

Project Name or Subdivision Name:

JULIA SUBDIVISION

For Internal Use Only ESMT-2026-0023
Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 24th day of March 2026 between BADGER CRICK INVESTMENTS 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,

January 21, 2026

**JULIA SUBDIVISION
PUBLIC PEDESTRIAN / MULTI-USE PATHWAY EASEMENT
EXHIBIT A**

A strip of land located in the Southeast Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 4 as described in Corner Perpetuation and Filing Record No. 102151375, Records of Ada County, and monumented by a brass cap stamped "LS 972"; thence along the south line of said Northeast Quarter N89°22'47"W a distance of 50.00 feet to a point on the west right-of-way line of N. Black Cat Road; thence along last said right-of-way line N00°37'59"E a distance of 21.00 feet to a point on a line parallel with and 21.00 feet distant from the north boundary line of Turnberry Subdivision No. 1, said point also being the **Point of Beginning**; thence

along last said parallel line N89°22'47"W a distance of 227.39 feet to a point on the easterly boundary line of Tricia's Crossing Subdivision; thence along last said easterly boundary line S57°58'01"E a distance of 26.86 feet to a point on a line parallel with and 7.00 feet distant from said north boundary line; thence along last said parallel line S89°22'47"E a distance of 204.46 feet to a point on said right-of-way line; thence along last said right-of-way line N00°37'59"E a distance of 14.00 feet to the **Point of Beginning**.

Containing 0.069 acres, more or less.

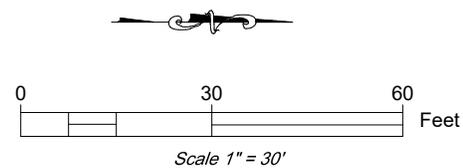
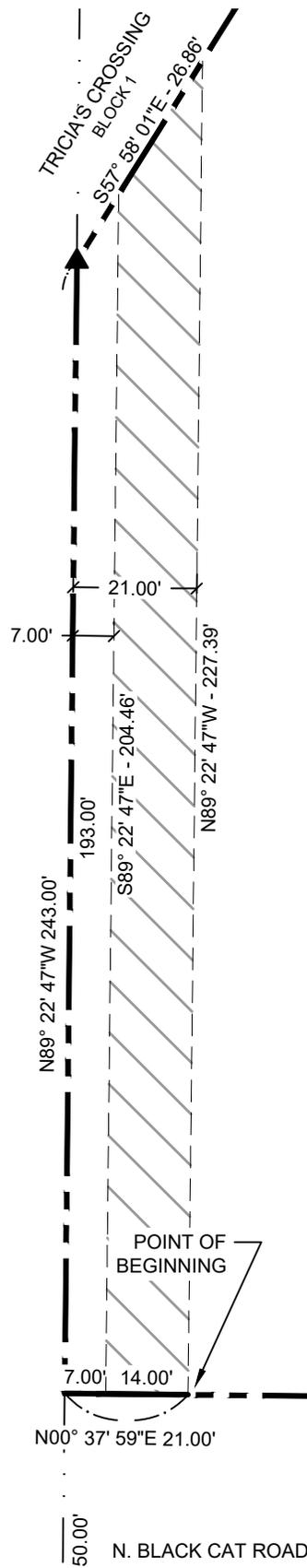


A PORTION OF THE SOUTHEAST 1/4
 OF THE NORTHEAST 1/4 OF SECTION
 4, T.3N., R.1W., BOISE MERIDIAN,
 CITY OF MERIDIAN, ADA COUNTY,
 IDAHO.

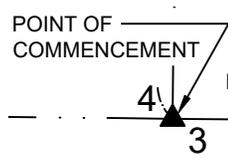
JANUARY 2026 SHEET 1 OF 1

**JULIA SUBDIVISION
 PUBLIC PEDESTRIAN /
 MULTI-USE PATHWAY
 EASEMENT
 EXHIBIT B**

TURNBERRY SUBDIVISION NO. 1
 BLOCK 3



BEARINGS AND DISTANCES MAY VARY FROM
 PREVIOUS PLATS DUE TO DIFFERENT METHODS
 OF MEASUREMENTS.



E1/4 CNR
 BRASS CAP LS 972
 CP&F 102151375

JOB No: R24050

**ACKERMAN
 ESTVOLD**
 7655 W Riverside Dr • Garden City, ID 83714
 208.853.6470 • www.ackerman-estvold.com
 Minot, ND | Fargo, ND | Williston, ND | Boise, ID