

Project Name or Subdivision Name:

District Ten Mile Subdivision

For Internal Use Only **ESMT-2026-0003**
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
Ten Mile District North LLC ("Grantor") and the City of Meridian, an Idaho Municipal
Corporation ("Grantee");

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian
desires to establish a public pathway; and

WHEREAS, the Grantor desires to grant an easement to establish a public pathway
and provide connectivity to present and future portions of the pathway; and

WHEREAS, Grantor shall construct the pathway improvements upon the easement
described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property,
described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated
herein.

THE EASEMENT hereby granted is for the purpose of providing a public pedestrian pathway
easement for multiple-use non-motorized recreation, with the free right of access to
such facilities at any and all times.

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns
forever.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any
permanent structures or obstructions within the easement area that would interfere with
Grantee's use of said easement, including, but not limited to, buildings, trash
enclosures, carports, sheds, fences, trees, or shrubs.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto,
that the Grantor shall repair and maintain the pathway improvements.

THE GRANTOR hereby covenants and agrees with the Grantee that should any part of
the easement hereby granted become part of, or lie within the boundaries of any public
street,

then, to such extent such 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 it is lawfully seized and possessed of the aforementioned and described tract of land, and that it has a good and lawful right to convey said easement, and that it will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its signature the day and year first hereinabove written.

GRANTOR: **Ten Mile North District North, LLC.**
an Idaho limited liability company

J. Thomas Ahlquist, Manager

STATE OF IDAHO)
) ss
County of Ada)

On this 8th day of January, 2026, before me, a Notary Public in and for said State, personally appeared **J. Thomas Ahlquist**, known or identified to me to be the manager of Ahlquist Development, L.L.C., an Idaho limited liability company, which is the manager of Ahlquist Holdings LLC, an Idaho limited liability company, which is the manager of TMDN Manager LLC, an Idaho limited liability company, which is the manager of Ten Mile District North LLC, an Idaho limited liability company, who acknowledged to me that he executed the within instrument on behalf of Ten Mile District North LLC.

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

Lynn Beck
Notary Signature
My Commission Expires: 2/14/28



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: _____



DIAMOND
LAND SURVEYING

MONDAY, DECEMBER 29, 2025

PROJECT NUMBER: 25-238

EXHIBIT A
LEGAL DESCRIPTION

MULTI USE PATH EASEMENT
PARCEL S1215121405

A MULTI USE PATH EASEMENT BEING PART OF PARCEL S1215121405, LOCATED IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15 AS RECORDED BY INSTRUMENT NUMBER 111022595 ON THE RECORDS OF ADA COUNTY, AND RUNNING THENCE NORTH 0°33'33" EAST 223.52 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 15, THENCE NORTH 89°26'27" WEST 1018.71 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 60°04'11" WEST 14.00 FEET;

THENCE NORTH 28°26'24" WEST 50.55 FEET;

THENCE NORTH 25°27'34" WEST 16.74 FEET;

THENCE NORTH 22°28'43" WEST 81.14 FEET;

THENCE NORTH 27°18'43" WEST 61.59 FEET;

THENCE NORTH 60°57'09" WEST 112.22 FEET;

THENCE NORTH 65°06'29" WEST 61.60 FEET;

THENCE NORTH 60°57'25" WEST 20.68 FEET;

THENCE NORTH 71°18'30" WEST 16.70 FEET;

THENCE NORTH 60°57'25" WEST 236.46 FEET;

THENCE NORTH 52°05'14" WEST 19.46 FEET;

THENCE NORTH 60°57'25" WEST 78.70 FEET;

THENCE NORTH 69°10'35" WEST 36.43 FEET, TO A POINT COINCIDENT WITH THE EASTERLY

PROPERTY LINE OF PARCEL S1215131406, ALSO BEING A POINT OF NON-TANGENT

CURVATURE.;

THENCE 5.12 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°26'43", WITH A LONG CHORD OF NORTH 33°19'03" EAST 5.12 FEET, ALONG SAID EASTERLY PROPERTY LINE;

PREPARED BY: NATHAN B. WEBER, PLS

DIAMOND LAND SURVEYING | WWW.DIAMONDLANDSURVEYING.COM

THENCE NORTH 28°48'56" EAST 9.09 FEET, ALONG SAID EASTERLY PROPERTY LINE;
THENCE SOUTH 69°10'35" EAST 35.06 FEET;
THENCE SOUTH 60°57'25" EAST 80.80 FEET;
THENCE SOUTH 52°05'14" EAST 19.46 FEET;
THENCE SOUTH 60°57'25" EAST 234.10 FEET;
THENCE SOUTH 71°18'30" EAST 16.70 FEET;
THENCE SOUTH 60°57'25" EAST 21.44 FEET;
THENCE SOUTH 65°06'29" EAST 61.60 FEET;
THENCE SOUTH 60°57'09" EAST 116.96 FEET;
THENCE SOUTH 27°18'43" EAST 66.42 FEET;
THENCE SOUTH 22°28'43" EAST 81.37 FEET;
THENCE SOUTH 25°27'34" EAST 16.02 FEET;
THENCE SOUTH 28°26'24" EAST 49.82 FEET, TO THE POINT OF BEGINNING.

CONTAINS 11,142 SQ. FT. OR 0.256 ACRES

EXHIBIT B

MULTI USE PATH EASEMENT

EAST QUARTER CORNER SECTION 15
T3N, R1W, B.M. (CP&F 111022595)

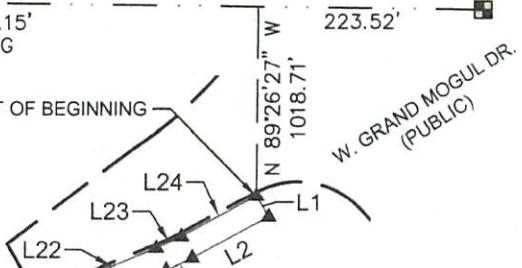


N 1/16TH COR OF SEC 15,
T3N, R1W, B.M. (CP&F 2019-018779)

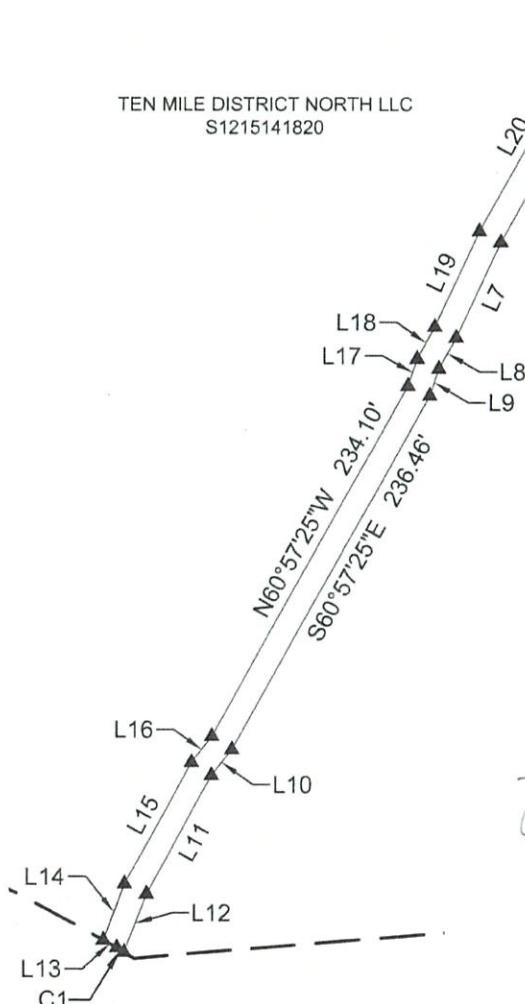
N 0°33'33" E 1329.15'
BASIS OF BEARING

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°26'43"	120.00'	5.12'	S33°19'03"W	5.12'

POINT OF BEGINNING

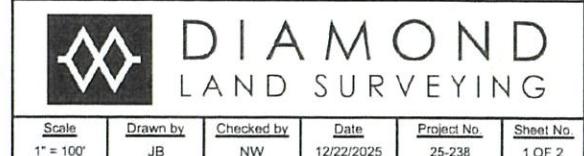


TEN MILE DISTRICT NORTH LLC
S1215141820



LEGEND

—	SECTION LINE
— — —	BOUNDARY LINE
— — — —	EASEMENT LINE
— — — — —	TIE LINE
●	16TH SECTION CORNER
■	1/4 SECTION CORNER
▲	CALCULATED POINT



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