

Project Name or Subdivision Name:

Una Mas

Water Main Easement Number: _____

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-2025-0163

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
PCM Properties II, LLC _____ ("Grantor") and the City of Meridian, an Idaho Municipal
Corporation ("Grantee");

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

WHEREAS, the water main is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

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

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

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.

GRANTOR: PCM Properties II, LLC



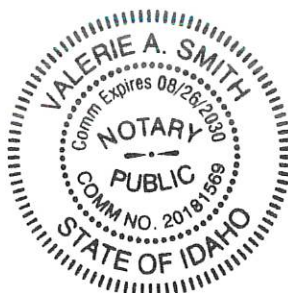
STATE OF IDAHO)

) ss

County of ~~Ada~~
TWIN FALLS)

This record was acknowledged before me on 11.19.25 (date) by JAMES M. PAXTON (name of individual), [complete the following *if* signing in a representative capacity, or strike the following *if* signing in an individual capacity] on behalf of PCM PROPERTIES II, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: MANAGER (type of authority such as officer or trustee)

Notary Stamp Below



Notary Signature

My Commission Expires: 8.26.2030

RES: TWIN FALLS, ID

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on _____ (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Stamp Below

Notary Signature
My Commission Expires: _____

EXHIBIT A
UNA MAS SUBDIVISION
CITY OF MERIDIAN
SEWER / WATER EASEMENT DESCRIPTION

The following property located in a portion of Government Lot 4, Section 4, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho

Commencing at the Northwest corner of said Section 4;

Thence, North 89°35'23" East 830.94 feet along the North Boundary of said Section 4;

Thence, South 00°00'06" East 341.78 feet to the **REAL POINT OF BEGINNING**;

Thence, North 89°59'51" East 54.17 feet;

Thence, North 00°00'09" West 9.72 feet;

Thence, North 89°59'51" East 20.00 feet;

Thence, South 00°00'09" East 9.72 feet;

Thence, North 89°59'51" East 66.45 feet;

Thence, North 00°00'09" West 9.72 feet;

Thence, North 89°59'51" East 20.00 feet;

Thence, South 00°00'09" East 9.72 feet;

Thence, North 89°59'51" East 29.92 feet;

Thence, North 00°00'09" West 13.23 feet;

Thence, North 89°59'51" East 21.14 feet;

Thence, North 11°15'09" West 7.51 feet;

Thence, North 78°44'51" East 24.50 feet;

Thence, South 11°15'09" East 20.05 feet;

Thence, North 78°44'51" East 28.30 feet;

Thence, North 89°59'51" East 176.82 feet;

Thence, South 00°00'09" East 31.39 feet;

Thence, North 89°48'23" West 92.77 feet;

Thence, South 00°00'09" East 35.44 feet;

Thence, South 89°59'48" West 31.00 feet;

Thence, North 00°00'09" West 11.95 feet;

Thence, South 89°59'52" West 22.63 feet;

Thence, North 00°00'08" West 20.62 feet;

Thence, South 84°56'28" West 17.50 feet;

Thence, South 00°00'09" East 13.03 feet;

Thence, South 89°59'51" West 20.00 feet;

Thence, North 00°00'09" West 11.26 feet;

Thence, South 84°57'30" West 52.55 feet;

Thence, South 00°00'09" East 20.63 feet;

Thence, South 89°59'51" West 20.00 feet;

Thence, North 00°00'09" West 20.27 feet;

Thence, South 89°59'51" West 67.38 feet;

Thence, South 00°00'09" East 38.27 feet;

Thence, South 89°59'48" West 31.00 feet;

Thence, North 00°00'09" West 49.27 feet;

Thence, South 89°59'51" West 88.17 feet;

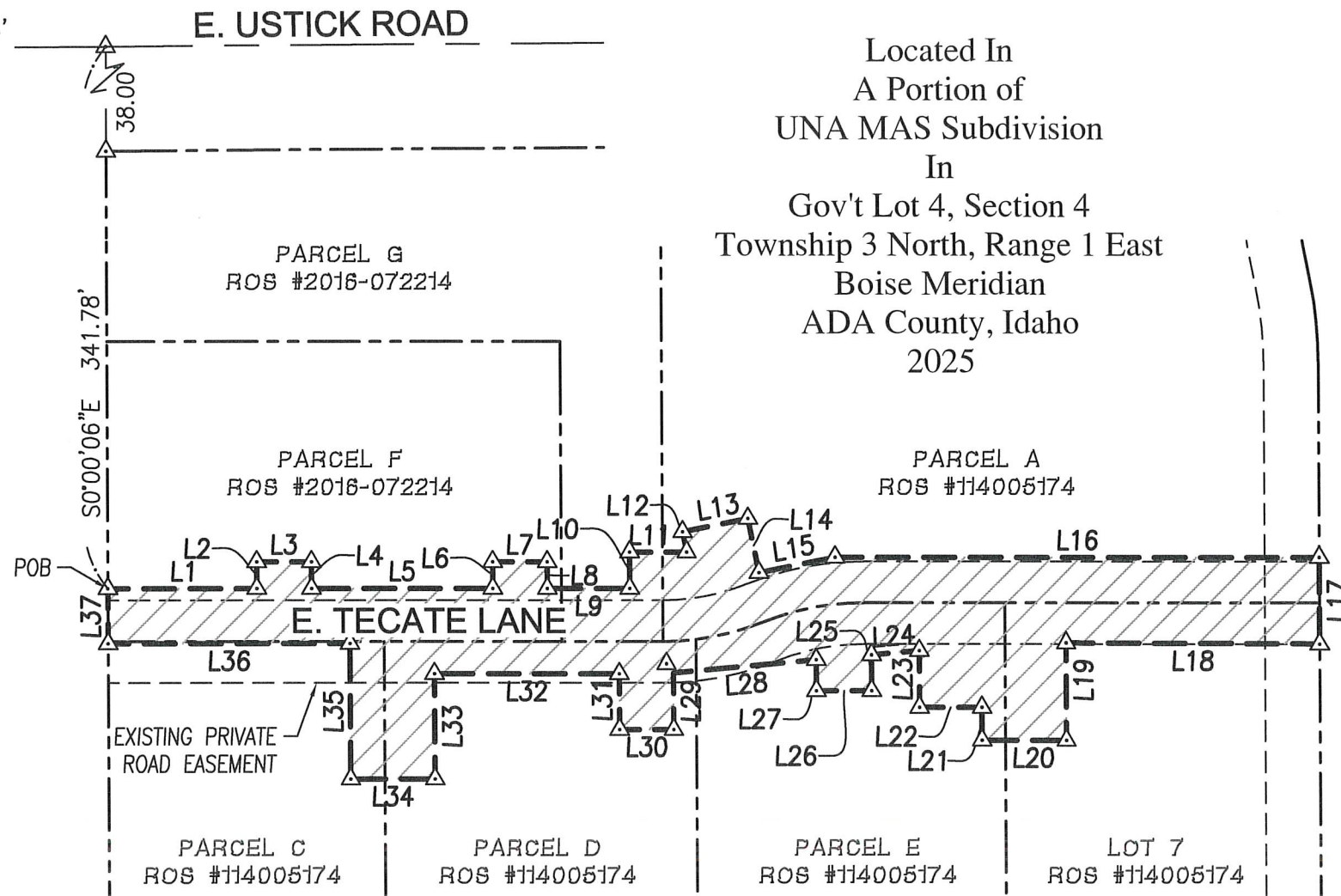
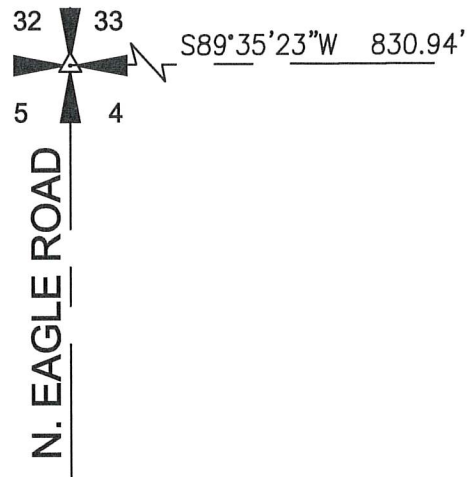
Thence, North 00°00'06" West 20.00 feet to the **REAL POINT OF BEGINNING**.

Containing approximately 0.41 acres (17,691 Sq. Ft.) more or less.

The Basis of Bearing for this Description is per that certain Map entitled "UNA MAS SUBDIVISION", recorded March 2, 2011 as Instrument No. 11018809 in the office of the County Recorder of Ada County.

End of Description





Located In
A Portion of
UNA MAS Subdivision
In
Gov't Lot 4, Section 4
Township 3 North, Range 1 East
Boise Meridian
ADA County, Idaho
2025



THE BASIS OF BEARING FOR THIS EXHIBIT IS PER
THAT CERTAIN MAP ENTITLED "UNA MAS SUBDIVISION",
RECORDED MARCH 2, 2011 AS INSTRUMENT NO.
1108809 IN THE OFFICE OF THE COUNTY RECORDER
OF ADA COUNTY.

Line Table

LINE #	BEARING	DISTANCE
L1	N89°59'51"E	54.17'
L2	N0°00'09"W	9.72'
L3	N89°59'51"E	20.00'
L4	S0°00'09"E	9.72'
L5	N89°59'51"E	66.45'
L6	N0°00'09"W	9.72'
L7	N89°59'51"E	20.00'
L8	S0°00'09"E	9.72'
L9	N89°59'51"E	29.92'
L10	N0°00'09"W	13.23'

Line Table

LINE #	BEARING	DISTANCE
L11	N89°59'51"E	21.14'
L12	N11°15'09"W	7.51'
L13	N78°44'51"E	24.50'
L14	S11°15'09"E	20.05'
L15	N78°44'51"E	28.30'
L16	N89°59'51"E	176.82'
L17	S0°00'09"E	31.39'
L18	N89°48'23"W	92.77'
L19	S0°00'09"E	35.44'
L20	S89°59'48"W	31.00'

Line Table

LINE #	BEARING	DISTANCE
L21	N0°00'09"W	11.95'
L22	S89°59'52"W	22.63'
L23	N0°00'08"W	20.62'
L24	S84°56'28"W	17.50'
L25	S0°00'09"E	13.03'
L26	S89°59'51"W	20.00'
L27	N0°00'09"W	11.26'
L28	S84°56'28"W	52.55'
L29	S0°00'09"E	20.63'
L30	S89°59'51"W	20.00'

Line Table

LINE #	BEARING	DISTANCE
L31	N0°00'09"W	20.27'
L32	S89°59'51"W	67.38'
L33	S0°00'09"E	38.27'
L34	S89°59'48"W	31.00'
L35	N0°00'09"W	49.27'
L36	S89°59'51"W	88.17'
L37	N0°00'06"W	20.00'

0 30 60 120
SCALE IN FEET

EXHIBIT B
SEWER & WATER EASEMENT - REVISED
ADA COUNTY, IDAHO

JOB NUMBER: 025-25
APPROVED
DESIGN
DRAWN CSH
DATE NOVEMBER 2025
SCALE SHOWN
025-25 EXH-EASEMENT
Sheet No.: 1

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
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