

Project Name or Subdivision Name:

District Ten Mile Subdivision

For Internal Use Only  
Record Number: **ESMT-2026-0003**

**PEDESTRIAN PATHWAY EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
Ten Mile District North 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

\_\_\_\_\_  
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: \_\_\_\_\_



MONDAY, DECEMBER 29, 2025  
PROJECT NUMBER: 25-238

## EXHIBIT A LEGAL DESCRIPTION

### MULTI USE PATH EASEMENT PARCEL S1215121405

A MULTI USE PATH EASEMENT BEING PART OF PARCEL S1215121405, LOCATED IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15 AS RECORDED BY INSTRUMENT NUMBER 111022595 ON THE RECORDS OF ADA COUNTY, AND RUNNING THENCE NORTH 0°33'33" EAST 223.52 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 15, THENCE NORTH 89°26'27" WEST 1018.71 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 60°04'11" WEST 14.00 FEET;

THENCE NORTH 28°26'24" WEST 50.55 FEET;

THENCE NORTH 25°27'34" WEST 16.74 FEET;

THENCE NORTH 22°28'43" WEST 81.14 FEET;

THENCE NORTH 27°18'43" WEST 61.59 FEET;

THENCE NORTH 60°57'09" WEST 112.22 FEET;

THENCE NORTH 65°06'29" WEST 61.60 FEET;

THENCE NORTH 60°57'25" WEST 20.68 FEET;

THENCE NORTH 71°18'30" WEST 16.70 FEET;

THENCE NORTH 60°57'25" WEST 236.46 FEET;

THENCE NORTH 52°05'14" WEST 19.46 FEET;

THENCE NORTH 60°57'25" WEST 78.70 FEET;

THENCE NORTH 69°10'35" WEST 36.43 FEET, TO A POINT COINCIDENT WITH THE EASTERLY PROPERTY LINE OF PARCEL S1215131406, ALSO BEING A POINT OF NON-TANGENT CURVATURE.;

THENCE 5.12 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°26'43", WITH A LONG CHORD OF NORTH 33°19'03" EAST 5.12 FEET, ALONG SAID EASTERLY PROPERTY LINE;

PREPARED BY: NATHAN B. WEBER, PLS  
DIAMOND LAND SURVEYING | WWW.DIAMONDLANDSURVEYING.COM



THENCE NORTH 28°48'56" EAST 9.09 FEET, ALONG SAID EASTERLY PROPERTY LINE;  
THENCE SOUTH 69°10'35" EAST 35.06 FEET;  
THENCE SOUTH 60°57'25" EAST 80.80 FEET;  
THENCE SOUTH 52°05'14" EAST 19.46 FEET;  
THENCE SOUTH 60°57'25" EAST 234.10 FEET;  
THENCE SOUTH 71°18'30" EAST 16.70 FEET;  
THENCE SOUTH 60°57'25" EAST 21.44 FEET;  
THENCE SOUTH 65°06'29" EAST 61.60 FEET;  
THENCE SOUTH 60°57'09" EAST 116.96 FEET;  
THENCE SOUTH 27°18'43" EAST 66.42 FEET;  
THENCE SOUTH 22°28'43" EAST 81.37 FEET;  
THENCE SOUTH 25°27'34" EAST 16.02 FEET;  
THENCE SOUTH 28°26'24" EAST 49.82 FEET, TO THE POINT OF BEGINNING.

CONTAINS 11,142 SQ. FT. OR 0.256 ACRES

# EXHIBIT B

## MULTI USE PATH EASEMENT

N 1/16TH COR OF SEC 15,  
T3N, R1W, B.M. (CP&F 2019-018779)

N 0°33'33" E 1329.15'  
BASIS OF BEARING

EAST QUARTER CORNER SECTION 15  
T3N, R1W, B.M. (CP&F 111022595)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°26'43"	120.00'	5.12'	S33°19'03"W	5.12'

TEN MILE DISTRICT NORTH LLC  
S1215141820

POINT OF BEGINNING

N 89°26'27" W 223.52'  
1018.71'  
W. GRAND MOGUL DR.  
(PUBLIC)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N60°04'11"E	14.00'
L2	S28°26'24"E	50.55'
L3	S25°27'34"E	16.74'
L4	S22°28'43"E	81.14'
L5	S27°18'43"E	61.59'
L6	S60°57'09"E	112.22'
L7	S65°06'29"E	61.60'
L8	S60°57'25"E	20.68'
L9	S71°18'30"E	16.70'
L10	S52°05'14"E	19.46'
L11	S60°57'25"E	78.70'
L12	S69°10'35"E	36.43'
L13	S28°48'56"W	9.09'
L14	N69°10'35"W	35.06'
L15	N60°57'25"W	80.80'
L16	N52°05'14"W	19.46'
L17	N71°18'30"W	16.70'
L18	N60°57'25"W	21.44'
L19	N65°06'29"W	61.60'
L20	N60°57'09"W	116.96'
L21	N27°18'43"W	66.42'
L22	N22°28'43"W	81.37'
L23	N25°27'34"W	16.02'
L24	N28°26'24"W	49.82'



### LEGEND

- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TIE LINE
- 16TH SECTION CORNER
- ¼ SECTION CORNER
- ▲ CALCULATED POINT



**DIAMOND**  
LAND SURVEYING

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JB	NW	12/22/2025	25-238	1 OF 2

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