

Project Name or Subdivision Name:

Lennon Pointe Subdivision

For Internal Use Only

Record Number: ESMT-2024-0065

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 7th day of January 2025 between Lane Development 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,

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: Lane Development LLC

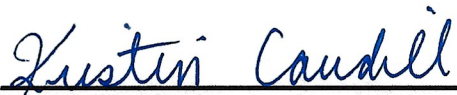


STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 11/20/24 (date) by Jackson Lane
(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 Lane Development LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below

KRISTIN CAUDILL
Notary Public-State of Idaho
Commission Number 33817
My Commission Expires 06-30-2027



Notary Signature
My Commission Expires: 06-30-2027

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 1-7-2025

Attest by Chris Johnson, City Clerk 1-7-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on January 7, 2025 Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Signature
My Commission Expires: 3-28-2028



Exhibit 'A'
Lennon Pointe Subdivision
Creason Lateral Pedestrian Pathway Easement
Legal Description

A pathway easement situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest corner of Section 1 as described in Corner Record Instrument No. 109109699, from which the West 1/4 corner as described in Corner Record Instrument No. 108044955 bears, South 00°01'03" East, 2699.19 feet; thence South 00°01'03" East, 683.16 feet to the southerly boundary of the North 1/2 of the West 1/2 of Government Lot 4; thence along said boundary, South 88°59'01" East, 73.98 feet to the easterly right-of-way for N. Linder Road monumented by a 5/8-inch bar with cap PLS11463; thence continuing along said boundary, South 88°59'01" East, 86.57 feet to the westerly boundary of the Pathway easement, the northerly boundary of an existing pathway easement recorded as Instrument No. 109004708 and the **POINT OF BEGINNING**;

Then along said westerly boundary the following ten (8) courses and distances:

Thence North 20°26'27" West, 3.17 feet;

Thence North 08°25'32" West, 110.67 feet;

Thence along the arc of a curve to the left 18.75 feet, having a radius of 38.00 feet, a central angle of 28°15'59", and a chord bearing North 22°33'31" West, 18.56 feet;

Thence North 36°41'31" West, 67.38 feet;

Thence along the arc of a curve to the right 14.86 feet, having a radius of 52.00 feet, a central angle of 16°22'05", and a chord bearing North 28°30'29" West, 14.80 feet;

Thence North 20°19'26" West, 44.30 feet;

Thence along the arc of a curve to the right 7.10 feet, having a radius of 52.00 feet, a central angle of 07°49'14", and a chord bearing North 16°24'49" West, 7.09 feet;

Thence along the arc of a non-tangent curve to the left 13.64 feet, having a radius of 49.25 feet, a central angle of 15°52'01", and a chord bearing North 88°15'20" West, 13.60 feet to the easterly right of way for N. Linder Road;

Thence along said right of way, North 00°01'03" West, 14.06 feet;

Then along said westerly boundary the following three (3) courses and distances:

Thence along the arc of a non-tangent curve to the right 12.43 feet, having a radius of 63.25 feet, a central angle of 11°15'44", and a chord bearing South 89°11'18" East, 12.41 feet;

Thence North 01°17'03" East, 151.63 feet;

Thence along the arc of a non-tangent curve to the left 99.89 feet, having a radius of 354.05 feet, a central angle of 16°09'53", and a chord bearing North 09°10'55" West, 99.56 feet to the easterly right of way for N. Linder Road;

Thence along said right of way, North 00°01'03" West, 40.45 feet to the easterly boundary of the Pathway easement;

Then along said easterly boundary the following eleven (8) courses and distances:

Thence along the arc of a non-tangent curve to the right 173.14 feet, having a radius of 368.47 feet, a central angle of 26°55'22", and a chord bearing South 09°48'13" East, 171.55 feet;

Thence South 01°16'36" West, 123.50 feet;

Thence along the arc of a non-tangent curve to the left 14.33 feet, having a radius of 38.00 feet, a central angle of 21°36'24", and a chord bearing South 09°31'14" East, 14.25 feet;

Thence South 20°19'26" East, 44.30 feet;

Thence along the arc of a curve to the left 10.86 feet, having a radius of 38.00 feet, a central angle of 16°22'05", and a chord bearing South 28°30'28" East, 10.82 feet;

Thence South 36°41'31" East, 67.38 feet;

Thence along the arc of a curve to the right 25.65 feet, having a radius of 52.00 feet, a central angle of 28°15'59", and a chord bearing South 22°33'32" East, 25.39 feet;

Thence South 08°25'32" East, 115.99 feet to the southerly boundary of the North 1/2 of the West 1/2 of Government Lot 4;

Thence along said boundary, North 88°59'01" West, 13.52 feet to the **POINT OF BEGINNING**.

Containing 7,945 square feet more or less

The sidelines of said easement are two feet offset with the constructed sidewalk pathway which serves as a monument for this description.

Prepared by:

Ronald M. Hodge, PLS

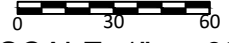
Survey Department Manager



RMH:bf

EXHIBIT B

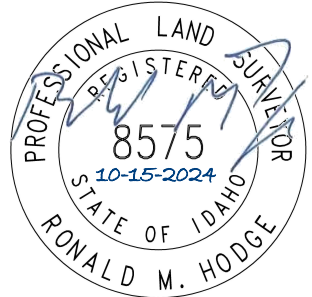
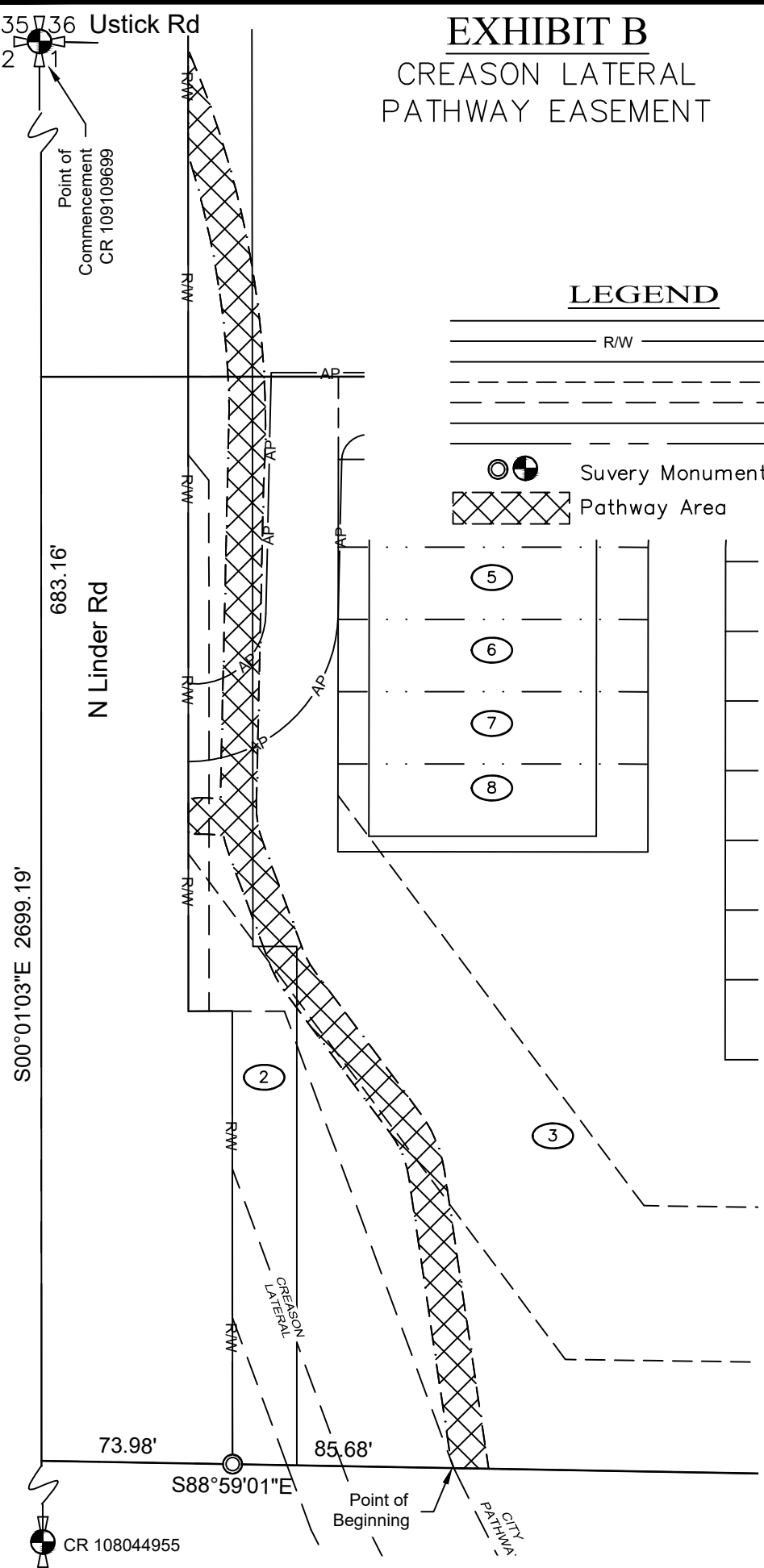
CREASON LATERAL PATHWAY EASEMENT



SCALE: 1"= 60'

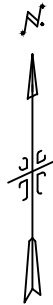
LEGEND

- Plat Line
- Right-of-Way Line
- Section Line
- Kellogg Drain Easement Line
- Creason Lateral Easement Line
- Lot Line
- Record Plat Line
- Survey Monuments
- Pathway Area
- Lot Number



HMH ENGINEERING
(208) 342-7957

EXHIBIT B
CREASON LATERAL
PATHWAY EASEMENT



0 5 10
SCALE: 1"= 10'

SHEET 3
MATCH LINE

CREASON
LATERAL

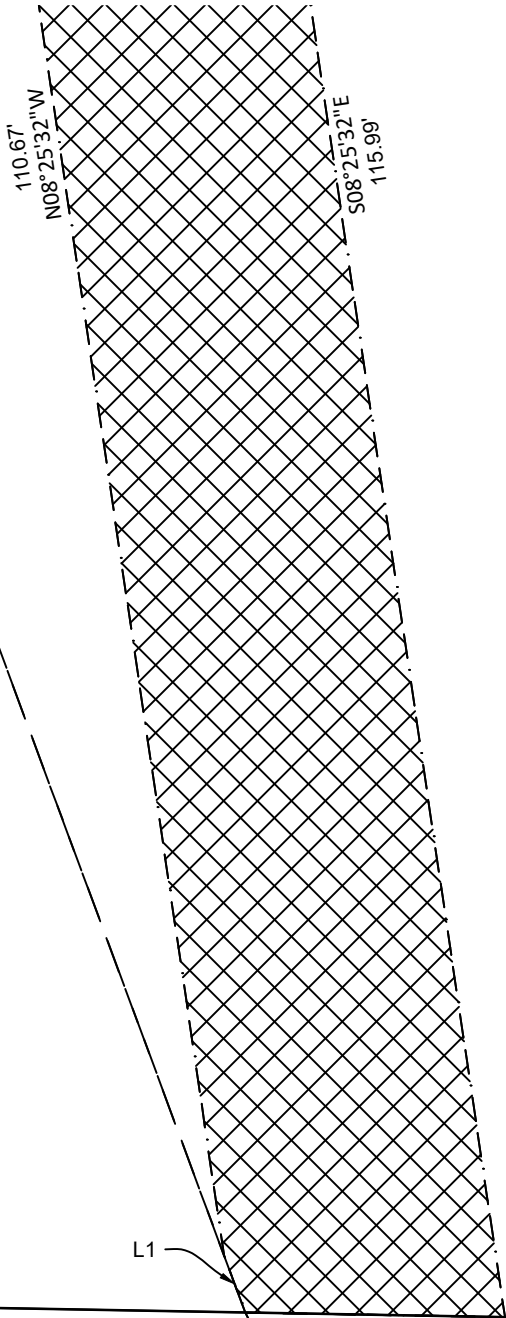


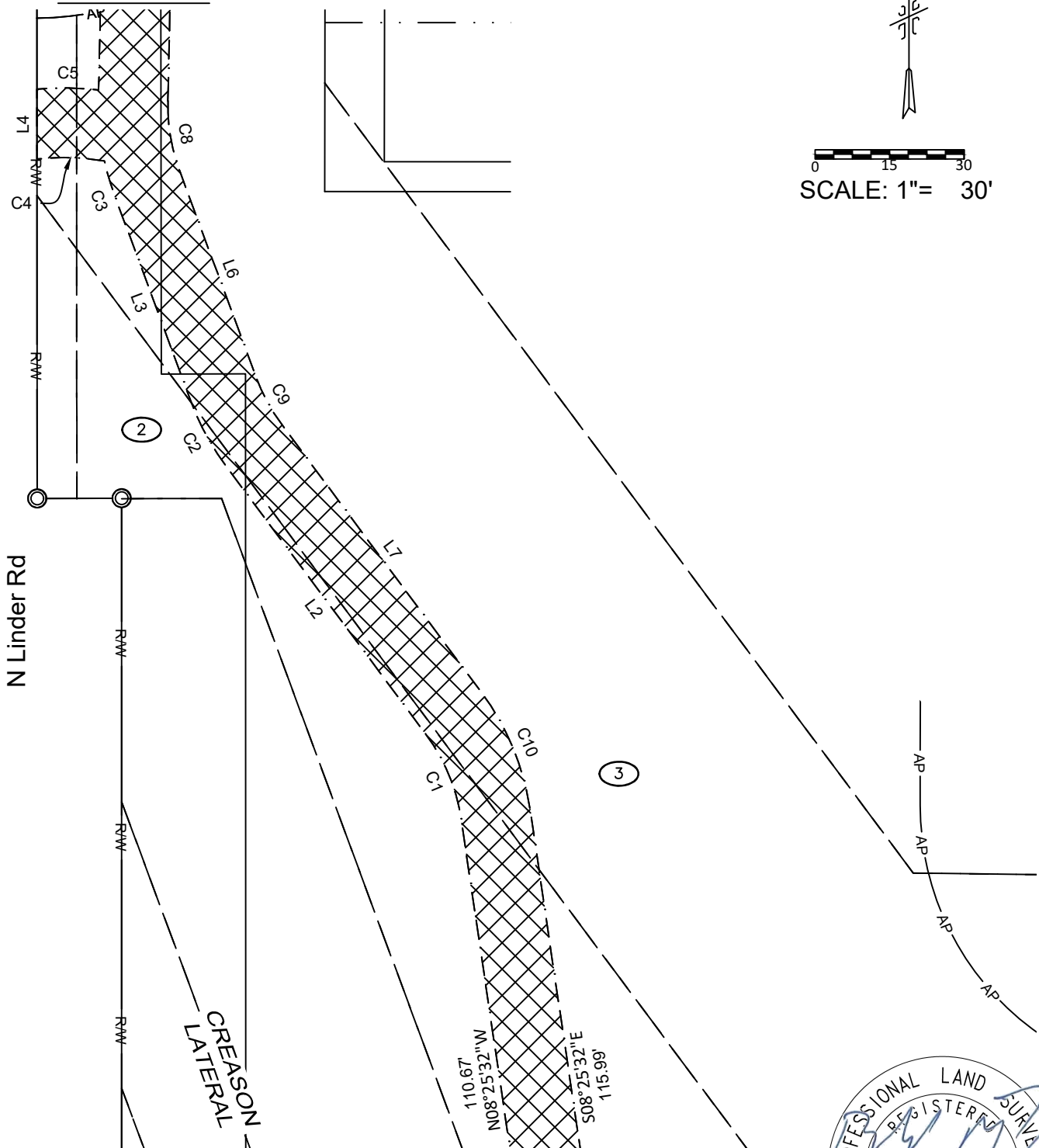
EXHIBIT B

CREASON LATERAL PATHWAY EASEMENT



0 15 30
SCALE: 1"= 30'

SHEET 4
MATCH LINE



MATCH LINE
SHEET 2



EXHIBIT B

CREASON LATERAL PATHWAY EASEMENT



0 15 30
SCALE: 1"= 30'

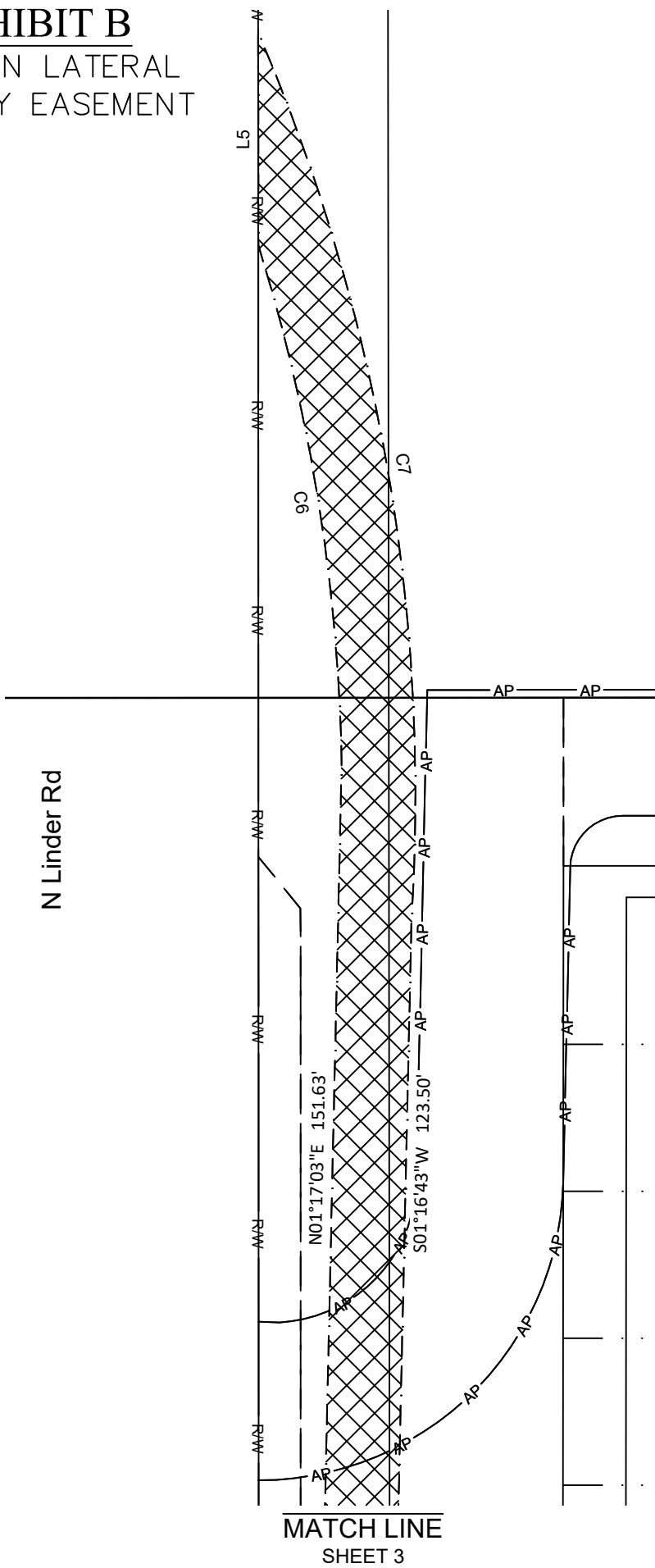


EXHIBIT B

CREASON LATERAL PATHWAY EASEMENT

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N20° 26' 27"W	3.17'
L2	N36° 41' 31"W	67.38'
L3	N20° 19' 26"W	44.30'
L4	N00° 01' 03"W	14.06'
L5	N00° 01' 03"W	40.45'
L6	S20° 19' 26"E	44.30'
L7	S36° 41' 31"E	67.38'
L8	N88° 59' 01"W	13.52'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	38.00'	028°15'59"	18.75'	N22°33'31"W	18.56'
C2	52.00'	016°22'05"	14.86'	N28°30'28"W	14.80'
C3	52.00'	007°49'14"	7.10'	N16°24'49"W	7.09'
C4	49.25'	015°52'01"	13.64'	N88°15'20"W	13.60'
C5	63.25'	011°15'44"	12.43'	S89°11'18"E	12.41'
C6	354.05'	016°09'53"	99.89'	N09°10'55"W	99.55'
C7	368.47'	026°55'22"	173.14'	S09°48'13"E	171.55'
C8	38.00'	021°36'24"	14.33'	S09°31'14"E	14.25'
C9	38.00'	016°22'05"	10.86'	S28°30'28"E	10.82'
C10	52.00'	028°15'59"	25.65'	S22°33'31"E	25.39'

