

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 3

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 **ESMT-2024-0095**

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 13th day of August 2024 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 8-13-2024

Attest by Chris Johnson, City Clerk 8-13-2024

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

This record was acknowledged before me on 8-13-2024 (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: 3-28-2028

June 25, 2024
Prescott Ridge Subdivision No. 3
Project No. 22-108
City of Meridian Sewer and Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Sewer and Water Easement being 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 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:

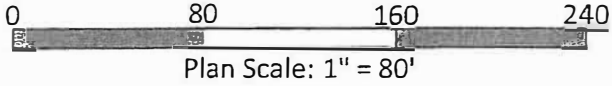
Commencing at a 5/8-inch rebar marking the Center 1/4 corner of said Section 28, which bears $S00^{\circ}43'55''W$ a distance of 2,635.29 feet from an aluminum cap marking the North 1/4 corner of said Section 28, thence following the easterly line of said Northwest 1/4, $N00^{\circ}43'55''W$ a distance of 1,254.75 feet;
Thence leaving said easterly line, $N89^{\circ}25'31''W$ a distance of 251.37 feet to the proposed northerly right-of-way line of W. Wildfire Drive;
Thence following said proposed northerly right-of-way line, $N89^{\circ}25'31''W$ a distance of 147.09 feet to the **POINT OF BEGINNING**.

Thence following said proposed northerly right-of-way line, $N89^{\circ}25'31''W$ a distance of 35.00 feet;
Thence leaving said proposed northerly right-of-way line, $N00^{\circ}34'29''E$ a distance of 48.00 feet;
Thence $S89^{\circ}25'31''E$ a distance of 35.00 feet;
Thence $S00^{\circ}34'29''W$ a distance of 48.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,680 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.



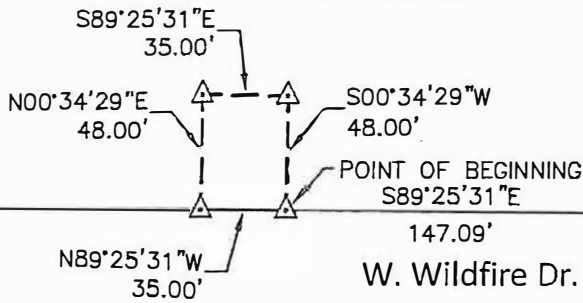


NORTH 1/4 SECTION 28
FOUND ALUMINUM CAP
W. Chinden Blvd.
(Hwy 20/26)

Proposed Prescott
Ridge Subdivision No. 3

Unplatted

Hubble Homes, LLC
R6991222420

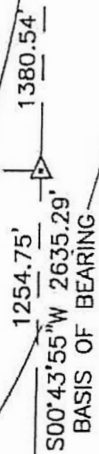


N89°25'31"W
251.37' (TIE)

W. Wildfire Dr.

Proposed Prescott
Ridge Subdivision No. 3

N. Rustic Oak
Way



POINT OF COMMENCEMENT
CENTER 1/4 SECTION 28
FOUND 5/8" REBAR

FILED AND FOR RECORD IN MERIDIAN COUNTY CLERK'S OFFICE, MERIDIAN, IDAHO, ON 06/27/2024, 03:10:05 PM, BY KYLE M. HARRIS, COUNTY CLERK.



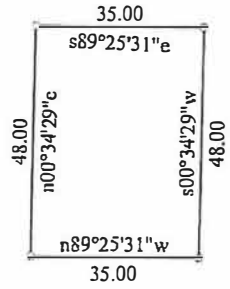
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

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

DATE: June 2024
PROJECT: 22-108

SHEET:
1 OF 1

A portion of the SE 1/4 of the NW 1/4 of Section 28,
T4N., R1W., B.M., City of Meridian, Ada County, Idaho



Title:

Date: 06-25-2024

Scale: 1 inch = 40 feet

File:

Tract 1: 0.039 Acres: 1680 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 166 Feet

001=n89.2531w 35.00

003=s89.2531e 35.00

002=n00.3429e 48.00

004=s00.3429w 48.00