

Project Name (Subdivision):

Southridge Subdivision Phase 4

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this ____ day of ____, 2021, 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 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

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: _____



April 15, 2020
Project No.: 117035

EXHIBIT A

CITY of MERIDIAN PATHWAY EASEMENT
SOUTHRIDGE SUBDIVISION PHASE 4
ENDURANCE HOLDINGS, LLC

A 12 foot-wide easement situate in a portion of the Southwest One Quarter of the Northeast One Quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 23, marked by a brass cap monument; thence on a random line, South 38° 32' 21" West, 2569.21 feet, to a point of curvature on the southerly lot line of Lot 87 of Southridge Subdivision Phase 3, as same is shown on the official plat thereof, recorded in book 118 of plats, at page 18003, Ada County Records, AND the **POINT OF BEGINNING**:

Thence 146.18 feet on the arc of a curve to the right, having a radius of 487.00 feet, a central angle of 17° 11' 52", and whose long chord bears South 09° 08' 42" West, 145.63 feet to a point of non-tangent compound curvature;

Thence 302.83 feet on the arc of a curve to the right, having a radius of 237.00 feet, a central angle of 73° 12' 41", and whose long chord bears South 54° 20' 59" West, 282.65 feet;

Thence North 89° 02' 41" West, 154.71 feet to a point of curvature;

Thence 12.00 feet on the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 04° 35' 06", and whose long chord bears North 00° 35' 06" East, 12.00 feet;

Thence South 89° 02' 41" East, 154.78 feet to a point of curvature;

Thence 287.50 feet on the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 73° 12' 41", and whose long chord bears North 54° 20' 59" East, 268.34 feet to a point of non-tangent compound curvature;

Thence 140.77 feet on the arc of a curve to the left, having a radius of 475.00 feet, a central angle of 16° 58' 46", and whose long chord bears North 09° 15' 15" East, 140.25 feet;

Thence North 81° 58' 45" East, 12.14 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.164 acres (7123 Ft²) more or less.

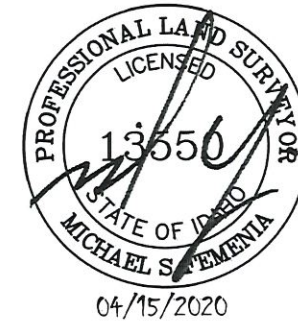
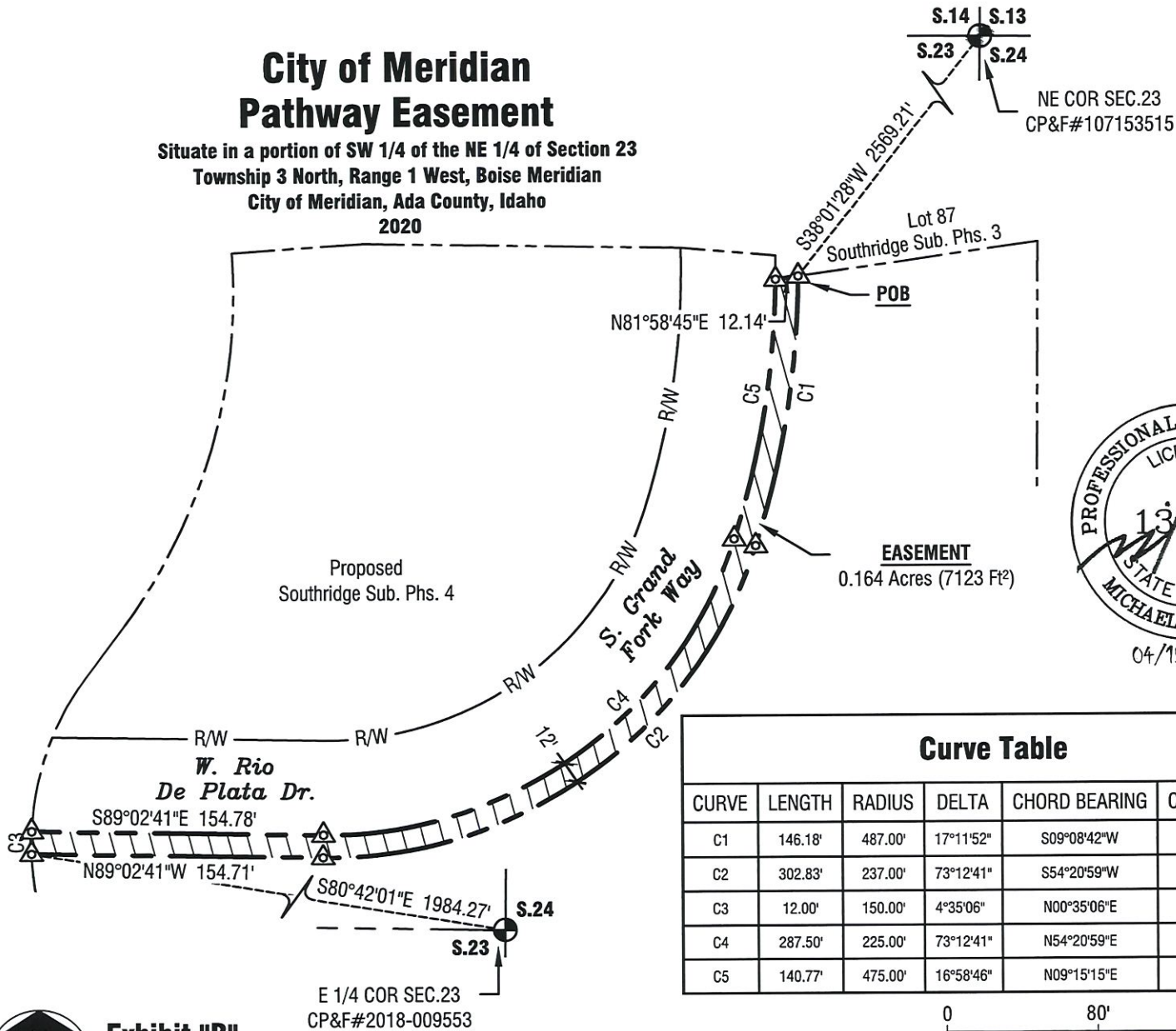
PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS



04/15/2020

City of Meridian Pathway Easement

Situate in a portion of SW 1/4 of the NE 1/4 of Section 23
Township 3 North, Range 1 West, Boise Meridian
City of Meridian, Ada County, Idaho
2020



Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	146.18'	487.00'	17°11'52"	S09°08'42"W	145.63'
C2	302.83'	237.00'	73°12'41"	S54°20'59"W	282.65'
C3	12.00'	150.00'	4°35'06"	N00°35'06"E	12.00'
C4	287.50'	225.00'	73°12'41"	N54°20'59"E	268.34'
C5	140.77'	475.00'	16°58'46"	N09°15'15"E	140.25'



Exhibit "B"

Horizontal Scale: 1" = 80'



**City of Meridian Pathway Easement
Souhtridge Subdivision Phase 4
Endurance Holdings, LLC**