

Project Name or Subdivision Name:

PINEDALE SUBDIVISION

For Internal Use Only

Record Number: ESMT-2026-0057

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this ____ day of ____ 20__ between
Anchor Homes, 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

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.

Notary Stamp Below

Notary Signature

My Commission Expires: _____

February 18, 2026

**PINEDALE SUBDIVISION
PATHWAY EASEMENT
EXHIBIT A**

A parcel of land being a portion of the Southeast Quarter of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of Chesterfield Subdivision No. 4; thence along the easterly boundary line of last said Subdivision N00°52'04"E a distance of 267.00 feet to a point; thence continuing on last said easterly boundary line and its extension S88°25'56"E a distance of 25.11 feet to a point on a line parallel with and distant 50.00 feet from centerline of Ten Mile Creek, also being the **POINT OF BEGINNING**; thence on last said parallel line the following three (3) courses:

S39°57'01"E a distance of 48.77 feet; thence

S46°27'27"E a distance of 271.08 feet; thence

S26°39'39"E a distance of 55.60 feet to a point on the north right-of-way line of Union Pacific Railroad; thence

on last said north right-of-way line S88°27'59"E a distance of 15.88 feet to a point on a line parallel with and distant 36.00 feet from said centerline of Ten Mile Creek; thence on last said parallel line the following three (3) courses:

N26°39'39"W a distance of 65.55 feet; thence

N46°27'27"W a distance of 272.73 feet; thence

N39°57'01"W a distance of 35.58 feet to a point on the westerly boundary line of Foxcroft Subdivision No. 1; thence

along last said westerly boundary line N88°25'56"W a distance of 18.70 feet to the **POINT OF BEGINNING**.

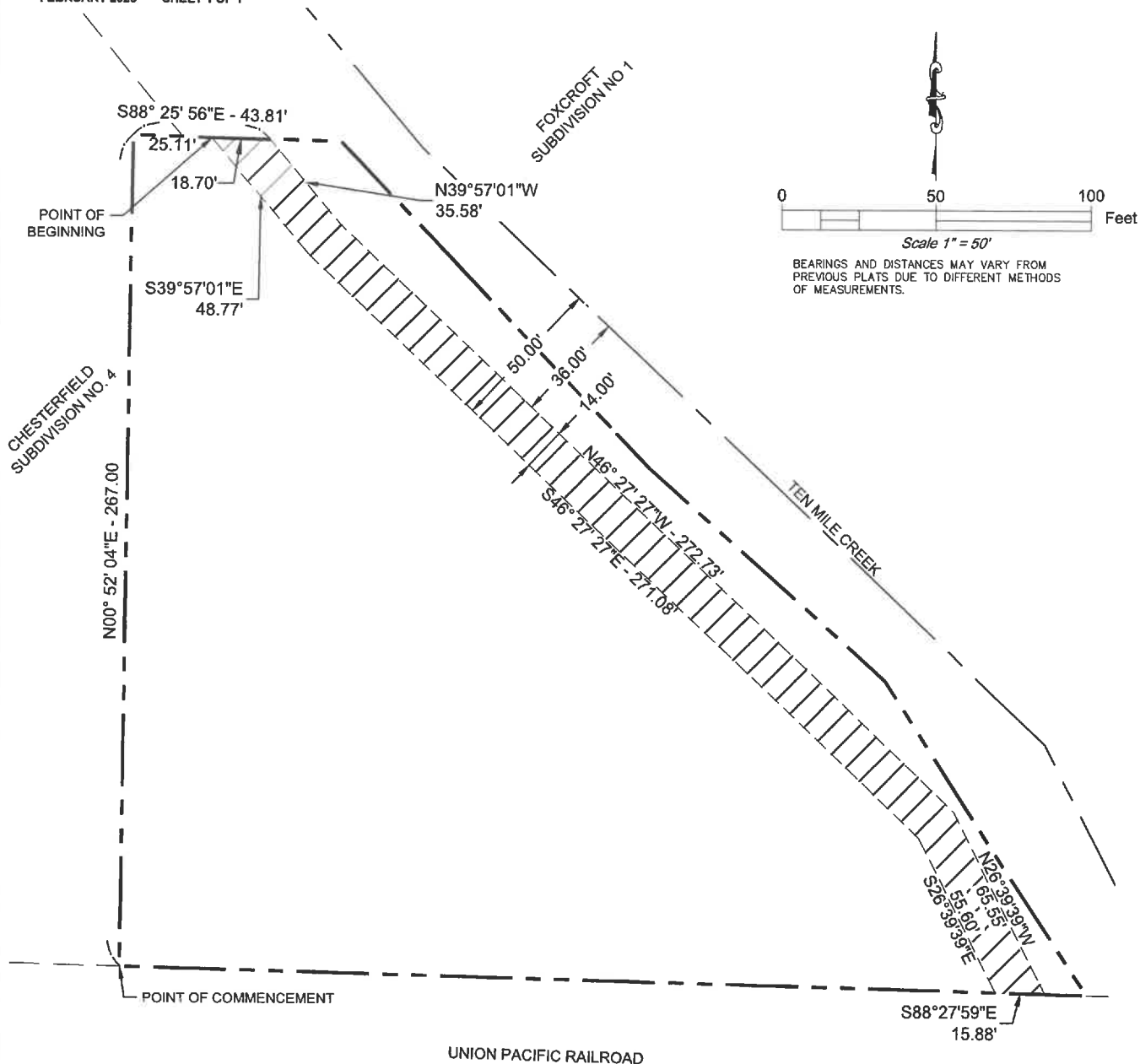
The above-described parcel contains 0.120 acres, more or less.



A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 10,
T.3N., R.1W., BOISE MERIDIAN,
CITY OF MERIDIAN, ADA
COUNTY, IDAHO.

PINEDALE SUBDIVISION PATHWAY EASEMENT EXHIBIT B

FEBRUARY 2028 SHEET 1 OF 1



JOB No: R25217

**ACKERMAN
ESTVOLD**

7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID