

Project Name or Subdivision Name:

Prescott Ridge Subdivision No. 3

For Internal Use Only MT-2025-0062
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

June 4, 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 Northeast 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 1,543.85 feet;
Thence leaving said easterly line, N89°16'05"W a distance of 587.77 feet to the **POINT OF BEGINNING**.

Thence 10.05 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet, a delta angle of 09°35'39", a chord bearing of N84°37'42"W and a chord distance of 10.04 feet;
Thence N89°25'31"W a distance of 15.00 feet;
Thence N00°34'29"E a distance of 105.00 feet;
Thence S89°25'31"E a distance of 25.00 feet;
Thence S00°34'29"W a distance of 105.84 feet to the **POINT OF BEGINNING**.

Said parcel contains 2,628 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.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	60.00'	10.05'	9°35'39"	N84°37'42"W	10.04'

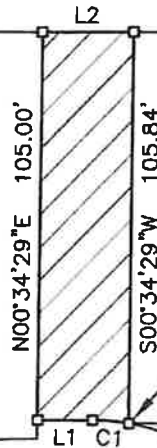
Parcel A of ROS No. 13704
(Portion of Lot 18, Block 1
Peregrine Heights Subdivision)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°25'31"W	15.00'
L2	S89°25'31"E	25.00'

NORTH 1/4 CORNER SECTION 28
FOUND ALUMINUM CAP 21
28
W. Chinden Blvd.

Proposed Prescott Ridge
Subdivision No. 3
Hubble Homes, LLC
R6991222420

N. Backcountry Pl.



POINT OF BEGINNING

N89°16'05"W
587.77' (TIE)

1091.44'

1543.85'
N00°43'55"E 2635.29'
BASIS OF BEARING
N. Rustic Oak Way

POINT OF COMMENCEMENT
CENTER 1/4 CORNER
SECTION 28



0 50 100 150
Plan Scale: 1" = 50'

km
ENGINEERING

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

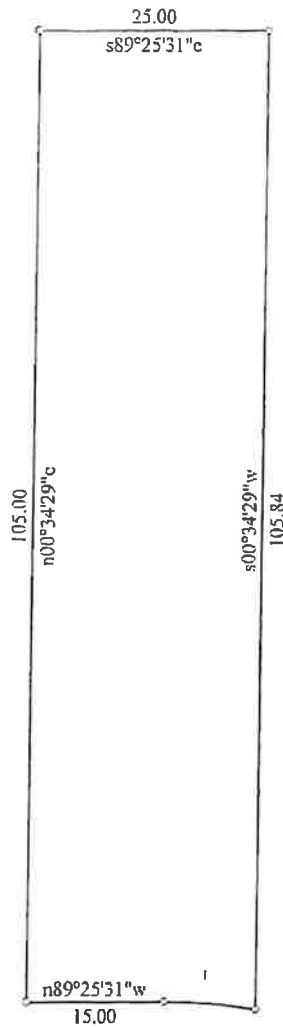
DATE: June 2025
PROJECT: 22-108

SHEET:
1 OF 1

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

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

A



Title:		Date: 06-03-2025
Scale: 1 inch = 20 feet	File: Deed Plotter.des	
Tract 1: 0.060 Acres: 2628 Sq Feet: Closure = n07.5453e 0.00 Feet: Precision >1/999999: Perimeter = 261 Feet		
001: Lt. R=60.00, Delta=09.3539 Bng=n84.3742w, Chd=10.04	003=n00.3429e 105.00	005=s00.3429w 105.84
002=n89.2531w 15.00	004=s89.2531e 25.00	