

Project Name or Subdivision Name:

Kingstown Subdivision

For Internal Use Only

Record Number: ESMT-2026-0008

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Maddyn Homes 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

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: _____

Exhibit A
City of Meridian Pathway Easement
Kingstown Subdivision No. 1
January 26, 2026

A portion of Lot 4, Block 1, Jasmine Acres Subdivision as filed in Book 59 of Plats at Pages 5829 and 5830, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Easement "A"

Commencing at the Center 1/4 corner of said Section 32 from which the 1/4 corner common to Sections 32 and 33, T.4N., R.1E., B.M., bears North 89°39'12" East, 2,657.16 feet; thence on the east-west centerline of said Section 32, North 89°39'12" East, 518.62 feet to the **POINT OF BEGINNING**;

thence continuing, North 89°39'12" East, 14.50 feet;

thence leaving said east-west centerline, South 00°00'54" East, 210.73 feet;

thence North 67°21'05" West, 0.71 feet;

thence North 33°41'00" West, 24.97 feet;

thence North 00°00'54" West, 189.59 feet to the **POINT OF BEGINNING**.

Containing 2,907 square feet, more or less.

AND

Easement "B"

Commencing at the Center 1/4 corner of said Section 32 from which the 1/4 corner common to Sections 32 and 33, T.4N., R.1E., B.M., bears North 89°39'12" East, 2,657.16 feet; thence South 40°10'53" East, 388.78 feet to the **POINT OF BEGINNING**;

thence South 66°08'48" East, 83.97 feet;

thence 24.37 feet on the arc of curve to the left having a radius of 43.00 feet, a central angle of 32°28'07" and a long chord which bears South 82°22'51" East, 24.04 feet;

thence 44.38 feet on the arc of a curve to the right having a radius of 47.00 feet, a central angle of 54°06'20" and a long chord which bears South 71°33'45" East, 42.75 feet;

thence 98.77 feet on the arc of a curve to the left having a radius of 38.00 feet, a central angle of 148°55'08" and a long chord which bears North 61°01'52" East, 73.22 feet;



thence 76.10 feet on the arc of a curve to the right having a radius of 62.00 feet, a central angle of 70°19'25" and a long chord which bears North 21°44'00" East, 71.41 feet;

thence 12.46 feet on the arc of a curve to the left having a radius of 40.00 feet, a central angle of 17°50'56" and a long chord which bears North 47°58'15" East, 12.41 feet;

thence 14.06 feet on the arc of a curve to the left having a radius of 60.00 feet, a central angle of 13°25'28" and a long chord which bears South 55°00'51" East, 14.03 feet;

thence 17.82 feet on the arc of a curve to the right having a radius of 54.00 feet, a central angle of 18°54'10" and a long chord which bears South 47°26'38" West, 17.73 feet;

thence 58.91 feet on the arc of a curve to the left having a radius of 48.00 feet, a central angle of 70°19'25" and a long chord which bears South 21°44'00" West, 55.29 feet;

thence 135.15 feet on the arc of a curve to the right having a radius of 52.00 feet, a central angle of 148°55'08" and a long chord which bears South 61°01'52" West, 100.20 feet;

thence 31.16 feet on the arc of a curve to the left having a radius of 33.00 feet, a central angle of 54°06'20" and a long chord which bears North 71°33'45" West, 30.02 feet;

thence 32.30 feet on the arc of a curve to the right having a radius of 57.00 feet, a central angle of 32°28'07" and a long chord which bears North 82°22'51" West, 31.87 feet;

thence North 66°08'48" West, 83.90 feet;

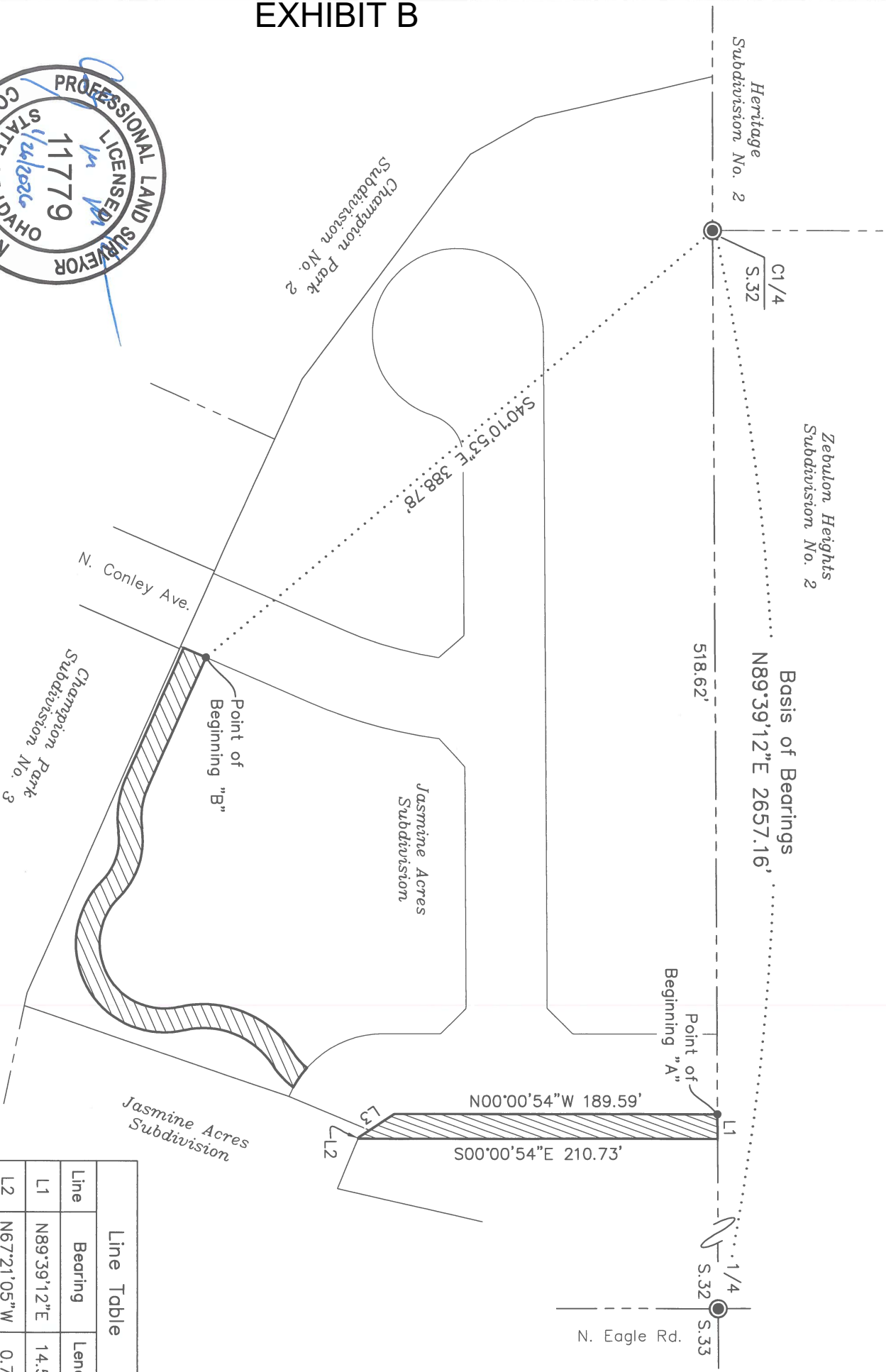
thence North 23°34'02" East, 14.00 feet to the **POINT OF BEGINNING**.

Containing 4,891 square feet, more or less.

End of Description.



EXHIBIT B



Line Table		
Line	Bearing	Length
L1	N89°39'12"E	14.50'
L2	N67°21'05"W	0.71'
L3	N33°41'00"W	24.97'



IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

City of Meridian Pathway Easement

Exhibit B
Kingsdown Subdivision No. 1

A portion of Lot 4, Block 1, Jasmine Acres Subdivision,
Situated in the NW 1/4 of the SE 1/4 of Section 32,
T.4N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No.
21-125

Sheet No.
1 of 2

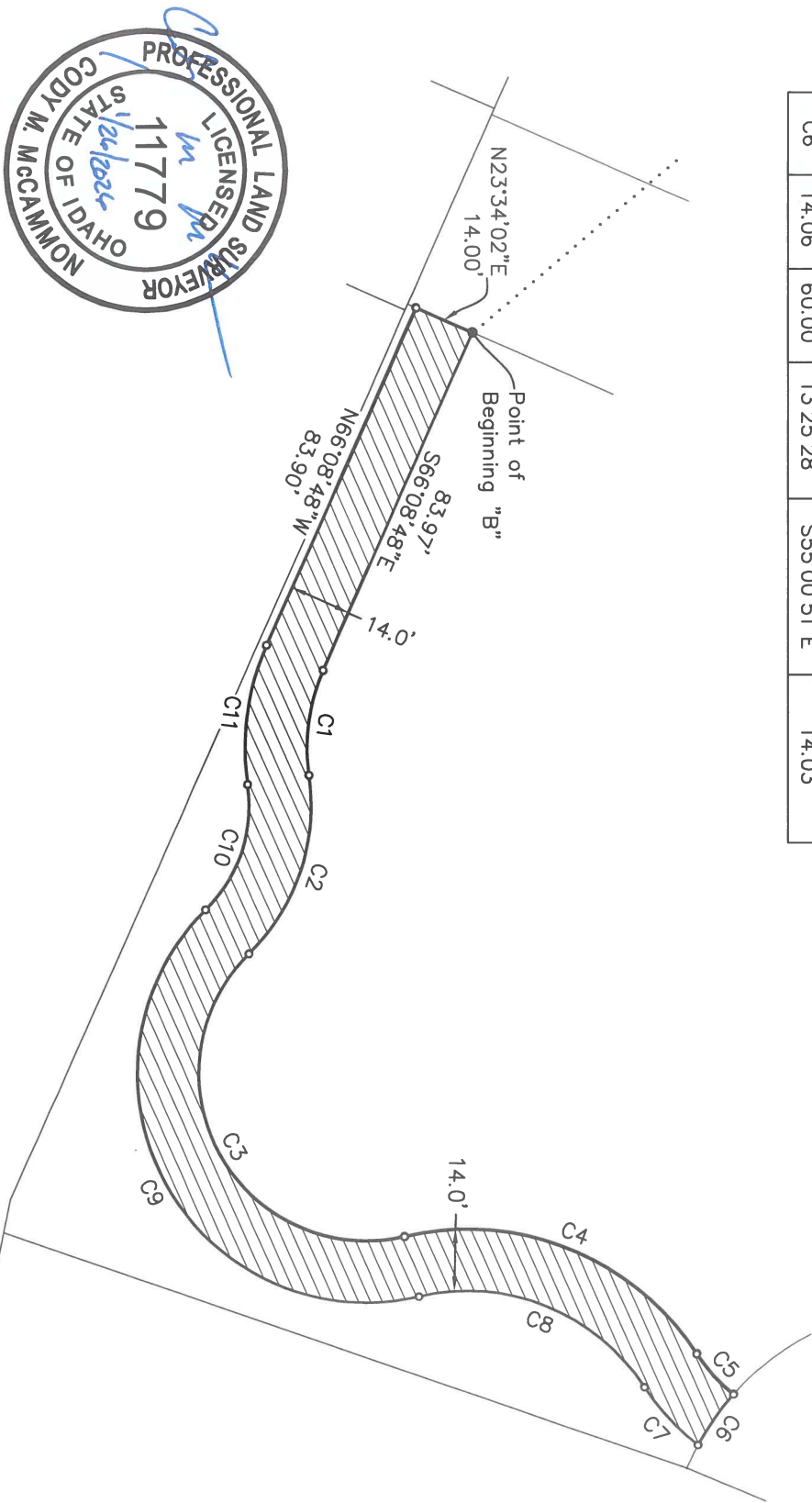
Dwg. Date
1/26/2026

P:\Kingstown (2610_Jasmine)\21-125.dwg 21-125 Pathway Easement-Exhibit.dwg 1/26/2026 11:55:07 AM

EXHIBIT B

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	24.37'	43.00'	32°28'07"	S82°22'51"E	24.04'
C2	44.38'	47.00'	54°06'20"	S71°33'45"E	42.75'
C3	98.77'	38.00'	148°55'08"	N61°01'52"E	73.22'
C4	76.10'	62.00'	70°19'25"	N21°44'00"E	71.41'
C5	12.46'	40.00'	17°50'56"	N47°58'15"E	12.41'
C6	14.06'	60.00'	13°25'28"	S55°00'51"E	14.03'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C7	17.82'	54.00'	18°54'10"	S47°26'38"W	17.73'
C8	58.91'	48.00'	70°19'25"	S21°44'00"W	55.29'
C9	135.15'	52.00'	148°55'08"	S61°01'52"W	100.20'
C10	31.16'	33.00'	54°06'20"	N71°33'45"W	30.02'
C11	32.30'	57.00'	32°28'07"	N82°22'51"W	31.87'



P:\Kingstown (2610_Jasmine)\21-125.dwg 21-125 Pathway Ease-Updated-Exhibit.dwg 1/26/2026 11:55:32 AM



IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B

City of Meridian Pathway Easement

Kingstown Subdivision No. 1

A portion of Lot 4, Block 1, Jasmine Acres Subdivision,
Sited in the NW 1/4 of the SE 1/4 of Section 32,
T.4N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No.
21-125

Sheet No.
2 of 2

Dwg. Date
1/26/2026

City of Meridian Pathway Easement

Kingstown Subdivision No. 1

A portion of Lot 4, Block 1, Jasmine Acres Subdivision,
Sited in the NW 1/4 of the SE 1/4 of Section 32,
T.4N., R.1E., B.M., City of Meridian, Ada County, Idaho.