

Project Name or Subdivision Name:

Baratza Subdivision Phase 2

For Internal Use Only ESMT-2026-0055

Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 10th day of March 2026 between James Ranch 280, 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 3-10-2026

Attest by Chris Johnson, City Clerk 3-10-2026

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 3-10-2026 (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: _____



February 24, 2026
Project No. 123200

EXHIBIT "A"

**BARATZA SUBDIVISION
CITY OF MERIDIAN PATHWAY EASEMENT DESCRIPTION**

An easement located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 34 of said Township 4 North, Range 1 West, (from which point the Northwest Corner of said Section 34 bears North 89°35'48" West, 2654.01 feet distant); Thence from said North One Quarter Corner, South 66°00'09" West, a distance of 2747.55 feet to a point of curve, said point being the POINT OF BEGINNING;

- Thence 10.08 feet on the arc of a curve to the left, having a radius of 57.00 feet, a central angle of 10° 08' 02", and whose chord bears South 06° 17' 13" East, a distance of 10.07 feet;
- Thence North 89° 35' 48" West, a distance of 44.84 feet;
- Thence North 00° 24' 12" East, a distance of 10.00 feet;
- Thence South 89° 35' 48" East, a distance of 43.67 feet to the POINT OF BEGINNING.

The above described easement contains 0.01 acres (441 square feet) more or less.

PREPARED BY:
James R. Washburn, PLS



The Land Group, Inc.

File Location: g:\2023\123200\cad\survey\exhibit\phase 2\123200.com pathway esmt phs 2 260216.dwg
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 Date Plotted: Monday, February 16 2026 at 03:59 PM

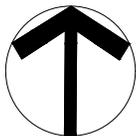


Exhibit "B"

Horizontal Scale: 1" = 350'

NW COR
SEC 34

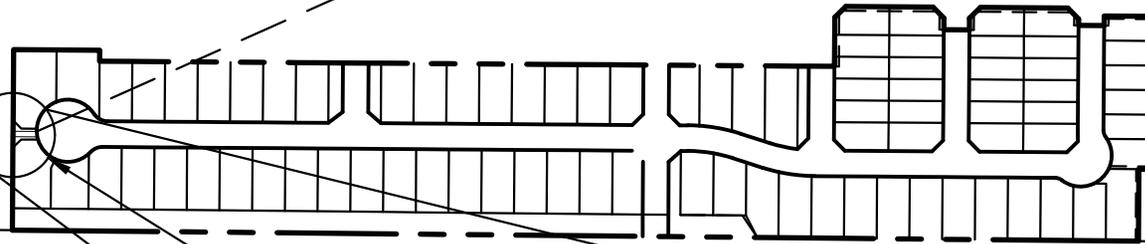
W. McMILLAN ROAD
BASIS OF BEARING
N89°35'48"W 2654.01'

N1/4 COR
SEC 34

S. BLACK CAT ROAD

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.08'	57.00'	10°08'02"	S06°17'13"E	10.07'

S66°00'09"W 2747.55'
(TIE LINE)

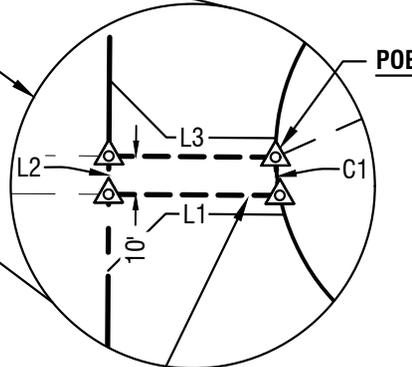


N1/16
SEC 33&34

DETAIL
1" = 50'

C-N1/16
SEC 34

Line Table		
LINE	BEARING	LENGTH
L1	N89°35'48"W	44.84'
L2	N00°24'12"E	10.00'
L3	S89°35'48"E	43.67'



PATHWAY EASEMENT
±0.01 ACRES
(441 SQ. FT.)

POB



Project No.: 123200
Date of Issuance: February 16, 2026



**Pathway Easement
City of Meridian
Baratza Subdivision Phase 2**

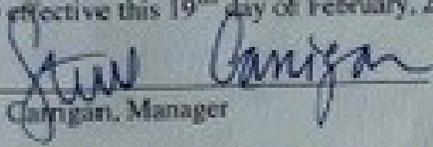
James Ranch 280, LLC

LIMITED LIABILITY COMPANY AUTHORIZATION TO SIGN

THE UNDERSIGNED, being the MANAGER of James Ranch 280, LLC, an Idaho Limited Liability Company ("Company"), does hereby consent to, adopt and approve in writing the following company action.

WHEREAS, the undersigned wishes to delegate limited signing authority for certain documents. NOW THEREFORE, BE IT RESOLVED THAT Tony Tseng, in his capacity as Chief Land Development Officer is hereby authorized to sign any and all documents on behalf of the company, in its ordinary course of business and especially those required to facilitate and assist Lennar Corporation and The Land Group in coordination and construction of Barstza Subdivision. This includes executing applications, license agreements, easements, permits, affidavits of legal interest, and all agreements mandated by governing bodies such as irrigation districts, the City of Meridian, Idaho Power, and Ada County Highway District.

DATED effective this 19th day of February, 2026



Stephen Canigan, Manager