

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 3

Sanitary Sewer & Water Main Easement Number: 2  
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 ESMT-2025-0095  
Record Number: \_\_\_\_\_

### **SANITARY SEWER EASEMENT**

THIS Easement Agreement made this 19th day of August 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 right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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.

Version 01/01/2024

GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 8-19-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 8-19-2025

STATE OF IDAHO, )

; ss.

County of Ada )

This record was acknowledged before me on 8-19-2025 (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: \_\_\_\_\_

August 5, 2025  
Prescott Ridge Subdivision No. 3  
Project No. 22-108  
City of Meridian Sewer Easement  
Legal Description

**Exhibit A**

A parcel of land for a City of Meridian Sewer Easement being the northerly 5-feet of Lot 26, Block 2 and the southerly 15-feet of Lot 27, Block 2 of Prescott Ridge Subdivision No. 3 (Book 130 of Plats at Pages 21535-21540, records of Ada County, Idaho) and further situated in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Southwest Corner of Lot 23, Block 2 of said Prescott Ridge Subdivision No. 3, which bears S00°52'17"W a distance of 313.81 feet from a 5/8-inch rebar marking the Northwest corner of said Lot 27, Block 2, thence following the subdivision boundary of said Prescott Ridge Subdivision No. 3, N00°52'17"E a distance of 195.00 feet to the **POINT OF BEGINNING**.

Thence following said subdivision boundary, N00°52'17"E a distance of 20.00 feet;

Thence leaving said subdivision boundary, S89°25'31"E a distance of 124.46 feet to the westerly right-of-way of N. Arctic Point Ave.;

Thence following said westerly right-of-way, 21.84 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a delta angle of 25°01'25", a chord bearing of S23°10'39"W and a chord distance of 21.66 feet;

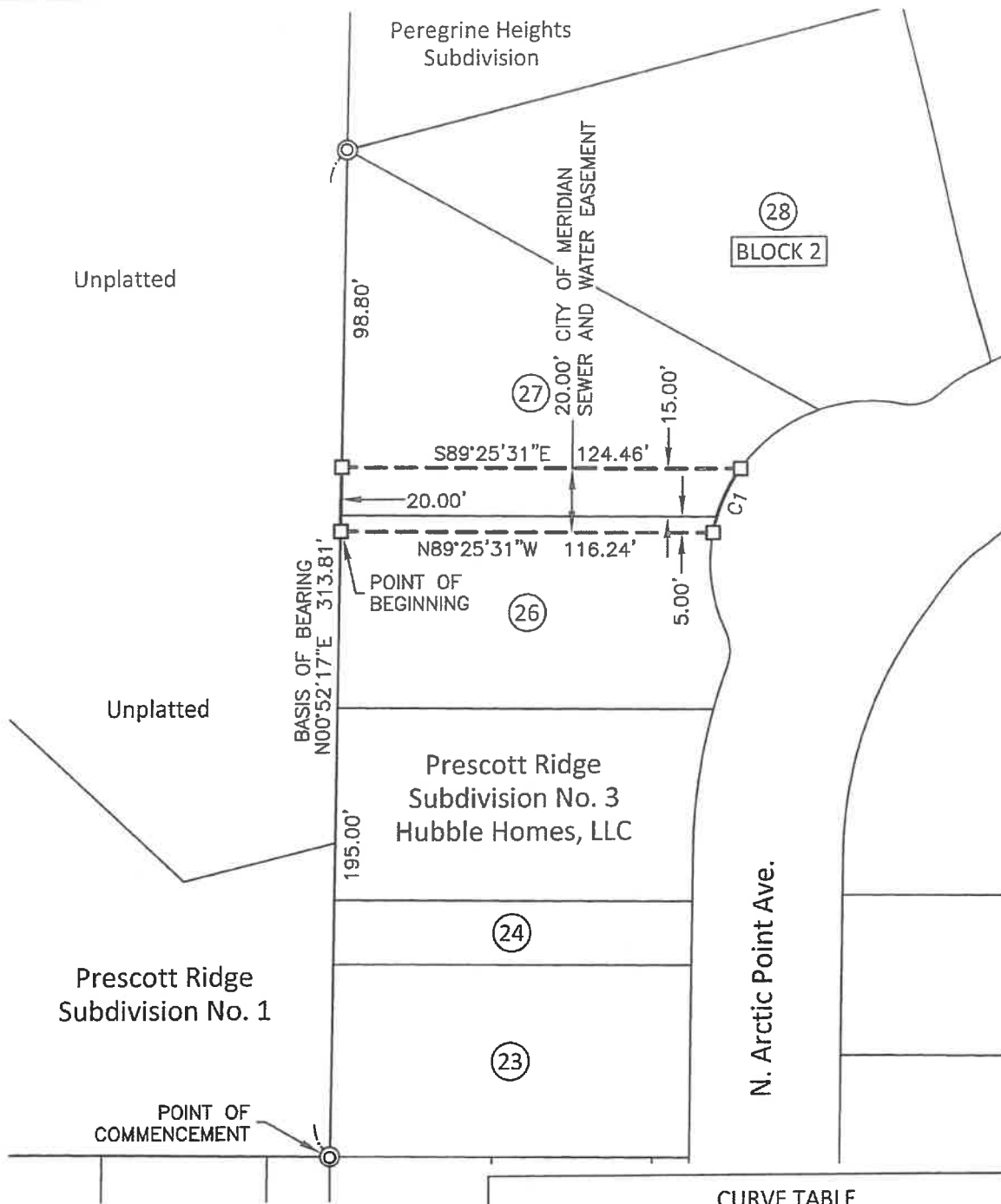
Thence leaving said westerly right-of-way, N89°25'31"W a distance of 116.24 feet to the **POINT OF BEGINNING**.

Said parcel contains 2,390 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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



P:\22-108\CAD\SURVE\EXHIBITS\250804 MERIDIAN SEWER AND WATER EASEMENT LOT 26 AND 27, BLOCK 2 22-108.DWG, AARON BALLARD, 8/4/2025, ESTUD10907.PC3, ----



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	21.84'	25°01'25"	S23°10'39"W	21.66'



0 50 100 150

Plan Scale: 1" = 50'

**km**

ENGINEERING

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

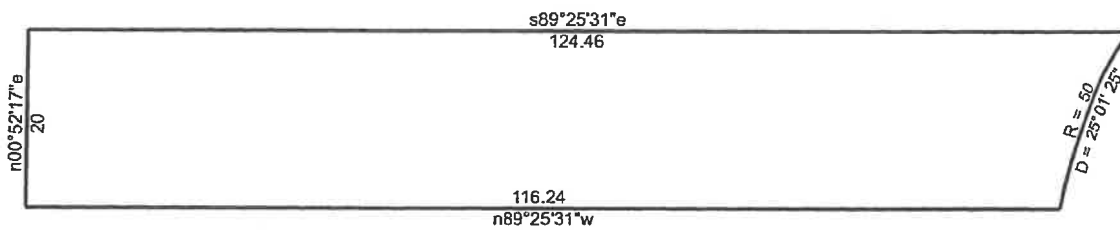
DATE: August 2025

PROJECT: 22-108

SHEET:  
1 OF 1

Exhibit B - City of Meridian Sewer and Water Easement  
Prescott Ridge Subdivision No. 3

A portion of Lot 26 and 27, Block 2 of Prescott Ridge Subdivision No. 3,  
SE 1/4 of NW 1/4, T4N., R1W., B.M., City of Meridian, Ada County, Idaho



8/4/2025

Scale: 1 inch= 20 feet

File:

Tract 1: 0.0549 Acres (2390 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/99431), Perimeter=283 ft.

01 n00.5217e 20

02 s89.2531e 124.46

03 Lt, r=50.00, delta=025.0125, chord=s23.1039w 21.66

04 n89.2531w 116.24