



Community Development Department

Easement Submission Form and Checklist

**Project Information**

Project Name: Linder Rd Sidewalk Widening at Paramount Village Center

Location/street address: N. Linder Road - between Cayuse Creek and Linder Village

**Applicant/Contact Information**

Applicant: Katie Phone: 208-846-9189

Applicant e-mail: Katie@goMGM.com cell: 208-955-2675

**Owner/Grantor Information**

Owner/Grantor name: Kevin Amar, Paramount Professional Center HOA President Phone: 208) 278-4359

Owner/Grantor address: \_\_\_\_\_

City: Meridian State: ID Zip: \_\_\_\_\_

Owner/Grantor e-mail: kevin@biltmoreco.com

**Type of Easement: Check Applicable Box**

Permanent Easement: ☒ Yes ☐ No

|                          |                                |                                     |                               |
|--------------------------|--------------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> | Cross Access                   | <input checked="" type="checkbox"/> | Pedestrian Pathway            |
| <input type="checkbox"/> | Fire Department Turn Around    | <input type="checkbox"/>            | Sanitary Sewer                |
| <input type="checkbox"/> | Fire Emergency Access          | <input type="checkbox"/>            | Sanitary Sewer and Water Main |
| <input type="checkbox"/> | Fire Lane                      | <input type="checkbox"/>            | Temporary Construction        |
| <input type="checkbox"/> | Fire Substandard Street        | <input type="checkbox"/>            | Water Main                    |
| <input type="checkbox"/> | Irrigation Jurisdiction        | <input type="checkbox"/>            | Welcome Sign                  |
| <input type="checkbox"/> | Release, Vacation, Abandonment | <input type="checkbox"/>            | Other                         |

**STAFF USE ONLY:**

Record ID # \_\_\_\_\_

Staff approval: \_\_\_\_\_ Date: \_\_\_\_\_

THIS EASEMENT SHALL NOT BE CONSIDERED COMPLETE UNTIL IT HAS BEEN PROPERLY EXECUTED ACCORDING TO THE INSTRUCTIONS ON PAGE TWO OF THIS CHECKLIST. ONCE THE SUBMITTAL IS DEEMED COMPLETE, STAFF WILL PROCESS THE REQUIRED EASEMENT FOR RECORDING.

(City processing note: Remove the submission form and checklist before scanning easement for Accela processing.)



**Utility Easement Execution Instructions and Checklist:**

Please follow these instructions to avoid delay in the processing of your easement:

1. ☐ Identify the associated Project name in the box in the upper left corner of the first page.
2. ☐ If the Project will include more than one easement of any particular type (Sewer, Water, or Water and Sewer combined), or if future numbered easements are anticipated in the same project, please identify the sequential number of this easement in the box in the upper left corner of the first page.
3. ☐ Leave the date of the easement blank. This will be completed by the City Clerk.
4. ☐ Identify the Grantor in the space provided on the first line of the easement.
5. ☐ Grantor's signature on Page 2 must be properly notarized, and the notary acknowledgement must indicate the capacity in which the Grantor is signing. For Example:
  - a. For LLC:  
This record was acknowledged before me on \_\_\_\_\_ (date) by John Smith, on behalf of Smithland Properties, LLC in the following representative capacity: Member or Manager.
  - b. For Corporation:  
This record was acknowledged before me on \_\_\_\_\_ (date) by John Smith, on behalf of Smithland Properties, Inc in the following representative capacity: President.
  - c. For Individual:  
This record was acknowledged before me on \_\_\_\_\_ (date) by John Smith.
  - c. For one entity on behalf of another entity:  
The Notary should line-through the pre-printed notary block on the easement and attach a correct form of compound acknowledgment that is in compliance with the requirements of Idaho Code 51-116A. (A sample may be available on Meridian's Community Development website under "Forms").
6. ☐ Exhibit A (Legal Description) must be identified at the top as "EXHIBIT A" and the caption should match the name of the Project and Easement Number as identified in the box on Page 1.
7. ☐ Exhibit B (Easement Depiction or Map) must be identified at the top as "EXHIBIT B" and the caption should match the name of the Project and Easement Number as identified in the box on page one.

**If you have any questions about these instructions please contact Ted Baird in the City of Meridian Legal Department at 208-898-5506.**

**Project Name (Subdivision):**

Pathway Easement, Paramount Village Center Sub.

### **PEDESTRIAN PATHWAY EASEMENT**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, between Paramount Professional Center Owners Assoc., 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,

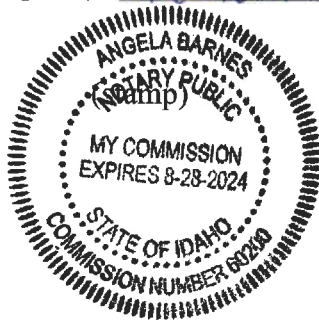
IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its signature the day and year first hereinabove written.

GRANTOR:

Kevin Amar, President Paramount Professional Center Owners Association

STATE OF IDAHO )  
 ) ss  
County of Ada )

This record was acknowledged before me on 8/18/21 (date) by Kevin Amar (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Paramount Professional Center (name of entity on behalf of whom record was executed), in the following representative capacity: President (type of authority such as officer or trustee) owners association



Notary Signature

My Commission Expires: 8/22/2024

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

### **Legal Description**

This common area lot is legally described as all of Lot 2, Block 1, Paramount Village Center Subdivision as depicted on the Plat recorded in Book 95, Pages 11665 through 11668 in the office of the Recorder, Ada County Idaho.

# PARAMOUNT VILLAGE CENTER SUBDIVISION

PLAT SHOWING

A RESUBDIVISION OF LOT 2, BLOCK 4 OF PARAMOUNT SUBDIVISION NO. 1 AND A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 25, T.4N., R.1W., B.M. MERIDIAN, ADA COUNTY, IDAHO

2005

Engineering Northwest, LLC  
BOISE, IDAHO

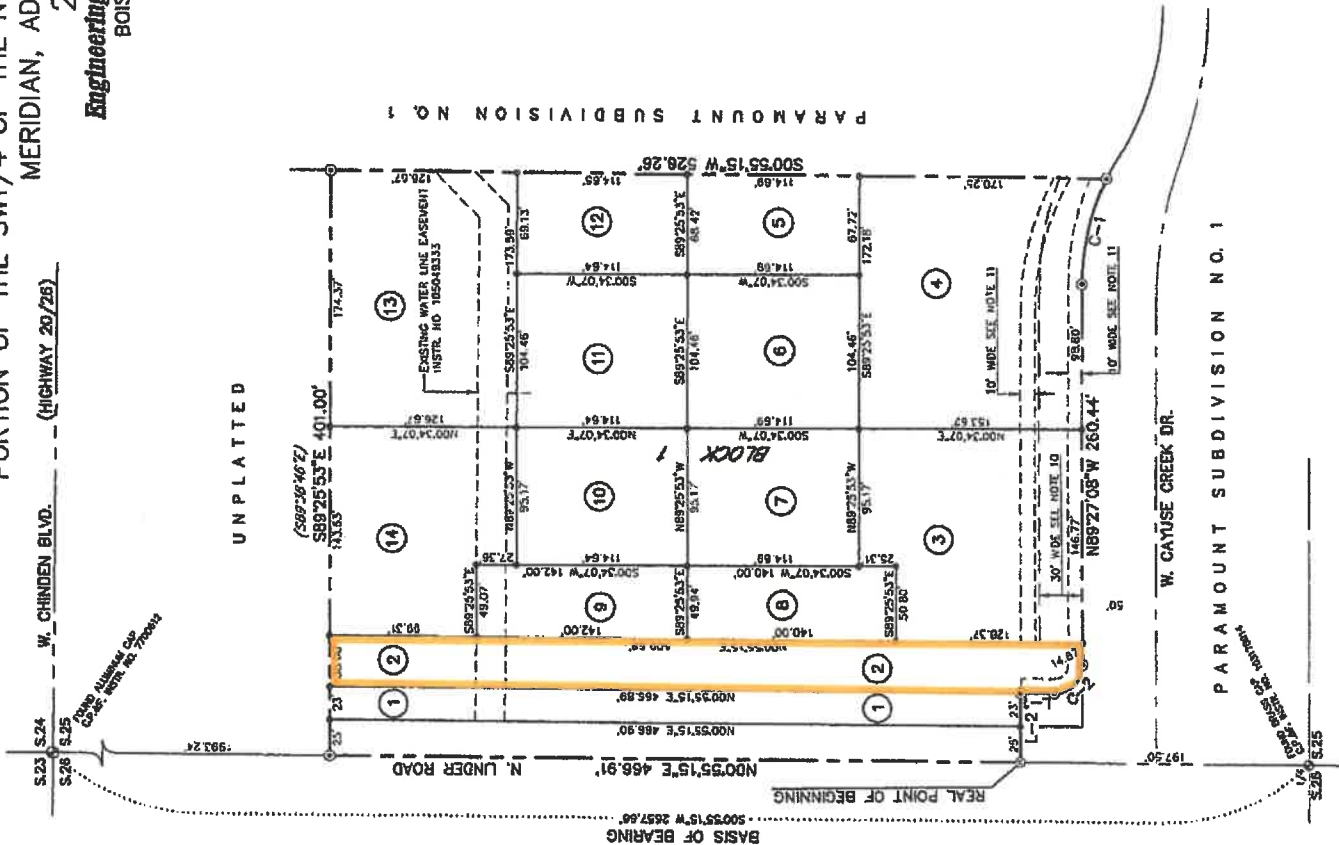


SCALE: 1" = 60'

| CURVE DATA: |        |        |           |             | CHORD DIST.     |  |
|-------------|--------|--------|-----------|-------------|-----------------|--|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD DIST. | CHORD DIST.     |  |
| C-1         | 74.87  | 165.00 | 85°55'32" | 74.87       | 126.27' 12" 11" |  |
| C-2         | 31.95  | 20.00  | 90°22'24" | 28.38       | 114°15'57" 11"  |  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L-1        | N00°35'15"E | 122.67' |
| L-2        | N89°27'08"W | 18.00'  |

PARAMOUNT SUBDIVISION NO. 1



## LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- FOUND 5/8" IRON PIN, PLS 7880 OR AS SHOWN
- PROPERTY BOUNDARY
- EASEMENT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- DATA OF RECORD (509-204672)
- LOT NUMBER 1

## NOTES:

- 1) ALL LOT LINES CORNER TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TOL (10) FOR THE PURPOSE OF PUBLIC UTILITY, PROPERTY DRAINAGE, & REGISTRATION EASEMENT, UNLESS OTHERWISE NOTED.
- 2) LOT 2, BLOCK 1 IS NON-BUILDABLE LOT TO BE OWNED BY THE DEVELOPER OR ASSIGNS FOR POSSIBLE RIGHT-OF-WAY ACQUISITION AND MAINTAINED BY THE PARAMOUNT NEIGHBORHOOD HOMEOWNERS ASSOCIATION.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) LOTS ARE SUBJECT TO THE USE REQUIREMENTS OF THE RECORDED DEVELOPMENT AGREEMENT, INSTRUMENT NO. 103137118, AND CUP-43-00R.
- 5) THE OWNER OF EACH LOT ADDRESS WHICH PASSES AN IRRIGATION DITCH OR DITCH, IS RESPONSIBLE FOR THE MAINTENANCE OF THE DITCH. SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 6) THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- 7) LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.
- 8) DIRECT LOT ACCESS TO N. UNDER ROAD AND W. CAUSE CREEK DRIVE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF MERIDIAN.
- 9) ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO EASEMENT CROSS EASEMENTS AND EASEMENTS TO THE DECLARATION OF SUBDIVISION EASEMENTS RECORDED AS INSTRUMENT NO. 103137118, PROVIDING AMONG OTHER THINGS, THAT SAID EASEMENTS SHALL RUN WITH THE LAND. SAID EASEMENTS MAY NOT BE TERMINATED EXCEPT WITH EXPRESS WRITTEN CONSENT OF THE CITY OF MERIDIAN.
- 10) 30' WIDE LANDSCAPE (FOR THE BENEFIT OF THE PARAMOUNT NEIGHBORHOOD HOMEOWNERS ASSOCIATION), IRRIGATION, PROPERTY DRAINAGE AND EASEMENT
- 11) EXISTING 10' WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT

