

Project Name or Subdivision Name:

Gander Creek North No. 2

For Internal Use Only

Record Number: ESMT-2024-0093

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 23rd day of July 20 24 between BILTMORE COMPANY 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 7-23-2024

Attest by Chris Johnson, City Clerk 7-23-2024

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

This record was acknowledged before me on 7-23-2024 (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: 3-28-2028

Description for
Pathway Easement
Gander Creek North Subdivision No. 2
June 26, 2024

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 4 North, Range 1 West, Boise-Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 32 from which the North 1/4 corner of said Section 32 bears North 89°22'01" West, 2642.73 feet; thence on the north boundary line of said Section 32, North 89°22'01" West, 325.00 feet; thence leaving said north boundary line, South 01°00'41" West, 25.00 feet to **POINT OF BEGINNING 'A'**;

thence continuing South 01°00'41" West, 14.00 feet;

thence North 89°22'01" West, 7.93 feet;

thence South 24°49'45" West, 14.25 feet;

thence North 89°22'01" West, 190.97 feet;

thence North 00°37'59" East, 27.00 feet to the south right-of-way line of W. McMillan Road;

thence on said south right-of-way line, South 89°22'01" East, 204.83 feet; feet to **POINT OF BEGINNING 'A'**.

Containing 5,388 square feet or 0.124 acres, more or less.

AND

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 4 North, Range 1 West, Boise-Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 32 from which the North 1/4 corner of said Section 32 bears North 89°22'01" West, 2642.73 feet; thence on the north boundary line of said Section 32, North 89°22'01" West, 720.00 feet; thence leaving said north boundary line, South 00°37'59" West, 25.00 feet to **POINT OF BEGINNING 'B'**;

thence continuing South 00°37'59" West, 27.00 feet;

thence North 89°22'01" West, 230.40 feet;



thence South 89°29'14" West, 75.44 feet;

thence North 00°37'59" East, 28.51 feet to the south right-of-way line of W. McMillan Road;

thence on said south right-of-way line, South 89°22'01" East, 305.82 feet to **POINT OF BEGINNING 'B'**.

Containing 8,314 square feet or 0.191 acres, more or less.

End of Description.

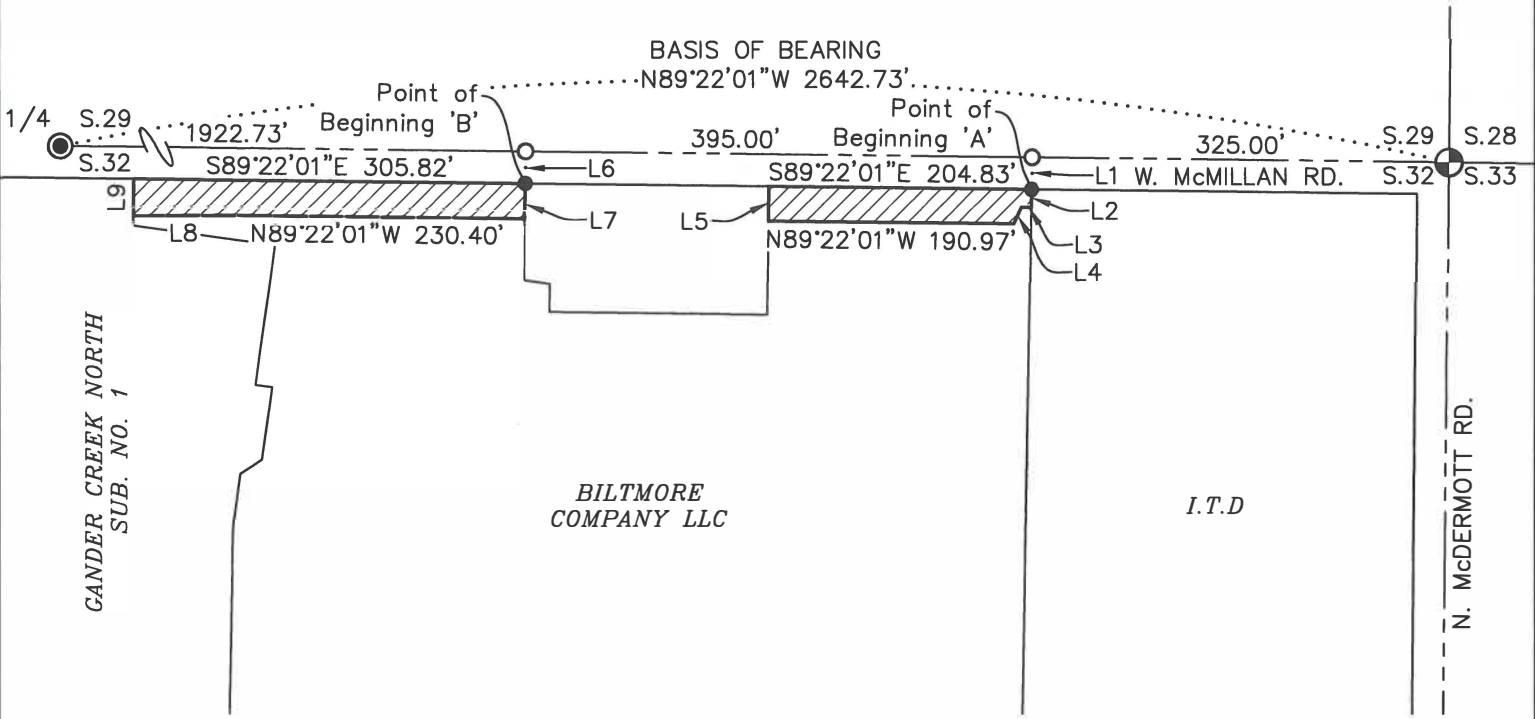




SCALE: 1"=150'



EMERALD



GANDER CREEK NORTH
SUB. NO. 1

BILTMORE
COMPANY LLC

I.T.D

N. McDERMOTT RD.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S1°00'41"W	25.00
L2	S1°00'41"W	14.00
L3	N89°22'01"W	7.93
L4	S24°49'45"W	14.25
L5	N0°37'59"E	27.00
L6	S0°37'59"W	25.00
L7	S0°37'59"W	27.00
L8	S89°29'14"W	75.44
L9	N0°37'59"E	28.51



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

EXHIBIT DRAWING FOR
PATHWAY EASEMENT
GANDER CREEK NORTH SUBDIVISION NO. 2
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, T.4N., R.1W.,
BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 21-319
SHEET NO. 1
DWG. DATE 6/26/2024