

Project Name (Subdivision):

Westbridge Subdivision #1

**PEDESTRIAN PATHWAY EASEMENT**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between Challenger Development Inc., hereinafter referred to as "Grantor", and the City of Meridian, an Idaho municipal corporation, hereinafter referred to as "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 hereby covenants and agrees that it will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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

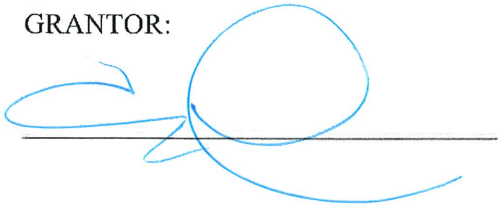
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

then, to such extent such easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that it is lawfully seized and possessed of the aforementioned and described tract of land, and that it has a good and lawful right to convey said easement, and that it will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its signature the day and year first hereinabove written.

GRANTOR:

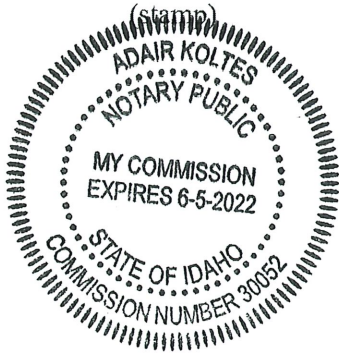


STATE OF IDAHO )

) ss

County of Ada )

This record was acknowledged before me on October 28, 2020 (date) by Corey Barton (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Challenger Development Inc. (name of entity on behalf of whom record was executed), in the following representative capacity: President (type of authority such as officer or trustee)



Notary Signature

My Commission Expires: 6-05-22

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.

(stamp)

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

Description For  
**CITY OF MERIDIAN PATHWAY EASEMENT  
WESTBRIDGE SUBDIVISION**

A portion of the SE 1/4 of the NE 1/4 of Section 28, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

**EASEMENT A1:**

Commencing at the NE corner of said Section 28 from which the E1/4 corner of said Section 28 bears South 00°29'04" West, 2638.68 feet;

thence South 02°03'20" West, 1,750.72 feet to the **REAL POINT OF BEGINNING**;

thence South 00°29'04" West, 17.24 feet;

thence South 38°54'36" West, 22.53 feet;

thence North 00°29'04" East, 34.88 feet;

thence South 89°31'22" East, 14.00 feet to the **REAL POINT OF BEGINNING**.

**EASEMENT A2:**

Commencing at the NE corner of said Section 28 from which the E1/4 corner of said Section 28 bears South 00°29'04" West, 2638.68 feet;

thence South 01°57'54" West, 1,857.72 feet to the **REAL POINT OF BEGINNING**;

thence South 00°29'04" West, 351.83 feet;

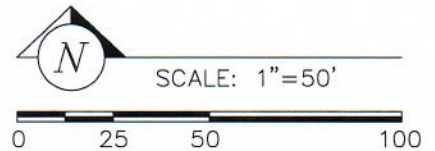
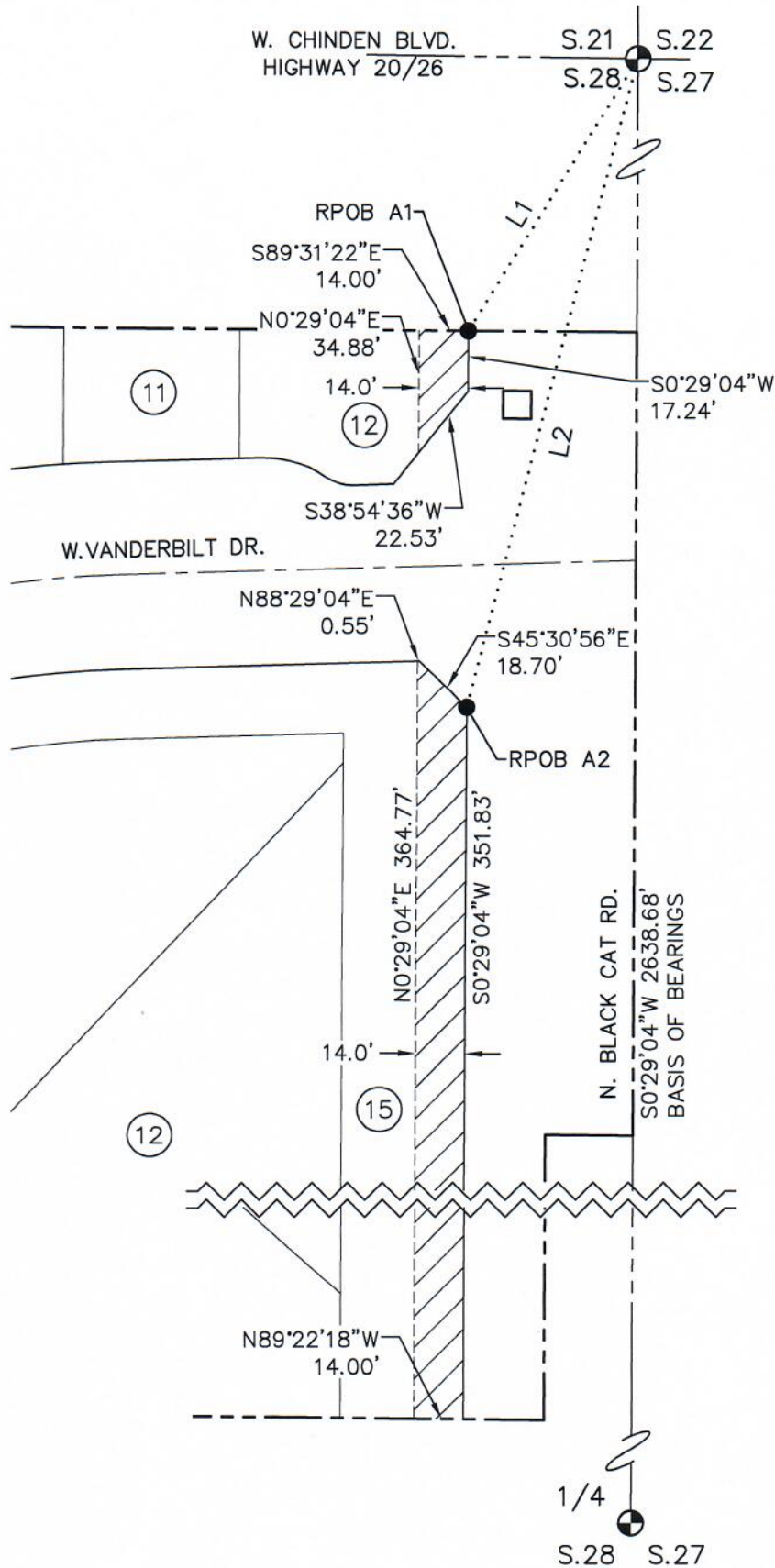
thence North 89°22'18" West, 14.00 feet;

thence North 00°29'04" East, 364.77 feet;

thence North 88°29'04" East, 0.55 feet;

thence South 45°30'56" East, 18.70 feet to the **REAL POINT OF BEGINNING**.





LINE TABLE		
LINE	LENGTH	BEARING
L1	1750.72	S2°03'20"W
L2	1857.72	S1°57'54"W

P:\Westbridge Sub (Brandel-Viper) 18-166\dwg\Westbridge Sub SMK Eas Black Cat.dwg 11/5/2020 11:58:10 AM

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

EXHIBIT B DRAWING FOR  
 CITY OF MERIDIAN PATHWAY EASEMENT  
 WESTBRIDGE SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T.4N.,  
 R.1W., BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO.  
 18-166  
 SHEET NO.  
 1  
 DWG. DATE  
 11/5/2020