

Project Name or Subdivision Name:

Wood Rose Apartments

For Internal Use Only ESMT-2024-0149

Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 4th day of February 20 25 between
Wood Rose Apartments, LP ("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 2-4-2025

Attest by Chris Johnson, City Clerk 2-4-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 2-4-2025 (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: _____

**WOOD ROSE APARTMENTS
PATHWAY EASEMENT DEDICATION**

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of the SW 1/4, Section 36, T. 4N, R. 1W, Boise-Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

A strip of land 10.00 feet wide whose centerline is more particularly described as follows:

Commencing at an aluminum cap at W 1/16 corner of said Section 36 from which the SW Corner of said Section 36 bears N88°42'44"W a distance of 1,331.44 feet; thence on the 16th line N00°20'32"E a distance of 424.90 feet to the Point of Beginning; thence S70°11'05"E a distance of 165.52 feet; thence

S14°34'34"W a distance of 32.41 feet; thence

S19°11'24"W a distance of 18.32 feet; thence

S71°14'35"E a distance of 69.27 feet; thence

S61°39'55"E a distance of 98.68 feet; thence

S49°43'49"E a distance of 96.85 feet; thence

S70°31'45"E a distance of 33.07 feet; thence

S66°36'48"E a distance of 127.98 feet; thence

S88°42'51"E a distance of 73.95 feet; thence a curve to the left having a radius of 21.55 feet, a length of 35.46 feet and chord bearing N44°08'03"E a distance of 31.59 feet; thence N00°18'00"E a distance of 0.73 feet to a point on the northerly line of the parcel as shown on Record of Survey I.N. 105073795.

The sidelines of said strip of land shall be prolonged or shortened so as to terminate on the boundaries of the parcel as shown on last said Record of Survey I.N. 105073795 and to intersect at all angle points.

The above described easement contains 7,522 Square Feet, more or less.

See Exhibit B, attached hereto and made part thereof

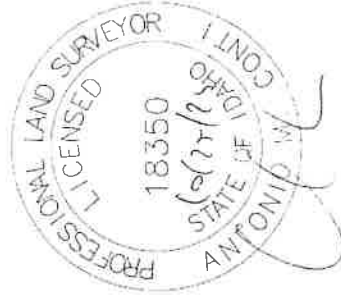
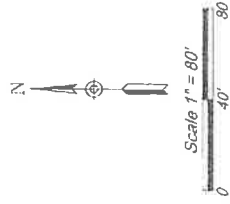


WOOD ROSE APARTMENTS PATHWAY EASEMENT DEDICATION

EXHIBIT B

PORTION OF THE SW 1/4 SECTION 36 T. 4N, R. 1W, BOISE-MERIDIAN,
CITY OF MERIDIAN, ADA COUNTY, IDAHO.

BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS



POINT OF BEGINNING

WOODBURN WEST
SUBDIVISION No. 2

Line #	Bearing	Length
L1	S14° 34' 34"W	32.41'
L2	S19° 11' 24"W	18.32'
L3	S71° 14' 35"E	69.27'
L4	S61° 39' 55"E	98.68'
L5	S49° 43' 49"E	96.85'
L6	S70° 31' 45"E	33.07'
L7	S66° 36' 48"E	127.98'
L8	S68° 42' 51"E	73.95'
L9	N0° 18' 00"E	0.73'

N00° 20' 32"E - 424.90'
W 1/16 LINE OF SECTION 36

RECORD OF SURVEY
I.N. 105073795

Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Length
C1	35.46'	21.55'	94.27°	N44° 08' 03"E	31.59'

RIGHT OF WAY LINE

POINT OF COMMENCEMENT
W 1/16 CORNER SECTION 36

USTICK ROAD

N88° 42' 44"W - 1331.44'

N LINDER AVENUE

35 36
2 1