

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 3

For Internal Use Only ESMT-2025-0060

Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 24th day of June 2025 between
Hubble Homes, 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 6-24-2025

Attest by Chris Johnson, City Clerk 6-24-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 6-24-2025 (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

May 22, 2025
Prescott Ridge Subdivision No. 3
Project No. 22-108
City of Meridian Pathway Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Pathway Easement being a portion of Lot 18, Block 1 of Peregrine Heights Subdivision (Book 68 of Plats at Pages 7026-7027, records of Ada County, Idaho) and further situated in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Center 1/4 corner of said Section 28, which bears S00°43'55"W a distance of 2,635.29 feet from an aluminum cap marking the North 1/4 corner of said Section 28, thence following the easterly line of said Northwest 1/4, N00°43'55"E a distance of 921.07 feet;
Thence leaving said easterly line, N89°16'05"W a distance of 281.41 feet to the subdivision boundary of Prescott Ridge Subdivision No. 1 (Book 127 of Plats at Pages 20528-20534, records of Ada County, Idaho) being the **POINT OF BEGINNING**.

Thence following said subdivision boundary, S39°52'06"W a distance of 14.00 feet;
Thence leaving said subdivision boundary, N50°07'54"W a distance of 43.00 feet;
Thence 59.51 feet along the arc of a curve to the right, said curve having a radius of 79.50 feet, a delta angle of 42°53'20", a chord bearing of N28°41'19"W and a chord distance of 58.13 feet;
Thence 148.59 feet along the arc of a curve to the left, said curve having a radius of 71.44 feet, a delta angle of 119°10'18", a chord bearing of N66°49'48"W and a chord distance of 123.21 feet;
Thence S49°02'27"W a distance of 11.27 feet;
Thence 41.59 feet along the arc of a curve to the right, said curve having a radius of 21.79 feet, a delta angle of 109°23'16", a chord bearing of N80°15'35"W and a chord distance of 35.56 feet;
Thence 47.62 feet along the arc of a curve to the right, said curve having a radius of 131.60 feet, a delta angle of 20°43'52", a chord bearing of N15°12'01"W and a chord distance of 47.36 feet;
Thence 78.73 feet along the arc of a curve to the left, said curve having a radius of 129.69 feet, a delta angle of 34°46'58", a chord bearing of N22°13'34"W and a chord distance of 77.53 feet;
Thence N39°37'03"W a distance of 50.63 feet;
Thence 14.37 feet along the arc of a curve to the right, said curve having a radius of 126.50 feet, a delta angle of 06°30'31", a chord bearing of N63°16'56"E and a chord distance of 14.36 feet;
Thence S39°37'03"E a distance of 47.42 feet;
Thence 87.23 feet along the arc of a curve to the right, said curve having a radius of 143.69 feet, a delta angle of 34°46'58", a chord bearing of S22°13'34"E and a chord distance of 85.90 feet;
Thence 42.55 feet along the arc of a curve to the left, said curve having a radius of 117.60 feet, a delta angle of 20°43'52", a chord bearing of S15°12'01"E and a chord distance of 42.32 feet;
Thence 15.23 feet along the arc of a curve to the left, said curve having a radius of 7.79 feet, a delta angle of 112°04'40", a chord bearing of S81°36'17"E and a chord distance of 12.92 feet;
Thence N49°02'27"E a distance of 12.42 feet;
Thence 178.29 feet along the arc of a curve to the right, said curve having a radius of 85.44 feet, a delta angle of 119°33'39", a chord bearing of S67°01'28"E and a chord distance of 147.65 feet;

Thence 49.03 feet along the arc of a curve to the left, said curve having a radius of 65.50 feet, a delta angle of $42^{\circ}53'20''$, a chord bearing of $S28^{\circ}41'19''E$ and a chord distance of 47.89 feet;
Thence $S50^{\circ}07'54''E$ a distance of 43.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 6,695 square feet, 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.



P:\22-108\CAD\SURVEY\EXHIBITS\250519 MERIDIAN PATHWAY EASEMENT 22-108.DWG, TREY ZIMMERMAN, 5/22/2025, DWG TO PDF.PC3, 08.5X11 P [PDF]

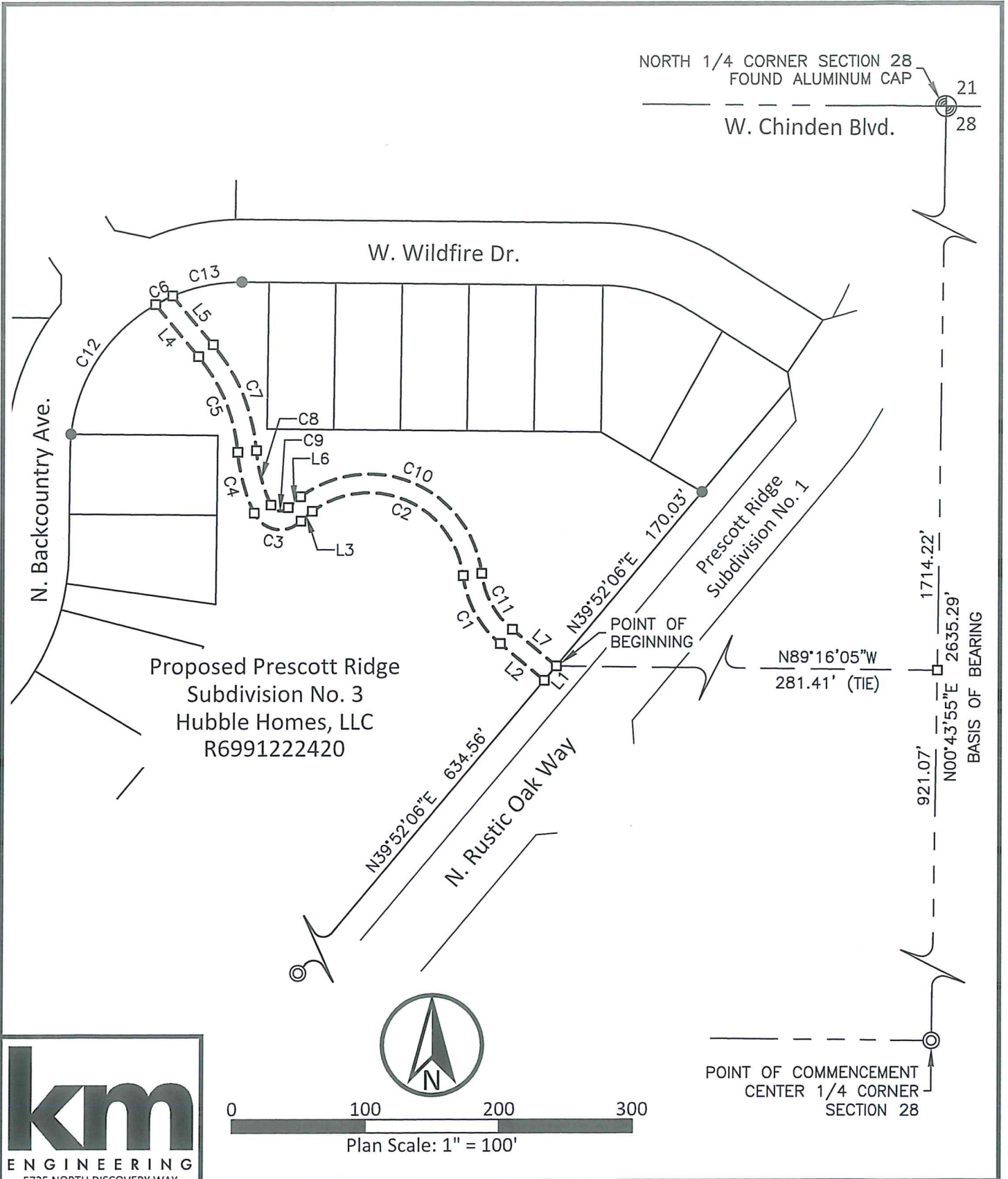


Exhibit B - City of Meridian Pathway Easement
Prescott Ridge Subdivision No. 3

A portion of the SE 1/4 of the NW 1/4 of Section 28,
T4N., R1W., B.M., City of Meridian, Ada County, Idaho

P:\22-108\CAD\SURVEY\EXHIBITS\250519 MERIDIAN PATHWAY EASEMENT 22-108.DWG, TREY ZIMMERMAN, 5/22/2025, DWG TO PDF.PC3, 08.5X11 P [PDF]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°52'06"W	14.00'
L2	N50°07'54"W	43.00'
L3	S49°02'27"W	11.27'
L4	N39°37'03"W	50.63'
L5	S39°37'03"E	47.42'
L6	N49°02'27"E	12.42'
L7	S50°07'54"E	43.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	79.50'	59.51'	42°53'20"	N28°41'19"W	58.13'
C2	71.44'	148.59'	119°10'18"	N66°49'48"W	123.21'
C3	21.79'	41.59'	109°23'16"	N80°15'35"W	35.56'
C4	131.60'	47.62'	20°43'52"	N15°12'01"W	47.36'
C5	129.69'	78.73'	34°46'58"	N22°13'34"W	77.53'
C6	126.50'	14.37'	6°30'31"	N63°16'56"E	14.36'
C7	143.69'	87.23'	34°46'58"	S22°13'34"E	85.90'
C8	117.60'	42.55'	20°43'52"	S15°12'01"E	42.32'
C9	7.79'	15.23'	112°04'40"	S81°36'17"E	12.92'
C10	85.44'	178.29'	119°33'39"	S67°01'28"E	147.65'
C11	65.50'	49.03'	42°53'20"	S28°41'19"E	47.89'
C12	126.50'	119.92'	54°18'51"	N32°52'15"E	115.48'
C13	126.50'	53.07'	24°02'17"	N78°33'21"E	52.68'



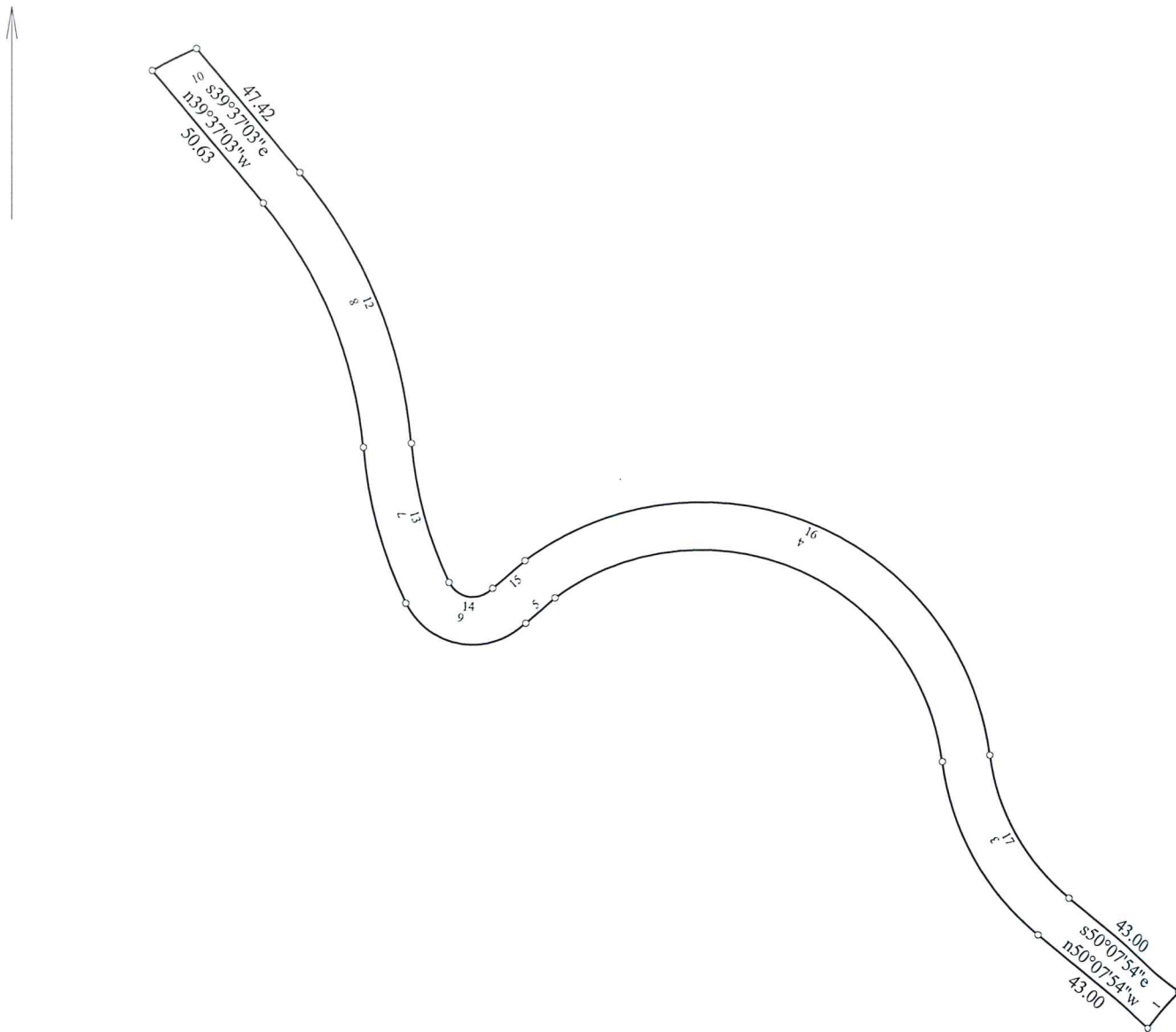
DATE: May 2025

PROJECT: 22-108

SHEET:
2 OF 2

Exhibit B - City of Meridian Pathway Easement
Prescott Ridge Subdivision No. 3

A portion of the SE 1/4 of the NW 1/4 of Section 28,
T4N., R1W., B.M., City of Meridian, Ada County, Idaho



Title:

Date: 05-22-2025

Scale: 1 inch = 50 feet

File: Deed Plotter.des

Tract 1: 0.154 Acres: 6695 Sq Feet: Closure = s23.1707w 0.01 Feet: Precision = 1/110151: Perimeter = 984 Feet

001=s39.5206w 14.00

002=n50.0754w 43.00

003: Rt, R=79.50, Delta=42.5320

Bng=n28.4119w, Chd=58.13

004: Lt, R=71.44, Delta=119.1018

Bng=n66.4948w, Chd=123.21

005=s49.0227w 11.27

006: Rt, R=21.79, Delta=109.2316

Bng=n80.1535w, Chd=35.56

007: Rt, R=131.60, Delta=20.4352

Bng=n15.1201w, Chd=47.36

008: Lt, R=129.69, Delta=34.4658

Bng=n22.1334w, Chd=77.53

009=n39.3703w 50.63

010: Rt, R=126.50, Delta=06.3031

Bng=n63.1656e, Chd=14.36

011=s39.3703e 47.42

012: Rt, R=143.69, Delta=34.4658

Bng=s22.1334e, Chd=85.90

013: Lt, R=117.60, Delta=20.4352

Bng=s15.1201e, Chd=42.32

014: Lt, R=7.79, Delta=112.0440

Bng=s81.3617e, Chd=12.92

015=n49.0227e 12.42

016: Rt, R=85.44, Delta=119.3339

Bng=s67.0128e, Chd=147.65

017: Lt, R=65.50, Delta=42.5320

Bng=s28.4119e, Chd=47.89

018=s50.0754e 43.00