

Project Name or Subdivision Name:

Southridge South Phase 2

For Internal Use Only **ESMT-2025-0124**
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Corey Barton Homes, Inc., an Idaho corporation, dba CBH Homes ("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.

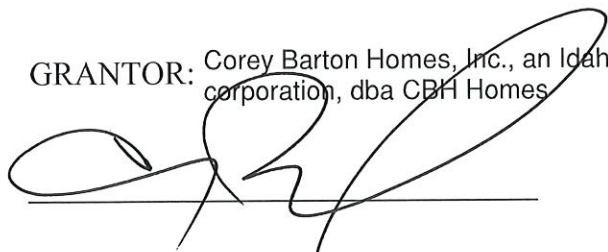
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

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: Corey Barton Homes, Inc., an Idaho corporation, dba CBH Homes



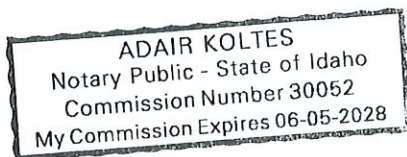
STATE OF IDAHO)

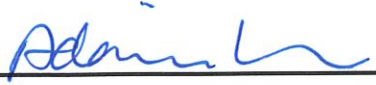
) ss

County of Ada)

This record was acknowledged before me on 10-28-2025 (date) by Corey Barton (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 CBH Homes (name of entity on behalf of whom record was executed), in the following representative capacity: President (type of authority such as officer or trustee)

Notary Stamp Below




Notary Signature

My Commission Expires: 6-05-2028

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.

Notary Stamp Below

Notary Signature
My Commission Expires: _____



Date: October 8, 2025

Project No.: 121172

EXHIBIT A**SOUTHRIDGE SOUTH SUBDIVISION PHASE 2
PATHWAY EASEMENT DESCRIPTION**

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the North One Quarter Corner of said Section 23 bears South 89°14'56" East, 2652.36 feet distant);

Thence from said Northwest Corner of Section 23, South 65° 12' 22" East, a distance of 2342.90 feet to a point on the easterly boundary line of Southridge South Subdivision Phase 1, as same is recorded in Book 131 of Plats at Page 31, records of Ada County, said point being the POINT OF BEGINNING;

Thence South 64° 01' 59" East, a distance of 283.08 feet to a point of curve;

Thence 63.83 feet on the arc of a curve to the left, having a radius of 440.00 feet, a central angle of 08° 18' 42", and whose chord bears South 68° 11' 20" East, a distance of 63.77 feet;

Thence South 72° 20' 41" East, a distance of 150.79 feet to a point of curve;

Thence 132.23 feet on the arc of a curve to the right, having a radius of 110.00 feet, a central angle of 68° 52' 24", and whose chord bears South 37° 54' 29" East, a distance of 124.41 feet;

Thence South 03° 28' 17" East, a distance of 411.33 feet;

Thence South 03° 28' 17" East, a distance of 3.59 feet to a point of curve;

Thence 263.04 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 137° 00' 42", and whose chord bears South 71° 58' 38" East, a distance of 204.70 feet;

Thence North 39° 31' 01" East, a distance of 141.01 feet to a point of curve;

Thence 6.52 feet on the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 04° 08' 57", and whose chord bears North 41° 35' 29" East, a distance of 6.52 feet;

Thence South 32° 14' 51" East, a distance of 20.81 feet;

Thence South 39° 31' 01" West, a distance of 141.01 feet to a point of curve;

Thence 134.27 feet on the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 59° 10' 38", and whose chord bears South 69° 06' 20" West, a distance of 128.38 feet to a point of compound curve;

Thence 176.60 feet on the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 77° 50' 04", and whose chord bears North 42° 23' 19" West, a distance of 163.33 feet;

Thence North 03° 28' 17" West, a distance of 414.91 feet to a point of curve;

Thence 108.19 feet on the arc of a curve to the left, having a radius of 90.00 feet, a central angle of 68° 52' 24", and whose chord bears North 37° 54' 29" West, a distance of 101.79 feet;

Thence North 72° 20' 41" West, a distance of 150.79 feet to a point of curve;

Thence 66.73 feet on the arc of a curve to the right, having a radius of 460.00 feet, a central angle of $08^{\circ} 18' 42''$, and whose chord bears North $68^{\circ} 11' 20''$ West, a distance of 66.67 feet;

Thence North $64^{\circ} 01' 59''$ West, a distance of 283.08 feet to a point on the Easterly boundary line of said Southridge South Subdivision Phase 1;

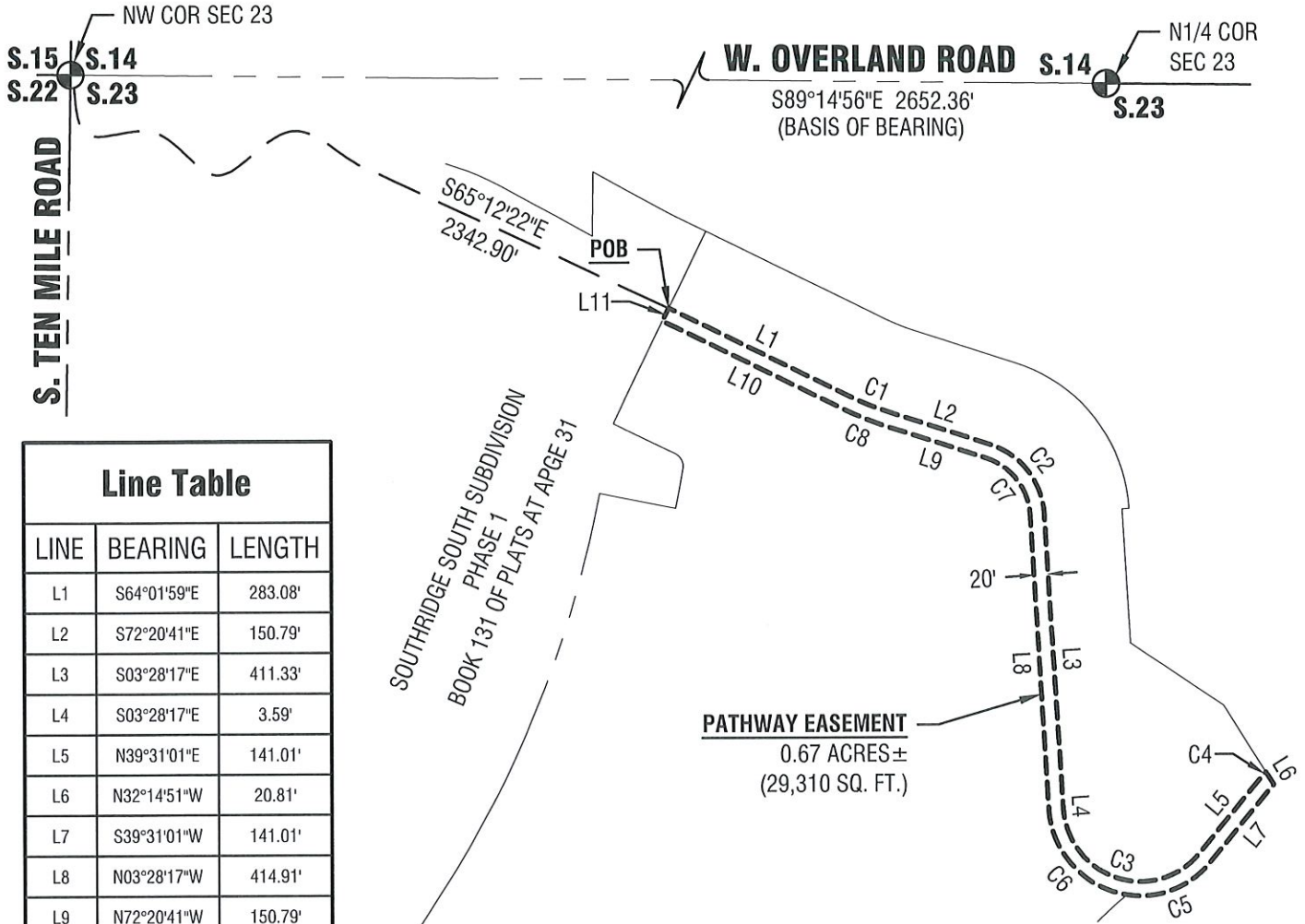
Thence North $25^{\circ} 58' 40''$ East, a distance of 20.00 feet to the POINT OF BEGINNING.

The above described easement contains 0.67 acres (29,310 Sq. Ft.) more or less.

PREPARED BY:
The Land Group, Inc.



James R. Washburn



Line Table

LINE	BEARING	LENGTH
L1	S64°01'59"E	283.08'
L2	S72°20'41"E	150.79'
L3	S03°28'17"E	411.33'
L4	S03°28'17"E	3.59'
L5	N39°31'01"E	141.01'
L6	N32°14'51"W	20.81'
L7	S39°31'01"W	141.01'
L8	N03°28'17"W	414.91'
L9	N72°20'41"W	150.79'
L10	N64°01'59"W	283.08'
L11	N25°58'40"E	20.00'

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.83'	440.00'	8°18'42"	S68°11'20"E	63.77'
C2	132.23'	110.00'	68°52'24"	S37°54'29"E	124.41'
C3	263.04'	110.00'	137°00'42"	S71°58'38"E	204.70'
C4	6.52'	90.00'	4°08'57"	N41°35'29"E	6.52'
C5	134.27'	130.00'	59°10'38"	S69°06'20"W	128.38'
C6	176.60'	130.00'	77°50'04"	N42°23'19"W	163.33'
C7	108.19'	90.00'	68°52'24"	N37°54'29"W	101.79'
C8	66.73'	460.00'	8°18'42"	N68°11'20"W	66.67'



Exhibit "B"

Horizontal Scale: 1" = 250'



Project No.: 121172
Date of Issuance: October 8, 2025



Pathway Easement Southridge South Subdivision Phase 2 City of Meridian

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