

Project Name or Subdivision Name:

Vertex Subdivision No. 2

For Internal Use Only ESMT-2024-0008
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Smith Brighton 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,

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

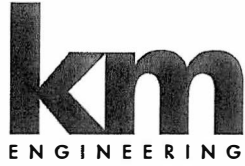
Attest by Chris Johnson, City Clerk

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 15, 2024
Project No.: 22-016
Vertex Subdivision No. 2
City of Meridian Pathway Easement
Legal Description

Exhibit A

A parcel of land situated in a portion of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 2 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 5, which bears N89°56'45"W a distance of 2,659.06 feet from an aluminum cap marking the Northeast corner of said Section 5;
Thence following the westerly line of said Northeast 1/4, S00°01'10"W a distance of 1,753.05 feet;
Thence leaving said westerly line, N45°45'15"E a distance of 20.13 feet to **POINT OF BEGINNING 1**.

Thence N45°45'15"E a distance of 14.03 feet;
Thence S47°49'12"E a distance of 147.62 feet;
Thence 31.06 feet along the arc of a curve to the left, said curve having a radius of 28.00 feet, a delta angle of 63°33'50", a chord bearing of S79°36'07"E and a chord distance of 29.49 feet;
Thence N68°36'58"E a distance of 767.09 feet;
Thence S22°29'45"E a distance of 14.00 feet to a point hereinafter referred to as Point A;
Thence S68°36'58"W a distance of 767.36 feet;
Thence 46.59 feet along the arc of a curve to the right, said curve having a radius of 42.00 feet, a delta angle of 63°33'50", a chord bearing of N79°36'07"W and a chord distance of 44.24 feet;
Thence N47°49'12"W a distance of 148.50 feet to **POINT OF BEGINNING 1**.

Said easement contains 13,359 square feet (0.307 acres), more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point A, thence S87°08'36"E a distance of 66.39 feet to **POINT OF BEGINNING 2**.

Thence 20.12 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a delta angle of 38°25'24", a chord bearing of S65°14'23"E and a chord distance of 19.74 feet;
Thence S46°01'41"E a distance of 271.21 feet;
Thence 46.00 feet along the arc of a curve to the right, said curve having a radius of 112.00 feet, a delta angle of 23°31'56", a chord bearing of S34°15'43"E and a chord distance of 45.68 feet;
Thence S22°29'45"E a distance of 29.01 feet;
Thence N65°00'09"W a distance of 18.77 feet;
Thence N46°01'41"W a distance of 3.30 feet;
Thence N22°29'45"W a distance of 12.15 feet;
Thence 40.25 feet along the arc of a curve to the left, said curve having a radius of 98.00 feet, a delta angle of 23°31'56", a chord bearing of N34°15'43"W and a chord distance of 39.97 feet;
Thence N46°01'41"W a distance of 272.62 feet;

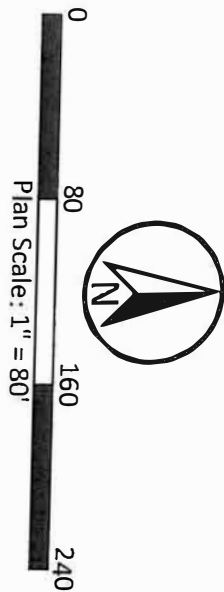
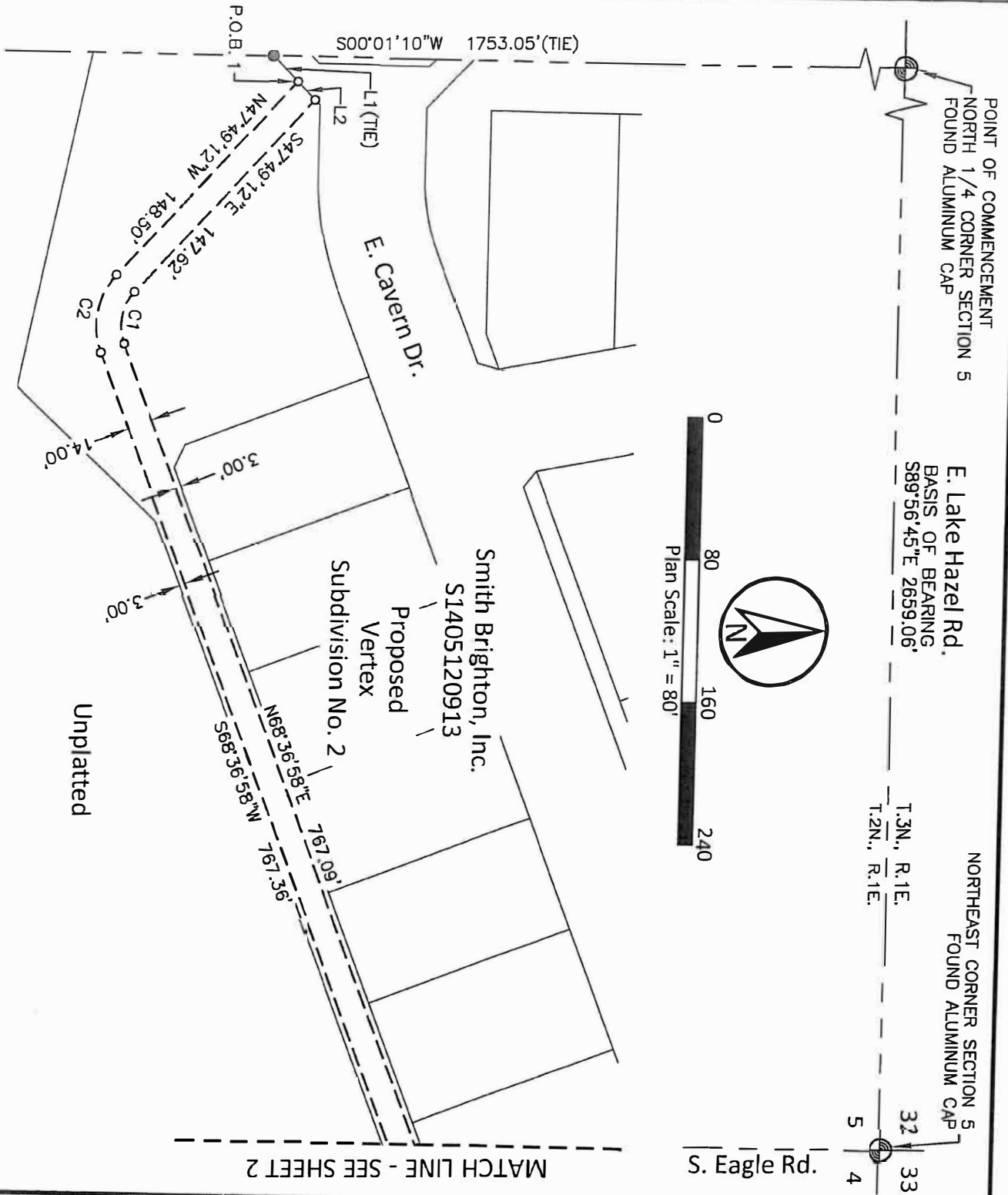
Thence N22°29'45"W a distance of 18.79 feet to **POINT OF BEGINNING 2**.

Said easement contains a total of 4,817 square feet (.111 acres), more or less.

Said easement descriptions contain a total of 18,176 square feet (0.417 acres), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



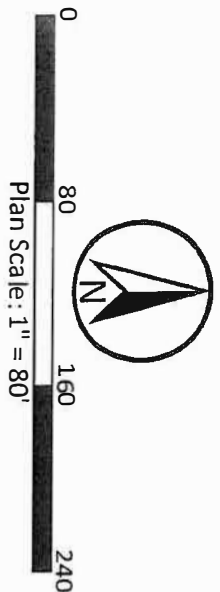
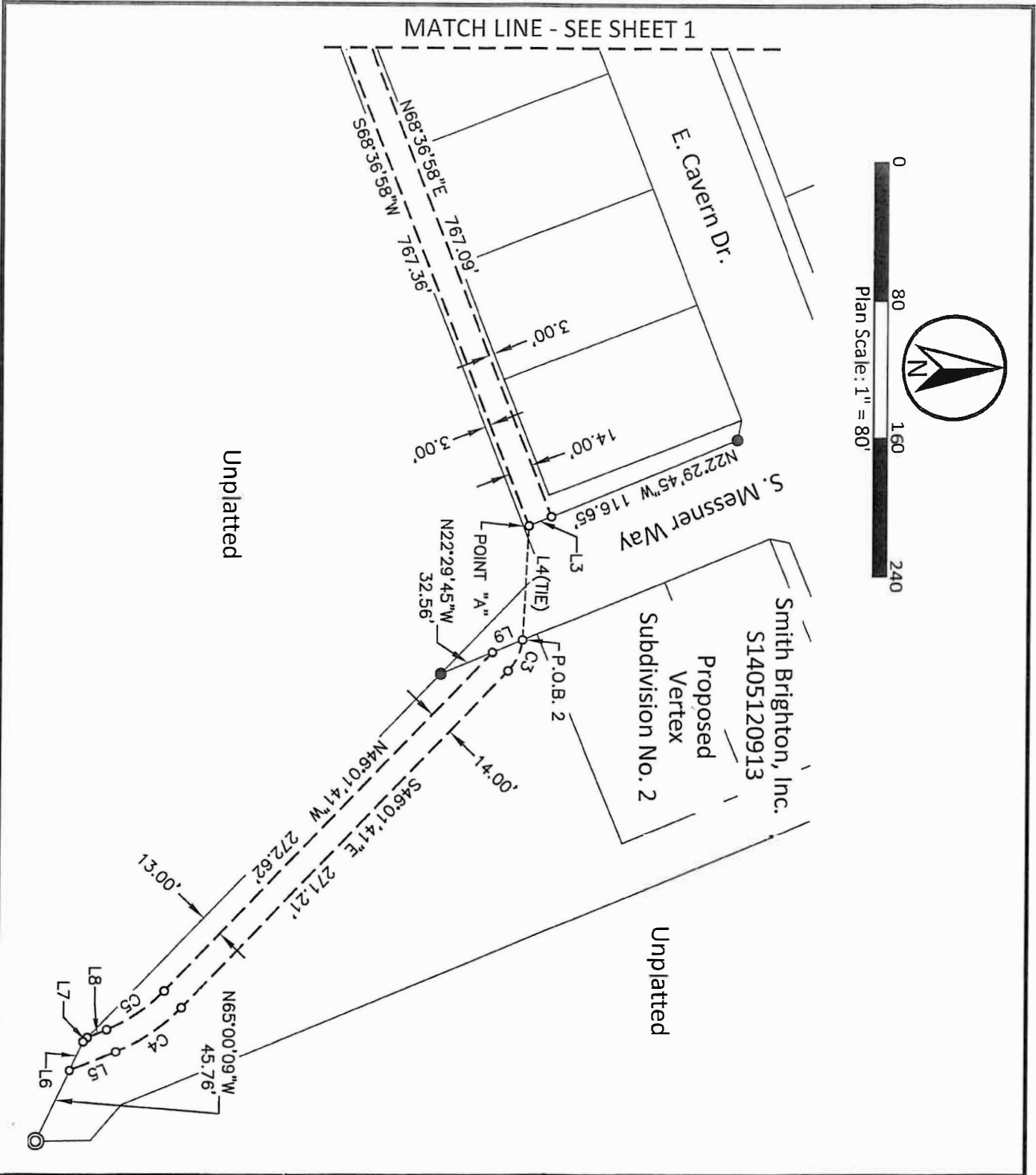


**Exhibit B - City of Meridian Pathway Easement
Vertex Subdivision No. 2**

Situated in SW 1/4 of NE 1/4 of Section 5,
T2N, R1E, B.M., City of Meridian, Ada County, Idaho

DATE:	January 2024
PROJECT:	22-016
SHEET:	1 OF 3

KM
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmer@kmp.com



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Unplatted

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 kmeng@jlp.com

DATE: January 2024
 PROJECT: 22-016
 SHEET: 2 OF 3

Exhibit B - City of Meridian Pathway Easement
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Situated in SW 1/4 of NE 1/4 of Section 5,
 T2N, R1E, B.M., City of Meridian, Ada County, Idaho

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°45'15"E	20.13
L2	N45°45'15"E	14.03
L3	S22°29'45"E	14.00
L4	S87°08'36"E	66.39
L5	S22°29'45"E	29.01
L6	N65°00'09"W	18.77
L7	N46°01'41"W	3.30
L8	N22°29'45"W	12.15
L9	N22°29'45"W	18.79

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	28.00'	31.06'	63°33'50"	S79°36'07"E	29.49'
C2	42.00'	46.59'	63°33'50"	N79°36'07"W	44.24'
C3	30.00'	20.12'	38°25'24"	S65°14'23"E	19.74'
C4	112.00'	46.00'	23°31'56"	S34°15'43"E	45.68'
C5	98.00'	40.25'	23°31'56"	N34°15'43"W	39.97'

Exhibit B - City of Meridian Pathway Easement
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T2N, R1E, B.M., City of Meridian, Ada County, Idaho

DATE: January 2024

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3 OF 3



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