

ESMT-2022-0182 Aviator Springs Subdivision

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this 14th day of June, 2022, between **AG EHC II (LEN) Multi-State 2, LLC** 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 6-14-2022

Attest by Chris Johnson, City Clerk 6-14-2022

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 6-14-2022 (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: 3-28-2028



May 24, 2022
Project No.: 120194

EXHIBIT "A"

**AVIATOR SPRINGS SUBDIVISION
MULTI-PURPOSE PATHWAY EASEMENT DESCRIPTION**

An easement located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of Section 32 of said Township 4 North, Range 1 West;
Thence North 00°29'50" East, 2633.24 feet on the east line of said Section 32 to the East One Quarter Corner of said Section 32;
Thence North 89°19'39" West, 421.58 feet on the east-west mid-section line of said Section 32 to the POINT OF BEGINNING;

Thence South 07° 26' 59" West, a distance of 156.34 feet to a point of curve;
Thence 10.80 feet on the arc of a curve to the right, said curve having a radius of 33.19 feet, a central angle of 18° 38' 58", a chord bearing of South 16° 53' 40" West, and a chord length of 10.76 feet;
Thence South 29° 44' 25" West, a distance of 62.26 feet to a point of curve;
Thence 30.65 feet on the arc of a curve to the left, said curve having a radius of 53.00 feet, a central angle of 33° 07' 55", a chord bearing of South 13° 10' 27" West, and a chord length of 30.22 feet;
Thence South 03° 23' 30" East, a distance of 6.48 feet to a point of curve;
Thence 34.87 feet on the arc of a curve to the right, said curve having a radius of 67.00 feet, a central angle of 29° 48' 59", a chord bearing of South 11° 30' 59" West, and a chord length of 34.47 feet;
Thence South 27° 03' 29" West, a distance of 11.86 feet to a point of curve;
Thence 105.92 feet on the arc of a curve to the left, said curve having a radius of 398.63 feet, a central angle of 15° 13' 25", a chord bearing of South 19° 14' 00" West, and a chord length of 105.61 feet;
Thence South 11° 37' 17" West, a distance of 112.14 feet;
Thence South 15° 37' 46" West, a distance of 122.13 feet to a point of curve;
Thence 67.84 feet on the arc of a curve to the left, said curve having a radius of 294.50 feet, a central angle of 13° 11' 53", a chord bearing of South 09° 02' 01" West, and a chord length of 67.69 feet;
Thence South 02° 26' 04" West, a distance of 202.92 feet to a point of curve;
Thence 96.19 feet on the arc of a curve to the right, said curve having a radius of 92.00 feet, a central angle of 59° 54' 16", a chord bearing of South 32° 23' 12" West, and a chord length of 91.87 feet;
Thence South 62° 20' 20" West, a distance of 20.05 feet;
Thence North 24° 53' 09" West, a distance of 14.02 feet;
Thence North 62° 20' 20" East, a distance of 19.37 feet to a point of curve;

Thence 81.55 feet on the arc of a curve to the left, said curve having a radius of 78.00 feet, a central angle of 59° 54' 16", a chord bearing of North 32° 23' 12" East, and a chord length of 77.89 feet;

Thence North 02° 26' 04" East, a distance of 72.00 feet;

Thence North 02° 26' 04" East, a distance of 105.52 feet;

Thence North 02° 26' 04" East, a distance of 9.01 feet;

Thence North 02° 26' 04" East, a distance of 16.39 feet to a point of curve;

Thence 71.06 feet on the arc of a curve to the right, said curve having a radius of 308.50 feet, a central angle of 13° 11' 53", a chord bearing of North 09° 02' 01" East, and a chord length of 70.91 feet;

Thence North 15° 37' 57" East, a distance of 54.29 feet;

Thence North 16° 07' 01" East, a distance of 9.04 feet;

Thence North 15° 33' 05" East, a distance of 58.65 feet;

Thence North 11° 36' 33" East, a distance of 84.61 feet;

Thence North 11° 36' 33" East, a distance of 9.01 feet;

Thence North 11° 36' 33" East, a distance of 17.69 feet to a point of curve;

Thence 99.29 feet on the arc of a curve to the right, said curve having a radius of 412.00 feet, a central angle of 13° 48' 31", a chord bearing of North 18° 30' 49" East, and a chord length of 99.05 feet;

Thence North 26° 11' 15" East, a distance of 10.95 feet;

Thence North 27° 03' 29" East, a distance of 11.22 feet to a point of curve;

Thence 27.51 feet on the arc of a curve to the left, said curve having a radius of 53.00 feet, a central angle of 29° 44' 16", a chord bearing of North 11° 28' 38" East, and a chord length of 27.20 feet;

Thence North 03° 23' 30" West, a distance of 6.48 feet to a point of curve;

Thence 38.74 feet on the arc of a curve to the right, said curve having a radius of 67.00 feet, a central angle of 33° 07' 55", a chord bearing of North 13° 10' 27" East, and a chord length of 38.21 feet;

Thence North 29° 44' 25" East, a distance of 63.91 feet to a point of curve;

Thence 10.89 feet on the arc of a curve to the left, said curve having a radius of 27.66 feet, a central angle of 22° 34' 13", a chord bearing of North 18° 35' 42" East, and a chord length of 10.82 feet;

Thence North 07° 26' 59" East, a distance of 148.07 feet to a point on the east-west mid-section line;

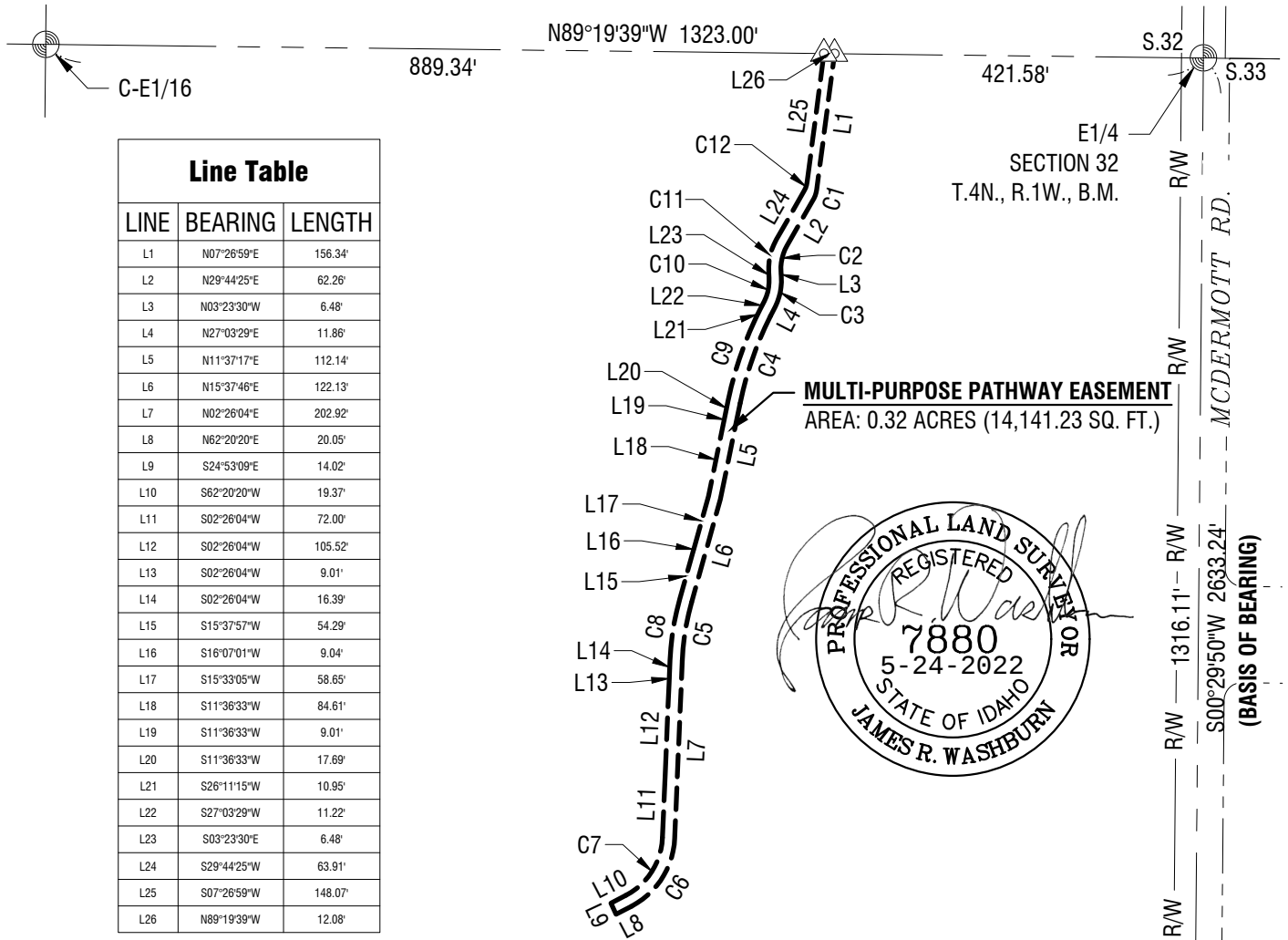
Thence South 89° 19' 39" East, a distance of 12.08 feet on said east-west mid-section line to the POINT OF BEGINNING.

The above described easement contains 0.32 acres more or less.

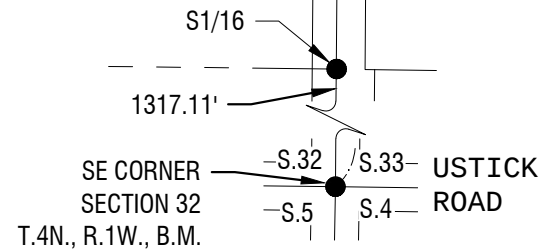
PREPARED BY:
The Land Group, Inc.

James R. Washburn





Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.80'	33.19'	18°38'58"	N16°53'40"E	10.76'
C2	30.65'	53.00'	33°07'55"	N13°10'27"E	30.22'
C3	34.87'	67.00'	29°48'59"	N11°30'59"E	34.47'
C4	105.92'	398.63'	15°13'25"	N19°14'00"E	105.61'
C5	67.84'	294.50'	13°11'53"	N09°02'01"E	67.69'
C6	96.19'	92.00'	59°54'16"	N32°23'12"E	91.87'
C7	81.55'	78.00'	59°54'16"	S32°23'12"W	77.89'
C8	71.06'	308.50'	13°11'53"	S09°02'01"W	70.91'
C9	99.29'	412.00'	13°48'31"	S18°30'49"W	99.05'
C10	27.51'	53.00'	29°44'16"	S11°28'38"W	27.20'
C11	38.74'	67.00'	33°07'55"	S13°10'27"W	38.21'
C12	10.89'	27.66'	22°34'13"	S18°35'42"W	10.82'



120194

Date of Issuance: May 19, 2022

Exhibit "B"

Horizontal Scale: 1" = 200'



Pathway Easement
City of Meridian
Aviator Springs Subdivision

1 of 1