

Project Name or Subdivision Name:
Brundage Estates Subdivision No. 2

For Internal Use Only
Record Number: ESMT-2026-0081

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 28th day of April 2026 between L.C. Development, Inc. ("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,

Exhibit "A"
Legal Description
City of Meridian Pathway Easements
Brundage Estates Subdivision No. 2

Easements being over a portion of the of the W1/2 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT A

Commencing at an Aluminum Cap monument marking the northwest corner of the SW1/4 of said Section 25, from which an Aluminum Cap monument marking the southwest corner of said SW1/4 bears S 0°31'26" W a distance of 2652.53 feet;

Thence S 67°23'15" E a distance of 1044.42 feet to the **POINT OF BEGINNING**;

Thence S 41°24'36" E a distance of 13.00 feet to a point;

Thence S 48°35'24" W a distance of 2.50 feet to the beginning of a tangential curve;

Thence a distance of 9.83 feet along the arc of a 106.50 foot radius curve right, said curve having a central angle of 5°17'16" and a long chord bearing S 51°12'49" W a distance of 9.82 feet to a point of reverse curvature;

Thence a distance of 70.93 feet along the arc of a 393.50 foot radius curve left, said curve having a central angle of 10°19'39" and a long chord bearing S 48°41'36" W a distance of 70.83 feet to a point of reverse curvature;

Thence a distance of 71.80 feet along the arc of a 406.50 foot radius curve right, said curve having a central angle of 10°07'14" and a long chord bearing S 48°35'24" W a distance of 71.71 feet to a point of reverse curvature;

Thence a distance of 70.93 feet along the arc of a 393.50 foot radius curve left, said curve having a central angle of 10°19'39" and a long chord bearing S 48°29'12" W a distance of 70.83 feet to a point of reverse curvature;

Thence a distance of 7.83 feet along the arc of a 106.50 foot radius curve right, said curve having a central angle of 4°12'40" and a long chord bearing S 45°25'42" W a distance of 7.83 feet to a point;

Thence N 41°24'36" W a distance of 13.00 feet to the beginning of a curve;

Thence a distance of 6.63 feet along the arc of a 93.50 foot radius non-tangent curve left, said curve having a central angle of 4°03'51" and a long chord bearing N 45°21'18" E a distance of 6.63 feet to a point of reverse curvature;

Thence a distance of 73.27 feet along the arc of a 406.50 foot radius curve right, said curve having a central angle of 10°19'39" and a long chord bearing N 48°29'12" E a distance of 73.17 feet to a point of reverse curvature;

Thence a distance of 69.51 feet along the arc of a 393.50 foot radius curve left, said curve having a central angle of 10°07'14" and a long chord bearing N 48°35'24" E a distance of 69.42 feet to a point of reverse curvature;

Thence a distance of 73.27 feet along the arc of a 406.50 foot radius curve right, said curve having a central angle of 10°19'39" and a long chord bearing N 48°41'36" E a distance of 73.17 feet to a point of reverse curvature;

Thence a distance of 8.63 feet along the arc of a 93.50 foot radius curve left, said curve having a central angle of 5°17'20" and a long chord bearing N 51°12'45" E a distance of 8.63 feet to a point of reverse curvature;

Thence N 48°35'24" E a distance of 2.50 feet to the **POINT OF BEGINNING**.

Said Easement A contains 3,040 square feet and is subject to any other easements existing or in use.

EASEMENT B

Commencing at an Aluminum Cap monument marking the northwest corner of the SW1/4 of said Section 25, from which an Aluminum Cap monument marking the southwest corner of said SW1/4 bears S 0°31'26" W a distance of 2652.53 feet;

Thence S 51°12'38" E a distance of 945.68 feet to the **POINT OF BEGINNING**;

Thence S 41°24'36" E a distance of 13.00 feet to the beginning of a curve;

Thence a distance of 7.83 feet along the arc of a 106.50 foot radius non-tangent curve right, said curve having a central angle of 4°12'40" and a long chord bearing S 51°45'06" W a distance of 7.83 feet to a point of reverse curvature;

Thence a distance of 70.93 feet along the arc of a 393.50 foot radius curve left, said curve having a central angle of 10°19'39" and a long chord bearing S 48°41'36" W a distance of 70.83 feet to a point of reverse curvature;

Thence a distance of 35.90 feet along the arc of a 406.50 foot radius curve right, said curve having a central angle of 5°03'37" and a long chord bearing S 46°03'35" W a distance of 35.89 feet to a point;

Thence N 41°24'36" W a distance of 13.00 feet to the beginning of a curve;

Thence a distance of 34.75 feet along the arc of a 393.50 foot radius non-tangent curve left, said curve having a central angle of 5°03'37" and a long chord bearing N 46°03'35" E a distance of 34.74 feet to a point of reverse curvature;

Thence a distance of 73.27 feet along the arc of a 406.50 foot radius curve right, said curve having a central angle of 10°19'39" and a long chord bearing N 48°41'36" E a distance of 73.17 feet to a point of reverse curvature;

Thence a distance of 6.63 feet along the arc of a 93.50 foot radius curve left, said curve having a central angle of 4°03'51" and a long chord bearing N 51°49'30" E a distance of 6.63 feet to the **POINT OF BEGINNING**.

Said Easement B contains 1,491 square feet and is subject to any other easements existing or in use.

EASEMENT C

Commencing at an Aluminum Cap monument marking the northwest corner of the SW1/4 of said Section 25, from which an Aluminum Cap monument marking the southwest corner of said SW1/4 bears S 0°31'26" W a distance of 2652.53 feet;

Thence S 38°46'58" E a distance of 1311.55 feet to the **POINT OF BEGINNING**;

Thence S 27°57'57" E a distance of 70.96 feet to the beginning of a tangential curve;

Thence a distance of 31.87 feet along the arc of a 91.00 foot radius curve left, said curve having a central angle of 20°04'02" and a long chord bearing S 37°59'58" E a distance of 31.71 feet to a point;

Thence S 57°59'23" W a distance of 18.60 feet to the beginning of a curve;

Thence a distance of 33.04 feet along the arc of a 109.00 foot radius non-tangent curve right, said curve having a central angle of 17°22'02" and a long chord bearing N 36°38'58" W a distance of 32.91 feet to a point of tangency;

Thence N 27°57'57" W a distance of 72.29 feet to a point of curvature;

Thence a distance of 18.08 feet along the arc of a 96.50 foot radius non-tangent curve left, said curve having a central angle of 10°43'56" and a long chord bearing N 66°16'30" E a distance of 18.05 feet to the **POINT OF BEGINNING**.

Said Easement C contains 1,868 square feet and is subject to any other easements existing or in use.

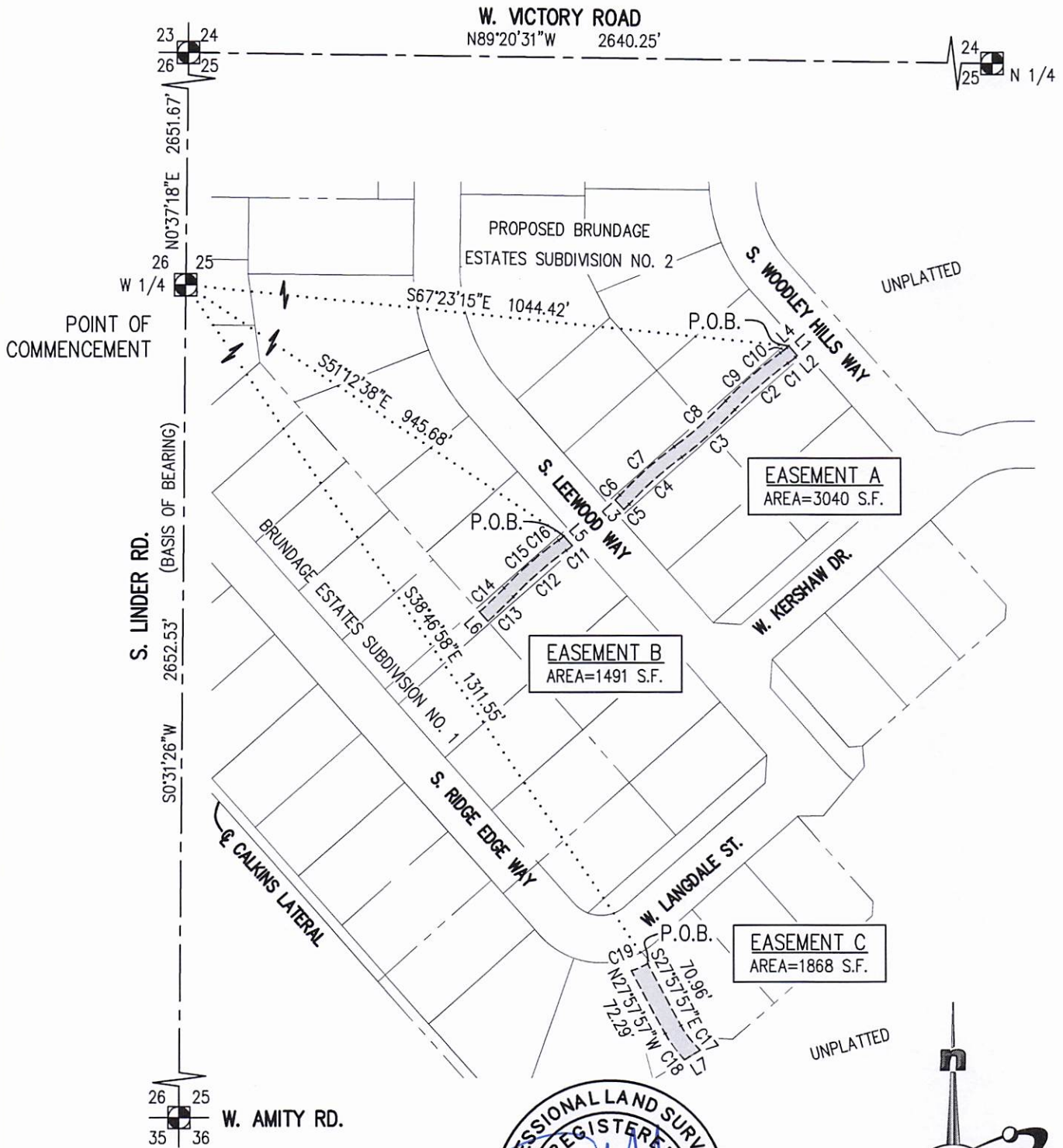
Clinton W. Hansen, PLS
Land Solutions, PC
March 24, 2026



Exhibit "B"

CITY OF MERIDIAN PATHWAY EASEMENTS - BRUNDAGE ESTATES NO. 2

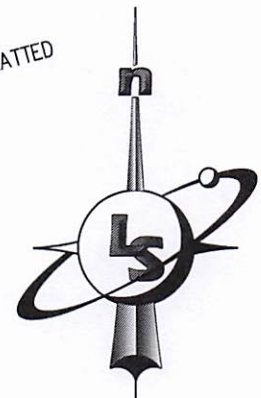
LOCATED IN THE W 1/2 OF SECTION 25, T3N, R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO



SEE PAGE 2 FOR LINE/CURVE TABLES

LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz



CITY OF MERIDIAN PATHWAY EASEMENTS - BRUNDAGE ESTATES NO. 2

LOCATED IN THE W 1/2 OF SECTION 25, T3N, R1W, BM, ADA COUNTY, CITY OF MERIDIAN, IDAHO

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	9.83'	106.50'	5'17'16"	S51°12'49"W	9.82'
C2	70.93'	393.50'	10°19'39"	S48°41'36"W	70.83'
C3	71.80'	406.50'	10°07'14"	S48°35'24"W	71.71'
C4	70.93'	393.50'	10°19'39"	S48°29'12"W	70.83'
C5	7.83'	106.50'	4°12'40"	S45°25'42"W	7.83'
C6	6.63'	93.50'	4°03'51"	N45°21'18"E	6.63'
C7	73.27'	406.50'	10°19'39"	N48°29'12"E	73.17'
C8	69.51'	393.50'	10°07'14"	N48°35'24"E	69.42'
C9	73.27'	406.50'	10°19'39"	N48°41'36"E	73.17'
C10	8.63'	93.50'	5°17'20"	N51°12'45"E	8.63'
C11	7.83'	106.50'	4°12'40"	S51°45'06"W	7.83'
C12	70.93'	393.50'	10°19'39"	S48°41'36"W	70.83'
C13	35.90'	406.50'	5°03'37"	S46°03'35"W	35.89'
C14	34.75'	393.50'	5°03'37"	N46°03'35"E	34.74'
C15	73.27'	406.50'	10°19'39"	N48°41'36"E	73.17'
C16	6.63'	93.50'	4°03'51"	N51°49'30"E	6.63'
C17	31.87'	91.00'	20°04'02"	S37°59'58"E	31.71'
C18	33.04'	109.00'	17°22'02"	N36°38'58"W	32.91'
C19	18.08'	96.50'	10°43'56"	N66°16'30"E	18.05'

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	S41°24'36"E
L2	2.50'	S48°35'24"W
L3	13.00'	N41°24'36"W
L4	2.50'	N48°35'24"E
L5	13.00'	S41°24'36"E
L6	13.00'	N41°24'36"W
L7	18.60'	S57°59'23"W

LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

