

Project Name or Subdivision Name:

Pura Vida Ridge Ranch Subdivision No. 1

For Internal Use Only ESMT-2026-0019
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 10th day of February 2026 between
Sunrise Rim LLC ("Grantor") and the City of Meridian, an Idaho Municipal
Corporation ("Grantee");

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian desires to establish a public pathway; and

WHEREAS, the Grantor desires to grant an easement to establish a public pathway and provide connectivity to present and future portions of the pathway; and

WHEREAS, Grantor shall construct the pathway improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a public pedestrian pathway easement for multiple-use non-motorized recreation, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or shrubs.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the pathway improvements.

THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 2-10-2026

Attest by Chris Johnson, City Clerk 2-10-2026

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 2-10-2026 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Stamp Below

Notary Signature

My Commission Expires: _____



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83706
Telephone 208.343.3381 | www.centengr.com

**Pura Vida Ridge Ranch
Subdivision No. 1
Meridian City
Ten Mile Creek
Pathway Easement**

19 January 2026

A parcel of land situated in U.S. Lot 3 of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 4, which bears S89°43'34"W, 2,651.67 feet from the north quarter corner of said Section 4; thence N89°43'34"E, 1,325.81 feet, from said northwest corner of said Section 4 along the northerly boundary of said Section 4 to the northwest corner of said U.S. Lot 3; thence S00°12'11"W, 75.00 feet along the westerly boundary of said U.S. Lot 4 to the southerly right-of-way of East Lake Hazel Road; thence N89°43'34"E, 43.01 feet along the southerly right-of-way of East Lake Road; thence N00°12'11"E, 7.37 feet along the right-of-way of East Lake Hazel Road; thence N71°56'47"E, 72.47 feet along the right-of-way of East Lake Hazel Road; thence N89°43'34"E, 190.60 feet along the southerly right-of-way of East Lake Hazel Road; thence S00°16'26"E, 5.00 feet along the right-of-way of East Lake Hazel Road; thence N89°43'34"E, 16.74 feet along the southerly right-of-way of East Lake Hazel Road to the **Point of Beginning**:

Thence continuing N89°43'34"E, 0.76 feet along the southerly right-of-way of East Lake Hazel Road;

Thence N00°16'26"W, 5.00 feet along the right-of-way of East Lake Hazel Road;

Thence N89°43'34"E, 12.70 feet along the southerly right-of-way of East Lake Hazel Road;

Thence S33°29'38"E, 492.86 feet;

Thence S55°43'34"W, 14.00 feet;

Thence N33°29'38"W, 496.24 feet to the **Point of Beginning**

Comprising of 6,954 square feet, more or less.



Our Second Century of Engineering Excellence | Established 1921

Exhibit A

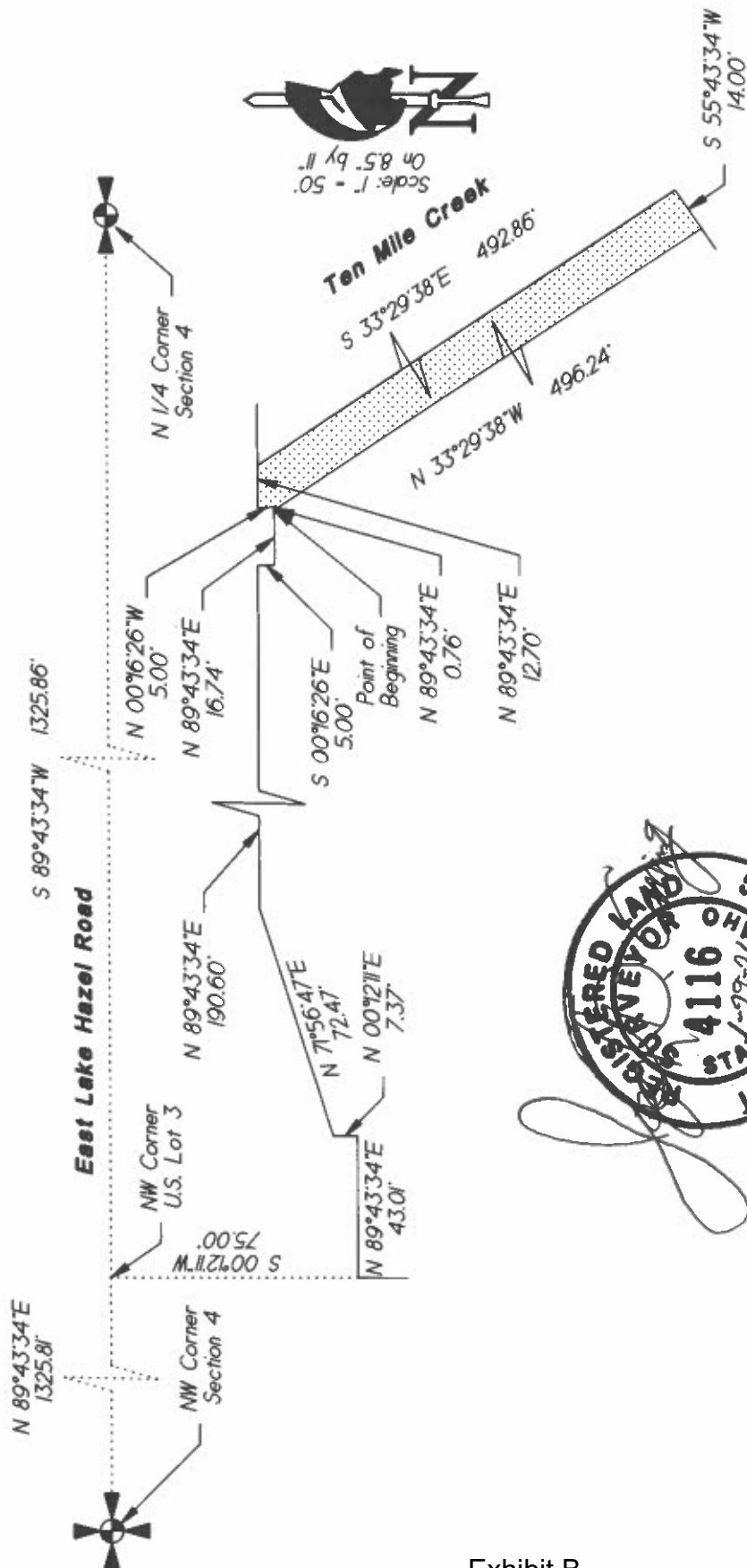


Exhibit B



CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave, Ste 206 | Boise, ID 83705
 208.343.3381 | www.centengr.com



Pura Vida Ridge Ranch Subdivision No. 1
City of Meridian Ten Mile Creek Pathway Easement
Situated in U.S. Lot 3 of Section 4,
Township 2 North, Range 1 East, Boise Meridian,
Meridian City, Ada County, Idaho
January 2026