

Project Name or Subdivision Name:
Foxcroft Subdivision No 3

For Internal Use Only ESMT-2024-0176
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 7th day of January 2024 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,

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 1-7-2025 (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: 3-28-2028

Exhibit A
Description for
Pathway Easement
Foxcroft Subdivision No. 3
March 20, 2024

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Easement 1

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears, North 89°36'02" West, 2655.68 feet; thence on the east-west centerline of said Section 10, North 89°36'02" West, 1327.84 feet to the Center-East 1/16 corner of said Section 10; thence on the east boundary line of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 10, North 00°03'48" East, 609.34 feet to the **POINT OF BEGINNING**;

thence leaving said east boundary line, North 89°45'12" West, 19.84 feet;

thence North 86°52'23" West, 78.88 feet;

thence South 89°14'16" West, 506.04 feet;

thence North 66°57'48" West, 62.84 feet;

thence North 13°54'29" West, 37.51 feet to the north boundary line of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 10;

thence on said north boundary line, South 89°37'19" East, 14.45 feet;

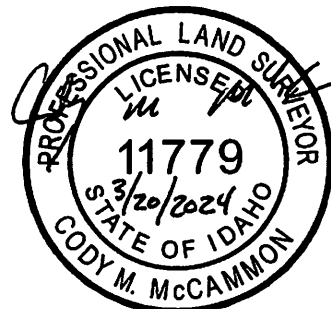
thence leaving said north boundary line, South 13°54'29" East, 17.97 feet;

thence South 40°26'08" East, 16.08 feet;

thence South 66°57'48" East, 33.43 feet;

thence South 79°19'35" East, 21.34 feet;

thence North 89°14'16" East, 551.43 feet;



thence South 85°32'14" East, 39.27 feet to the east boundary line of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 10;

thence on said east boundary line, South 00°03'48" West, 16.13 feet to the **POINT OF BEGINNING**.

Containing 10,014 square feet or 0.230 acres, more or less.

AND

Easement 2

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears, North 89°36'02" West, 2655.68 feet; thence on the east-west centerline of said Section 10, North 89°36'02" West, 1327.84 feet to the Center-East 1/16 corner of said Section 10; thence on the east boundary line of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 10, North 00°03'48" East, 439.60 feet to the **POINT OF BEGINNING**;

thence leaving said east boundary line, North 89°56'12" West, 111.70 feet;

thence 21.46 feet along the arc of curve to the left having a radius of 73.50 feet, a central angle of 16°43'39" and a long chord which bears North 20°39'00" West, 21.38 feet;

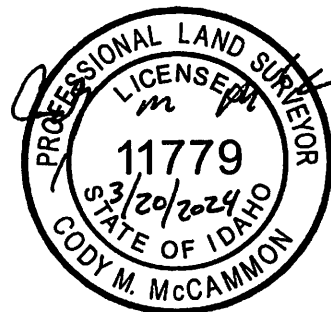
thence South 89°56'12" East, 100.19 feet;

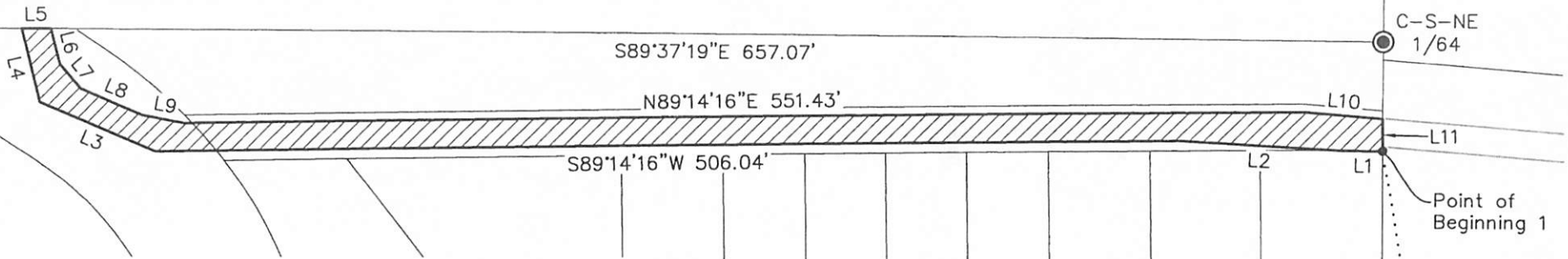
thence North 45°03'48" East, 26.97 feet to the east boundary line of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 10;

thence on said east boundary line, South 00°03'48" West, 39.07 feet to the **POINT OF BEGINNING**.

Containing 2,480 square feet or 0.057 acres, more or less.

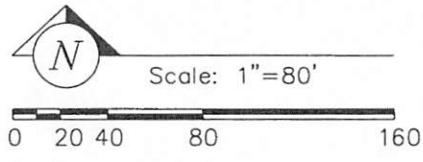
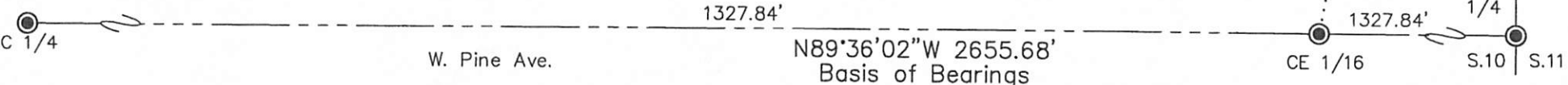
End of Description





Line Table		
Line	Bearing	Length
L1	N89°45'12"W	19.84'
L2	N86°52'23"W	78.88'
L3	N66°57'48"W	62.84'
L4	N13°54'29"W	37.51'
L5	S89°37'19"E	14.45'
L6	S13°54'29"E	17.97'
L7	S40°26'08"E	16.08'
L8	S66°57'48"E	33.43'
L9	S79°19'35"E	21.34'
L10	S85°32'14"E	39.27'
L11	S00°03'48"W	16.13'
L12	N45°03'48"E	26.97'
L13	S00°03'48"W	39.07'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.46'	73.50'	16°43'39"	N20°39'00"W	21.38'



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IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
Pathway Easement
Foxcroft Subdivision No. 3
A portion of the SW1/4 of the NE1/4 of Section 10,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 22-349
Sheet No. 1
Dwg. Date 3/20/2024

Exhibit B

N. Tennile Rd.