

Project Name or Subdivision Name:

Tresidio Design Center

Water Main Easement Number: 1

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

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

**WATER MAIN EASEMENT**

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

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

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

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

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

(SEE ATTACHED EXHIBITS A and B)

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

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

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

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

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



August 13, 2025  
Project No. 25-004  
City of Meridian Easement

**Exhibit A**

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

Commencing at a found 1/2-inch rebar marking the Northwest corner of said Lot 26, which bears N88°47'35"W a distance of 173.71 feet from a found 1/2-inch rebar marking the Northeast corner of said Lot 26, thence following the westerly boundary of said Lot 26, S01°12'25"W a distance of 151.11 feet to the **POINT OF BEGINNING**.

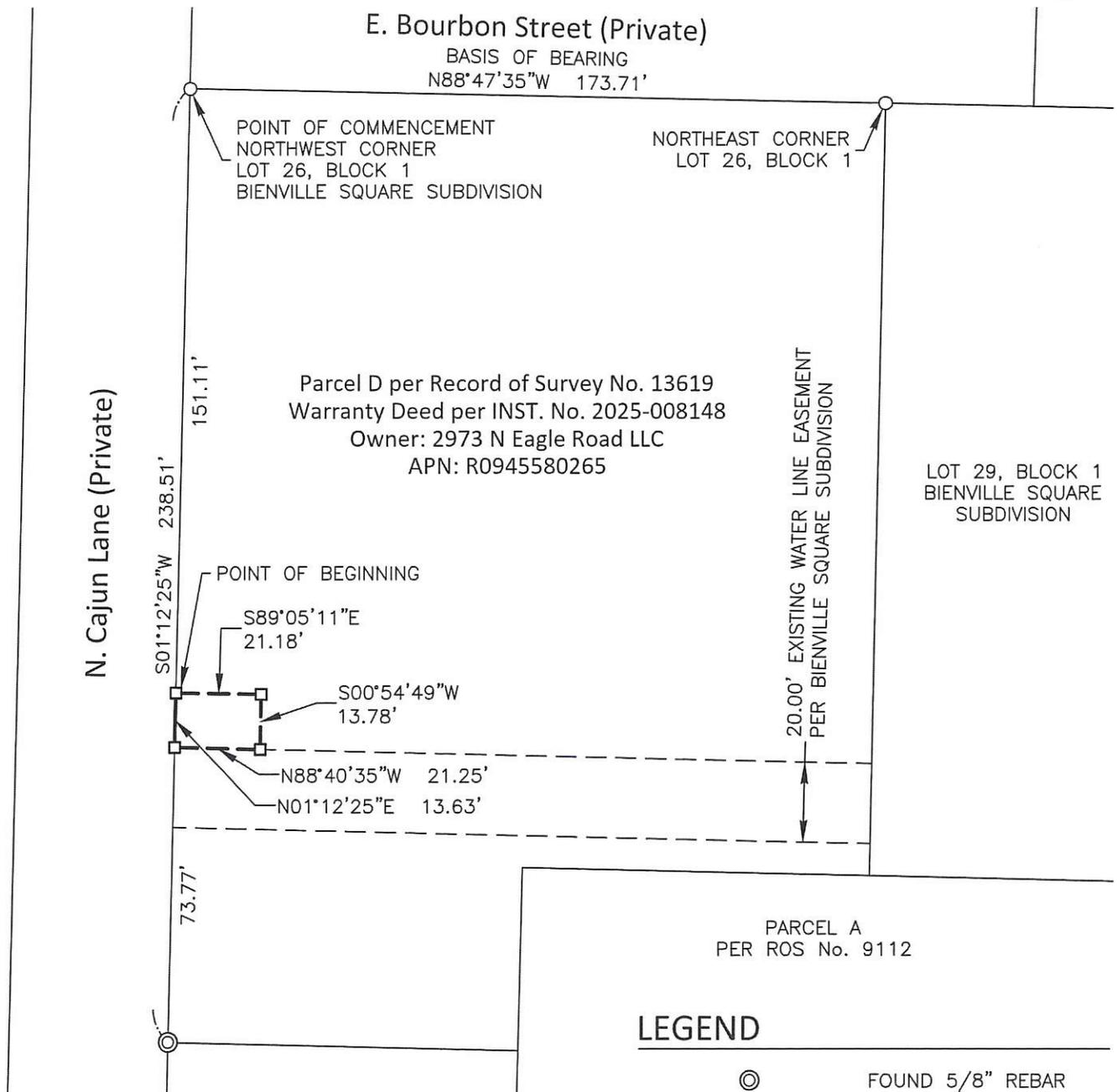
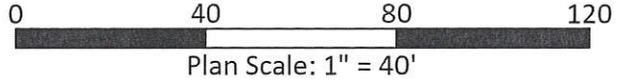
Thence leaving said westerly boundary, S89°05'11"E a distance of 21.18 feet;  
Thence S00°54'49"W a distance of 13.78 feet to an existing water easement as described per said Bienville Square Subdivision;  
Thence following said existing water easement, N88°40'35"W a distance of 21.25 feet to said westerly boundary;  
Thence leaving said existing water easement and following said westerly boundary, N01°12'25"E a distance of 13.63 feet to the **POINT OF BEGINNING**.

Said parcel contains 291 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

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





**LEGEND**

- ⊙ FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- EASEMENT LINE
- - - - - EXISTING EASEMENT LINE

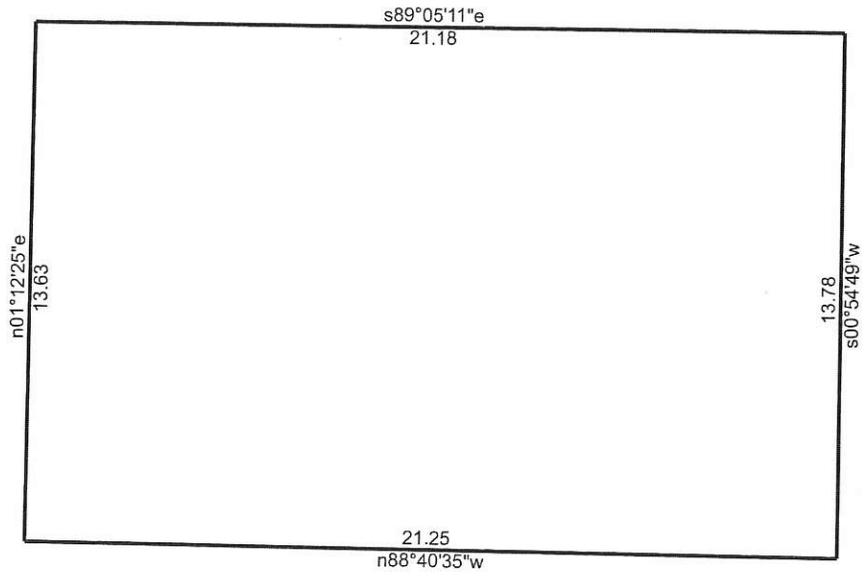
**km**  
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DATE: AUGUST, 2025  
PROJECT: 25-004  
SHEET: 1 OF 1

**Exhibit B**  
**City of Meridian Water Easement**

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

P:\25-004\SURVEY\CAD\EXHIBITS\25-004 WATER EASEMENT 07.13.2025.DWG, KOBE ZIMMERMAN, 8/13/2025, DWG TO PDF.PC3, 08.5X11 P [PDF]



8/13/2025

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0067 Acres (291 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/36553), Perimeter=70 ft.

- 01 s89.0511e 21.18
- 02 s00.5449w 13.78
- 03 n88.4035w 21.25
- 04 n01.1225e 13.63