

Project Name or Subdivision Name:

Brundage Estates Subdivision No. 1

ESMT-2025-0099

For Internal Use Only

Record Number: \_\_\_\_\_

**PEDESTRIAN PATHWAY EASEMENT**

THIS Easement Agreement made this 14<sup>th</sup> day of October 2025 between  
L.C. Development, Inc. ("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,



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor      10-14-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk      10-14-2025

STATE OF IDAHO, )

: ss.

County of Ada      )

This record was acknowledged before me on 10-14-2025 (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: 3-28-2028

Exhibit "A"

**Legal Description**  
**Brundage Estates Subdivision No. 1 – City of Meridian Pathway  
Easement**

An easement parcel being located in the NW ¼ of the SW ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence S 0°31'26" W along the westerly boundary of said NW ¼ of the SW ¼ a distance of 448.02 feet to a point;

Thence leaving said westerly boundary S 89°28'34" E a distance of 48.00 feet to the **POINT OF BEGINNING**;

Thence S 89°28'34" E a distance of 123.80 feet to a point of curvature;

Thence a distance of 21.67 feet along the arc of a 58.00 foot radius curve left, said curve having a central angle of 21°24'33" and a long chord bearing N 79°49'10" E a distance of 21.55 feet to a point of tangency;

Thence N 69°06'53" E a distance of 27.88 feet to a point;

Thence S 18°37'28" E a distance of 14.01 feet to a point;

Thence S 69°06'53" W a distance of 27.33 feet to a point of curvature;

Thence a distance of 26.90 feet along the arc of a 72.00 foot radius curve right, said curve having a central angle of 21°24'33" and a long chord bearing S 79°49'10" W a distance of 26.75 feet to a point of tangency;

Thence N 89°28'34" W a distance of 123.80 feet to a point;

Thence N 0°31'26" E a distance of 14.00 feet to the **POINT OF BEGINNING**.

This easement contains 2,460 square feet (0.056 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS  
Land Solutions, PC  
June 10, 2025



Exhibit "B"

# BRUNDAGE ESTATES SUBDIVISION NO. 1

## CITY OF MERIDIAN PATHWAY EASEMENT - EXHIBIT

23 24  
26 25 W. VICTORY RD.  
BASIS OF BEARING  
N0°37'18"E- 2851.67'  
1/4  
S. LINDER RD.  
S0°31'26"W 2852.53'  
448.02'

PROPOSED BRUNDAGE ESTATES  
SUBDIVISION NO. 1

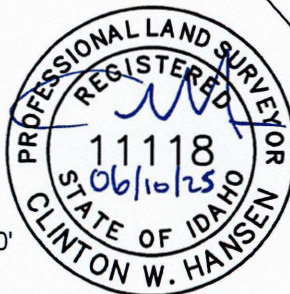
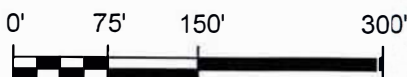
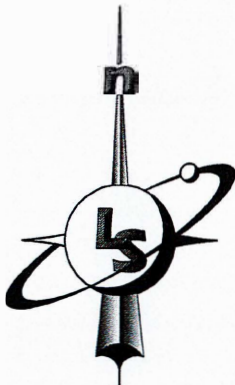
AREA=2,460 SF  
POINT OF  
BEGINNING

L1 L2 C1 L3  
L6 C4-L5

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 48.00'  | S89°28'34"E |
| L2         | 123.80' | S89°28'34"E |
| L3         | 27.88'  | N69°06'53"E |
| L4         | 14.01'  | S18°37'28"E |
| L5         | 27.33'  | S69°06'53"W |
| L6         | 123.80' | N89°28'34"W |
| L7         | 14.00'  | N0°31'26"E  |

| CURVE TABLE |        |        |           |             |        |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE       | LENGTH | RADIUS | DELTA     | BEARING     | CHORD  |
| C1          | 21.67' | 58.00' | 21°24'33" | N79°49'10"E | 21.55' |
| C2          | 26.90' | 72.00' | 21°24'33" | S79°49'10"W | 26.75' |

26 25  
35 36 W. AMITY RD.



**LandSolutions**  
Land Surveying and Consulting

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JOB NO. 22-27