Project Name or Subdi	vision Name:
Prairiefire Subdivision	1
	Number: 4 at number if the project contains more than one tions/checklist for additional information.
For Internal Use Only Record Number:	ESMT-2025-0007

WATER MAIN EASEMENT

THIS Easement Agreement made this 4th				
Hubble Homes LLC	("G	rantor") and t	he 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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR: Hubble Homes LLC

STATE OF IDAHO)

ss

County of Ada

This record was acknowledged before me on 1-21-205 (date) by Austra Edward S (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of 1/206/2 1/2070-5, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Authorized Agent (type of authority such as officer or trustee)

Notary Stamp Below

Notary Signature

My Commission Expires: 2-14-2025

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor 2-4-2025	
Attest by Chris Johnson, City Clerk 2-4-2025	
STATE OF IDAHO,) : ss. County of Ada)	
This record was acknowledged before	me on 2-4-2025 (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
ы	Notary Signature My Commission Expires:



EXHIBIT A

9939 W Emerald St Boise, ID 83704

Phone: (208) 846-8570

Prairiefire Subdivision City of Meridian Water Easement Boundary Description

Project Number 23-218 January 17, 2025

An easement situated in Lot 11, Block 1, Prairiefire Subdivision (Book 129 of Plats at Pages 20914 through 20916, records of Ada County, Idaho) in the southeast quarter of the southeast quarter of Section 31, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of Section 31, Township 4 North, Range 1 East, Boise Meridian, which bears S00°31'11"W, 2659.04 feet from the east quarter-section corner; Thence N00°31'11"E, 1109.08 feet along the east line of the southeast quarter of the southeast quarter of Section 31;

Thence N89°46'17"W, 39.00 feet to the west right-of-way line of N. Locust Grove Rd. and the northeast corner of the existing water easement (Instrument Number 2024-032470, records of Ada County, Idaho);

Thence S00°31'11"W, 20.00 feet along the boundary of the existing water easement on west right-of-way line of N. Locust Grove Rd.;

Thence N89°46'17"W, 167.76 feet along the boundary of the existing water easement to the POINT OF BEGINNING:

Thence continuing N89°46'17"W, 1.00 feet;

Thence N00°31'11"E, 104.43 feet parallel with and 1.00 feet from the boundary of the existing water easement;

Thence N89°46'06"W, 4.00 feet parallel with and 1.00 feet from the boundary of the existing water easement to the easterly right-of-way line of the E. Prairiefire St. cul-desac;

Thence 1.00 feet on a non-tangent curve to the left, having a radius of 55.00 feet, a central angle of 1°02'30", a chord bearing of N00°14'20"E, and a chord length of 1.00 feet, along the easterly right-of-way line of the E. Prairiefire St. cul-de-sac to the boundary of the existing water easement;

Thence S89°46'06"E, 5.00 feet along the boundary of the existing water easement;

Thence S00°31'11"W, 105.43 feet along the boundary of the existing water easement to the POINT OF BEGINNING.

The above-described easement contains 109 square feet, more or less.

