

ESMT-2022-0171 Graycliff Estates Subdivision No. 2

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this 7th day of June, 2022, between KB Home Idaho LLC 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,

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 6-7-2022

Attest by Chris Johnson, City Clerk 6-7-2022

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 6-7-2022 (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 Signature

My Commission Expires: 3-28-2022

EXHIBIT A

Legal Description City of Meridian Pathway Easement Graycliff Estates Subdivision No. 2

An easement being located in the NW ¼ of the SE ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

A strip of land 14.00 feet in width, left of and adjacent to the following described easement line:

Commencing at 5/8 inch diameter iron pin marking the northwest corner of the NW ¼ of the SE ¼ (Center ¼ corner) of said Section 25, from which a 5/8 inch diameter iron pin marking the northeast corner of said NW ¼ of the SE ¼ (CE 1/16 Corner) bears S 89°23'56" E a distance of 1320.68 feet;

Thence S 89°23'56" E along the northerly boundary of said NW ¼ of the SE ¼ a distance of 75.49 feet to the **BEGINNING POINT** of said easement line;

Thence a distance of 46.87 feet along the arc of a 342.25 foot radius non-tangent curve left, said curve having a central angle of 7°50'47" and a long chord bearing S 54°39'47" E a distance of 46.83 feet to a point of reverse curvature;

Thence a distance of 63.96 feet along the arc of a 98.00 foot radius curve right, said curve having a central angle of 37°23'43" and a long chord bearing S 39°54'35" E a distance of 62.83 feet to a point of reverse curvature;

Thence a distance of 122.46 feet along the arc of a 102.00 foot radius curve left, said curve having a central angle of 68°47'17" and a long chord bearing S 55°36'21" E a distance of 115.24 feet to a point of reverse curvature;

Thence a distance of 98.58 feet along the arc of a 98.00 foot radius curve right, said curve having a central angle of 57°38'12" and a long chord bearing S 61°10'54" E a distance of 94.48 feet to a point on the northerly right-of-way of W. Harris Street, the **ENDING POINT** of said easement line.

The sidelines of said easement strip of land shall be prolonged or shortened so as to terminate at the northerly boundary of said NW ¼ of the SE ¼ and at the northerly right-of-way of W. Harris Street.

Said easement contains 4,547 square feet (0.104 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 25, 2022

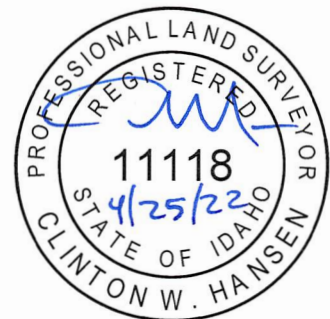
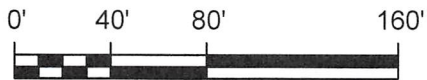
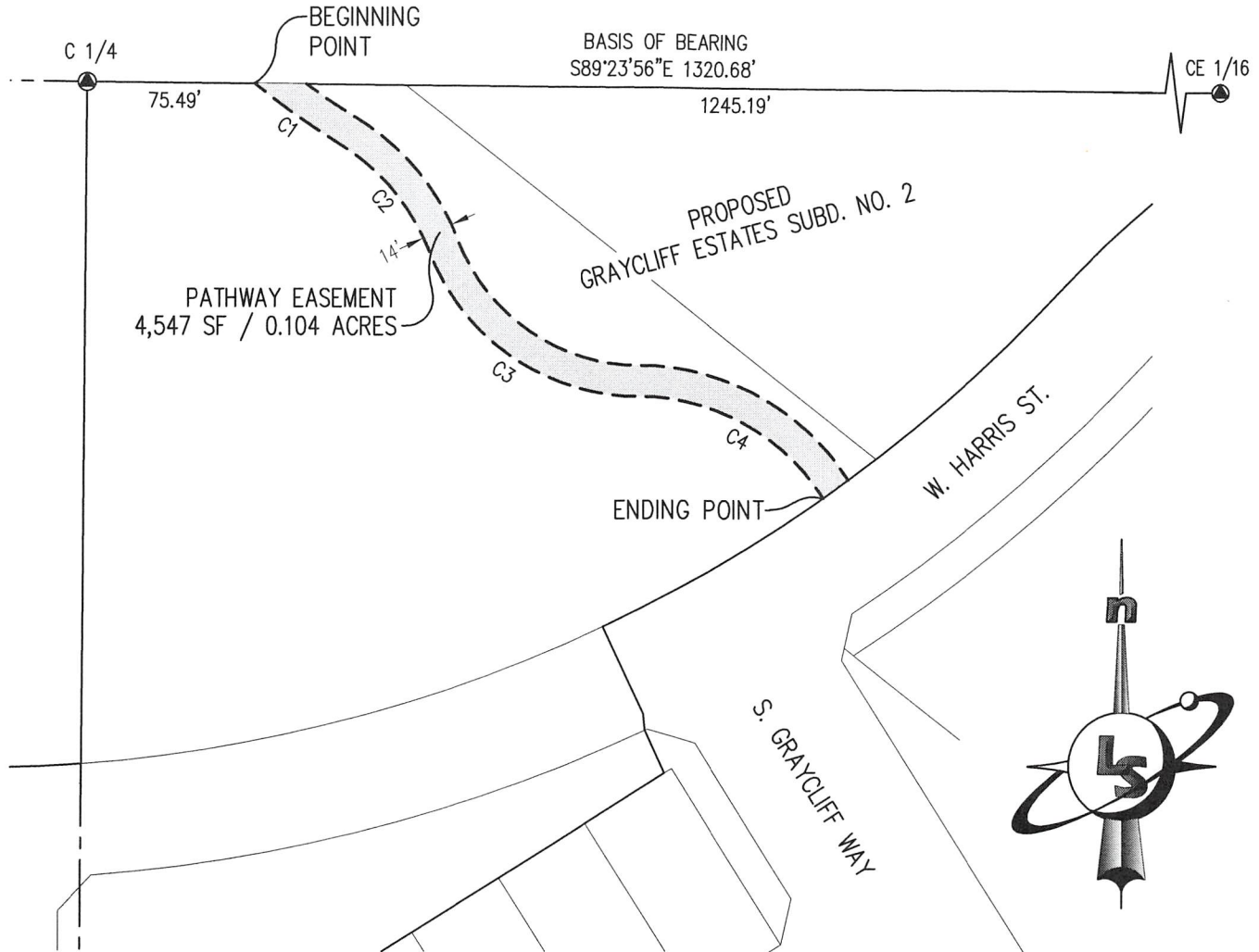


EXHIBIT B

CITY OF MERIDIAN PATHWAY EASEMENT

GRAYCLIFF ESTATES SUBDIVISION NO. 2

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 25, T.3N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	46.87'	342.25'	7°50'47"	S54°39'47"E	46.83'
C2	63.96'	98.00'	37°23'43"	S39°54'35"E	62.83'
C3	122.46'	102.00'	68°47'17"	S55°36'21"E	115.24'
C4	98.58'	98.00'	57°38'12"	S61°10'54"E	94.48'



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JOB NO. 21-29