

Project Name or Subdivision Name:

Tresidio Design Center

Water Main Easement Number: 2

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-2025-0108

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
2973 N Eagle Road, LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

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

WHEREAS , the water main 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 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 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.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of- way and easement hereby granted shall become part of, or lie within the boundaries of any

August 25, 2025
Project No. 25-004
City of Meridian Easement

Exhibit A

A parcel of land for a City of Meridian Water Easement being a portion of Lot 26, Block 1 of Bienville Square Subdivision (Book 102 of Plats, Pages 13495-13498), situated in Government Lot 1 of Section 5, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

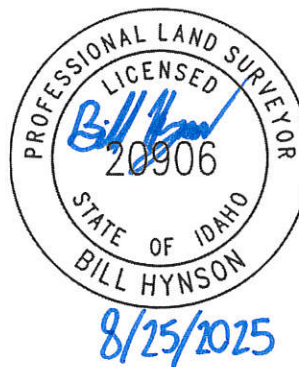
Commencing at a found 1/2-inch rebar marking the Northwest corner of said Lot 26, which bears N88°47'35"W a distance of 173.71 feet from a found 1/2-inch rebar marking the Northeast corner of said Lot 26, thence following the northerly boundary of said Lot 26, S88°47'35"E a distance of 27.08 feet to the **POINT OF BEGINNING**.

Thence following said northerly boundary, S88°47'35"E a distance of 20.00 feet;
Thence leaving said northerly boundary, S02°16'49"W a distance of 27.30 feet;
Thence S52°38'21"W a distance of 59.57 feet to the westerly boundary of said Lot 26;
Thence following said westerly boundary, N01°12'25"E a distance of 25.58 feet;
Thence leaving said westerly boundary, N52°38'21"E a distance of 34.22 feet;
Thence N02°16'49"E a distance of 17.52 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,386 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

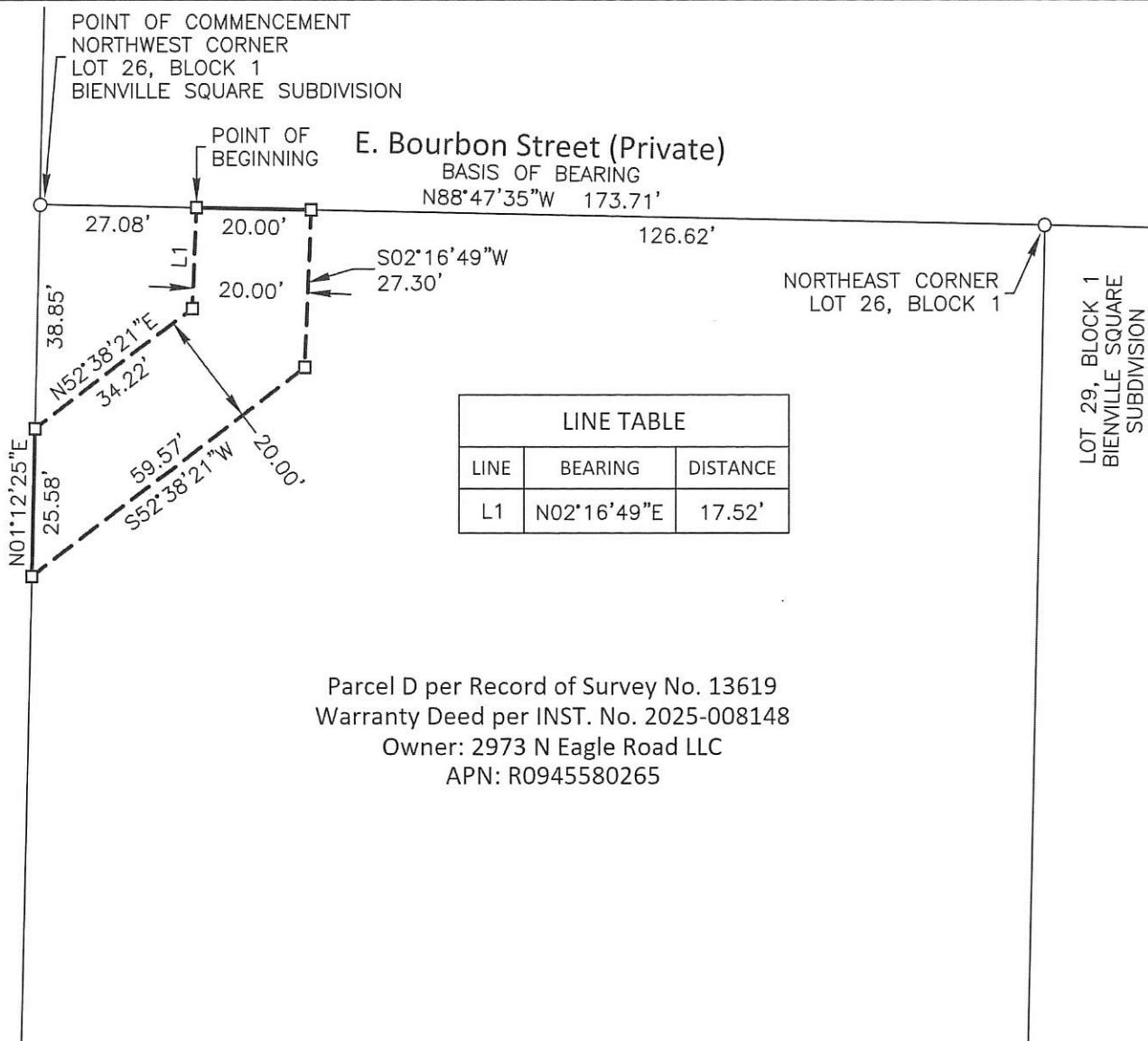
All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



P:\25-004\SURVEY\CAD\EXHIBITS\25-004 WATER EASEMENT 08.25.2025.DWG, KOBE ZIMMERMAN, 8/25/2025, DWG TO PDF-PC3, 08.5X11 P [PDF]

N. Cajun Lane (Private)



LEGEND

- FOUND 1/2" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT LINE



0 30 60 90
Plan Scale: 1" = 30'

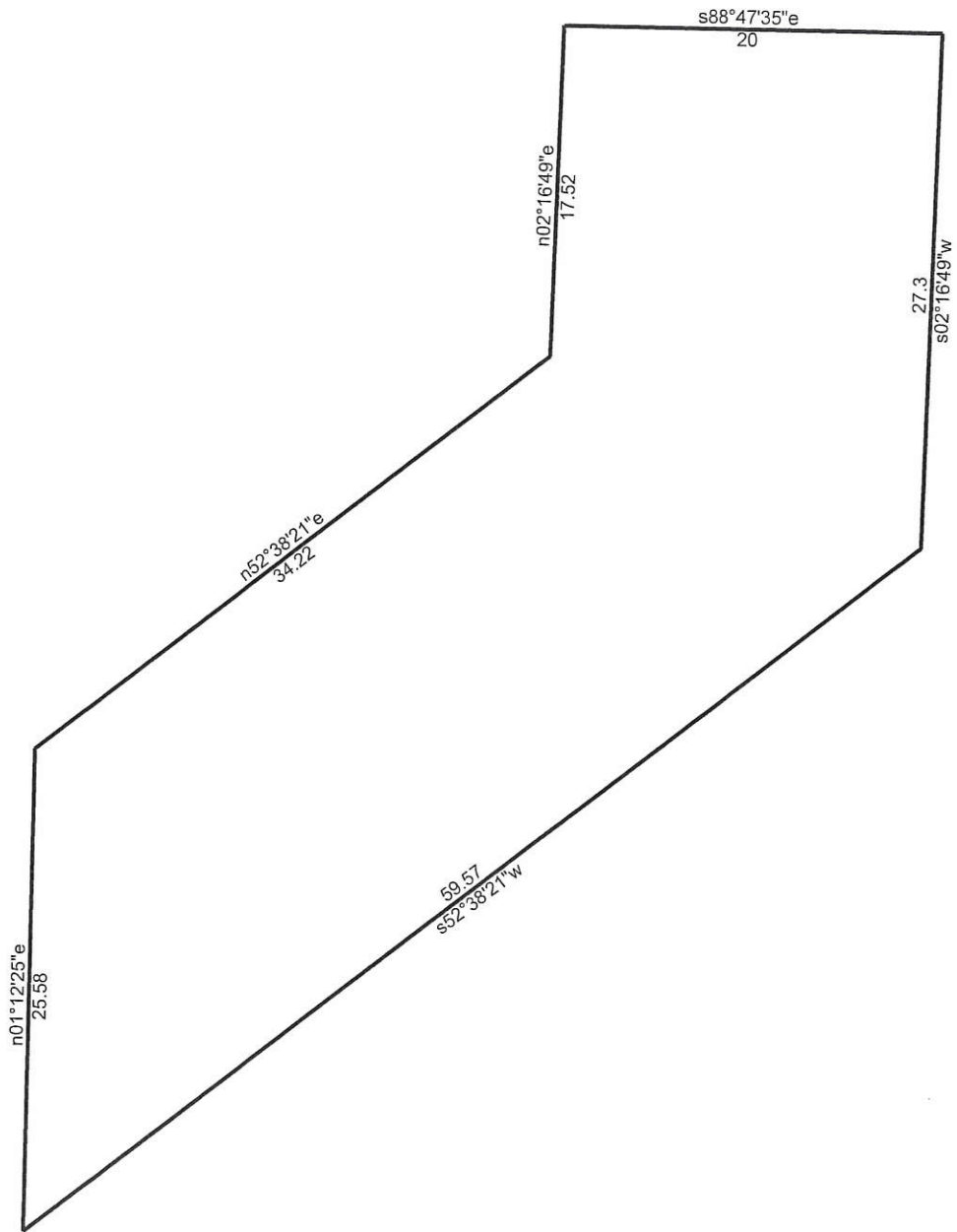
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: AUGUST, 2025
PROJECT: 25-004

SHEET:
1 OF 1

Exhibit B City of Meridian Water Easement

A portion of Lot 26, Block 1 of Bienville Square Subdivision, situated in Government Lot 1 of Section 5, T3N, R1E, B.M., City of Meridian, Ada County, Idaho



8/25/2025

Scale: 1 inch= 10 feet

File:

Tract 1: 0.0318 Acres (1386 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/41806), Perimeter=184 ft.

01 s88.4735e 20
02 s02.1649w 27.3
03 s52.3821w 59.57
04 n01.1225e 25.58
05 n52.3821e 34.22
06 n02.1649e 17.52