

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

City Clerk
City of Meridian
33 E. Broadway Avenue
Meridian, ID 83642

QUITCLAIM DEED

FOR VALUE RECEIVED, the City of Meridian, a municipal corporation organized under the laws of the State of Idaho, whose current address is 33 E. Broadway Avenue, Meridian, Idaho, (“Grantor”), does hereby convey, release, remise and forever quitclaim unto the City of Meridian, a municipal corporation organized under the laws of the State of Idaho, whose current address is 33 E. Broadway Avenue, Meridian, Idaho (“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.

TO HAVE AND TO HOLD the said Property, unto the said Grantee, and Grantee’s heirs and assigns, forever.

DATED this _____ day of _____, 2023.

GRANTOR:
CITY OF MERIDIAN

Attest:

Robert E. Simison, Mayor

Chris Johnson, City Clerk

STATE OF IDAHO)
): ss
County of Ada)

On this _____ day of _____, 2023, before me, a Notary Public, personally appeared Robert E. Simison and Chris Johnson, known or identified to me to be the Mayor and City Clerk, respectively, of the City of Meridian, who executed the instrument on of behalf of said City, and acknowledged to me that such persons executed the same.

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 Public for Idaho
Residing at _____, Idaho
My Commission Expires: _____

EXHIBIT A



LEGAL DESCRIPTION

Friday, February 28, 2023
Project No.: 21-226-2

PARCEL 1 AS-SURVEYED DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 0°52'50" EAST 122.86 FEET ALONG THE SECTION LINE AND THE CENTER LINE OF TEN MILE ROAD TO THE TRUE POINT OF BEGINNING; AND RUNNING

THENCE NORTH 89°18'22" WEST 618.94 FEET;

THENCE NORTH 58°37'30" WEST 174.31 FEET;

THENCE NORTH 89°10'51" WEST 554.91 FEET TO A POINT ON THE SIXTEENTH SECTION LINE;

THENCE SOUTH 0°48'05" EAST 212.59 FEET ALONG SAID SIXTEENTH SECTION LINE TO A POINT ON THE SECTION LINE;

THENCE NORTH 89°16'49" WEST 1323.86 FEET ALONG SAID SECTION LINE TO THE CENTER OF SAID SECTION 34;

THENCE NORTH 0°43'38" EAST 1323.46 FEET ALONG SAID SECTION LINE TO THE SIXTEENTH CORNER;

THENCE SOUTH 89°06'25" EAST 1325.58 FEET ALONG SAID SIXTEENTH LINE TO THE SIXTEENTH CORNER;

THENCE SOUTH 0°48'05" WEST 1081.86 FEET ALONG SAID SECTION LINE;

THENCE SOUTH 89°10'51" EAST 561.75 FEET;

THENCE SOUTH 58°37'30" EAST 174.28 FEET;

THENCE SOUTH 89°18'22" EAST 612.16 FEET TO A POINT ON THE SECTION LINE AND THE CENTERLINE OF TEN MILE ROAD;

THENCE SOUTH 0°52'50" WEST 25.00 FEET ALONG THE SECTION LINE AND THE CENTERLINE OF TEN MILE ROAD TO THE TRUE POINT OF BEGINNING

CONTAINS 1,784,704 SQ. FT. OR 40.960 ACRES

Prepared By: Nathan B Weber, PLS
Diamond Land Surveying | www.diamondlandsurveying.com

VOLTERRA HEIGHTS
SUBDIVISION NO. 04

VOLTERRA HEIGHTS
SUBDIVISION NO. 03

NORTHEAST QUARTER OF SECTION 34,
T4N, R1W, BM
(FOUND 2" FLAT BRASS CAP -
CP&F 2016-064167)

RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT

TEN MILE PUBLIC STORAGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
MERIDIAN CITY, ADA COUNTY, IDAHO

S0434212971
BLACK CAT-MERIDIAN
77 LLC

CE 1/16 CORNER
(FOUND 2" ALUMINUM
CAP-CP&F
2017-116130)



N 1/16 CORNER
(FOUND 1.5" FLAT BRASS
CAP MONUMENT -
CP&F 2020-162067)

CE 1/16 CORNER
(FOUND 3/8" REBAR
AND CAP CSC 18780)
(CP&F 2020-051998)

S0434142354
MEE, KEVIN

FOUND REBAR NO CAP

S0434142125
RASSMUSSEN,
BRENT

S0434142020
BOWMAN,
LARRY D.

ELK BUGLE LANE
(DIRT ROAD)

PARCEL 2
217,611 SQ. FT.
4.9951 ACRES

CE 1/16 CORNER
(FOUND 3/8" REBAR
AND CAP-CP&F
112037530)

N 0°43'38" E 1323.46'

S0434244225
QUENZER FARMS LP

PARCEL 1
CITY OF MERIDIAN
1,784,257,704 SQ. FT.
40.960 ACRES

34 34
34 34
CENTER OF SECTION 34,
T4N, R1W, BM
(FOUND 3/8" REBAR -
CP&F 98046384)

BASIS OF BEARING
N 89°16'49" W 2647.73' (MEASURED)

N 89°16'49" W 1323.86'

S0434417753
CITY OF MERIDIAN

S0434417605
SI-TM2 LLC

S0434417450
SI-TM2 LLC

FOUND REBAR
NO CAP

FOUND REBAR
AND CAP-
CSC 18780

EAST QUARTER CORNER
OF SECTION 34,
T4N, R1W, BM
(FOUND ALUM. CAP - CP&F (112037532))

TEN MILE ROAD

N 0°52'41" E 1315.50'

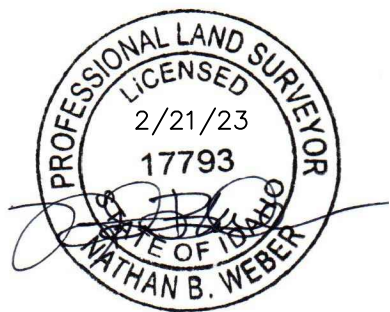
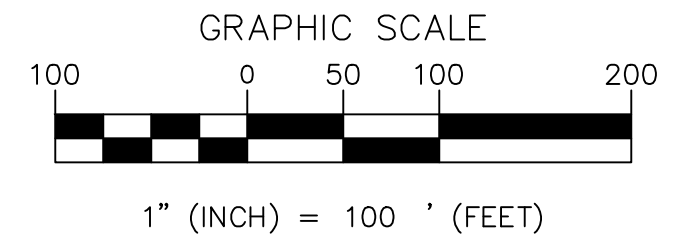
N 0°52'50" E 2631.06'

PROPERTY OWNER TABLE

1. WILSON, TODD (R9072750520)
2. DEBRULER, AMY LAUREN (R9072750500)
3. NAPIONTEK, EASTON (R9072750480)
4. THOMAS, JAY (R9072750460)
5. PHILLIPS, DAVID A. (R9072750440)
6. BISHOFF, BILL (R9072750420)
7. SEELYE, ROBIN (R9072750040)
8. DICKSON, SCOTT A. (R9072750020)
9. MCWILLIAMS, STEWART SCOTT (R9072740340)
10. BERLEUS, JASON (R9072740320)
11. LESINA LLC (R9072740300)
12. GARDNER HOMES IDAHO LLC (R9072740280)
13. 524 PROPERTIES LLC (R9072740260)
14. KANTAREVIC, HUSEIN (R9072740240)
15. GRIFFARD, ANDREW G. (R9072740220)
16. ROBERTO JESSE-HERMAN (R9072740200)
17. LATIMER-STILINOVICH TREA A. (R9072740180)
18. SHARP, KATHLEEN O. (R9072740160)

LEGEND

	Boundary Line
	Adjoiner Line
	Section Line
	Fence Line
	Right-of-Way Line
	Property Boundary Line
	Property Corner
	Found Property Corner
	Quarter Section Corner
	Section Corner



414-34-1-0-0-00-000
SHEET 1 OF 3

DIAMOND
LAND SURVEYING

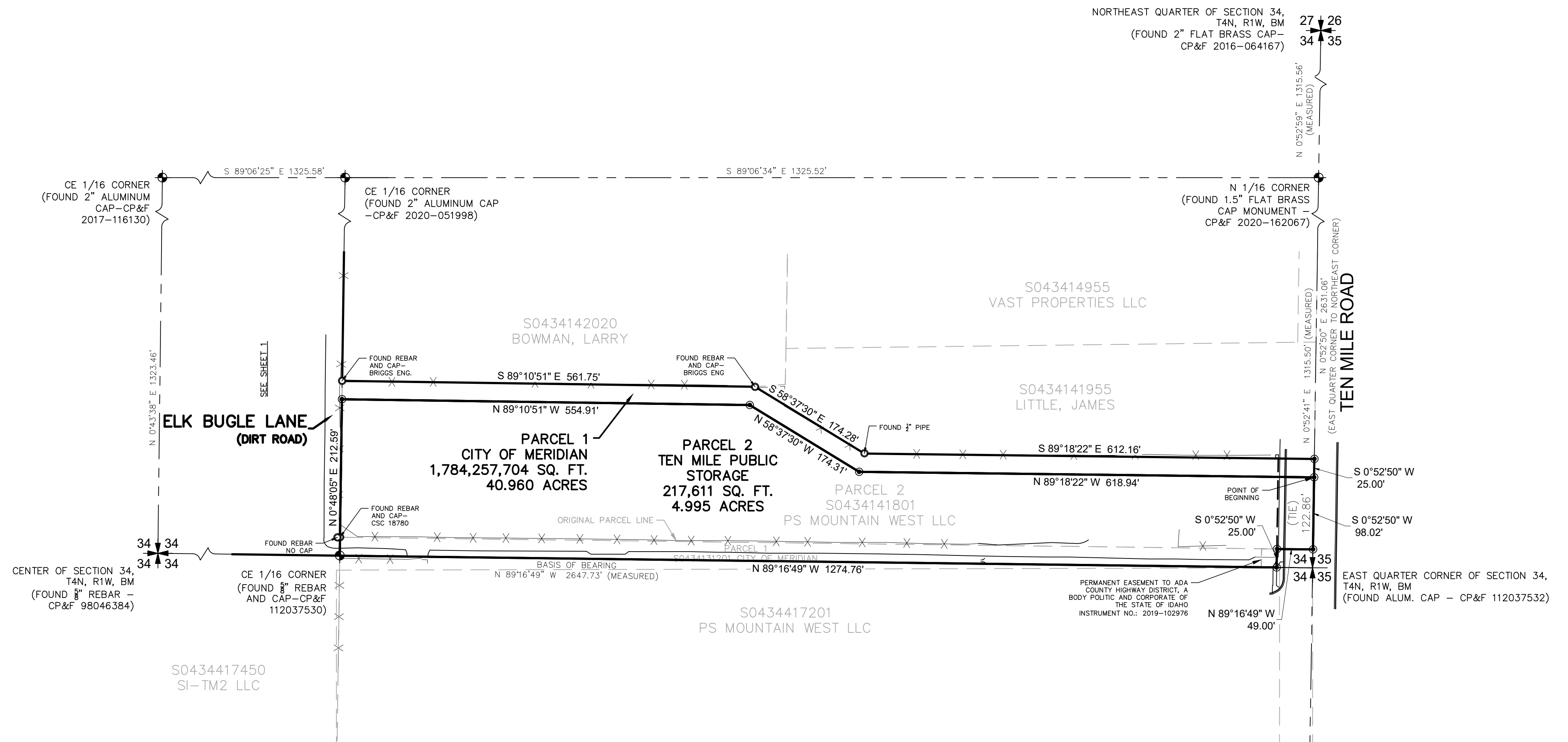
6891 S. 700 W. STE. 150, MIDVALE, UT 84070
office@diamondlandsurveying.com
Phone (801) 266-5099

JOB NO.
21-226-2

DRAWN BY:
JRF

RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT
TEN MILE PUBLIC STORAGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP 4 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN
 MERIDIAN CITY, ADA COUNTY, IDAHO



LEGEND

———	Boundary Line
- - - - -	Adjoiner Line
———	Section Line
— x — x — x	Fence Line
— x — x — x	Fence Line
— x — x — x	Fence Line
———	Right-of-Way Line
●	Set Rebar and Cap PLS No. 17793
○	Found Property Corner
+	Quarter Section Corner
+	Section Corner

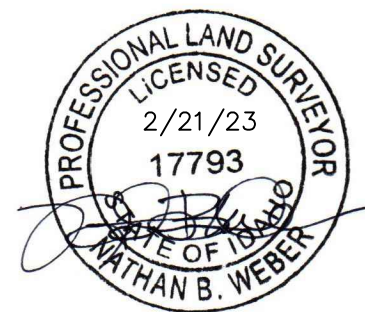
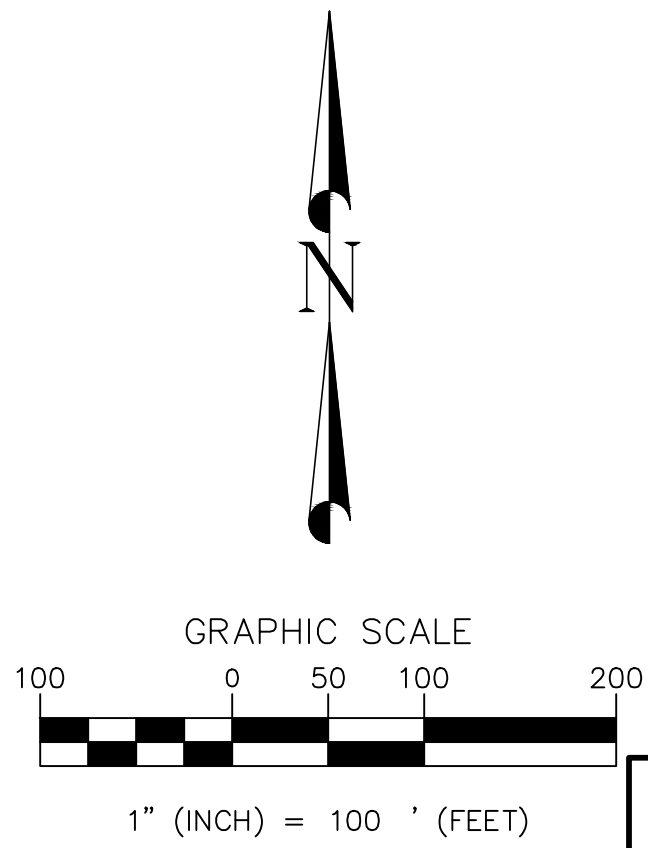
- REFERENCES:**
- R-1 = RECORD OF SURVEY NO. 2024
 - R-2 = RECORD OF SURVEY AND BOUNDARY ADJUSTMENT NO. 10876
 - R-3 = RECORD OF SURVEY NO. 12331
 - R-4 = SPECIAL WARRANTY DEED NO. 2021-1640014
 - R-5 = QUIT CLAIM DEED NO. 2022-045482

NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°16'49" WEST BETWEEN THE FOUND EAST QUARTER CORNER AND THE CENTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE BASE AND MERIDIAN, ADA COUNTY, IDAHO AS SHOWN.

THE PURPOSE OF THIS ROS IS TO ADJUST THE LOCATION OF THE 25' PARCEL OWNED BY MERIDIAN CITY FROM THE SOUTH SIDE OF THE PROJECT TO THE NORTH SIDE AS SHOWN AND TO CREATE NEW DESCRIPTIONS FOR THE PARCELS IN THE NEW CONFIGURATION.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.



DIAMOND LAND SURVEYING
 6891 S. 700 W. STE. 150, MIDVALE, UT 84070
 office@diamondlandsurveying.com
 Phone (801) 266-5099

JOB NO.
 21-226-2
 DRAWN BY:
 JRF

DEED DESCRIPTION

PARCEL 1 (CITY OF MERIDIAN PROPERTY) S0434131201
RECORD NO. 2022-045482

A PARCEL LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHEASTERLY CORNER OF SAID S 1/2 OF THE NE 1/4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEASTERLY CORNER OF SAID SECTION 34 BEARS N 0°52'50" E A DISTANCE OF 2631.06 FEET;

THENCE N 89°16'49" W ALONG THE SOUTHERLY BOUNDARY OF SAID 1/2 OF THE NE 1/4 A DISTANCE OF 49.00 FEET TO A 5/8" DIAMETER IRON PIN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING N 89°16'49" W A DISTANCE OF 2598.73 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWESTERLY CORNER OF SAID S 1/2 OF THE NE 1/4;

THENCE N 0°43'44" E ALONG THE WESTERLY BOUNDARY OF SAID S 1/2 OF THE NE 1/4 A DISTANCE OF 1323.46 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHEASTERLY CORNER OF SAID S 1/2 OF THE NE 1/4;

THENCE S 89°26'06" E ALONG THE NORTHERLY BOUNDARY OF SAID S 1/2 OF THE NE 1/4 A DISTANCE OF 1325.59 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHEASTERLY CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34;

THENCE S 0°47'41" W ALONG THE EASTERLY BOUNDARY OF SAID SW 1/4 OF THE NE 1/4 A DISTANCE OF 1294.45 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID EASTERLY BOUNDARY S 89°16'49" E A DISTANCE 1274.70 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY RIGHT-OF-WAY ON TEN MILE ROAD;

THENCE S 0°52'50" W ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 40.92 ACRES AND IS SUBJECT TO ANY EASEMENTS EXISTING OR IN USE.

PARCEL 2 (PS MOUNTAIN WEST LLC PROPERTY) S0434141801
RECORD NO. 2021-160014

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE COMMON TO SECTIONS 34 AND 35 IN TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, WHICH POINT IS 25.09 FEET NORTH OF THE QUARTER SECTION CORNER COMMON TO SAID LOTS 34 AND 35;

THENCE SOUTH 89°40' WEST 1324.2 FEET ALONG THE NORTH BOUNDARY OF A 25 FOOT ROAD RIGHT OF WAY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE NORTH 212.0 FEET;

THENCE NORTH 89°40' EAST 565.9 FEET;

THENCE SOUTH 59°19' EAST 172.7 FEET;

THENCE NORTH 89°40' EAST 610.3 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 34 AND 35, WHICH POINT IS 148.0 FEET NORTH OF THE QUARTER SECTION CORNER COMMON TO SECTIONS 34 AND 35;

THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHEASTERLY CORNER OF SAID NORTHEAST QUARTER, FROM WHICH AN ALUMINUM CAP MARKING THE NORTHEASTERLY CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 0°52'50" EAST A DISTANCE OF 2631.06 FEET

THENCE NORTH 0°52'50" EAST ALONG THE EASTERLY BOUNDARY OF SAID NORTHEAST QUARTER A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 0°52'50" EST A DISTANCE OF 123.00 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 89°16'49" WEST A DISTANCE OF 49.00 FEET TO A POINT;

THENCE SOUTH 0°52'50" WEST A DISTANCE OF 123.00 FEET TO A POINT;

THENCE SOUTH 89°16'49" EAST A DISTANCE OF 49.00 FEET TO THE POINT OF BEGINNING.

RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT

TEN MILE PUBLIC STORAGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO

AS-SURVEYED DESCRIPTIONS

PARCEL 1 - CITY OF MERIDIAN

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 0°52'50" EAST 122.86 FEET ALONG THE SECTION LINE AND THE CENTER LINE OF TEN MILE ROAD TO THE TRUE POINT OF BEGINNING; AND RUNNING

THENCE NORTH 89°18'22" WEST 618.94 FEET;

THENCE NORTH 58°37'30" WEST 174.31 FEET;

THENCE NORTH 89°10'51" WEST 554.91 FEET TO A POINT ON THE SIXTEENTH SECTION LINE;

THENCE SOUTH 0°48'05" WEST 212.59 FEET ALONG SAID SIXTEENTH SECTION LINE TO A POINT ON THE SECTION LINE;

THENCE SOUTH 89°16'49" WEST 1323.86 FEET ALONG SAID SECTION LINE TO THE CENTER OF SAID SECTION 34;

THENCE NORTH 0°43'38" EAST 1323.46 FEET ALONG SAID SECTION LINE TO THE SIXTEENTH CORNER;

THENCE SOUTH 89°06'25" EAST 1325.58 FEET ALONG SAID SIXTEENTH LINE TO THE SIXTEENTH CORNER;

THENCE SOUTH 0°48'05" WEST 1081.86 FEET ALONG SAID SECTION LINE;

THENCE SOUTH 89°10'51" EAST 561.75 FEET;

THENCE SOUTH 58°37'30" EAST 174.28 FEET;

THENCE SOUTH 89°18'22" EAST 612.16 FEET TO A POINT ON THE SECTION LINE AND THE CENTERLINE OF TEN MILE ROAD;

THENCE SOUTH 0°52'50" WEST 25.00 FEET ALONG THE SECTION LINE AND THE CENTERLINE OF TEN MILE ROAD TO THE TRUE POINT OF BEGINNING.

CONTAINS 1,784,704 SQ. FT. OR 40.960 ACRES

PARCEL 2 - TEN MILE PUBLIC STORAGE

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 0°52'50" EAST 122.86 FEET ALONG THE SECTION LINE AND THE CENTER LINE OF TEN MILE ROAD TO THE TRUE POINT OF BEGINNING; AND RUNNING

THENCE SOUTH 0°52'50" WEST 98.02 FEET ALONG SAID SECTION AND CENTER LINE;

THENCE NORTH 89°16'49" WEST 49.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF WAY LINE OF TEN MILE ROAD;

THENCE SOUTH 0°52'50" WEST 25.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 89°16'49" WEST 1274.76 FEET TO A POINT ON THE SIXTEENTH SECTION LINE;

THENCE NORTH 0°48'05" EAST 212.59 FEET ALONG SAID SIXTEENTH SECTION LINE;

THENCE SOUTH 89°10'51" EAST 554.91 FEET;

THENCE SOUTH 58°37'30" EAST 174.31 FEET;

THENCE SOUTH 89°18'22" EAST 618.94 FEET TO SAID SECTION AND CENTER LINE AND THE POINT OF BEGINNING.

CONTAINS 217,611 SQ. FT. 4.995 ACRES

CERTIFICATE OF SURVEYOR

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

NATHAN B. WEBER, P.L.S LICENSE NO. 17793



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
COUNTY OF ADA) S.S.

INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____

DEPUTY _____

EX-OFFICIO RECORDER _____

FEE: _____



6891 S. 700 W. STE. 150, MIDVALE, UT 84070
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Phone (801) 266-5099