

Project Name or Subdivision Name:

Sagarra Subdivision No. 2

For Internal Use Only ESMT-2024-0173

Record Number: _____

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this 21st day of January 2025 between
Sagarra 139, 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.

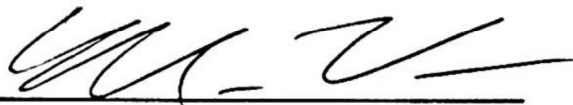
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

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: **Sagarra 139, LLC**

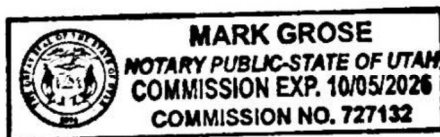


By: **Matt Villalobos, Manager**

STATE OF ~~IDAHO~~ Utah) ss
County of ~~Ada~~ Summit)

This record was acknowledged before me on Nov 27, 2024 (date) by Matt Villalobos
(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 Sagarra 139, 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)

Notary Stamp Below



Notary Signature

My Commission Expires: 10-05-2026

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 1-21-2025

Attest by Chris Johnson, City Clerk 1-21-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 1-21-2025 (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

Sagarra Subdivision No. 2

Pedestrian Pathway Easement #1

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap also being the northwest corner of said Section 25; thence along the west section line S.00°55'10"W. a distance of 965.30 feet to a point; thence S.89°04'59"E. a distance of 2017.07 feet to a point, said point being the POINT OF BEGINNING;

Thence S.89°22'05"E. a distance of 15.01 feet to a point, being the NE corner of Lot 8 Block 5;

Thence S.03°03'29"W. a distance of 14.04 feet to a point;

Thence along a tangent curve to the left a distance of 7.95 feet, said curve having a radius of 22.50 feet, a delta of 20°14'35", and a chord bearing S.07°03'48"E. a distance of 7.91 feet to a point;

Thence S.17°11'06"E. a distance of 12.34 feet to a point;

Thence N.86°56'05"W. a distance of 0.73 feet to a point;

Thence along a tangent curve to the left a distance of 14.64 feet, said curve having a radius of 20.00 feet, a delta of 41°56'18", and a chord bearing S.72°05'46"W. a distance of 14.31 feet to a point;

Thence N.17°11'06"W. a distance of 12.27 feet to a point;

Thence along a tangent curve to the right a distance of 13.25 feet, said curve having a radius of 37.50 feet, a delta of 20°14'35", and a chord bearing N.07°03'48"W. a distance of 13.18 feet to a point;

Thence N.03°03'29"E. a distance of 13.41 feet to a point, said point also being the POINT OF BEGINNING.

Said easement contains 535 square feet, more or less.



Exhibit A

Sagarra Subdivision No. 2

Pedestrian Pathway Easement #2

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap also being the northwest corner of said Section 25; thence along the north section line S.89°22'30"E. a distance of 2110.22 feet to a point; thence S.00°37'30"W. a distance of 963.72 feet to a point, said point being the POINT OF BEGINNING;

Thence along a non-tangent curve to the right a distance of 25.34 feet, said curve having a radius of 319.63 feet, a delta of 4°32'29", and a chord bearing S.08°41'19"E. a distance of 25.33 feet to a point;

Thence along a tangent curve to the right a distance of 24.10 feet, said curve having a radius of 140.16 feet, a delta of 9°51'05", and a chord bearing S.01°29'32"E. a distance of 24.07 feet to a point;

Thence N.86°56'05"W. a distance of 15.00 feet to a point;

Thence along a non-tangent curve to the left a distance of 21.62 feet, said curve having a radius of 125.16 feet, a delta of 9°53'46", and a chord bearing N.01°28'12"W. a distance of 21.59 feet to a point;

Thence along a tangent curve to the left a distance of 23.05 feet, said curve having a radius of 304.63 feet, a delta of 4°20'07", and a chord bearing N.08°35'08"W. a distance of 23.04 feet to a point;

Thence along a non-tangent curve to the left a distance of 15.04 feet, said curve having a radius of 258.01 feet, a delta of 3°20'27", and a chord bearing N.74°51'38"E. a distance of 15.04 feet to a point, said point also being the POINT OF BEGINNING.

Said easement contains 705 square feet, more or less.



Exhibit A

Sagarra Subdivision No. 2

Pedestrian Pathway Easement #3

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap also being the northwest corner of said Section 25; thence along the north section line S.00°55'10"W. a distance of 782.99 feet to a point; thence S.89°04'59"E. a distance of 2324.87 feet to a point, said point being the POINT OF BEGINNING;

Thence N.45°42'09"E. a distance of 15.00 feet to a point;

Thence S.44°17'51"E. a distance of 37.95 feet to a point;

Thence S.45°42'09"W. a distance of 15.00 feet to a point;

Thence N.44°17'51"W. a distance of 37.95 feet to a point, said point also being the POINT OF BEGINNING.

Said easement contains 569 square feet, more or less.



Exhibit A

Sagarra Subdivision No. 2

Pedestrian Pathway Easement #4

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap also being the northwest corner of said Section 25; thence along the West section line S.00°55'10"W. a distance of 584.98 feet to a point; thence S.89°04'59"E. a distance of 2643.52 feet to a point lying on the southerly right-of-way of W. Orchard park Drive, said point being the POINT OF BEGINNING;

Thence along a non-tangent curve to the right along said southerly right-of-way a distance of 5.73 feet, said curve having a radius of 28.00 feet, a delta of 11°42'23", and a chord bearing N.84°46'55"E. a distance of 5.72 feet to a point;

Thence continuing along said southerly right-of-way S.89°21'24"E. a distance of 6.31 feet to a point;

Thence S.00°32'03"W. a distance of 428.51 feet to a point;

Thence N.89°27'57"W. a distance of 12.00 feet to a point;

Thence N.00°32'03"E. a distance of 427.94 feet to a point, said poingr being the POINT OF BEGINNING.

Said easement contains 5,141 square feet, more or less.



Exhibit A

Sagarra Subdivision No. 2

Pedestrian Pathway Easement #5

A pedestrian pathway easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap also being the northwest corner of said Section 25; thence along the North section line S.89°22'30"E. a distance of 2653.23 feet to a point; thence S.00°37'30"W. a distance of 1073.37 feet to a point, said point being the POINT OF BEGINNING;

Thence S.00°32'03"W. a distance of 121.92 feet to a point;

Thence along a tangent curve to the right a distance of 26.97 feet, said curve having a radius of 37.00 feet, a delta of 41°46'17", and a chord bearing S.21°25'12"W. a distance of 26.38 feet to a point;

Thence S.42°18'20"W. a distance of 37.18 feet to a point;

Thence along a tangent curve to the left a distance of 38.21 feet, said curve having a radius of 79.06 feet, a delta of 27°41'17", and a chord bearing S.28°42'14"W. a distance of 37.84 feet to a point;

Thence along a curve to the right a distance of 4.97 feet, said curve having a radius of 35.59 feet, a delta of 8°00'05", and a chord bearing S.18°51'38"W. a distance of 4.97 feet to a point;

Thence along a tangent curve to the right a distance of 43.91 feet, said curve having a radius of 37.15 feet, a delta of 67°43'18", and a chord bearing S.56°43'20"W. a distance of 41.39 feet to a point;

Thence N.89°25'01"W. a distance of 762.64 feet to a point lying on the easterly right-of-way of N. Bergman Avenue;

Thence along said easterly right-of-way N.0°37'48"E. a distance of 12.00 feet to a point;

Thence S.89°25'01"E. a distance of 762.63 feet to a point;

Thence along a tangent curve to the left a distance of 29.72 feet, said curve having a radius of 25.15 feet, a delta of 67°43'18", and a chord bearing N.56°43'20"E. a distance of 28.02 feet to a point;

Thence along a curve to the left a distance of 3.29 feet, said curve having a radius of 23.59 feet, a delta of 8°00'05", and a chord bearing N.18°51'38"E. a distance of 3.29 feet to a point;

Thence along a tangent to the right a distance of 43.98 feet, said curve having a radius of 91.06 feet, a delta of $27^{\circ}40'18''$, and a chord bearing $N.28^{\circ}41'45''E.$ a distance of 43.55 feet to a point;

Thence $N.42^{\circ}18'20''E.$ a distance of 37.16 feet to a point;

Thence along a tangent curve to the left a distance of 18.23 feet, said curve having a radius of 25.00 feet, a delta of $41^{\circ}46'17''$, and a chord bearing $N.21^{\circ}25'12''E.$ a distance of 17.83 feet to a point;

Thence $N.0^{\circ}32'03''E.$ a distance of 121.92 feet to a point;

Thence $S.89^{\circ}27'57''E.$ a distance of 12.00 feet to a point, said point also being the POINT OF BEGINNING;

Said easement contains 12,178 square feet, more or less.



EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #1
 DRAWING SHOWING A PEDESTRIAN PATHWAY
 EASEMENT FOR SAGARRA SUBDIVISION 2 LYING IN
 THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M.,
 ADA COUNTY, IDAHO, 2023.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.95'	22.50'	20° 14' 35"	S7° 03' 48"E	7.91'
C2	14.64'	20.00'	41° 56' 18"	S72° 05' 46"W	14.31'
C3	13.25'	37.50'	20° 14' 35"	N7° 03' 48"W	13.18'



CR 2017-072470



23 24
26 25

965.30'

1328.81'

S89°04'59"E

2017.07'

363.51'

N0°55'10"E

N 1/16 COR.
ILLEGIBLE

BLOCK 5

S89°22'05"E
15.01'

N3°03'29"E
13.41'

C3

N17°11'06"W
12.27'

C2

N86°56'05"W
0.73'

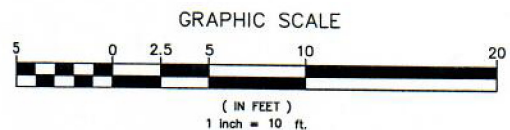
C1

S3°03'29"W
14.04'

S17°11'06"E
12.34'

LEGEND

- SECTION LINE
- LOT LINE
- TIE LINE
- EASEMENT
- FOUND 5/8" IRON PIN
- FOUND ALUMINUM CAP
- SET 1/2" IRON PIN
- CALCULATED POINT-NOT SET
- BROKEN LINE



J.J. HOWARD

MAPPING / SURVEYING

5000 N. STATE ST., STE. 2 / Boise, Idaho 83703 (208) 894-8837

DATE:
10/17/23

DESIGN BY:
CLS

DRAWN BY:
CLS

SHEET: OF
1 1

DRAWING NO.
230408

SAGARRA SUBDIVISION 2

EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #1

EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #2
 DRAWING SHOWING A PEDESTRIAN PATHWAY
 EASEMENT FOR SAGARRA SUBDIVISION 2 LYING IN
 THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M.,
 ADA COUNTY, IDAHO, 2024.

CR 2017-072470

23 24
 26 25

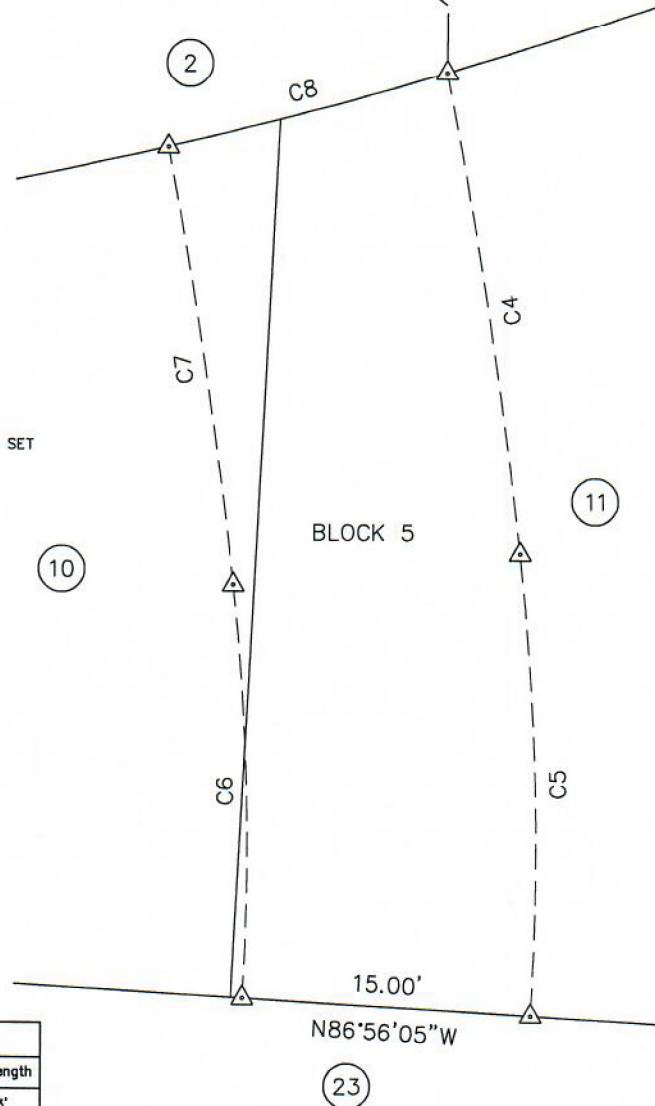
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 2110.22' 559.32'

CR 2017-072469
 N 1/4 SEC. 25

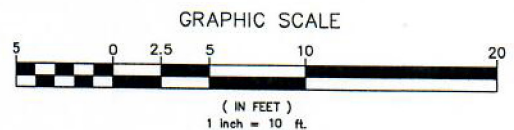


LEGEND

- SECTION LINE
- LOT LINE
- - - TIE LINE
- - - EASEMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊠ FOUND ALUMINUM CAP
- SET 1/2" IRON PIN
- △ CALCULATED POINT—NOT SET
- ~ BROKEN LINE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	25.34'	319.63'	4° 32' 29"	S8° 41' 19"E	25.33'
C5	24.10'	140.16'	9° 51' 05"	S1° 29' 32"E	24.07'
C6	21.62'	125.16'	9° 53' 46"	N1° 28' 12"W	21.59'
C7	23.05'	304.63'	4° 20' 07"	N8° 35' 08"W	23.04'
C8	15.04'	258.01'	3° 20' 27"	N74° 51' 38"E	15.04'



J.J. HOWARD

MAPPING / SURVEYING

3063 N. STATE ST., STE. 0 / Boise, Idaho 83703 (208) 948-8837

DATE:
2/20/24

DESIGN BY:
CLS



SHEET: OF
1 1

SCALE:
1" = 10'

DRAWN BY:
CLS

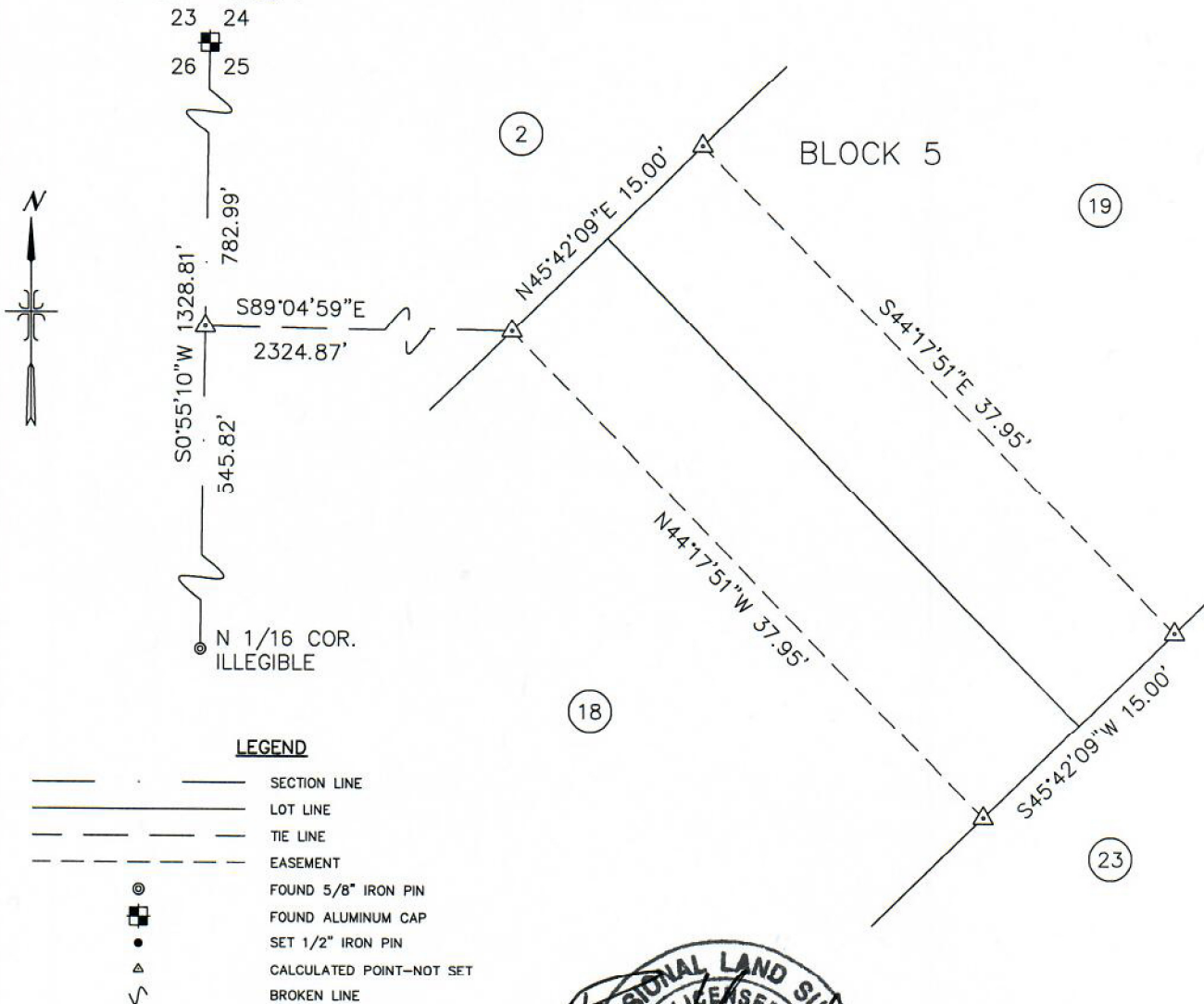
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230408

SAGARRA SUBDIVISION 2

EXHIBIT B –PEDESTRIAN PATHWAY EASEMENT #2

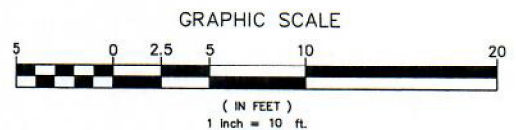
EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #3
 DRAWING SHOWING A PEDESTRIAN PATHWAY
 EASEMENT FOR SAGARRA SUBDIVISION 2 LYING IN
 THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M.,
 ADA COUNTY, IDAHO, 2023.

CR 2017-072470



LEGEND

- SECTION LINE
- LOT LINE
- TIE LINE
- - - EASEMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊠ FOUND ALUMINUM CAP
- SET 1/2" IRON PIN
- △ CALCULATED POINT—NOT SET
- ~ BROKEN LINE



J.J. HOWARD

MAPPING / SURVEYING

5061 N. STATE ST., STE. D / Boise, Idaho 83703 (208) 846-8837

DATE:
10/17/23

DESIGN BY:
CLS



SHEET: OF
1 1

SCALE:
1" = 10'

DRAWN BY:
CLS

DRAWING NO.
230408

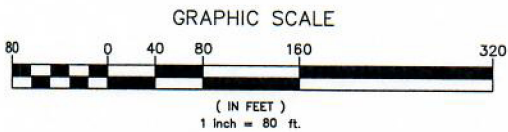
SAGARRA SUBDIVISION 2

EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #3

EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #4
 DRAWING SHOWING A PEDESTRIAN PATHWAY
 EASEMENT FOR SAGARRA SUBDIVISION 2 LYING IN
 THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M.,
 ADA COUNTY, IDAHO, 2023.

CR 2017-072470

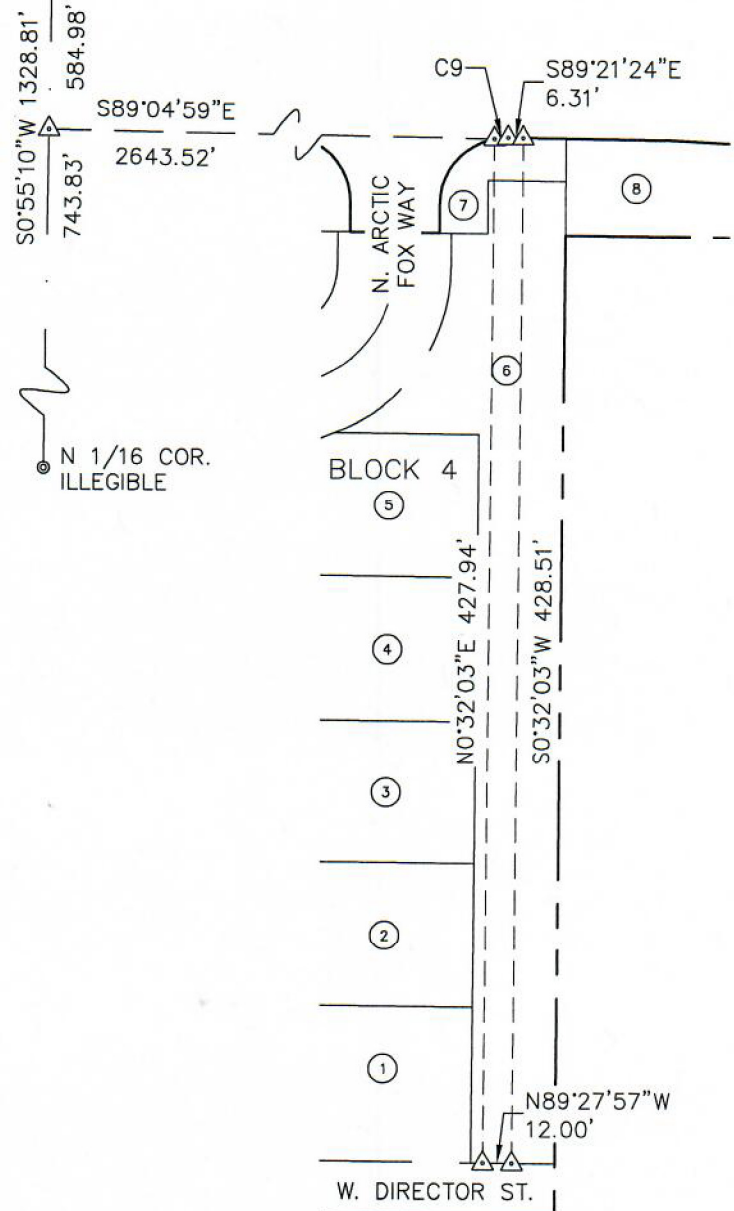
23 24
26 25



LEGEND

—	SECTION LINE
—	LOT LINE
—	RIGHT-OF-WAY LINE
—	TIE LINE
- - -	EASEMENT
⊙	FOUND 5/8" IRON PIN
⊕	FOUND ALUMINUM CAP
•	SET 1/2" IRON PIN
Δ	CALCULATED POINT-NOT SET
~	BROKEN LINE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	5.73'	28.00'	11° 43' 23"	N84° 46' 55"E	5.72'



J.J. HOWARD

MAPPING / SURVEYING

3043 N. STATE ST., STE. D / Boise, Idaho 83703 (208) 944-8837

DATE:
2/23/24

DESIGN BY:
CLS



SHEET: OF
1 1

SCALE:
1" = 80'

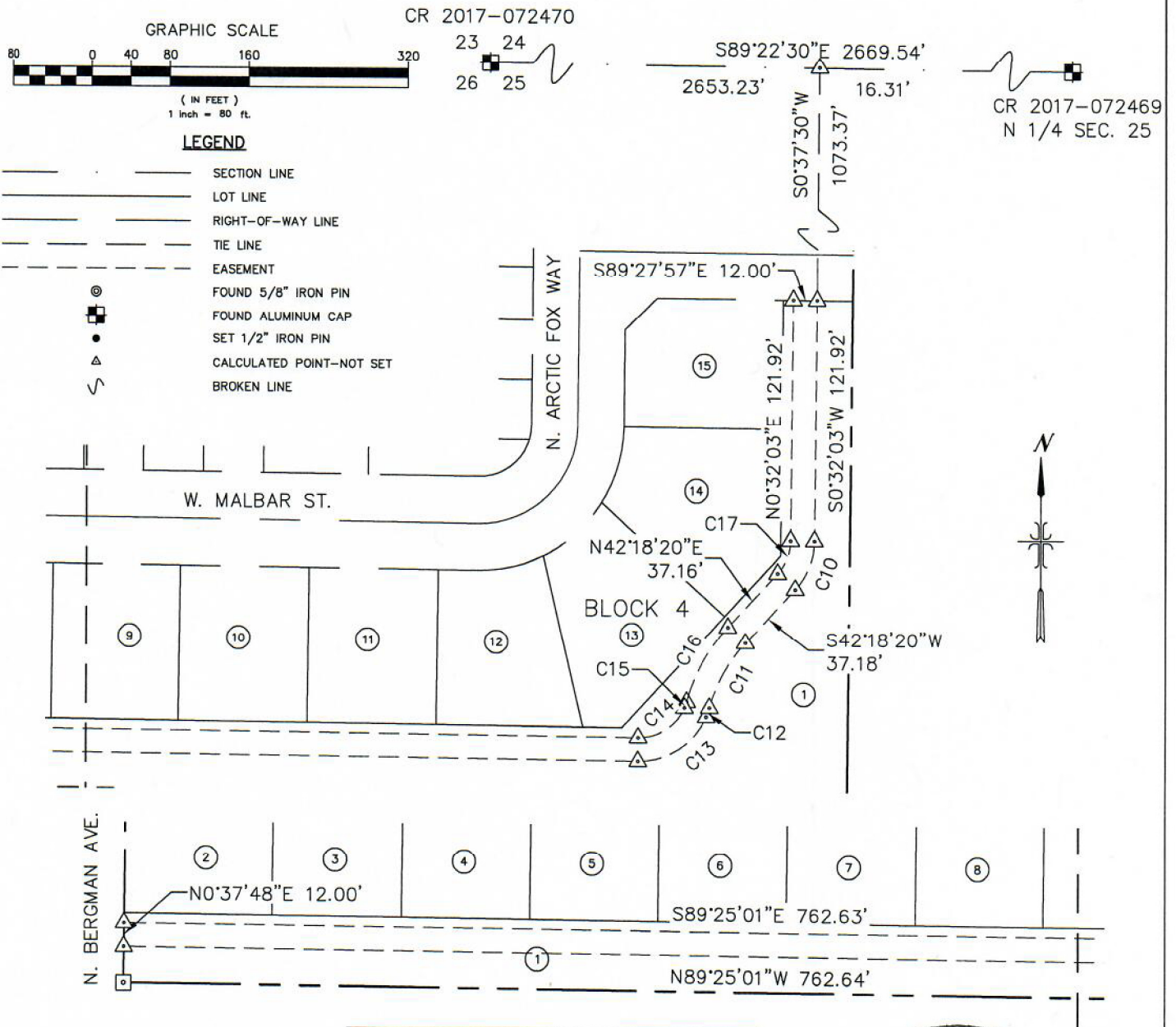
DRAWN BY:
CLS

DRAWING NO.
230408

SAGARRA SUBDIVISION 2

EXHIBIT B – PEDESTRIAN PATHWAY EASEMENT #4

EXHIBIT B - PEDESTRIAN PATHWAY EASEMENT #5
DRAWING SHOWING AN ACHD SIDEWALK EASEMENT
FOR SAGARRA SUBDIVISION LYING IN THE NW 1/4
OF SECTION 25, T.4N., R.1W., B.M., ADA COUNTY,
IDAHO, 2023.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	26.97'	37.00'	41° 46' 17"	S21° 25' 12"W	26.38'
C11	38.21'	79.06'	27° 41' 17"	S28° 42' 14"W	37.84'
C12	4.97'	35.59'	8° 00' 05"	S18° 51' 38"W	4.97'
C13	43.91'	37.15'	67° 43' 18"	S56° 43' 20"W	41.39'
C14	29.72'	25.15'	67° 43' 18"	N56° 43' 20"E	28.02'
C15	3.29'	23.59'	8° 00' 05"	N18° 51' 38"E	3.29'
C16	43.98'	91.06'	27° 40' 18"	N28° 41' 45"E	43.55'
C17	18.23'	25.00'	41° 46' 17"	N21° 25' 12"E	17.83'

