

**ESMT-2022-0204 Horse Meadows  
Emergency Access Easement  
Agreement No. 1**

**EMERGENCY ACCESS EASEMENT AGREEMENT**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between  
Black Cat 30, 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 is  
requiring an access area for emergency vehicles as a condition of development approval; and

WHEREAS, Grantor desires to grant an easement for ingress and egress across those certain  
parts of Grantor's property defined herein to allow for emergency vehicle access; and

WHEREAS, Grantor shall construct certain 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 non-exclusive easement and  
right-of-way on, over, across and through Grantor's property with the free right of access to such  
property at any and all times and for the purpose of allowing egress and ingress to and from the  
property for emergency vehicle access. Pursuant to the International Fire Code, this access road  
shall be constructed of an improved surface capable of supporting 75,000 GVW;

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever;

THE GRANTOR, hereby covenants and agrees that no structures shall be constructed, erected,  
or placed upon the surface of the easement area that would materially impair the normal  
operation or use of the easement area for emergency vehicular purposes. No parking of vehicles  
within the easement area shall be permitted. 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 access roadway improvements.



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

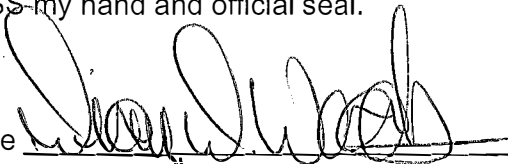
State of California  
County of San Joaquin )

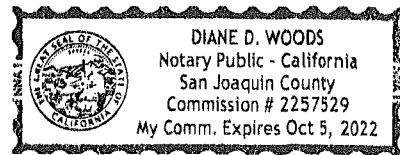
On July 5, 2022 before me, Diane D. Woods, a notary public  
(insert name and title of the officer)

personally appeared Michael Carouby,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



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



DAVID EVANS  
AND ASSOCIATES INC

**EMERGENCY ACCESS EASEMENT  
DESCRIPTION  
EXHIBIT "A"**

The following Describes a Parcel of Land for the Purpose of an Emergency Access Easement being a Portion of County Tax Parcel No. S1210325501 located at 710 North Black Cat Road lying in a portion of the NW 1/4 SW 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho being more particularly described as follows:

**COMMENCING** at the West 1/4 Corner of said Section 10 which is being Monumented with a found Brass Cap; From which, the Southwest Corner of said Section 10 bears, South 00°25'34" West, 2653.03 feet which is being Monumented with a found Aluminum Cap; Thence along the Westerly Boundary Line of the NW 1/4 of said Section 10, South 00°25'34" West, 422.03 feet to a point; Thence leaving said Westerly Boundary Line, South 89°34'50" East, 38.00 feet to the Easterly Right of Way Line of North Black Cat Road, the **POINT OF BEGINNING:**

Thence along the Easterly Right of Way Line of North Black Cat Road, North 00°25'34" East, 30.00 feet to a point;

Thence leaving said Right of Way Line, South 89°34'50" East, 414.14 feet to a point;

Thence, South 84°33'47" East, 73.23 feet to a point;

Thence, South 00°25'34" West, 23.60 feet to a point;

Thence, North 89°34'50" West, 487.09 feet to the **POINT OF BEGINNING:**

**The above Described Parcel of Land contains 0.33 Acres (14,380 Sq. Ft.), more or less.**



# EMERGENCY ACCESS EASEMENT EXHIBIT "B"

LOCATED IN A PORTION OF THE NW 1/4 SW 1/4 OF SECTION 10,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO  
2022



West 1/4  
Corner  
Section 10

W. Pine Ave. (Public)

N. Black Cat Rd. (Public)  
BASIS OF BEARING:  
N00°25'34"E 2653.03'

422.03'

2231.01'

L1

Point of Beginning

R/W

R/W

L2

S89°34'50"E 414.14'

N89°34'50"W 487.09'

L3

L4

Black Cat 30 LLC  
710 N. Black Cat Rd  
Tax Parcel No. IS1210325501

## LEGEND

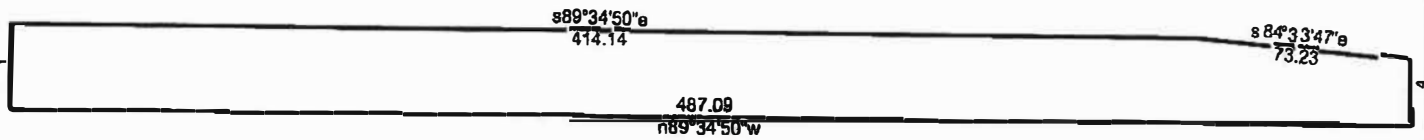
- Boundary Line
- Section Line
- Proposed Lot Lines
- Existing R/W Line
- Fnd Brass Cap
- Fnd Aluminum Cap
- Calculated Point

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°34'50"E	38.00'
L2	N00°25'34"E	30.00'
L3	S84°33'47"E	73.23'
L4	S00°25'34"W	23.60'



**DAVID EVANS  
AND ASSOCIATES INC.**  
9179 W. BLACK EAGLE DR.  
Boise Idaho  
Phone: 208-585-5858

11 10 W. Franklin Rd. (Public)  
16 15



# EMERGENCY ACCESS EASEMENT

5/11/2022

Scale: 1 inch= 64 feet

File:

Tract 1: 0.3301 Acres (14380 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/218769), Perimeter=1028 ft.

- 01 n00.2534e 30
- 02 s89.3450e 414.14
- 03 s84.3347e 73.23
- 04 s00.2534w 23.6
- 05 n89.3450w 487.09