

Project Name (Subdivision):

LAVENDER HEIGHTS 1 & 2

EASEMENT NO 1

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this _____ day of _____, 20____, between LH DEVELOP LLC, 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,

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:



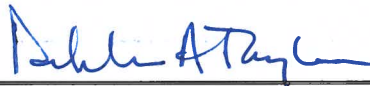
STATE OF IDAHO)

) ss

County of Ada)

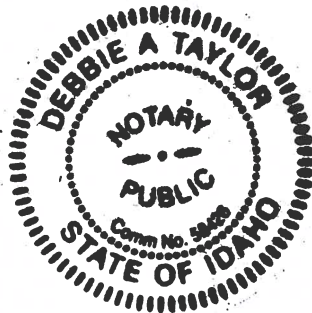
This record was acknowledged before me on Sep. 27, 2021 (date) by Larry Squires (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of LH Development, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

(stamp)



Notary Signature

My Commission Expires: 11/30/2023



GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

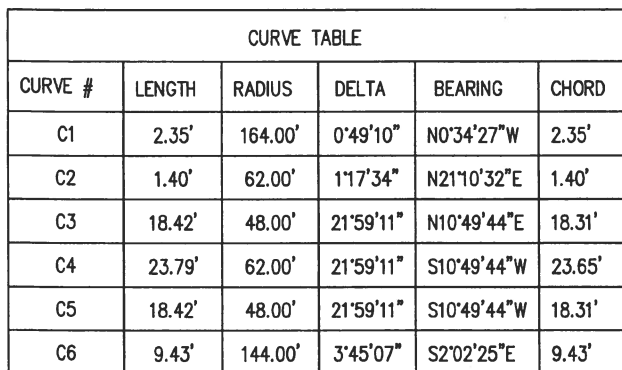
STATE OF IDAHO,)
 : ss.
County of Ada)

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:_____

MERIDIAN, ADA COUNTY, IDAHO

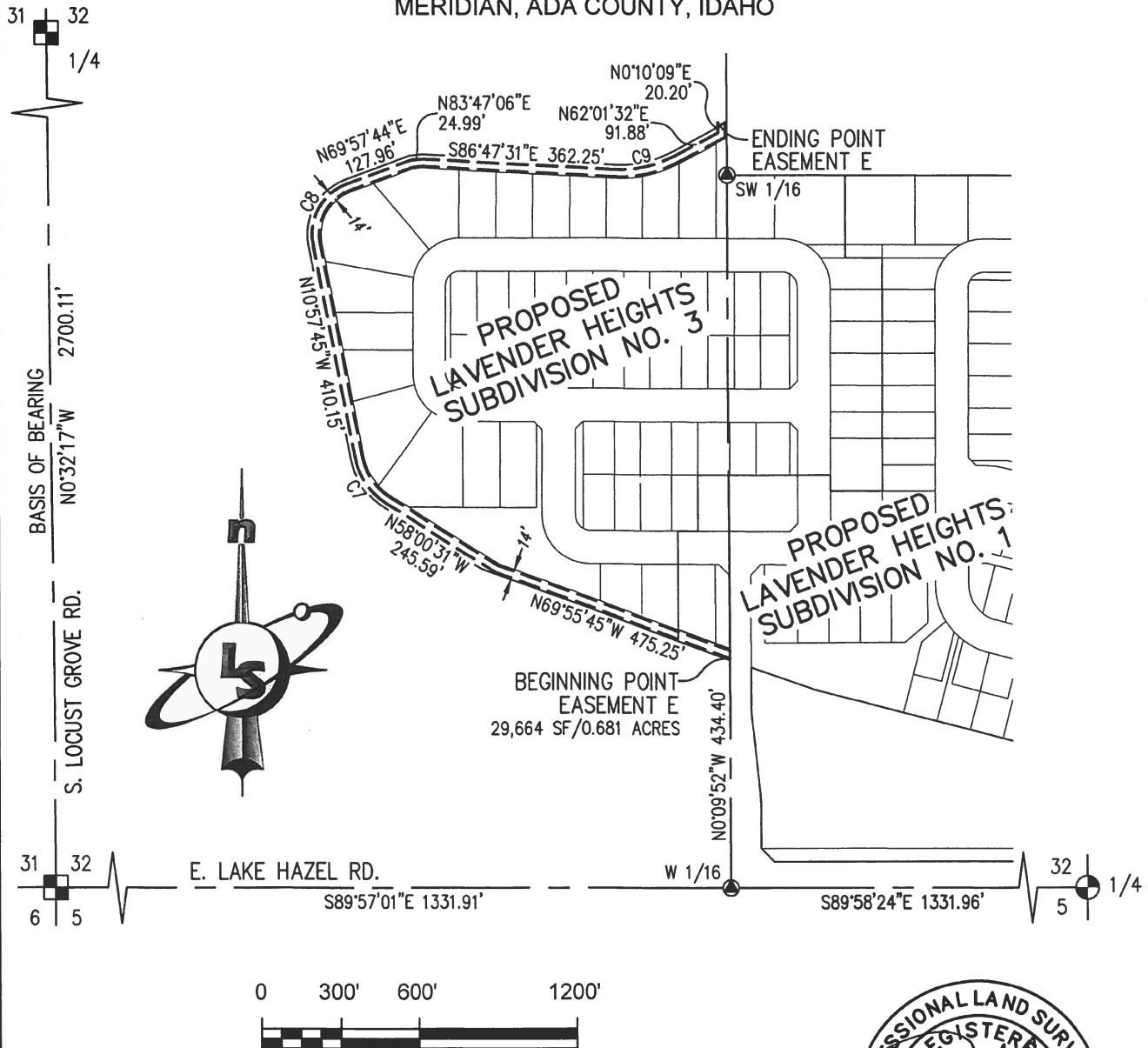


231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

LAVENDER HEIGHTS SUBDIVISION

CITY OF MERIDIAN PATHWAY EASEMENT EXHIBIT

LOCATED IN THE SW 1/4 OF SECTION 32, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C7	107.97'	131.50'	47°02'44"	N34°29'07\"W	104.97'
C8	143.36'	101.50'	80°55'29"	N29°29'59\"E	131.74'
C9	124.36'	228.50'	31°10'57"	N77°37'01\"E	122.83'



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
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SHEET 2 OF 2
JOB NO. 17-55

Legal Description
City of Meridian Pathway Easements
Lavender Heights Subdivision

Easements being located in the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

EASEMENT A

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of the SW ¼ of said Section 32;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 781.50 feet to a point;

Thence leaving said boundary S 89°49'51" E a distance of 126.16 feet to the **POINT OF BEGINNING**;

Thence continuing S 89°49'51" E a distance of 5.00 feet to a point;

Thence S 0°10'09" W a distance of 91.50 feet to a point;

Thence S 45°10'09" W a distance of 7.07 feet to a point;

Thence N 0°10'09" E a distance of 96.50 feet to the **POINT OF BEGINNING**.

Said Easement A contains 470 square feet (0.011 acres) and is subject to any other easements existing or in use.

EASEMENT B

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of the SW ¼ of said Section 32;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 675.00 feet to a point;

Thence leaving said boundary S 89°49'51" E a distance of 44.00 feet to the **POINT OF BEGINNING**;

Thence N 0°09'52" W a distance of 5.00 feet to a point;

Thence S 89°49'51" E a distance of 76.57 feet to a point;

Thence S 45°10'09" W a distance of 7.07 feet to a point;

Thence N 89°49'51" W a distance of 71.54 feet to the **POINT OF BEGINNING**.

Said Easement B contains 370 square feet (0.008 acres) and is subject to any other easements existing or in use.

EASEMENT C

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of the SW ¼ of said Section 32;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 335.69 feet to a point;

Thence leaving said boundary N 89°50'08" E a distance of 40.02 feet to the **POINT OF BEGINNING**;

Thence a distance of 2.35 feet along the arc of a 164.00 foot radius non-tangent curve right, said curve having a central angle of 0°49'10" and a long chord bearing N 0°34'27" W a distance of 2.35 feet to a point of tangency;

Thence N 0°09'52" W a distance of 139.07 feet to a point on a curve;

Thence a distance of 1.40 feet along the arc of a 62.00 foot radius non-tangent curve right, said curve having a central angle of 1°17'34" and a long chord bearing N 21°10'32" E a distance of 1.40 feet to a point of reverse curvature;

Thence a distance of 18.42 feet along the arc of a 48.00 foot radius curve left, said curve having a central angle of 21°59'11" and a long chord bearing N 10°49'44" E a distance of 18.31 feet to a point of tangency;

Thence N 0°09'52" W a distance of 99.36 feet to a point;

Thence N 45°00'09" E a distance of 19.74 feet to a point;

Thence S 0°09'52" E a distance of 113.28 feet to a point of curvature;

Thence a distance of 23.79 feet along the arc of a 62.00 foot radius curve right, said curve having a central angle of 21°59'11" and a long chord bearing S 10°49'44" W a distance of 23.65 feet to a point of reverse curvature;

Thence a distance of 18.42 feet along the arc of a 48.00 foot radius curve left, said curve having a central angle of 21°59'11" and a long chord bearing S 10°49'44" W a distance of 18.31 feet to a point of tangency;

Thence S 0°09'52" E a distance of 108.16 feet to a point;

Thence S 70°56'08" E a distance of 10.59 feet to a point;

Thence S 0°09'52" E a distance of 5.51 feet to a point of curvature;

Thence a distance of 9.43 feet along the arc of a 144.00 foot radius curve left, said curve having a central angle of 3°45'07" and a long chord bearing S 2°02'25" E a distance of 9.43 feet to a point;

Thence N 70°56'08" W a distance of 21.49 feet to the **POINT OF BEGINNING**.

Said Easement C contains 3,382 square feet (0.078 acres) and is subject to any other easements existing or in use.

EASEMENT D

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of the SW ¼ of said Section 32;

Thence continuing along said southerly boundary S 89°58'24" E a distance of 1080.47 feet to a point;

Thence leaving said boundary N 0°01'36" E a distance of 50.00 feet to the **POINT OF BEGINNING**;

Thence N 67°56'23" W a distance of 66.64 feet to a point;

Thence S 89°58'24" E a distance of 37.32 feet to a point;

Thence S 67°56'23" E a distance of 66.64 feet to a point;

Thence N 89°58'24" W a distance of 37.32 feet to the **POINT OF BEGINNING**.

Said Easement D contains 933 square feet (0.021 acres) and is subject to any other easements existing or in use.

EASEMENT E

A strip of land 14.00 feet in width, right of and adjacent to the following described easement line:

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of the SW ¼ of said Section 32;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 434.40 feet to the **BEGINNING POINT** of said easement line;

Thence leaving said westerly boundary N 69°55'45" W a distance of 475.25 feet to a point;

Thence N 58°00'31" W a distance of 245.59 feet to a point of curvature;

Thence a distance of 107.97 feet along the arc of a 131.50 foot radius curve right, said curve having a central angle of 47°02'44" and a long chord bearing N 34°29'07" W a distance of 104.97 feet to a point of tangency;

Thence N 10°57'45" W a distance of 410.15 feet to a point of curvature;

Thence a distance of 143.36 feet along the arc of a 101.50 foot radius curve right, said curve having a central angle of 80°55'29" and a long chord bearing N 29°29'59" E a distance of 131.74 feet to a point of tangency;

Thence N 69°57'44" E a distance of 127.96 feet to a point;

Thence N 83°47'06" E a distance of 24.99 feet to a point;

Thence S 86°47'31" E a distance of 362.25 feet to a point of curvature;

Thence a distance of 124.36 feet along the arc of a 228.50 foot radius curve left, said curve having a central angle of 31°10'57" and a long chord bearing N 77°37'01" E a distance of 122.83 feet to a point;

Thence N 62°01'32" E a distance of 91.88 feet to a point;

Thence N 0°10'09" E a distance of 20.20 feet to the **ENDING POINT** of said easement line.

Said Easement E contains 29,664 square feet (0.681 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
September 24, 2021

