

Project Name or Subdivision Name:

Little Creek Subdivision No.2

Sanitary Sewer & Water Main Easement Number: 01

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-2025-0094**

Record Number: \_\_\_\_\_

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 26th day of August 2025 between Little Creek Partners, 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.



## 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  
County of NEVADA

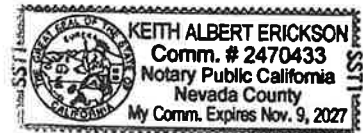
On 22 July 2025 before me, KEITH ALBERT ERICKSON, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Erik Nielsen Pilegaard,  
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.

Signature [Signature] (Seal)



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 8-26-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 8-26-2025

STATE OF IDAHO, )

: ss.

County of Ada )

This record was acknowledged before me on 8-26-2025 (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: \_\_\_\_\_



EXHIBIT "A"

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:

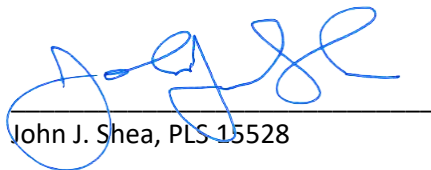
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 39°37'03" East, 849.76 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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  
Date



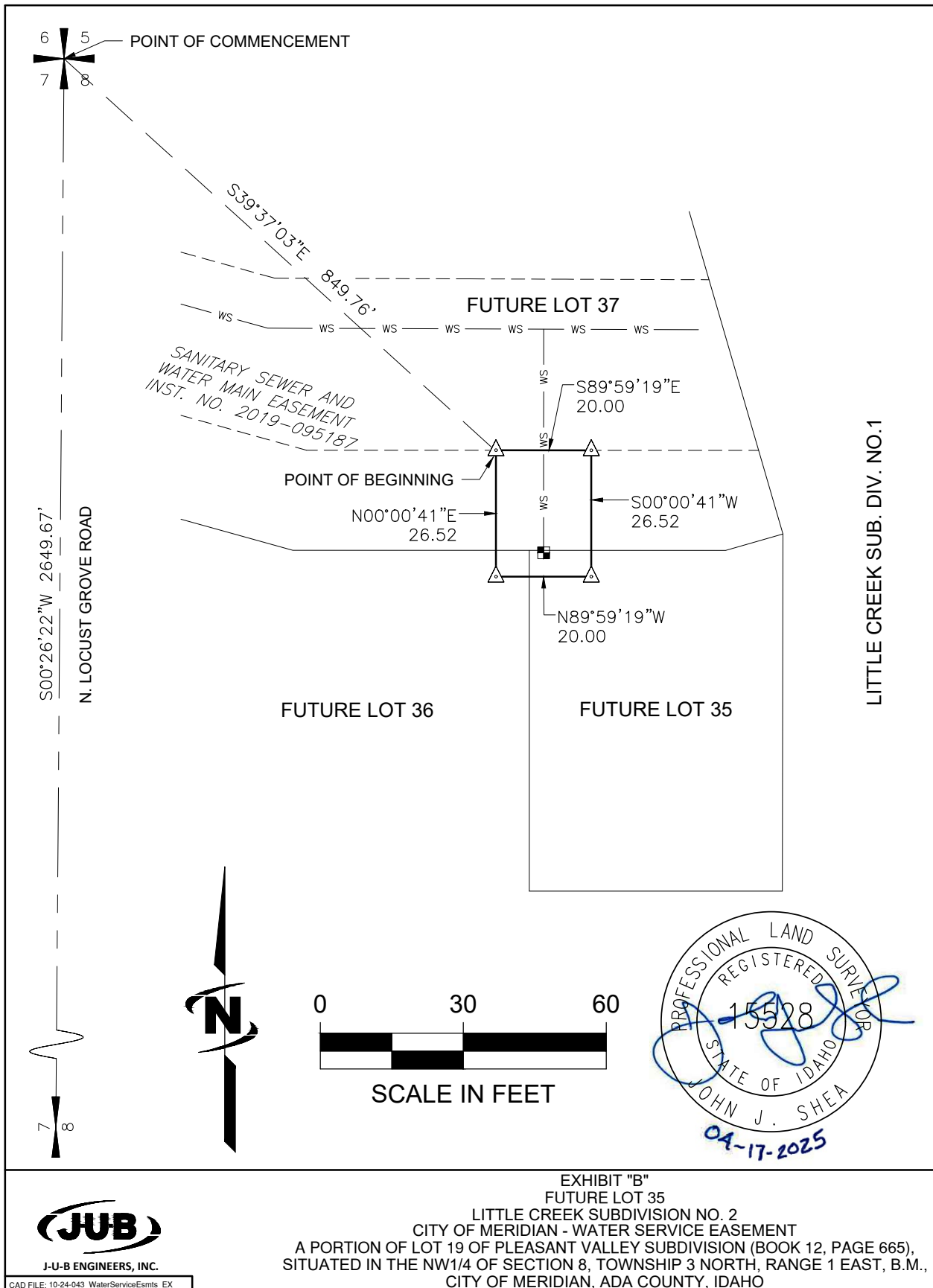


EXHIBIT "A"

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

Date



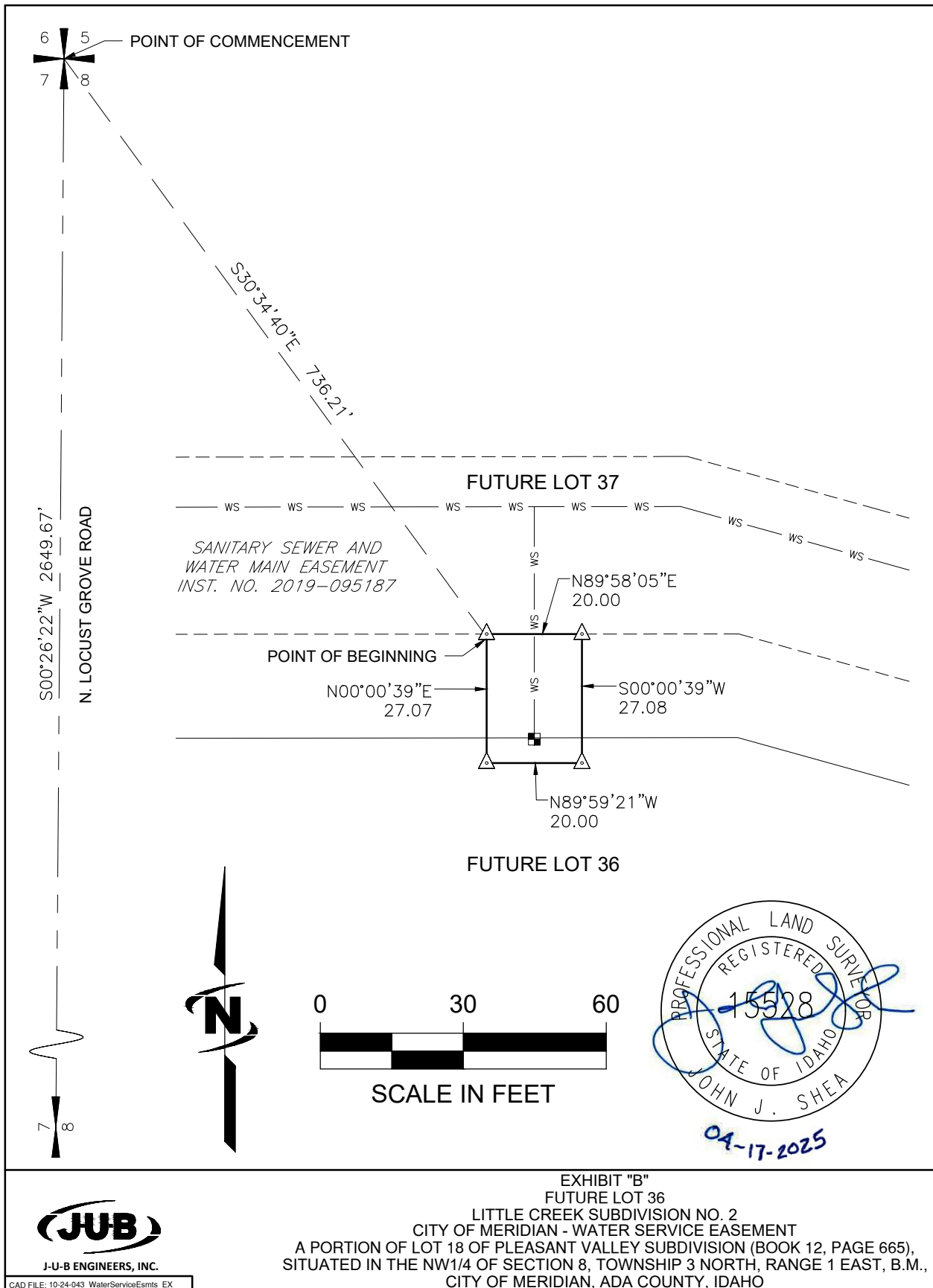


EXHIBIT "A"

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. Shea, PLS 15528

04-17-2025  
Date



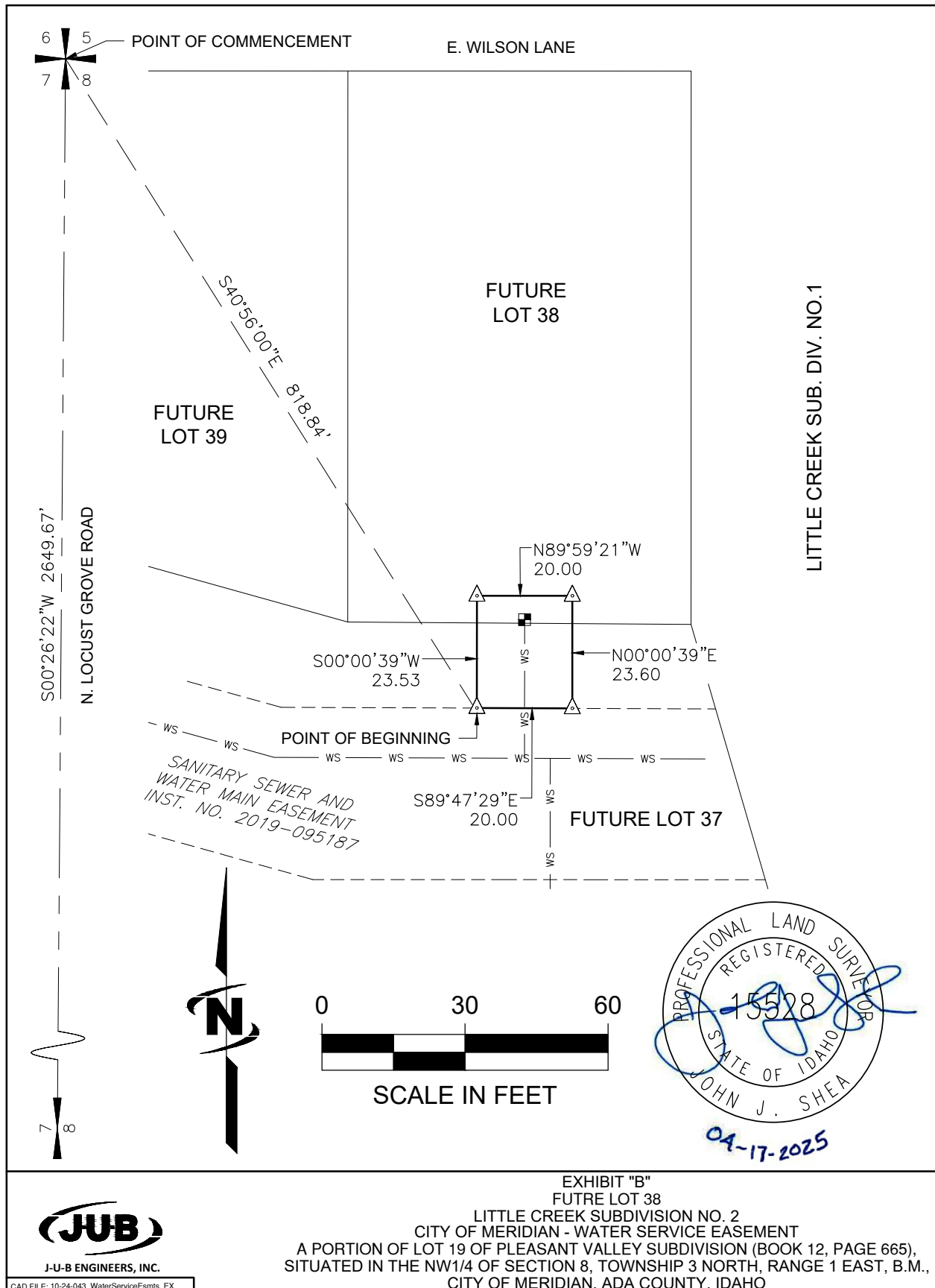


EXHIBIT "A"

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:

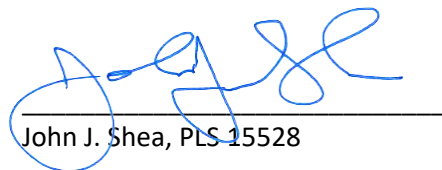
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 36°54'54" East, 760.00 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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



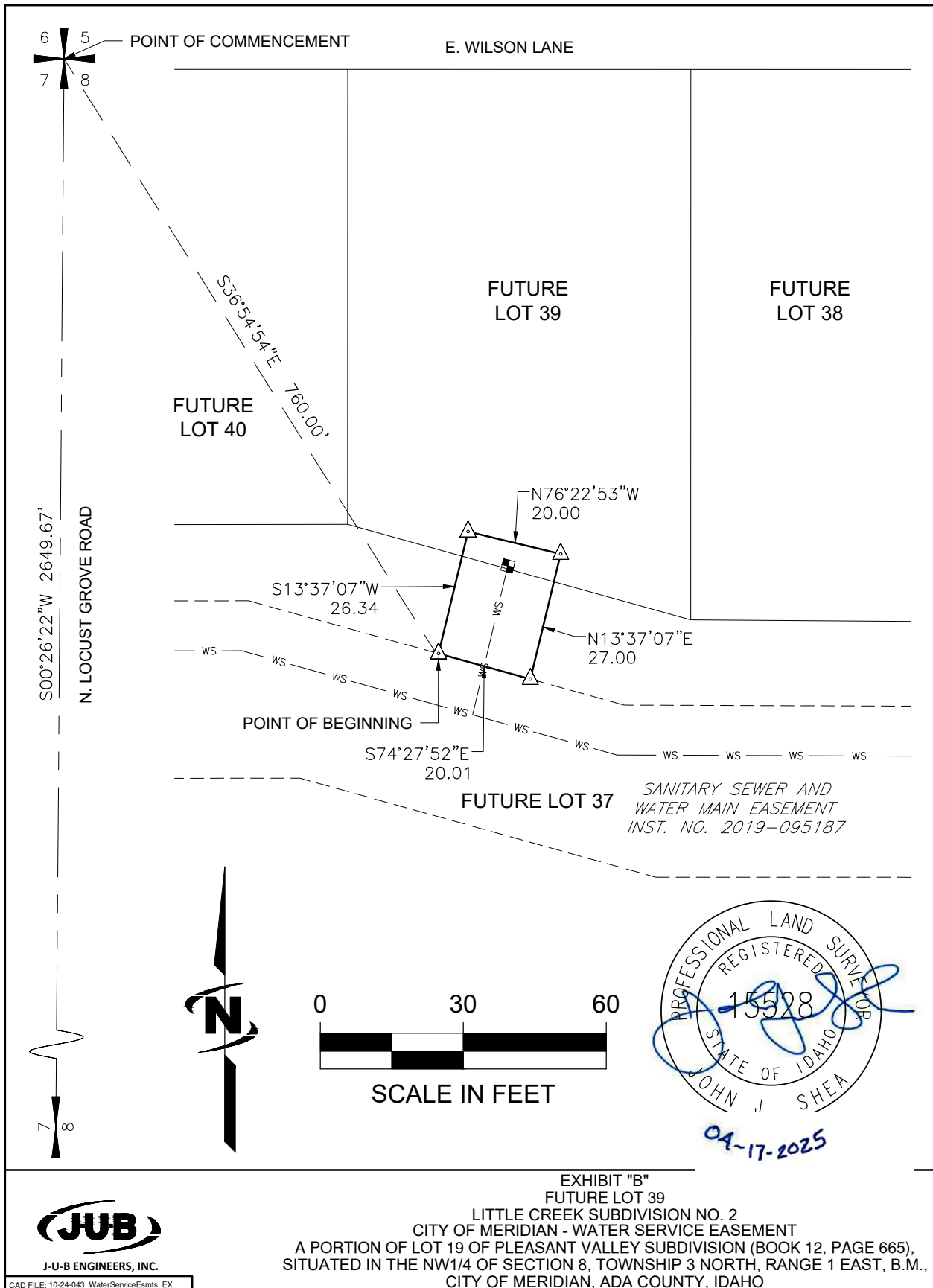




EXHIBIT "A"

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



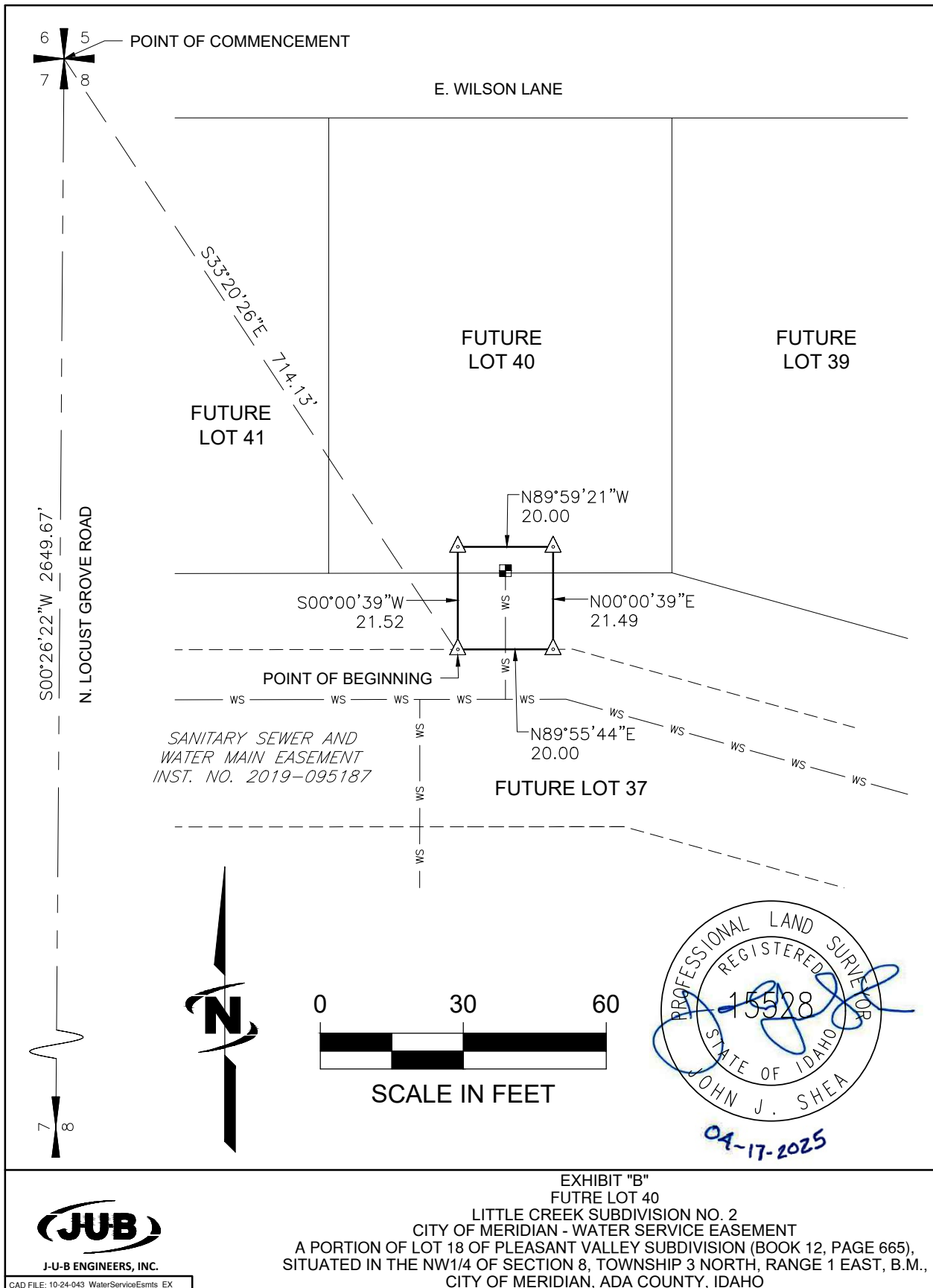


EXHIBIT "A"

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:

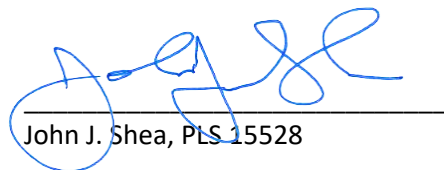
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 28°14'29" East, 677.31 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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

04-17-2025

Date



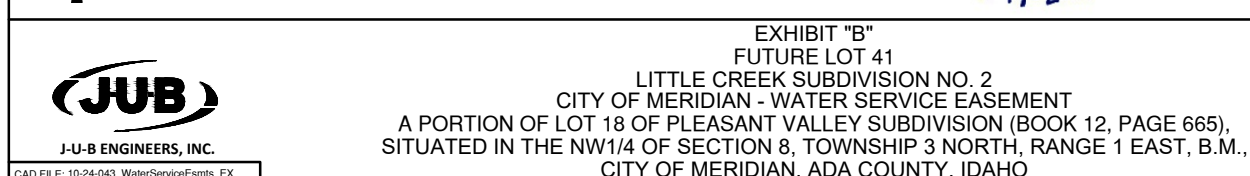


EXHIBIT "A"

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:

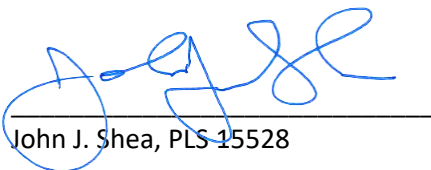
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 22°36'24" East, 646.44 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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



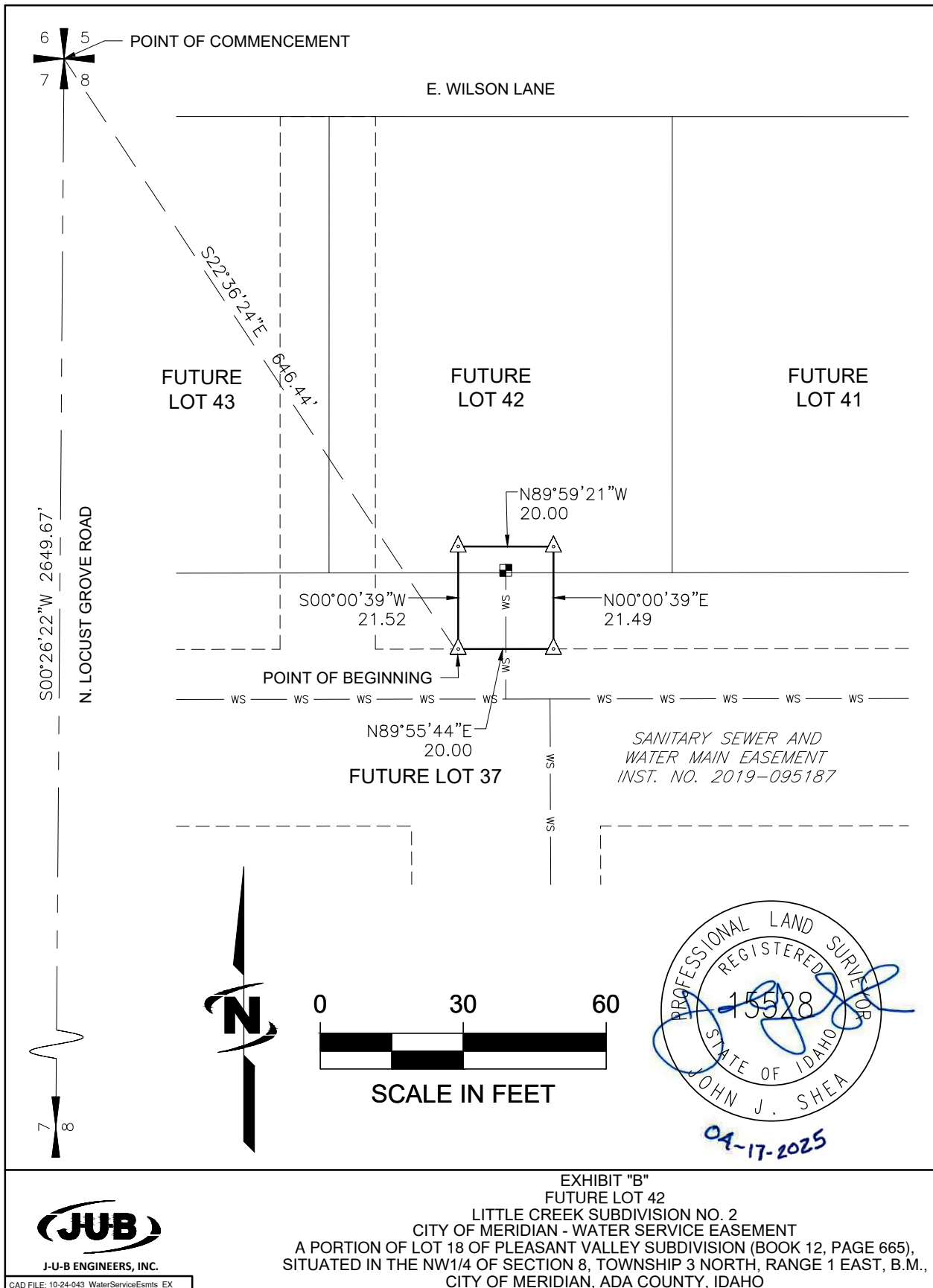


EXHIBIT "A"

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:

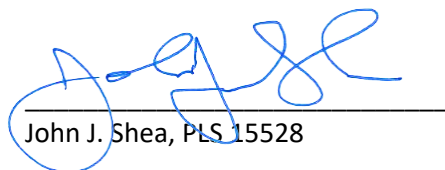
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 16°28'23" East, 622.41 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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

Date



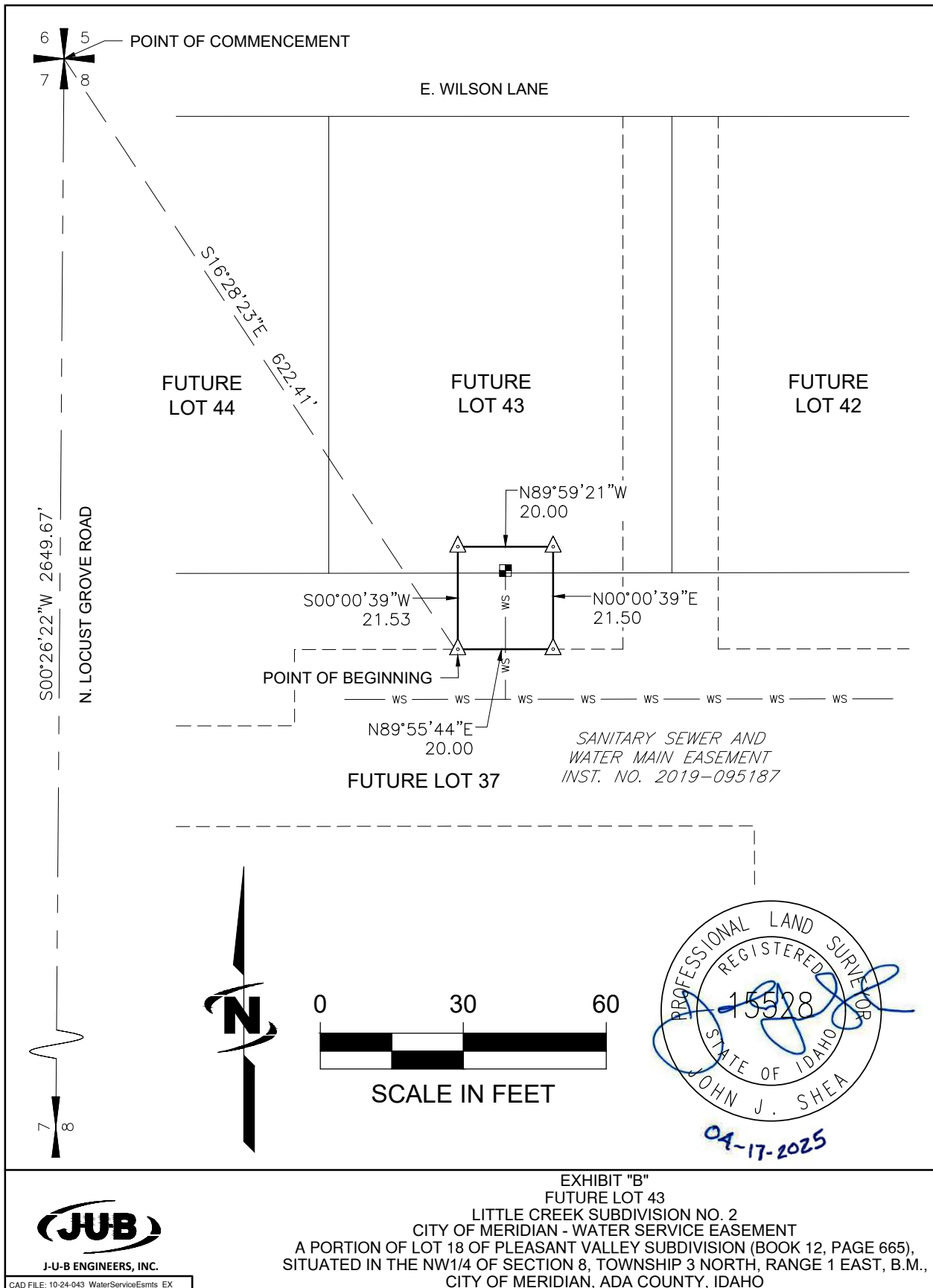




EXHIBIT "A"

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:

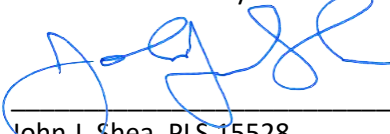
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 13°59'30" East, 615.15 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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.

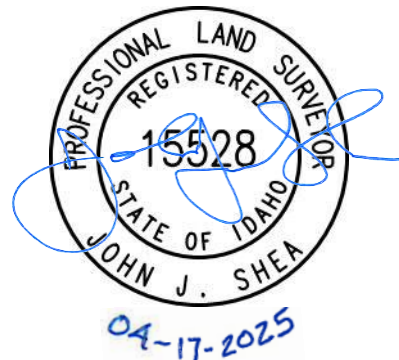
**END DESCRIPTION**

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  
Date



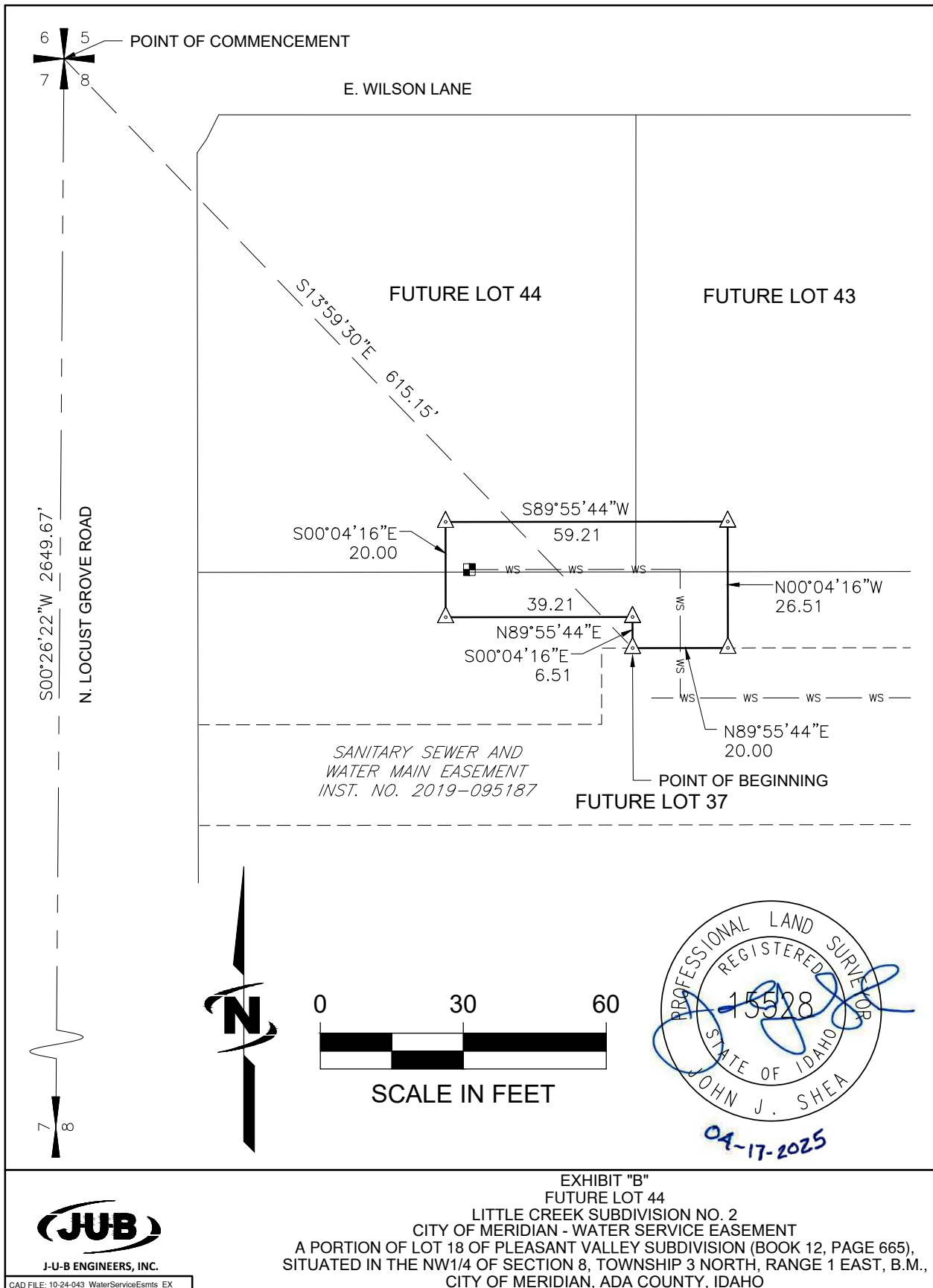


EXHIBIT "A"

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:

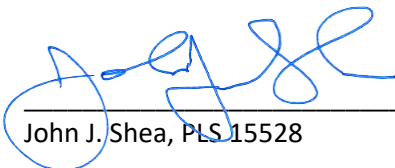
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 12°23'47" East, 649.17 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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

04-17-2025

Date



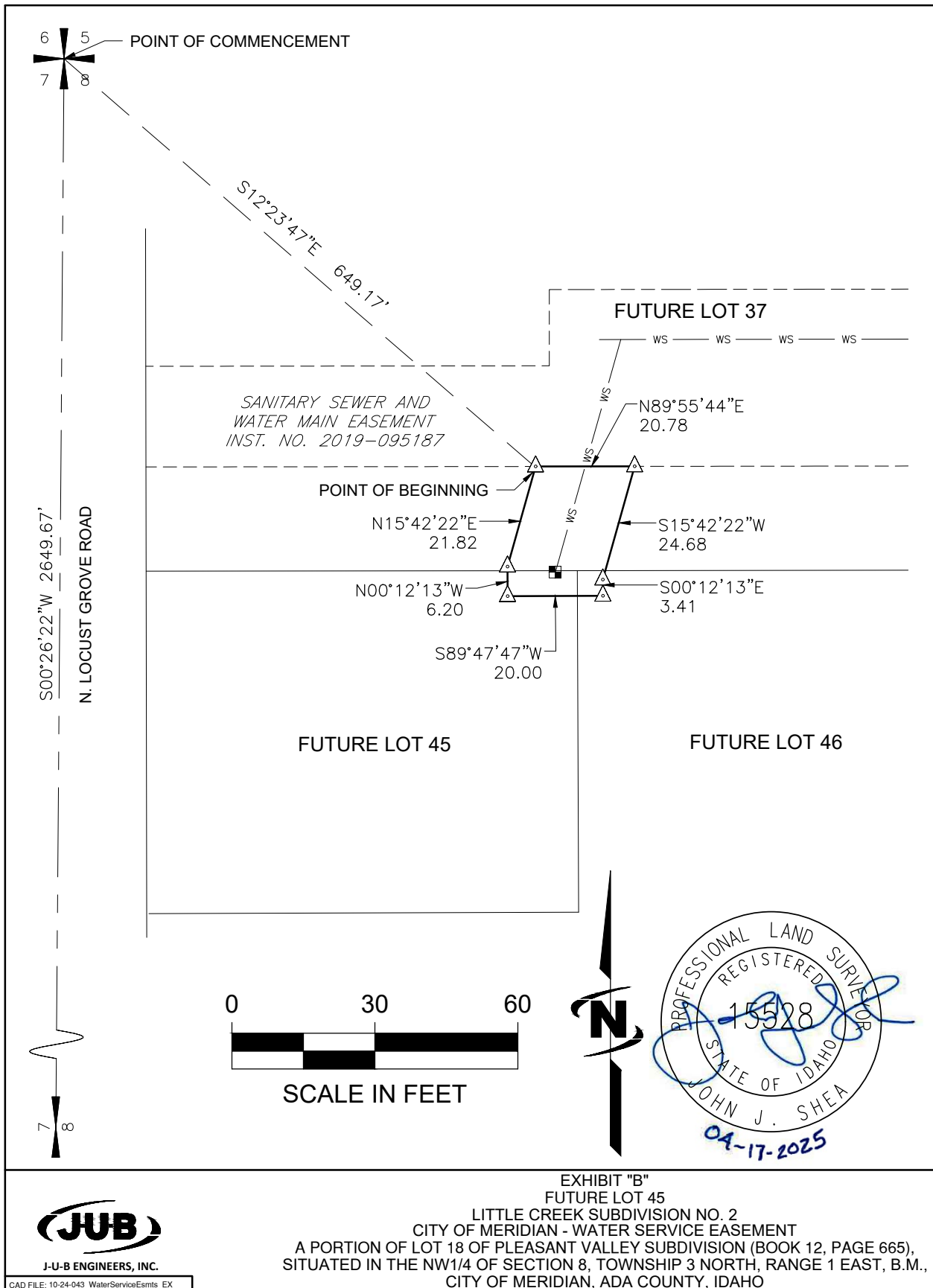


EXHIBIT "A"

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:

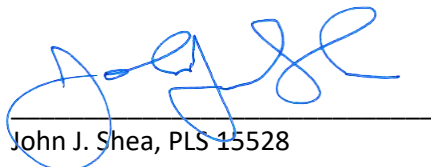
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 15°41'07" East, 658.51 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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

Date



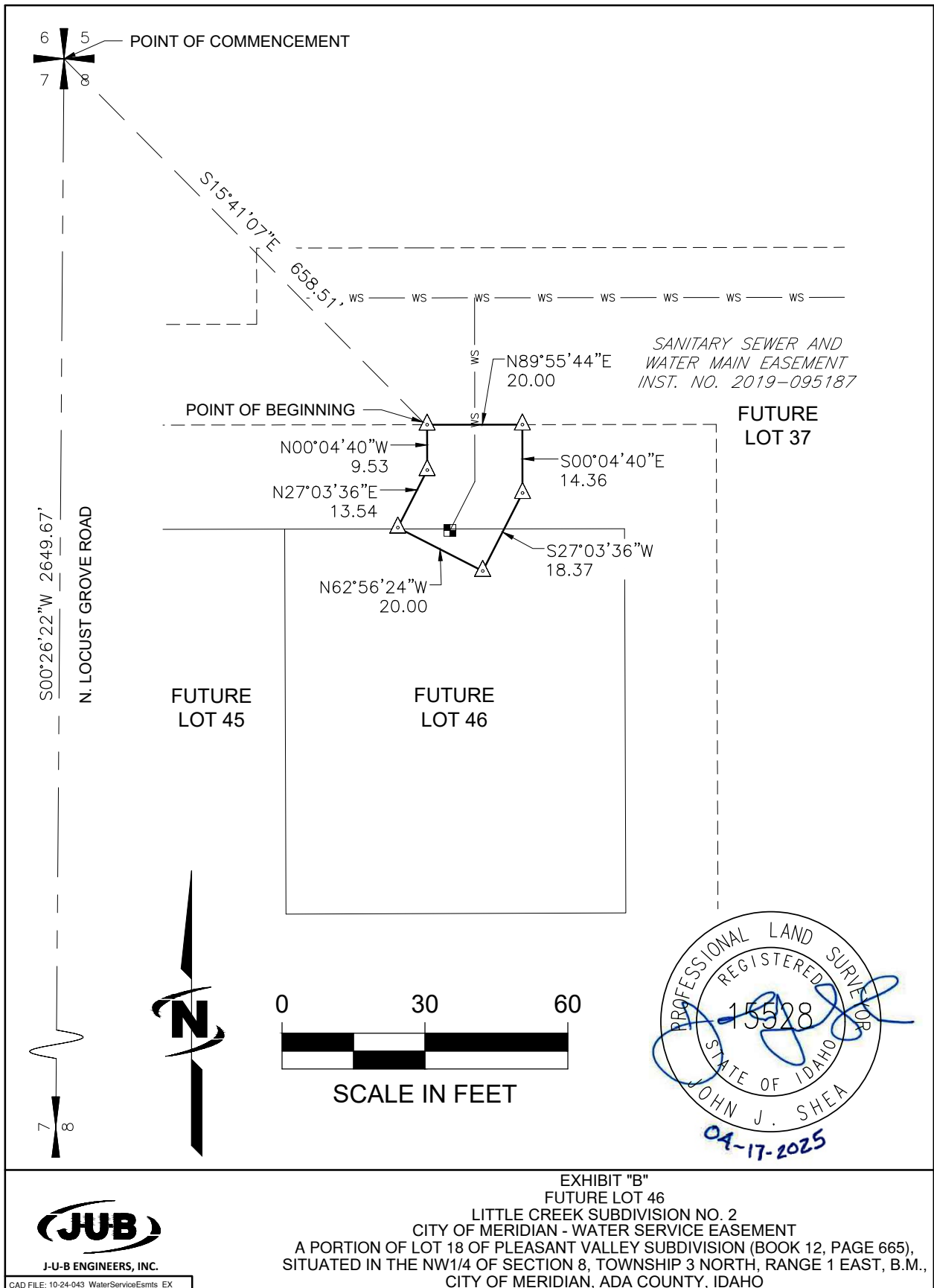


EXHIBIT "A"

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:

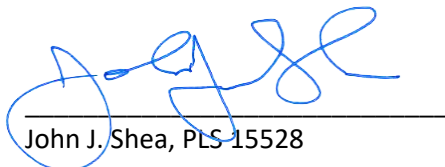
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 13°05'13" East, 805.22 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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

Date



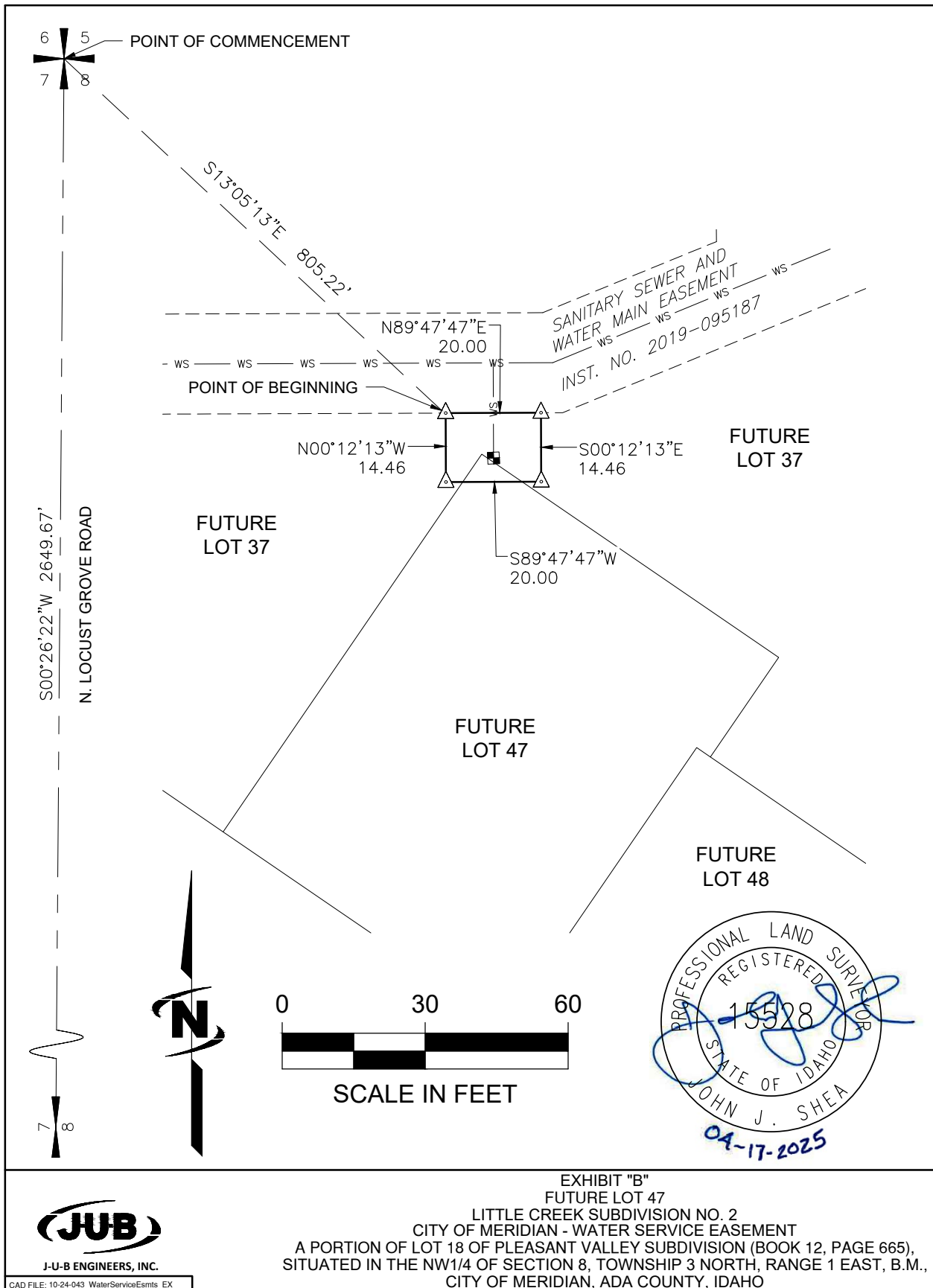




EXHIBIT "A"

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:

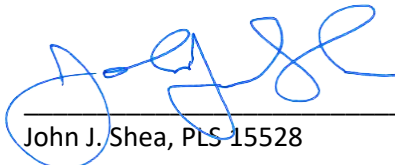
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 17°56'12" East, 934.44 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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  
Date



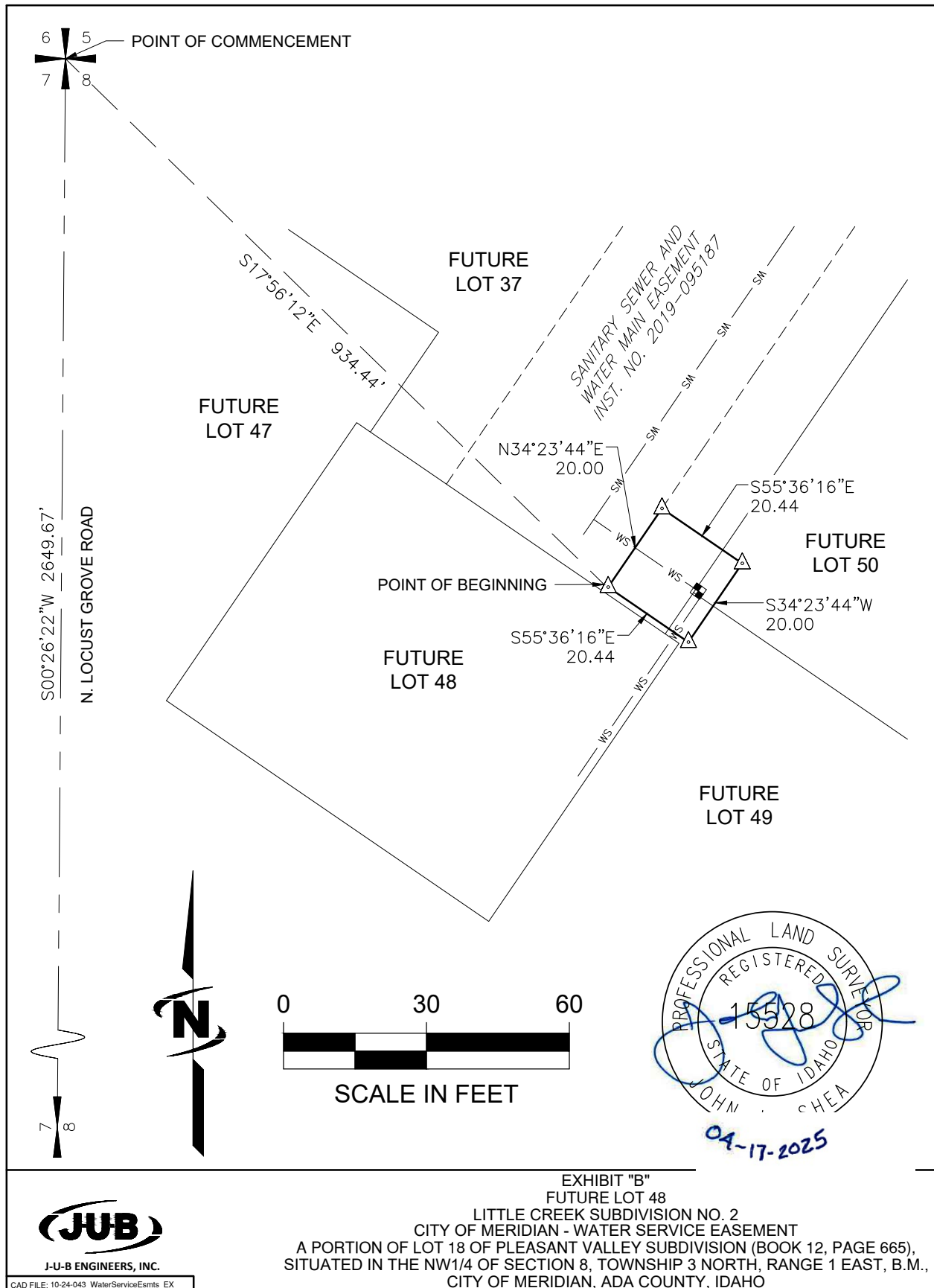


EXHIBIT "A"

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:

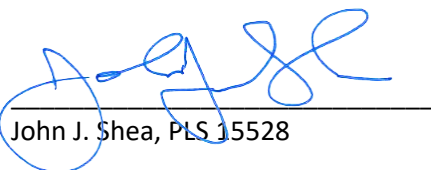
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 18°04'57" East, 932.61 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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. Shea, PLS 15528

04-17-2025  
Date



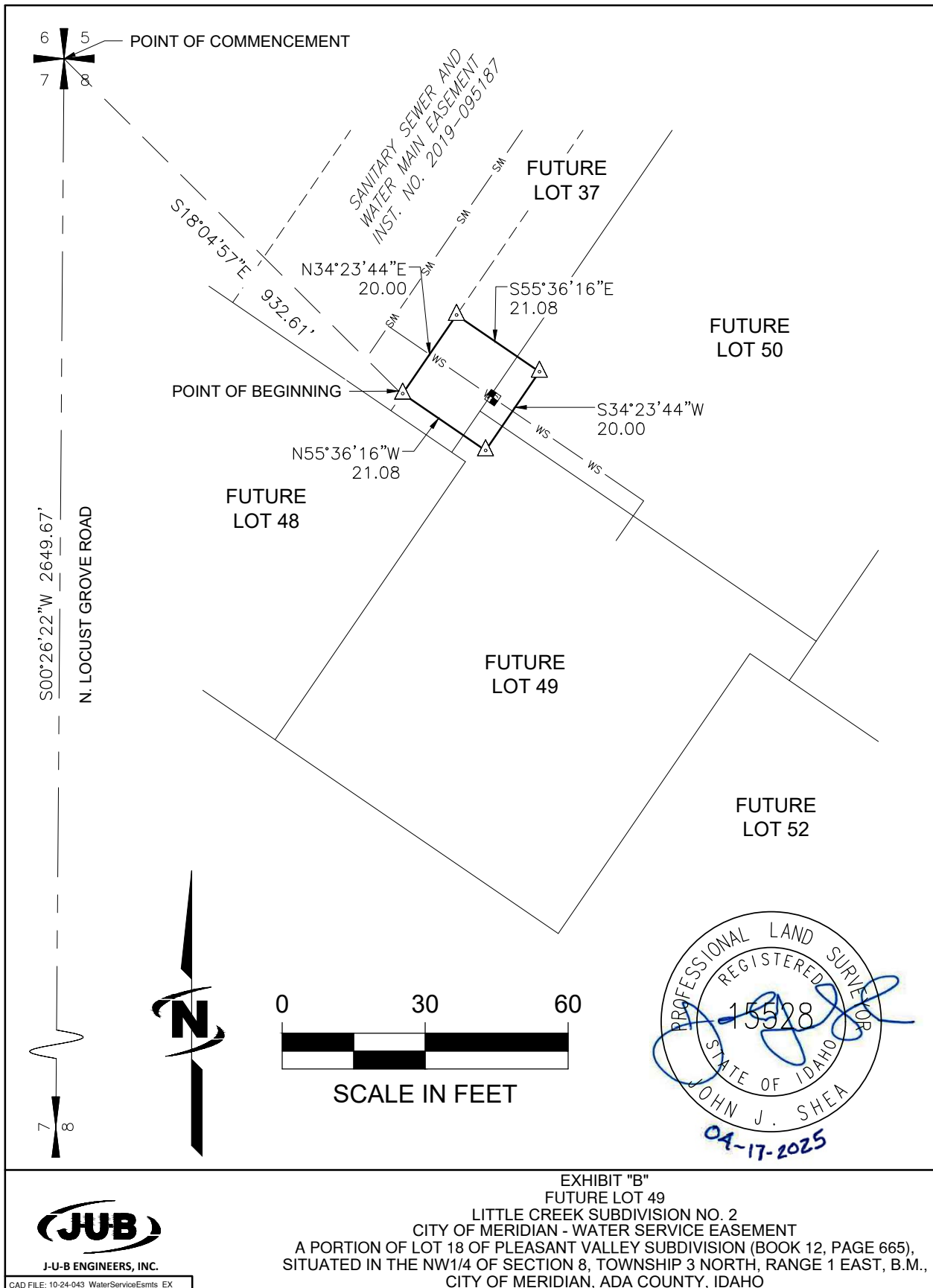


EXHIBIT "A"

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:

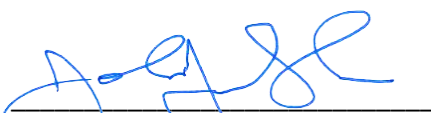
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 19°39'37" East, 913.64 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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  
Date



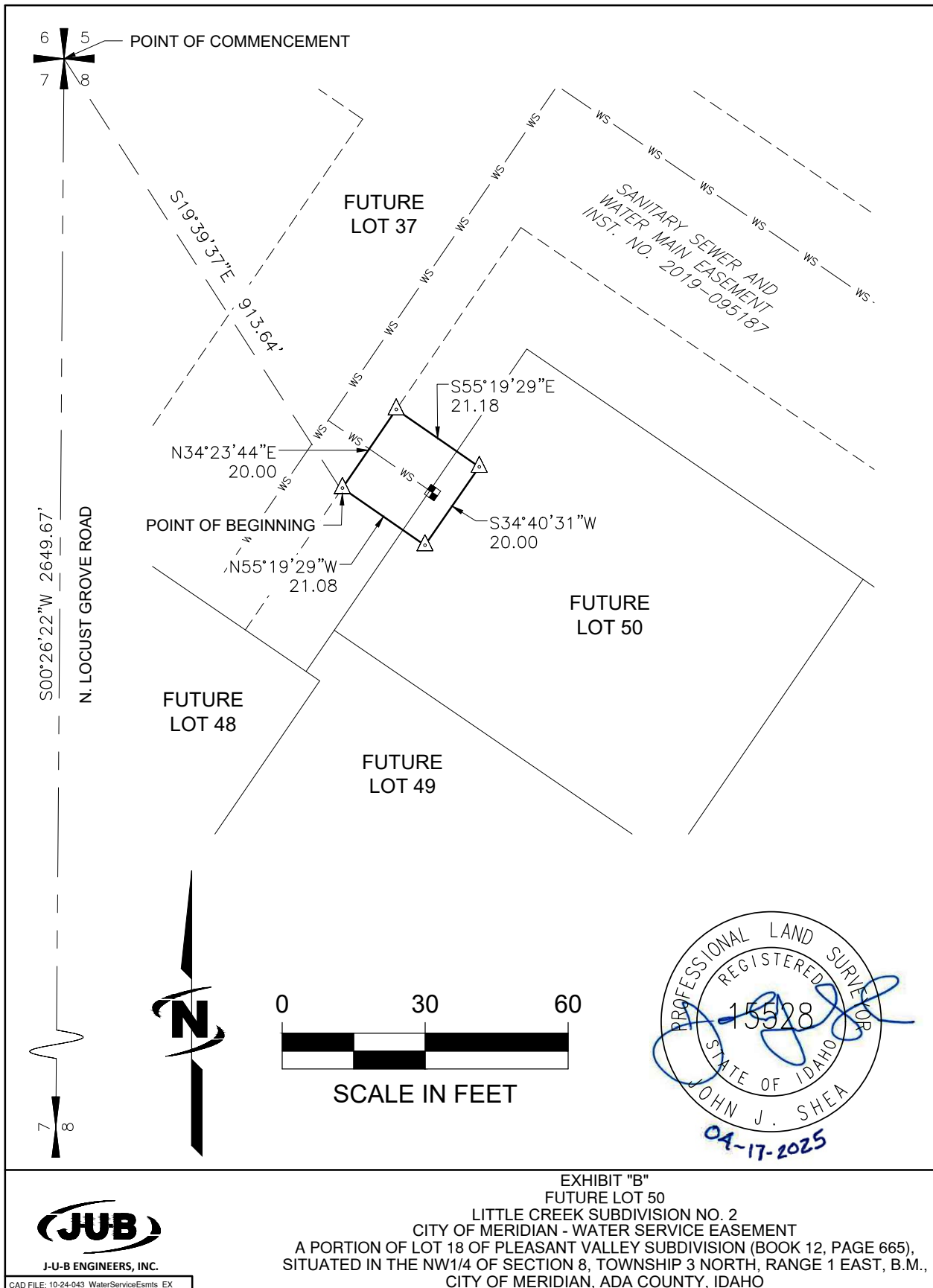


EXHIBIT "A"

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:

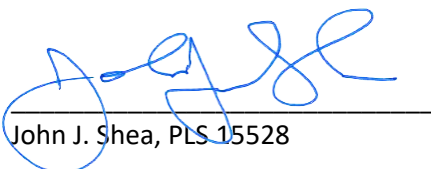
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 27°11'33" East, 987.83 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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



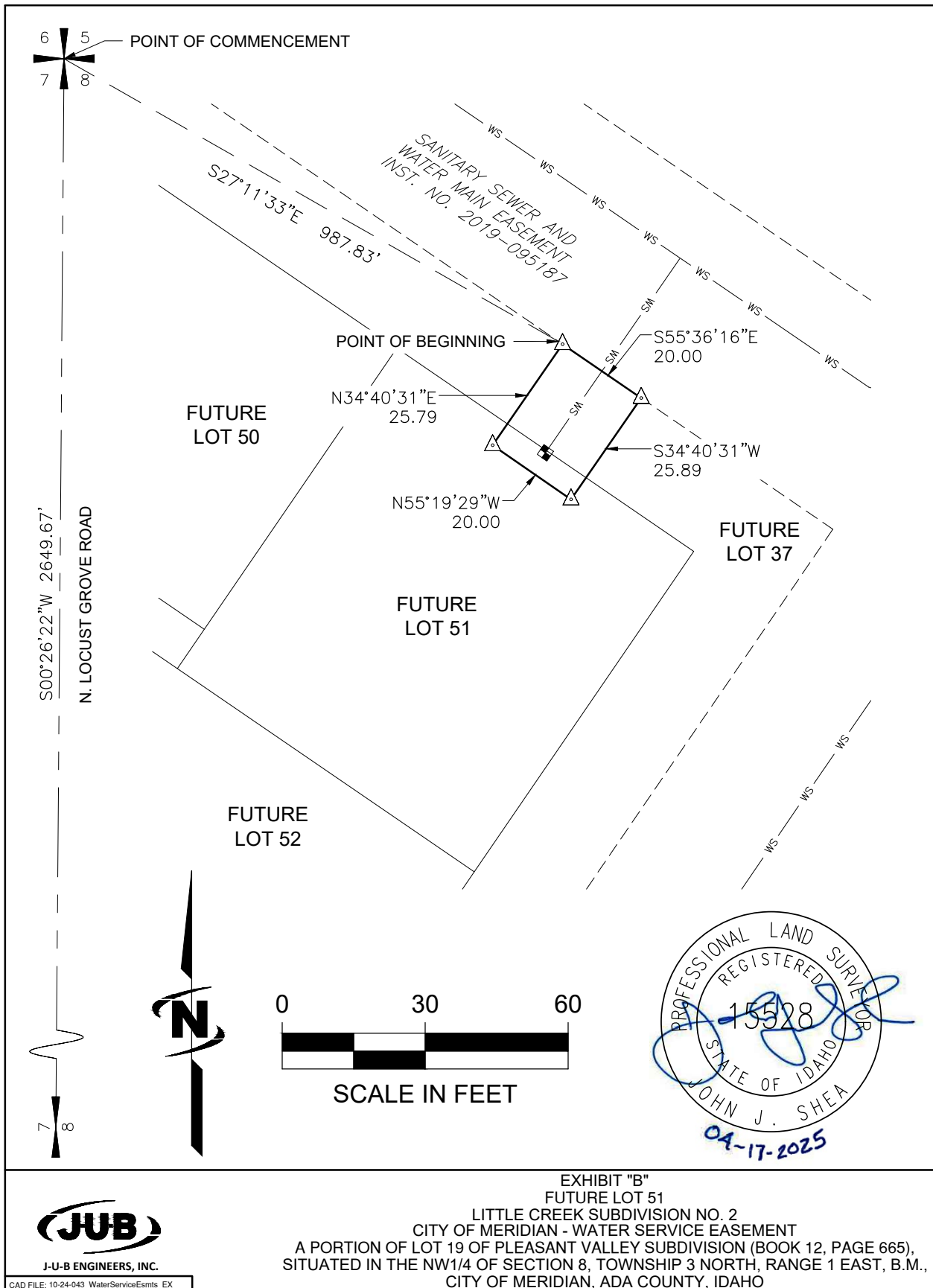




EXHIBIT "A"

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:

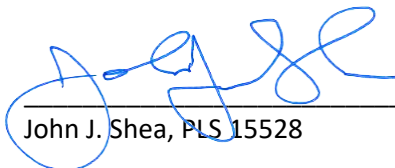
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 23°46'48" East, 1103.47 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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

04-17-2025

Date



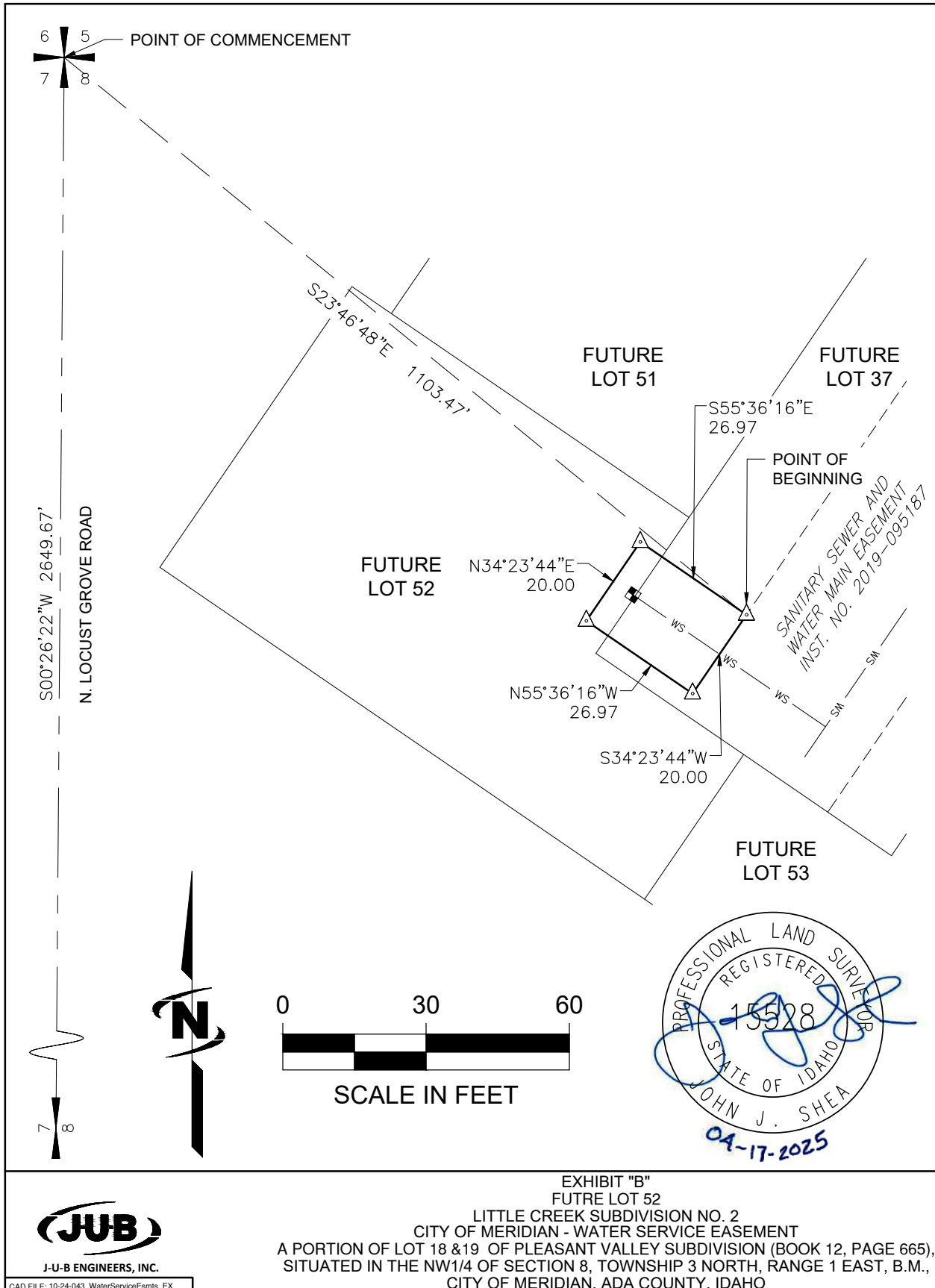


EXHIBIT "A"

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



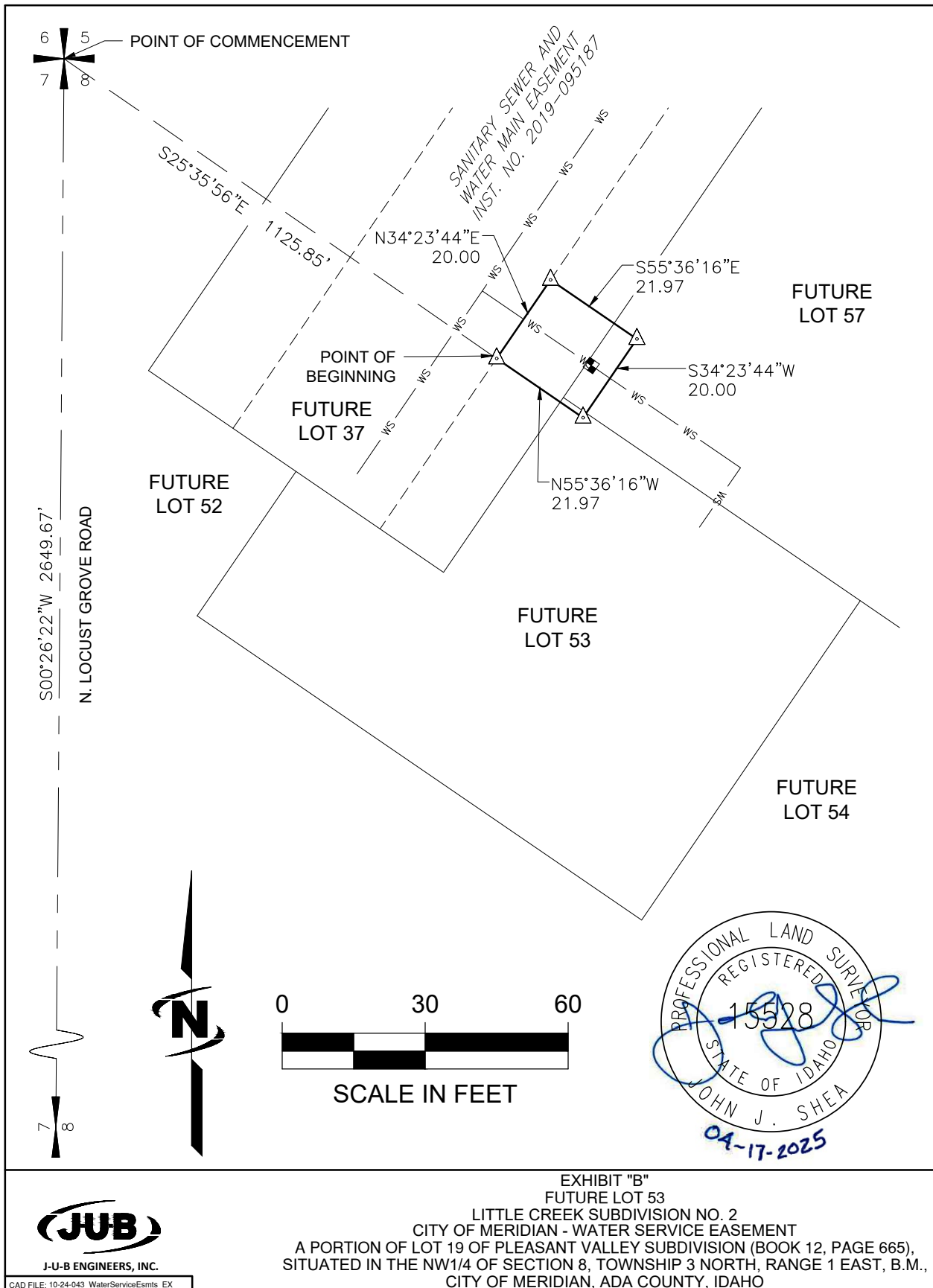


EXHIBIT "A"

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:

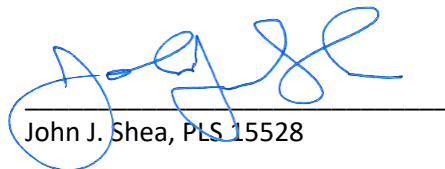
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 25°41'13" East, 1124.85 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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



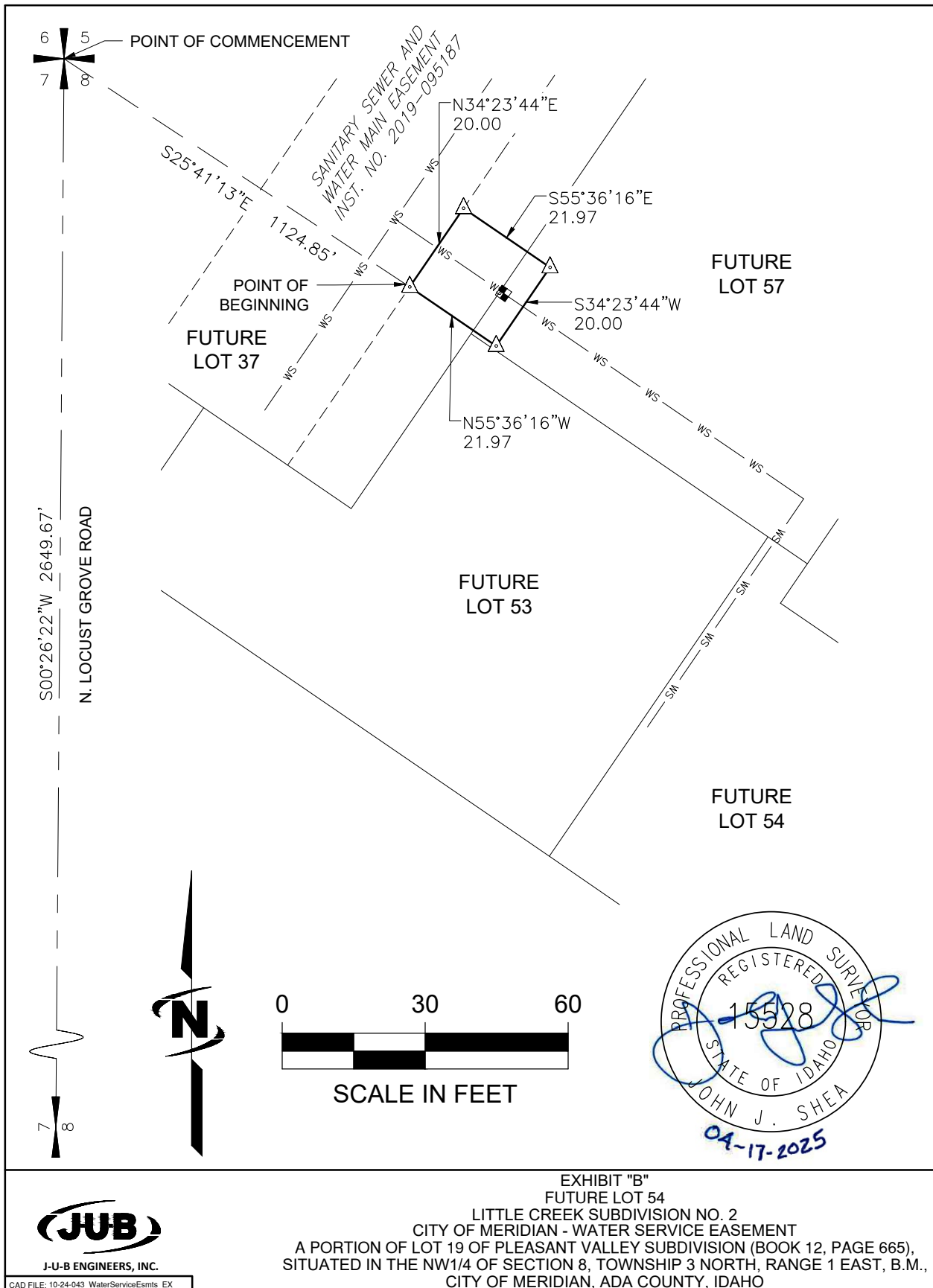


EXHIBIT "A"

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:

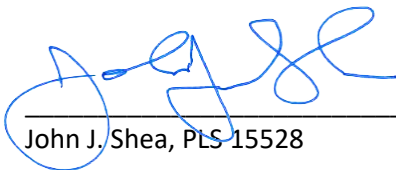
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 32°43'55" East, 1190.16 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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



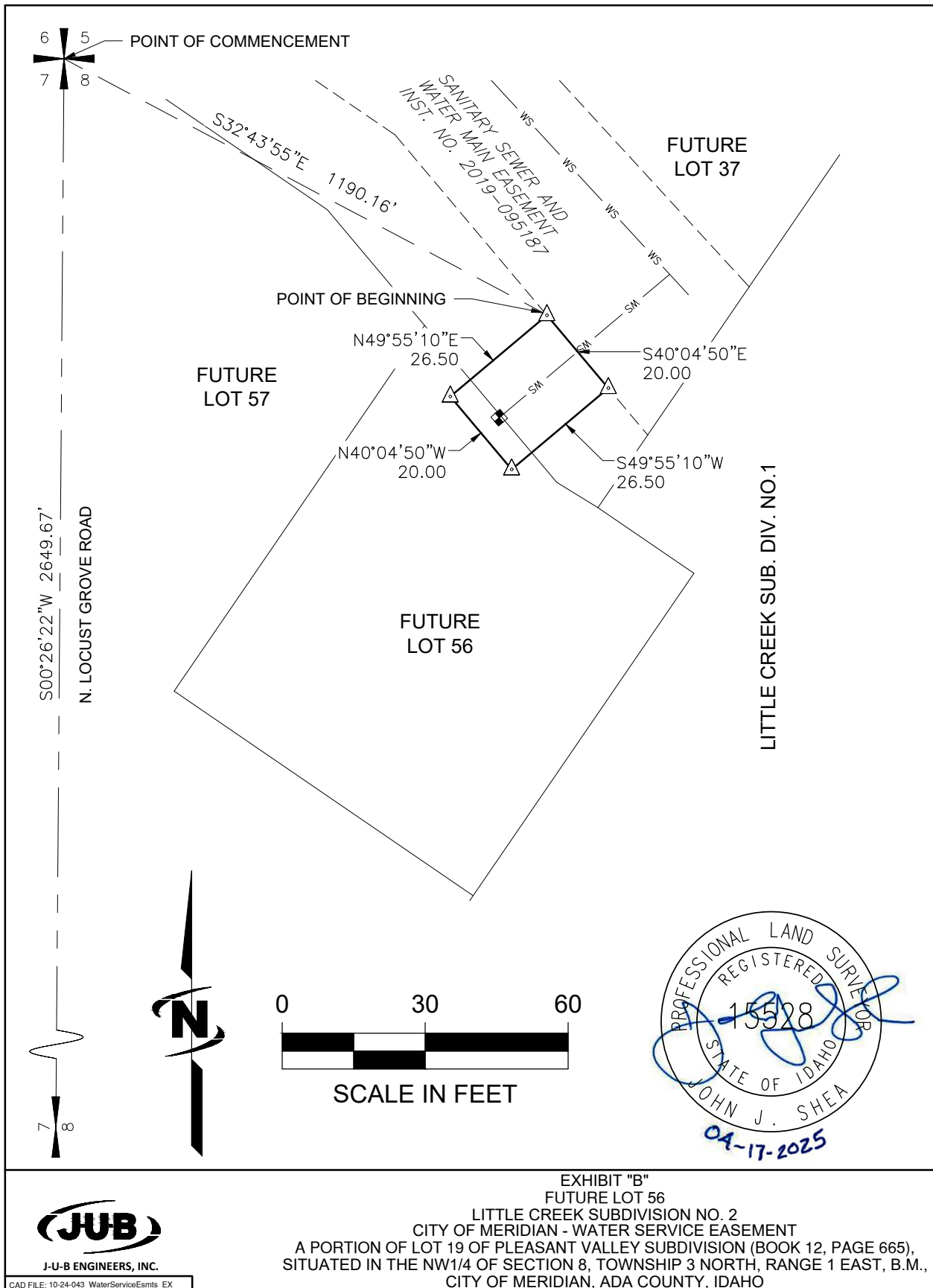




EXHIBIT "A"

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:

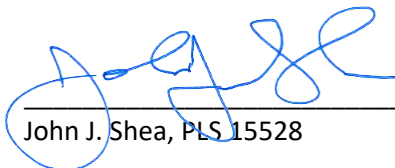
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 27°12'13" East, 1108.36 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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**

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.

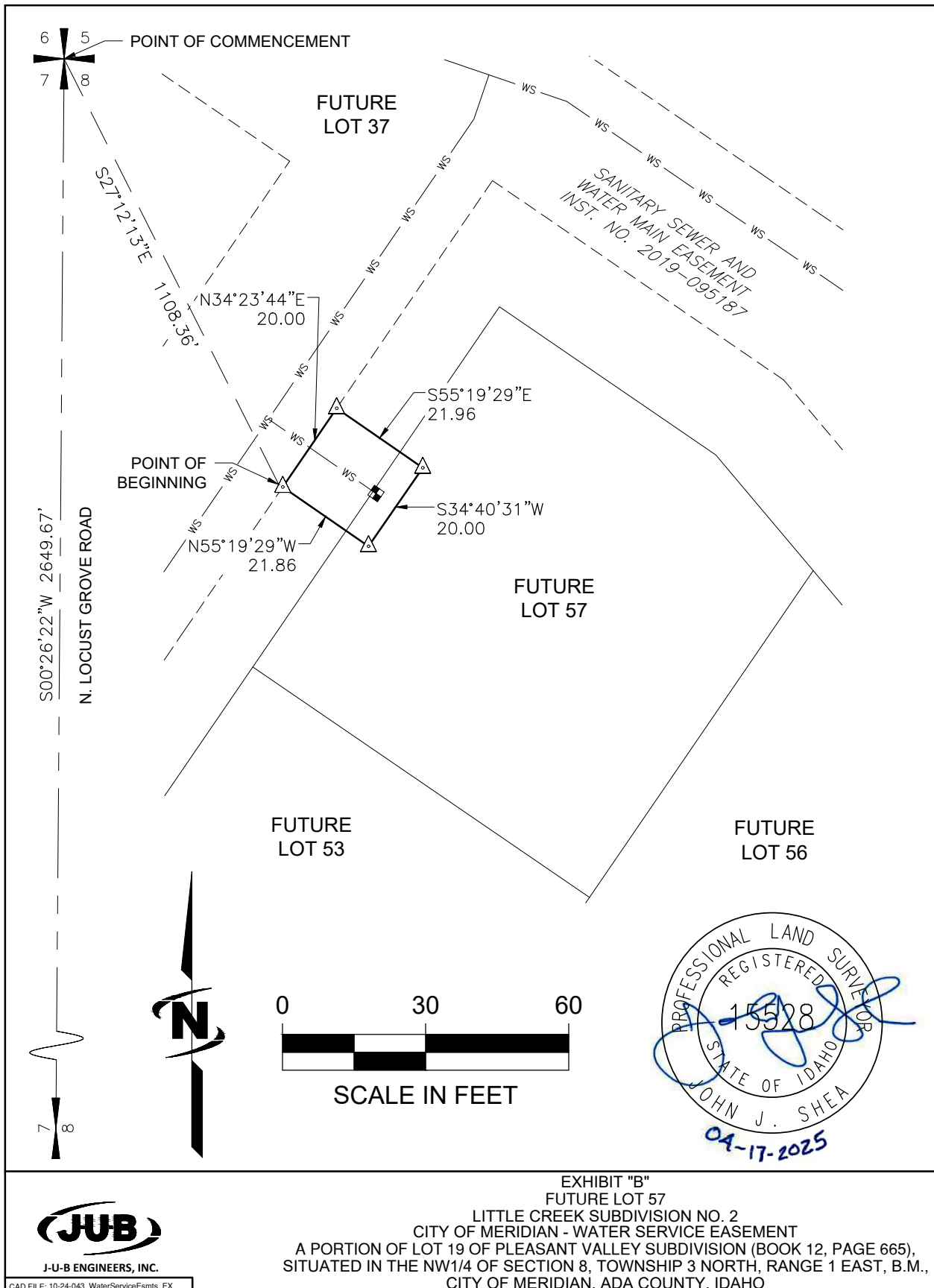


John J. Shea, PLS 15528

04-17-2025

Date





J-U-B ENGINEERS, INC.

CAD FILE: 10-24-043\_WaterServiceEsmnts\_EX

EXHIBIT "B"  
FUTURE LOT 57  
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

EXHIBIT "A"

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:

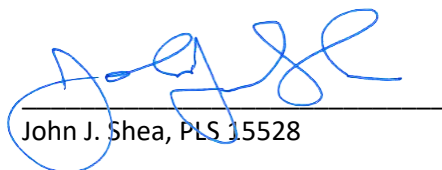
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 33°43'25" East, 1117.20 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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**

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



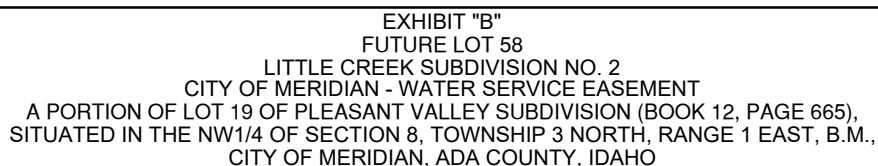


EXHIBIT "A"

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:

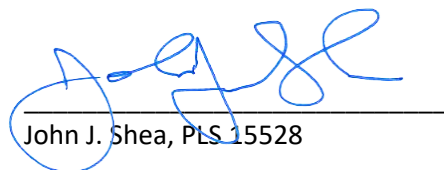
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 33°00'46" East, 1083.81 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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;  
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**

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



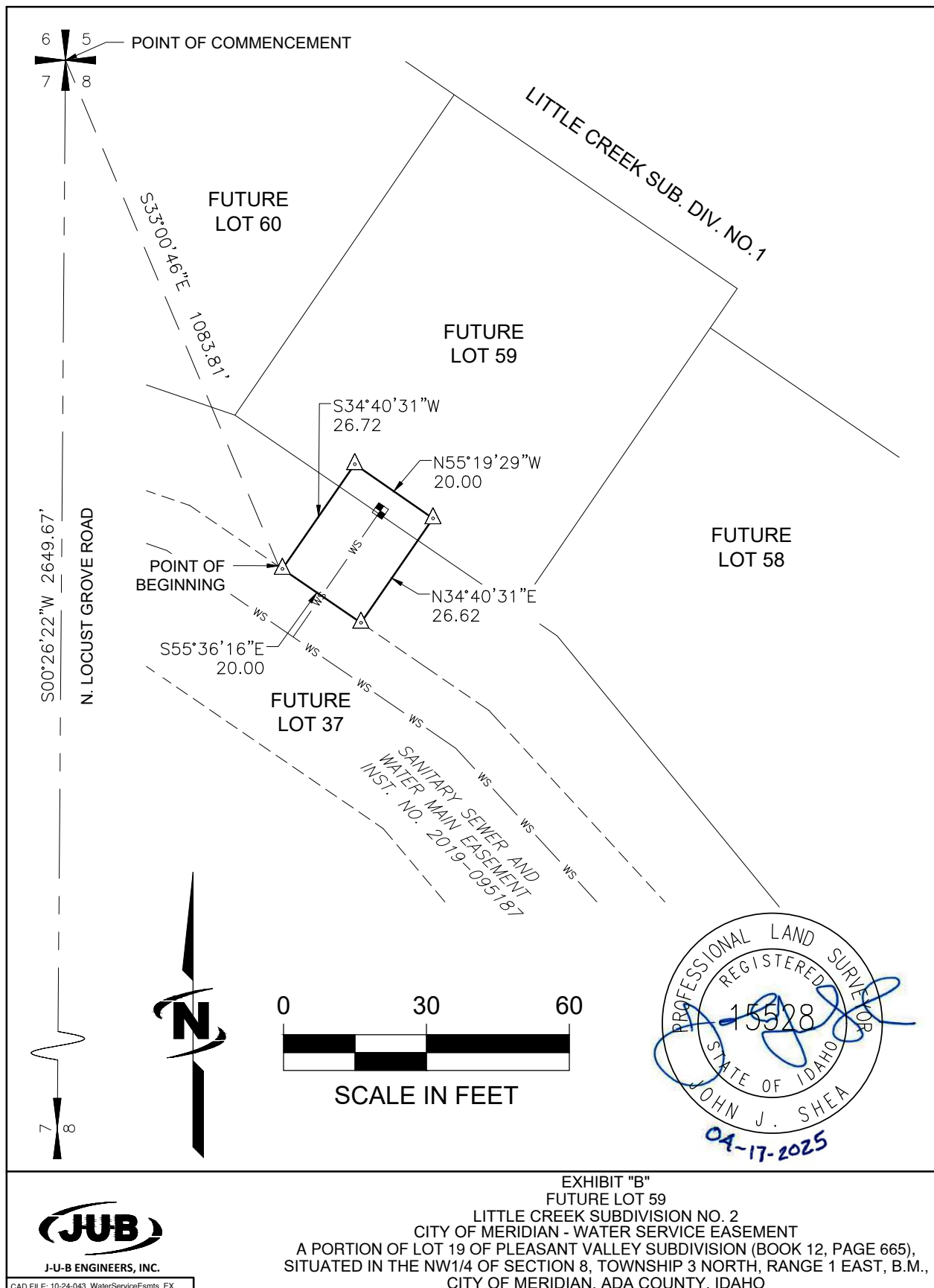


EXHIBIT "A"

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:

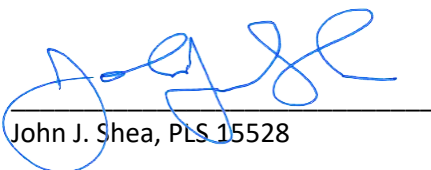
Commencing at the northwest corner of said Section 8 from which the west quarter-section corner of said Section 8 bears South 00°26'22" West, 2649.67 feet;  
Thence on a random line, South 31°12'33" East, 1031.05 feet to the **POINT OF BEGINNING** of the water service easement to be described, said point 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**

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



