

Project Name or Subdivision Name:

District Ten Mile Subdivision

Sanitary Sewer & Water Main Easement Number: 2
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 Record Number: ESMT-2026-0002

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.

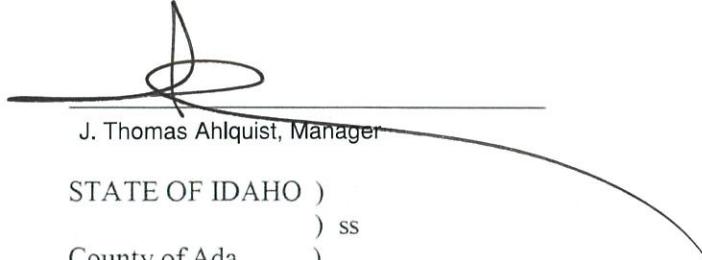
THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or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

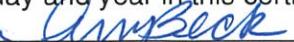
GRANTOR: **Ten Mile North District North, LLC.**
an Idaho limited liability company


J. Thomas Ahlquist, Manager

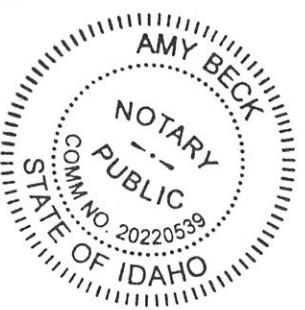
STATE OF IDAHO)
) ss
County of Ada)

On this 3 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: _____



EXHIBIT A LEGAL DESCRIPTION

MONDAY, DECEMBER 29, 2025

PROJECT NUMBER: 25-238

COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT

S1215121405

A COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT BEING PART OF PARCEL S1215121405 AND W. GRAND MOGUL DR., 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 261.94 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 15, THENCE NORTH 89°26'27" WEST 954.10 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 59°49'17" WEST 45.43 FEET;

THENCE NORTH 29°36'14" WEST 85.96 FEET;

THENCE NORTH 74°10'31" WEST 102.70 FEET;

THENCE SOUTH 84°54'42" WEST 147.54 FEET;

THENCE SOUTH 5°05'18" EAST 54.98 FEET;

THENCE NORTH 84°54'42" EAST 12.00 FEET;

THENCE SOUTH 5°05'18" EAST 25.00 FEET;

THENCE SOUTH 84°54'42" WEST 11.79 FEET;

THENCE SOUTH 6°05'30" EAST 112.91 FEET;

THENCE NORTH 83°54'30" EAST 12.27 FEET;

THENCE SOUTH 6°05'30" EAST 20.00 FEET;

THENCE SOUTH 83°54'30" WEST 12.27 FEET;

THENCE SOUTH 6°05'30" EAST 32.94 FEET, TO THE NORTHERLY RIGHT-OF-WAY FOR W. GRAND MOGUL DR.;

THENCE SOUTH 86°16'02" WEST 20.15 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY FOR W. GRAND MOGUL DR.;

THENCE NORTH 46°34'25" WEST 15.20 FEET;

PREPARED BY: NATHAN B. WEBER, PLS

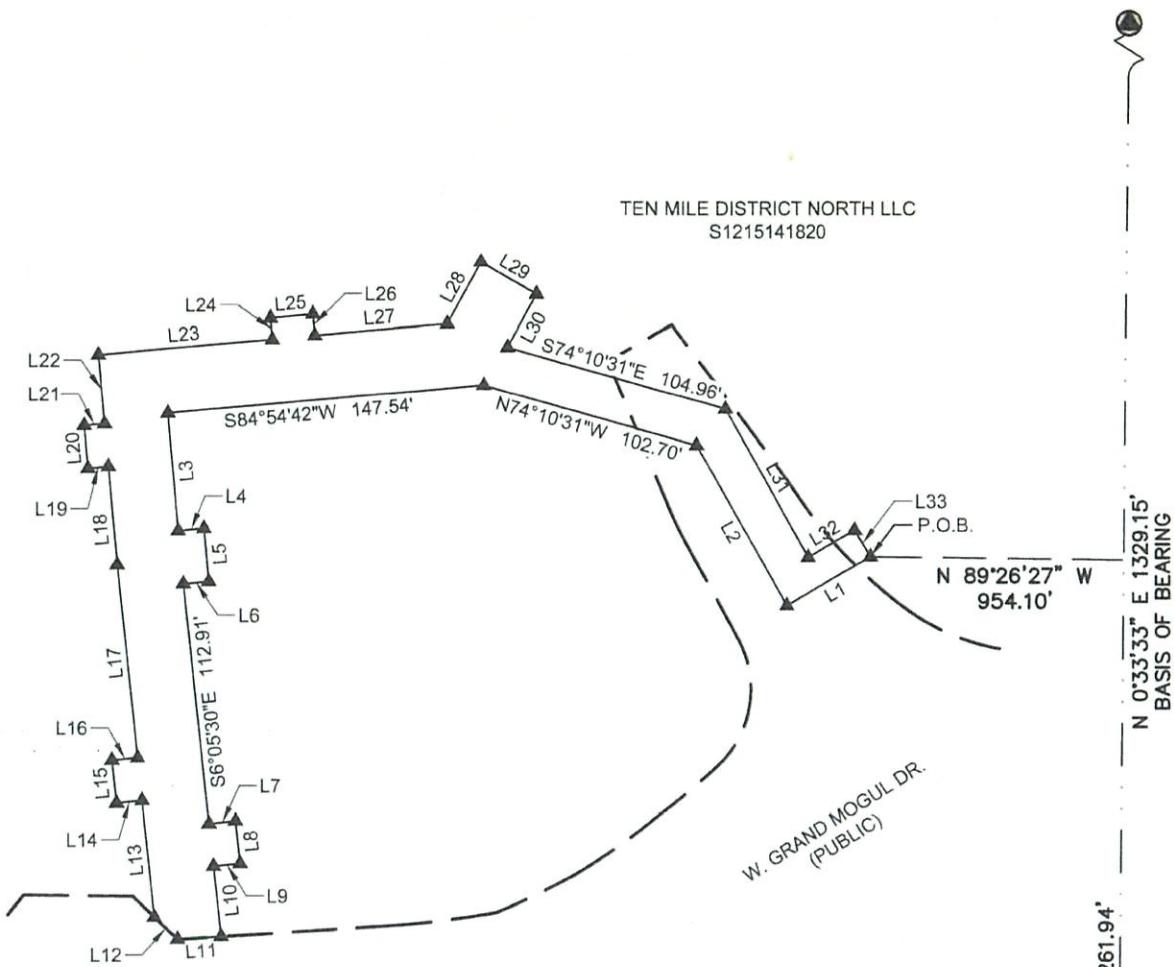
DIAMOND LAND SURVEYING | WWW.DIAMONDLANDSURVEYING.COM

THENCE NORTH 6°05'30" WEST 54.95 FEET;
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THENCE NORTH 6°05'30" WEST 20.00 FEET;
THENCE NORTH 83°54'30" EAST 12.00 FEET;
THENCE NORTH 6°05'30" WEST 90.75 FEET;
THENCE NORTH 5°05'18" WEST 45.97 FEET;
THENCE SOUTH 84°54'42" WEST 9.50 FEET;
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THENCE NORTH 84°54'42" EAST 61.91 FEET;
THENCE NORTH 28°38'51" EAST 32.73 FEET;
THENCE SOUTH 60°23'53" EAST 30.00 FEET;
THENCE SOUTH 28°38'51" WEST 28.35 FEET;
THENCE SOUTH 74°10'31" EAST 104.96 FEET;
THENCE SOUTH 29°36'14" EAST 79.55 FEET;
THENCE NORTH 59°51'21" EAST 25.29 FEET;
THENCE SOUTH 30°08'39" EAST 14.39 FEET, TO THE POINT OF BEGINNING;

CONTAINS 19,060 SQ. FT. OR 0.438 ACRES

EXHIBIT B

COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT

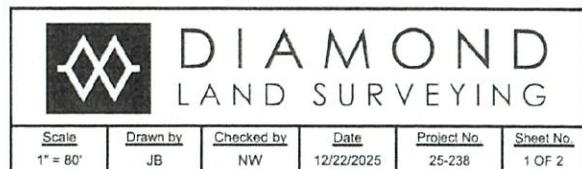
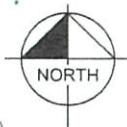


EAST QUARTER CORNER SECTION 15
T3N, R1W, B.M. (CP&F 111022595)



LEGEND

- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TIE LINE
- 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.



COMBINED CITY OF MERIDIAN WATER AND SEWER EASEMENT

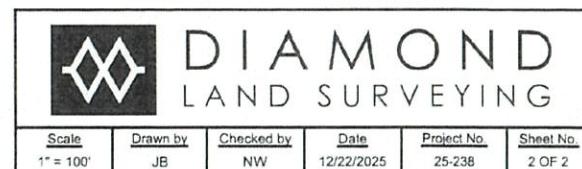
LINE TABLE		
NO.	BEARING	LENGTH
L1	S59°49'17"W	45.43'
L2	N29°36'14"W	85.96'
L3	S05°05'18"E	54.98'
L4	N84°54'42"E	12.00'
L5	S05°05'18"E	25.00'
L6	S84°54'42"W	11.79'
L7	N83°54'30"E	12.27'
L8	S06°05'30"E	20.00'
L9	S83°54'30"W	12.27'
L10	S06°05'30"E	32.94'
L11	S86°16'02"W	20.15'
L12	N46°34'25"W	15.20'
L13	N06°05'30"W	54.95'
L14	S83°54'30"W	12.00'
L15	N06°05'30"W	20.00'
L16	N83°54'30"E	12.00'
L17	N06°05'30"W	90.75'
L18	N05°05'18"W	45.97'
L19	S84°54'42"W	9.50'
L20	N05°05'18"W	20.00'
L21	N84°54'42"E	9.50'
L22	N05°05'18"W	32.30'
L23	N84°54'42"E	81.20'
L24	N05°05'18"W	10.00'
L25	N84°54'42"E	20.00'
L26	S05°05'18"E	10.00'
L27	N84°54'42"E	61.91'
L28	N28°38'51"E	32.73'
L29	S60°23'53"E	30.00'
L30	S28°38'51"W	28.35'
L31	S29°36'14"E	79.55'
L32	N59°51'21"E	25.29'
L33	S30°08'39"E	14.39'

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Scale 1" = 100'	Drawn by JB	Checked by NW	Date 12/22/2025	Project No. 25-238	Sheet No. 2 OF 2
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