

Project Name or Subdivision Name:

Foxcroft Subdivision No 2

For Internal Use Only EST-2024-0043  
Record Number: \_\_\_\_\_

**PEDESTRIAN PATHWAY EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
Open Door Rentals 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: \_\_\_\_\_

Description for  
**Pathway Easement**  
Foxcroft Subdivision No. 2  
February 23, 2024

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears, North 89°36'02" West, 2655.68 feet; thence on the east-west centerline of said Section 10, North 89°36'02" West, 1327.84 feet to the Center-East 1/16 corner; thence on the west boundary line of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 10, North 00°03'48" East, 611.35 feet to the **POINT OF BEGINNING**;

thence continuing North 00°03'48" East, 14.04 feet;

thence leaving said west boundary line, South 85°32'26" East, 116.56 feet;

thence 8.58 feet on the arc of curve to the right having a radius of 40.00 feet, a central angle of 12°17'10" and a long chord which bears South 79°23'51" East, 8.56 feet;

thence South 73°15'16" East, 59.81 feet;

thence 4.61 feet on the arc of a curve to the right having a radius of 40.00 feet, a central angle of 06°36'02" and a long chord which bears South 69°57'15" East, 4.61 feet;

thence South 66°39'14" East, 353.64 feet;

thence South 67°31'05" East, 357.04 feet;

thence South 66°01'48" East, 428.78 feet;

thence 7.72 feet on the arc of curve to the right having a radius of 28.00 feet, a central angle of 15°47'49" and a long chord which bears South 58°07'54" East, 7.70 feet;

thence South 50°13'59" East, 29.48 feet;

thence 18.60 feet on the arc of curve to the right having a radius of 32.00 feet, a central angle of 33°18'07" and a long chord which bears South 33°34'55" East, 18.34 feet;

thence South 16°55'52" East, 10.77 feet;



thence 6.43 feet on the arc of curve to the left having a radius of 8.00 feet, a central angle of 46°02'22" and a long chord which bears South 39°57'03" East, 6.26 feet to the west right-of-way line of N. Tenmile Road;

thence on said west right-of-way line, South 00°00'08" East, 14.57 feet;

thence leaving said west right-of-way line 24.40 feet on the arc of a curve to the right having a radius of 22.00 feet, a central angle of 63°33'30" and a long chord which bears North 48°42'37" West, 23.17 feet;

thence North 16°55'52" West, 10.77 feet;

thence 10.46 feet on the arc of curve to the left having a radius of 18.00 feet, a central angle of 33°18'07" and a long chord which bears North 33°34'55" West, 10.32 feet;

thence North 50°13'59" West, 29.48 feet;

thence 3.86 feet on the arc of curve to the left having a radius of 14.00 feet, a central angle of 15°47'49" and a long chord which bears North 58°07'54" West, 3.85 feet;

thence North 66°01'48" West, 428.60 feet;

thence North 67°31'05" West, 356.96 feet;

thence North 66°39'14" West, 353.75 feet;

thence 3.00 feet on the arc of curve to the left having a radius of 26.00 feet, a central angle of 06°36'02" and a long chord which bears North 69°57'15" West, 2.99 feet;

thence North 73°15'16" West, 59.81 feet;

thence 5.58 feet on the arc of curve to the left having a radius of 26.00 feet, a central angle of 12°17'10" and a long chord which bears North 79°23'51" West, 5.56 feet;

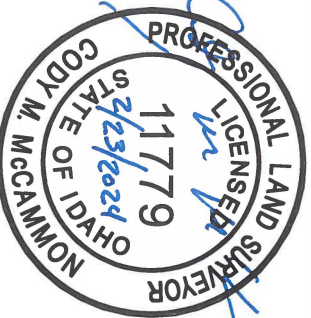
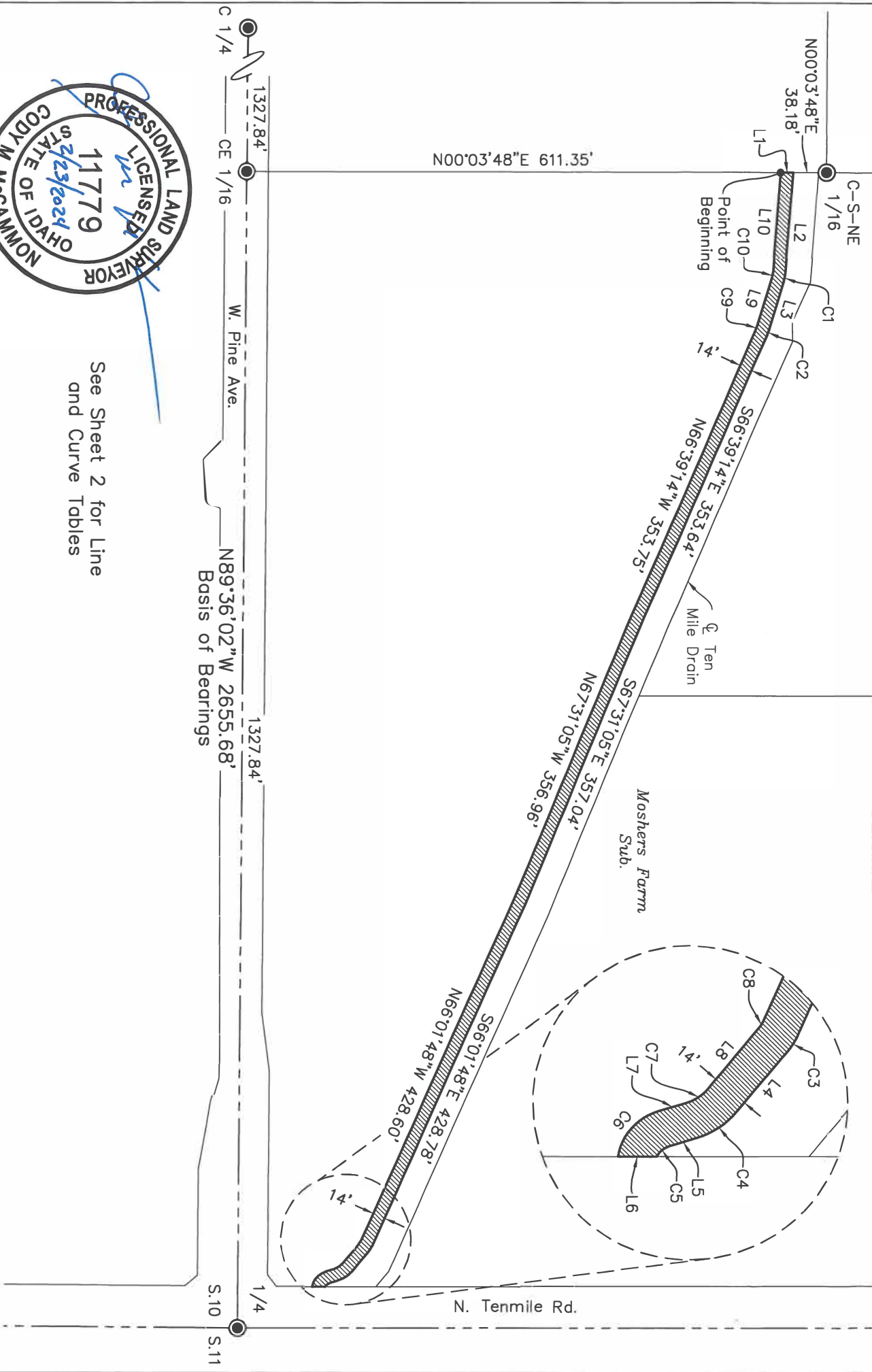
thence North 85°32'26" West, 115.49 feet to the **POINT OF BEGINNING**.

Containing 19,630 square feet or 0.451 acres, more or less.

End of Description.



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See Sheet 2 for Line  
 and Curve Tables



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**IDAHO SURVEY GROUP, LLC**

9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**Pathway Easement**  
 Foxcroft Subdivision No. 2

A portion of the SE1/4 of the NE1/4 of Section 10,  
 T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.	21-406
Sheet No.	1 of 2
Dwg. Date	2/23/2024



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	8.58'	40.00'	121°7'10"	S79°23'51"E	8.56'
C2	4.61'	40.00'	6°36'02"	S69°57'15"E	4.61'
C3	7.72'	28.00'	15°47'49"	S58°07'54"E	7.70'
C4	18.60'	32.00'	33°18'07"	S33°34'55"E	18.34'
C5	6.43'	8.00'	46°02'22"	S39°57'03"E	6.26'
C6	24.40'	22.00'	63°33'30"	N48°42'37"W	23.17'
C7	10.46'	18.00'	33°18'07"	N33°34'55"W	10.32'
C8	3.86'	14.00'	15°47'49"	N58°07'54"W	3.85'
C9	3.00'	26.00'	6°36'02"	N69°57'15"W	2.99'
C10	5.58'	26.00'	121°7'10"	N79°23'51"W	5.56'

Line Table		
Line	Bearing	Length
L1	N00°03'48"E	14.04'
L2	S85°32'26"E	116.56'
L3	S73°15'16"E	59.81'
L4	S50°13'59"E	29.48'
L5	S16°55'52"E	10.77'
L6	S00°00'08"E	14.57'
L7	N16°55'52"W	10.77'
L8	N50°13'59"W	29.48'
L9	N73°15'16"W	59.81'
L10	N85°32'26"W	115.49'

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