

Project Name or Subdivision Name:

Prairiefire Subdivision

Water Main Easement Number: 4

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-2025-0007

WATER MAIN EASEMENT

THIS Easement Agreement made this 4th day of February 20 25 between
Hubble Homes 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

Robert E. Simison, Mayor 2-4-2025

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

Notary Stamp Below

My Commission Expires:



**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-de-sac;

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.



