

Project Name (Subdivision): Stapleton No. 1

PEDESTRIAN PATHWAY EASEMENT

C17 LLC and C4 Land LLC

THIS AGREEMENT, made this _____ day of _____, 20____, between _____, hereinafter referred to as "Grantor", and the City of Meridian, an Idaho municipal corporation, hereinafter referred to as "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 hereby covenants and agrees that it will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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,

GRANTOR: C4 Land LLC

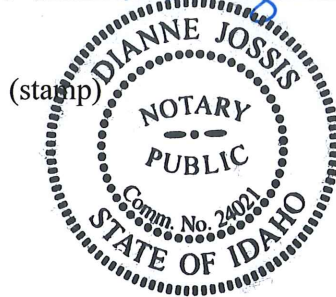
[Signature]

STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on April 13, 2020 (date) by Laren Bailey
(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 C4 Land LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: manager (type of authority such as officer or trustee)



[Signature]
Notary Signature
My Commission Expires: 8/1/2025

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.

(stamp)

Notary Signature
My Commission Expires: _____



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

560 W. Canfield Ave., Ste. 200
Coeur d'Alene, ID 83815
P: (208) 714-4544
F: (208) 292-4453

410 S Lincoln Ave., Ste. G
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

EXHIBIT A

14-Foot City of Meridian Pathway Easement Stapleton Subdivision No.1

BASIS OF BEARING for this description is South $0^{\circ}32'48''$ West between an aluminum cap marking the E1/4 Corner of Section 25 and an aluminum cap marking the southeast corner of said Section 25, both in T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho.

An easement located in the E1/2 of the SE1/4 of Section 25, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap marking said E1/4 Corner;

Thence South $0^{\circ}32'48''$ West, coincident with the east line of said Section 25, a distance of 633.71 feet;

Thence North $89^{\circ}27'12''$ West, normal to said east line of Section 25, a distance of 70.00 feet to the westerly right of way line of Meridian Road (State Highway 69) and the **POINT OF BEGINNING**;

Thence coincident with said westerly right of way of Meridian Road (State Highway 69) the following three (3) courses and distances:

South $0^{\circ}32'48''$ West, 151.85 feet;

South $4^{\circ}23'39''$ West, 178.83 feet;

South $0^{\circ}32'48''$ West, 393.09 feet;

Thence leaving said westerly right of way of Meridian Road (State Highway 69), North $89^{\circ}27'12''$ West, 14.00 feet;

Thence parallel with said westerly right of way of Meridian Road (State Highway 69) the following five (5) courses and distances:

North $0^{\circ}32'48''$ East, 393.56 feet;

North $4^{\circ}23'39''$ East, 178.83 feet;

North $0^{\circ}32'48''$ East, 476.33 feet;

North $7^{\circ}59'03''$ West, 101.12 feet;

North 0°32'48" East, 122.06 feet;

Thence South 58°22'55" East, 16.35 feet to said westerly right of way of Meridian Road (State Highway 69);

Thence coincident with said westerly right of way of Meridian Road (State Highway 69) the following three (3) courses and distances:

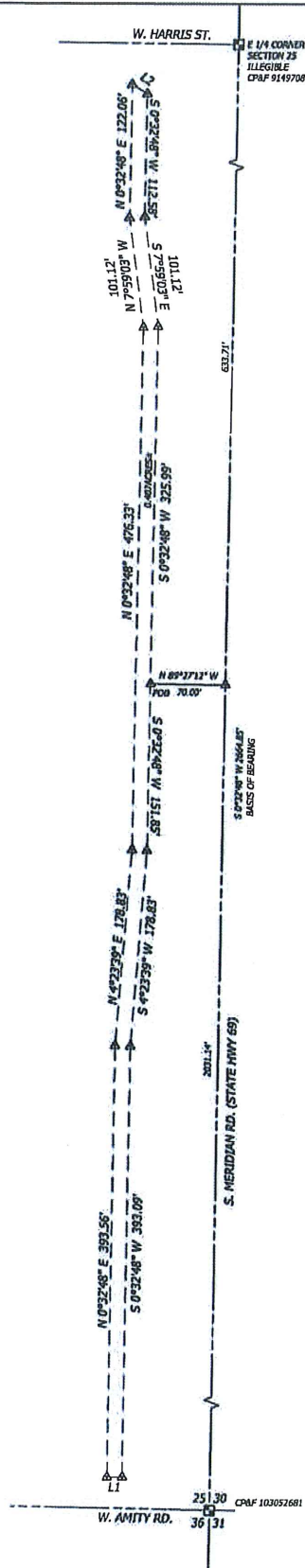
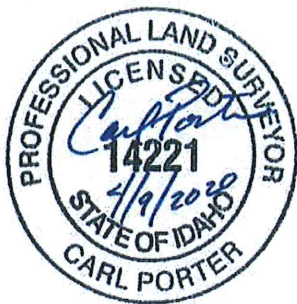
South 0°32'48" West, 112.58 feet;

South 7°59'03" East, 101.12 feet;

South 0°32'48" West, 325.99 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.407 acres, more or less.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°22'12" W	14.00'
L2	S 50°22'55" E	16.35'

T. 3 N., R 1 W., B.M.

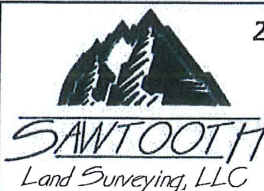


PROJECT: EXHIBIT B
STAPLETON SUBDIVISION NO. 1
CITY OF MERIDIAN
PATHWAY EASEMENT
MERIDIAN, IDAHO

OWNER/DEVELOPER:

CONGER GROUP

DATE: 4/2020



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG # 19201-EX
PROJECT# 19201
SHEET 1 OF 1

LB