

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.


THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

[END OF TEXT; SIGNATURES TO FOLLOW]

BRIGHTON LAND HOLDINGS LLC
an Idaho limited liability company

By: Brighton Corporation, an Idaho corporation, Manager

By: 
_____ Robert L. Phillips, President

STATE OF IDAHO)
 : ss.
County of Ada)

This record was acknowledged before me on June 4, 2026, by Robert L. Phillips, as the President of Brighton Corporation, an Idaho corporation, manager of Brighton Land Holdings LLC, an Idaho limited liability company.





Notary Public for Idaho
My Commission Expires: 02/12/2032

SCS TM CREEK LLC
an Idaho limited liability company

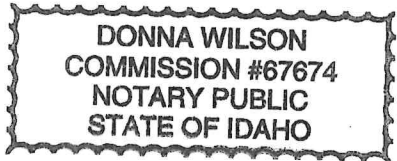
By: SCS Management LLC, an Idaho limited liability company, Manager

By: *Michael A. Hall*
Michael A. Hall, President of Manager

STATE OF IDAHO)
 : ss.
County of Ada)

On this 4 day of June, 2026, before me a Notary Public of said State, personally appeared Michael A. Hall, known or identified to me to be the President of SCS Management LLC, the Manager of SCS TM Creek LLC, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Donna Wilson
Notary Public for Idaho
My Commission expires 5-4-2028

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: _____

June 2, 2026
Project No. 26-011
TM Creek Subdivision No. 4
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land being a portion of Lots 26 and 27, Block 2 of TM Creek Subdivision No. 4 (Book 117 of Plats, Pages 17944-17947, records of Ada County, Idaho), situated in the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass plug marking the Northeast corner of Lot 28, Block 2 of said TM Creek Subdivision No. 4, which bears N00°33'41"E a distance of 476.45 feet from a brass plug marking the Southeast corner of Lot 24, Block 2 of said TM Creek Subdivision No. 4;

Thence following the westerly right-of-way line of S. Wayfinder Avenue, S00°33'41"W a distance of 136.83 feet;

Thence leaving said westerly right-of-way line, N86°21'28"W a distance of 98.55 feet to the **POINT OF BEGINNING**.

Thence S00°38'32"W a distance of 20.00 feet;

Thence N89°21'28"W a distance of 24.55 feet;

Thence S00°38'32"W a distance of 9.75 feet;

Thence S57°51'13"W a distance of 44.40 feet;

Thence N89°21'28"W a distance of 85.74 feet to a 5/8-inch rebar marking the Southeast corner of said Lot 27;

Thence following the westerly line of said Lot 27, N00°33'41"E a distance of 25.50 feet;

Thence leaving said westerly line, S89°21'28"E a distance of 23.75 feet;

Thence S00°38'32"W a distance of 5.50 feet;

Thence S89°21'28"E a distance of 56.14 feet;

Thence N57°51'13"E a distance of 27.61 feet;

Thence N00°38'32"E a distance of 18.84 feet;

Thence S89°21'28"E a distance of 44.55 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 3,484 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°38'32"W	20.00'
L2	N89°21'28"W	24.55'
L3	S00°38'32"W	9.75'
L4	S57°51'13"W	44.40'
L5	N89°21'28"W	85.74'
L6	N00°33'41"E	25.50'
L7	S89°21'28"E	23.75'
L8	S00°38'32"W	5.50'
L9	S89°21'28"E	56.14'
L10	N57°51'13"E	27.61'
L11	N00°38'32"E	18.84'
L12	S89°21'28"E	44.55'

W. Franklin Rd. (Public)

POINT OF COMMENCEMENT
NORTHEAST CORNER LOT 28, BLOCK 2
PER TM CREEK SUBDIVISION No. 4
FOUND BRASS PLUG

Parcel "A1"
Per R.O.S. 15360

W. Peak Cloud Ln.
(Private)

TM Creek
Subdivision No. 2

TM Creek
Subdivision No. 4

Parcel "C"
Per R.O.S. 14290

Parcel "B1"
Per R.O.S. 15360
Brighton Land Holdings, LLC et al.
APN: R8483040112

339.63' 476.45' 136.83'
S00°33'41"W
BASIS OF BEARING
S. Wayfinder Ave. (Public)



Plan Scale: 1" = 50'

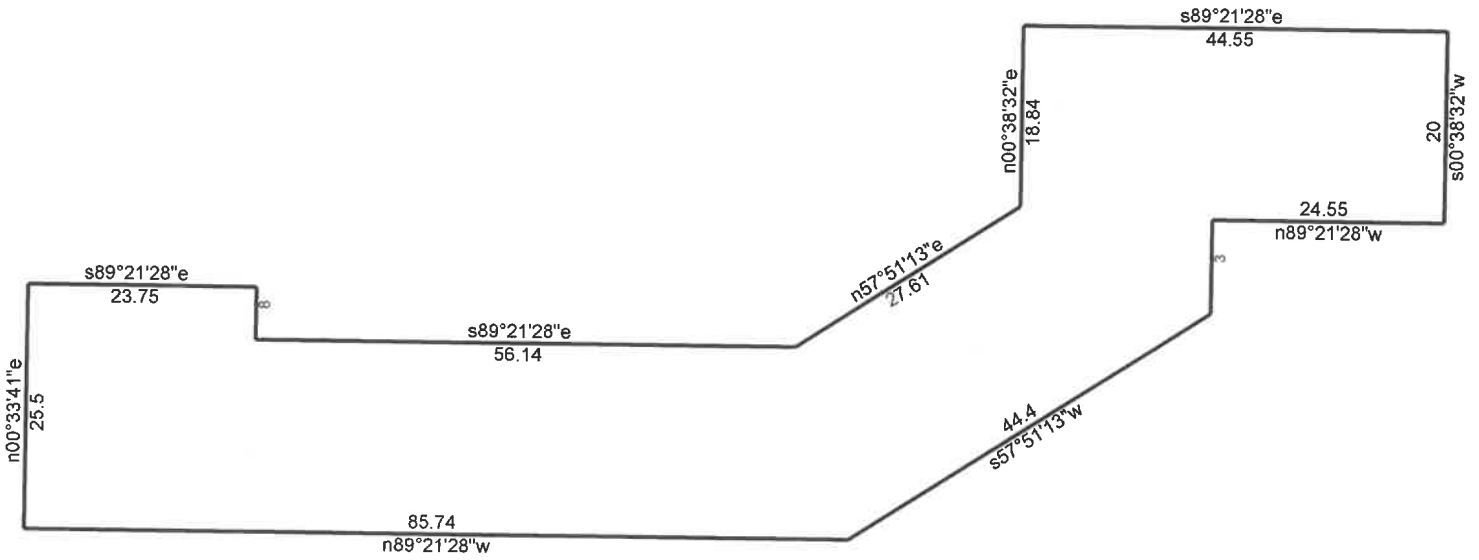
SOUTHEAST CORNER LOT 24, BLOCK 2
PER TM CREEK SUBDIVISION No. 4
FOUND BRASS PLUG

Exhibit B - City of Meridian Water Easement TM Creek Subdivision No. 4

A portion of Lots 26 and 27, Block 2 of TM Creek Subdivision No. 4,
NW 1/4 of NW 1/4 of Sect. 14, T3N., R1W., B.M., City of Meridian, Ada County, Idaho

DATE: JUNE 2026
PROJECT: 26-011
SHEET: 1 OF 1

K&M ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6539
kmen@kjp.com



6/2/2026

Scale: 1 inch= 20 feet

File:

Tract 1: 0.0800 Acres (3484 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/145370), Perimeter=386 ft.

- 01 s00.3832w 20
- 02 n89.2128w 24.55
- 03 s00.3832w 9.75
- 04 s57.5113w 44.4
- 05 n89.2128w 85.74
- 06 n00.3341e 25.5
- 07 s89.2128e 23.75
- 08 s00.3832w 5.5
- 09 s89.2128e 56.14

- 10 n57.5113e 27.61
- 11 n00.3832e 18.84
- 12 s89.2128e 44.55