

Project Name (Subdivision):

Dovetail Subdivision- Jackson Drain Pathway

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this 27th day of July, 2021, between Pine QOZB, 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:



Casey Lynch

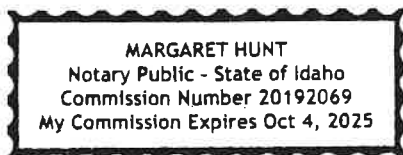
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 6/3/21 (date) by Casey Lynch
(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 Pine QOZB, 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: Oct 4, 2025

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-27-2021

Attest by Chris Johnson, City Clerk 7-27-2021

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 7-27-2021 (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: 3-28-2022



EXHIBIT A

Multi Use Pathway Easement Description

A 14' multi use pathway easement situated in Lot 7 of Pleasant Valley Subdivision, according to the Official Plat thereof, filed in Book 12 of Plats at Page 665, Records of Ada County, Idaho, and being in the Northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at a point North 00°30'07" East 939.63 feet along the East Section line of the Northwest quarter from the West quarter corner of Section 8 to the POINT OF BEGINNING and running;

Thence South 88°56'14" West 70.05 feet;

Thence 39.43 feet on a curve to the left, having a radius of 267.75 feet, a central angle of 08°26'19", a chord bearing of South 84°43'04" West, and a chord length of 39.40 feet;

Thence 17.64 feet on a curve to the right, having a radius of 391.12 feet, a central angle of 02°35'01", a chord bearing of South 81°47'25" West, and a chord length of 17.64 feet;

Thence South 83°24'35" West 74.63 feet;

Thence South 85°49'34" West 30.63 feet;

Thence 47.56 feet on a curve to the right, having a radius of 333.71 feet, a central angle of 08°09'59", a chord bearing of South 89°54'34" West, and a chord length of 47.52 feet;

Thence North 83°34'20" West 21.05 feet;

Thence 84.76 feet on a curve to the left, having a radius of 966.41 feet, a central angle of 05°01'31", a chord bearing of North 86°05'05" West, and a chord length of 84.73 feet;

Thence 26.66 feet on a curve to the right, having a radius of 343.31 feet, a central angle of 04°26'56", a chord bearing of North 85°21'05" West, and a chord length of 26.65 feet;

Thence 79.97 feet on a curve to the left, having a radius of 337.00 feet, a central angle of 13°35'49", a chord bearing of North 88°52'13" West, and a chord length of 79.79 feet;

Thence South 86°19'24" West 81.64 feet;

Thence 23.08 feet on a curve to the left, having a radius of 137.16 feet, a central angle of 09°38'31", a chord bearing of South 83°12'53" West, and a chord length of 23.05 feet;

Thence 21.86 feet on a curve to the left, having a radius of 90.25 feet, a central angle of 13°52'33", a chord bearing of South 71°03'36" West, and a chord length of 21.80 feet;

Thence 18.74 feet on a curve to the right, having a radius of 33.09 feet, a central angle of 32°54'26", a chord bearing of South 77°59'00" West, and a chord length of 18.74 feet;

DIAMOND LAND SURVEYING



Thence 29.33 feet on a curve to the right, having a radius of 77.66 feet, a central angle of $21^{\circ}38'17''$, a chord bearing of North $70^{\circ}11'55''$ West, and a chord length of 29.16 feet;

Thence North $62^{\circ}15'54''$ West 66.51 feet;

Thence 41.58 feet on a curve to the right, having a radius of 242.51 feet, a central angle of $09^{\circ}49'29''$, a chord bearing of North $56^{\circ}48'18''$ West, and a chord length of 41.53 feet;

Thence 14.01 feet on a curve to the left, having a radius of 440.00 feet, a central angle of $01^{\circ}49'29''$, a chord bearing of North $35^{\circ}47'16''$ East, and a chord length of 14.01 feet;

Thence 39.68 feet on a curve to the left, having a radius of 228.51 feet, a central angle of $09^{\circ}57'01''$, a chord bearing of South $56^{\circ}43'32''$ East, and a chord length of 39.63 feet;

Thence South $62^{\circ}15'54''$ East 66.82 feet;

Thence 23.77 feet on a curve to the left, having a radius of 63.66 feet, a central angle of $21^{\circ}23'44''$, a chord bearing of South $69^{\circ}46'33''$ East, and a chord length of 23.64 feet;

Thence 10.72 feet on a curve to the left, having a radius of 19.09 feet, a central angle of $32^{\circ}10'21''$, a chord bearing of North $76^{\circ}49'43''$ East, and a chord length of 10.58 feet;

Thence 25.67 feet on a curve to the right, having a radius of 104.25 feet, a central angle of $14^{\circ}06'24''$, a chord bearing of North $70^{\circ}58'17''$ East, and a chord length of 25.60 feet;

Thence 25.27 feet on a curve to the right, having a radius of 151.16 feet, a central angle of $09^{\circ}34'44''$, a chord bearing of North $83^{\circ}09'54''$ East, and a chord length of 25.24 feet;

Thence North $86^{\circ}19'24''$ East 81.20 feet;

Thence 82.92 feet on a curve to the right, having a radius of 351.00 feet, a central angle of $13^{\circ}32'07''$, a chord bearing of South $88^{\circ}51'40''$ East, and a chord length of 82.72 feet;

Thence 25.32 feet on a curve to the left, having a radius of 329.31 feet, a central angle of $04^{\circ}24'20''$, a chord bearing of South $85^{\circ}21'06''$ East, and a chord length of 25.31 feet;

Thence 85.86 feet on a curve to the right, having a radius of 980.41 feet, a central angle of $05^{\circ}01'04''$, a chord bearing of South $86^{\circ}04'52''$ East, and a chord length of 85.83 feet;

Thence South $83^{\circ}34'20''$ East 20.75 feet;

Thence 45.27 feet on a curve to the left, having a radius of 319.71 feet, a central angle of $08^{\circ}06'49''$, a chord bearing of North $89^{\circ}52'59''$ East, and a chord length of 45.24 feet;

Thence North $85^{\circ}49'34''$ East 30.34 feet;

Thence North $83^{\circ}24'35''$ East 74.29 feet;

DIAMOND LAND SURVEYING

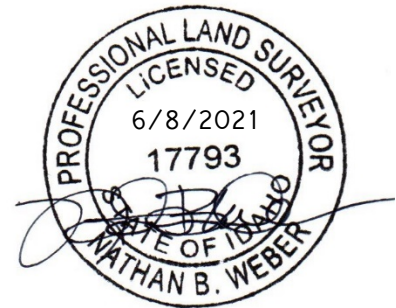


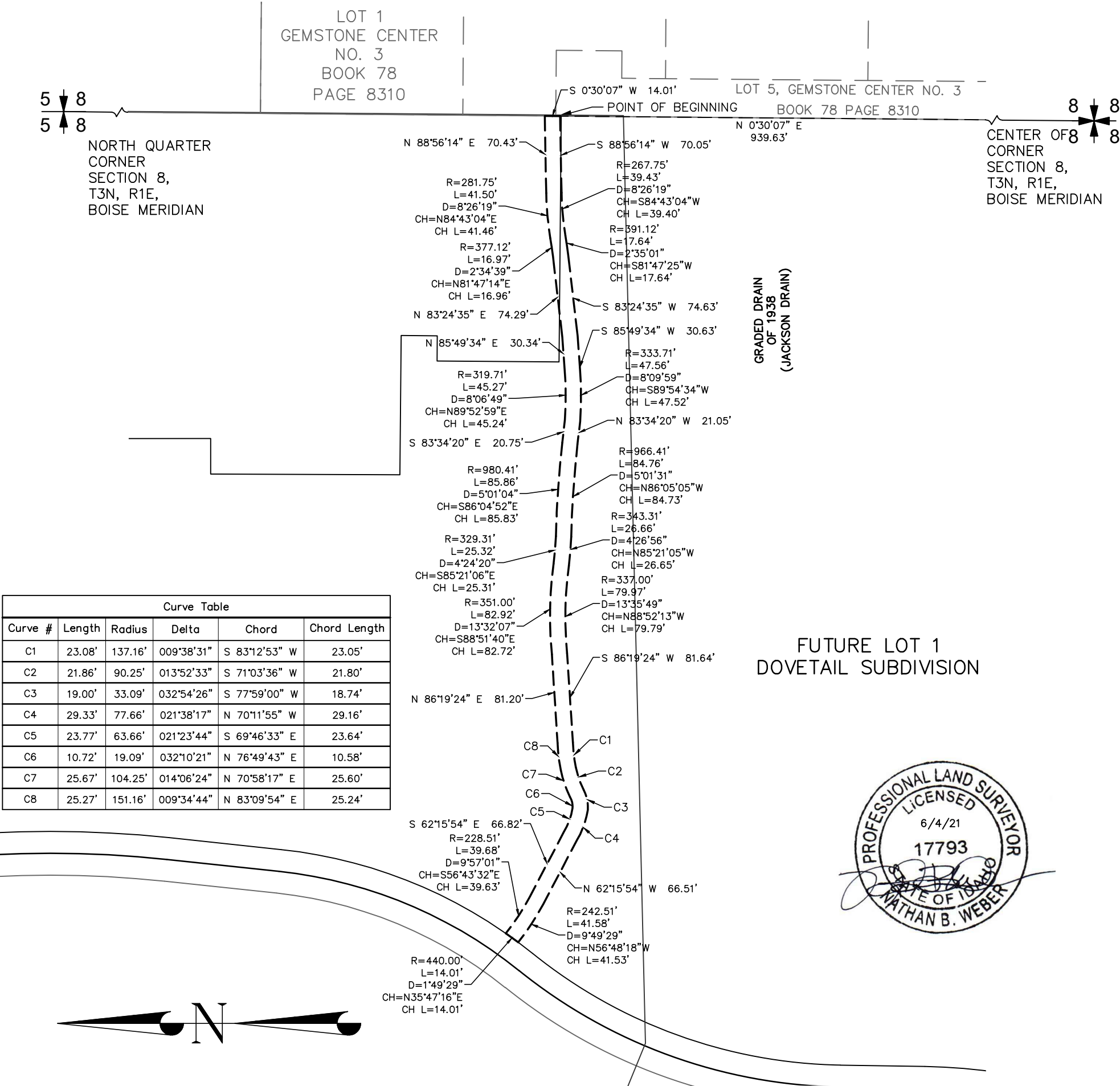
Thence 16.97 feet on a curve to the left, having a radius of 377.12 feet, a central angle of $02^{\circ}34'39''$, a chord bearing of North $81^{\circ}47'14''$ East, and a chord length of 16.96 feet;

Thence 41.50 feet on a curve to the right, having a radius of 281.75 feet, a central angle of $08^{\circ}26'19''$, a chord bearing of North $84^{\circ}43'04''$ East, and a chord length of 41.46 feet;

Thence North $88^{\circ}56'14''$ East 70.43 feet;

Thence South $0^{\circ}30'07''$ West 14.01 feet to the point of beginning.





Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	23.08'	137.16'	009°38'31"	S 83°12'53" W	23.05'
C2	21.86'	90.25'	013°52'33"	S 71°03'36" W	21.80'
C3	19.00'	33.09'	032°54'26"	S 77°59'00" W	18.74'
C4	29.33'	77.66'	021°38'17"	N 70°11'55" W	29.16'
C5	23.77'	63.66'	021°23'44"	S 69°46'33" E	23.64'
C6	10.72'	19.09'	032°10'21"	N 76°49'43" E	10.58'
C7	25.67'	104.25'	014°06'24"	N 70°58'17" E	25.60'
C8	25.27'	151.16'	009°34'44"	N 83°09'54" E	25.24'

Multi Use Pathway Easement Description

A 14' multi use pathway easement situated in Lot 7 of Pleasant Valley Subdivision, according to the Official Plat thereof, filed in Book 12 of Plats at Page 665, Records of Ada County, Idaho, and being in the Northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at a point North 00°30'07" East 939.63 feet along the East Section line of the Northwest quarter from the West quarter corner of Section 8 to the POINT OF BEGINNING and running;

Thence South 88°56'14" West 70.05 feet;

Thence 39.43 feet on a curve to the left, having a radius of 267.75 feet, a central angle of 08°26'19", a chord bearing of South 84°43'04" West, and a chord length of 39.40 feet;

Thence 17.64 feet on a curve to the right, having a radius of 391.12 feet, a central angle of 02°35'01", a chord bearing of South 81°47'25" West, and a chord length of 17.64 feet;

Thence South 83°24'35" West 74.63 feet;

Thence South 85°49'34" West 30.63 feet;

Thence 47.56 feet on a curve to the right, having a radius of 333.71 feet, a central angle of 08°09'59", a chord bearing of South 89°54'34" West, and a chord length of 47.52 feet;

Thence North 83°34'20" West 21.05 feet;

Thence 84.76 feet on a curve to the left, having a radius of 966.41 feet, a central angle of 05°01'31", a chord bearing of North 86°05'05" West, and a chord length of 84.73 feet;

Thence 26.66 feet on a curve to the right, having a radius of 343.31 feet, a central angle of 04°26'56", a chord bearing of North 85°21'05" West, and a chord length of 26.65 feet;

Thence 79.97 feet on a curve to the left, having a radius of 337.00 feet, a central angle of 13°35'49", a chord bearing of North 88°52'13" West, and a chord length of 79.79 feet;

Thence South 86°19'24" West 81.64 feet;

Thence 23.08 feet on a curve to the left, having a radius of 137.16 feet, a central angle of 09°38'31", a chord bearing of South 83°12'53" West, and a chord length of 23.05 feet;

Thence 21.86 feet on a curve to the left, having a radius of 90.25 feet, a central angle of 13°52'33", a chord bearing of South 71°03'36" West, and a chord length of 21.80 feet;

Thence 18.74 feet on a curve to the right, having a radius of 33.09 feet, a central angle of 32°54'26", a chord bearing of South 77°59'00" West, and a chord length of 18.74 feet;

Thence 29.33 feet on a curve to the right, having a radius of 77.66 feet, a central angle of 21°38'17", a chord bearing of North 70°11'55" West, and a chord length of 29.16 feet;

Thence North 62°15'54" West 66.51 feet;

Thence 41.58 feet on a curve to the right, having a radius of 242.51 feet, a central angle of 09°49'29", a chord bearing of North 56°48'18" West, and a chord length of 41.53 feet;

Thence 14.01 feet on a curve to the left, having a radius of 440.00 feet, a central angle of 01°49'29", a chord bearing of North 35°47'16" East, and a chord length of 14.01 feet;

Thence 39.68 feet on a curve to the left, having a radius of 228.51 feet, a central angle of 09°57'01", a chord bearing of South 56°43'32" East, and a chord length of 39.63 feet;

Thence South 62°15'54" East 66.82 feet;

Thence 23.77 feet on a curve to the left, having a radius of 63.66 feet, a central angle of 21°23'44", a chord bearing of South 69°46'33" East, and a chord length of 23.64 feet;

Thence 10.72 feet on a curve to the left, having a radius of 19.09 feet, a central angle of 32°10'21", a chord bearing of North 76°49'43" East, and a chord length of 10.58 feet;

Thence 25.67 feet on a curve to the right, having a radius of 104.25 feet, a central angle of 14°06'24", a chord bearing of North 70°58'17" East, and a chord length of 25.60 feet;

Thence 25.27 feet on a curve to the right, having a radius of 151.16 feet, a central angle of 09°34'44", a chord bearing of North 83°09'54" East, and a chord length of 25.24 feet;

Thence North 86°19'24" East 81.20 feet;

Thence 82.92 feet on a curve to the right, having a radius of 351.00 feet, a central angle of 13°32'07", a chord bearing of South 88°51'40" East, and a chord length of 82.72 feet;

Thence 25.32 feet on a curve to the left, having a radius of 329.31 feet, a central angle of 04°24'20", a chord bearing of South 85°21'06" East, and a chord length of 25.31 feet;

Thence 85.86 feet on a curve to the right, having a radius of 980.41 feet, a central angle of 05°01'04", a chord bearing of South 86°04'52" East, and a chord length of 85.83 feet;

Thence South 83°34'20" East 20.75 feet;

Thence 45.27 feet on a curve to the left, having a radius of 319.71 feet, a central angle of 08°06'49", a chord bearing of North 89°52'59" East, and a chord length of 45.24 feet;

Thence North 85°49'34" East 30.34 feet;

Thence North 83°24'35" East 74.29 feet;

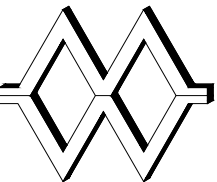
Thence 16.97 feet on a curve to the left, having a radius of 377.12 feet, a central angle of 02°34'39", a chord bearing of North 81°47'14" East, and a chord length of 16.96 feet;

Thence 41.50 feet on a curve to the right, having a radius of 281.75 feet, a central angle of 08°26'19", a chord bearing of North 84°43'04" East, and a chord length of 41.46 feet;

Thence North 88°56'14" East 70.43 feet;

Thence South 0°30'07" West 14.01 feet to the point of beginning.

EXHIBIT B
MULTI-USE PATHWAY EASEMENT EXHIBIT



6891 S. 700 W. STE. 150
MIDVALE, UT 84070
office@diamondlandsurveying.com
Phone (801) 266-5099

SCALE 1"=100'