SANITARY SEWER AND WATER MAIN EASEMENT

| THIS Easement Agreement made this 26th day | of August | 20_25between |
|--|-----------|------------------------------|
| | | e 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.

TOHAVE AND TOHOLD, 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 public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

Little Creek Partners LLC See Attached STATE OF IDAHO) for Notary Seal SS County of Ada July 27 (date) acknowledged before on This record was me (name of individual), [complete the following if signing in a Erik Pilegaard representative capacity, or strike the following if signing in an individual capacity] on behalf of Little Creek Partners LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager authority such as officer or trustee) Notary Stamp Below Notary Signature My Commission Expires:_

GRANTOR: Little Creek Partners LLC

ACKNOWLEDGMENT

A notary public or other officer completing this

| certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. | | |
|---|--|--|
| State of California NEVADA County of | | |
| On 22 July 2025 before me, KEITH ALBERT ERICKSON, NOTARY PUBLIC (insert name and title of the officer) personally appeared Ent Vielsen Pilegaar | | |
| (insert name and title of the officer) | | |
| personally appeared Ext Nielsen Pileggard | | |
| who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are-subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument. | | |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. | | |
| WITNESS my hand and official seal. KEITH ALBERT ERICKSON Comm. # 2470433 Keith Albert County Notary Public California Nevada County My Comm. Expires Nov. 9, 2027 | | |
| Signature (Seal) | | |

| GRANTEE: CITY OF MERIDIAN | |
|--|---|
| Robert E. Simison, Mayor 8-26-2025 | |
| Attest by Chris Johnson, City Clerk 8-26-20 | 025 |
| STATE OF IDAHO,) : ss. County of Ada) | |
| This record was acknowledged befor and Chris Johnson on behalf of the Clerk, respectively. Notary Stamp Below | e me on (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City |
| | |
| | Notary Signature My Commission Expires: |







FUTURE LOT 35, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 39°37'03" East, 849.76 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 89°59'19" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 00°00'41" West, 26.52 feet;

Thence North 89°59'19" West, 20.00 feet;

Thence North 00°00'41" East, 26.52 feet to the **POINT OF BEGINNING** and the end of this easement description.

The above-described parcel contains 530 square feet, more or less.

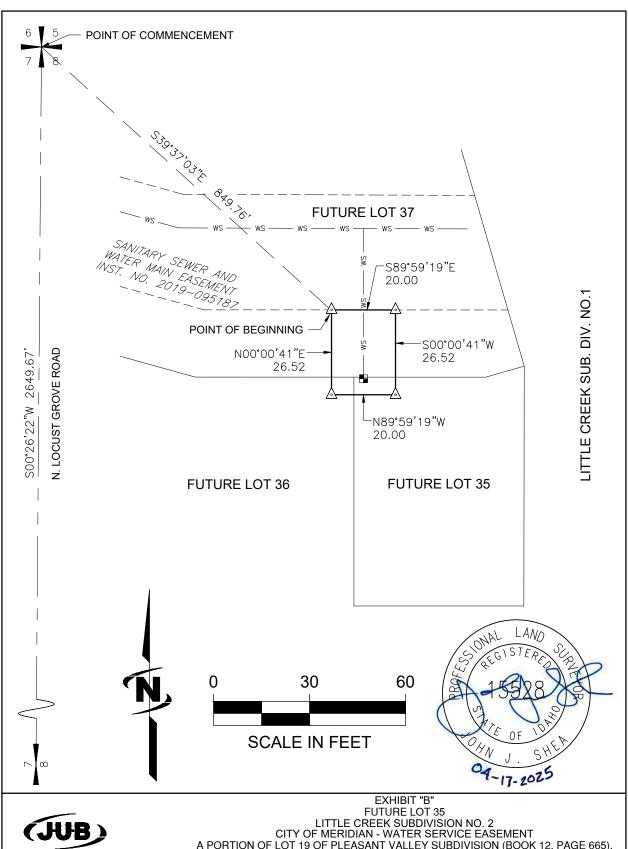
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025





J-U-B ENGINEERS, INC. CAD FILE: 10-24-043_WaterServiceEsmts_EX EXHIBIT "B"

FUTURE LOT 35

LITTLE CREEK SUBDIVISION NO. 2

CITY OF MERIDIAN - WATER SERVICE EASEMENT

A PORTION OF LOT 19 OF PLEASANT VALLEY SUBDIVISION (BOOK 12, PAGE 665),
SITUATED IN THE NW1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,

CITY OF MERIDIAN, ADA COUNTY, IDAHO







FUTURE LOT 36, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 30°34'40" East, 736.21 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 89°58'05" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 00°00'39" West, 27.08 feet;

Thence North 89°59'21" West, 20.00 feet;

Thence North 00°00'39" East, 27.07 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 542 square feet, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025



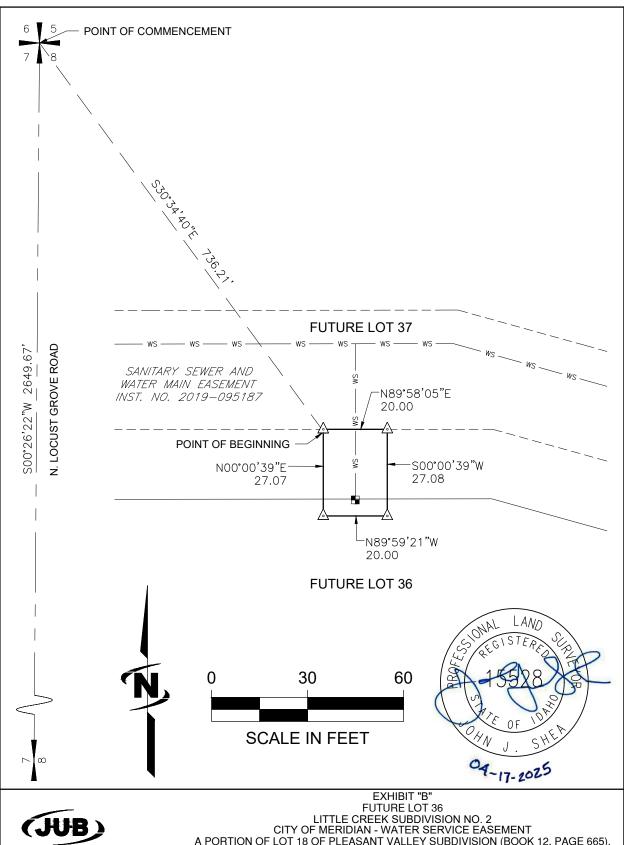




EXHIBIT "B"

FUTURE LOT 36

LITTLE CREEK SUBDIVISION NO. 2

CITY OF MERIDIAN - WATER SERVICE EASEMENT

A PORTION OF LOT 18 OF PLEASANT VALLEY SUBDIVISION (BOOK 12, PAGE 665),
SITUATED IN THE NW1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,

CITY OF MERIDIAN, ADA COUNTY, IDAHO







FUTURE LOT 38, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 40°56'00" East, 818.84 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, South 89°47'29" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 00°00'39" East, 23.60 feet;

Thence North 89°59'21" West, 20.00 feet;

Thence South 00°00'39" West, 23.53 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 471 square feet, more or less.

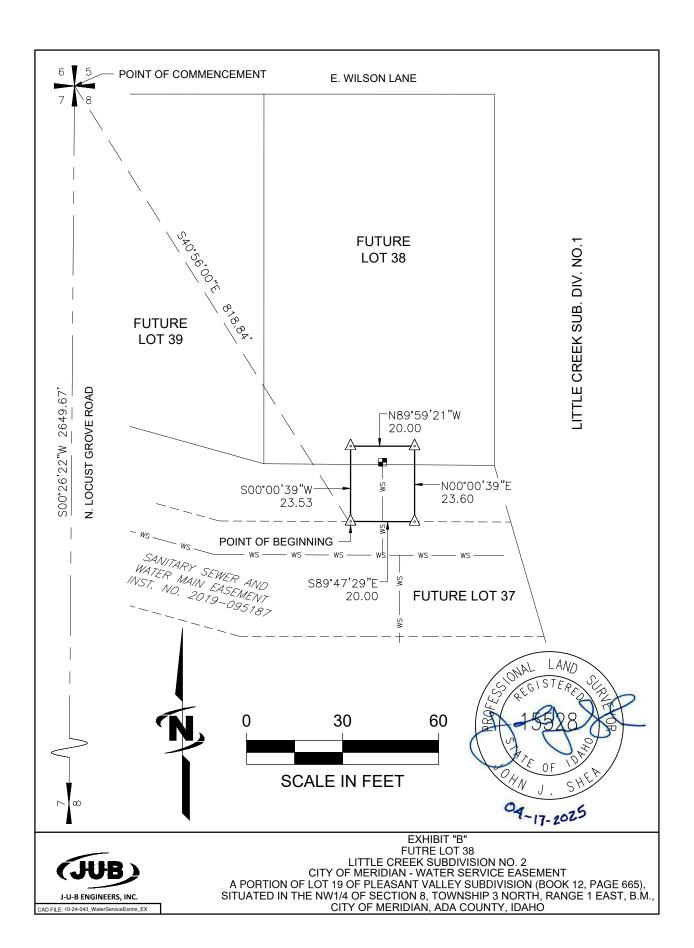
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. \$hea, PLS 15528

04-17-2025













J.U.B ENGINEERS, INC.

FUTURE LOT 39, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 36°54'54" East, 760.00 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, South 74°27'52" East, 20.01 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 13°37'07" East, 27.00 feet;

Thence North 76°22'53" West, 20.00 feet;

Thence South 13°37'07" West, 26.34 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 533 square feet, more or less.

END DESCRIPTION

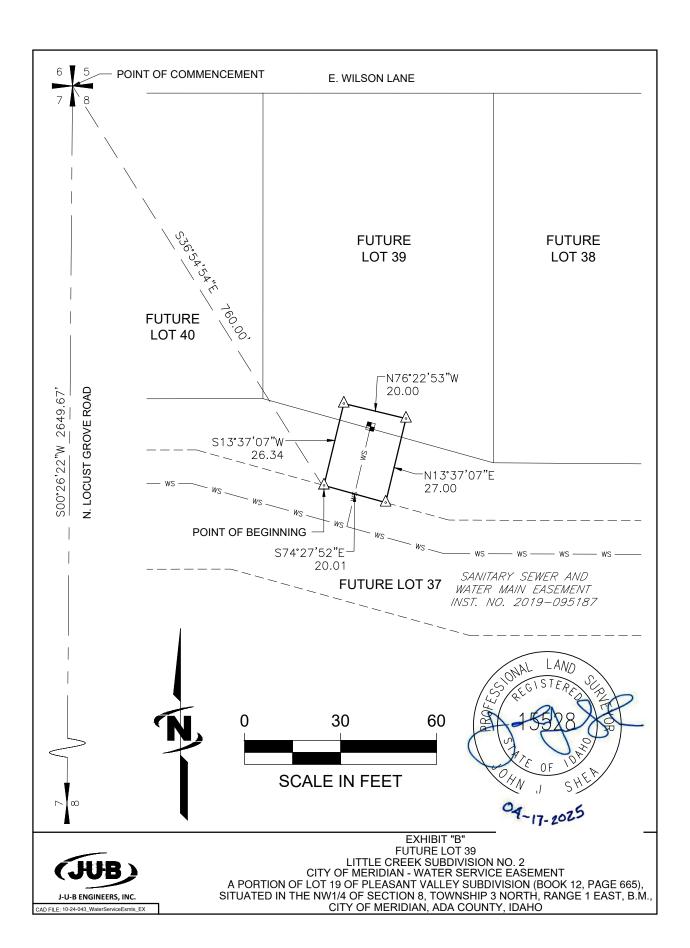
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

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FUTURE LOT 40, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 33°20'26" East, 714.13 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 89°55'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 00°00'39" East, 21.49 feet;

Thence North 89°59'21" West, 20.00 feet;

Thence South 00°00'39" West, 21.52 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 430 square feet, more or less.

END DESCRIPTION

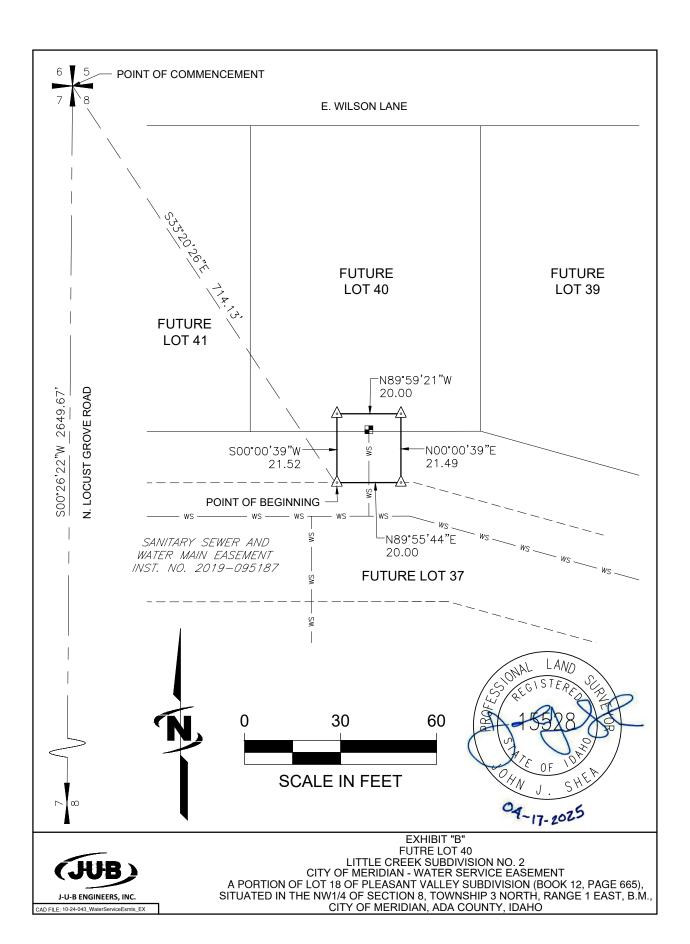
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

15528 SEGISTERES SUBJECTION OF 10 PM J. SHEN











FUTURE LOT 41, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 28°14'29" East, 677.31 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 89°55'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 00°00'39" East, 21.49 feet;

Thence North 89°59'21" West, 20.00 feet;

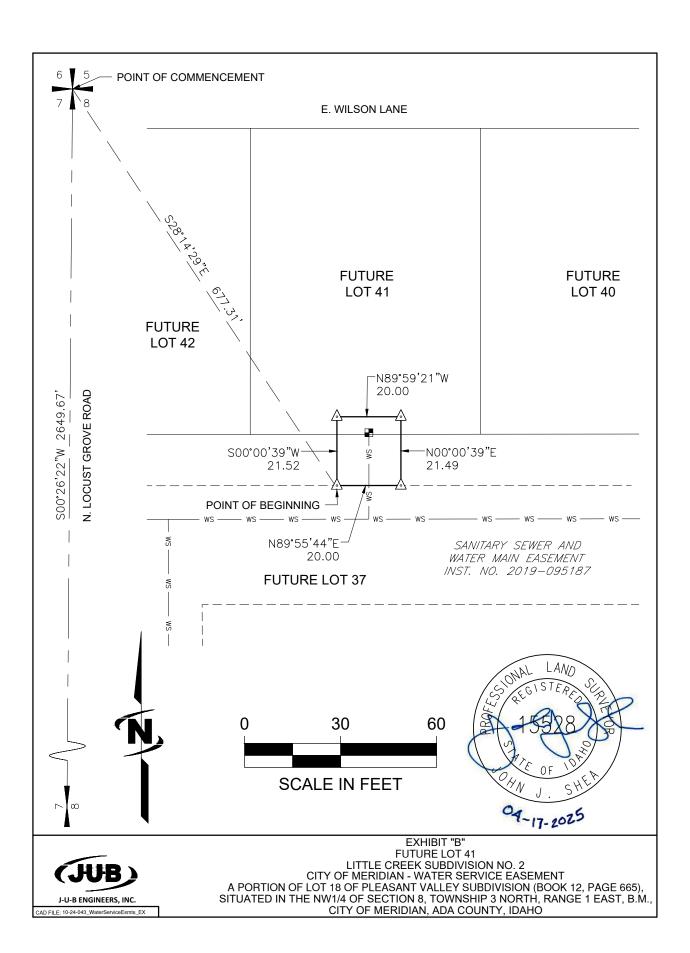
Thence South 00°00'39" West, 21.52 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 430 square feet, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea. PLS 15528









FUTURE LOT 42, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 22°36'24" East, 646.44 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 89°55'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 00°00'39" East, 21.49 feet;

Thence North 89°59'21" West, 20.00 feet;

Thence South 00°00'39" West, 21.52 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 430 square feet, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

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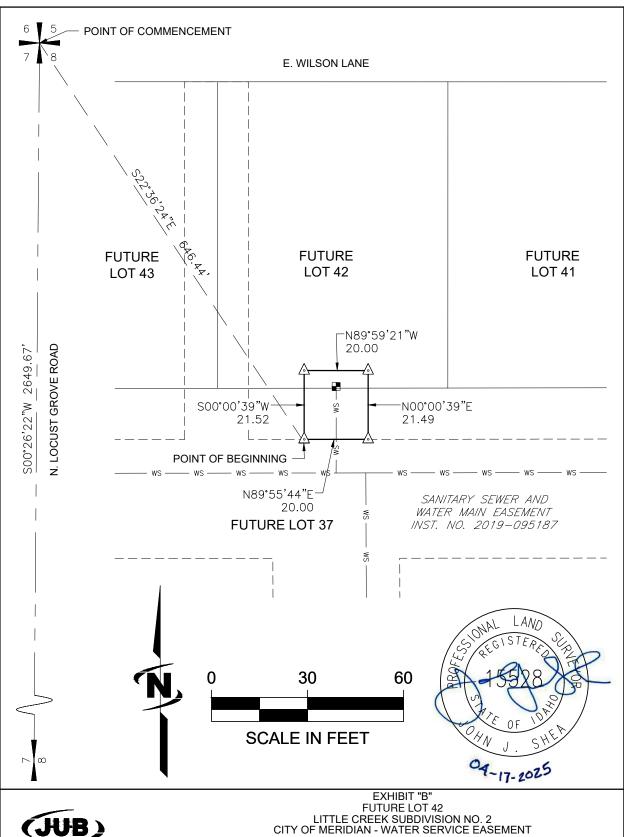




EXHIBIT "B"

FUTURE LOT 42

LITTLE CREEK SUBDIVISION NO. 2

CITY OF MERIDIAN - WATER SERVICE EASEMENT

A PORTION OF LOT 18 OF PLEASANT VALLEY SUBDIVISION (BOOK 12, PAGE 665),
SITUATED IN THE NW1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,

CITY OF MERIDIAN, ADA COUNTY, IDAHO







FUTURE LOT 43, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 16°28'23" East, 622.41 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 89°55'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 00°00'39" East, 21.50 feet;

Thence North 89°59'21" West, 20.00 feet;

Thence South 00°00'39" West, 21.53 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 430 square feet, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025



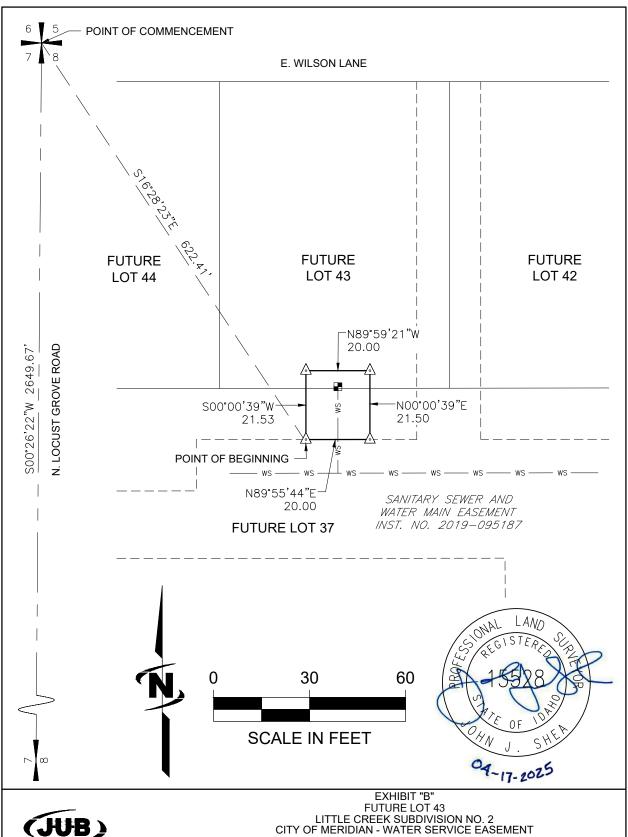




EXHIBIT "B"

FUTURE LOT 43

LITTLE CREEK SUBDIVISION NO. 2

CITY OF MERIDIAN - WATER SERVICE EASEMENT

A PORTION OF LOT 18 OF PLEASANT VALLEY SUBDIVISION (BOOK 12, PAGE 665),
SITUATED IN THE NW1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,

CITY OF MERIDIAN, ADA COUNTY, IDAHO







FUTURE LOT 44, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 13°59'30" East, 615.15 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 89°55'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement,

North 00°04'16" West, 26.51 feet;

Thence South 89°55'44" West, 59.21 feet;

Thence South 00°04'16" East, 20.00 feet;

Thence North 89°55'44" East, 39.21 feet;

Thence South 00°04'16" East, 6.51 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 1314 square feet, more or less.

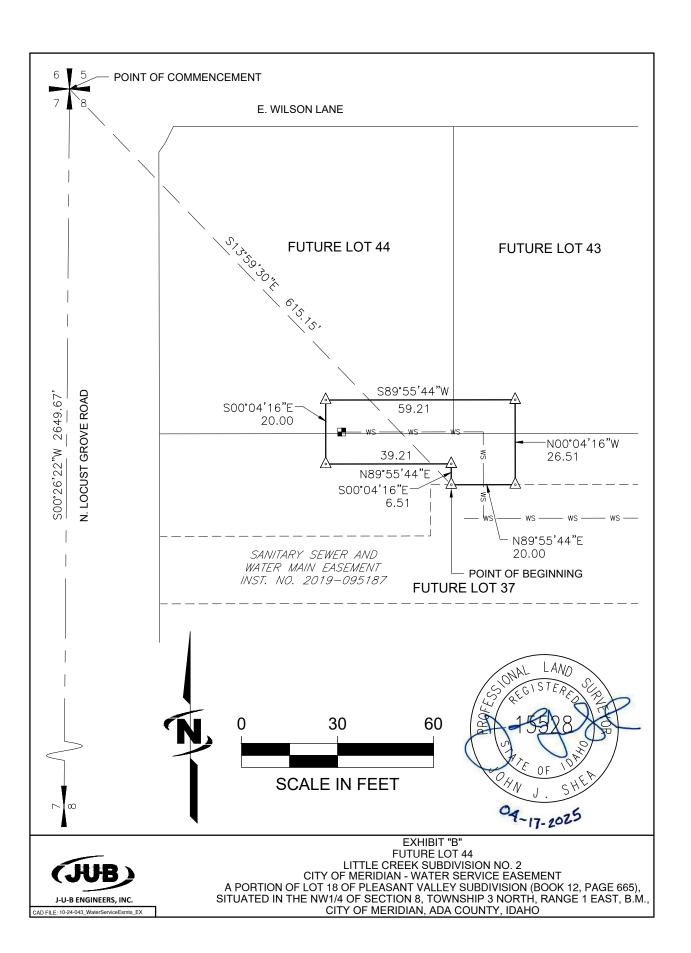
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025











FUTURE LOT 45, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 12°23'47" East, 649.17 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 89°55'44" East, 20.78 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement,

South 15°42'22" West, 24.68 feet;

Thence South 00°12'13" East, 3.41 feet;

Thence South 89°47'47" West, 20.00 feet;

Thence North 00°12'13" West, 6.20 feet;

Thence North 15°42'22" West, 21.82 feet to the POINT OF BEGINNING and the end of this easement description.

Containing 561 square feet, more or less.

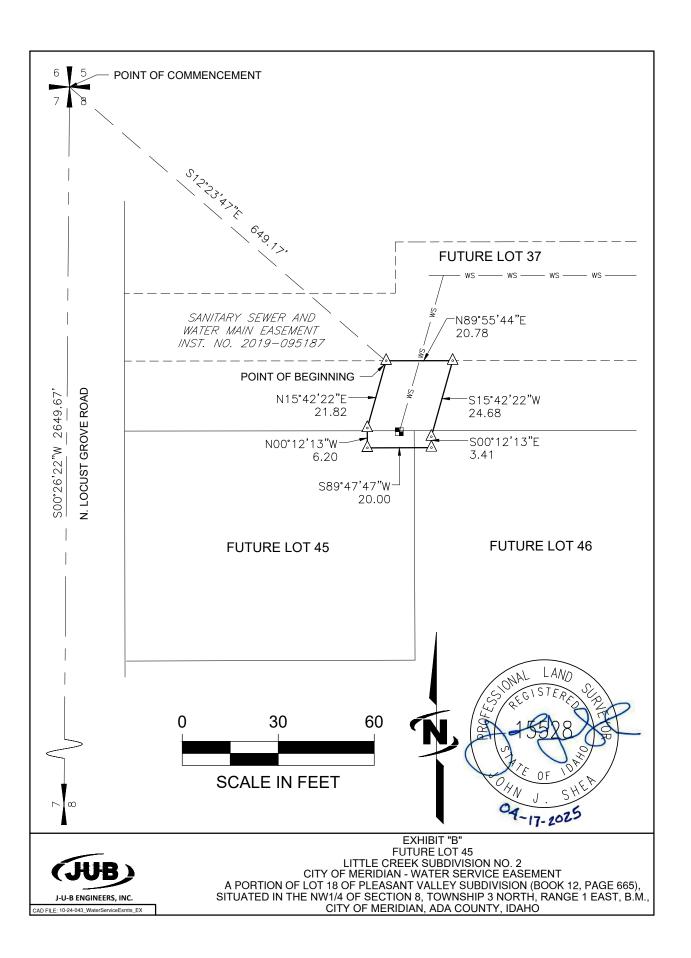
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea. PLS 15528

J.U.B ENGINEERS, INC.











FUTURE LOT 46, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 15°41'07" East, 658.51 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 89°55'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement,

South 00°04'40" East, 14.36 feet;

Thence South 27°03'36" West, 18.37 feet;

Thence North 62°56'24" West, 20.00 feet;

Thence North 27°03'36" East, 13.54 feet;

Thence North 00°04'40" West, 9.53 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 558 square feet, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025



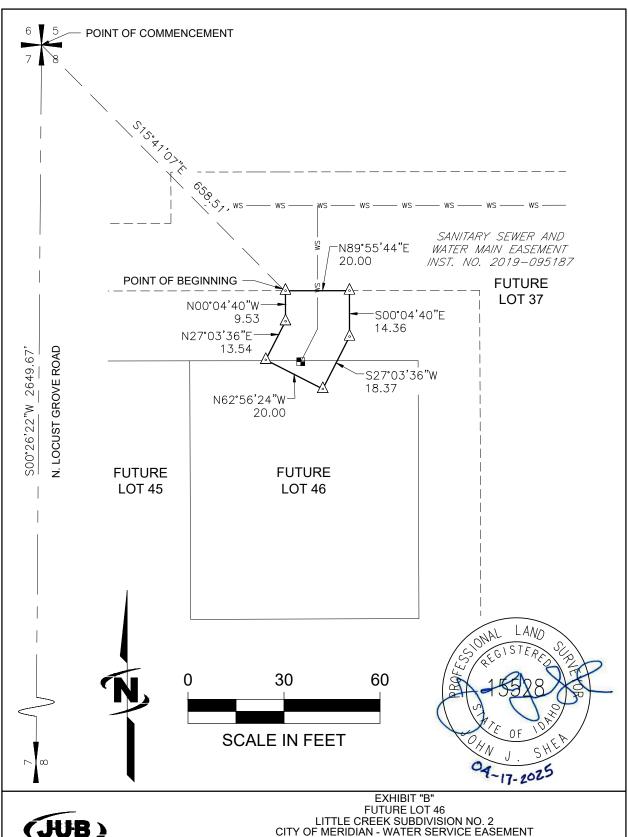




EXHIBIT "B"

FUTURE LOT 46

LITTLE CREEK SUBDIVISION NO. 2

CITY OF MERIDIAN - WATER SERVICE EASEMENT

A PORTION OF LOT 18 OF PLEASANT VALLEY SUBDIVISION (BOOK 12, PAGE 665),
SITUATED IN THE NW1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,

CITY OF MERIDIAN, ADA COUNTY, IDAHO







FUTURE LOT 47, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 13°05'13" East, 805.22 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 89°47'47" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 00°12'13" East, 14.46 feet;

Thence South 89°47'47" West, 20.00 feet;

Thence North 00°12'13" West, 14.46 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 289 square feet, more or less.

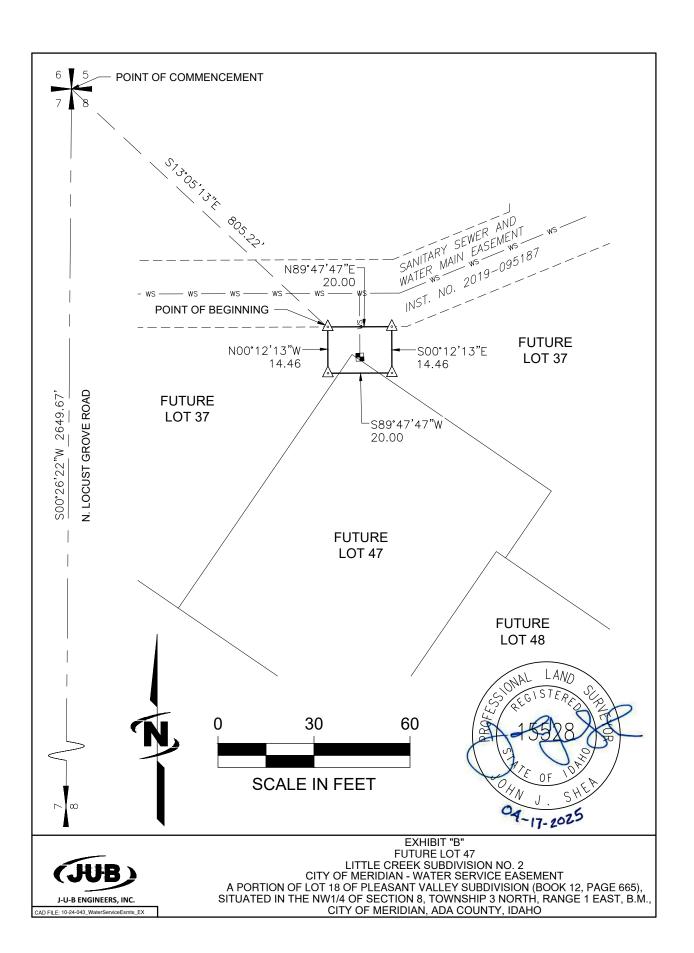
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025











FUTURE LOT 48, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 17°56'12" East, 934.44 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 34°23'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 55°36'16" East, 20.44 feet;

Thence South 34°23'44" West, 20.00 feet;

Thence North 55°36'16" West, 20.44 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 409 square feet, more or less.

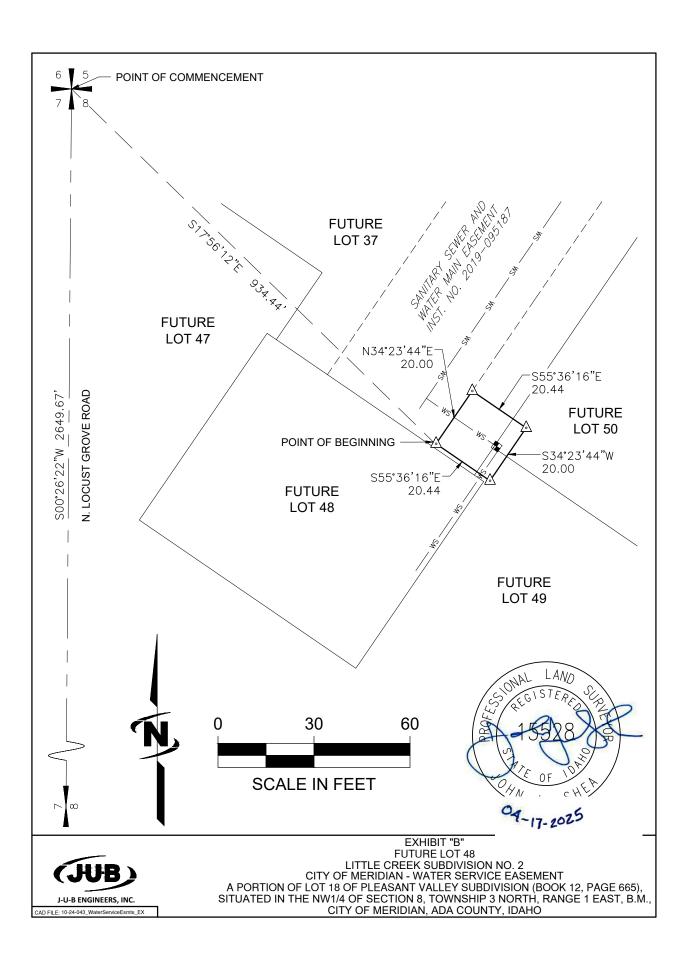
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025













FUTURE LOT 49, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 18°04'57" East, 932.61 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 34°23'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 55°36'16" East, 21.08 feet;

Thence South 34°23'44" West, 20.00 feet;

Thence North 55°36'16" West, 21.08 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 422 square feet, more or less.

END DESCRIPTION

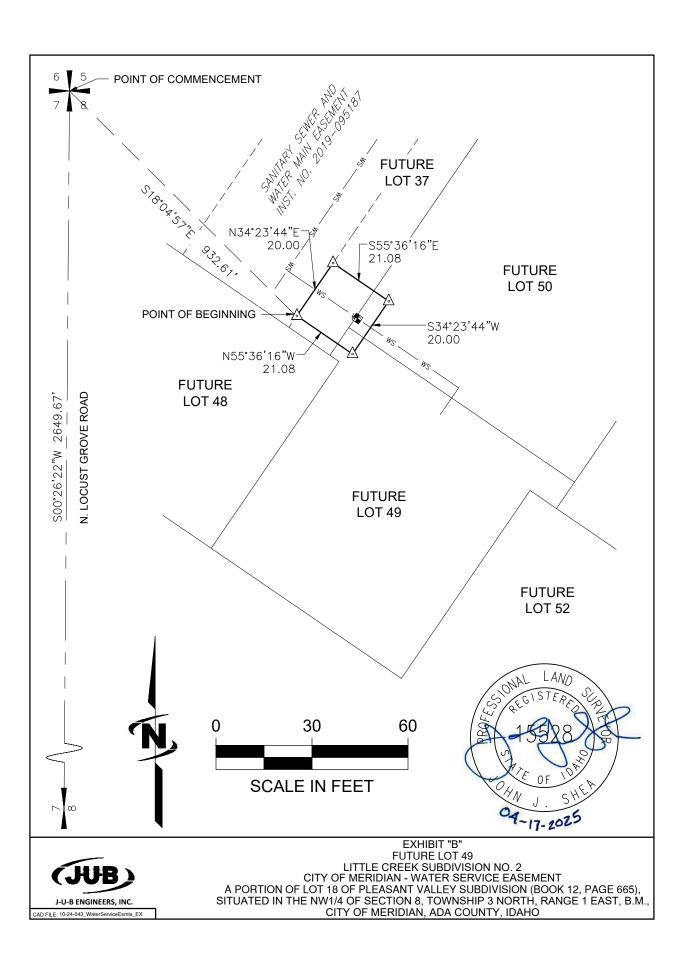
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. \$hea, PLS 15528

J.U.B ENGINEERS, INC.

04-17-2025











FUTURE LOT 50, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 19°39'37" East, 913.64 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 34°23'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 55°19'29" East, 21.18 feet;

Thence South 34°40'31" West, 20.00 feet;

Thence North 55°19'29" West, 21.08 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 423 square feet, more or less.

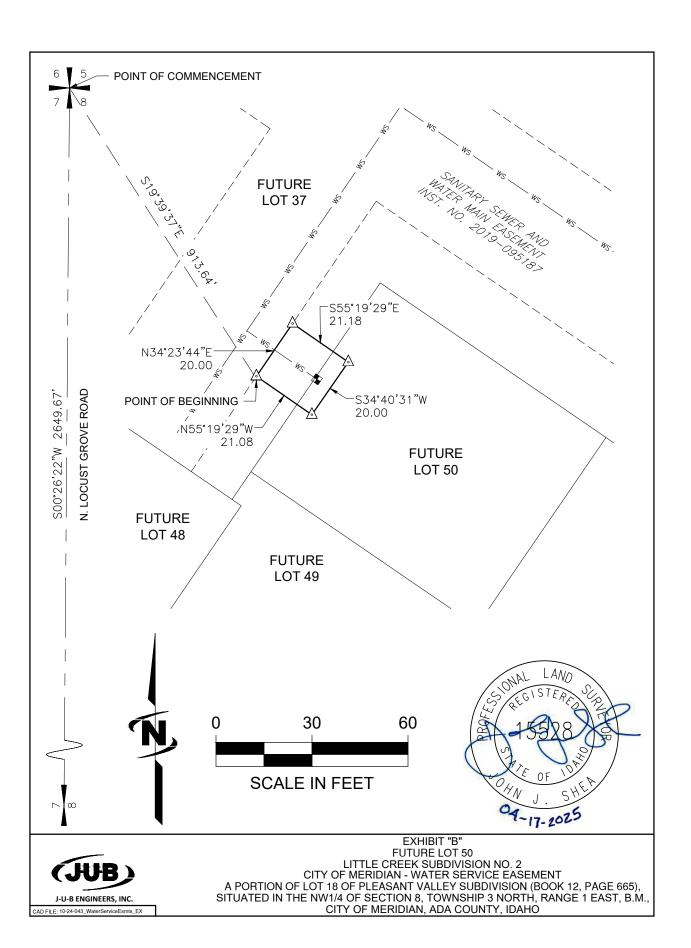
END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025











FUTURE LOT 51, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 27°11'33" East, 987.83 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 55°36'16" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement,

South 34°40'31" West, 25.89 feet;

Thence North 55°19'29" West, 20.00 feet;

Thence North 34°40'31" East, 25.79 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 517 square feet, more or less.

END DESCRIPTION

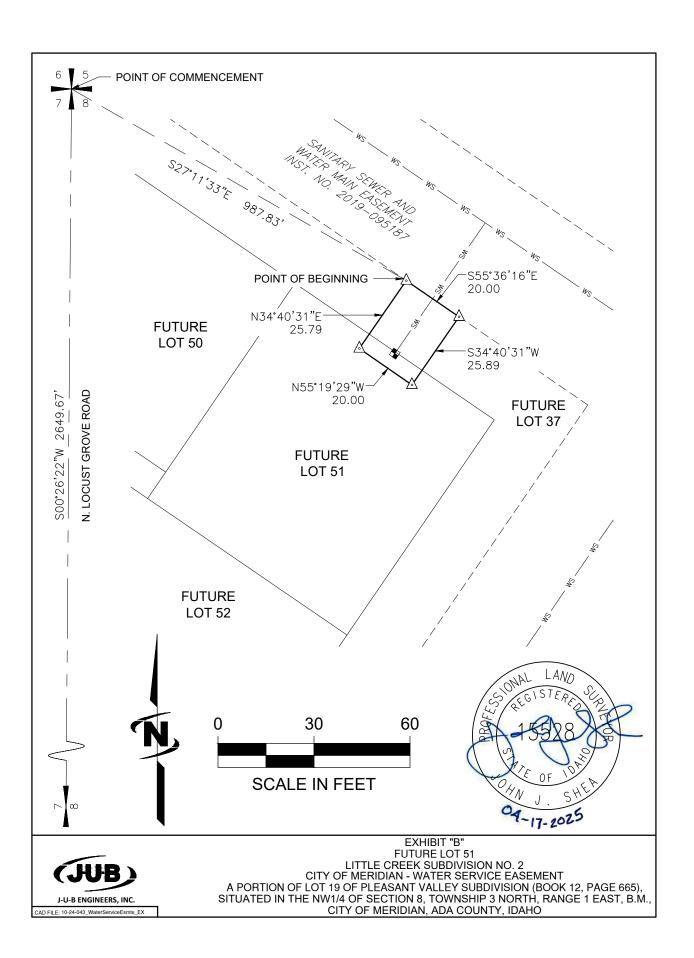
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

15528 SHER J. SHER











FUTURE LOT 52, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lots 18 and 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 23°46'48" East, 1103.47 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 34°23'44" West, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 55°36'16" West, 26.97 feet;

Thence North 34°23'44" East, 20.00 feet;

Thence South 55°36'16" East, 26.97 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 539 square feet, more or less.

END DESCRIPTION

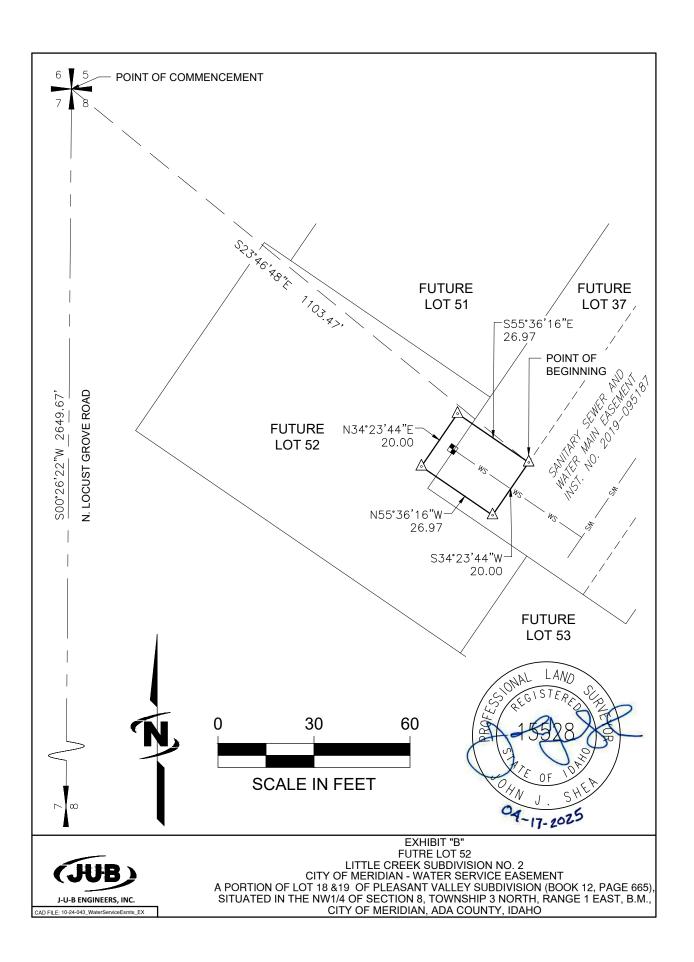
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

J.U.B ENGINEERS, INC.

04-17-2025













FUTURE LOT 53, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 25°35'56" East, 1125.85 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement, North 34°23'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 55°36'16" East, 21.97 feet;

Thence South 34°23'44" West, 20.00 feet;

Thence North 55°36'16" West, 21.97 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 439 square feet, more or less.

END DESCRIPTION

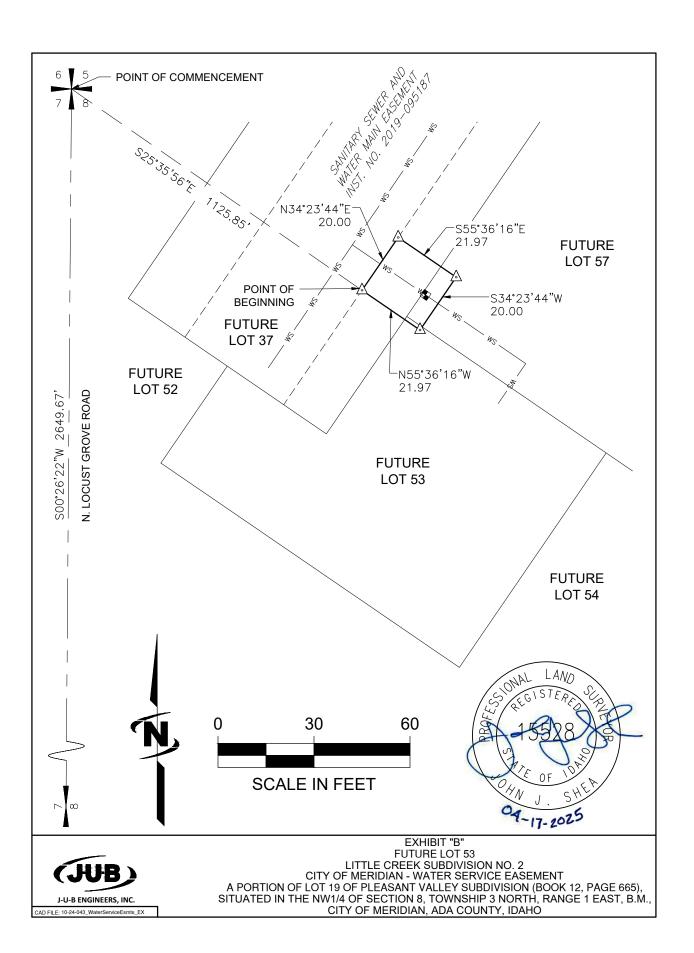
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

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FUTURE LOT 54, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 25°41'13" East, 1124.85 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 34°23'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 55°36'16" East, 21.97 feet;

Thence South 34°23'44" West, 20.00 feet;

Thence North 55°36'16" West, 21.97 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 439 square feet, more or less.

END DESCRIPTION

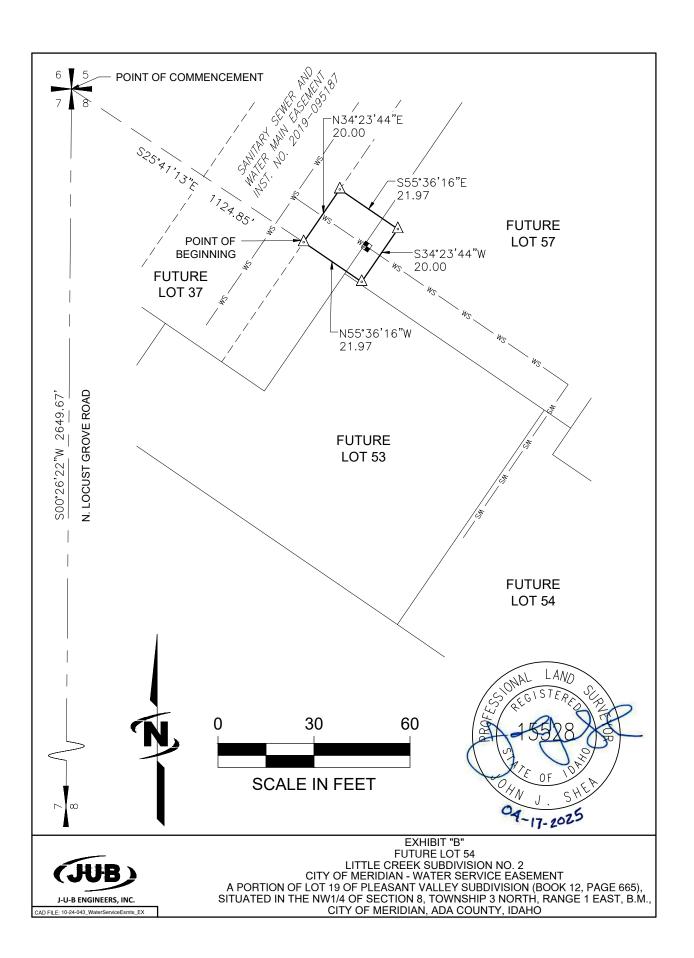
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

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J.U.B ENGINEERS, INC.

FUTURE LOT 56, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 32°43'55" East, 1190.16 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 40°04'50" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 49°55'10" West, 26.50 feet;

Thence North 40°04'50" West, 20.00 feet;

Thence North 49°55'10" East, 26.50 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 530 square feet, more or less.

END DESCRIPTION

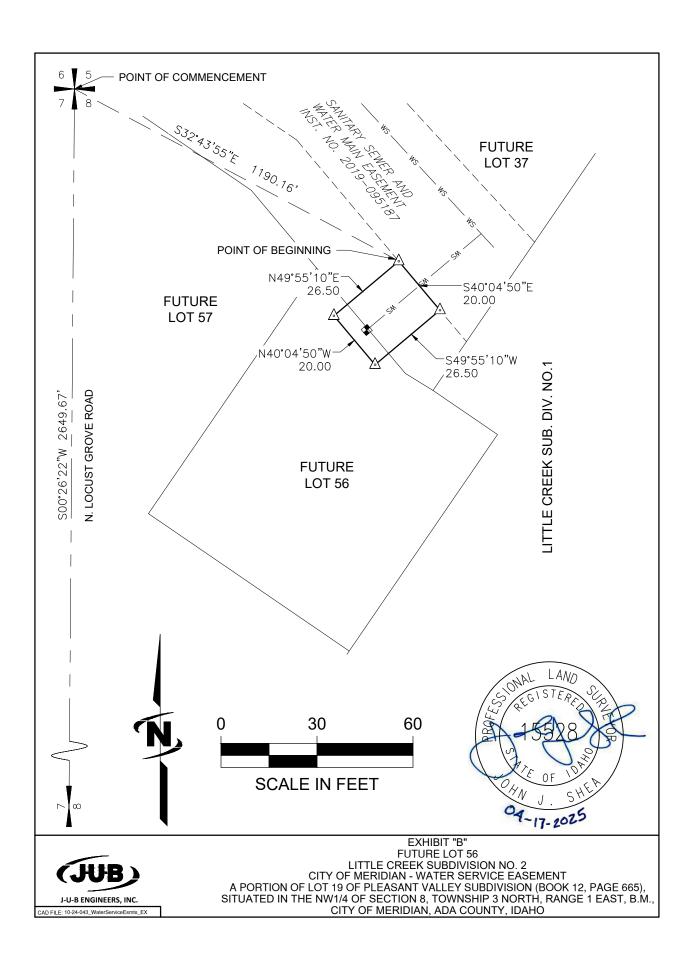
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

John J. Shea, PLS 15528

04-17-2025

Date

LAND LAND LAND LES SEGISTERED SERVED LOND 15528 STATE OF JOHN J. SHER









FUTURE LOT 57, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 27°12'13" East, 1108.36 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

North 34°23'44" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, South 55°19'29" East, 21.96 feet;

Thence South 34°40'31" West, 20.00 feet;

Thence North 55°19'29" West, 21.86 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 438 square feet, more or less.

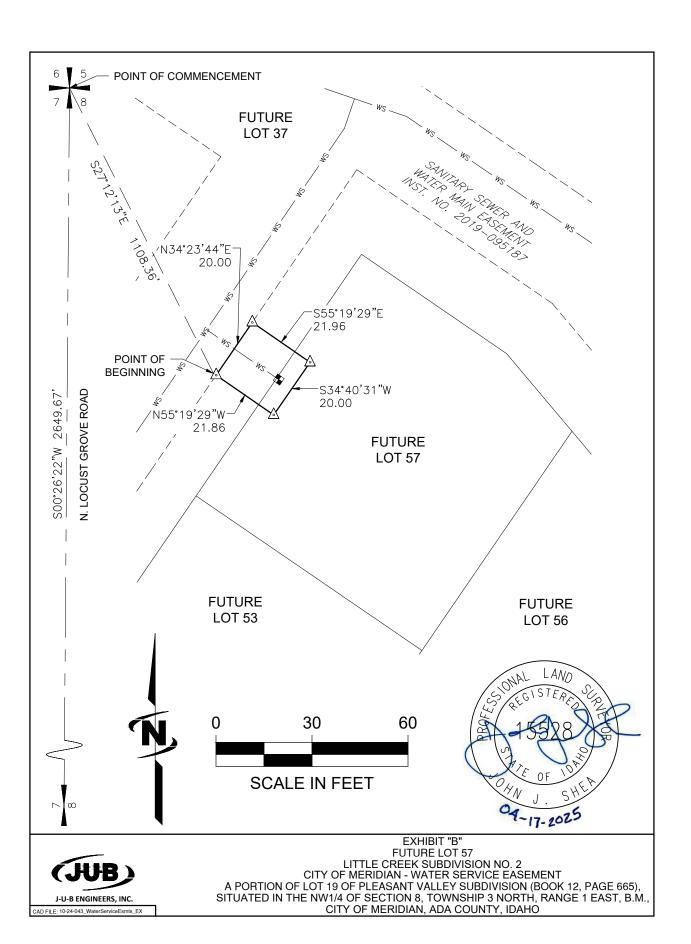
END DESCRIPTION

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John J. Shea, PLS 15528

04-17-2025











FUTURE LOT 58, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 33°43'25" East, 1117.20 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 55°36'16" East, 16.47 feet;

Thence continuing along the boundary of said Sanitary Sewer and Water Main easement, South 42°35'39" East, 3.62 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement,

North 34°23'44" East, 27.65 feet;

Thence North 55°36'16" West, 20.00 feet;

Thence South 34°23'44" West, 26.83 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 538 square feet, more or less.

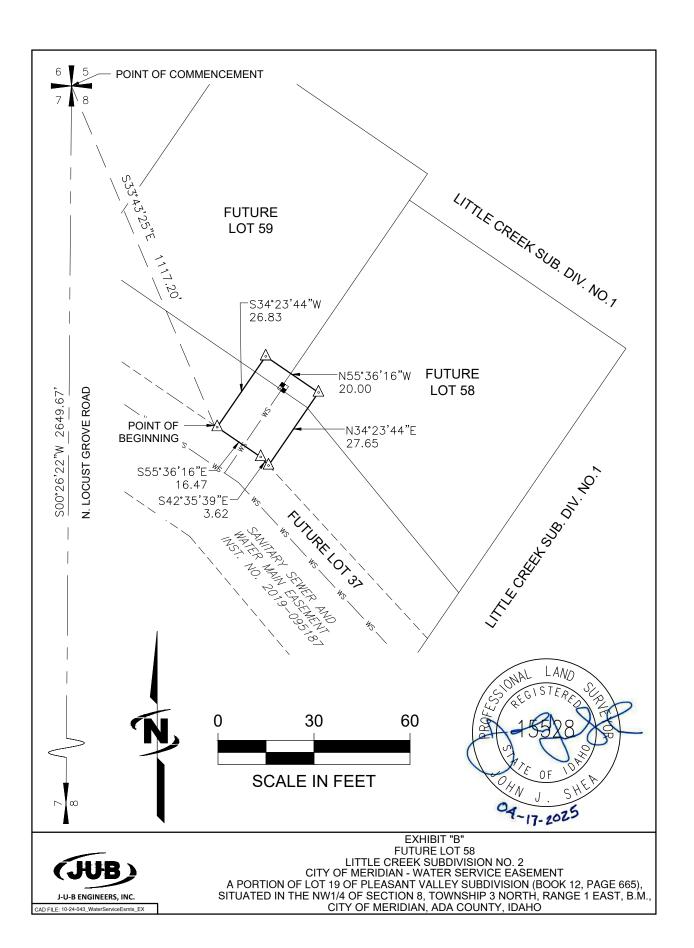
END DESCRIPTION

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John J. Shea, PLS 15528

04-17-2025











FUTURE LOT 59, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 33°00'46" East, 1083.81 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 55°36'16" East, 20.00 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement, North 34°40'31" East, 26.62 feet;

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Thence North 55°19'29" West, 20.00 feet;

Thence South 34°40'31" West, 26.72 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 533 square feet, more or less.

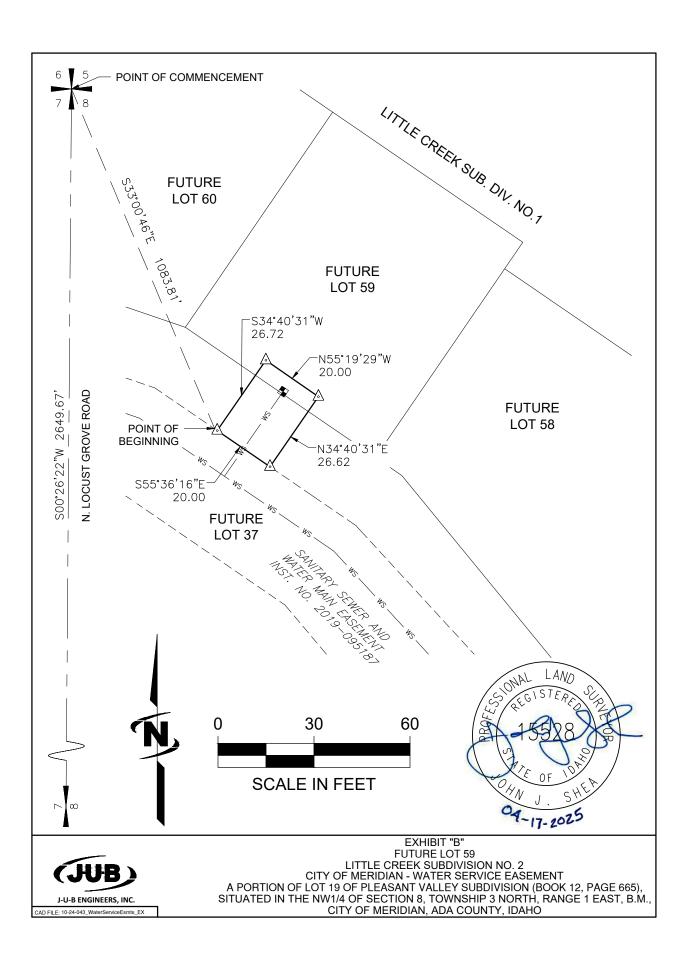
END DESCRIPTION

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John J. Shea, PLS 15528

04-17-2025







J.U.B ENGINEERS, INC.





EXHIBIT "A"

FUTURE LOT 60, LITTLE CREEK SUBDIVISION No. 2 CITY OF MERIDIAN WATER SERVICE EASEMENT LEGAL DESCRIPTION

A portion of Lot 19 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho), situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;

Thence on a random line, South 31°12'33" East, 1031.05 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point being on the boundary of that certain Sanitary Sewer and Water Main easement recorded under Instrument No. 2019-095187, Records of said Ada County, Idaho;

Thence along the boundary of said Sanitary Sewer and Water Main easement,

South 55°36'16" East, 3.85 feet;

Thence continuing along the boundary of said Sanitary Sewer and Water Main easement, South 71°06'53" East, 16.29 feet;

Thence leaving the boundary of said Sanitary Sewer and Water Main easement,

North 18°52'17" East, 26.33 feet;

Thence North 71°07'43" West, 20.00 feet;

Thence South 18°52'17" West, 25.30 feet to the **POINT OF BEGINNING** and the end of this easement description.

Containing 525 square feet, more or less.

END DESCRIPTION

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John J. Shea, PLS 15528

04-17-2025



