

Project Name (Subdivision):

Prescott Ridge Subdivision No. 1

Sanitary Sewer & Water Main Easement Number:

3

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between Providence Properties, 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, 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.

August 24, 2022
Project No. 21-099
Prescott Ridge Subdivision No. 1
City of Meridian Sewer and Water Easement (N. Rustic Oak Way-Providence Properties)
Legal Description

Exhibit A

Parcels of land for a sewer and water easement being situated in a portion of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 all in 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 N00°43'55"E a distance of 2,635.29 feet from an iron pipe marking the center of said Section 28, thence following the westerly line of the Northeast 1/4 of said Section 28, S00°43'55"W a distance of 890.42 feet to a point hereinafter referred to as Point "A";
Thence leaving said westerly line, S89°25'35"E a distance of 63.27 feet to **POINT OF BEGINNING 1.**

Thence S89°25'35"E a distance of 15.00 feet;
Thence S00°34'25"W a distance of 28.00 feet;
Thence N89°25'35"W a distance of 15.00 feet to the proposed easterly right-of-way line of N. Rustic Oak Way;
Thence following said proposed easterly right-of-way line, N00°34'29"E a distance of 28.00 feet to **POINT OF BEGINNING 1.**

Said description contains 420 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "A", thence following the westerly line of the Northeast 1/4 of said Section 28, S00°43'55"W a distance of 230.76 feet to a point hereinafter referred to as Point "B";
Thence leaving said westerly line, S89°16'05"E a distance of 76.39 feet to **POINT OF BEGINNING 2.**

Thence S89°25'31"E a distance of 15.00 feet;
Thence S00°34'29"W a distance of 47.00 feet;
Thence N89°25'31"W a distance of 15.00 feet to the proposed easterly right-of-way line of N. Rustic Oak Way;
Thence following said proposed easterly right-of-way line, N00°34'29"E a distance of 47.00 feet to **POINT OF BEGINNING 2.**

Said description contains 705 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "B", thence $S72^{\circ}10'28''W$ a distance of 27.50 feet to a point on the proposed westerly right-of-way line of N. Rustic Oak Way and being **POINT OF BEGINNING 3.**

Thence following said proposed westerly right-of-way line, $S00^{\circ}34'29''W$ a distance of 30.04 feet;
Thence leaving said proposed westerly right-of-way line, $N89^{\circ}25'31''W$ a distance of 16.00 feet;
Thence $N00^{\circ}34'29''E$ a distance of 30.04 feet;
Thence $S89^{\circ}25'31''E$ a distance of 16.00 feet to **POINT OF BEGINNING 3.**

Said description contains 481 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "B", thence following the westerly line of the Northeast 1/4 of said Section 28, $S00^{\circ}43'55''W$ a distance of 331.31 feet to a point hereinafter referred to as Point "C";
Thence leaving said westerly line, $N89^{\circ}16'05''W$ a distance of 85.51 feet to a point on the proposed westerly right-of-way line of N. Rustic Oak Way and being **POINT OF BEGINNING 4.**

Thence following said proposed westerly right-of-way line, $S34^{\circ}00'44''W$ a distance of 47.02 feet;
Thence leaving said proposed westerly right-of-way line, $N57^{\circ}49'22''W$ a distance of 16.00 feet;
Thence $N32^{\circ}10'38''E$ a distance of 47.00 feet;
Thence $S57^{\circ}49'22''E$ a distance of 17.51 feet to **POINT OF BEGINNING 4.**

Said description contains 787 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "C", thence following the westerly line of the Northeast 1/4 of said Section 28, $S00^{\circ}43'55''W$ a distance of 713.19 feet to a point hereinafter referred to as Point "D";
Thence leaving said westerly line, $N89^{\circ}16'05''W$ a distance of 1,743.08 feet to **POINT OF BEGINNING 5.**

Thence $S11^{\circ}51'44''W$ a distance of 47.00 feet;
Thence $N78^{\circ}08'16''W$ a distance of 15.00 feet to the proposed easterly right-of-way line of W. Parachute Dr.;
Thence following said easterly right-of-way line, $N11^{\circ}51'44''E$ a distance of 47.00 feet;
Thence leaving said proposed easterly right-of-way line, $S78^{\circ}08'16''E$ a distance of 15.00 feet to **POINT OF BEGINNING 5.**

Said description contains 705 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "D", thence following the westerly line of the Northeast 1/4 of said Section 28, S00°43'55"W a distance of 230.98 feet;
Thence leaving said westerly line, N89°16'05"W a distance of 868.47 feet to **POINT OF BEGINNING 6.**

Thence S00°34'29"W a distance of 20.00 feet to the proposed northerly right-of-way line of N. Jumplist Pl.;

Thence following said northerly right-of-way line, N89°25'31"W a distance of 47.00 feet;
Thence leaving said proposed northerly right-of-way line, N00°34'29"E a distance of 20.00 feet;
Thence S89°25'31"E a distance of 47.00 feet to **POINT OF BEGINNING 6.**

Said description contains 940 square feet, more or less.

Said descriptions contain a total of 4,038 square feet, more or less, and subject to any existing easements and/or rights-of-way of record or implied.

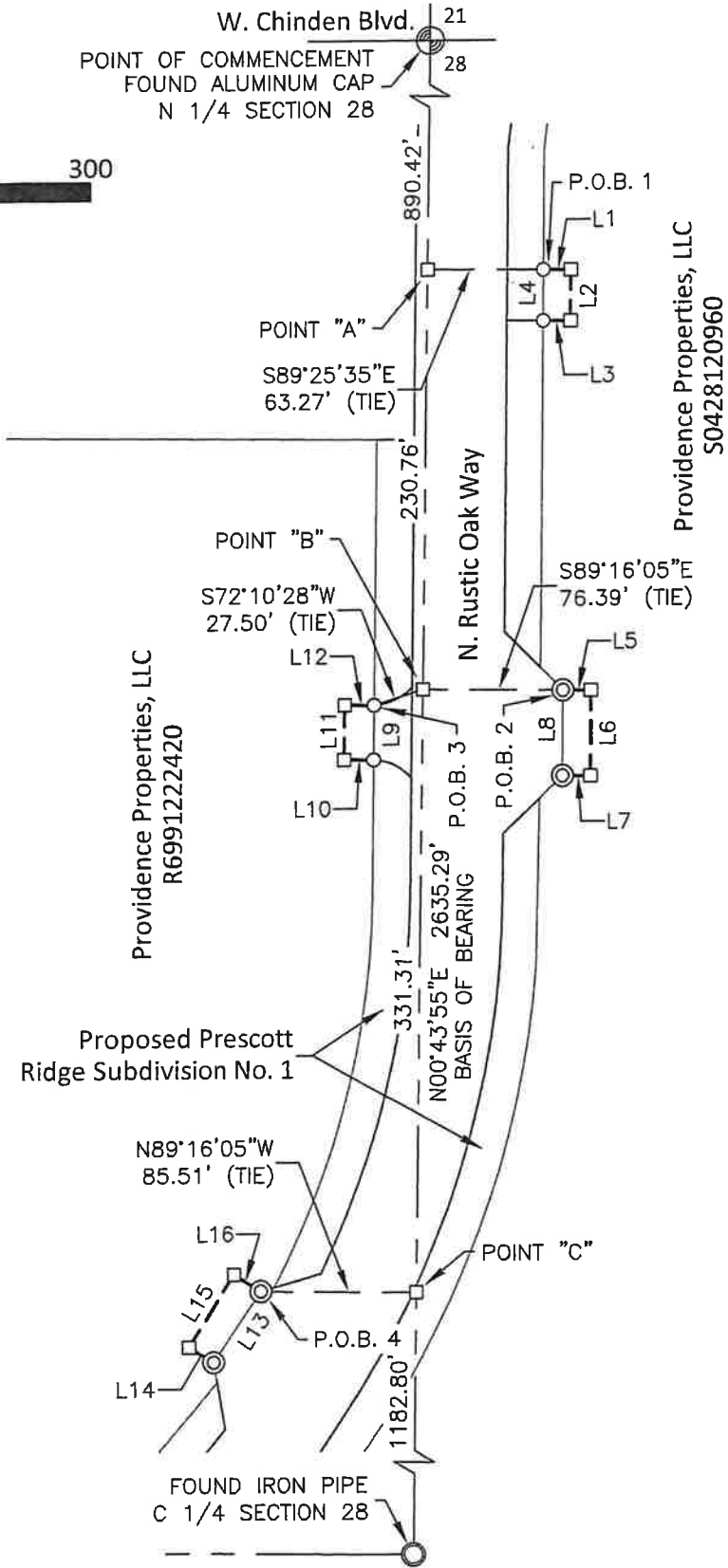
Attached hereto is **Exhibit B** and by this reference is made a part hereof.





Plan Scale: 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°25'35"E	15.00
L2	S0°34'25"W	28.00
L3	N89°25'35"W	15.00
L4	N0°34'29"E	28.00
L5	S89°25'31"E	15.00
L6	S0°34'29"W	47.00
L7	N89°25'31"W	15.00
L8	N0°34'29"E	47.00
L9	S0°34'29"W	30.04
L10	N89°25'31"W	16.00
L11	N0°34'29"E	30.04
L12	S89°25'31"E	16.00
L13	S34°00'44"W	47.02
L14	N57°49'22"W	16.00
L15	N32°10'38"E	47.00
L16	S57°49'22"E	17.51



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

Exhibit B - City of Meridian Water and Sewer Easement
Prescott Ridge Subdivision No. 1

DATE: August 2022
PROJECT: 21-099

SHEET:
1 OF 2

Situated in the Northwest 1/4 and the West 1/2 of the Northeast 1/4
of Section 28, T4N, R1W, B.M., City of Meridian, Ada County, Idaho



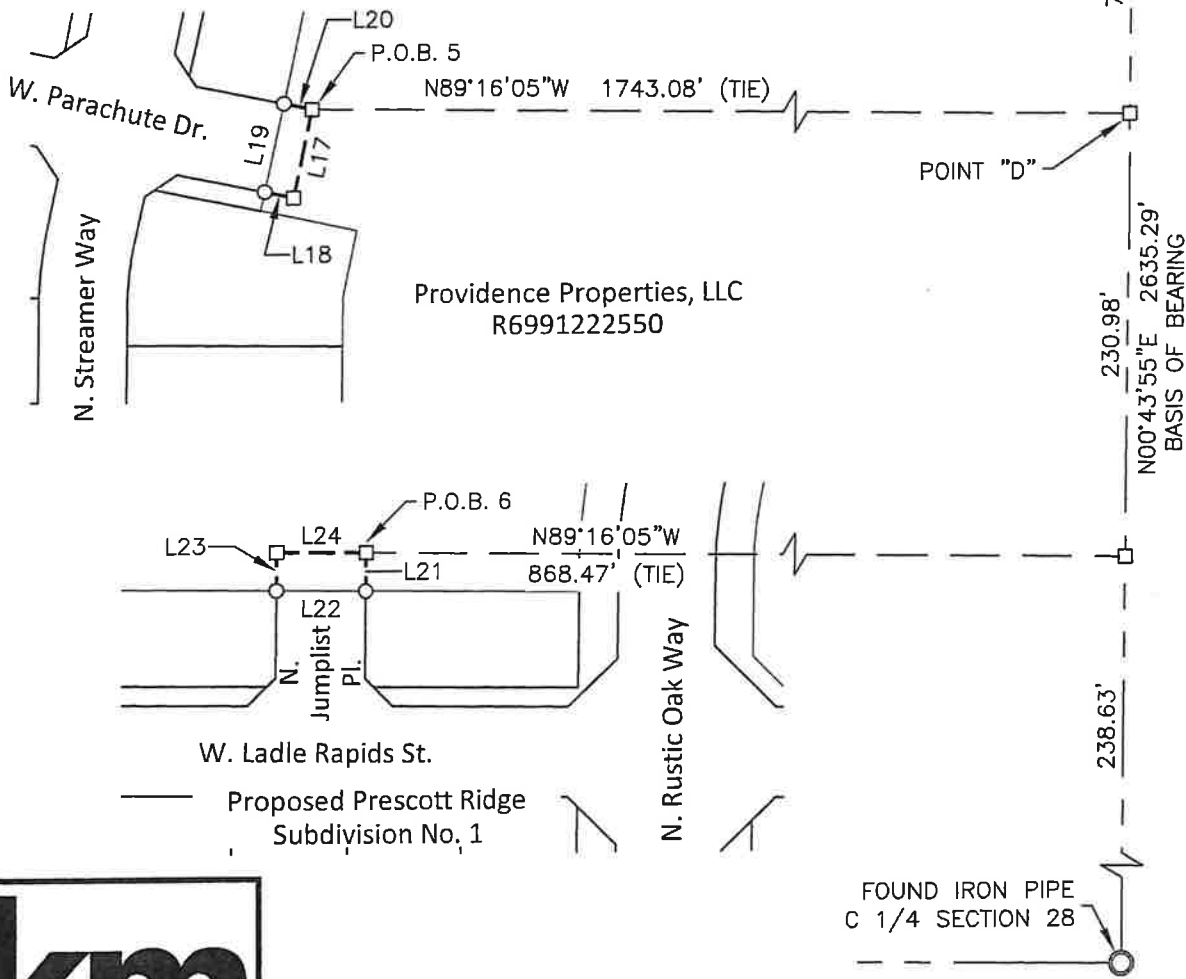
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Plan Scale: 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S11°51'44"W	47.00
L18	N78°08'16"W	15.00
L19	N11°51'44"E	47.00
L20	S78°08'16"E	15.00

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S0°34'29"W	20.00
L22	N89°25'31"W	47.00
L23	N0°34'29"E	20.00
L24	S89°25'31"E	47.00

W. Chinden Blvd. 21
 POINT OF COMMENCEMENT
 FOUND ALUMINUM CAP
 N 1/4 SECTION 28 28



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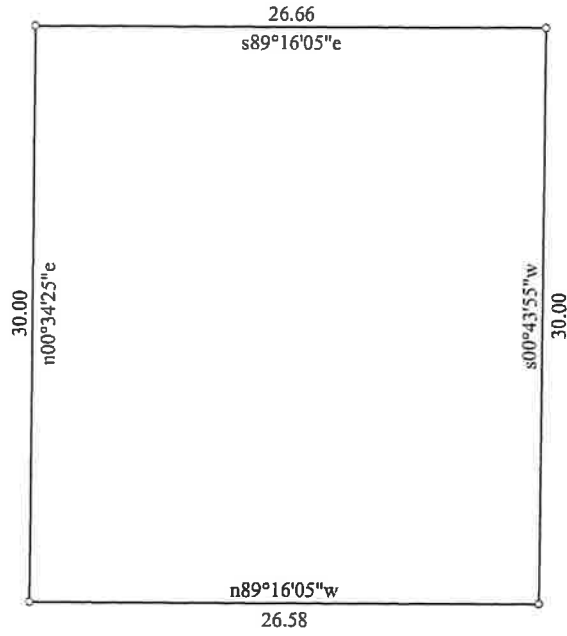
km
 ENGINEERING
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Exhibit B - City of Meridian Water and Sewer Easement
 Prescott Ridge Subdivision No. 1

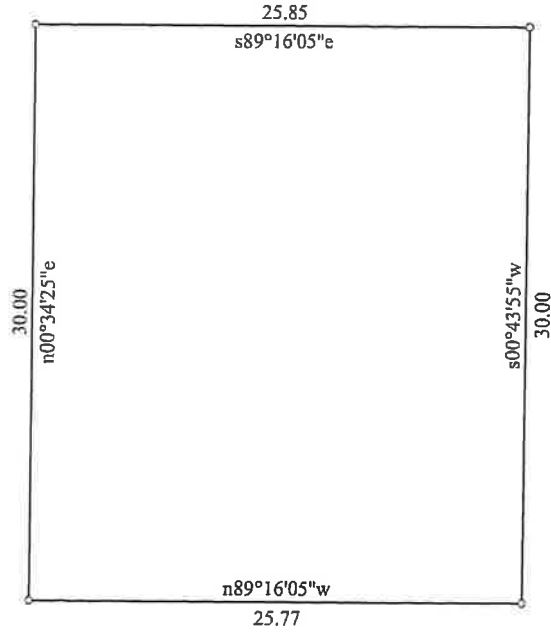
DATE: August 2022
 PROJECT: 21-099

SHEET:
 2 OF 2

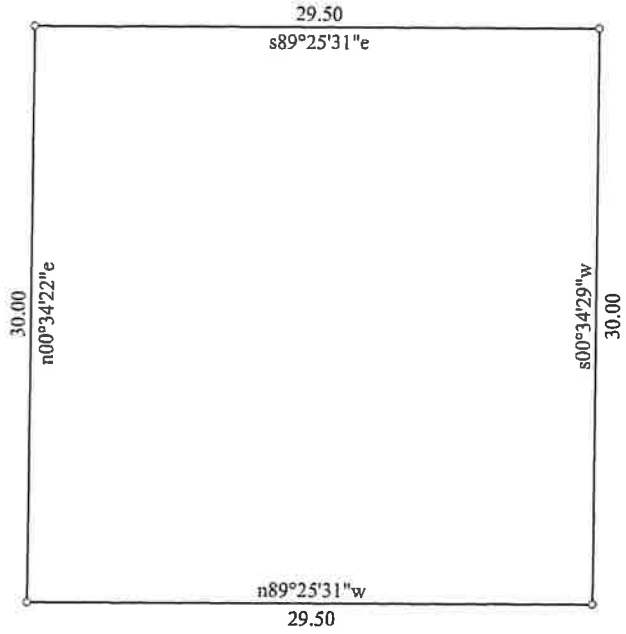
Situated in the Northwest 1/4 and the West 1/2 of the Northeast 1/4
 of Section 28, T4N, R1W, B.M., City of Meridian, Ada County, Idaho



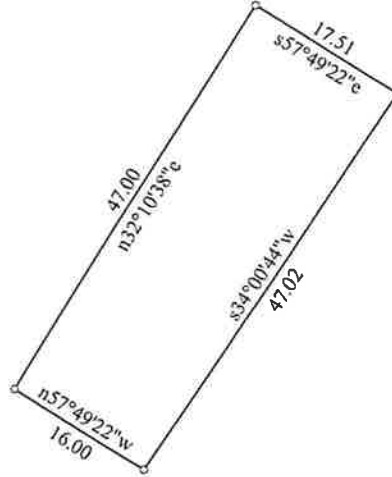
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Tract 1: 0.018 Acres: 799 Sq Feet: Closure = n88.2820e 0.00 Feet: Precision =1/38977: Perimeter = 113 Feet		
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002=s00.4355w 30.00	004=n00.3425e 30.00	



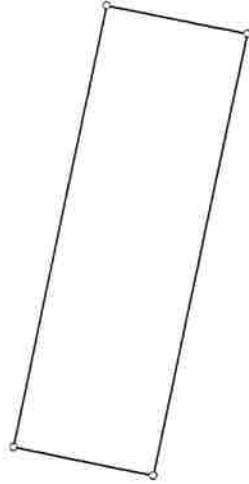
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Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.018 Acres: 774 Sq Feet: Closure = n88.2820e 0.00 Feet: Precision =1/38420: Perimeter = 112 Feet		
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002=s00.4355w 30.00	004=n00.3425e 30.00	



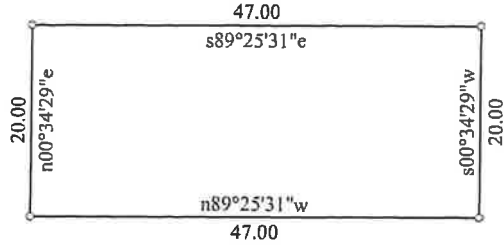
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Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.020 Acres: 885 Sq Feet: Closure = s89.2534e 0.00 Feet: Precision =1/116883: Perimeter = 119 Feet		
001=s89.2531e 29.50	003=n89.2531w 29.50	
002=s00.3429w 30.00	004=n00.3422e 30.00	



Title: POB 4		Date: 08-23-2022
Scale: 1 inch = 20 feet	File:	
Tract 1: 0.018 Acres: 787 Sq Feet: Closure = s78.5007w 0.01 Feet: Precision =1/21284: Perimeter = 128 Feet		
001=s34.0044w 47.02	003=n32.1038e 47.00	
002=n57.4922w 16.00	004=s57.4922e 17.51	



Title: P.O.B. 5		Date: 08-24-2022
Scale: 1 inch = 20 feet	File:	
Tract 1: 0.016 Acres: 705 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 124 Feet		
001=s11.5144w 47.00	003=n11.5144e 47.00	
002=n78.0816w 15.00	004=s78.0816e 15.00	



Title: P.O.B. 6		Date: 08-24-2022
Scale: 1 inch = 20 feet	File:	
Tract 1: 0.022 Acres: 940 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 134 Feet		
001=s00.3429w 20.00	003=n00.3429e 20.00	
002=n89.2531w 47.00	004=s89.2531e 47.00	