

Project Name (Subdivision):

SHELBURNE SOUTH NO 2

PEDESTRIAN PATHWAY #1

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this _____ day of _____, 20____, between Shelburne Properties 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,

MY COMMISSION EXPIRES 03/30/2025
STATE OF IDAHO
NOTARY PUBLIC
COMMISSION #23824
KENT BROWN

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

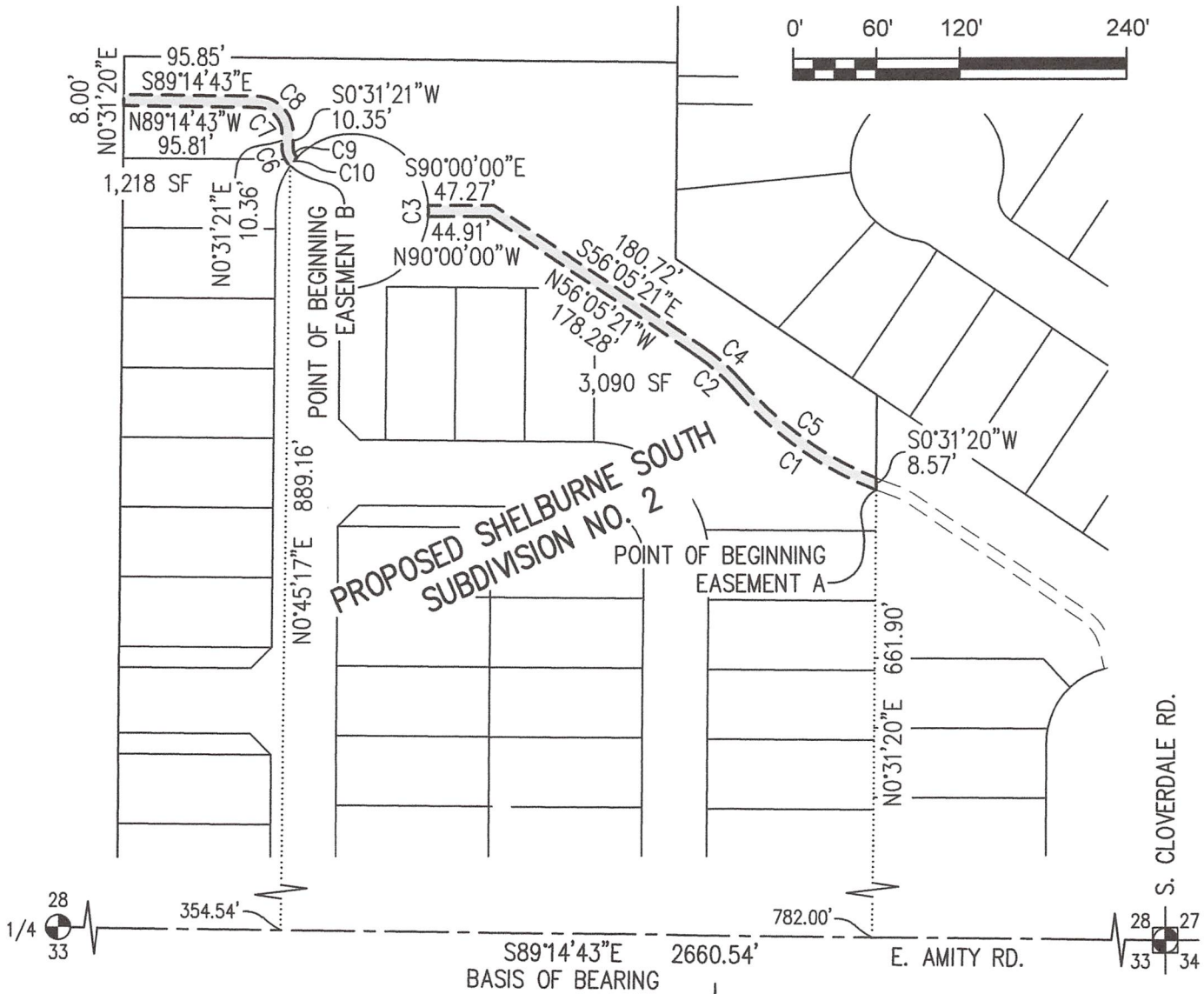
My Commission Expires: _____

EXHIBIT B

PEDESTRIAN PATHWAY EASEMENTS

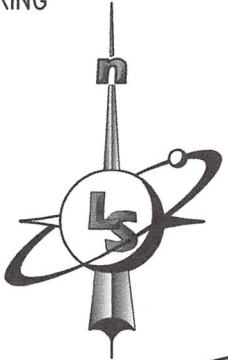
PROPOSED SHELburne SOUTH SUBDIVISION NO. 2

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.3N., R.1E., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



**PROPOSED SHELburne SOUTH
SUBDIVISION NO. 2**

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	125.86'	256.50'	28°06'51"	N54°43'07"W	124.60'
C2	37.29'	138.50'	15°25'39"	N48°22'31"W	37.18'
C3	8.01'	55.00'	8°20'30"	N0°30'17"E	8.00'
C4	39.45'	146.50'	15°25'39"	S48°22'31"E	39.33'
C5	118.90'	248.50'	27°24'56"	S54°22'10"E	117.77'
C6	14.41'	16.50'	50°03'03"	N24°30'11"W	13.96'
C7	29.04'	18.50'	89°56'39"	N44°16'24"W	26.15'
C8	41.59'	26.50'	89°54'54"	S44°17'16"E	37.45'
C9	7.37'	8.50'	49°39'12"	S24°18'15"E	7.14'
C10	8.01'	55.00'	8°20'30"	S40°02'57"W	8.00'



LandSolutions
Land Surveying and Consulting

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

EXHIBIT A
Legal Description
Pedestrian Pathway Easements
Shelburne South Subdivision No. 2

Easements being located in the SW ¼ of the SE ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT A

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE ¼ bears S 89°14'43" E a distance of 2660.54 feet;

Thence S 89°14'43" E along the southerly boundary of said SE ¼ a distance of 782.00 feet to a point;

Thence leaving said southerly boundary N 0°31'20" E a distance of 661.90 feet to the **POINT OF BEGINNING**;

Thence a distance of 125.86 feet along the arc of a 256.50 foot radius non-tangent curve right, said curve having a central angle of 28°06'51" and a long chord bearing N 54°43'07" W a distance of 124.60 feet to a point of reverse curvature;

Thence a distance of 37.29 feet along the arc of a 138.50 foot radius curve left, said curve having a central angle of 15°25'39" and a long chord bearing N 48°22'31" W a distance of 37.18 feet to a point of tangency;

Thence N 56°05'21" W a distance of 178.28 feet to a point;

Thence N 90°00'00" W a distance of 44.91 feet to a point on a curve;

Thence a distance of 8.01 feet along the arc of a 55.00 foot radius curve left, said curve having a central angle of 8°20'30" and a long chord bearing N 0°30'17" E a distance of 8.00 feet to a point;

Thence S 90°00'00" E a distance of 47.27 feet to a point;

Thence S 56°05'21" E a distance of 180.72 feet to a point of curvature;

Thence a distance of 39.45 feet along the arc of a 146.50 foot radius curve right, said curve having a central angle of 15°25'39" and a long chord bearing S 48°22'31" E a distance of 39.33 feet to a point of reverse curvature;

Thence a distance of 118.90 feet along the arc of a 248.50 foot radius curve left, said curve having a central angle of 27°24'56" and a long chord bearing S 54°22'10" E a distance of 117.77 feet to a point;

Thence S 0°31'20" W a distance of 8.57 feet to the **POINT OF BEGINNING**.

This easement contains 3,090 square feet (0.071 acres) more or less and is subject to any other easements existing or in use.

EASEMENT B

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE ¼ bears S 89°14'43" E a distance of 2660.54 feet;

Thence S 89°14'43" E along the southerly boundary of said SE ¼ a distance of 354.54 feet to a point;

Thence leaving said southerly boundary N 0°45'17" E a distance of 889.16 feet to the **POINT OF BEGINNING**;

Thence a distance of 14.41 feet along the arc of a 16.50 foot radius non-tangent curve right, said curve having a central angle of 50°03'03" and a long chord bearing N 24°30'11" W a distance of 13.96 feet to a point of tangency;

Thence N 0°31'21" E a distance of 10.36 feet to a point of curvature;

Thence a distance of 29.04 feet along the arc of a 18.50 foot radius curve left, said curve having a central angle of 89°56'39" and a long chord bearing N 44°16'24" W a distance of 26.15 feet to a point of tangency;

Thence N 89°14'43" W a distance of 95.81 feet to a point;

Thence N 0°31'20" E a distance of 8.00 feet to a point;

Thence S 89°14'43" E a distance of 95.85 feet to a point of curvature;

Thence a distance of 41.59 feet along the arc of a 26.50 foot radius curve right, said curve having a central angle of 89°54'54" and a long chord bearing S 44°17'16" E a distance of 37.45 feet to a point of tangency;

Thence S 0°31'21" W a distance of 10.35 feet to a point of curvature;

Thence a distance of 7.37 feet along the arc of a 8.50 foot radius curve left, said curve having a central angle of 49°39'12" and a long chord bearing S 24°18'15" E a distance of 7.14 feet to a point on a curve;

Thence a distance of 8.01 feet along the arc of a 55.00 foot radius non-tangent curve left, said curve having a central angle of 8°20'30" and a long chord bearing S 40°02'57" W a distance of 8.00 feet to the **POINT OF BEGINNING**.

This easement contains 1,218 square feet (0.028 acres) more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
May 13, 2021

