Project Name or Subdivision Name:	
Prescott Ridge Subdivision No. 5	
Sanitary Sewer & Water Main Easement Numb Identify this Easement by sequential number if the project contains mo this type. See instructions/checklist for additional information.	1 Der: ore than one easement of
For Internal Use Only Record Number:	

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 3rd	day of Jun	ie ₂₀ 25	between
Hubble Homes, LLC		and the City of Me	ridian, 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.

TOHAVE AND TOHOLD, 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.

Author Echwards	
STATE OF IDAHO)	
) ss	
County of Ada)	
This record was acknowledged before me on 5/19/25 (date) by	7
Austin Edwards (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 Hubble Homes, 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	

PENNY SMITH NOTARY PUBLIC - STATE OF IDAHO COMMISSION NUMBER 23655

MY COMMISSION EXPIRES 2-16-2031

GRANTOR: Hubble Homes, LLC Austin Edwards, Authorized Agent

Notary Signature

My Commission Expires: 2-16.

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor 6-3-2025	
Attest by Chris Johnson, City Clerk 6-3-2025	
STATE OF IDAHO,) : ss. County of Ada)	
This record was acknowledged before n	ne on (date) by Robert E. Simison y of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
	Notary Signature
	My Commission Expires:



May 16, 2025
Prescott Ridge Subdivision No. 5
Project No. 24-188
Legal Description
City of Meridian Water and Sewer Easement

Exhibit A

A parcel of land for a City of Meridian Water and Sewer Easement situated in a portion of Lot 18, Block 1 of Peregrine Heights Subdivision (Book 68 of Plats at Pages 7026-7027, records of Ada County, Idaho) and further 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, and 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 easterly line of said Northwest 1/4 of Section 28, S00°43′55″W a distance of 1,119.91 feet; Thence leaving said easterly line, N89°16′05″W a distance of 26.10 feet to a point on the subdivision boundary of Prescott Ridge Subdivision No. 1 (Book 127 of Plats at Pages 20528-20534, records of Ada County, Idaho) and being the **POINT OF BEGINNING**.

Thence following said subdivision boundary, S00°34′29″W a distance of 50.01 feet;

Thence leaving said subdivision boundary, 125.05 feet along the arc of a curve to the right, said curve having a radius of 525.00 feet, a delta angle of 13°38′49″, a chord bearing of N83°22′31″W and a chord distance of 124.75 feet;

Thence N76°33'07"W a distance of 48.31 feet;

Thence 115.04 feet along the arc of a curve to the left, said curve having a radius of 479.67 feet, a delta angle of 13°44′30″, a chord bearing of N83°27′09″W and a chord distance of 114.77 feet;

Thence N89°25'31"W a distance of 63.30 feet;

Thence 26.70 feet along the arc of a curve to the left, said curve having a radius of 17.00 feet, a delta angle of 90°00′00″, a chord bearing of S45°34′29″W and a chord distance of 24.04 feet;

Thence S00°34'29"W a distance of 146.50 feet;

Thence S89°25'31"E a distance of 6.50 feet;

Thence S00°34'29"W a distance of 20.00 feet;

Thence N89°25'31"W a distance of 6.50 feet;

Thence S00°34'29"W a distance of 63.05 feet to a point on the subdivision boundary of Prescott Ridge Subdivision No. 3;

Thence following said subdivision boundary, N89°25′31"W a distance of 10.00 feet;

Thence leaving said subdivision boundary, N00°34′29″E a distance of 48.00 feet;

Thence N89°25'31"W a distance of 30.00 feet;

Thence S00°34′29″W a distance of 48.00 feet to a point on said subdivision boundary of Prescott Ridge Subdivision No. 3;

Thence following said subdivision boundary, N89°25'31"W a distance of 10.00 feet;

Thence leaving said subdivision boundary, N00°34′29″E a distance of 229.55 feet;

Thence 105.24 feet along the arc of a curve to the right, said curve having a radius of 67.00 feet, a delta angle of 90°00′00″, a chord bearing of N45°34′29″E and a chord distance of 94.75 feet;

Thence S89°25'31"E a distance of 62.91 feet;

Thence 94.86 feet along the arc of a curve to the right, said curve having a radius of 529.67 feet, a delta angle of 10°15′42″, a chord bearing of S85°08′57″E and a chord distance of 94.74 feet;

Thence N11°03'49"E a distance of 9.07 feet;

Thence S78°56'11"E a distance of 20.00 feet;

Thence S11°03'49"W a distance of 9.07 feet;

Thence 11.77 feet along the arc of a curve to the right, said curve having a radius of 529.67 feet, a delta angle of 01°16′23″, a chord bearing of S77°13′05″E and a chord distance of 11.77 feet;

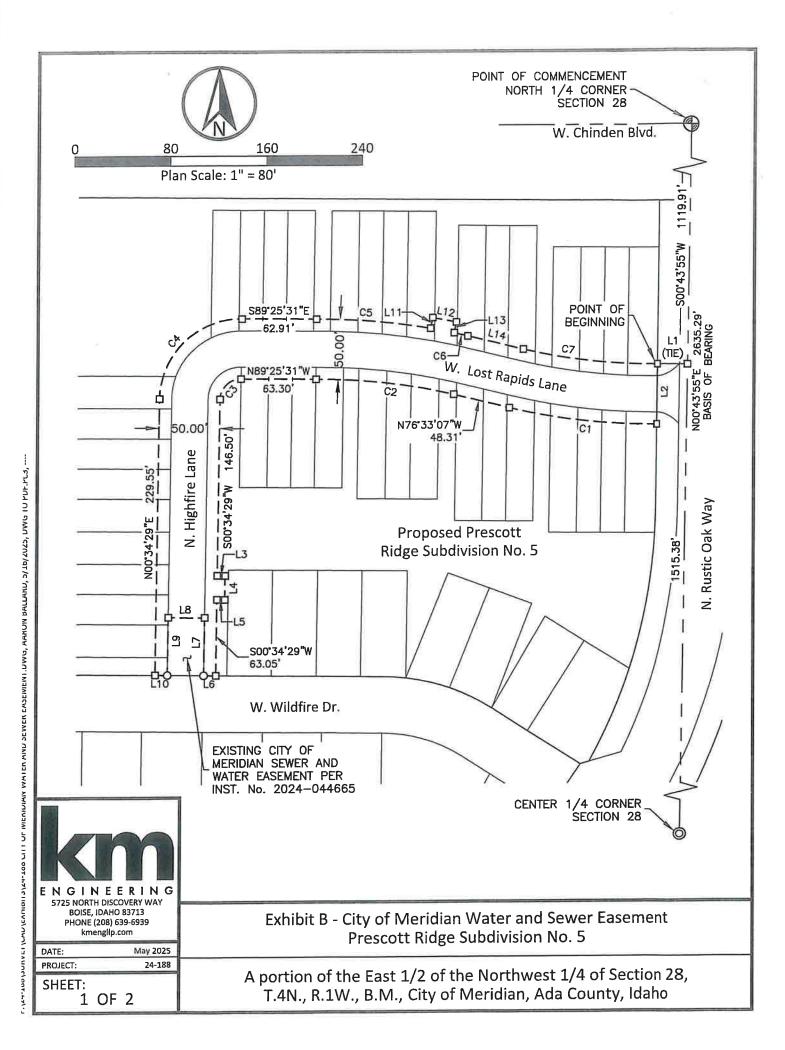
Thence S76°33'07"E a distance of 48.33 feet;

Thence 113.81 feet along the arc of a curve to the left, said curve having a radius of 475.00 feet, a delta angle of 13°43′42″, a chord bearing of S83°24′58″E and a chord distance of 113.54 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.717 acres (31,231 square feet), more or less, and is 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 hereof.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89'16'05"W	26.10'
L2	S00'34'29"W	50.01
L3	S89°25'31"E	6.50'
L4	S00'34'29"W	20.00
L5	N89*25'31"W	6.50'
L6	N89'25'31"W	10.00'
L7	N00'34'29"E	48.00'

	LINE TABLE		
LINE	BEARING	DISTANCE	
L8	N89°25'31"W	30.00'	
L9	S00'34'29"W	48.00'	
L10	N89°25'31"W	10.00'	
L11	N11'03'49"E	9.07'	
L12	S78°56'11"E	20.00'	
L13	S11°03'49"W	9.07'	
L14	S76'33'07"E	48.33'	



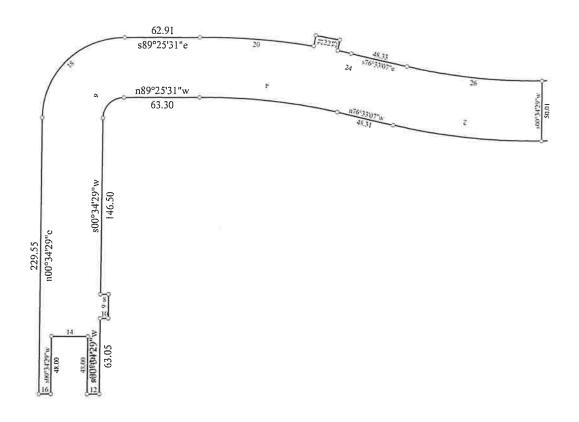
DATE: May 2025
PROJECT: 24-188

SHEET:

2 OF 2

Exhibit B - City of Meridian Water and Sewer Easement Prescott Ridge Subdivision No. 5

A portion of the East 1/2 of the Northwest 1/4 of Section 28, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho



Title:		Date: 05-16-2025
Scale: 1 inch = 80 feet	File:	
Tract 1: 0.717 Acres: 31231 Sq Fe	tet: Closure = n76.2606e 0.01 Feet: Precision =	1/110601: Perimeter = 1522 Feet
001=s00.3429w 50.01 002: Rr. R=525.00. Delta=13.3849 Bng=n83.2231w. Chd=124.75 003=n76.3307w 48.31 004: Lr. R=479.67. Delta=13.4430 Bng=n83.2709w. Chd=14.77 005=n89.2531w 63.30 006: Lr. R=17.00. Delta=90.0000 Bng=s45.3429w. Chd=24.04 007=s00.3429w 146.50	010=n89.2531w 6.50 011=s00.3429w 63.05 012=n89.2531w 10.00 013=n00.3429e 48.00 014=n89.2531w 30.00 015=s00.3429w 48.00 016=n89.2531w 10.00	019=s89.2531e 62.91 020: Rt. R=529.67. Delta=10.1542 Bng=s85.0857e, Chd=94.74 021=n11.0349e 9.07 022=s78.5611e 20.00 023=s11.0349w 9.07 024: Rt. R=529.67. Delta=01.1623 Bng=s77.1305e, Chd=11.77 025=s76.3307e 48.33
008=s89.2531e 6.50 009=s00.3429w 20.00	017=n00.3429e 229.55 018: Rt. R=67.00, Delta=90.0000 Bnc=n45.3429e, Chtd=94.75	026: Lt. R=475.00. Delta=13.4342 Bng=s83,2458e, Chd=113.54