

Project Name or Subdivision Name:

Lavender Place Subdivision

For Internal Use Only

Record Number: ESMT-2025-0043

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 6th day of May 20 25 between
LH Development LLC ("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 5-6-2025

Attest by Chris Johnson, City Clerk 5-6-2025

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

This record was acknowledged before me on 5-6-2025 (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: 3-28-2028

Exhibit A
Legal Description
Lavender Place Subdivision
City of Meridian Pathway Easement

An easement located in the SE ¼ of the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of said SE ¼ of the SW ¼ (W 1/16 Corner), from which an Aluminum Cap monument marking the southeast corner of said SE ¼ of the SW ¼ bears S 89°58'24" E a distance of 1331.96 feet;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 352.21 feet to a point;

Thence leaving said boundary S 89°58'24" E a distance of 60.00 feet to a point on the southeasterly boundary of Lavender Heights Subdivision No. 1, as shown in Book 122 of Plats on Pages 19137-19140, records of Ada County, Idaho, being the **POINT OF BEGINNING**;

Thence leaving said boundary S 70°56'08" E a distance of 89.92 feet to a point;

Thence S 75°33'08" E a distance of 650.92 feet to a point on the westerly boundary of Lavender Heights Subdivision No. 2, as shown in Book 122 of Plats on Pages 19344-19346, records of Ada County, Idaho;

Thence along said westerly boundary S 0°01'36" W a distance of 20.65 feet to a point;

Thence leaving said westerly boundary N 75°33'08" W a distance of 656.87 feet to a point;

Thence N 70°56'08" W a distance of 83.55 feet to a point on the boundary of said Lavender Heights Subdivision No. 1;

Thence along said boundary a distance of 7.28 feet along the arc of a 144.00 foot radius non-tangent curve right, said curve having a central angle of 2°53'50" and a long chord bearing N 1°36'47" W a distance of 7.28 feet to a point;

Thence continuing along said boundary N 0°09'52" W a distance of 13.97 feet to the **POINT OF BEGINNING**.

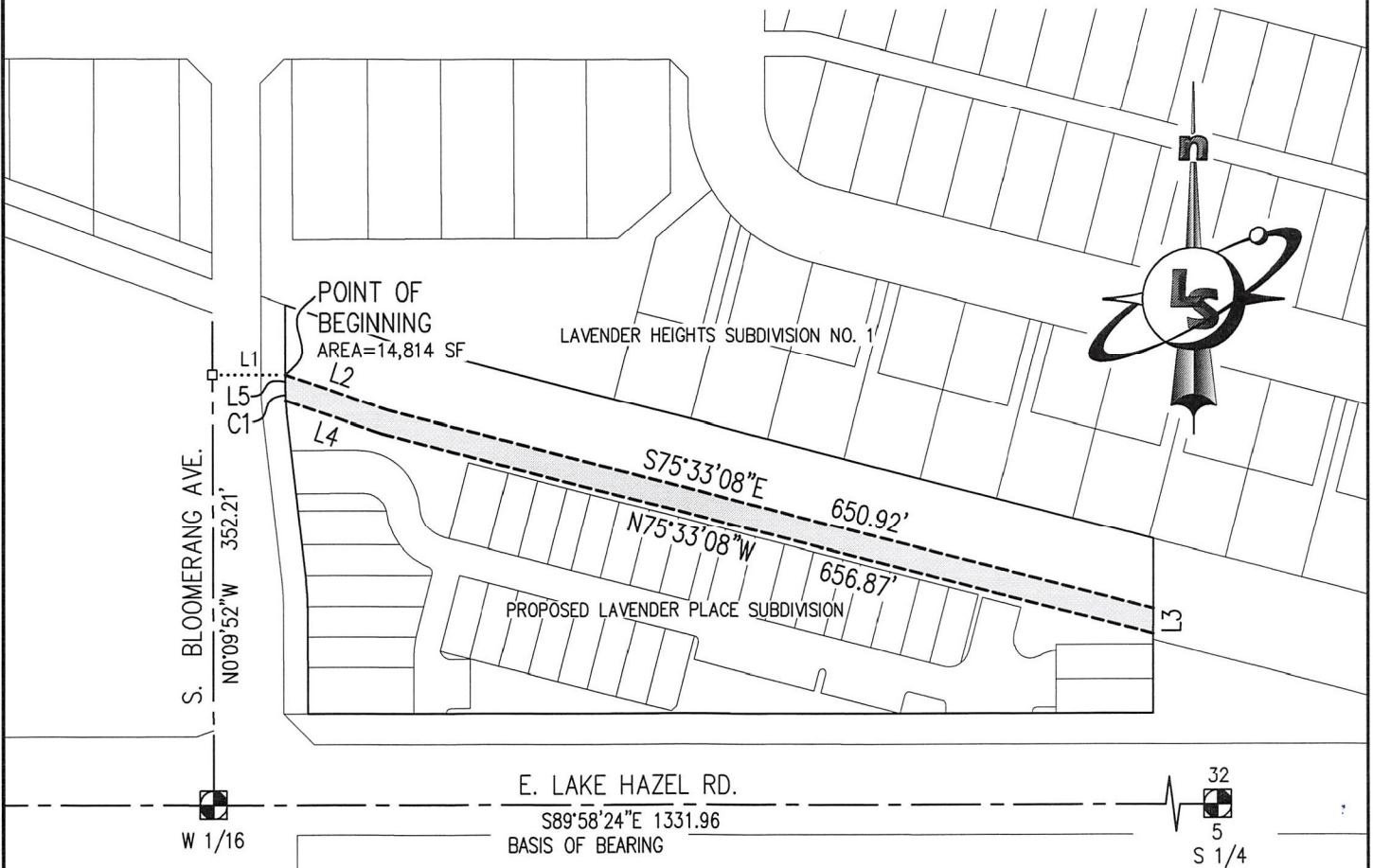
This easement contains 14,814 square feet (0.340 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 18, 2025



LAVENDER PLACE SUBDIVISION

CITY OF MERIDIAN PATHWAY EASEMENT - EXHIBIT B



LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S89°58'24"E
L2	89.92'	S70°56'08"E
L3	20.65'	S0°01'36"W
L4	83.55'	N70°56'08"W
L5	13.97'	N0°09'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	7.28'	144.00'	2°53'50"	N1°36'47"W	7.28'



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JOB NO. 17-55