

Project Name or Subdivision Name:

Horse Meadows NO. 2

For Internal Use Only
Record Number: _____

ESMT-2025-0011

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 14th day of October 20 25 between
KB Home Idaho 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.

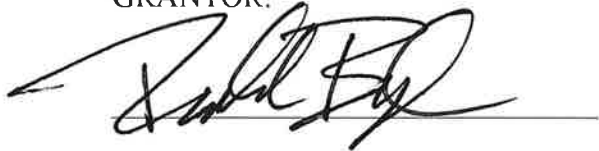
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

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: KB Home Idaho LLC



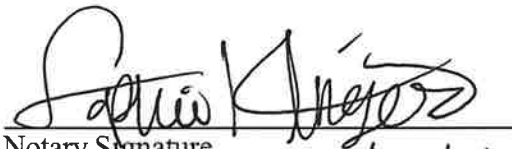
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 9/2/25 (date) by Richard Byrd (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 KB Home Idaho LLC (name of entity on behalf of whom record was executed), in the following representative capacity: VP Land Acquisition (type of authority such as officer or trustee)

Notary Stamp Below



Notary Signature

My Commission Expires: 07/15/31

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:

Exhibit A

Description for
Pedestrian Pathway Easement
Horse Meadows Subdivision No. 2
August 31, 2025

A portion of the Northwest 1/4 of the Southwest 1/4, of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 9 and 10, T.3N., T.1W., B.M., from which the Section corner common to 9, 10, 15 and 16, T.3N., T.1W., B.M., bears South 00°38'55" West 2653.02 feet; thence South 18°57'39" East, 780.79 feet to the **POINT OF BEGINNING**;

thence South 88°26'12" East, 17.04 feet;

thence 116.76 feet on the arc of a curve to the right having a radius of 770.00 feet, a central angle of 08°41'18", and a long chord which bears South 84°05'34" East, 116.65 feet;

thence 142.60 feet on the arc of a curve to the right having a radius of 185.00 feet, a central angle of 44°09'50", and a long chord which bears South 57°40'00" East, 139.10 feet;

thence South 88°26'12" East, 270.75 feet;

thence South 00°38'55" West, 20.00 feet;

thence North 88°26'12" West, 281.37 feet;

thence 136.91 feet on the arc of a non-tangent curve to the left having a radius of 165.00 feet, a central angle of 47°32'31", and a long chord which bears North 55°58'39" West, 133.02 feet;

thence 113.73 feet on the arc of a curve to the left having a radius of 750.00 feet, a central angle of 08°41'18", and a long chord which bears North 84°05'34" West, 113.62 feet;

thence North 88°26'12" West, 15.94 feet;

thence North 01°34'23" West, 20.03 feet to the **POINT OF BEGINNING**.

Containing 10,950 square feet or 0.251 acres, more or less.

End of Description.



S.9 S.10 W. Pine Ave.
1/4

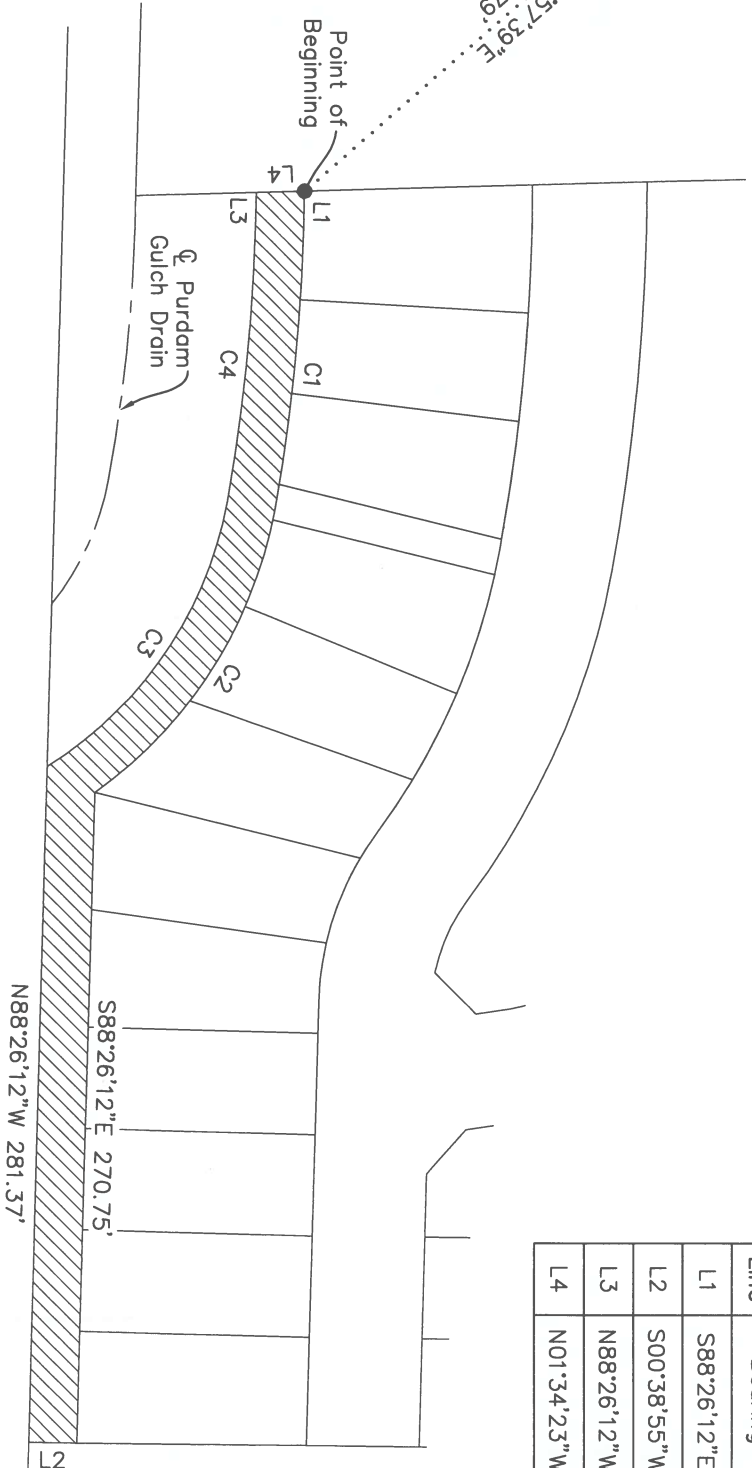
Basis of Bearings
S00°38'55"W 2653.02'

N. Black Cat Rd.

Exhibit B

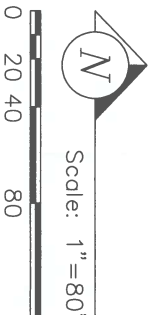
S.9 S.10 W. Franklin Rd.
S.16 S.15

Line Table		
Line	Bearing	Length
L1	S88°26'12"E	17.04'
L2	S00°38'55"W	20.00'
L3	N88°26'12"W	15.94'
L4	N01°34'23"W	20.03'

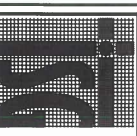


Union Pacific Railroad

Curve Table				
Curve	Length	Radius	Delta	Chord Bearing
C1	116.76'	770.00'	8°41'18"	S84°05'34"E
C2	142.60'	185.00'	44°09'50"	S57°40'00"E
C3	136.91'	165.00'	47°32'31"	N55°58'39"W
C4	113.73'	750.00'	8°41'18"	N84°05'34"W



P:\Horse Meadows Sub No. 2 (aka Alexanders Landing) 21-553\dwg\PLS Drawings\Pathway-Exhibit.dwg 8/31/2025 6:37:03 PM



IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8570

Exhibit Drawing for
Pedestrian Pathway Easement
Horse Meadows Subdivision No. 2

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 10,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
21-553

Sheet No.
1

Dwg. Date
8/31/2025