

Project Name or Subdivision Name:

PROMENADE COTTAGES NO. 1

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
Record Number: ESMT-2026-0050

WATER MAIN EASEMENT

THIS Easement Agreement made this 24th day of March 2026 between Lesley's Mobile Estates, 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

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 3-24-2026

Attest by Chris Johnson, City Clerk 3-24-2026

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 3-24-2026 (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"
City of Meridian Water Easement No.2
Description For
Promenade Cottages Subdivision No.1

The following Describes a Seven and a half foot (7.50') Wide Strip of Land for the Purpose of a Water Easement being a Portion of the Northeast 1/4 Northwest 1/4 of Section 7, Township 3 North., Range.1 East., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 7, Township 3 North, Range 1 East, Boise Meridian; From which, the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of said Section 7 bears, North 88°35'29" East, 2404.77 feet; Thence along the Northerly Boundary Line of said Section 7, North 88°35'29" East, 1378.63 feet to the Centerline Intersection of Northeast 3rd Street; Thence leaving said Northerly Boundary Line, and along the Centerline of Northeast 3rd Street, South 00°28'17" West, 651.55 feet; Thence leaving said Centerline, South 89°30'43" East, 36.00 feet to the **POINT OF BEGINNING:**

Thence, North 00°28'17" East, 7.50 feet;

Thence, South 89°30'43" East, 54.04 feet;

Thence, South 00°28'17" West, 7.50 feet;

Thence, North 89°30'43" West, 54.04 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.01 Acres (405 Sq. Ft.), more or less.



Basis of Bearings
N88°35'29"E 2404.77'

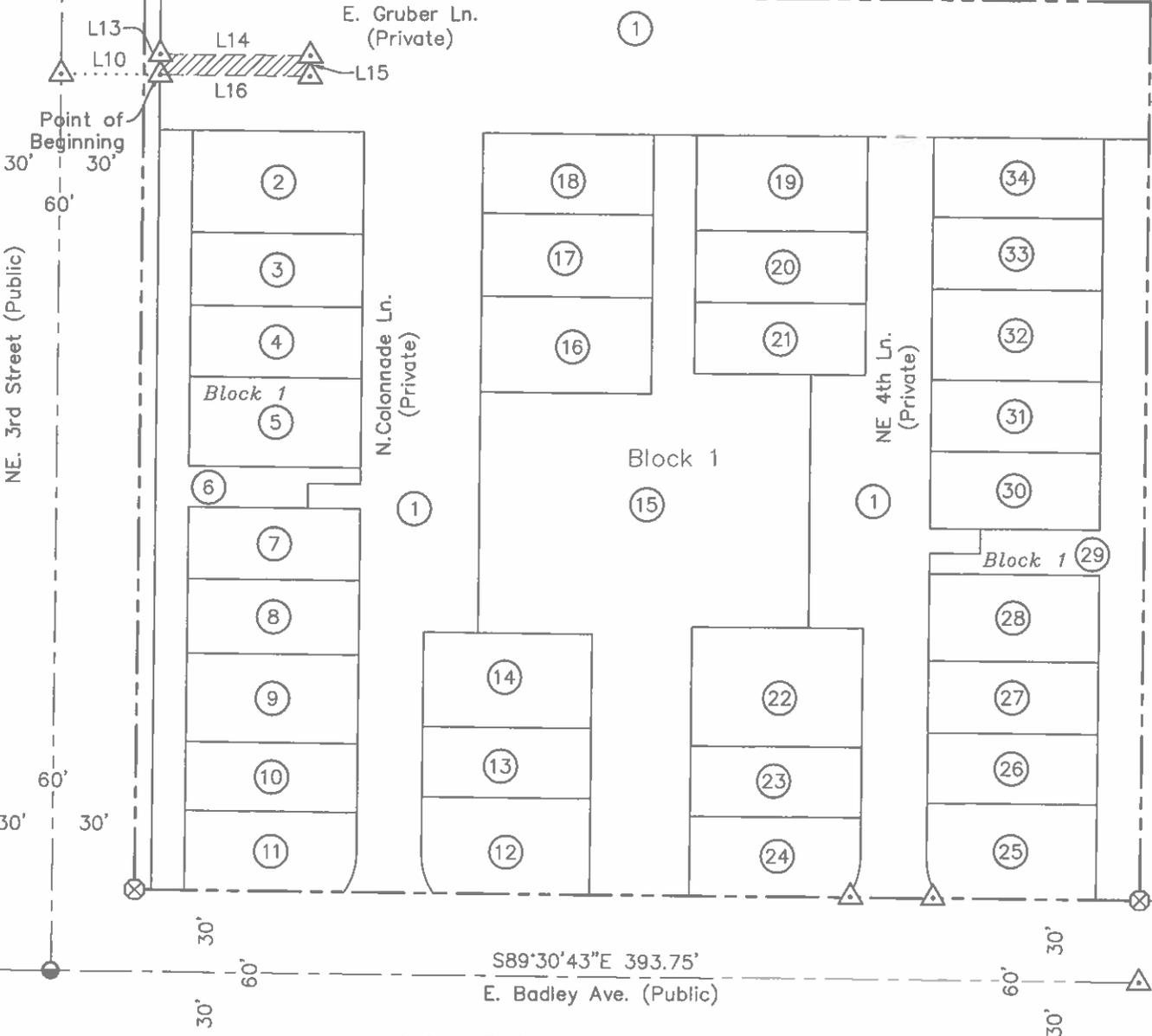
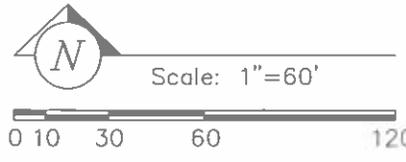
1026.14'

E. Fairview Ave. (Public)

N. Meridian Rd. N
71378.63'

S00°28'17"W 651.55'

Line	Bearing	Length
L10	S89°30'43"E	36.00'
L13	N00°28'17"E	7.50'
L14	S89°30'43"E	54.04'
L15	S00°28'17"W	7.50'
L16	N89°30'43"W	54.04'

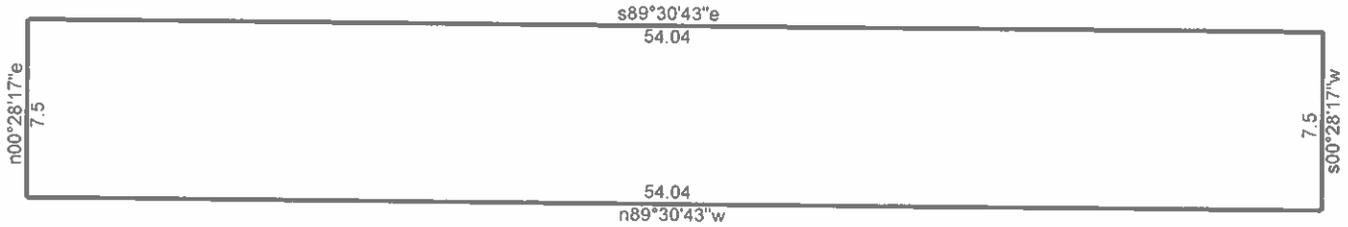


P:\Promenade Cottages Subdivision (21-211-02)\Plot\Easements\City of Meridian Water Easement No.2.dwg 2/4/2026 3:42:37 PM

IDAHO SURVEY GROUP, LLC
 9955 W EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit "B"
City of Meridian Water Easement No.2
Promenade Cottages Subdivision No.1
 Located in the NE 1/4 NW 1/4 of Section 7,
 T.3N., R.1E., B.M., City Of Meridian, Ada County, Idaho.

Job No. 21-211-02
Sheet No. 1
Dwg. Date 2/04/2026



City of Meridian Water Easement No.2

Scale: 1 inch= 8 feet

File: City of Meridian Water Easement No.2.ndp

Tract 1: 0.0093 Acres (405 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=123 ft.

- 01 n00.2817e 7.5
- 02 s89.3043e 54.04
- 03 s00.2817w 7.5
- 04 n89.3043w 54.04



Exhibit "A"
City of Meridian Water Easement No.3
Description For
Promenade Cottages Subdivision No.1

The following Describes a Twenty foot (20.0') Wide Strip of Land for the Purpose of a Water Easement being a Portion of the Northeast 1/4 Northwest 1/4 of Section 7, Township 3 North., Range.1 East., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 7, Township 3 North, Range 1 East, Boise Meridian; From which, the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of said Section 7 bears, North 88°35'29" East, 2404.77 feet; Thence along the Northerly Boundary Line of said Section 7, North 88°35'29" East, 1378.63 feet to the Centerline Intersection of Northeast 3rd Street; Thence leaving said Northerly Boundary Line, and along the Centerline of Northeast 3rd Street, South 00°28'17" West, 663.71 feet; Thence leaving said Centerline, South 89°30'43" East, 320.81 feet to the **POINT OF BEGINNING:**

Thence, South 84°41'05" East, 50.71 feet;

Thence, South 05°18'55" West, 20.00 feet;

Thence, North 84°41'05" West, 49.01 feet;

Thence, North 00°27'54" East, 20.07 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.02 Acres (997 Sq. Ft.), more or less.



Basis of Bearings
N88°35'29"E 2404.77'

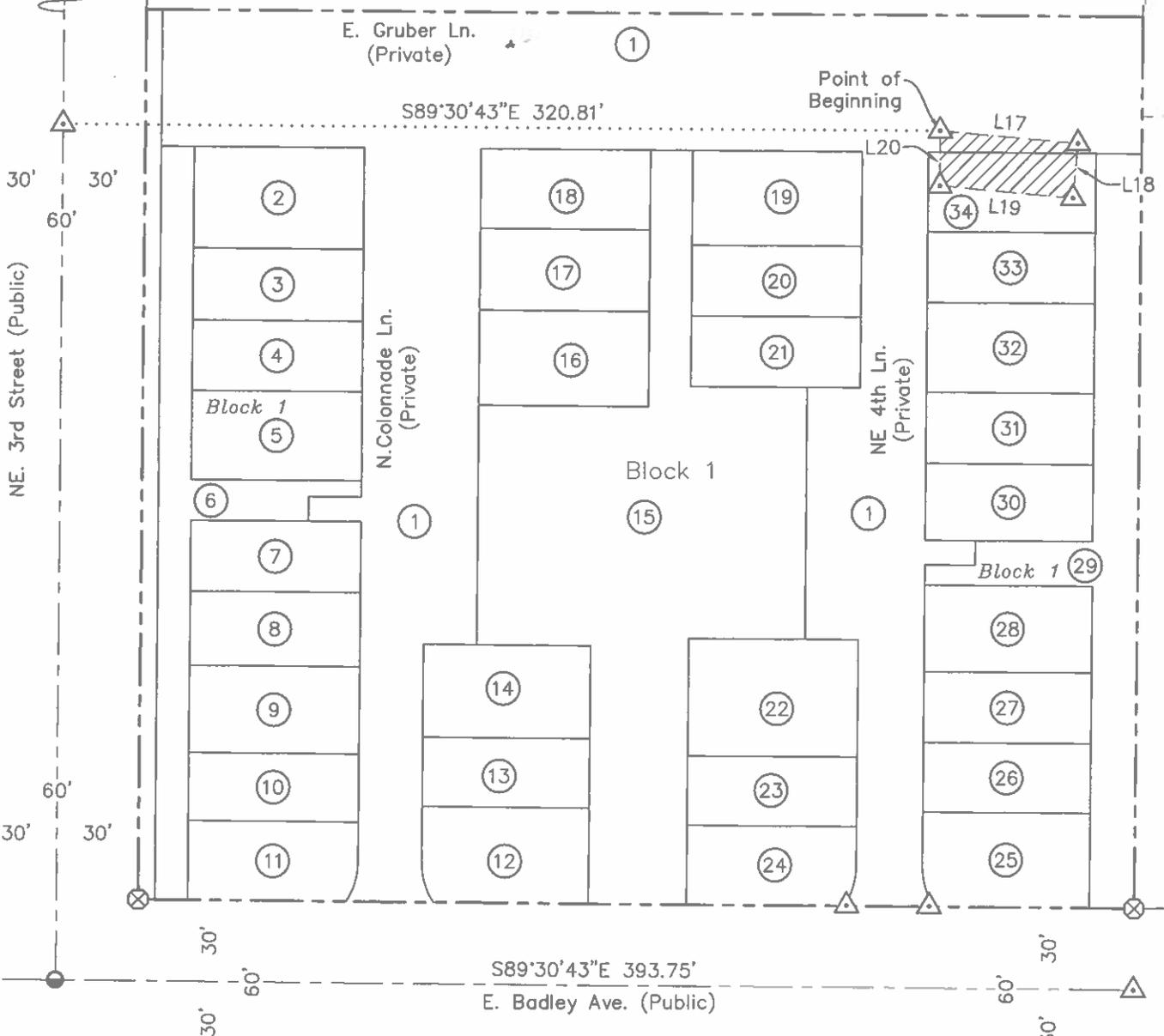
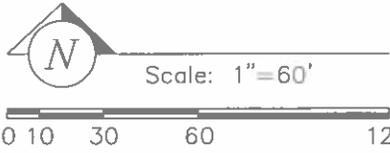
1026.14'

E. Fairview Ave. (Public)

N. Meridian Rd. 71378.63'

S00°28'17"W 663.71'

Line Table		
Line	Bearing	Length
L17	S84°41'05"E	50.71'
L18	S05°18'55"W	20.00'
L19	N84°41'05"W	49.01'
L20	N00°27'54"E	20.07'

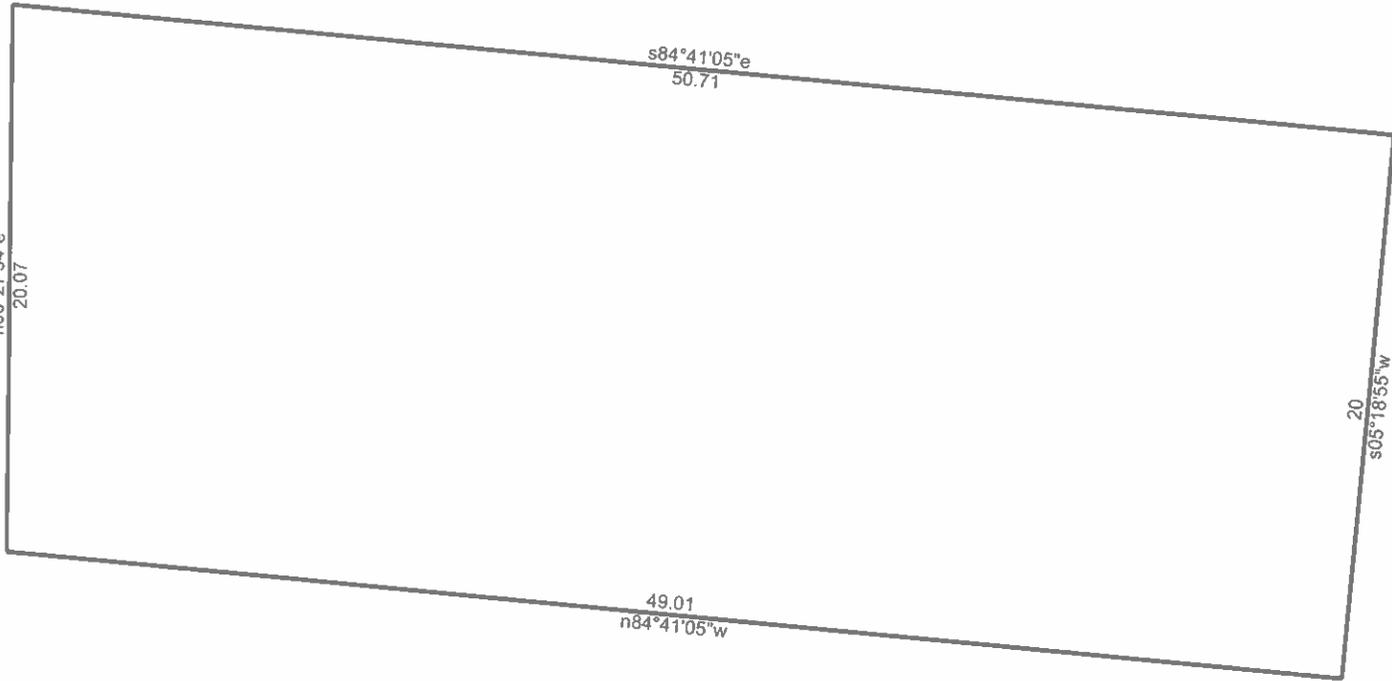


P:\Promenade Cottages Subdivision (21-211-02)\dwg\Plot\Easements\City of Meridian\Water Easement No.3.dwg 2/5/2026 9:18:59 AM

IDAHO SURVEY GROUP, LLC
 9955 W EMERALD ST
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit "B"
 City of Meridian Water Easement No.3
Promenade Cottages Subdivision No.1
 Located in the NE 1/4 NW 1/4 of Section 7,
 T.3N., R.1E., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-211-02
 Sheet No.
1
 Dwg. Date
2/04/2026



City of Meridian Water Easement No.3

2/4/2026

Scale: 1 inch= 7 feet

File:

Tract 1: 0.0229 Acres (997 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/39191), Perimeter=140 ft.

- 01 s84.4105e 50.71
- 02 s05.1855w 20
- 03 n84.4105w 49.01
- 04 n00.2754e 20.07