

ESMT-2022-0242 Prescott Ridge Subdivision No. 1
Sanitary Sewer and Water Main Easement No. 2

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 27th day of September, 2022 between
West Valley Medical Center, Inc. (“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, it's 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 9-27-2022

Attest by Chris Johnson, City Clerk 9-27-2022

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

This record was acknowledged before me on 9-27-2022 (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 Signature _____
My Commission Expires: 3-28-2028



August 22, 2022
Project No. 21-099
Prescott Ridge Subdivision No. 1
City of Meridian Sewer and Water Easement (N. Rustic Oak Way)
Legal Description

Exhibit A

Parcels of land for a sewer and water easement being a portion of Lots 18 & 19, Block 1, of Peregrine Heights Subdivision (Book 68 of Plats at Page 7026-7027, records of Ada County, Idaho) and further situated in the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 28, which bears S89°27'17"E a distance of 2,609.40 feet from an aluminum cap marking the Northwest corner of said Section 28, thence following the northerly line of said Northeast 1/4 of the Northwest 1/4, N89°27'17"W a distance of 31.66 feet; thence leaving said northerly line, S00°43'55"W a distance of 164.65 feet to **POINT OF BEGINNING 1.**

Thence S89°16'05"E a distance of 26.66 feet to the westerly right-of-way line of North Rustic Oak Way;
Thence following said westerly right-of-way line, S00°43'55"W a distance of 30.00 feet;
Thence leaving said westerly right-of-way line, N89°16'05"W a distance of 26.58 feet to a point hereinafter referred to as Point "A";
Thence N00°34'25"E a distance of 30.00 feet to the **POINT OF BEGINNING 1.**

Said parcel contains 799 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "A", thence S00°35'20"W a distance of 289.26 feet to **POINT OF BEGINNING 2.**

Thence S89°16'05"E a distance of 25.85 feet to said westerly right-of-way line of North Rustic Oak Way;
Thence following said westerly right-of-way line, S00°43'55"W a distance of 30.00 feet;
Thence leaving said westerly right-of-way line, N89°16'05"W a distance of 25.77 feet to a point hereinafter referred to as Point "B";
Thence N00°34'25"E a distance of 30.00 feet to **POINT OF BEGINNING 2.**

Said parcel contains 774 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "B", thence S01°33'36"W a distance of 377.24 feet to **POINT OF BEGINNING 3.**

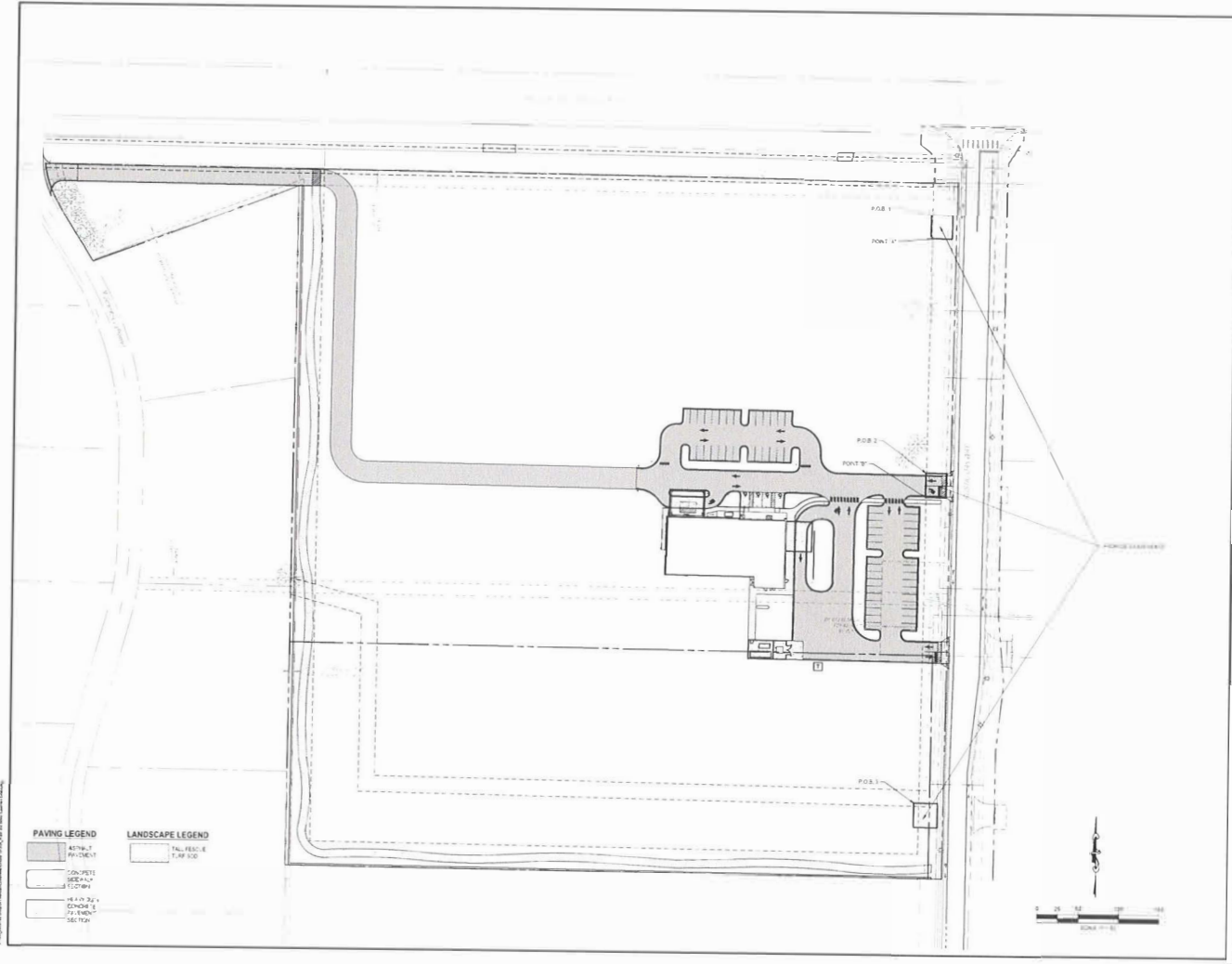
Thence S89°25'31"E a distance of 29.50 feet to said westerly right-of-way line of North Rustic Oak Way;
Thence following said westerly right-of-way line, S00°34'29"W a distance of 30.00 feet;
Thence leaving said westerly right-of-way line, N89°25'31"W a distance of 29.50 feet;
Thence N00°34'22"E a distance of 30.00 feet to **POINT OF BEGINNING 3.**

Said parcel contains 885 square feet, more or less.

Said descriptions contain a total of 2,458 square feet, more or less, and subject to any 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.





Devinney
Devinney Group, Inc. Architects
221 W. Idaho Street, Suite 200
Phoenix, Arizona 85013
P: 602.462.8888
F: 602.462.7445
www.devinneygroup.com

FULMER LUCAS
2010 PHOENIX PLANNING & DESIGN
2010 PHOENIX PLANNING & DESIGN
2010 PHOENIX PLANNING & DESIGN
2010 PHOENIX PLANNING & DESIGN



WEST VALLEY ER-MERIDIAN
HCA - WEST VALLEY ER-MERIDIAN
5775 WEST CHINDEN BLVD.
MERIDIAN, IDAHO 83646

PROJECT NUMBER
PROJECT APPROVALS

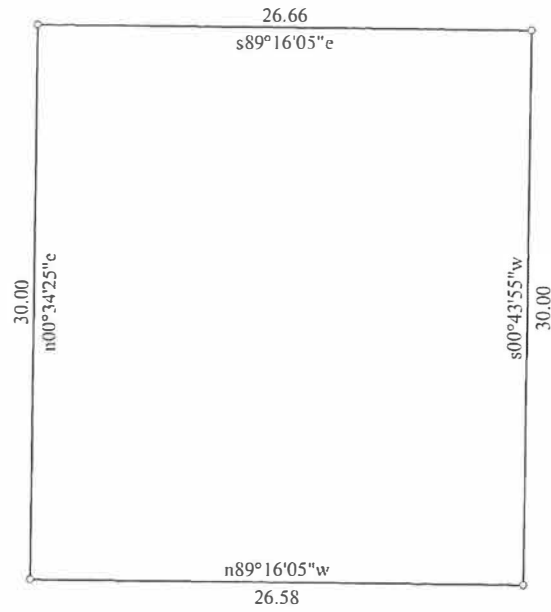
DATE	REVISION	BY

DATE: 06/10/2010
SCALE: AS SHOWN
DRAWN: SA
REVIEWED: SA
JOB NUMBER: HCA-2102-00010

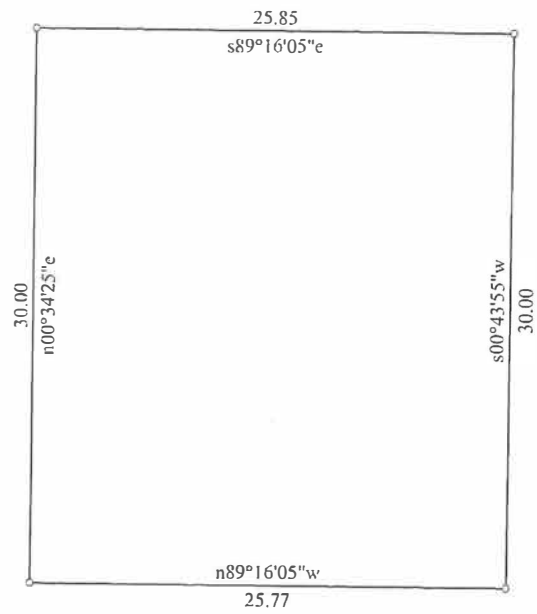
WATER AND SEWER EASEMENT EXHIBIT

Exhibit A

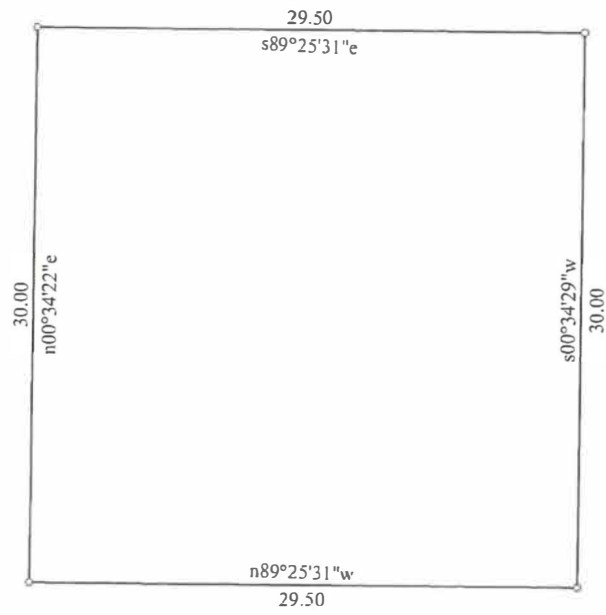
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°16'05"E	26.66
L2	S00°43'55"W	30.00
L3	N89°16'05"W	26.58
L4	N00°34'25"E	30.00
L5	S89°16'05"E	25.85
L6	S00°43'55"W	30.00
L7	N89°16'05"W	25.77
L8	N00°34'25"E	30.00
L9	S89°25'31"E	29.50
L10	S00°34'29"W	30.00
L11	N89°25'31"W	29.50
L12	N00°34'22"E	30.00



Title: P.O.B. 1		Date: 08-22-2022
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.018 Acres: 799 Sq Feet: Closure = n88.2820e 0.00 Feet: Precision =1/38977: Perimeter = 113 Feet		
001=s89.1605e 26.66	003=n89.1605w 26.58	
002=s00.4355w 30.00	004=n00.3425e 30.00	



Title: P.O.B. 2		Date: 08-22-2022
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.018 Acres: 774 Sq Feet: Closure = n88.2820e 0.00 Feet: Precision =1/38420: Perimeter = 112 Feet		
001=s89.1605e 25.85	003=n89.1605w 25.77	
002=s00.4355w 30.00	004=n00.3425e 30.00	



Title: P.O.B. 3		Date: 08-22-2022
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.020 Acres: 885 Sq Feet: Closure = s89.2534e 0.00 Feet: Precision =1/116883: Perimeter = 119 Feet		
001=s89.2531e 29.50	003=n89.2531w 29.50	
002=s00.3429w 30.00	004=n00.3422e 30.00	