

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 3

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-2024-0132**

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____, 20____ 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

Attest by Chris Johnson, City Clerk

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

This record was acknowledged before me on _____ (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 10, 2024
Project No. 21-099
Prescott Ridge Subdivision No. 1
City of Meridian Sewer and Water Easement
(2022-077598 Extensions)
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 a 5/8-inch rebar 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 1,121.18 feet to a point hereinafter referred to as Point "A";
Thence leaving said westerly line, S72°10'28"W a distance of 27.50 feet to a 1/2-inch rebar;
Thence N89°25'31"W a distance of 16.00 feet to **POINT OF BEGINNING 1.**

Thence S00°34'29"W a distance of 30.04 feet;
Thence N89°25'31"W a distance of 15.00 feet;
Thence N00°34'29"E a distance of 30.04 feet;
Thence S89°25'31"E a distance of 15.00 feet to **POINT OF BEGINNING 1.**

Said description contains 451 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 331.31 feet to a point;
Thence leaving said westerly line, N89°16'05"W a distance of 85.51 feet to a 5/8-inch rebar;
Thence N57°49'22"W a distance of 17.51 feet to **POINT OF BEGINNING 2.**

Thence S32°10'38"W a distance of 47.00 feet;
Thence N57°49'22"W a distance of 9.50 feet;
Thence N32°10'38"E a distance of 47.00 feet;
Thence S57°49'22"E a distance of 9.50 feet to **POINT OF BEGINNING 2.**

Said description contains 446 square feet, more or less.

Said descriptions contain a total of 897 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.





0 100 200 300

Plan Scale: 1" = 100'

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°10'28"W	27.50
L2	N89°25'31"W	16.00
L3	S0°34'29"W	30.04
L4	N89°25'31"W	15.00
L5	N0°34'29"E	30.04
L6	S89°25'31"E	15.00
L7	N89°16'05"W	85.51
L8	N57°49'22"W	17.51
L9	S32°10'38"W	47.00
L10	N57°49'22"W	9.50
L11	N32°10'38"E	47.00
L12	S57°49'22"E	9.50

Hubble Homes, LLC
R6991222420

POINT "A"

L1
L2
P.O.B. 1
L6
L3
L5
L4

EXISTING EASEMENT PER
INST. No. 2022-077598

Prescott Ridge
Subdivision No. 1

L8
P.O.B. 2
L12

L9
L11
L10

EXISTING EASEMENT PER
INST. No. 2022-077598

FOUND 5/8" REBAR
C 1/4 SECTION 28

N. Rustic Oak Way

1121.18'

S00°43'55"W

331.31'

S00°43'55"W

N00°43'55"E

2635.29'

1182.80'

BASIS OF BEARING

km

ENGINEERING

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

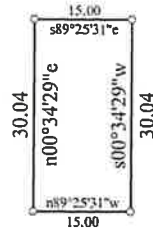
DATE: May 2024

PROJECT: 21-099

SHEET:
1 OF 1

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

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



Title: P.O.B. 1

Date: 05-10-2024

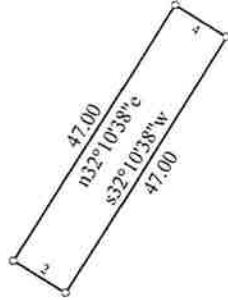
Scale: 1 inch = 30 feet

File:

Tract 1: 0.010 Acres: 451 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 90 Feet

001=s00.3429w 30.04
002=n89.2531w 15.00

003=n00.3429e 30.04
004=s89.2531e 15.00



Title: P.O.B. 2		Date: 05-10-2024
Scale: 1 inch = 30 feet	File:	
Tract 1: 0.010 Acres: 446 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 113 Feet		
001=s32.1038w 47.00	003=n32.1038e 47.00	
002=n57.4922w 9.50	004=s57.4922e 9.50	