

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 5

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

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 3rd day of June 2025 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.

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.

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 me on 6-3-2025 (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

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 $10^{\circ}15'42''$, a chord bearing of $S85^{\circ}08'57''E$ and a chord distance of 94.74 feet;
Thence $N11^{\circ}03'49''E$ a distance of 9.07 feet;
Thence $S78^{\circ}56'11''E$ a distance of 20.00 feet;
Thence $S11^{\circ}03'49''W$ 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 $01^{\circ}16'23''$, a chord bearing of $S77^{\circ}13'05''E$ and a chord distance of 11.77 feet;
Thence $S76^{\circ}33'07''E$ 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 $13^{\circ}43'42''$, a chord bearing of $S83^{\circ}24'58''E$ 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.



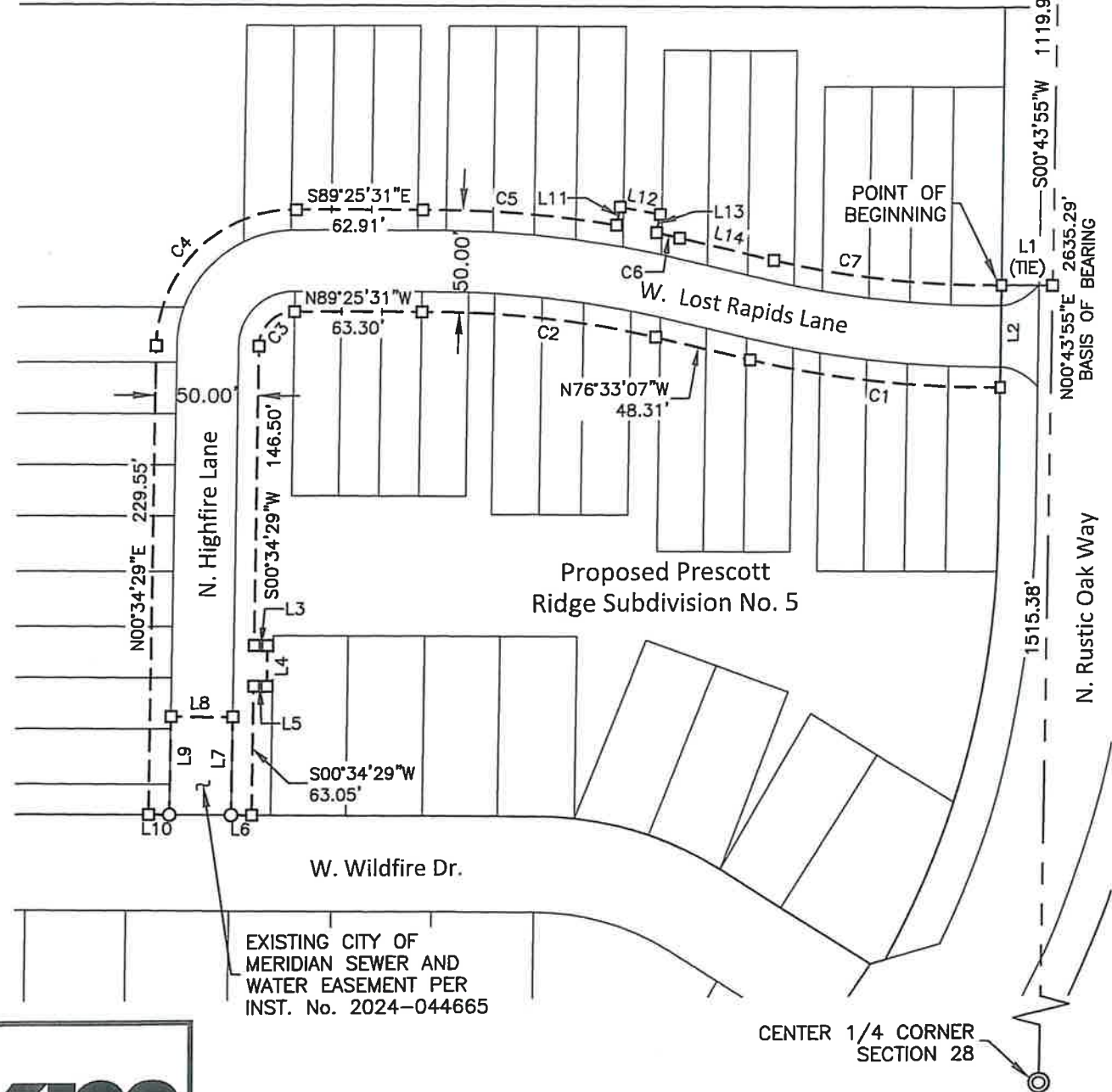


0 80 160 240

Plan Scale: 1" = 80'

POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 28

W. Chinden Blvd.



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

DATE: May 2025

PROJECT: 24-188

SHEET:
1 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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	525.00'	125.05'	13°38'49"	N83°22'31"W	124.75'
C2	479.67'	115.04'	13°44'30"	N83°27'09"W	114.77'
C3	17.00'	26.70'	90°00'00"	S45°34'29"W	24.04'
C4	67.00'	105.24'	90°00'00"	N45°34'29"E	94.75'
C5	529.67'	94.86'	10°15'42"	S85°08'57"E	94.74'
C6	529.67'	11.77'	1°16'23"	S77°13'05"E	11.77'
C7	475.00'	113.81'	13°43'42"	S83°24'58"E	113.54'

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

