

ESMT-2022-0192 Prescott Ridge Subdivision No. 1

**SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement, made this 12th day of July 2022 between **Providence Properties, 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.

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.



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 7-12-2022

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 7-12-2022

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

This record was acknowledged before me on 7-12-2022 (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 Signature  
My Commission Expires: 3-28-2028

June 14, 2022  
Project No. 21-099  
Prescott Ridge Subdivision No. 1  
City of Meridian Water and Sewer Easement  
Legal Description

**Exhibit A**

A parcel of land for a City of Meridian Water and Sewer easement being a portion of Lot 18 Block 1, Peregrine Heights Subdivision (Book 68 of Plats at Page 7026-7027, records of Ada County, Idaho) and also situated in the East 1/2 of the Northwest 1/4 of Section 28, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an iron pipe marking the Center 1/4 corner of said Section 28, which bears S00°43'55"W a distance of 2,635.29 feet from an aluminum cap marking the North 1/4 corner of said Section 28;  
Thence following the easterly line of said Northwest 1/4 of Section 28, N00°43'55"W a distance of 726.80 feet;  
Thence leaving said easterly line, N89°16'05"W a distance of 123.63 feet to the **POINT OF BEGINNING**.










Thence S39°52'06"W a distance of 582.29 feet;  
Thence S21°26'40"W a distance of 57.63 feet;  
Thence S00°48'35"W a distance of 85.15 feet;  
Thence S89°25'31"E a distance of 5.96 feet;  
Thence S00°34'29"W a distance of 23.50 feet;  
Thence N89°25'31"W a distance of 91.00 feet;  
Thence N00°34'29"E a distance of 47.00 feet;  
Thence S89°25'31"E a distance of 14.30 feet;  
Thence S00°34'29"W a distance of 23.50 feet;  
Thence S89°25'31"E a distance of 50.74 feet;  
Thence N00°48'35"E a distance of 88.87 feet;  
Thence N21°26'40"E a distance of 64.51 feet;  
Thence N39°52'06"E a distance of 562.03 feet;  
Thence N50°07'54"W a distance of 118.52 feet;  
Thence N39°14'42"E a distance of 23.50 feet;  
Thence S50°07'54"E a distance of 138.78 feet to the **POINT OF BEGINNING**.

Said descriptions contain 19,903 square feet (0.457 Acres), more or less, and subject to any existing easements and/or rights-of-way of record or implied.

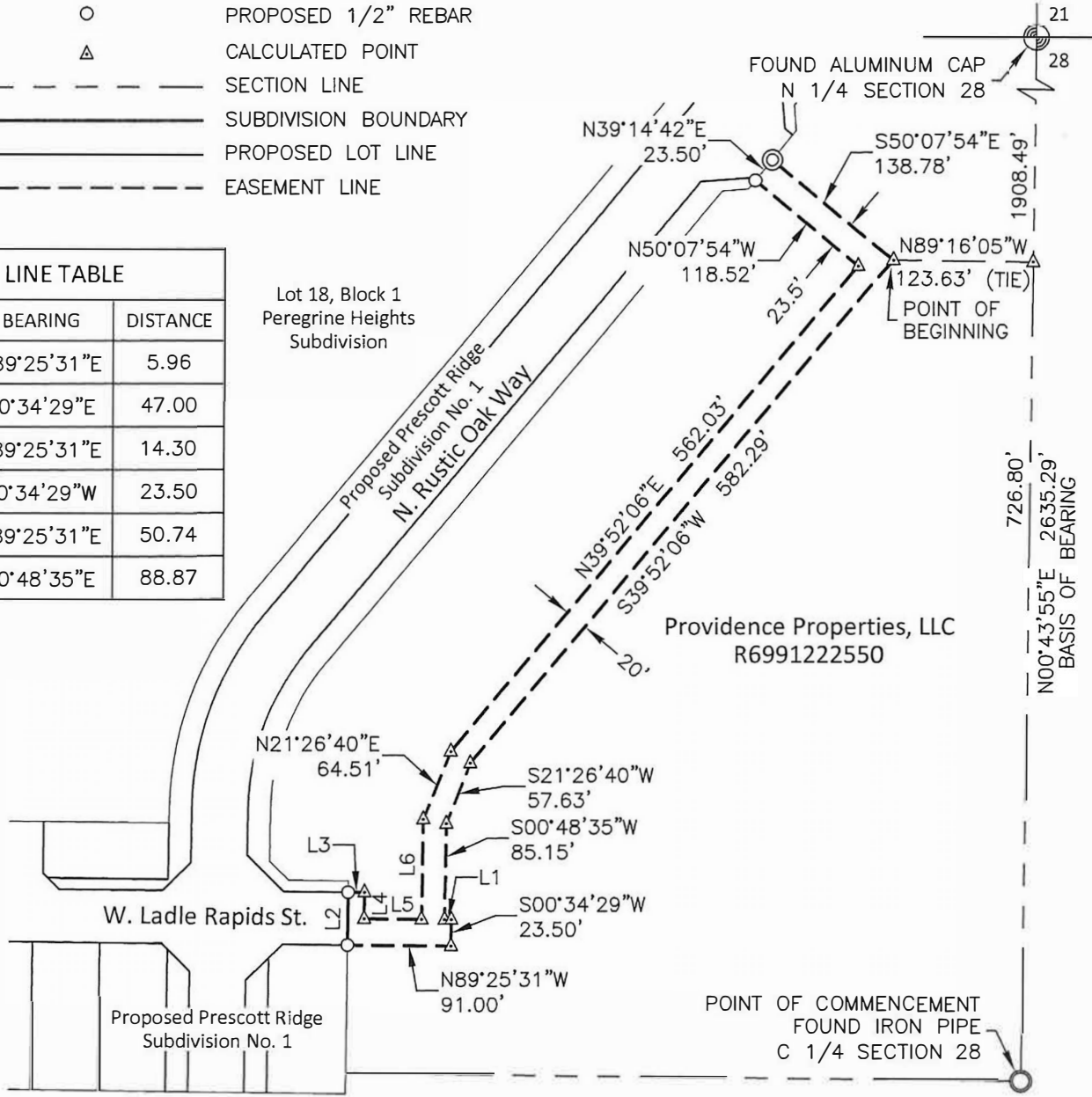
Attached hereto is **Exhibit B** and by this reference is hereby made a part of.



# LEGEND

-  FOUND ALUMINUM CAP
-  FOUND IRON PIPE
-  PROPOSED 5/8" REBAR
-  PROPOSED 1/2" REBAR
-  CALCULATED POINT
-  SECTION LINE
-  SUBDIVISION BOUNDARY
-  PROPOSED LOT LINE
-  EASEMENT LINE

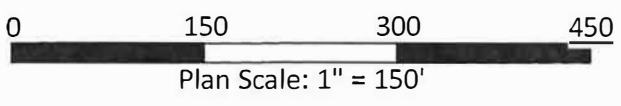
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°25'31"E	5.96
L2	N0°34'29"E	47.00
L3	S89°25'31"E	14.30
L4	S0°34'29"W	23.50
L5	S89°25'31"E	50.74
L6	N0°48'35"E	88.87



P:\21-099\CAD\SURVEY\EXHIBITS\21-099 MERIDIAN WATER AND SEWER EASEMENT.DWG, AARON BALLARD, 6/14/2022, \\KMEB01DC1\TOSHIBA E-STUDIO907, ---



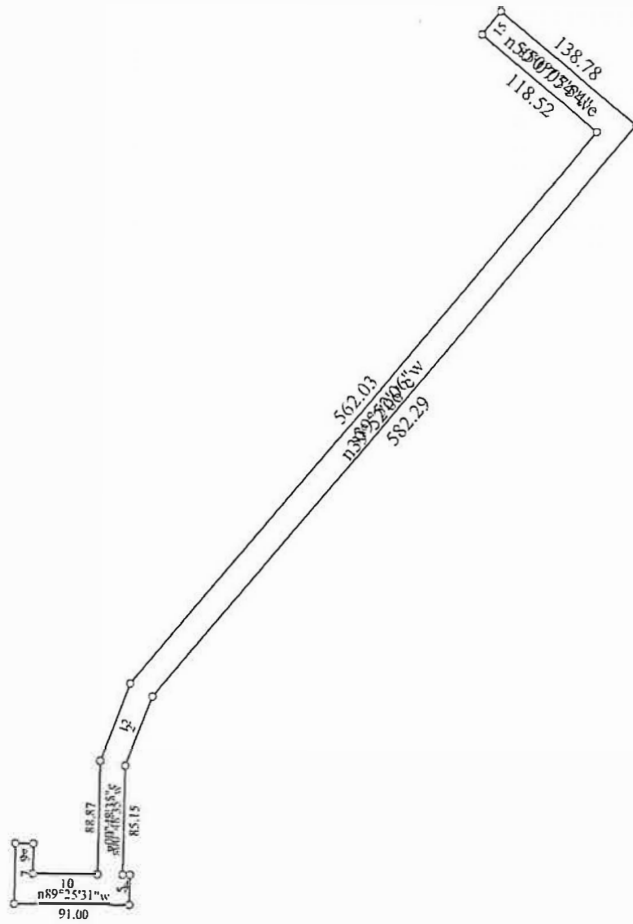
**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com



## Exhibit B - City of Meridian Water and Sewer Easement Prescott Ridge Subdivision No. 1

DATE: Ju re 2022  
PROJECT: 21-099  
SHEET:  
1 OF 1

A parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 28, T4N, R1W, B.M., City of Meridian, Ada County, Idaho



Title:		Date: 06-14-2022
Scale: 1 inch = 150 feet	File:	
Tract 1: 0.457 Acres: 19903 Sq Feet: Closure = n05.3818e 0.01 Feet: Precision = 1/144229: Perimeter = 1977 Feet		
001=s39.5206w 582.29	007=n00.3429e 47.00	013=n39.5206e 562.03
002=s21.2640w 57.63	008=s89.2531e 14.30	014=n50.0754w 118.52
003=s00.4835w 85.15	009=s00.3429w 23.50	015=n39.1442e 23.50
004=s89.2531e 5.96	010=s89.2531e 50.74	016=s50.0754e 138.78
005=s00.3429w 23.50	011=n00.4835e 88.87	
006=n89.2531w 91.00	012=n21.2640e 64.51	