

Project Name or Subdivision Name:

District Ten Mile Subdivision

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-2026-0001**
Record Number: _____

SANITARY SEWER AND WATER MAIN 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");

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.

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 deep-rooted shrubs.

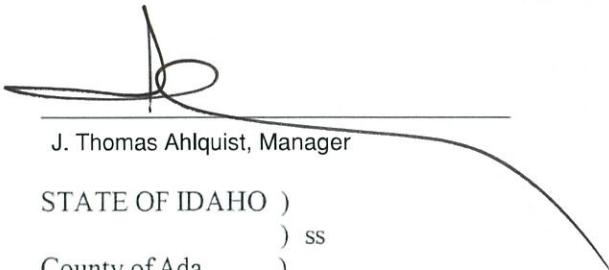
THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or 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.

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

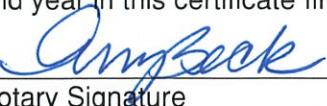


J. Thomas Ahlquist, Manager

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.



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: _____



MONDAY, DECEMBER 29, 2025
PROJECT NUMBER: 25-238

EXHIBIT A LEGAL DESCRIPTION

COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT S1215121405

A COMBINED CITY OF MERIDIAN WATER AND SEWER 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 679.85 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 15, THENCE NORTH 89°26'27" WEST 327.27 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 46°58'36" WEST 20.00 FEET; THENCE NORTH 43°01'24" WEST 21.30 FEET;
THENCE SOUTH 46°58'36" WEST 8.85 FEET; THENCE NORTH 88°01'42" WEST 41.07 FEET;
THENCE SOUTH 1°58'19" WEST 13.00 FEET; THENCE NORTH 88°02'51" WEST 25.00 FEET;
THENCE NORTH 1°58'19" EAST 13.00 FEET; THENCE NORTH 88°01'42" WEST 134.08 FEET;
THENCE SOUTH 60°23'46" WEST 284.04 FEET; THENCE SOUTH 29°36'14" EAST 8.50 FEET;
THENCE NORTH 60°23'46" EAST 11.50 FEET; THENCE SOUTH 29°36'14" EAST 20.00 FEET;
THENCE SOUTH 60°23'46" WEST 11.50 FEET; THENCE SOUTH 29°36'14" EAST 99.00 FEET;
THENCE NORTH 60°23'46" EAST 12.50 FEET; THENCE SOUTH 29°36'14" EAST 20.00 FEET;
THENCE SOUTH 60°23'46" WEST 12.50 FEET; THENCE SOUTH 29°36'14" EAST 30.96 FEET, TO
THE NORTHERLY RIGHT-OF-WAY FOR W. GRAND MOGUL DR.; THENCE SOUTH 59°57'55" WEST
30.00 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE NORTH 29°36'14" WEST 50.18
FEET; THENCE SOUTH 60°23'46" WEST 13.50 FEET; THENCE NORTH 29°36'14" WEST 20.00 FEET;
THENCE NORTH 60°23'46" EAST 13.50 FEET; THENCE NORTH 29°36'14" WEST 118.50 FEET;
THENCE SOUTH 60°23'46" WEST 27.50 FEET; THENCE NORTH 29°36'14" WEST 20.00 FEET;
THENCE NORTH 60°23'46" EAST 350.03 FEET; THENCE SOUTH 88°01'42" EAST 188.64 FEET;
THENCE NORTH 1°58'54" EAST 352.33 FEET; THENCE NORTH 88°01'41" WEST 602.06 FEET;

THENCE NORTH 1°58'19" EAST 20.00 FEET; THENCE SOUTH 88°01'41" EAST 606.28 FEET;
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THENCE NORTH 88°01'42" WEST 16.50 FEET; THENCE SOUTH 1°58'54" WEST 73.56 FEET;
THENCE SOUTH 31°20'17" WEST 53.41 FEET; THENCE SOUTH 1°58'54" WEST 1.92 FEET;
THENCE SOUTH 88°01'06" EAST 10.47 FEET; THENCE SOUTH 1°58'54" WEST 20.00 FEET;
THENCE NORTH 88°01'06" WEST 10.47 FEET; THENCE SOUTH 1°58'54" WEST 103.07 FEET;
THENCE SOUTH 88°01'06" EAST 13.00 FEET; THENCE SOUTH 1°58'54" WEST 25.00 FEET;
THENCE NORTH 88°01'06" WEST 13.00 FEET; THENCE SOUTH 1°58'54" WEST 137.53 FEET;
THENCE SOUTH 88°01'06" EAST 13.00 FEET; THENCE SOUTH 1°58'54" WEST 20.00 FEET;
THENCE NORTH 88°01'06" WEST 13.00 FEET; THENCE SOUTH 1°58'54" WEST 48.65 FEET;
THENCE SOUTH 43°01'24" EAST 36.01 FEET;

CONTAINS 55,557 SQ. FT. OR 1.275 ACRES

EXHIBIT B

COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT

LEGEND

—	SECTION LINE
— — — — —	BOUNDARY LINE
— — — — —	EASEMENT LINE
— — — — —	TIE LINE
	1/4 SECTION CORNER
	CALCULATED POINT
	POINT OF BEGINNING
	N 1/16TH COR OF SEC 15, T3N, R1W, B.M. (CP&F 2019-018779)
P.O.B.	



A circular professional land surveyor license stamp. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "LICENSED" at the bottom. The center of the stamp contains the date "12/22/25" and the number "17793". Overlaid on the bottom half of the stamp is a handwritten signature that appears to read "NATHAN B. WEBER".

TEN MILE DISTRICT NORTH LLC
S1215141820

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



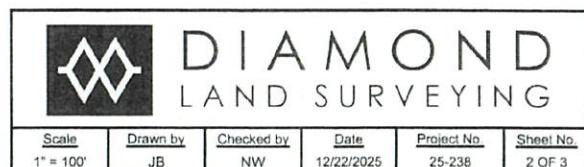
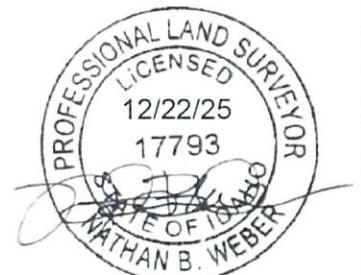
DIAMOND LAND SURVEYING

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JB	NW	12/22/2025	25-238	1 OF 3

COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°58'36"E	20.00'
L2	S43°01'24"E	21.30'
L3	N46°58'36"E	8.85'
L4	S88°01'42"E	41.07'
L5	N01°58'19"E	13.00'
L6	S88°02'51"E	25.00'
L7	S01°58'19"W	13.00'
L8	S88°01'42"E	134.08'
L9	N29°36'14"W	8.50'
L10	S60°23'46"W	11.50'
L11	N29°36'14"W	20.00'
L12	N60°23'46"E	11.50'
L13	N29°36'14"W	99.00'
L14	S60°23'46"W	12.50'
L15	N29°36'14"W	20.00'
L16	N60°23'46"E	12.50'
L17	N29°36'14"W	30.96'
L18	N59°57'55"E	30.00'
L19	S29°36'14"E	50.18'
L20	N60°23'46"E	13.50'
L21	S29°36'14"E	20.00'
L22	S60°23'46"W	13.50'
L23	S29°36'14"E	118.50'
L24	N60°23'46"E	27.50'
L25	S29°36'14"E	20.00'
L26	S01°58'19"W	20.00'
L27	S31°20'17"W	65.19'
L28	S01°58'54"W	12.42'
L29	S88°01'06"E	22.50'
L30	S01°58'54"W	20.00'

LINE TABLE		
NO.	BEARING	LENGTH
L31	N88°01'06"W	22.50'
L32	S14°17'38"E	23.13'
L33	S30°34'10"E	58.47'
L34	S59°25'50"W	20.00'
L35	N30°34'10"W	28.09'
L36	S59°25'50"W	18.43'
L37	N30°34'10"W	20.00'
L38	N59°25'50"E	18.43'
L39	N30°34'10"W	13.23'
L40	N14°17'38"W	28.85'
L41	N01°58'54"E	103.57'
L42	N88°01'42"W	16.50'
L43	N01°58'18"E	20.00'
L44	S88°01'42"E	16.50'
L45	N01°58'54"E	73.56'
L46	N31°20'17"E	53.41'
L47	N01°58'54"E	1.92'
L48	N88°01'06"W	10.47'
L49	N01°58'54"E	20.00'
L50	S88°01'06"E	10.47'
L51	N01°58'54"E	103.07'
L52	N88°01'06"W	13.00'
L53	N01°58'54"E	25.00'
L54	S88°01'06"E	13.00'
L55	N01°58'54"E	137.53'
L56	N88°01'06"W	13.00'
L57	N01°58'54"E	20.00'
L58	S88°01'06"E	13.00'
L59	N01°58'54"E	48.65'
L60	N43°01'24"W	36.01'



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