

ESMT-2022-0186 Lavender Heights Subdivision No. 3
Pedestrian Pathway Easement No. 1

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this 28th day of June, 2022, between LH 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 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 6-28-2022

Attest by Chris Johnson, City Clerk 6-28-2022

STATE OF IDAHO,)

 : ss.
County of Ada)

This record was acknowledged before me on 6-28-2022 (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: 3-28-2028

EXHIBIT A
Legal Description
City of Meridian Pathway Easement
Lavender Heights Subdivision No. 3

An easement located in the W ½ of the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being a strip of land 14.00 feet in width, left of and adjacent to the following described easement line:

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southeast corner of the W ½ of the SW ¼ of said Section 32;

Thence N 0°09'52" W along the easterly boundary of said W ½ of the SW ¼ a distance of 1227.51 feet to a point;

Thence leaving said boundary N 89°44'40" W a distance of 3.69 feet to the **BEGINNING POINT** of said easement line;

Thence N 0°10'09" E a distance of 191.22 feet to the **ENDING POINT** of said easement line.

Said easement contains 2,625 square feet (0.060 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 1, 2022

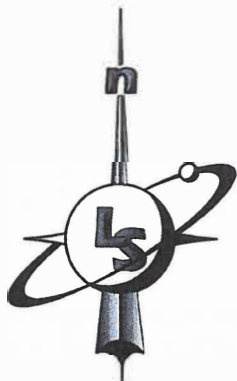
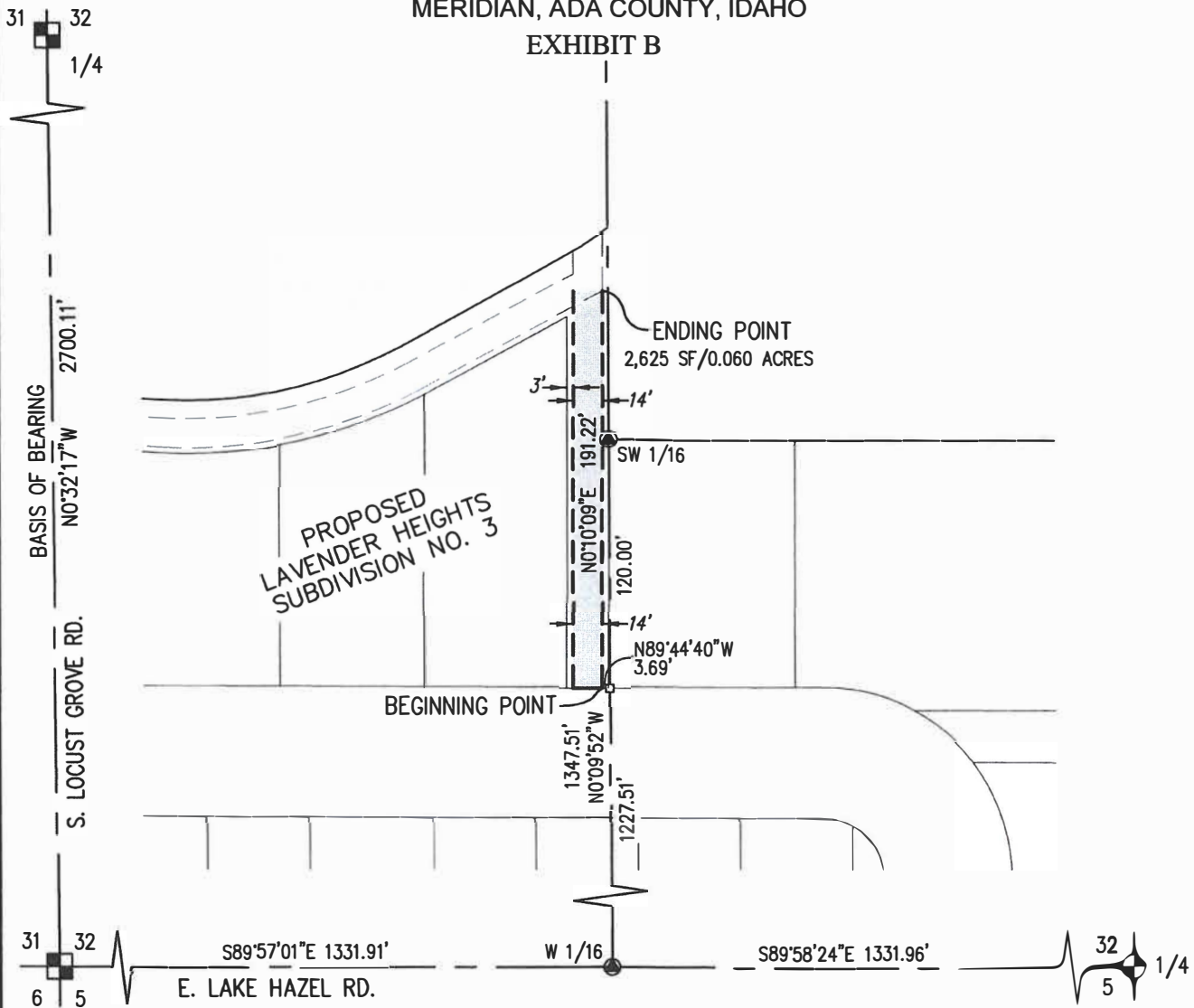


LAVENDER HEIGHTS SUBDIVISION NO. 3

CITY OF MERIDIAN PATHWAY EASEMENT EXHIBIT

LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 32, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

EXHIBIT B



LandSolutions
Land Surveying and Consulting

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JOB NO. 17-55