

Project Name or Subdivision Name:

Southridge South Phase 1

For Internal Use Only  
Record Number: \_\_\_\_\_

ESMT-2025-0139

**PEDESTRIAN PATHWAY EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
Challenger Development Inc. \_\_\_\_\_ ("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.

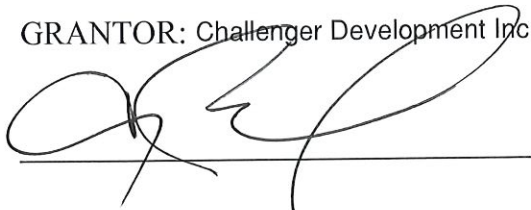
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

then, to such extent such easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that it is lawfully seized and possessed of the aforementioned and described tract of land, and that it has a good and lawful right to convey said easement, and that it will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its signature the day and year first hereinabove written.

GRANTOR: Challenger Development Inc



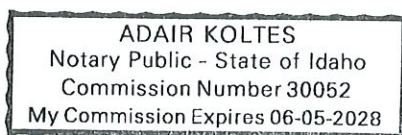
STATE OF IDAHO )

) ss

County of Ada )

This record was acknowledged before me on 10-22-25 (date) by Corey Barton (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Challenger Development Inc (name of entity on behalf of whom record was executed), in the following representative capacity: President (type of authority such as officer or trustee)

Notary Stamp Below



Adair Koltres  
Notary Signature

My Commission Expires: 6-05-2028

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: \_\_\_\_\_





Date: July 12, 2023

Project No.: 121027

**EXHIBIT A****SOUTHRIDGE SOUTH SUBDIVISION PHASE 1  
PATHWAY EASEMENT DESCRIPTION**

An easement located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the North One Quarter Corner of said Section 23 bears South 89°14'56" East, 2652.36 feet distant);

Thence from said Northwest Corner of Section 23, South 60° 44' 10" East, a distance of 1752.06 feet to a point on the easterly right of way line of West Overland Road, said point being the POINT OF BEGINNING;

Thence South 85° 01' 59" East, a distance of 12.39 feet to a point of curvature;

Thence 6.77 feet on the arc of a curve to the right, having a radius of 35.00 feet, a central angle of 11° 04' 43", and whose chord bears South 79° 29' 38" East, a distance of 6.76 feet to a point of non-tangent compound curvature;

Thence 33.60 feet on the arc of a curve to the left, having a radius of 35.00 feet, a central angle of 55° 00' 00", and whose chord bears North 78° 32' 43" East, a distance of 32.32 feet to a point of reverse curvature;

Thence 142.58 feet on the arc of a curve to the right, having a radius of 220.00 feet, a central angle of 37° 07' 58", and whose chord bears North 69° 36' 42" East, a distance of 140.10 feet to a point of compound curvature;

Thence 163.30 feet on the arc of a curve to the right, having a radius of 335.00 feet, a central angle of 27° 55' 48", and whose chord bears South 75° 26' 57" East, a distance of 161.69 feet;

Thence South 61° 29' 03" East, a distance of 227.43 feet to a point of curvature;

Thence 19.57 feet on the arc of a curve to the left, having a radius of 440.00 feet, a central angle of 02° 32' 56", and whose chord bears South 62° 45' 31" East, a distance of 19.57 feet;

Thence South 64° 01' 59" East, a distance of 30.51 feet;

Thence South 64° 01' 59" East, a distance of 17.03 feet;

Thence South 25° 58' 01" West, a distance of 20.00 feet;

Thence North 64° 01' 59" West, a distance of 57.77 feet;

Thence North 61° 29' 03" West, a distance of 237.66 feet to a point of curvature;

Thence 153.13 feet on the arc of a curve to the left, having a radius of 315.00 feet, a central angle of 27° 51' 10", and whose chord bears North 75° 24' 39" West, a distance of 151.63 feet to a point of compound curvature;

Thence 138.10 feet on the arc of a curve to the left, having a radius of 196.80 feet, a central angle of 40° 12' 24", and whose chord bears South 68° 40' 20" West, a distance of 135.29 feet to a point of reverse curvature;

Thence 44.23 feet on the arc of a curve to the right, having a radius of 55.00 feet, a central angle of 46° 04' 25", and whose chord bears South 83° 00' 31" West, a distance of 43.05 feet;

Thence North 83° 38' 38" West, a distance of 18.75 feet;  
Thence North 14° 53' 23" East, a distance of 20.13 feet to the POINT OF BEGINNING.

PREPARED BY:  
The Land Group, Inc.

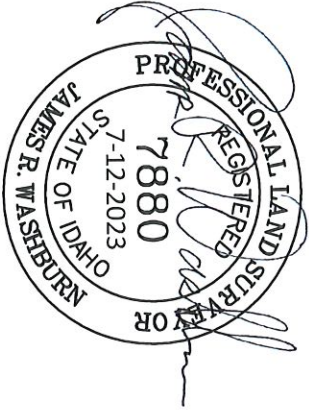


James R. Washburn

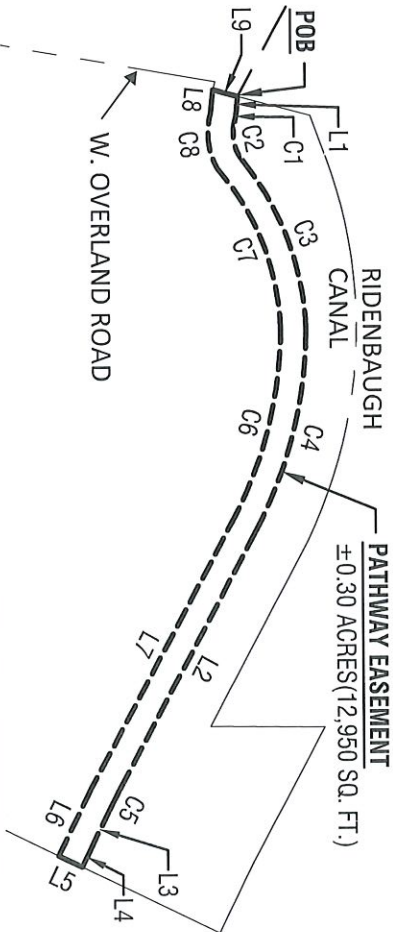


Horizontal Scale: 1" = 150'

Exhibit "B"



Line Table	
LINE	BEARING LENGTH
L1	S85°01'59"E 12.39'
L2	S61°29'03"E 227.43'
L3	S64°01'59"E 30.51'
L4	S64°01'59"E 17.03'
L5	S25°58'01"W 20.00'
L6	N64°01'59"W 57.77'
L7	N61°29'03"W 237.66'
L8	N83°38'38"W 18.75'
L9	N14°53'23"E 20.13'



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.77'	35.00'	11°04'43"	S79°29'38"E	6.76'
C2	33.60'	35.00'	55°00'00"	N78°32'43"E	32.32'
C3	142.58'	220.00'	37°07'58"	N69°36'42"E	140.10'
C4	163.30'	335.00'	27°55'48"	S75°26'57"E	161.69'
C5	19.57'	440.00'	2°32'56"	S62°45'31"E	19.57'
C6	153.13'	315.00'	27°51'10"	N75°24'39"W	151.63'
C7	138.10'	196.80'	40°12'24"	S68°40'20"W	135.29'
C8	44.23'	55.00'	46°04'25"	S83°00'31"W	43.05'



Project No.: 121027  
Date of Issuance: July 12, 2023

