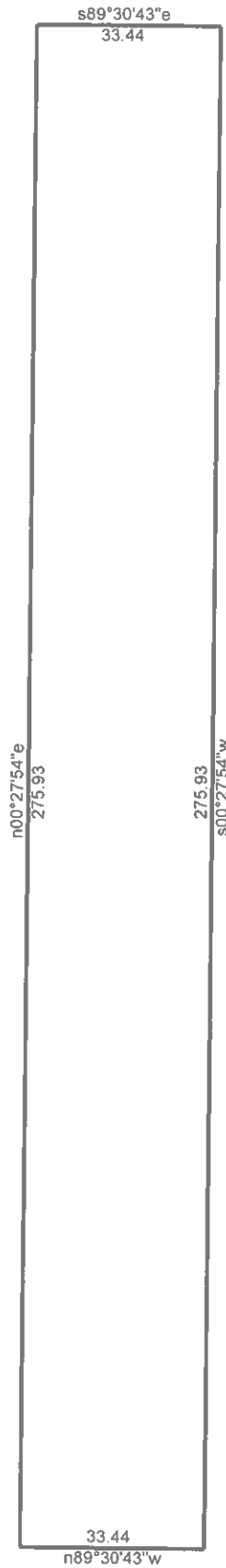
Exhibit "B"
City of Meridian Sewer & Water Easement No.2
Promenade Cottages Subdivision No.1

Located in the NE 1/4 NW 1/4 of Section 7,
T.3N., R.1E., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-211-02

Sheet No.
1

Dwg. Date
3/26/2025



City of Meridian Sewer & Water Easement No.2

8/15/2024

Scale: 1 inch= 32 feet

File: City of Meridian Sewer & Water Easement No.2.ndp

Tract 1: 0.2118 Acres (9227 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=619 ft.

- 01 s89.3043e 33.44
- 02 s00.2754w 275.93
- 03 n89.3043w 33.44
- 04 n00.2754e 275.93