

Project Name (Subdivision):
Lennon Pointe Subdivision

ESMT-2023-0098

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this ____ day of _____, 20__ between Lane Development 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 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,

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: Lane Development LLC

Member

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 7/19/23 (date) by Jackson Lane
(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 Lane Development LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: Member (type of authority such as officer or trustee)

(stamp)

KRISTIN CAUDILL
Notary Public-State of Idaho
Commission Number 33817
My Commission Expires 06-30-2027

Kristin Candell
Notary Signature
My Commission Expires: 06-30-2027

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: _____

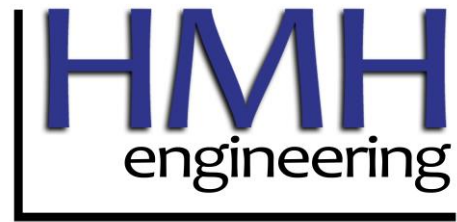


EXHIBIT A

CREASON LATERAL PATHWAY EASEMENT

Lennon Pointe Subdivision Creason Lateral Pathway Easement Legal Description

A pathway easement situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, 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 Section 1 as described in Corner Record Instrument No. 109109699, from which the West 1/4 corner as described in Corner Record Instrument No. 108044955 bears, South 00°01'03" East, 2699.19 feet; thence South 00°01'03" East, 683.16 feet to the southerly boundary of the North 1/2 of the West 1/2 of Government Lot 4; thence along said boundary, South 88°59'01" East, 73.98 feet to the easterly right-of-way for N. Linder Road monumented by a 5/8-inch bar with cap PLS11463; thence continuing along said boundary, South 88°59'01" East, 86.57 feet to the westerly boundary of the Pathway easement, the northerly boundary of an existing pathway easement recorded as Instrument No. 109004708 and the **POINT OF BEGINNING**;

Then along said westerly boundary the following ten (10) courses and distances:

Thence along the arc of a non-tangent curve to the right 17.28 feet, having a radius of 11.00 feet, a delta angle of 90°00'00" and subtended by a chord bearing North 46°00'59" East, 15.56 feet;
Thence South 88°59'05" East, 32.91 feet;

Thence North 01°00'55" East, 5.99 feet;

Thence South 88°59'05" East, 6.54 feet;

Thence along the arc of a non-tangent curve to the right 17.61 feet, having a radius of 20.00 feet, a central angle of 50°26'28" and subtended by a chord bearing North 08°02'57" East, 17.04 feet;
Thence North 31°30'26" East, 8.26 feet;

Thence along the arc of a non-tangent curve to the left 23.97 feet, having a radius of 130.50 feet, a central angle of 10°31'22" and subtended by a chord bearing North 10°27'49" West, 23.93 feet;

Thence along the arc of a compound curve to the left 69.62 feet, having a radius of 123.00 feet, a delta angle of 32°25'55" and subtended by a chord bearing North 31°56'27" West, 68.70 feet;

Thence along the arc of a reverse curve to the right 119.22 feet, having a radius of 292.00 feet, a delta

EXHIBIT A

CREASON LATERAL PATHWAY EASEMENT

angle of 23°23'36" and subtended by a chord bearing North 36°27'37" West, 118.39 feet;

Thence along the arc of a reverse curve to the left 61.40 feet, having a radius of 49.25 feet, a delta angle of 71°25'32" and subtended by a chord bearing North 60°28'35" West, 57.50 feet to the easterly right of way for N. Linder Road;

Thence along said right of way, North 00°01'23" West, 14.06 feet;

Then along said westerly boundary the following three (3) courses and distances:

Thence along the arc of a non-tangent curve to the right 12.43 feet, having a radius of 63.25 feet, a central angle of 11°15'44" and subtended by a chord bearing South 89°11'18" East, 12.41 feet;

Thence North 01°17'03" East, 151.63 feet;

Thence along the arc of a non-tangent curve to the left 99.89 feet, having a radius of 354.05 feet, a central angle of 16°09'53" and subtended by a chord bearing North 09°10'55" West, 99.55 feet to the easterly right of way for N. Linder Road;

Thence along said right of way, North 00°01'03" West, 40.45 feet to the easterly boundary of the Pathway easement;

Then along said easterly boundary the following eleven (11) courses and distances:

Thence along the arc of a non-tangent curve to the right 173.14 feet, having a radius of 368.47 feet, a central angle of 26°55'22" and subtended by a chord bearing South 09°48'13" East, 171.55 feet;

Thence South 01°16'43" West, 124.51 feet;

Thence along the arc of a non-tangent curve to the right 50.58 feet, having a radius of 63.25 feet, a central angle of 45°49'02" and subtended by a chord bearing South 47°40'20" East, 49.24 feet;

Thence along the arc of a reverse curve to the left 113.51 feet, having a radius of 278.00 feet, a delta angle of 23°23'36" and subtended by a chord bearing South 36°27'37" East, 112.72 feet;

Thence along the arc of a reverse curve to the right 77.55 feet, having a radius of 137.00 feet, a delta angle of 32°25'55" and subtended by a chord bearing South 31°56'27" East, 76.52 feet;

Thence along the arc of a compound curve to the right 25.06 feet, having a radius of 144.50 feet, a delta angle of 09°56'06" and subtended by a chord bearing South 10°45'27" East, 25.02 feet;

Thence along the arc of a reverse curve to the left 1.36 feet, having a radius of 1.00 feet, a delta angle of 77°40'10" and subtended by a chord bearing South 44°37'29" East, 1.25 feet;

Thence along the arc of a reverse curve to the right 69.46 feet, having a radius of 20.00 feet, a delta angle of 199°00'00" and subtended by a chord bearing South 16°02'25" West, 39.45 feet;

EXHIBIT A

CREASON LATERAL PATHWAY EASEMENT

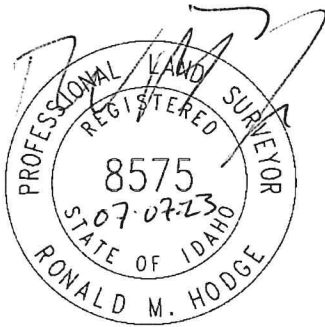
Thence along the arc of a non-tangent curve to the left 1.23 feet, having a radius of 1.00 feet, a central angle of 70°34'05" and subtended by a chord bearing South 80°15'20" West, 1.16 feet;
Thence South 45°00'00" West, 3.41 feet;

Thence along the arc of a curve to the right 4.11 feet, having a radius of 11.00 feet, a central angle of 21°24'16" and subtended by a chord bearing South 55°42'08" West, 4.09 feet to the southerly boundary of the North 1/2 of the West 1/2 of Government Lot 4;
Thence long said boundary, North 88°59'01" West, 54.31 feet to the **POINT OF BEGINNING**.

Containing 9,752 square feet more or less

The sidelines of said easement are two feet offset with the constructed sidewalk pathway which serves as a monument for this description.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

EXHIBIT B CREASON LATERAL PATHWAY EASEMENT

35 36 Ustick Rd

2 1

Point of
Commencement
CR 109109699

N Linder Rd

S00°01'03"E 2699.19'

683.16'

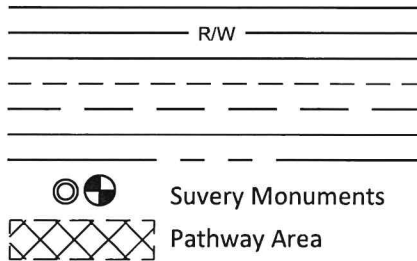
73.98'

S88°59'01"E CREASON CREEK
SUB No. 2

Point of
Beginning

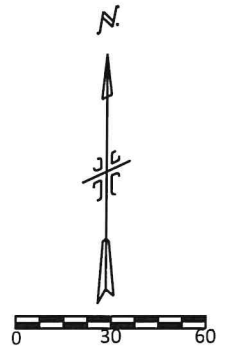
CITY
PATHWAY

LEGEND

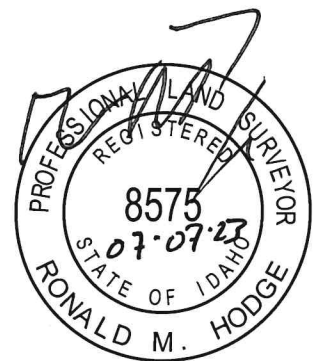


Plat Line
Right-of-Way Line
Section Line
Kellogg Drain Easement Line
Creason Lateral Easement Line
Lot Line
Record Plat Line

5 Lot Number



SCALE: 1" = 60'



HMH ENGINEERING
(208) 342-7957

EXHIBIT B

CREASON LATERAL PATHWAY EASEMENT

LINE TABLE		
LINE	DIRECTION	LENGTH
L39	S88° 59' 05"E	32.91'
L40	N01° 00' 55"E	5.99'
L41	S88° 59' 05"E	6.54'
L42	N00° 01' 03"W	14.06'
L43	N01° 17' 03"E	151.63'
L44	N00° 01' 03"W	40.45'
L45	S01° 16' 43"W	124.51'
L46	N88° 59' 01"W	54.31'
L47	N31° 30' 26"E	8.26'
L48	S45° 00' 00"W	3.41'

CURVE TABLE					
C#	RAD	DELTA	LEN	CH. BRG	CH. LEN
C44	11.00'	090°00'00"	17.28'	N46°00'59"E	15.56'
C49	20.00'	050°26'28"	17.61'	N08°02'57"E	17.04'
C51	130.50'	010°31'22"	23.97'	N10°27'49"W	23.93'
C52	123.00'	032°25'55"	69.62'	N31°56'27"W	68.70'
C53	292.00'	023°23'36"	119.22'	N36°27'37"W	118.39'
C54	49.25'	071°25'32"	61.40'	N60°28'35"W	57.50'
C55	63.25'	011°15'44"	12.43'	S89°11'18"E	12.41'
C56	354.05'	016°09'53"	99.89'	N09°10'55"W	99.55'
C57	368.47'	026°55'22"	173.14'	S09°48'13"E	171.55'
C58	63.25'	045°49'02"	50.58'	S47°40'20"E	49.24'
C59	278.00'	023°23'36"	113.51'	S36°27'37"E	112.72'
C60	137.00'	032°25'55"	77.55'	S31°56'27"E	76.52'
C61	1.00'	077°40'10"	1.36'	S44°37'29"E	1.25'
C62	20.00'	199°00'00"	69.46'	S16°02'25"W	39.45'
C63	1.00'	070°34'05"	1.23'	S80°15'20"W	1.16'
C64	11.00'	021°24'16"	4.11'	S55°42'08"W	4.09'
C65	144.50'	009°56'06"	25.06'	S10°45'27"E	25.02'

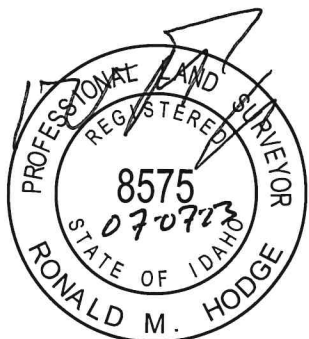
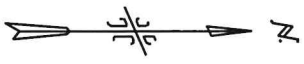


EXHIBIT B **CREASON LATERAL** **PATHWAY EASEMENT**

SHEET 3
 MATCH LINE



SCALE: 1" = 10'

3

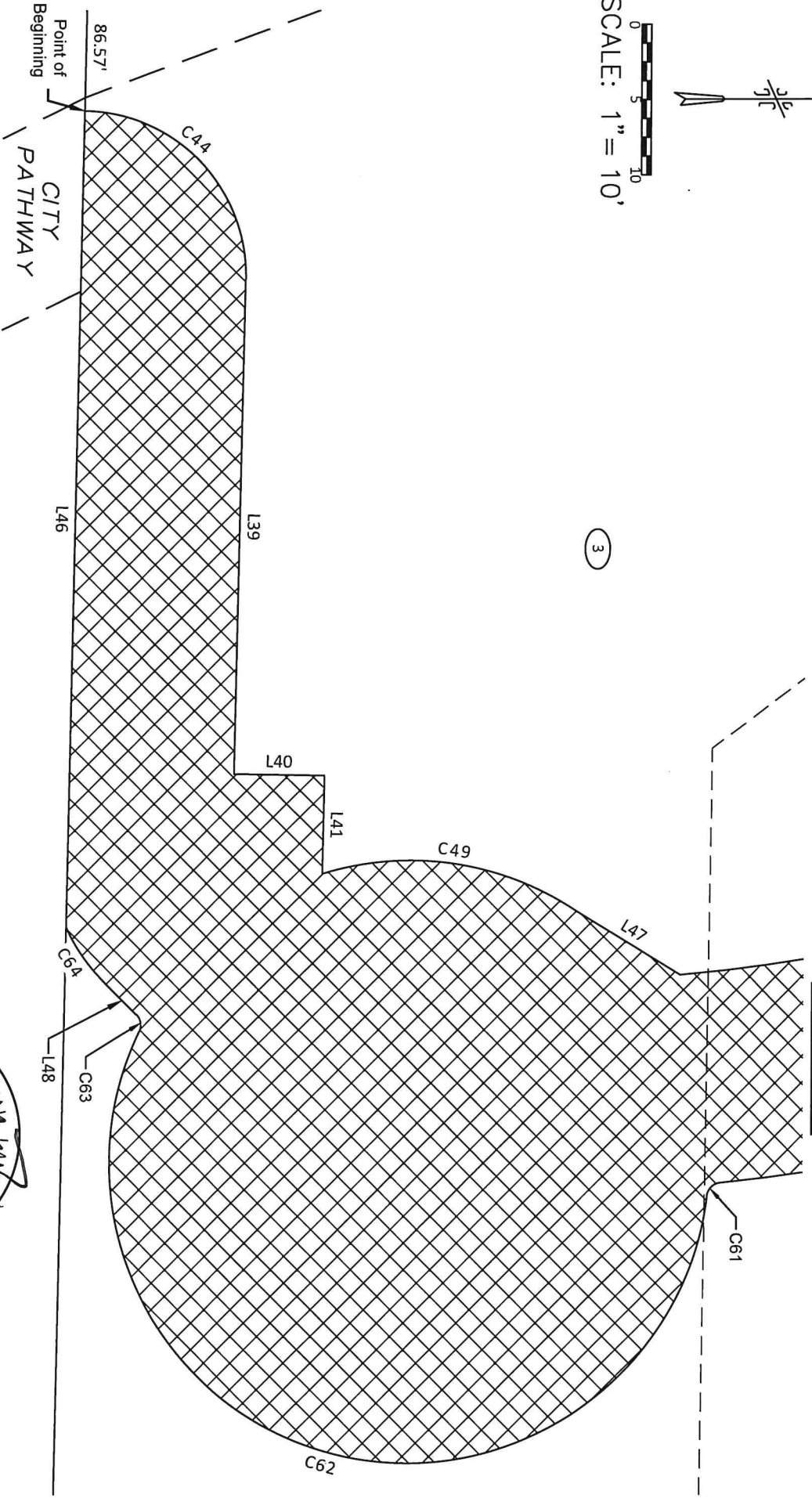
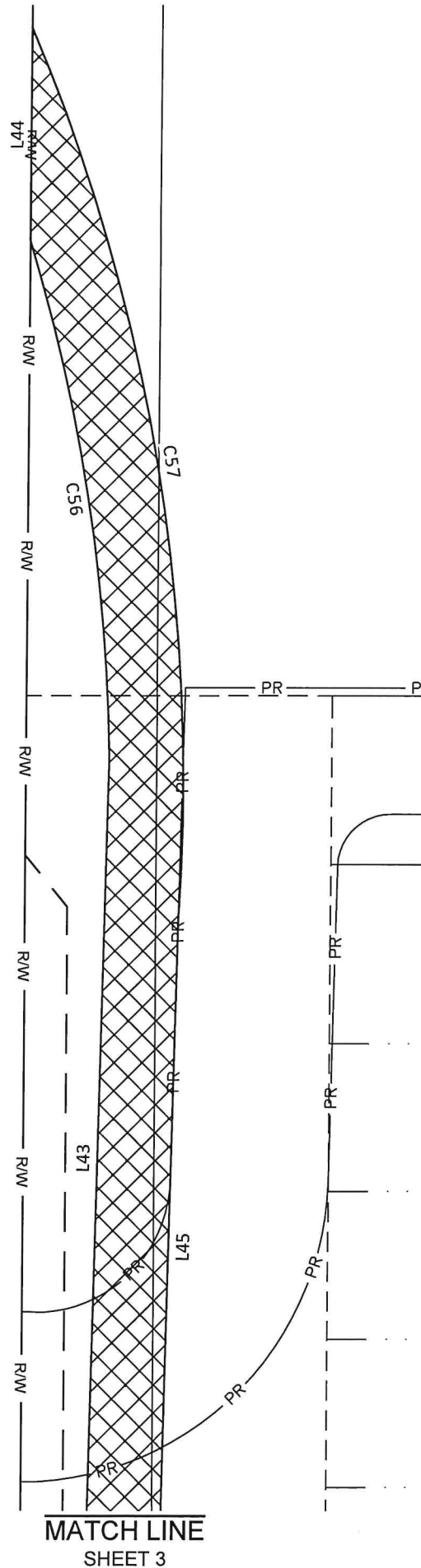


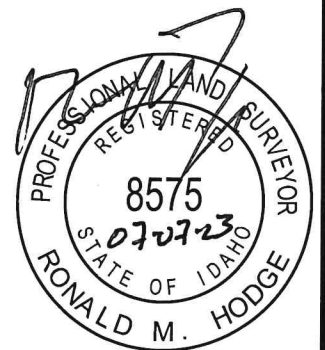
EXHIBIT B

CREASON LATERAL PATHWAY EASEMENT

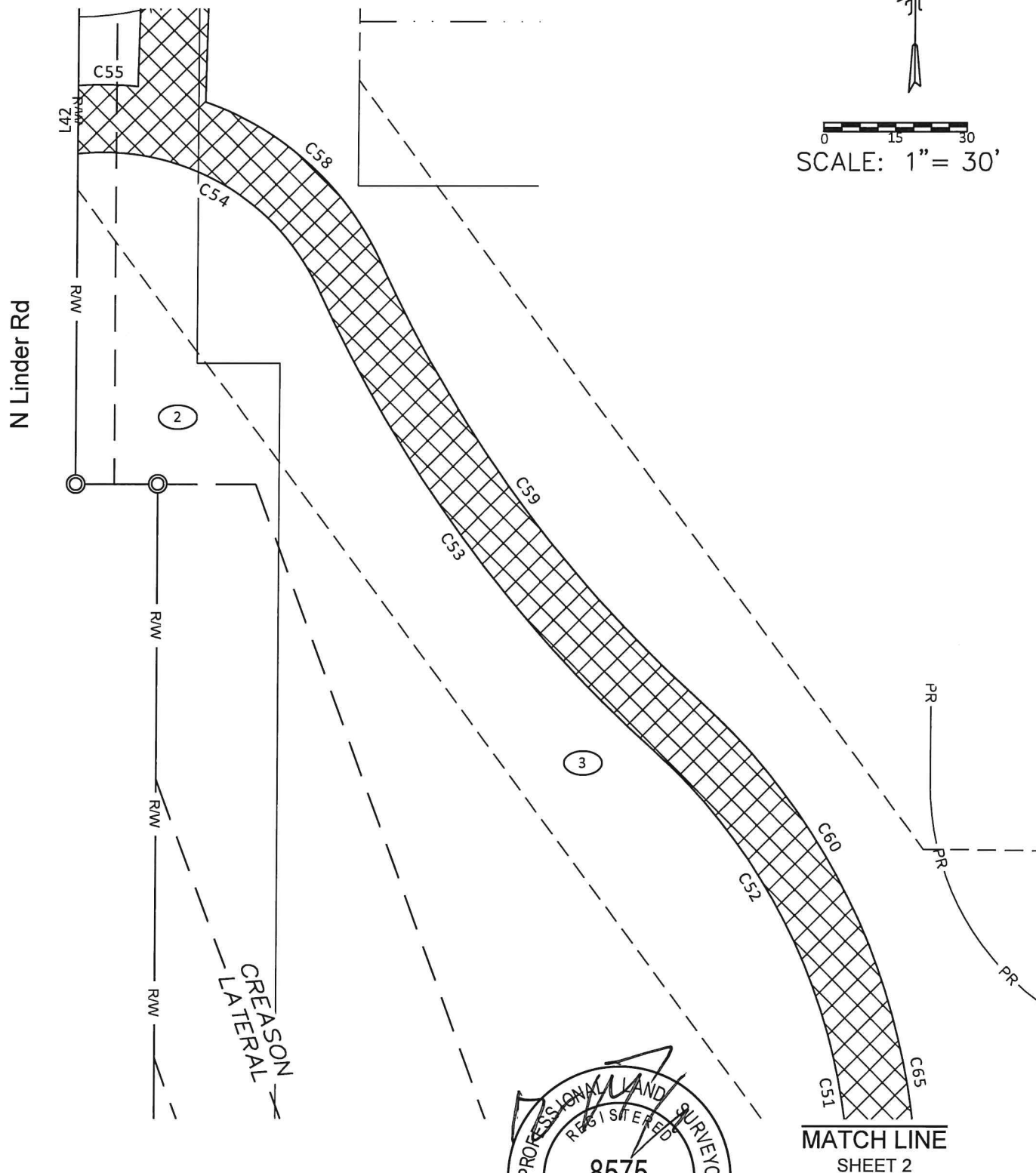
N Linder Rd



SCALE: 1" = 30'



SHEET 4
MATCH LINE



Sheet 3 of 5
Lennon Pointe City Easement.dwg

HMH ENGINEERING
(208) 342-7957

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