

Project Name or Subdivision Name:

Baratza Subdivision

For Internal Use Only ESMT-2026-0020
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
James Ranch 280 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,

then, to such extent such easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that it is lawfully seized and possessed of the aforementioned and described tract of land, and that it has a good and lawful right to convey said easement, and that it will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

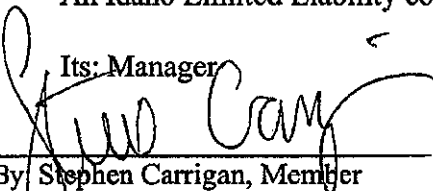
IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its signature the day and year first hereinabove written.

GRANTOR:

James Ranch 280 LLC,
An Idaho Limited Liability company,

By: Black-Cat Investments, LLC
An Idaho Limited Liability company,

Its: Manager



By Stephen Carrigan, Member

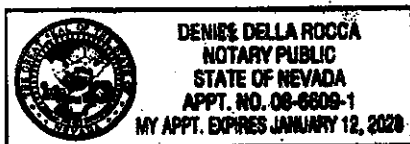
STATE OF Nevada)


) ss

County of Clark)

This record was acknowledged before me on 02/17/2020 (date) by Stephen Carrigan (name of individual), on behalf of Black-Cat Investments LLC, the manager of James Ranch 280, LLC, in the following representative capacity: Member

Notary Stamp Below




Notary Signature

My Commission Expires: January 12, 2028

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: _____



January 7, 2026
Project No. 123200

EXHIBIT "A"

**BARATZA SUBDIVISION
CITY OF MERIDIAN PATHWAY EASEMENT DESCRIPTION**

An easement located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 34 of said Township 4 North, Range 1 West, (from which point the Northwest Corner of said Section 34 bears North 89°35'48" West, 2654.01 feet distant);
Thence from said North One Quarter Corner, South 66°22'24" West, a distance of 2787.37 feet to the POINT OF BEGINNING;

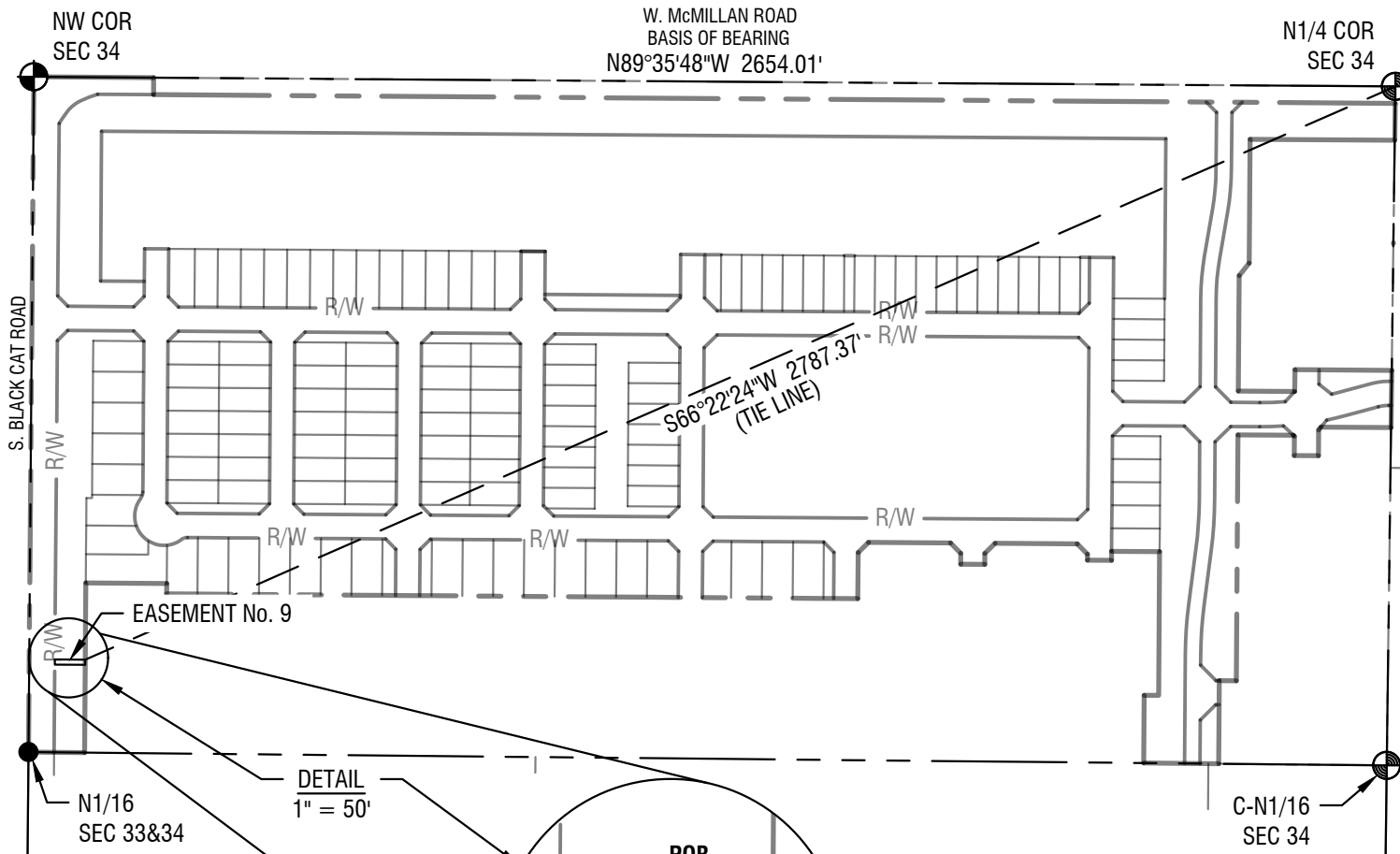
- Thence South 00° 24' 12" West, a distance of 10.00 feet;
- Thence North 89° 35' 48" West, a distance of 59.30 feet;
- Thence North 00° 27' 27" East, a distance of 10.00 feet;
- Thence South 89° 35' 48" East, a distance of 59.29 feet to the POINT OF BEGINNING.

The above described easement contains 0.01 acres (593 square feet) more or less.

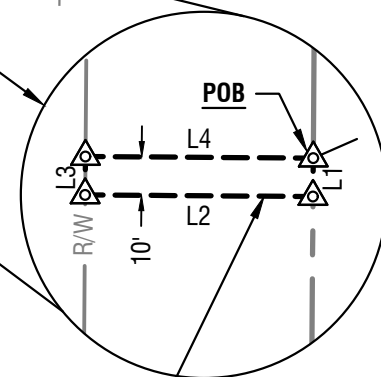
PREPARED BY:

James R. Washburn, PLS
The Land Group, Inc.





Line Table		
LINE	BEARING	LENGTH
L1	S00°24'12\"W	10.00'
L2	N89°35'48\"W	59.30'
L3	N00°27'27\"E	10.00'
L4	S89°35'48\"E	59.29'



PATHWAY EASEMENT
±0.01 ACRES
(593 SQ. FT.)

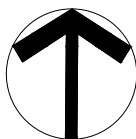
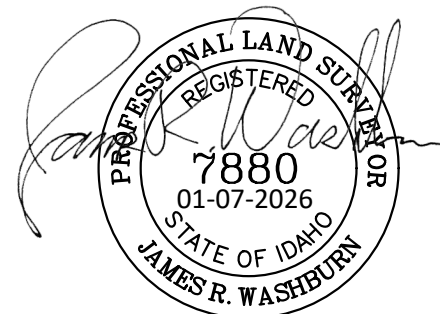


Exhibit "B"

Horizontal Scale: 1" = 350'

Project No.: 123200
Date of Issuance: January 7, 2026

**Pathway Easement
City of Meridian
Baratza Subdivision Phase 1**