

Outer Banks Easement Lot 1
ESMT-2026-0143

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 Februarv 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: _____



**City of Meridian
Utility Easement Vacation
Description No.1**

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 Lots 15, 16 and 17, 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 17, Block 1 of said Outer Banks Subdivision; Thence, North 45°35'24" East, 24.04 feet to the **POINT OF BEGINNING**:
Thence, North 00°35'24" East, 16.00 feet;
Thence, South 89°24'36" East, 442.60 feet;
Thence, South 00°35'24" West, 16.00 feet;
Thence, North 89°24'36" West, 442.60 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.16 acres (7,082 Sq. Ft.), more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.2**

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 being a Portion of Lots 16 and 17, 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 Northwest Corner of Lot 17, Block 1 of said Outer Banks Subdivision; Thence, South 50°09'43" East, 21.95 feet to the **POINT OF BEGINNING**:
Thence, South 89°24'36" East, 133.71 feet;
Thence, South 00°49'23" West, 22.11 feet;
Thence, North 89°24'36" West, 40.33 feet;
Thence, North 00°35'24" East, 21.00 feet;
Thence, North 89°24'36" West, 93.30 feet;
Thence, North 00°35'24" East, 1.11 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.02 acres (996 Sq. Ft.), more or less.



IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

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

Together With:

**City of Meridian
Utility Easement Vacation
Description No.3**

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 being a Portion of Lot 3, 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 also being a Portion of Parcel "2" of Record of Survey No. 14797, Records of Ada County, Idaho 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 3, Block 1 of said Outer Banks Subdivision, and also being the Southwest Co Parcel "2" of said Record of Survey No. 14797; Thence along the Southern Boundary Line of said Lot 3, and also being the Southerly Boundary Line of said Parcel "2", South 89°24'36" East, 110.30 feet; Thence leaving said Southerly Boundary Lines, North 00°35'24" East, 16.11 feet to the **POINT OF BEGINNING:**

Thence, North 00°35'24" East, 21.89 feet;

Thence, South 89°24'36" East, 47.03 feet;

Thence, South 00°49'23" West, 21.89 feet;

Thence, North 89°24'36" West, 46.94 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.02 acres (1,028 Sq. Ft.), more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.4**

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 being a Portion of Lot 3, 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 also being a Portion of Parcel "2" of Record of Survey No. 14797, Records of Ada County, Idaho 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:



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COMMENCING at the Southeast Corner of Parcel "2" of said Record of Survey No. 14797; Thence along the Easterly Boundary Line of said Parcel "2", North 00°35'24" East, 16.11 feet to the **POINT OF BEGINNING**;
Thence leaving said Easterly Boundary Line, North 89°24'36" West, 91.07 feet;
Thence, North 00°49'23" East, 21.89 feet;

Thence, South 89°24'36" East, 90.98 feet to the Easterly Boundary Line of said Parcel "2";
Thence along the Easterly Boundary Line of said Parcel 2, South 00°35'24" West, 21.89 feet to the **POINT OF BEGINNING**;

The above Described Strip of Land Contains 0.04 acres (1,993 Sq. Ft.), more or less.

Together With:

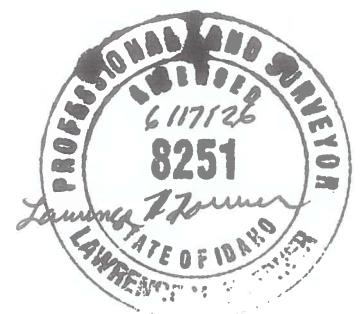
**City of Meridian
Utility Easement Vacation
Description No.5**

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 being a Portion of Lot 16, 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 Southeast Corner of Parcel "2" of Record of Survey No. 14797, Records of Ada County, Idaho; Thence, South 32°54'17" East, 16.65 feet to the **POINT OF BEGINNING**;

Thence, South 00°35'24" West, 22.11 feet;
Thence, North 89°24'36" West, 106.87 feet;
Thence, North 00°49'23" East, 22.11 feet;
Thence, South 89°24'36" East, 106.78 feet to the **POINT OF BEGINNING**;

The above Described Strip of Land Contains 0.05 acres (2,362 Sq. Ft.), more or less.





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**City of Meridian
Utility Easement Vacation
Description No.6**

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 Northwest Corner of Lot 19, Block 1 of said Outer Banks Subdivision; From which, the Northeast Corner of Lot 20, Block 1 of said Outer Banks Subdivision bears, South 89°34'26" East, 611.31 feet; Thence, South 14°40'25" West, 12.89 feet to the **POINT OF BEGINNING**:

Thence, South 00°35'24" West, 7.50 feet;

Thence, North 89°24'36" West, 78.50 feet;

Thence, North 45°35'24" East, 10.61 feet;

Thence, South 89°24'36" East, 71.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.01 acres (561 Sq. Ft.), more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.7**

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 being a Portion of Lots 19 and 20, 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 Northwest Corner of Lot 19, Block 1 of said Outer Banks Subdivision; From which the Northeast Corner of Lot 20, Block 1 of said Outer Banks Subdivision bears, South 89°34'26" East, 611.31 feet; Thence, South 76°51'04" East, 78.18 feet to the **POINT OF BEGINNING**:

Thence, South 89°24'36" East, 502.00 feet;

Thence, South 00°35'24" West, 14.00 feet;

Thence, North 89°24'36" West, 502.00 feet;

Thence, North 00°35'24" East, 14.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.16 acres (7,028 Sq. Ft.), more or less.



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Together With:

**City of Meridian
Utility Easement Vacation
Description No.8**

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 being a Portion of Lot 19, 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 Northwest Corner of Lot 19, Block 1 of said Outer Banks Subdivision; From which the Northeast Corner of Lot 20, Block 1 of said Outer Banks Subdivision bears, South 89°34'26" East, 611.31 feet; Thence, South 47°08'18" East, 212.74 feet to the **POINT OF BEGINNING**:

Thence, North 00°35'24" East, 8.00 feet;

Thence, South 89°24'36" East, 38.00 feet;

Thence, South 00°35'24" West, 8.00 feet;

Thence, North 89°24'36" West, 38.00 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.01 acres (304 Sq. Ft.), more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.9**

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 being a Portion of Lot 19, 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 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 Northwest Corner of Lot 19, Block 1 of said Outer Banks Subdivision; From which the Northeast Corner of Lot 20, Block 1 of said Outer Banks Subdivision bears, South 89°34'26" East, 611.31 feet; Thence, South 58°57'33" East, 282.36 feet to the **POINT OF BEGINNING**:

Thence, North 00°35'24" East, 8.00 feet;

Thence, South 89°24'36" East, 118.12 feet;

Thence, South 00°35'24" West, 8.00 feet;

Thence, North 89°24'36" West, 118.12 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.02 acres (945 Sq. Ft.), more or less.



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Together With:

**City of Meridian
Utility Easement Vacation
Description No.10**

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 being a Portion of Lot 22, 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 Northeast Corner of Lot 22, Block 1 of said Outer Banks Subdivision; From which the Northeast Corner of Lot 20, Block 1 of said Outer Banks Subdivision bears, North 00°35'24" East, 190.20 feet; Thence, along the Northerly Boundary Line of said Lot 22, North 89°24'36" West, 11.00 feet to the **POINT OF BEGINNING:**

Thence leaving said Northerly Boundary Line, South 00°35'24" West, 17.00 feet;

Thence, North 89°24'36" West, 40.00 feet;

Thence, North 00°35'24" East, 17.00 feet;

Thence, South 89°24'36" East, 40.00 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 0.01 acres (680 Sq. Ft.), more or less.

Together With:

**City of Meridian
Utility Easement Vacation
Description No.11**

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 being a Portion of Lot 21, 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 Northwest Corner of Lot 21, Block 1 of said Outer Banks Subdivision; From which the Southwest Corner of Lot 21, Block 1 of said Outer Banks Subdivision bears, South 00°35'24" West, 190.20 feet; Thence, South 51°01'15" East, 57.97 feet to the **POINT OF BEGINNING:**

Thence, South 89°24'36" East, 22.75 feet;

Thence, South 00°35'24" West, 1.50 feet;

Thence, North 89°24'36" West, 22.76 feet;

Thence, North 00°35'24" East, 1.50 feet to the **POINT OF BEGINNING:**

The above Described Strip of Land Contains 34.0 Sq. Ft., more or less.





Scale: 1" = 60'

0 10 30 60 120



**IDAHO
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GROUP, LLC**

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

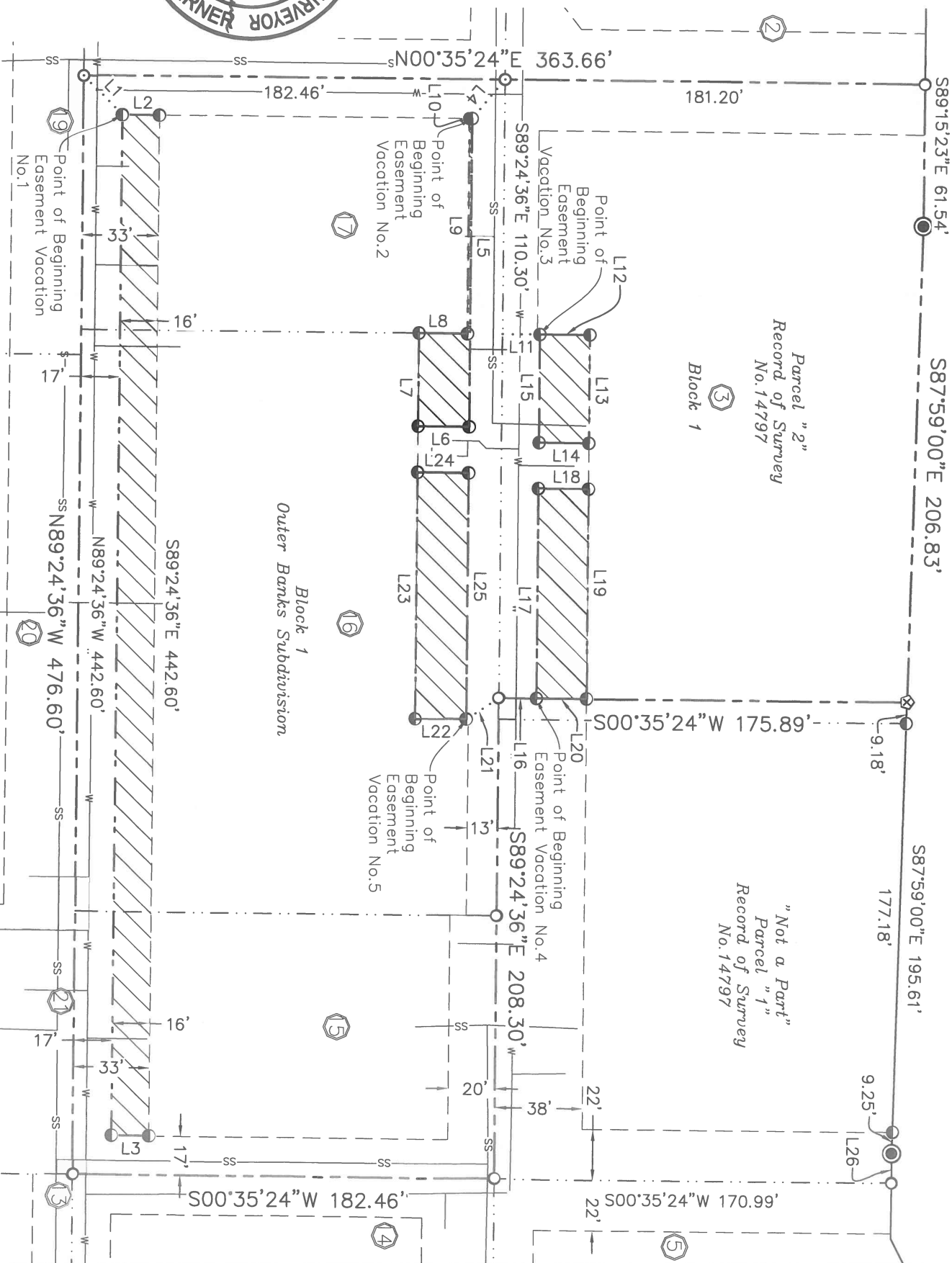
Outerbanks Flats F-3 Multi Family

Exhibit "B"

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

Job No.
26-158
Sheet No.
1 of 1
Dwg. Date
6/17/2026

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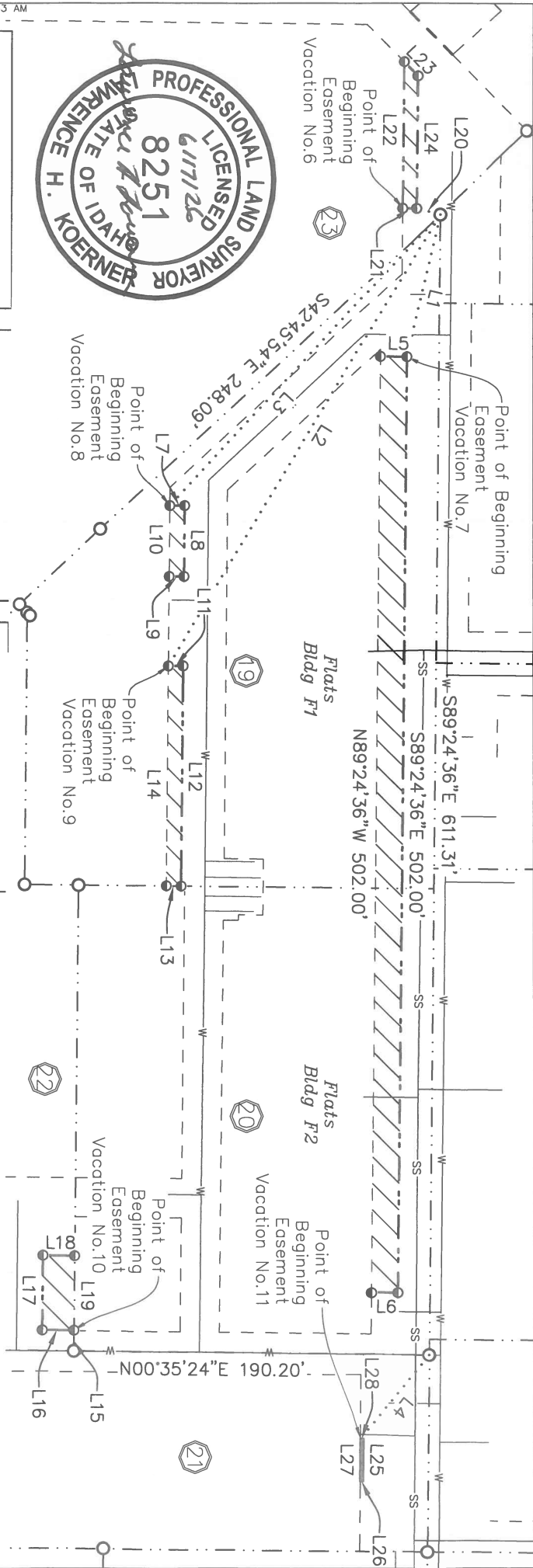
Line Table		
Line	Bearing	Length
L1	N45°35'24"E	24.04'
L2	N00°35'24"E	16.00'
L3	S00°35'24"W	16.00'
L4	S50°09'43"E	21.95'
L5	S89°24'36"E	133.71'
L6	S00°49'23"W	22.11'
L7	N89°24'36"W	40.33'
L8	N00°35'24"E	21.00'
L9	N89°24'36"W	93.30'
L10	N00°35'24"E	1.11'
L11	N00°35'24"E	16.11'
L12	N00°35'24"E	21.89'
L13	S89°24'36"E	47.03'
L14	S00°49'23"W	21.89'
L15	N89°24'36"W	46.94'
L16	N00°35'24"E	16.11'
L17	N89°24'36"W	91.07'
L18	N00°49'23"E	21.89'
L19	S89°24'36"E	90.98'
L20	S00°35'24"W	21.89'
L21	S32°54'17"E	16.65'
L22	S00°35'24"W	22.11'
L23	N89°24'36"W	106.87'
L24	N00°49'23"E	22.11'
L25	S89°24'36"E	106.78'

Legend	
	Found Aluminum Cap
	Found 1" Magnetically Detectable Copper Disk Monument stamped with "ISG PLS 8251"
	Calculated Point
	Platted Lot Number
	Right-of-Way Line
	Section Line
	Property Boundary Line
	Lot/Parcel Line of Record
	City of Meridian Easement Inst. No. 2023-007763
	Easement Vacation Line
	Easement Vacation Area



P:\Outerbanks Flats F-3 Multi Family 26-158\dwg\26-158 Easement Vacation.dwg 6/17/2026 7:51:49 AM

 IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit "B" Outerbanks Flats F-3 Multi Family	Job No. 26-158
	Located in the NE 1/4 NE 1/4 of Section 15, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.	Sheet No. 2 of 2 Dwg. Date 6/17/2026



Line Table		
Line	Bearing	Length
L1	S76°51'04"E	78.18'
L2	S58°57'33"E	282.36'
L3	S47°08'18"E	212.74'
L4	S51°01'15"E	57.97'
L5	N00°35'24"E	14.00'
L6	S00°35'24"W	14.00'
L7	N00°35'24"E	8.00'
L8	S89°24'36"E	38.00'
L9	S00°35'24"W	8.00'
L10	N89°24'36"W	38.00'
L11	N00°35'24"E	8.00'
L12	S89°24'36"E	118.12'

Line Table		
Line	Bearing	Length
L13	S00°35'24"W	8.00'
L14	N89°24'36"W	118.12'
L15	N89°24'36"W	11.00'
L16	S00°35'24"W	17.00'
L17	N89°24'36"W	40.00'
L18	N00°35'24"E	17.00'
L19	S89°24'36"E	40.00'
L20	S14°40'25"W	12.89'
L21	S00°35'24"W	7.50'
L22	N89°24'36"W	78.50'
L23	N45°35'24"E	10.61'
L24	S89°24'36"E	71.00'

Line Table		
Line	Bearing	Length
L25	S89°24'36"E	22.76'
L26	S00°35'24"W	1.50'
L27	N89°24'36"W	22.76'
L28	N00°35'24"E	1.50'



IDAHO
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GROUP, LLC

9839 W. EMERALD ST.
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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.3X., R.1X., B.M., City of Meridian, Ada County County, Idaho.

Job No.
21-574

Sheet No.
1

Dwg. Date
6/16/2026