

**Project Name (Subdivision): Elsinore Daycare
Lots 12 and 13 in Block 2 of Paramount Square
Subdivision**

Water Main Easement Number: ESMT-2023-0175

Identify this Easement by sequential number if Project
contains more than one Water Main easement.
(See Instructions for additional information).

WATER MAIN EASEMENT

THIS Easement Agreement, made this 12th day of December, 2023 between EIG14T PRI ID N MERIDIAN LLC, a Michigan limited liability company (“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 and/or an above-ground hydrant and meter to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines, hydrant and meter 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, hydrants and meters 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, hydrants and meters 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, it's 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.



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713

(208) 385-0636

Fax (208) 385-0696

Project No.: 4858

Date: July 1, 2022

Revised: November 9, 2023

EXHIBIT "A"

DESCRIPTION OF
CITY OF MERIDIAN WATER MAIN EASEMENT
FOR
EIG14T PRI ID N MERIDIAN LLC
(PRIMROSE SCHOOLS)

A parcel of land being a portion of Lots 12 and 13 of Block 2 of Paramount Square Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 109 of Plats at page 15586, said parcel being situated in the SE 1/4 of Section 25, T.4N., R.1W., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

COMMENCING at the Southeast corner of said Section 25, marked by a brass cap; thence along the South line of said Section 25

North 89°27'26" West 743.48 feet to a point on the extended West line of said Lot 13; thence along said extended West line and the West line of said Lot 13

North 00°23'20" East 183.69 feet to the Northwest corner of said Lot 13 which point is the **POINT OF BEGINNING**, marked by an iron pin; thence along the West line of said Lot 12

North 00°23'20" East 15.50 feet to a point; thence at right angles

South 89°36'40" East 24.00 feet to a point; thence

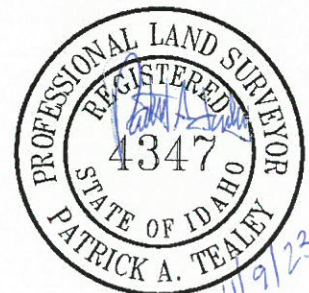
South 32°06'40" East 33.50 feet to a point; thence at right angles

South 57°53'20" West 32.00 feet to a point; thence at right angles

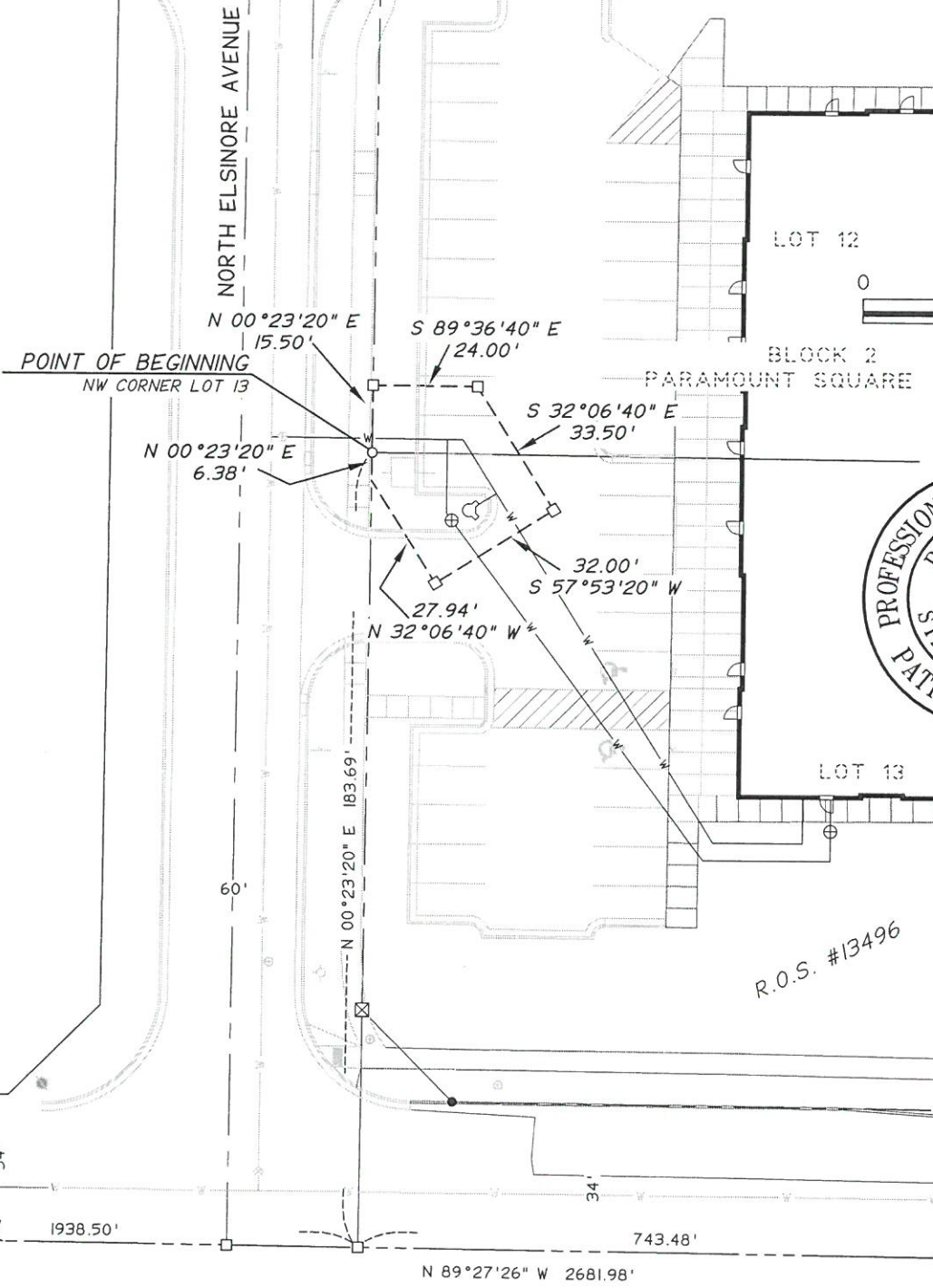
North 32°06'40" West 27.94 feet to a point on said West line of Lot 13; thence along said West line

North 00°23'20" East 6.38 feet to the **POINT OF BEGINNING**

Said Parcel Contains 1245 Square Feet, more or less.



REVISED EXHIBIT "B"
CITY OF MERIDIAN WATER MAIN EASEMENT
FOR EIG14T PRI ID N MERIDIAN LLC
(PRIMROSE SCHOOLS)
 IN LOTS 12 & 13, BLOCK 2, PARAMOUNT SQUARE SUBDIVISION,
 LYING IN THE SE 1/4, SECTION 25, T.4N., R.1W., B.M.,
 MERIDIAN, ADA COUNTY, IDAHO



R.O.S. #13496

N. MERIDIAN ROAD

WEST McMILLAN ROAD

11/9/23 - REVISED WATER EASEMENT

TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150, BOISE, ID 83713
 208-385-0636

