

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 2

Sanitary Sewer & 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 ESMT-2024-0150

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 6th day of November 20 24 between
Hubble Homes, 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.

T O HAVE AND T O 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.

Version 01/01/2024

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 11-6-2024

Attest by Chris Johnson, City Clerk 11-6-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 11-6-2024 (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 3-28-2028
My Commission Expires: _____

October 10, 2024
Prescott Ridge Subdivision No. 2
Project No. 21-221
City of Meridian Sewer and Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Sewer and Water Easement being situated in the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 28, which bears N00°43'55"E a distance of 2,635.29 feet from a 5/8-inch rebar marking the Center 1/4 corner of said Section 28, thence following the westerly line of said Northeast 1/4, S00°43'55"W a distance of 1,649.50 feet;
Thence leaving said westerly line, S89°16'05"E a distance of 31.04 feet to **POINT OF BEGINNING 1.**

Thence S50°07'54"E a distance of 47.00 feet to a point hereinafter referred to as PONT "A";
Thence S39°52'06"W a distance of 25.00 feet;
Thence N50°07'54"W a distance of 47.00 feet;
Thence N39°52'06"E a distance of 25.00 feet to **POINT OF BEGINNING 1.**

Said description contains 1,175 square feet, more or less.

TOGETHER WITH

Commencing at the point previously referred to as POINT "A", thence S78°05'25"E a distance of 296.06 feet to **POINT OF BEGINNING 2.**

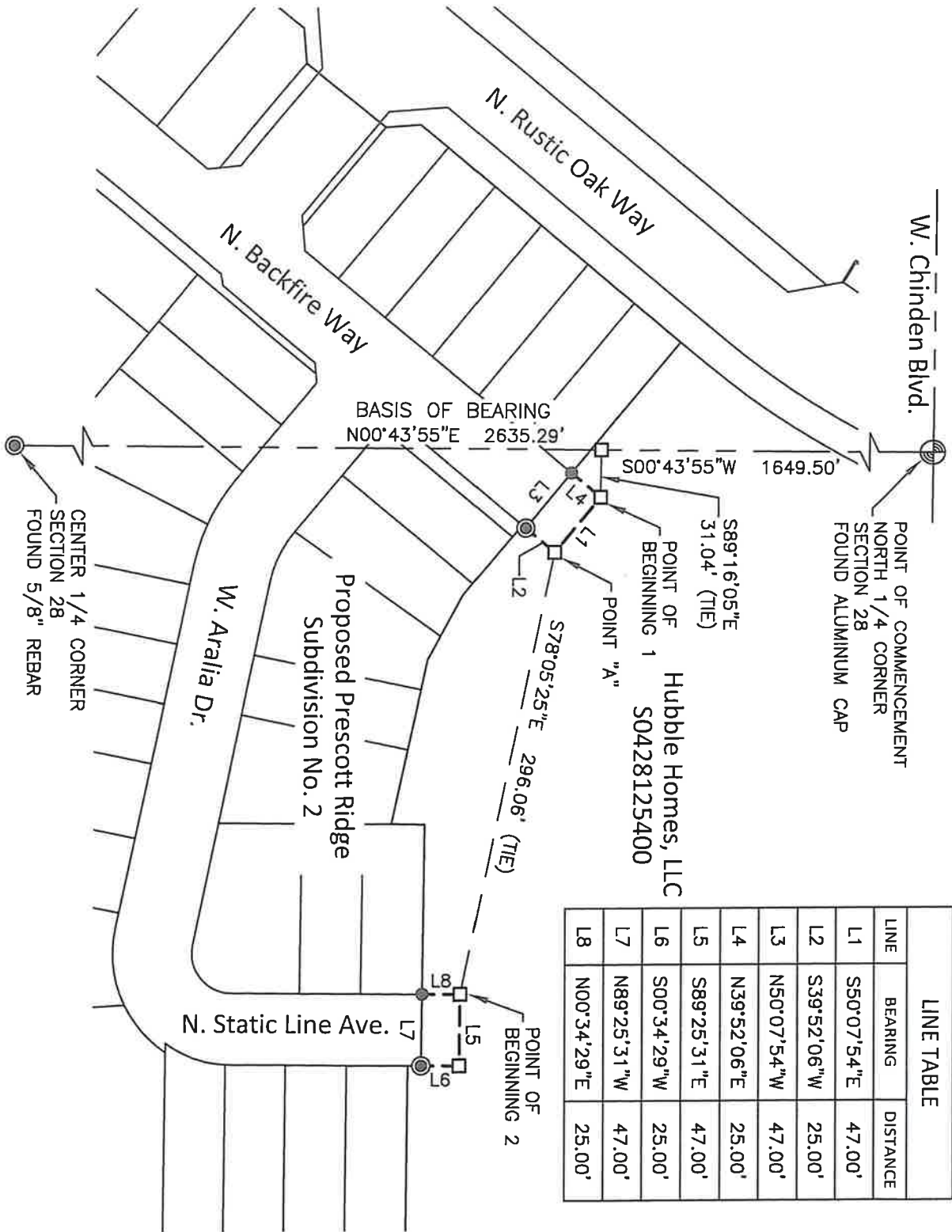
Thence S89°25'31"E a distance of 47.00 feet;
Thence S00°34'29"W a distance of 25.00 feet;
Thence N89°25'31"W a distance of 47.00 feet;
Thence N00°34'29"E a distance of 25.00 feet to **POINT OF BEGINNING 2.**

Said description contains 1,175 square feet, more or less.

Said descriptions contain a total of 2,350 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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





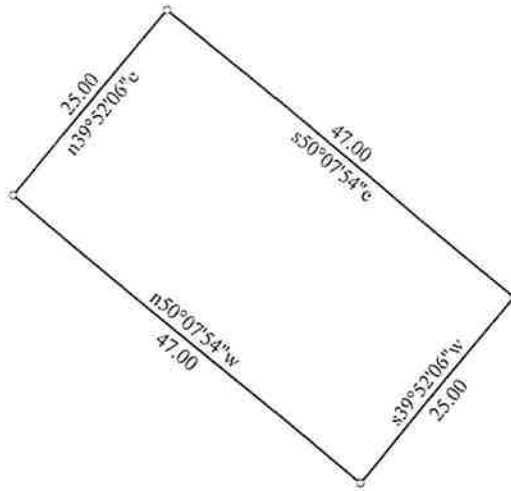
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°07'54"E	47.00'
L2	S39°52'06"W	25.00'
L3	N50°07'54"W	47.00'
L4	N39°52'06"E	25.00'
L5	S89°25'31"E	47.00'
L6	S00°34'29"W	25.00'
L7	N89°25'31"W	47.00'
L8	N00°34'29"E	25.00'

Exhibit B - City of Meridian Sewer and Water Easement
Prescott Ridge Subdivision No. 2

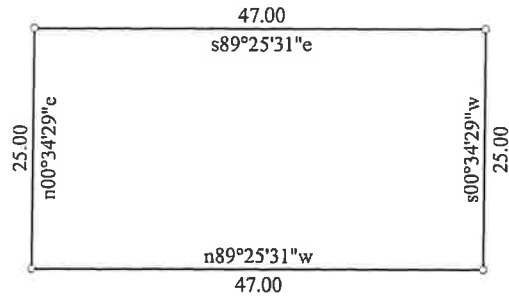
Situated in the Southwest 1/4 of the Northeast 1/4 of Section 28,
T.4N., R.1W., B.M., City of Meridian, Ada County, ID

SHEET:
1 OF 1

DATE: October 2024
PROJECT: 21-221



Title: POB 1		Date: 10-10-2024
Scale: 1 inch = 20 feet	File:	
Tract 1: 0.027 Acres: 1175 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 144 Feet		
001=s50.0754e 47.00	003=n50.0754w 47.00	
002=s39.5206w 25.00	004=n39.5206e 25.00	



Title:POB 2		Date: 10-10-2024
Scale: 1 inch = 20 feet	File:	
Tract 1: 0.027 Acres: 1175 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 144 Feet		
001=s89.2531e 47.00	003=n89.2531w 47.00	
002=s00.3429w 25.00	004=n00.3429e 25.00	