

Outer Banks Flats F3
ESMT-2026-0164

PARTIAL RELEASE OF EASEMENT

TYPE OF EASEMENT BEING PARTIALLY RELEASED: Sanitary Sewer and Water Main

GRANTEE: CITY OF MERIDIAN

GRANTORS: Franklin 10 Mile LLC, INCLUDING SUCCESSORS AND ASSIGNS

WHEREAS, by easement dated February 08, 2023 and recorded as **Instrument Number** 2023-007763 **in the land records of Ada County, State of Idaho**, an easement of the type and nature set forth in the above-captioned title was granted to the City of Meridian, an Idaho Municipal Corporation ("the Easement"), upon the real property legally described therein.

WHEREAS, the continuance of a certain portion of the Easement is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the premises, the City of Meridian does hereby release, vacate, and abandon that certain portion of the Easement on the lands more particularly described on Exhibit A, and depicted on Exhibit B, attached hereto and incorporated herein.

All rights and privileges under the under the above-described document in and to the remaining lands covered by the Easement shall remain and continue in the Grantee and shall not be affected in any way hereby.

IN WITNESS WHEREOF, THE CITY OF MERIDIAN has caused these presents to be executed by its proper officers thereunto duly authorized this ____ day of _____, 20____.

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.

(stamp)

Notary Signature

My Commission Expires: _____

EXHIBIT A

(LEGAL DESCRIPTION OF PORTION OF EASEMENT BEING RELEASED)

EXHIBIT B

(MAP DEPICTING THE PORTION OF THE EASEMENT BEING RELEASED)



IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Exhibit "A"
City of Meridian
Utility Easement Vacation
Description No.12

The following Describes a Strip of Land for the Purpose of Vacating a Portion of a City of Meridian Utility Easement, as Described in Sanitary Sewer and Water Easement Instrument Number 2023-007763, Records of Ada County, Idaho, being a Portion of Lot 23 , Block 1 of Outer Banks Subdivision as filed for Record in Book 126 of Plats at Pages 20200 thru 20205 in the Ada County Recorder's Office and lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more Particularly Described as follows:

COMMENCING at the Southwest Corner of Lot 23, Block 1 of said Outer Banks Subdivision (Northeast 1/16th Corner Section 15); From which, the Northwest Corner of said Outer Banks Subdivision bears North 00°35'22" East, 1255.84 feet; Thence, North 34°11'35" East, 474.52 feet to the **POINT OF BEGINNING**:
Thence, North 00°35'24" East, 7.18 feet;
Thence, South 89°24'36" East, 20.00 feet;
Thence, South 00°35'24" West, 7.18 feet;
Thence, North 89°24'36" West, 20.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 144 Sq. Ft., more or less.

Together With:

City of Meridian
Utility Easement Vacation
Description No.13

The following Describes a Strip of Land for the Purpose of Vacating a Portion of a City of Meridian Utility Easement, as Described in Sanitary Sewer and Water Easement Instrument Number 2023-007763, Records of Ada County, Idaho, being a Portion of Lot 23 , Block 1 of Outer Banks Subdivision as filed for Record in Book 126 of Plats at Pages 20200 thru 20205 in the Ada County Recorder's Office and lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more Particularly Described as follows:

COMMENCING at the Southwest Corner of Lot 23, Block 1 of said Outer Banks Subdivision (Northeast 1/16th Corner Section 15); From which, the Northwest Corner of said Outer Banks Subdivision bears North 00°35'22" East, 1255.84 feet; Thence, North 44°57'41" East, 520.98 feet to the **POINT OF BEGINNING**:



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Thence, North 00°35'24" East, 233.65 feet;
Thence, North 43°06'45" West, 49.22 feet;
Thence, North 46°53'15" East, 23.00 feet;
Thence, South 43°06'45" East, 54.10 feet;
Thence, South 00°35'24" West, 246.01 feet;
Thence, North 89°24'36" West, 20.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.14 acres (5,985 Sq. Ft.), more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.14**

The following Describes a Strip of Land for the Purpose of Vacating a Portion of a City of Meridian Utility Easement, as Described in Sanitary Sewer and Water Easement Instrument Number 2023-007763, Records of Ada County, Idaho, being a Portion of Lot 23 , Block 1 of Outer Banks Subdivision as filed for Record in Book 126 of Plats at Pages 20200 thru 20205 in the Ada County Recorder's Office and lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more Particularly Described as follows:

COMMENCING at the Southwest Corner of Lot 23, Block 1 of said Outer Banks Subdivision (Northeast 1/16th Corner Section 15); From which, the Northwest Corner of said Outer Banks Subdivision bears North 00°35'22" East, 1255.84 feet; Thence, North 73°31'54" East, 381.09 feet to the **POINT OF BEGINNING**:

Thence, North 00°35'24" East, 229.62 feet;
Thence, South 89°24'36" East, 20.00 feet;
Thence, South 00°35'24" West, 229.62 feet;
Thence, North 89°24'36" West, 20.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.10 acres (4,592 Sq. Ft.), more or less.





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Exhibit "A"
City of Meridian
Utility Easement Vacation
Description No.15

The following Describes a Strip of Land for the Purpose of Vacating a Portion of a City of Meridian Utility Easement, as Described in Sanitary Sewer and Water Easement Instrument Number 2023-007763, Records of Ada County, Idaho, being a Portion of Lot 23 , Block 1 of Outer Banks Subdivision as filed for Record in Book 126 of Plats at Pages 20200 thru 20205 in the Ada County Recorder's Office and lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more Particularly Described as follows:

COMMENCING at the Southwest Corner of Lot 11, Block 1 of said Outer Banks Subdivision; From which, the Northwest Corner of said Lot 11, bears, North 00°35'24" East, 274.66 feet; Thence, South 61°28'33" West, 85.84 feet to the **POINT OF BEGINNING:**

Thence, North 58°58'46" West, 213.55 feet;

Thence, South 89°24'36" East, 6.92 feet;

Thence, South 58°00'44" East, 207.61 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 374 Sq. Ft., more or less.

Together With:

City of Meridian
Utility Easement Vacation
Description No.16

The following Describes a Strip of Land for the Purpose of Vacating a Portion of a City of Meridian Utility Easement, as Described in Sanitary Sewer and Water Easement Instrument Number 2023-007763, Records of Ada County, Idaho, being a Portion of Lot 23 , Block 1 of Outer Banks Subdivision as filed for Record in Book 126 of Plats at Pages 20200 thru 20205 in the Ada County Recorder's Office and lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more Particularly Described as follows:

COMMENCING at the Southwest Corner of Lot 11, Block 1 of said Outer Banks Subdivision; From which, the Northwest Corner of said Lot 11, bears, North 00°35'24" East, 274.66 feet; Thence, South 17°59'18" East, 53.36 feet to the **POINT OF BEGINNING:**

Thence, South 53°09'14" East, 118.03 feet to the Southerly Boundary Line of said Lot 23;
Thence along the Southerly Boundary Line of said Lot 23, South 59°25'10" West, 35.45 feet;



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Thence leaving said Southerly Boundary Line, North 39°28'17" West, 88.00 feet;
Thence Northwesterly 22.75 feet along the arc of a curve to the right having a radius of
35.38 feet, a Central angle of 36°50'36" and a Long Chord which bears, North
20°57'18" West, 22.36 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.05 acres (2,271 Sq. Ft.,) more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.17**

The following Describes a Parcel of Land for the Purpose of Vacating a Portion of a City
of Meridian Utility Easement, as Described in Sanitary Sewer and Water Easement
Instrument Number 2023-007763, Records of Ada County, Idaho, being a Portion of
Lots 10 & 11, Block 1 of Outer Banks Subdivision as filed for Record in Book 126 of
Plats at Pages 20200 thru 20205 in the Ada County Recorder's Office and lying in a
Portion of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 3 North,
Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more
Particularly Described as follows:

COMMENCING at the Southwest Corner of Lot 11, Block 1 of said Outer Banks
Subdivision; From which, the Northwest Corner of said Lot 11, bears, North 00°35'24"
East, 274.66 feet; Thence, North 04°24'33" East, 255.23 feet to the **POINT OF
BEGINNING:**

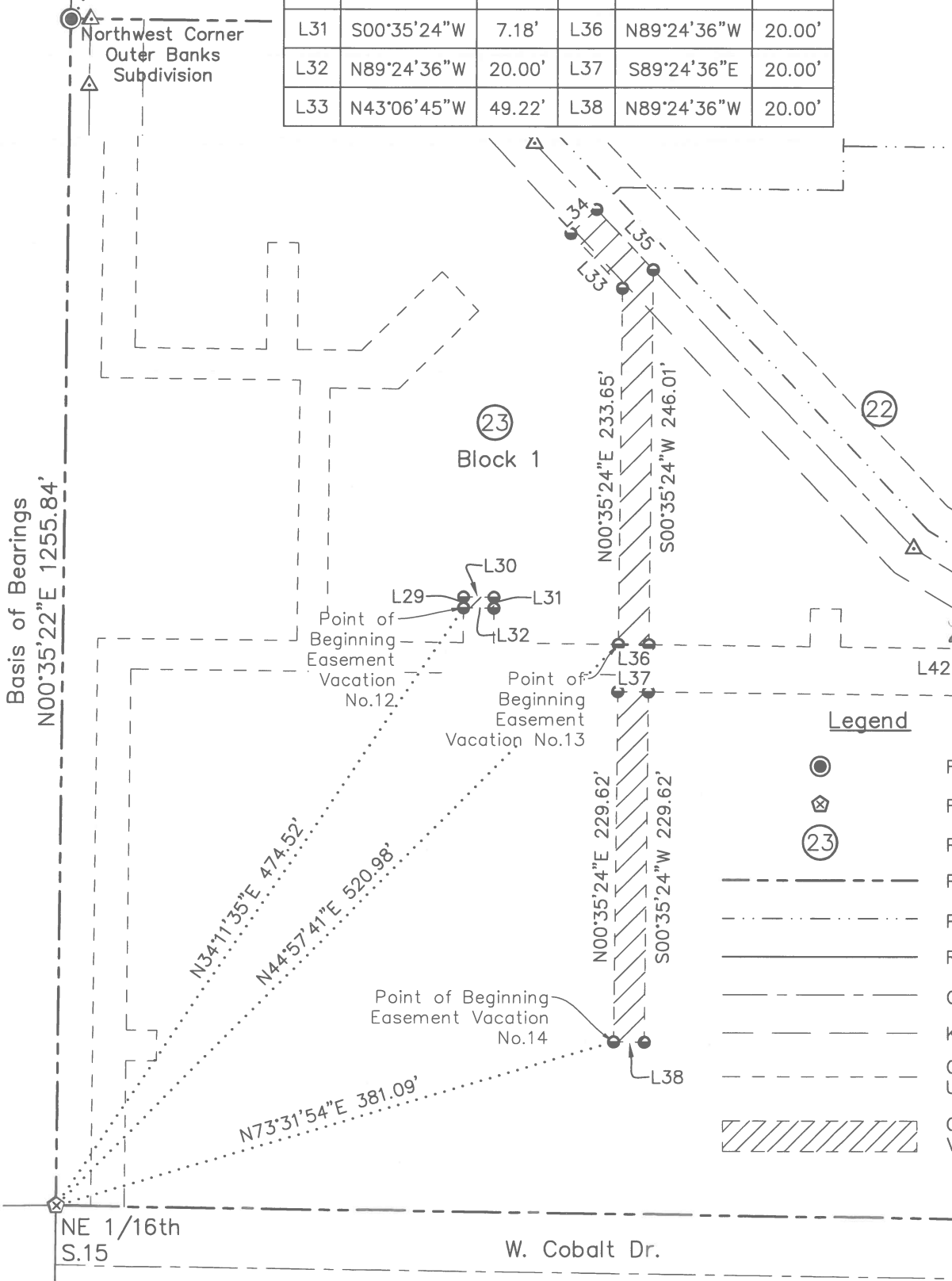
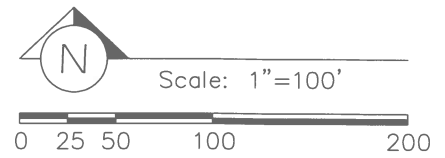
Thence, North 00°35'24" East, 3.00 feet;
Thence, South 89°24'36" East, 157.52 feet;
Thence, South 00°35'24" West, 38.00 feet;
Thence, North 89°24'36" West, 32.52 feet;
Thence, North 00°35'24" East, 35.00 feet;
Thence, North 89°24'36" West, 125.00 feet to the **POINT OF BEGINNING:**

**The above Described Parcel of Land Contains 0.04 acres (1,611 Sq. Ft.,) more or
less.**



E1/16 S.15

Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length
L29	N00°35'24"E	7.18'	L34	N46°53'15"E	23.00'
L30	S89°24'36"E	20.00'	L35	S43°06'45"E	54.10'
L31	S00°35'24"W	7.18'	L36	N89°24'36"W	20.00'
L32	N89°24'36"W	20.00'	L37	S89°24'36"E	20.00'
L33	N43°06'45"W	49.22'	L38	N89°24'36"W	20.00'



Legend

- Found Aluminum Cap
- Found 1" Coper Disk
- Platted Lot Number
- Property Boundary Line
- Platted Lot Line
- Right of Way Line
- Centerline
- Kennedy Lateral Easement
- City of Meridian Public Utility Easements
- City of Meridian Easement Vacation Area

P:\Outerbanks Flats F-3 Multi Family 26-158\dwg\Outer Banks Plot Easement Vacation Base Map.dwg 7/14/2026 8:39:03 AM



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GROUP, LLC**

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BOISE, IDAHO 83704
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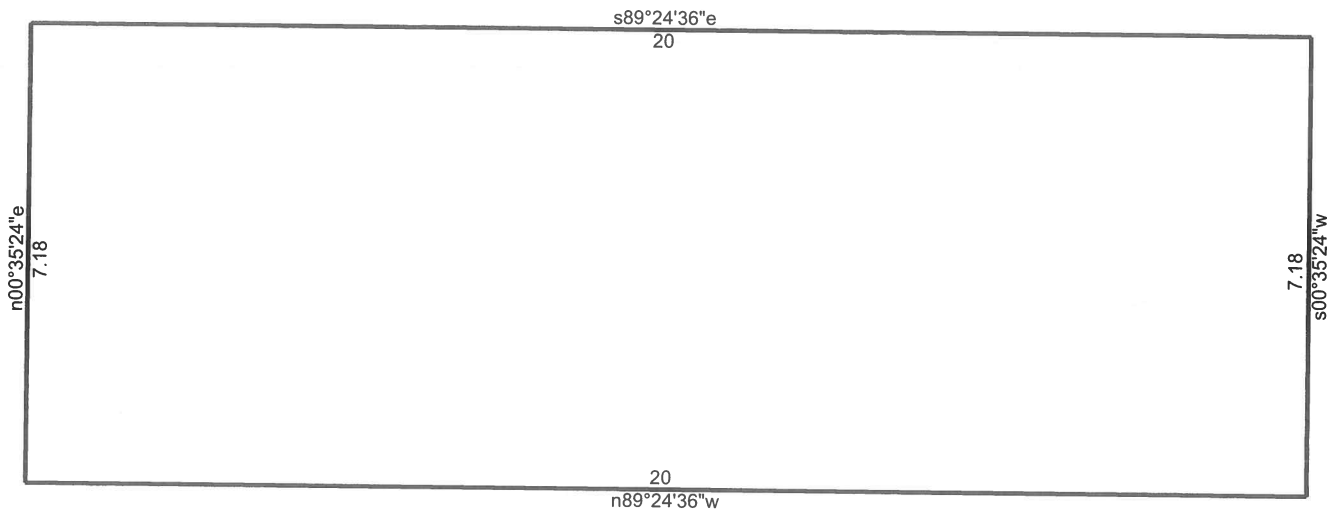
Exhibit "B"
City of Meridian Easement Vacations
10 Mile Franklin LLC

Located in the NE1/4 of the NE1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County County, Idaho.

Job No.
21-574

Sheet No.
1

Dwg. Date
7/13/2026



Easement Vacation Description No. 12

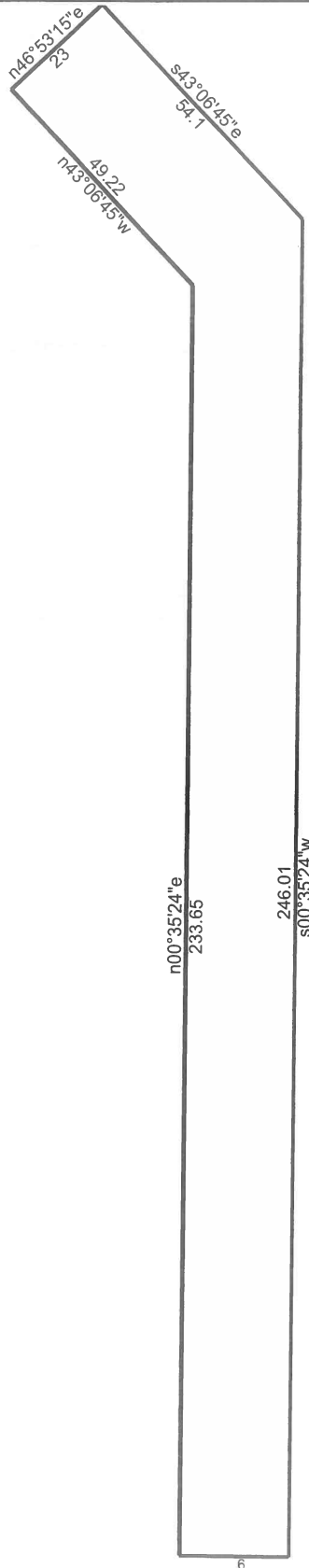
6/30/2026

Scale: 1 inch= 3 feet

File: Easement Vacation Description No.12.ndp

Tract 1: 0.0033 Acres (144 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=54 ft.

01 n00.3524e 7.18
02 s89.2436e 20
03 s00.3524w 7.18
04 n89.2436w 20



Easement Vacation No.13 Description

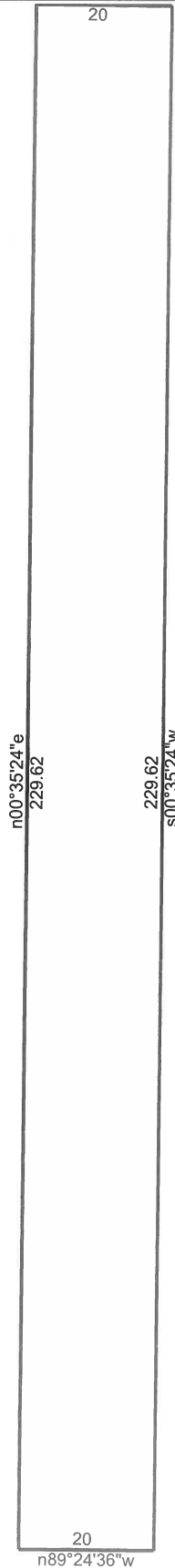
7/1/2026

Scale: 1 inch= 33 feet

File: Easement Vacation Description No.13.ndp

Tract 1: 0.1374 Acres (5985 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/196319), Perimeter=626 ft.

- 01 n00.3524e 233.65
- 02 n43.0645w 49.22
- 03 n46.5315e 23
- 04 s43.0645e 54.1
- 05 s00.3524w 246.01
- 06 n89.2436w 20



Easement VAcation No. 14 Description

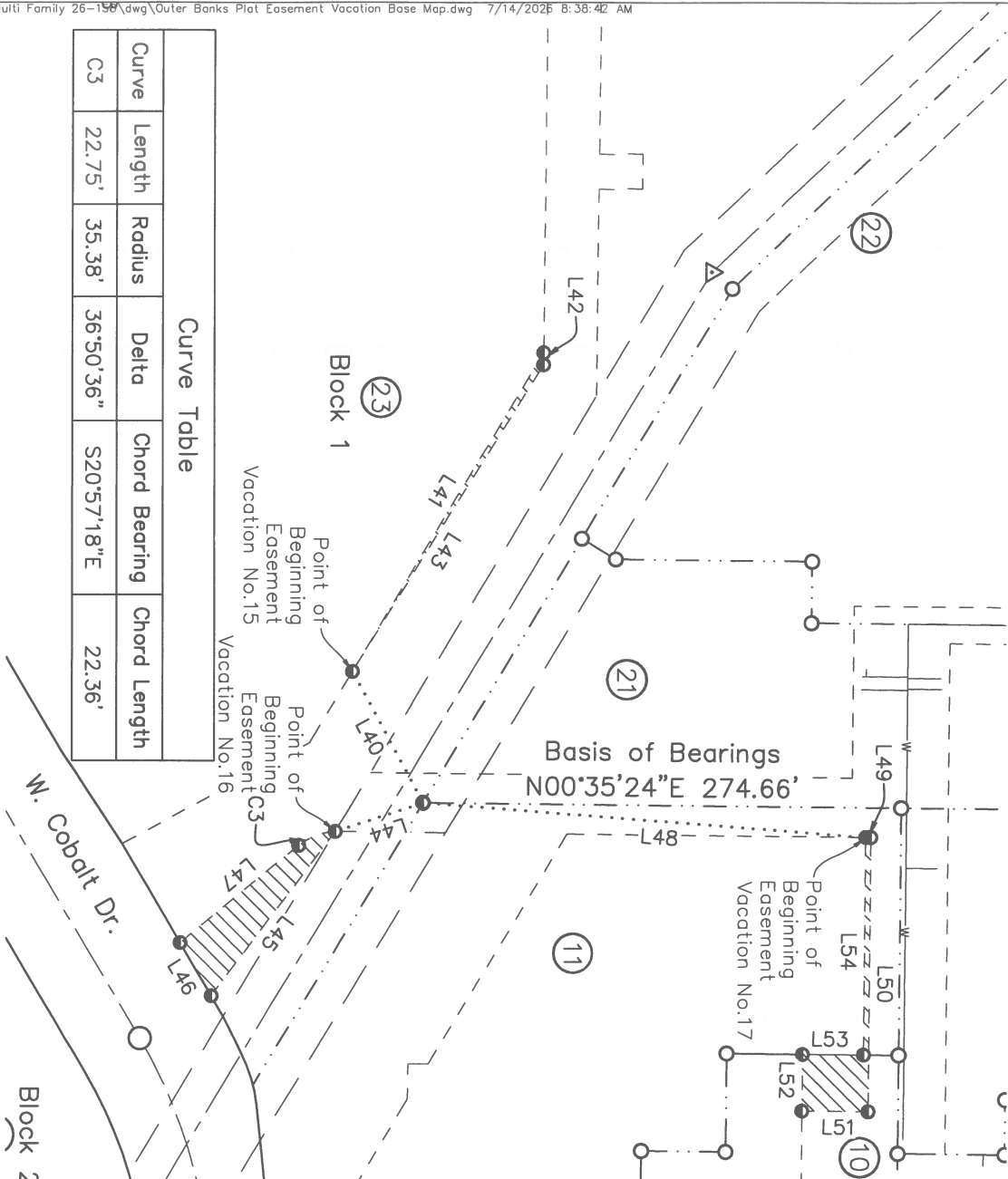
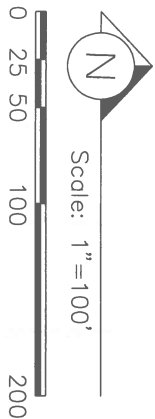
7/1/2026

Scale: 1 inch= 26 feet

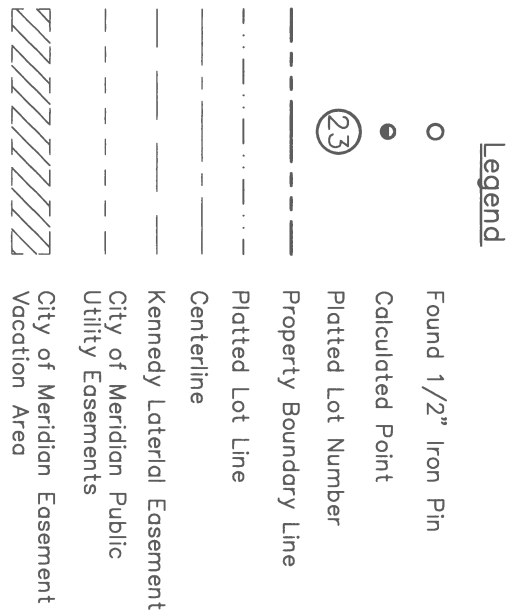
File: Easement Vacation Description No.14.ndp

Tract 1: 0.1054 Acres (4592 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=499 ft.

01 n00.3524e 229.62
02 s89.2436e 20
03 s00.3524w 229.62
04 n89.2436w 20

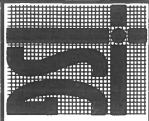


Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C3	22.75'	35.38'	36°50'36"	S20°57'18"E	22.36'



Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length
L40	S61°28'33"W	85.84'	L48	N04°24'33"E	255.23'
L41	N58°58'46"W	213.55'	L49	N00°35'24"E	3.00'
L42	S89°24'36"E	6.92'	L50	S89°24'36"E	157.52'
L43	S58°00'44"E	207.61'	L51	S00°35'24"W	38.00'
L44	S17°59'18"E	53.36'	L52	N89°24'36"W	32.52'
L45	S53°09'14"E	118.03'	L53	N00°35'24"E	35.00'
L46	S59°25'10"W	35.45'	L54	N89°24'36"W	125.00'
L47	N39°28'17"W	88.00'			





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Exhibit "C"

City of Meridian Easement Vacations

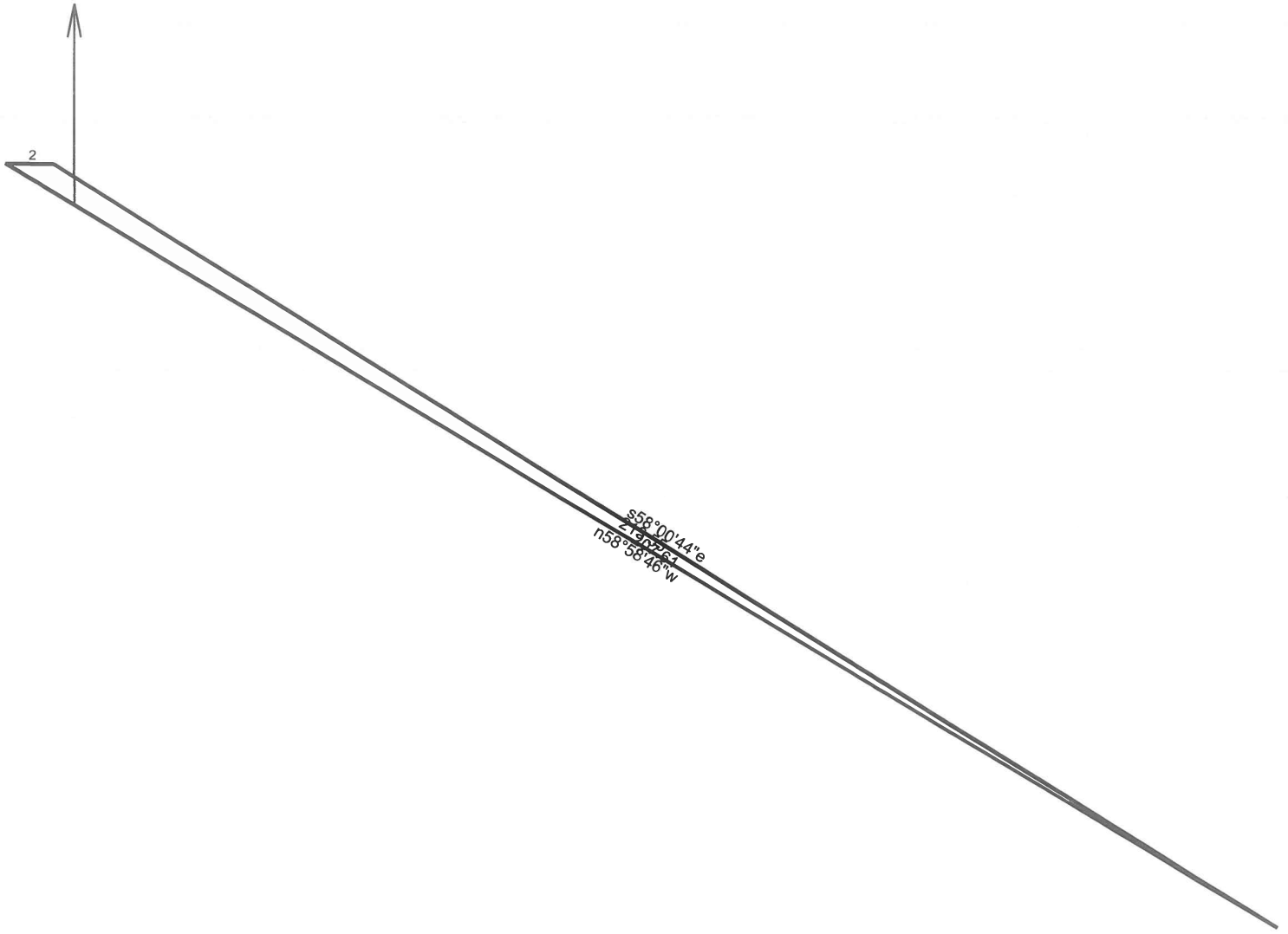
10 Mile Franklin LLC

Located in the NE1/4 of the NE1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County County, Idaho.

Job No.
21-574

Sheet No.
1

Dwg. Date
7/13/2026



City of Meridian Easement Vacation No.15

Scale: 1 inch= 24 feet

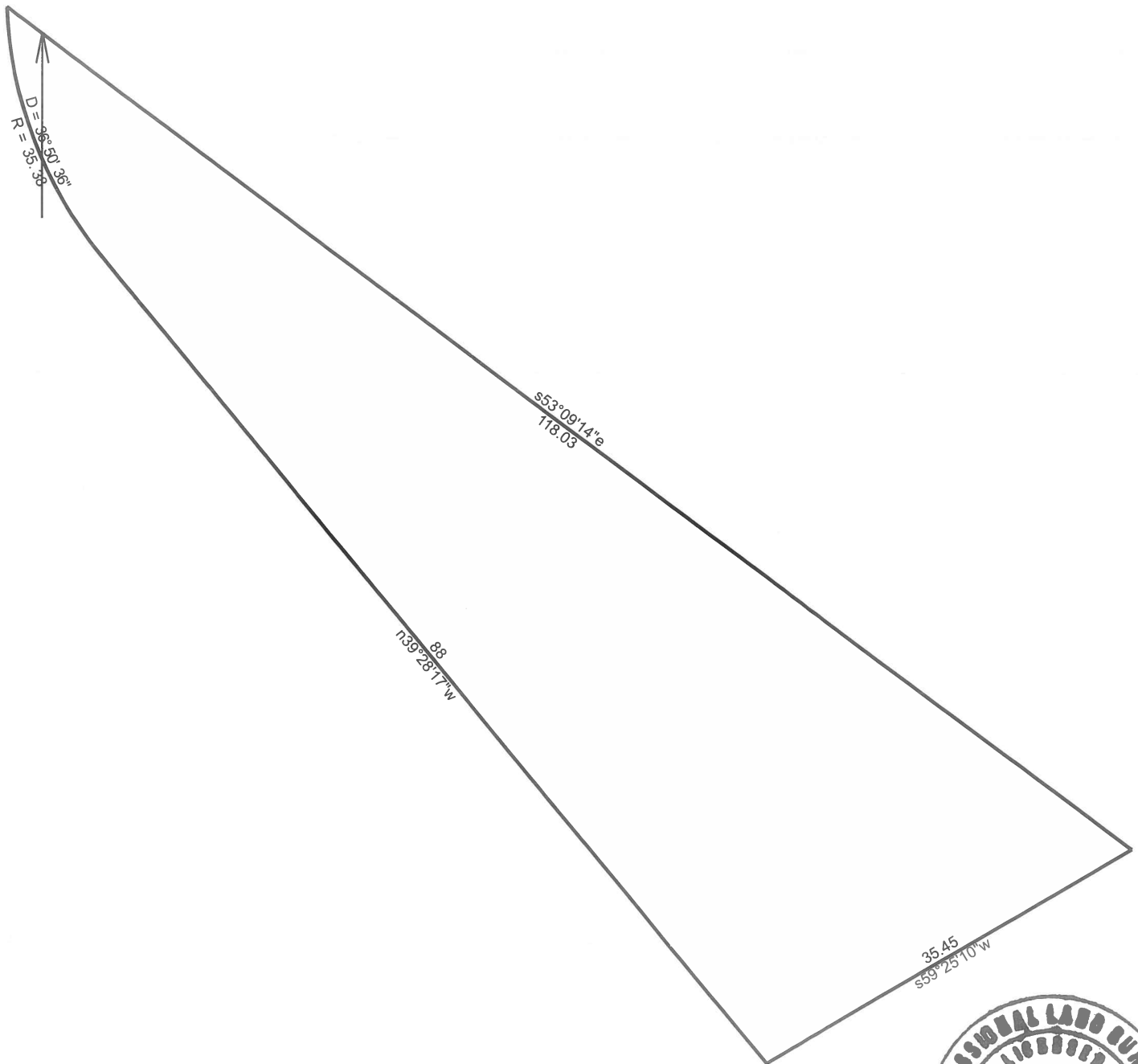
File: Easement Vacation Description No.15.ndp

Tract 1: 0.0086 Acres (374 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/148486), Perimeter=428 ft.

01 n58.5846w 213.55

02 s89.2436e 6.92

03 s58.0044e 207.61



City of Meridian Easment Vacation No.16 Description

7/9/2026

Scale: 1 inch= 13 feet

File: Easement Vacation Description No.16.ndp

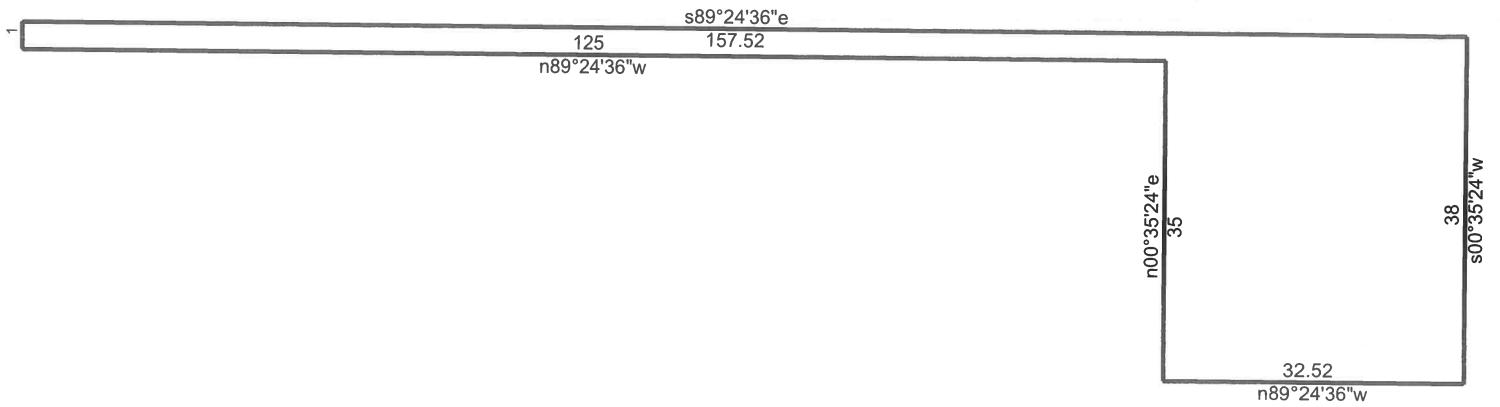
Tract 1: 0.0521 Acres (2271 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/63548), Perimeter=264 ft.

01 s53.0914e 118.03

02 s59.2510w 35.45

03 n39.2817w 88

04 Rt, r=35.38, delta=036.5036, chord=n20.5718w 22.36



City of Meridian Easement Vacation Description No.17

Scale: 1 inch= 21 feet

File: Easement Vacation Description No.17.ndp

Tract 1: 0.0370 Acres (1611 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=391 ft.

- 01 n00.3524e 3
- 02 s89.2436e 157.52
- 03 s00.3524w 38
- 04 n89.2436w 32.52
- 05 n00.3524e 35
- 06 n89.2436w 125