

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
Boise Project, Idaho

QUITCLAIM DEED

THE UNITED STATES OF AMERICA , acting by and through the Department of Interior, Bureau of Reclamation, pursuant to the Federal Reclamation Laws, being the Act of Congress approved June 17, 1902 (32 Stat. 388; 43 U.S.C. § 391), and acts amendatory thereof or supplementary thereto, collectively referred to as the Federal Reclamation Laws, including Section 14 of the Reclamation Project Act of August 4, 1939 (53 Stat. 1187), and pursuant to the Act of Congress of August 30, 1890 (43 U.S.C. § 945), has exercised a right of way in Ada County, Idaho, in connection with the Carlson Lateral Canal; and

WHEREAS, the United States has determined that a portion of this right of way is no longer needed for project purposes due to the relocation of the Carlson Lateral Canal in accordance with the Relocation Agreement and Confirmation Deed between the United States, CITY OF MERIDIAN, an Idaho municipal corporation and TRIPLE D DEVELOPMENT, INC., an Idaho corporation, dated the _____ of _____, 2022, identified as Contract No. 21-07-11-L5580.

NOW, THEREFORE, know all persons by these presents, that THE UNITED STATES OF AMERICA, within the provisions of the Act of Congress approved June 17, 1902 (32 Stat. 388; 43 U.S.C. § 391), and acts amendatory thereof or supplementary thereto, including Section 14 of the Reclamation Project Act of August 4, 1939 (53 Stat. 1187), and authority thereunder, for and in consideration of the exchange of other land interests, does hereby remise, release, and forever quitclaim unto CITY OF MERIDIAN, an Idaho municipal Corporation and TRIPLE D DEVELOPMENT, INC., an Idaho corporation, its successors, or assigns, forever, all of the right, title, and interest in and to the property situated in the County of Ada, State of Idaho, to wit:

City of Meridian:

That portion of the Carlson Lateral Canal easement which is located in Government Lot 1, of Section 31, T. 3 N., R. 1 E., of the Boise Meridian, more particularly described in EXHIBIT A and depicted on EXHIBIT B, referred to as Parcels 1 & 2. Excepting therefrom, any portion of the above description more particularly described in EXHIBIT E and shown on EXHIBIT F, referred to as Parcel 4. Said exhibits are attached hereto and by this reference made a part hereof.

Triple D Development, Inc.:

That portion of the Carlson Lateral Canal easement which is located in Government Lot 1, of Section 31, T. 3 N., R. 1 E., of the Boise Meridian, more particularly described in EXHIBIT C and depicted on EXHIBIT D, referred to as Parcel 3. Excepting therefrom, any portion of the above description more particularly described in EXHIBIT G and shown on EXHIBIT H, referred to as Parcel 5. Said exhibits are attached hereto and by this reference made a part hereof.

Subject to:

- (1) The reservation of a right of way for ditches and canals being of the same character and scope as that created with respect to certain public lands by the Act of August 30, 1890 (26 Stat. 391).
- (2) Rights of way of record or in use for roads and highways, utilities, railroads, pipelines, ditches, and canals.
- (3) The rights, if any, that were reserved in the original patent on this tract.
NOTICE IS HEREBY GIVEN that:

THE INFORMATION CONTAINED IN THIS NOTICE IS REQUIRED UNDER THE AUTHORITY OF REGULATIONS PROMULGATED UNDER SECTION 120(h) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA OR "SUPERFUND"), 42 U.S.C. SECTION 9620(h).

(a) Acting pursuant to the requirements of 40 CFR 373, on March 23, 2022, the United States performed a review of the hazardous materials survey on the subject lands. The land is being quitclaimed to CITY OF MERIDIAN and TRIPLE D DEVELOPMENT, INC., in the same condition as existed on the date of said survey and which is more particularly described in the survey. No remediation by the United States on behalf of CITY OF MERIDIAN and TRIPLE D DEVELOPMENT, INC., has been made or will be made because none is necessary.

The United States has conducted a search of files at the Bureau of Reclamation Middle Snake Field Office, Boise, Idaho, to identify available information with respect to hazardous substances that were stored for one year or more, known to have been released, or disposed of at the property. That search of available information produced no information on hazardous substances so stored, released or disposed.

(b) CITY OF MERIDIAN and TRIPLE D DEVELOPMENT, INC., accept the premises and appurtenances as is.

(c) CERCLA Environmental Covenants and Stipulations:

1. To the extent the United States is determined responsible, the United States warrants that any response action or corrective action found to be necessary after the date of the transfer shall be conducted by the United States.
2. CITY OF MERIDIAN and TRIPLE D DEVELOPMENT, INC., hereby grant the United States access to the property in any case in which a response action or corrective action is found to be necessary by the United States after such date at such property, or such access is necessary to carry out a response action or corrective action on adjoining property.

IN WITNESS WHEREOF, the United States of America has executed this document the
_____ day of _____, 20__.

THE UNITED STATES OF AMERICA

By

Bryan R. Horsburgh
Deputy Area Manager
Bureau of Reclamation
230 Collins Road
Boise ID 83702-4520

ACCEPTANCE AND RELEASE:

We, the CITY OF MERIDIAN, an Idaho municipal corporation, and TRIPLE D DEVELOPMENT, INC., an Idaho corporation, as the fee title owners of the property above described, which are subject to the easement quitclaimed herein, hereby accept the rights herein quitclaimed and agree to assume complete responsibility for that portion of the irrigation facility abandoned herein and to indemnify and hold harmless the United States and the Boise Project Board of Control and their agents and employees, from any loss or damage and from any liability on account of personal injury, death, or property damage, or claims for personal injury, death, or property damage of any nature whatsoever and by whomsoever made that may occur or result in any way from the abandonment of the irrigation facility.

CITY OF MERIDIAN
an Idaho municipal corporation

By: _____

Title

Address

TRIPLE D DEVELOPMENT, INC.
an Idaho corporation

By: _____

Title

Address

4835 N. Lake Park Place
Boise, ID 83714

ACKNOWLEDGEMENT

STATE OF IDAHO)
)s.s.
County of _____)

On the _____ day of _____, 20____, personally appeared before me, _____, known to me to be the official of the CITY OF MERIDIAN, an Idaho municipal corporation, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the CITY OF MERIDIAN, an Idaho municipal corporation, for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute said instrument.

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

(SEAL)

Notary Public in and for the
State of _____
Residing at: _____
My Commission Expires: _____

ACKNOWLEDGEMENT

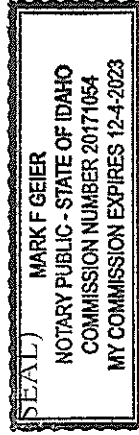
STATE OF IDAHO)
)s.s.
County of Ada)

On the 29th day of April, 2022, personally appeared before me, Daniel A Wood, known to me to be the official of TRIPLE D DEVELOPMENT, INC., an Idaho corporation, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of TRIPLE D DEVELOPMENT, INC., an Idaho corporation, for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute said instrument.

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

Mark F Geier

Notary Public in and for the
State of Idaho
Residing at: Eagle Landing
My Commission Expires: 12-4-2023



ACKNOWLEDGEMENT

STATE OF IDAHO)
)s.s.
County of Ada)

On the ____ day of _____, 20____, personally appeared before me, Bryan R. Horsburgh, known to me to be the official of THE UNITED STATES OF AMERICA, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the United States, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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

(SEAL)

Notary Public in and for the
State of Idaho
Residing at:
My Commission Expires:

EXHIBIT A
Parcels 1 & 2

DESCRIPTION FOR
PREVAIL SUBDIVISION NO. 3
CITY OF MERIDIAN CARLSON LATERAL EASEMENT RELINQUISHMENT

A portion of Government Lot 1 of Section 31, T.3N., R.1E., B.M., Meridian, Ada County, Idaho more particularly described as follows:

EASEMENT A: Parcel 1

Commencing at the NW corner of said Section 31 from which the W1/4 corner of said Section 31 bears South 00°37'56" West, 2641.54 feet;

thence along the West boundary line of said Section 31 South 00°37'56" West, 1,320.77 feet to the SW corner of said Government Lot 1;

thence leaving said West boundary line and along the South boundary line of said Government Lot 1 North 89°39'29" East, 80.01 feet to a point on the East right-of-way line of S. Meridian Rd.;

thence along said East right-of-way line North 00°37'56" East, North 00°37'56" East, 207.00 feet;

thence leaving said East right-of-way line North 89°39'29" East, 283.58 feet to the **REAL POINT OF BEGINNING**;

thence North 79°23'51" West, 199.76 feet;

thence North 86°11'01" West, 86.92 feet;

thence North 00°37'56" East, 50.08 feet;

thence South 86°11'01" East, 92.67 feet;

thence South 79°23'51" East, 461.30 feet;

thence South 89°39'29" West, 263.36 feet to the **REAL POINT OF BEGINNING**.
Containing 21,016 square feet or 0.48 acres, more or less.

EASEMENT B: Parcel 2

Commencing at the NW corner of said Section 31 from which the W1/4 corner of said Section 31 bears South 00°37'56" West, 2641.54 feet;

thence along the West boundary line of said Section 31 South 00°37'56" West, 1,320.77 feet to the SW corner of said Government Lot 1;

thence leaving said West boundary line and along the South boundary line of said Government Lot 1 North 89°39'29" East, 80.01 feet to a point on the East right-of-way line of S. Meridian Rd.;

thence along said East right-of-way line North 00°37'56" East, North 00°37'56" East, 207.00 feet;

thence leaving said East right-of-way line North 89°39'29" East, 955.95 feet to the **REAL POINT OF BEGINNING**;

thence North 62°20'11" East, 5.59 feet;

thence 32.90 feet along the arc of a non-tangent curve to the left, said curve having a radius of 68.47 feet, a central angle of 27°31'45" and a long chord which bears North 31°18'59" East, 32.58 feet;

thence North 20°23'48" West, 49.34 feet;

thence North 69°36'12" East, 50.00 feet;

thence South 20°23'48" East, 63.98 feet;

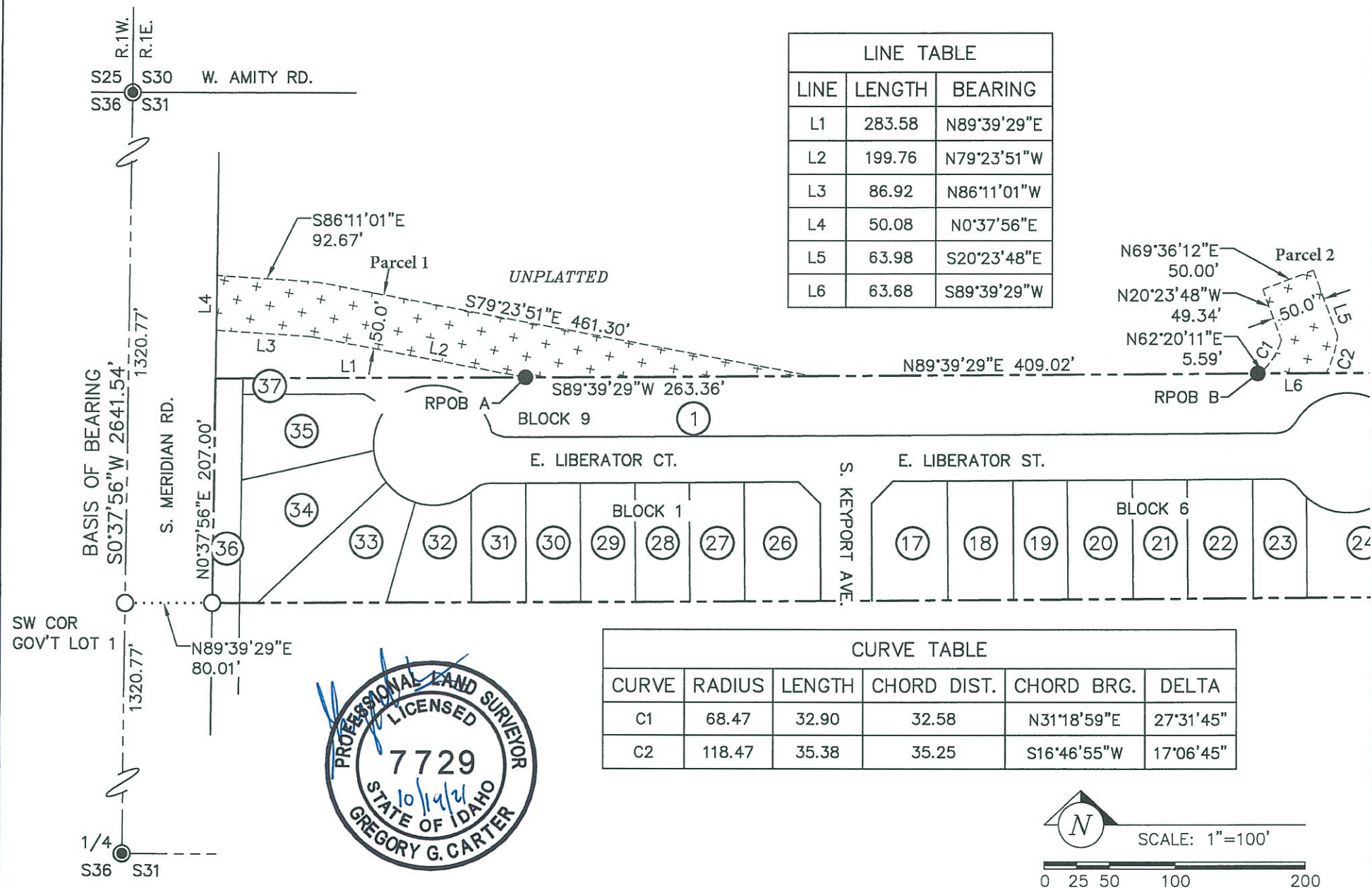
thence 35.38 feet along the arc of a non-tangent curve to the right, said curve having a radius of 118.47 feet, a central angle of 17°06'45" and a long chord which bears South 16°46'55" West, 35.25 feet;

thence South 89°39'29" West, 63.68 feet to the **REAL POINT OF BEGINNING**.
Containing 4,597 square feet or 0.11 acres, more or less.



R.1W.
R.1E.
S25 S30 W. AMITY RD.
S36 S31

LINE TABLE		
LINE	LENGTH	BEARING
L1	283.58	N89°39'29"E
L2	199.76	N79°23'51"W
L3	86.92	N86°11'01"W
L4	50.08	N0°37'56"E
L5	63.98	S20°23'48"E
L6	63.68	S89°39'29"W



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	68.47	32.90	32.58	N31°18'59"E	27°31'45"
C2	118.47	35.38	35.25	S16°46'55"W	17°06'45"



P:\Prevall Subdivision No 3 (Prevall North 5ac) 21-025\dwg\Prevall 3 Offsite DITCH RELINQUISH.dwg 10/19/2021 10:50:33 AM

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

**EXHIBIT B. DRAWING FOR
PREVALL SUBDIVISION NO. 3
CITY OF MERIDIAN CARLSON LATERAL EASEMENT
RELINQUISHMENT**

A PORTION OF GOVERNMENT LOT 1 OF SECTION 31, T.3N.,
R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-025

SHEET NO.
1 OF 1

DWG. DATE
10/18/2021

EXHIBIT C
Parcel 3

DESCRIPTION FOR
PREVAIL SUBDIVISION NO. 3
CARLSON LATERAL EASEMENT RELINQUISHMENT

A portion of Government Lot 1 of Section 31, T.3N., R.1E., B.M., Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the NW corner of said Section 31 from which the W1/4 corner of said Section 31 bears South 00°37'56" West, 2641.54 feet;
thence along the West boundary line of said Section 31 South 00°37'56" West, 1,320.77 feet to the SW corner of said Government Lot 1;
thence leaving said West boundary line and along the South boundary line of said Government Lot 1 North 89°39'29" East, 80.01 feet to a point on the East right-of-way line of S. Meridian Rd.;
thence along said East right-of-way line North 00°37'56" East, North 00°37'56" East, 207.00 feet;

thence leaving said East right-of-way line North 89°39'29" East, 283.58 feet to the **REAL POINT OF BEGINNING**;

thence continuing North 89°39'29" East, 263.36 feet;
thence South 79°23'51" East, 2.04 feet;
thence South 84°09'14" East, 193.62 feet;
thence South 86°00'00" East, 91.69 feet;
thence North 89°45'52" East, 38.50 feet;
thence North 80°24'52" East, 44.17 feet;
thence North 62°20'11" East, 46.14 feet;
thence North 89°39'29" East, 63.68 feet;
thence 49.42 feet along the arc of a non-tangent curve to the right, said curve having a radius of 118.47 feet, a central angle of 23°54'04" and a long chord which bears South 37°17'19" West, 49.06 feet;
thence South 62°20'11" West, 66.22 feet;

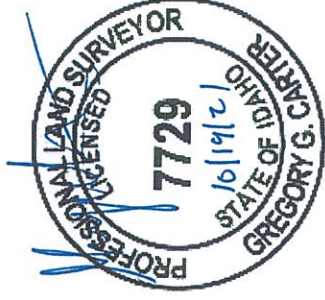
thence South 80°24'52" West, 56.21 feet;

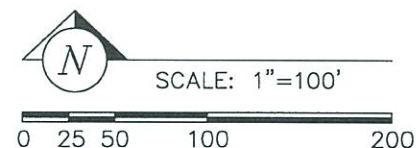
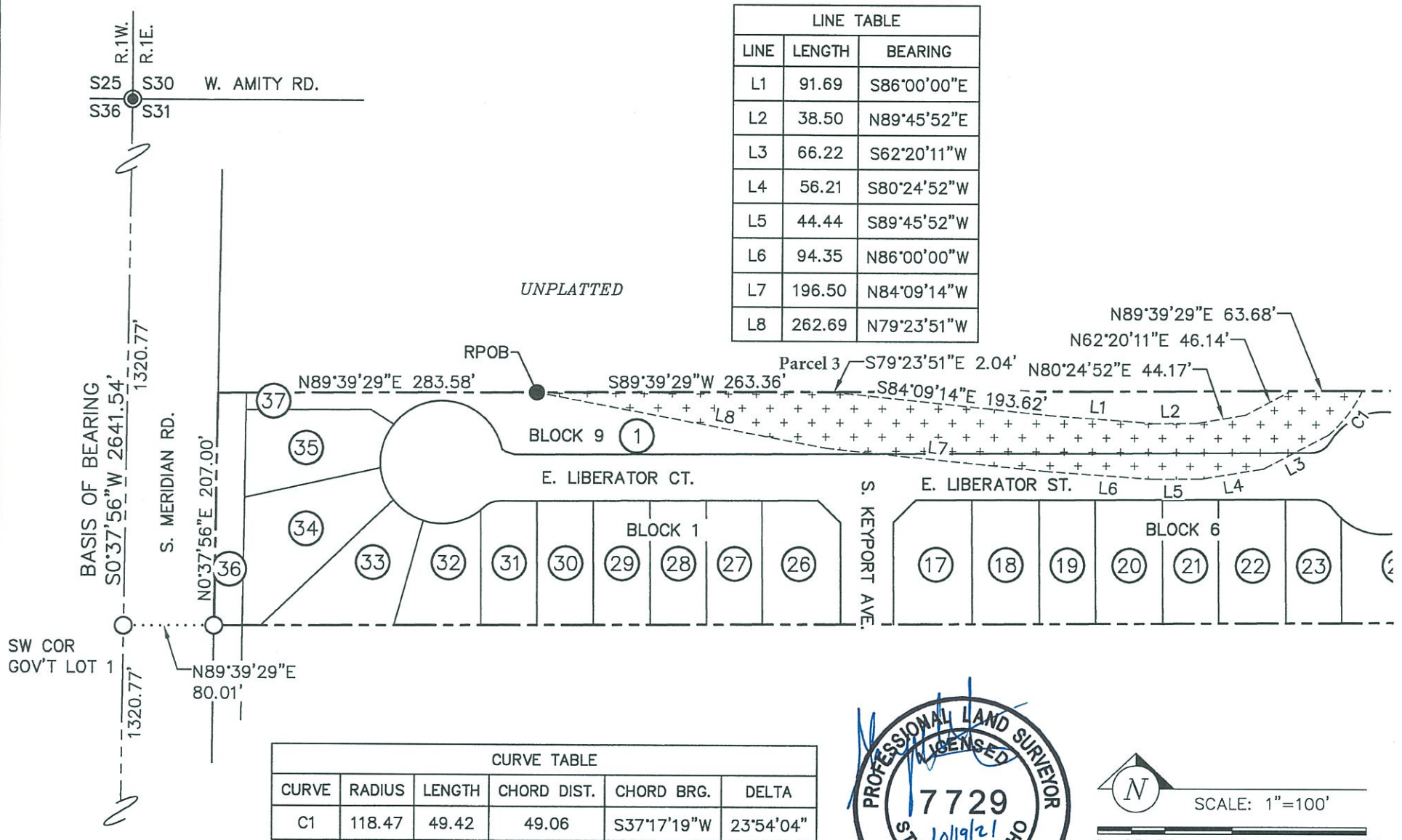
thence South 89°45'52" West, 44.44 feet;

thence North 86°00'00" West, 94.35 feet;

thence North 84°09'14" West, 196.50 feet;

thence North 79°23'51" West, 262.69 feet to the **REAL POINT OF BEGINNING**.
Containing 29,736 square feet or 0.68 acres, more or less.





P:\Prevail Subdivision No 3 (Prevail North 5ac) 21-025\dwg\Prevail 3 DITCH RELINQUISH.dwg 10/19/2021 10:38:28 AM

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

**EXHIBIT D DRAWING FOR
PREVAIL SUBDIVISION NO. 3
CARLSON LATERAL EASEMENT RELINQUISHMENT**

A PORTION OF GOVERNMENT LOT 1 OF SECTION 31, T.3N.,
R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-025
SHEET NO.
1 OF 1
DWG. DATE
10/18/2021

EXHIBIT E
Parcel 4

DESCRIPTION FOR
PREVAIL SUBDIVISION NO. 3
CITY OF MERIDIAN CARLSON LATERAL EASEMENT

A portion of Government Lot 1 of Section 31, T.3N., R.1E., B.M., Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the NW corner of said Section 31 from which the W1/4 corner of said Section 31 bears South 00°37'56" West, 2641.54 feet;

thence along the West boundary line of said Section 31 South 00°37'56" West, 1,320.77 feet to the SW corner of said Government Lot 1;

thence leaving said West boundary line and along the South boundary line of said Government Lot 1 North 89°39'29" East, 80.01 feet to a point on the East right-of-way line of S. Meridian Rd.;

thence along said East right-of-way line North 00°37'56" East, 207.00 feet;

thence leaving said East right-of-way line North 89°39'29" East, 207.97 feet to the **REAL POINT OF BEGINNING**;

thence North 77°08'33" West, 212.76 feet;

thence North 00°37'56" East, 51.16 feet;

thence South 77°08'33" East, 327.29 feet;

thence North 89°39'29" East, 588.38 feet;

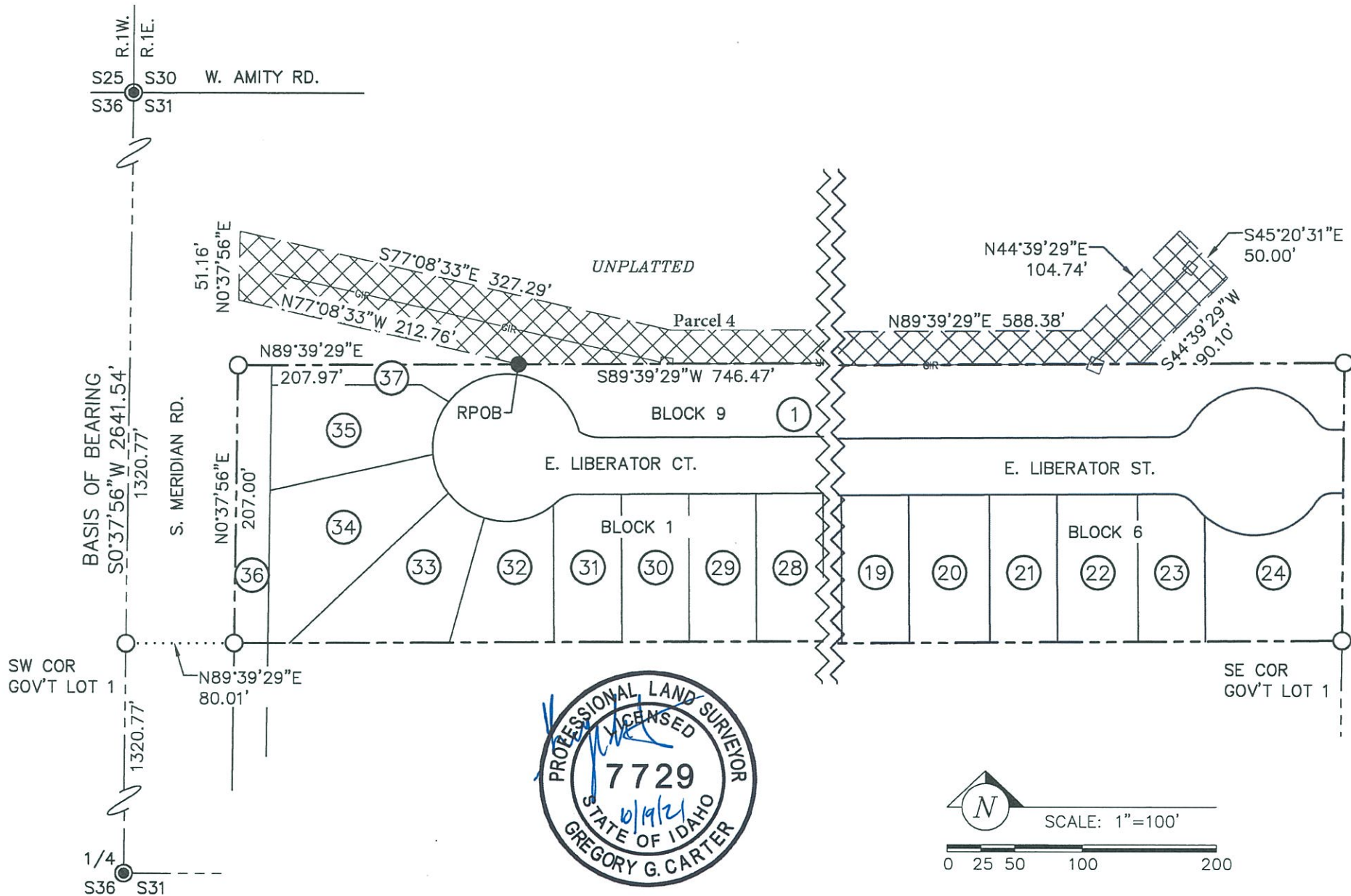
thence North 44°39'29" East, 104.74 feet;

thence South 45°20'31" East, 50.00 feet;

thence South 44°39'29" West, 90.10 feet;

thence South 89°39'29" West, 746.47 feet to the **REAL POINT OF BEGINNING**.
Containing 35,058 square feet or 0.80 acres, more or less.





P:\Prevail Subdivision No 3 (Prevail North Sac) 21-025\dwg\Prevail 3 GIRR Ease Offsite.dwg 10/18/2021 11:56:48 AM

	IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT F DRAWING FOR PREVAIL SUBDIVISION NO. 3 CITY OF MERIDIAN CARLSON LATERAL EASEMENT A PORTION OF GOVERNMENT LOT 1 OF SECTION 31, T.3N., R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO	JOB NO. 21-025 SHEET NO. 1 OF 1 DWG. DATE 10/18/2021

EXHIBIT G

Parcel 5

**DESCRIPTION FOR
PREVAIL SUBDIVISION NO. 3
CARLSON LATERAL EASEMENT**

A portion of Government Lot 1 of Section 31, T.3N., R.1E., B.M., Meridian, Ada County, Idaho more particularly described as follows:

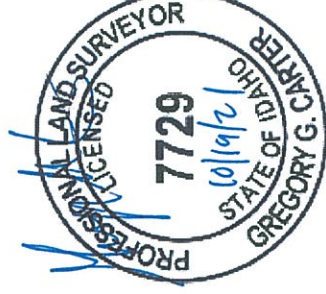
Commencing at the NW corner of said Section 31 from which the W1/4 corner of said Section 31 bears South 00°37'56" West, 2641.54 feet;
thence along the West boundary line of said Section 31 South 00°37'56" West, 1,320.77 feet to the SW corner of said Government Lot 1;
thence leaving said West boundary line and along the South boundary line of said Government Lot 1 North 89°39'29" East, 80.01 feet to a point on the East right-of-way line of S. Meridian Rd.;
thence along said East right-of-way line North 00°37'56" East, 207.00 feet;
thence leaving said East right-of-way line North 89°39'29" East, 207.97 feet to the **REAL POINT OF BEGINNING**;

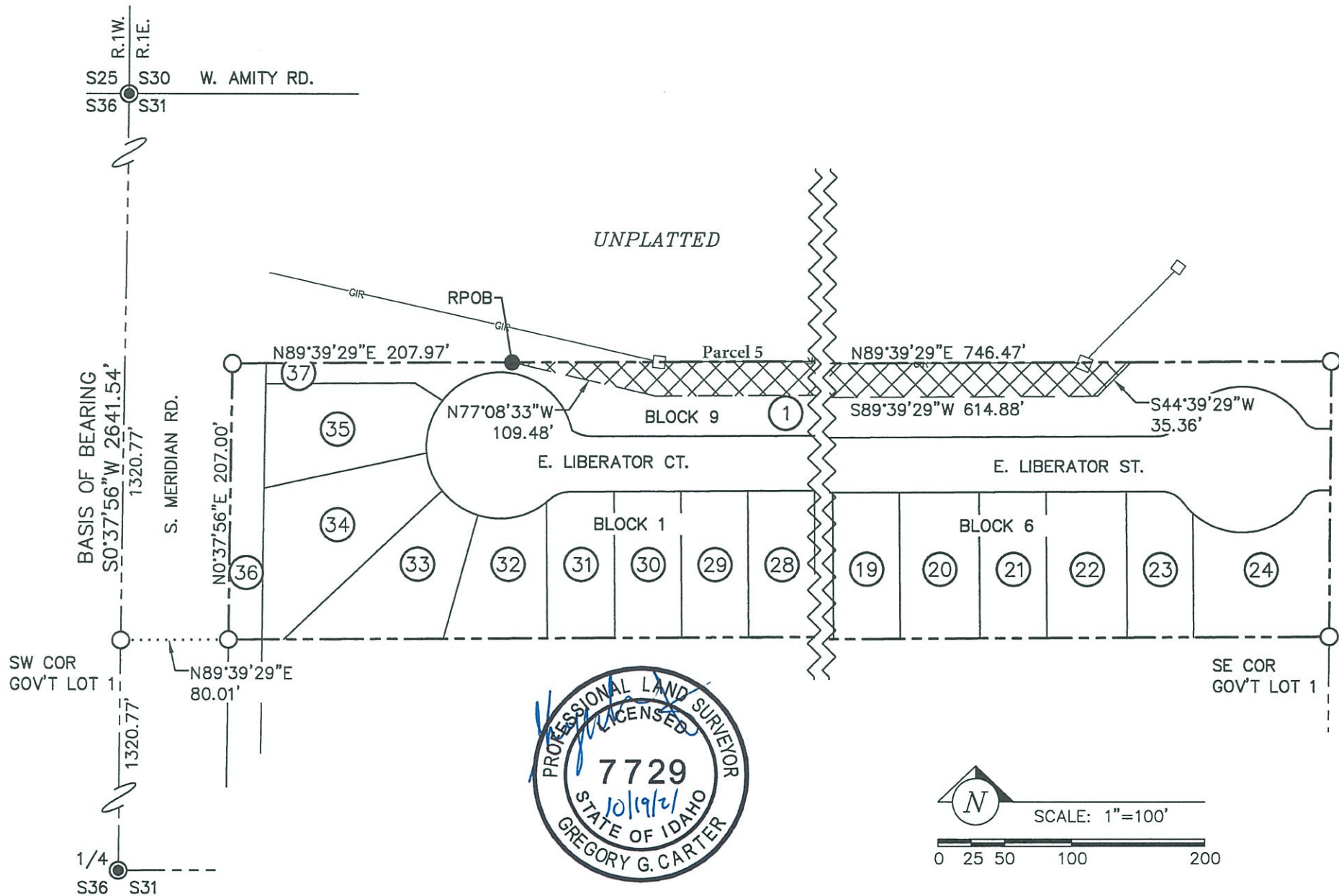
thence continuing North 89°39'29" East, 746.47 feet;

thence South 44°39'29" West, 35.36 feet;

thence South 89°39'29" West, 614.88 feet;

thence North 77°08'33" West, 109.48 feet to the **REAL POINT OF BEGINNING**.
Containing 17,017 square feet or 0.39 acres, more or less.





P:\Prevail Subdivision No 3 (Prevail North Sac) 21-025\dwg\Prevail 3 GIRR Easement.dwg 10/18/2021 11:50:41 AM

ISG IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 848-8570

EXHIBIT H DRAWING FOR
PREVAIL SUBDIVISION NO. 3
CARLSON LATERAL EASEMENT

A PORTION OF GOVERNMENT LOT 1 OF SECTION 31, T.3N.,
R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-025

SHEET NO.
1 OF 1

DWG. DATE
10/18/2021