

When recorded, please return to:

City of Meridian
Attn: City Clerk
33 E Broadway Ave
Meridian, Idaho 83642

**QUITCLAIM DEED
(PBA SETTLERS PARK - PARCEL 1 - COM to COM)**

For Value Received, the City of Meridian, an Idaho municipal corporation, also shown of record as CITY OF MERIDIAN, IDAHO, a Municipal corporation ("Grantor"), does hereby convey, release, remise and forever quitclaim unto the City of Meridian, an Idaho municipal corporation, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642 ("Grantee"), the premises described on Exhibit A ("Property"), which is attached hereto and made a part hereof, together with all appurtenances relating to the Property.

Dated _____, 20__.

GRANTOR:

City of Meridian,
an Idaho municipal corporation

By: _____
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.

Signature of Notary Public
My Commission expires: _____

EXHIBIT A
Legal Description
Settlers Park – Parcel 1

A parcel being Lot 11 of Block 25 of Cedar Springs Subdivision No. 3 as shown in Book 88 of Plats on Pages 10198 through 10201, records of Ada County, Idaho, and a portion of the SE ¼ of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of said SE ¼, from which a Brass Cap monument marking the southeast corner of said SE ¼ bears S 89°19'39" E a distance of 2662.39 feet;

Thence along the southerly boundary of said SE ¼ S 89°19'39" E a distance of 596.92 feet to a point;

Thence leaving said southerly boundary N 0°40'21" E a distance of 48.00 feet to a point on the northerly right-of-way of W. Ustick Road and the **POINT OF BEGINNING**;

Thence leaving said right-of-way N 0°53'41" E a distance of 393.45 feet to a point marking the southeast corner of said Lot 11 of Block 25 of Cedar Springs Subdivision No. 3;

Thence along the boundary of said Lot 11 of Block 25 the following described courses:

Thence N 88°35'36" W a distance of 133.71 feet to a point;

Thence N 59°29'53" W a distance of 182.80 feet to a point;

Thence N 89°32'09" W a distance of 279.13 feet to a point;

Thence N 0°27'43" E a distance of 824.46 feet to a point;

Thence S 89°32'07" E a distance of 435.54 feet to a point;

Thence S 77°39'57" E a distance of 153.56 feet to a point marking the northeast corner of said Lot 11 of Block 25;

Thence leaving said boundary of Lot 11 of Block 25 and along the southerly boundary of said Cedar Springs Subdivision No. 3 and the southerly boundary of Cedar Springs Subdivision No. 2 as shown in Book 86 of Plats on Pages 9732 through 9734, records of Ada County, Idaho, S 89°14'33" E a distance of 1596.56 feet to a point on the westerly boundary of Mulberry Subdivision as shown in Book 106 of Plats on Pages 14586 and 14587, records of Ada County, Idaho;

Thence along said westerly boundary S 0°51'17" W a distance of 200.59 feet to a point marking the southwest corner of said Mulberry Subdivision;

Thence along the southerly boundary of said Mulberry Subdivision S 89°10'51" E and the southerly boundary of said Cedar Springs Subdivision No. 2 a distance of 435.10 feet to a point on the westerly right-of-way of N. Meridian Road;

Thence along said westerly right-of-way the following described courses:

Thence S 0°51'17" W a distance of 115.66 feet to a point;

Thence S 5°59'19" W a distance of 134.08 feet to a point;

Thence S 0°51'17" W a distance of 71.07 feet to a point;

Thence S 7°47'04" W a distance of 84.78 feet to a point;

Thence S 2°01'18" W a distance of 283.35 feet to a point;

Thence S 0°51'17" W a distance of 135.43 feet to a point;

Thence S 5°59'19" W a distance of 78.23 feet to a point;

Thence S 0°51'17" W a distance of 139.88 feet to a point;

Thence S 34°58'10" W a distance of 42.56 feet to a point on the northerly right-of-way of W. Ustick Road;

Thence along said northerly right-of-way N 89°19'39" W a distance of 330.82 feet to a point;

Thence leaving said northerly right-of-way N 0°31'46" E a distance of 180.58 feet to a point;

Thence N 89°46'47" W a distance of 119.01 feet to a point;

Thence N 78°11'07" W a distance of 37.44 feet to a point of curvature;

Thence a distance of 133.72 feet along the arc of a 75.75 foot radius curve left, said curve having a central angle of 101°08'32" and a long chord bearing S 51°14'37" W a distance of 117.02 feet to a point of tangency;

Thence S 0°40'21" W a distance of 112.56 feet to a point on said northerly right-of-way;

Thence along said northerly right-of-way N 89°19'39" W a distance of 1404.34 feet to the **POINT OF BEGINNING**.

This parcel contains 67.62 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
November 11, 2024

