

Project Name or Subdivision Name:

Cole Valley Christian School

For Internal Use Only

Record Number: \_ESMT-2024-0105

**PEDESTRIAN PATHWAY EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between Cole Valley Christian Schools, Inc \_\_\_\_\_ ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("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.

Notary Stamp Below

\_\_\_\_\_  
Notary Signature

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



July 3, 2024  
Project No.: 121048

**EXHIBIT "A"**

COLE VALLEY CHRISTIAN SCHOOL  
CITY OF MERIDIAN  
EASEMENT DESCRIPTION

Easement No. 1

An easement located in Parcel A, as shown on Record of Survey No. 14284, Instrument No. 2024-005389 of Ada County Records, in the Southwest One Quarter of the Southeast One Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 1321.44 feet on the South line of said Section 29 to the Southeast Corner of said Parcel A of Record of Survey No. 14284;  
Thence North 00°56'00" East, a distance of 36.99 feet on the East boundary line of said Parcel A to the POINT OF BEGINNING;

Thence North 89° 21' 57" West, 454.52 feet to a point on the East boundary line of Parcel B of said Record of Survey No. 14284;  
Thence North 00° 56' 00" East, 14.00 feet on said East boundary line of Parcel B;  
Thence South 89° 21' 57" East, 454.52 feet to a point on the East boundary line of said Parcel A;  
Thence South 00° 56' 00" West, 14.00 feet on said East boundary line of said Parcel A to the POINT OF BEGINNING.

**TOGETHER WITH:**

Easement No. 2

An easement located in Parcel A, as shown on Record of Survey No. 14284, Instrument No. 2024-005389 of Ada County Records, in the Southwest One Quarter of the Southeast One Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 2642.71 feet on the South line of said Section 29 to the Southwest Corner of said Parcel A;  
Thence North 00°51'06" East, a distance of 506.29 feet on the West boundary line of said Parcel A;  
Thence leaving said West boundary line, South 89°08'54" East, a distance of 70.00 feet to the POINT OF BEGINNING;

Thence South 89° 08' 54" East, 26.13 feet;  
Thence South 22° 53' 56" West, 8.50 feet;

Thence South 00° 49' 18" West, 123.41 feet;  
Thence South 05° 16' 53" West, 116.53 feet;  
Thence South 00° 51' 06" West, 212.01 feet;  
Thence North 44° 15' 27" West, 19.76 feet;  
Thence North 00° 51' 06" East, 445.54 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

EASEMENT No. 3

An easement located in Parcel A, as shown on Record of Survey No. 14284, Instrument No. 2024-005389, of Ada County Records, in the Southwest One Quarter of the Southeast One Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 2642.71 feet on the South line of said Section 29 to the Southwest Corner of said Parcel A;  
Thence North 00°51'06" East, a distance of 1195.24 feet on the West boundary line of said Parcel A;  
Thence South 89°08'54" East, a distance of 70.00 feet to the POINT OF BEGINNING;

Thence South 89° 08' 54" East, 21.43 feet;  
Thence South 30° 38' 59" West, 12.94 feet;  
Thence South 00° 51' 06" West, 10.74 feet;  
Thence South 11° 02' 02" West, 5.65 feet;  
Thence South 00° 51' 06" West, 585.92 feet;  
Thence South 17° 35' 00" East, 18.83 feet;  
Thence South 00° 51' 06" West, 13.28 feet;  
Thence South 34° 41' 55" East, 11.33 feet;  
Thence North 89° 08' 54" West, 26.54 feet;  
Thence North 00° 51' 06" East, 653.81 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

EASEMENT No. 4

An easement located in Parcel A, same as shown on Record of Survey No. 14284, Instrument No. 2024-005389, Records of Ada County, in the West One Half of the Southeast One Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 2642.71 feet on the South line of said Section 29 to the Southwest Corner of said Parcel A;

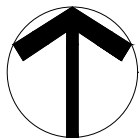
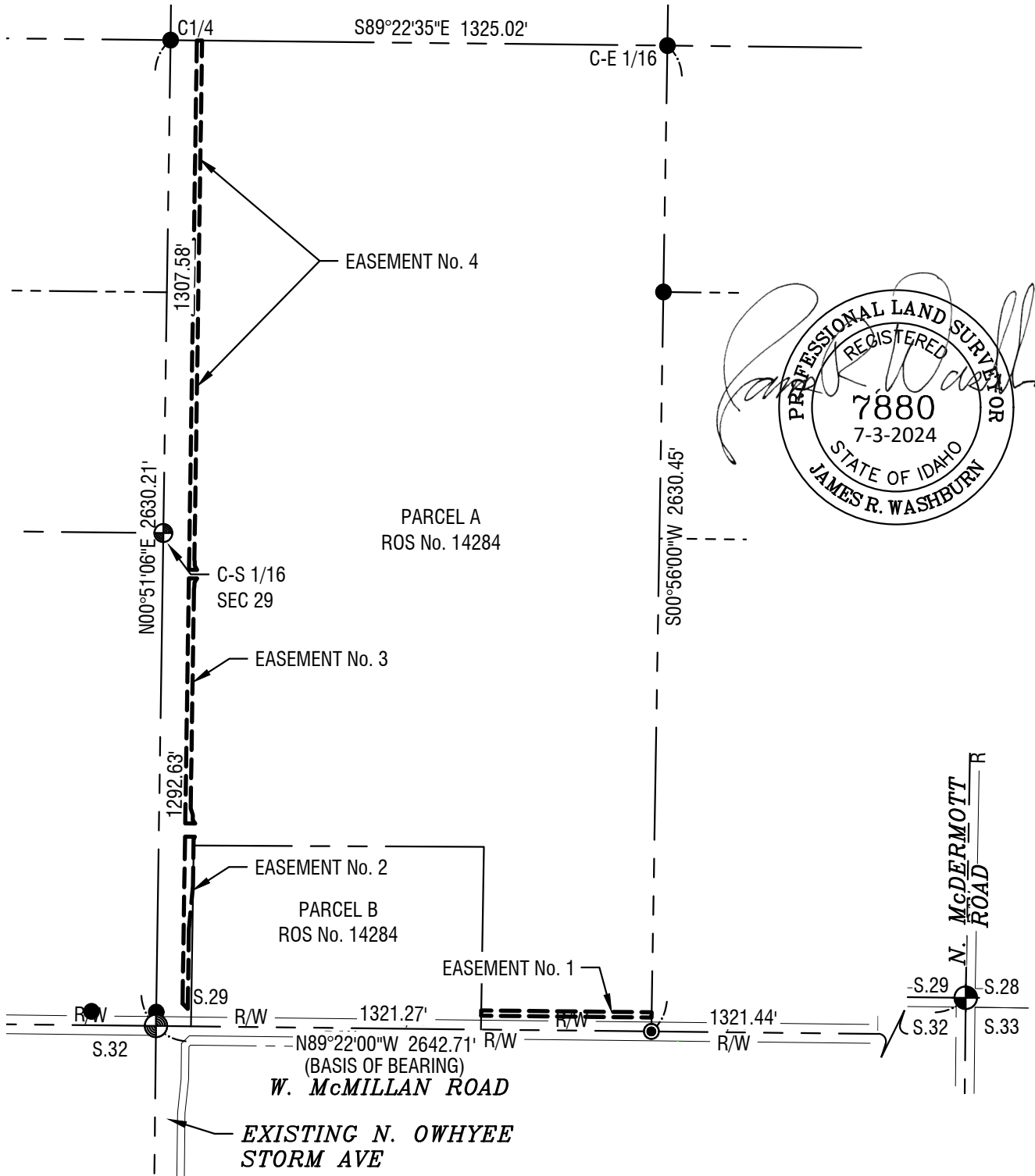
Thence North 00°51'06" East, a distance of 2630.21 feet on said West boundary line to the Northwest corner of said Parcel A;  
Thence South 89°22'35" East, a distance of 70.00 feet on the North boundary line of said Parcel A to the POINT OF BEGINNING;

Thence continuing on said North boundary line, South 89° 22' 35" East, 14.00 feet;  
Thence South 00° 51' 06" West, 1384.77 feet;  
Thence South 09° 19' 50" East, 5.65 feet;  
Thence South 00° 51' 07" West, 10.74 feet;  
Thence South 28° 56' 47" East, 12.94 feet;  
Thence North 89° 08' 53" West, 21.43 feet;  
Thence North 00° 51' 06" East, 1412.25 feet to a point on said North boundary line of Parcel A to the POINT OF BEGINNING.

PREPARED BY:  
**The Land Group, Inc.**

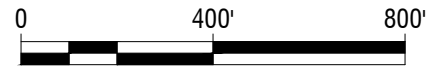
James R. Washburn, PLS





**Exhibit B**

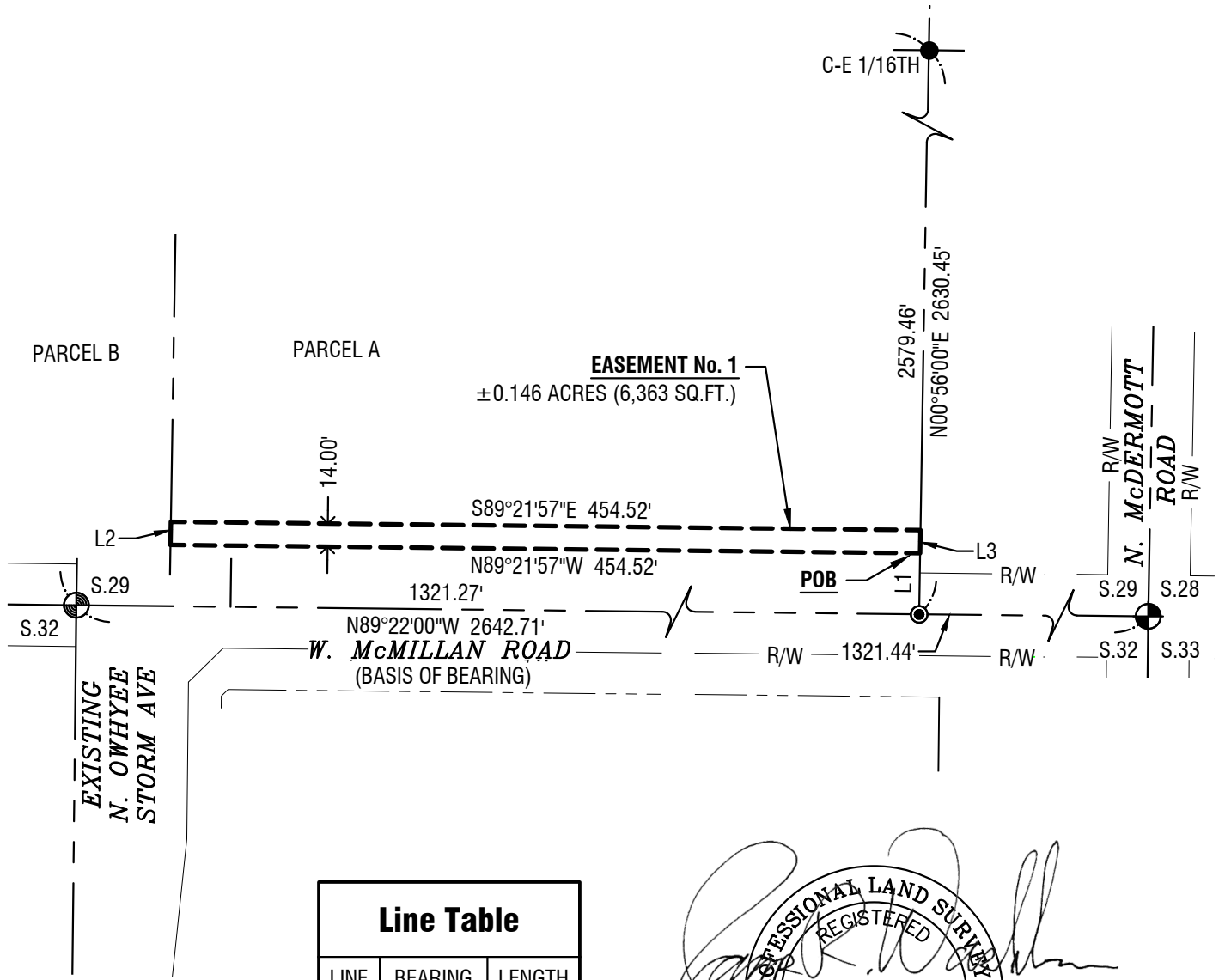
Horizontal Scale: 1" = 400'



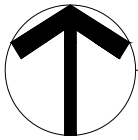
Project No.: 121048  
Date of Issuance: July 3, 2024



**Easement  
Cole Valley Christian School  
City of Meridian**

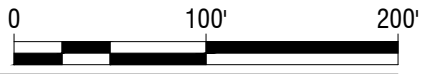


Line Table		
LINE	BEARING	LENGTH
L1	N00°56'00"E	36.99'
L2	N00°56'00"E	14.00'
L3	S00°56'00"W	14.00'



**Exhibit B**

Horizontal Scale: 1" = 100'



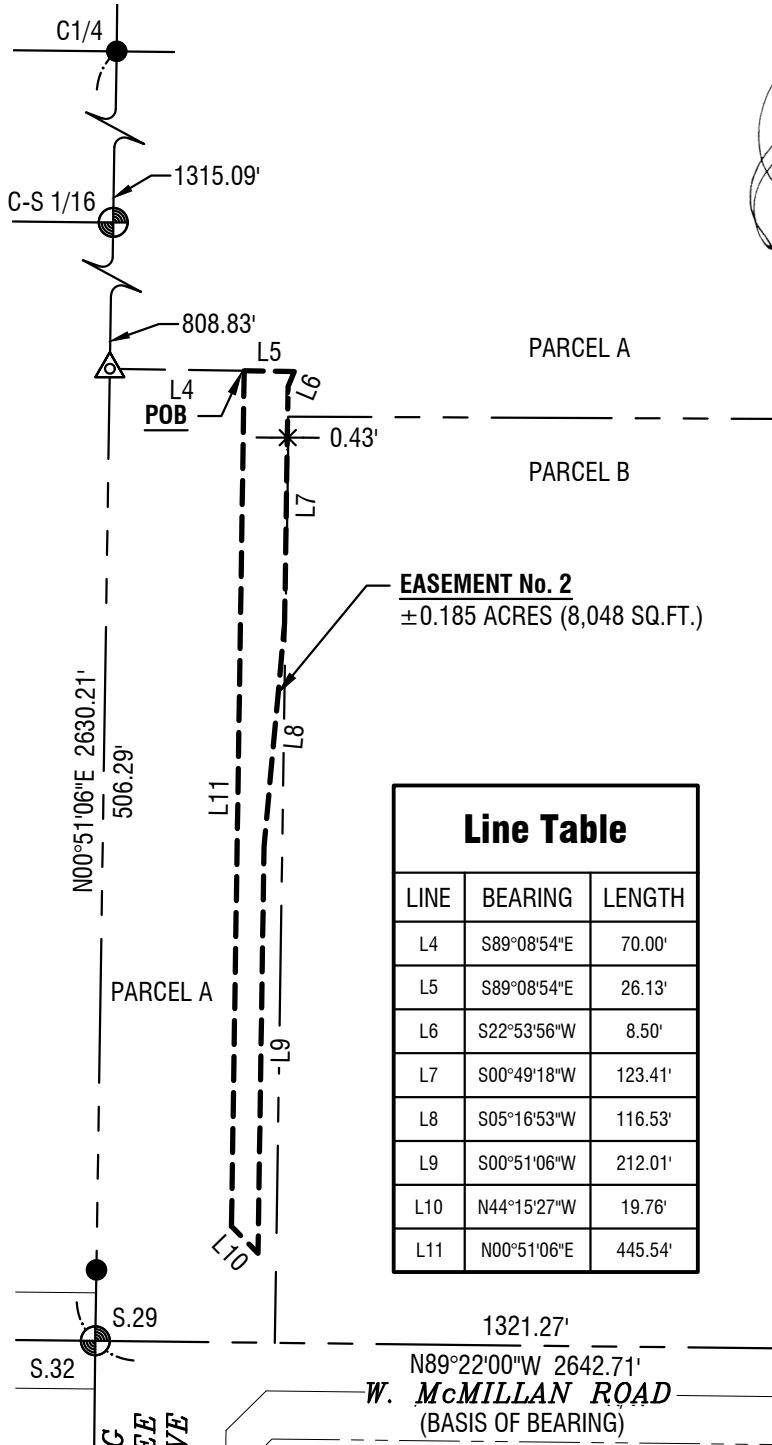
Project No.: 121048  
Date of Issuance: July 3, 2024



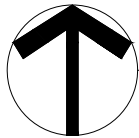
**Easement  
Cole Valley Christian School  
City of Meridian**

File Location: g:\2021\121048\land\survey\exhibits\121048.com.pathway.esrml.sm2.3.4.240626.dwg  
Last Plotted By: alex major  
Date Plotted: Wednesday, July 3, 2024 at 01:54 PM





Line Table		
LINE	BEARING	LENGTH
L4	S89°08'54"E	70.00'
L5	S89°08'54"E	26.13'
L6	S22°53'56"W	8.50'
L7	S00°49'18"W	123.41'
L8	S05°16'53"W	116.53'
L9	S00°51'06"W	212.01'
L10	N44°15'27"W	19.76'
L11	N00°51'06"E	445.54'



**Exhibit B**

EXISTING  
N. OWHYEE  
STORM AVE

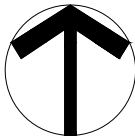
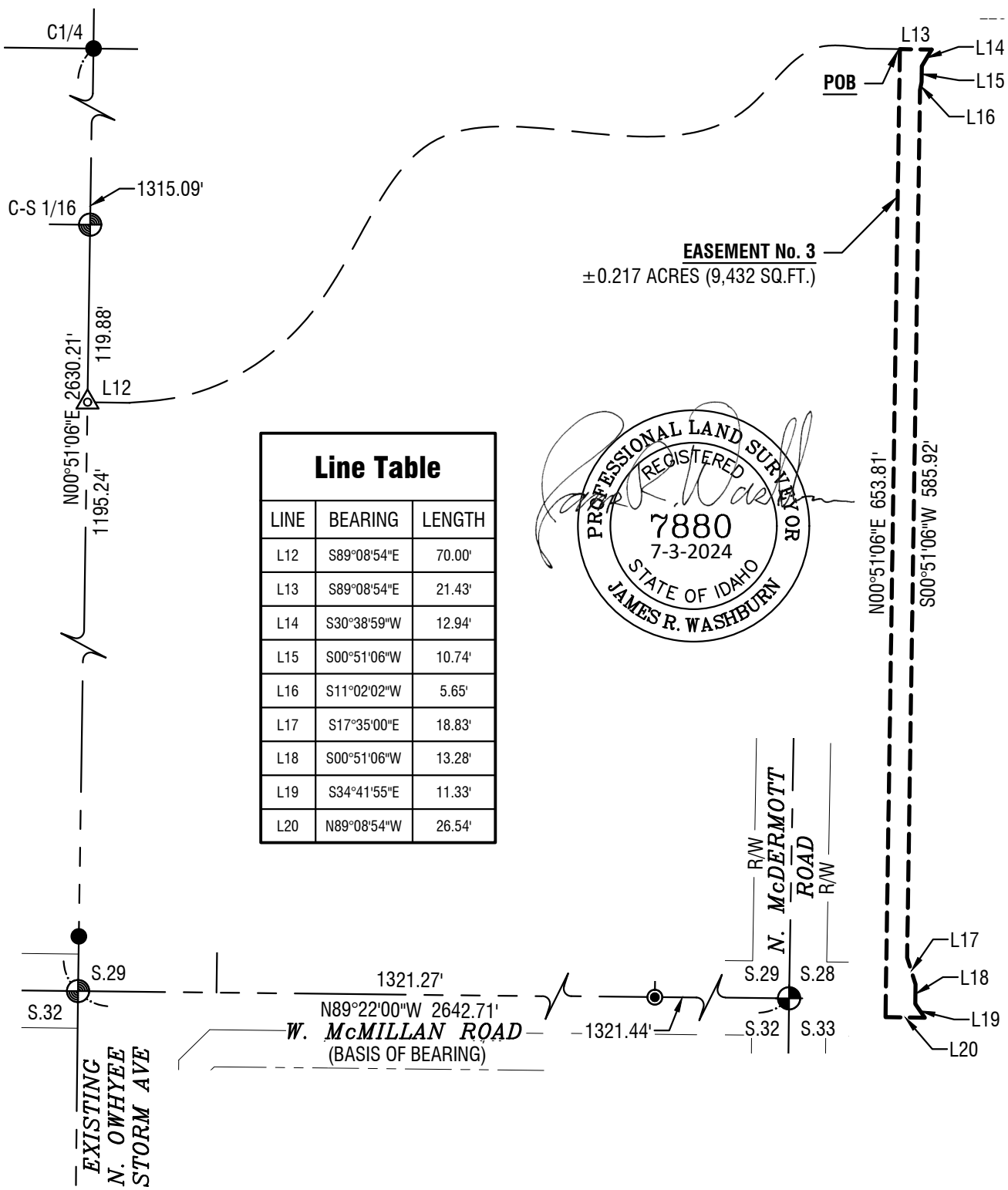
Horizontal Scale: 1" = 100'



Project No.: 121048  
Date of Issuance: July 3, 2024



**Easement  
Cole Valley Christian School  
City of Meridian**



**Exhibit B**

Horizontal Scale: 1" = 100'

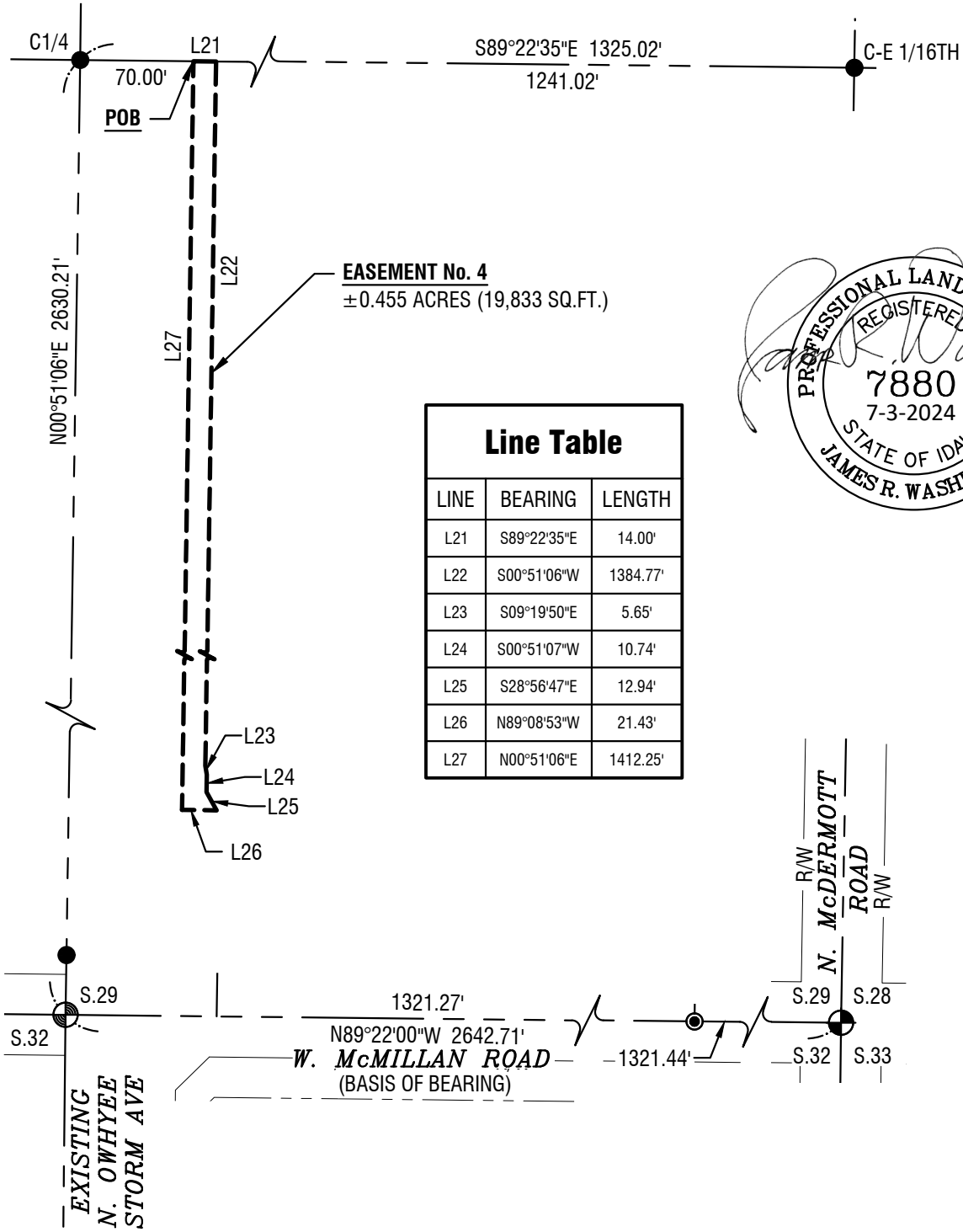


Project No.: 121048  
Date of Issuance: July 3, 2024

File Location: g:\2021\121048\land\survey\exhibits\121048.com.pathway.esrml.sm2.3.4.240626.dwg  
Last Plotted By: alex major  
Date Plotted: Wednesday, July 3, 2024 at 01:55 PM



**Easement**  
**Cole Valley Christian School**  
**City of Meridian**



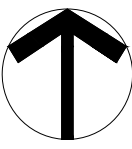
Line Table		
LINE	BEARING	LENGTH
L21	S89°22'35"E	14.00'
L22	S00°51'06"W	1384.77'
L23	S09°19'50"E	5.65'
L24	S00°51'07"W	10.74'
L25	S28°56'47"E	12.94'
L26	N89°08'53"W	21.43'
L27	N00°51'06"E	1412.25'



**Exhibit B**  
Horizontal Scale: 1" = 100'

Project No.: 121048  
Date of Issuance: July 3, 2024

File Location: g:\2021\121048\land\survey\exhibits\121048.com.pathway.esmt.sm2.3.4.240626.dwg  
Last Plotted By: alex major  
Date Plotted: Wednesday, July 3, 2024 at 01:56 PM



**Easement**  
**Cole Valley Christian School**  
**City of Meridian**