

Project Name (Subdivision):

Pollard Subdivision No. 1

ESMT-2023-0105

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this ____ day of _____, 20____, between SCS Investments 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,

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

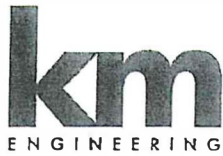
STATE OF IDAHO,)
 : ss.
County of Ada)

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: _____



July 14, 2023
Project No.: 21-240
Pollard Subdivision
City of Meridian Pathway Easement
Legal Description

Exhibit A

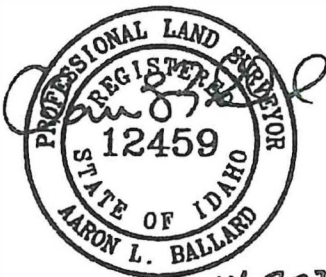
A parcel of land for a pathway easement situated in a portion of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 21, which bears N89°25'31"W a distance of 1,307.25 feet from a 5/8" rebar marking the East 1/16 corner of said Section 21 and Section 28, thence following the southerly line of said Southwest 1/4 of the Southeast 1/4, S89°25'31"E a distance of 323.26 feet;
Thence leaving said southerly line, N00°34'29"E a distance of 40.00 feet to an aluminum cap on the northerly right-of-way line of W.Chinden Blvd.;
Thence following said northerly right-of-way line, N00°34'29"E a distance of 54.00 feet to the **POINT OF BEGINNING**.

Thence following said northerly right-of-way line, N00°34'29"E a distance of 14.00 feet;
Thence leaving said northerly right-of-way line, 25.50 feet along the arc of a circular curve to the right, said curve having a radius of 22.00 feet, a delta angle of 66°25'00", a chord bearing of S56°12'58"E and a chord distance of 24.10 feet;
Thence 9.27 feet along the arc of a reverse curve to the left, said curve having a radius of 8.00 feet, a delta angle of 66°25'03", a chord bearing of S56°13'00"E and a chord distance of 8.76 feet;
Thence S89°25'31"E a distance of 556.33 feet;
Thence S00°34'29"W a distance of 14.00 feet;
Thence N89°25'31"W a distance of 556.33 feet;
Thence 25.50 feet along the arc of a circular curve to the right, said curve having a radius of 22.00 feet, a delta angle of 66°25'03", a chord bearing of N56°13'00"W and a chord distance of 24.10 feet;
Thence 9.27 feet along the arc of a reverse curve to the left, said curve having a radius of 8.00 feet, a delta angle of 66°24'56", a chord bearing of N56°12'56"W and a chord distance of 8.76 feet to the **POINT OF BEGINNING**.

Said easement description contains a total of 8,275 square feet (0.19 acres), more or less.

Attached hereto is Exhibit B and by this reference is made a part hereof.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	22.00'	25.50'	66°25'00"	S56°12'58"E	24.10'
C2	8.00'	9.27'	66°25'03"	S56°13'00"E	8.76'
C3	22.00'	25.50'	66°25'03"	N56°13'00"W	24.10'
C4	8.00'	9.27'	66°24'56"	N56°12'56"W	8.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°34'29"E	14.00'
L2	S00°34'29"W	14.00'

0 100 200 300
Plan Scale: 1" = 100'

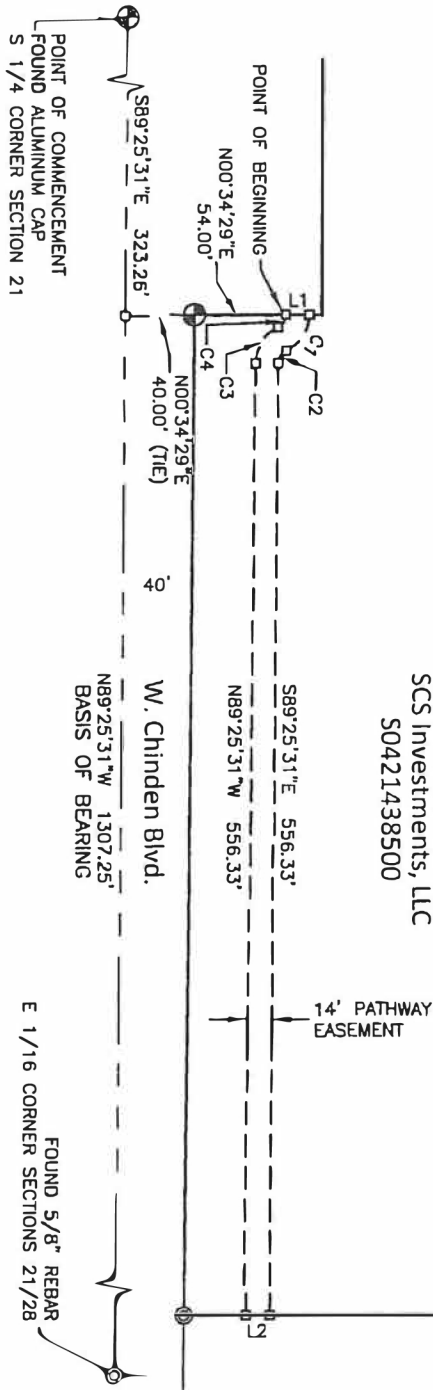
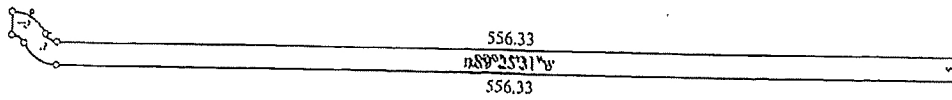


Exhibit B City of Meridian Pathway Easement

Pollard Subdivision No. 1
SW 1/4 SE 1/4 Sec. 21, T4N, R1W, BM, City of Meridian, Ada County, ID

DATE: July 2023
PROJECT: 21-240
SHEET: 1 OF 1

km
ENGINEERING
5775 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@idlp.com



Title:		Date: 07-14-2023
Scale: 1 inch = 100 feet	File:	
Tract 1: 0.190 Acres: 8275 Sq Feet: Closure = n66.1534e 0.00 Feet: Precision >1/999999: Perimeter = 1210 Feet		
001=n00.3429e 14.00 002: Rt, R=22.00, Delta=66.2500 Bng=s56.1258e, Chd=24.10 003: Lt, R=8.00, Delta=66.2503 Bng=s56.1300e, Chd=8.76	004=s89.2531e 556.33 005=s00.3429w 14.00 006=n89.2531w 556.33	007: Rt, R=22.00, Delta=66.2503 Bng=n56.1300w, Chd=24.10 008: Lt, R=8.00, Delta=66.2456 Bng=n56.1256w, Chd=8.76