

Project Name or Subdivision Name:

Sagarra Subdivision No. 1

For Internal Use Only ESMT-2024-0172
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 7th day of January 2025 between Sagarra 139, 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: **Sagarra 139, LLC**

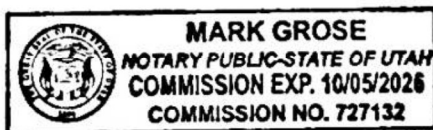


By: **Matt Villalobos, Manager**

STATE OF ~~IDAHO~~)
Utah) ss
County of ~~Ada~~)
Summit

This record was acknowledged before me on Nov 27, 2024 (date) by Matt Villalobos (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 Sagarra 139, 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)

Notary Stamp Below



Notary Signature
My Commission Expires: 10-05-2026

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: _____

Exhibit A

Sagarra Subdivision

Pedestrian Pathway Easement #1

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8" iron pin marking the N 1/16 corner of Section 25; thence N.00°55'10"E. along the Center line of said Section 25 a distance of 284.79 feet to a point; thence S.89°04'59"E. a distance of 1391.31 feet to a point, said point also being the POINT OF BEGINNING;

Thence S.89°22'01"E. a distance of 15.27 feet to a 1/2" iron pin marking the proposed NW corner of Lot 25 Block 2;

Thence S.01°05'01"E. a distance of 18.54 feet to a point;

Thence 16.79 feet along a tangent curve to the left, said curve having a radius of 42.50 feet, a delta of 22°38'28", and a chord bearing S.12°24'15"E. a distance of 16.69 feet to a point;

Thence S.23°43'29"E. a distance of 6.45 feet to a point;

Thence 15.75 feet along a non-tangent curve to the left, said curve having a radius of 48.00 feet, a delta of 18°48'20", and a chord bearing S.49°17'40"W. a distance of 15.68 feet to a point;

Thence N.23°43'29"W. a distance of 11.03 feet to a point;

Thence 21.94 feet along a tangent curve to the right, said curve having a radius of 57.50 feet, a delta of 21°51'28", and a chord bearing N.12°47'45"W. a distance of 21.80 feet to a point;

Thence N.01°52'01"W. a distance of 19.79 feet to a point also being the POINT OF BEGINNING.

Said easement contains 705 square feet, more or less.



Exhibit A

Sagarra Subdivision

Pedestrian Pathway Easement #2

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap being the northwest corner of said Section 25; thence S.89°22'30"E. along the north line of said Section 25 a distance of 1755.98 feet to a point; thence S.00°37'30"W. a distance of 1297.50 feet to a point also being the POINT OF BEGINNING;

Thence S.00°37'48"W. a distance of 12.00 feet to a point;

Thence N.89°25'01"W. a distance of 869.89 feet to a point;

Thence N.00°37'55"E. a distance of 12.00 feet to a point;

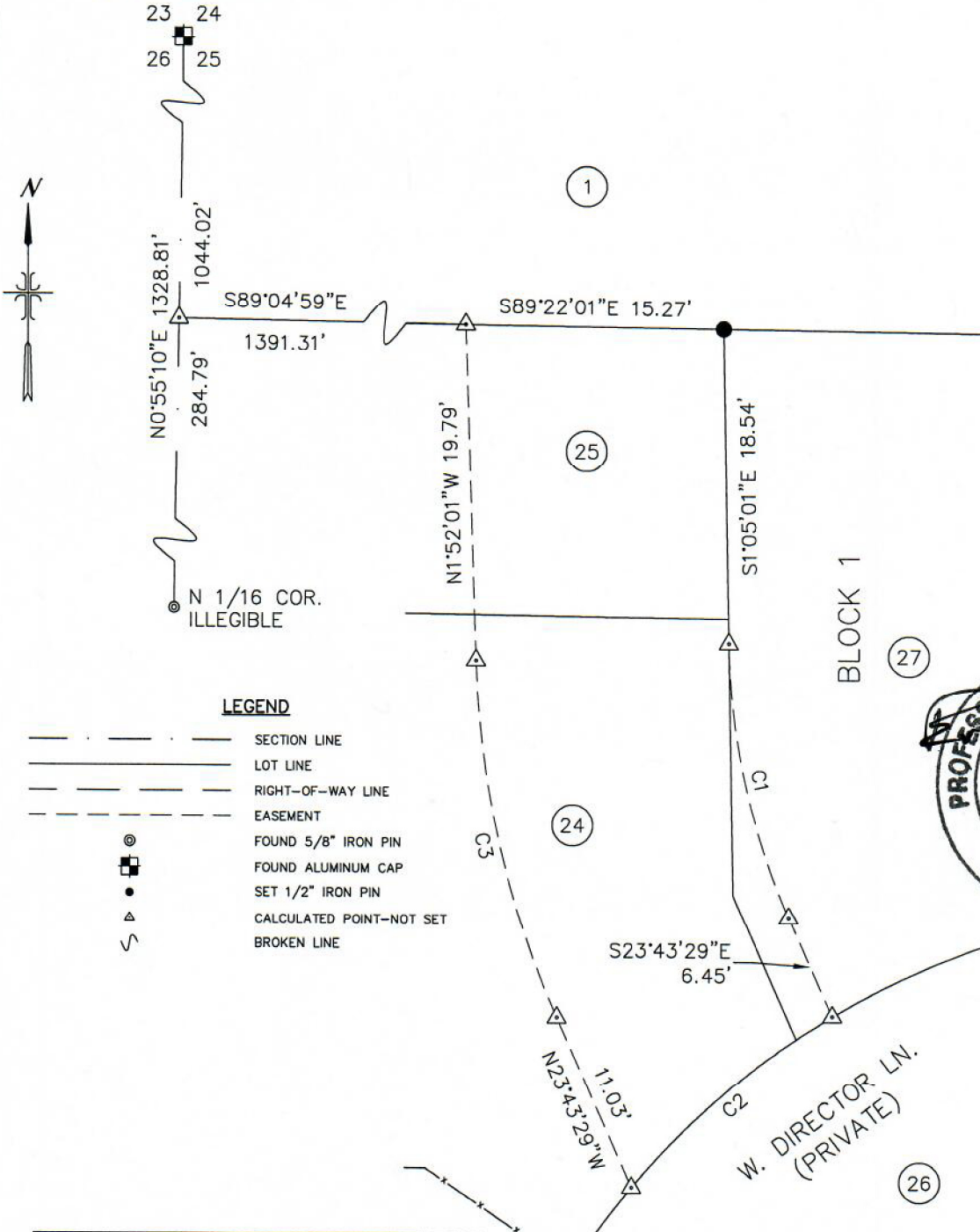
Thence S.89°25'01"E. a distance of 869.89 feet to a point also being the POINT OF BEGINNING;

Said easement contains 10,439 square feet more or less.



EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #1
 DRAWING SHOWING A PEDESTRIAN PATHWAY
 EASEMENT FOR SAGARRA SUBDIVISION LYING IN
 THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M.,
 ADA COUNTY, IDAHO, 2023.

CR 2017-072470

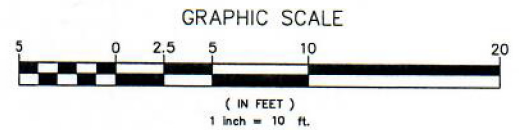


LEGEND

- SECTION LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊠ FOUND ALUMINUM CAP
- SET 1/2" IRON PIN
- △ CALCULATED POINT-NOT SET
- ~ BROKEN LINE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.79'	42.50'	22° 38' 28"	S12° 24' 15"E	16.69'
C2	15.75'	48.00'	18° 48' 20"	S49° 17' 40"W	15.68'
C3	21.94'	57.50'	21° 51' 28"	N12° 47' 45"W	21.80'



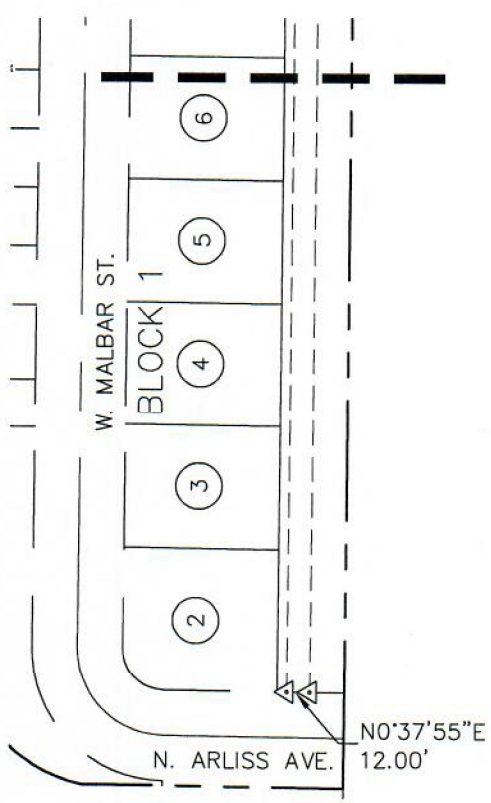
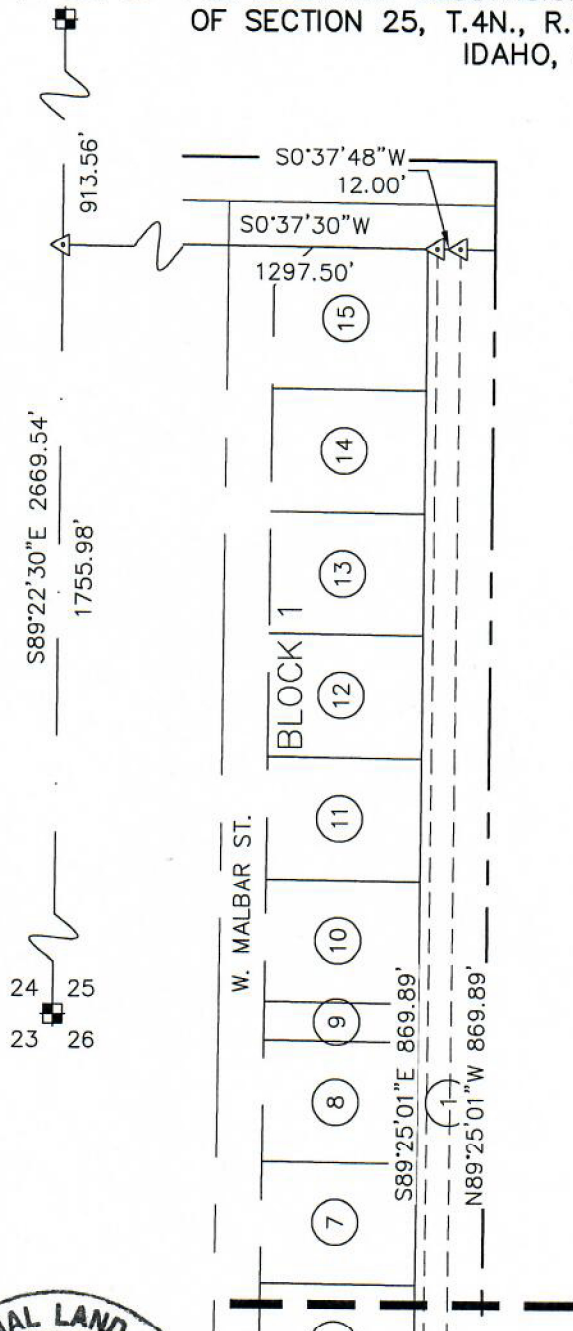
J.J. HOWARD
 MAPPING / SURVEYING
3603 N. STATE ST., STE. 0 / Boise, Idaho 83720 (208) 944-8837

DATE: 2/16/24
 DESIGN BY: CLS
 SCALE: 1" = 10'
 SHEET: 1 OF 1
 DRAWING NO. 230408

SAGARRA SUBDIVISION
 EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #1

CR 2017-072469
N 1/4 SEC. 25

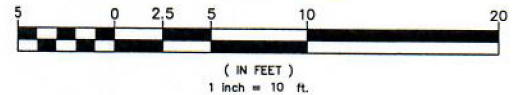
EXHIBIT B - PEDESTRIAN PATHWAY EASEMENT #2
DRAWING SHOWING AN ACHD SIDEWALK EASEMENT
FOR SAGARRA SUBDIVISION LYING IN THE NW 1/4
OF SECTION 25, T.4N., R.1W., B.M., ADA COUNTY,
IDAHO, 2023.



LEGEND

- SECTION LINE
- LOT LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊠ FOUND ALUMINUM CAP
- SET 1/2" IRON PIN
- △ CALCULATED POINT-NOT SET
- ~ BROKEN LINE

GRAPHIC SCALE



J.J. HOWARD
MAPPING / SURVEYING
2003 N. SPIKE ST., STE. 0 / Boise, Idaho 83703 (208) 916-8827

DATE: 2/16/24	DESIGN BY: CLS	DRAWN BY: CLS	SHEET: 1 OF 1
SCALE: 1" = 10'	DRAWING NO. 230408		

SAGARRA SUBDIVISION
EXHIBIT B - PEDESTRIAN PATHWAY EASEMENT #2