

Project Name (Subdivision):

Foxcroft Subdivision no 1

ESMT-2023-0107

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this ____ day of ____, 2023, between Challenger Development Inc 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,

Version 04/17/2023

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: _____

Exhibit A

Description for
Pathway Easement
Foxcroft Subdivision No. 1
July 27, 2023

A portion of the North 1/2 of the Southeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 10 from which the East 1/4 corner of said Section 10 bears, South 89°36'02" East, 2655.68 feet; thence on the east-west centerline of said Section 10, South 89°36'02" East, 853.72 feet to the northerly extension of the easterly boundary line of Chesterfield Subdivision No. 4 as filed in Book 112 of Plats at Pages 16216 through 16218, records of Ada County, Idaho; thence on said easterly boundary line and the northerly extension thereof, South 17°25'33" East, 28.36 feet to southerly right-of-way line of W. Pine Avenue and the **POINT OF BEGINNING**;

thence on said southerly right-of-way line, South 89°36'02" East, 21.01 feet;

thence leaving said southerly right-of-way line, South 17°25'33" East, 162.50 feet;

thence South 22°44'42" East, 83.10 feet;

thence South 19°21'27" East, 94.43 feet;

thence South 25°23'24" East, 121.66 feet;

thence South 39°20'28" East, 97.51 feet;

thence South 39°43'48" East, 74.80 feet;

thence 20.94 feet along the arc of curve to the left having a radius of 13.00 feet, a central angle of 92°17'20" and a long chord which bears South 85°52'28" East, 18.75 feet;

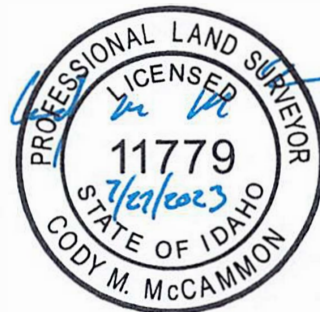
thence North 47°58'52" East, 68.65 feet;

thence South 45°26'50" East, 50.75 feet;

thence South 46°53'43" East, 285.69 feet;

thence South 34°58'15" East, 113.76 feet

thence South 88°51'42" East, 564.63 feet to the southwesterly boundary line of Mile High Pines Subdivision as filed in Book 123 of Plats at Pages 19602 through 19606, records of Ada County, Idaho;



thence on said southwesterly boundary line, South 42°52'02" East, 27.81 feet to the north right-of-way line of the Oregon Short Line Railroad;

thence on said north right-of-way line, North 88°51'42" West, 594.12 feet;

thence leaving said north right-of-way line, North 34°58'15" West, 121.83 feet;

thence North 46°53'43" West, 283.85 feet;

thence North 45°26'50" West, 32.16 feet;

thence South 47°58'52" West, 63.63 feet;

thence North 88°52'12" West, 26.89 feet to the easterly boundary line of said Chesterfield Subdivision No. 4;

thence on said easterly boundary line the following seven (7) courses and distances:

North 45°26'50" West, 1.76 feet;

North 39°43'48" West, 89.05 feet;

North 39°20'28" West, 100.02 feet;

North 25°23'24" West, 125.16 feet;

North 19°21'27" West, 94.89 feet;

North 22°44'42" West, 83.44 feet;

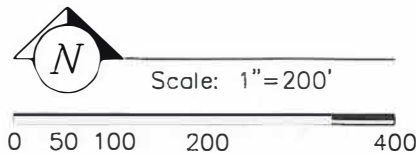
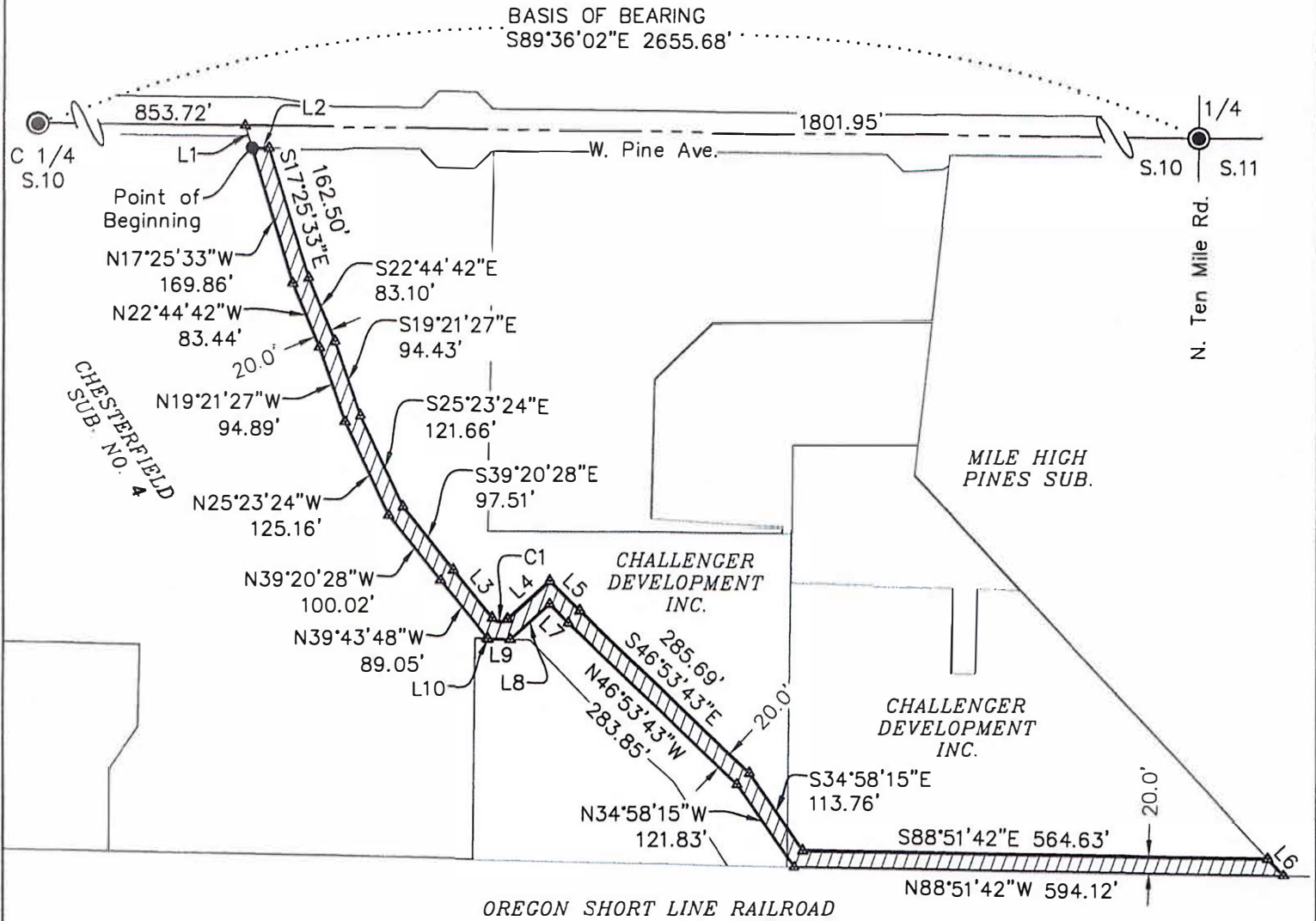
North 17°25'33" West, 169.86 feet to the **POINT OF BEGINNING**.

Containing 35,282 square feet or 0.81 acres, more or less.

End of Description.



EXHIBIT B



LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°25'33"E	28.36
L2	S89°36'02"E	21.01
L3	S39°43'48"E	74.80
L4	N47°58'52"E	68.65
L5	S45°26'50"E	50.75
L6	S42°52'02"E	27.81
L7	N45°26'50"W	32.16
L8	S47°58'52"W	63.63
L9	N88°52'12"W	26.89
L10	N45°26'50"W	1.76

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	20.94	13.00	92°17'20"	S85°52'28"E	18.75

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IDAHO SURVEY GROUP, LLC

9955 W EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR PATHWAY EASEMENT FOXCRIFT SUBDIVISION NO. 1

A PORTION OF THE N1/2 OF THE SE1/4 OF SECTION 10, T.3N., R.1W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-159
SHEET NO.
1
DWG. DATE
7/11/2023