

Project Name (Subdivision):

Burlingame Subdivision No. 2 Pathway Easement

PEDESTRIAN PATHWAY EASEMENT

THIS AGREEMENT, made this ____ day of _____, 2020, between AMH Burlingame Development TRS LLC, a Delaware limited liability company, hereinafter referred to as “Grantor”, and the City of Meridian, an Idaho municipal corporation, hereinafter referred to as “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 hereby covenants and agrees that it will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the pathway improvements.

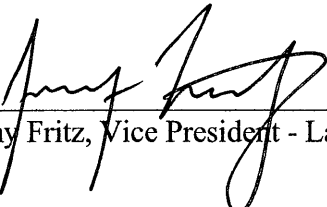
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

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.

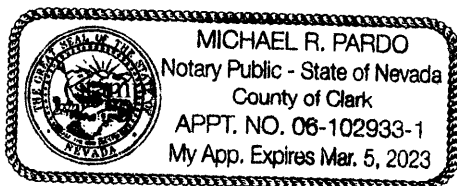
GRANTOR: AMH Burlingame Development TRS LLC



Jeremy Fritz, Vice President - Land Development

STATE OF NEVADA)
) ss.
County of Clark)

This record was acknowledged before me on Sept. 1, 2020, by Jeremy Fritz, on behalf of AMH Burlingame Development TRS, LLC, in his capacity as Vice President - Land Development.





Notary Signature
My Commission Expires: 03/05/2023

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.

(stamp)

Notary Signature

My Commission Expires:_____

EXHIBIT "A"

Legal Description City of Meridian Public Access / Multi-Use Pathway Easement Burlingame Subdivision No. 2

An easement located in the E ½ of the SE ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of the SE ¼ (S ¼ corner) of said Section 4, from which a 5/8 inch iron pin monument marking the southeast corner of said Section 4 bears S 89°17'10" E a distance of 2649.98 feet;

Thence S 89°17'10" E along the south boundary of said SE ¼ a distance of 1324.99 feet to the southwest corner of the E ½ of the SE ¼ of said Section 4;

Thence N 0°41'27" E along the west boundary of said E ½ of the SE ¼ a distance of 1432.06 feet to the **POINT OF BEGINNING**;

Thence continuing along said west boundary N 0°41'27" E a distance of 14.00 feet to a point;

Thence leaving said boundary S 89°22'15" E a distance of 547.29 feet to a point;

Thence N 84°55'07" E a distance of 21.01 feet to a point;

Thence S 89°36'13" E a distance of 98.88 feet to a point;

Thence S 83°59'21" E a distance of 23.51 feet to a point;

Thence S 89°41'59" E a distance of 63.75 feet to a point of curvature;

Thence a distance of 42.57 feet along the arc of a 27.00 foot radius curve right, said curve having a central angle of 90°19'44" and a long chord bearing S 44°32'07" E a distance of 38.29 feet to a point of tangency;

Thence S 0°37'45" W a distance of 371.54 feet to a point;

Thence S 87°08'48" W a distance of 137.75 feet to a point;

Thence N 0°37'45" E a distance of 14.03 feet to a point;

Thence N 87°08'48" E a distance of 123.73 feet to a point;

Thence N 0°37'45" E a distance of 358.37 feet to a point of curvature;

Thence a distance of 20.49 feet along the arc of a 13.00 foot radius curve left, said curve having a central angle of 90°19'44" and a long chord bearing N 44°32'08" W a distance of 18.44 feet to a point of tangency;

Thence N 89°41'59" W a distance of 63.75 feet to a point;

Thence S 84°35'23" W a distance of 21.74 feet to a point;

Thence N 89°36'13" W a distance of 97.69 feet to a point;

Thence N 83°39'37" W a distance of 24.09 feet to a point;

Thence N 89°22'15" W a distance of 547.31 feet to the **POINT OF BEGINNING**.

This easement contains 0.42 acres more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
August 11, 2020

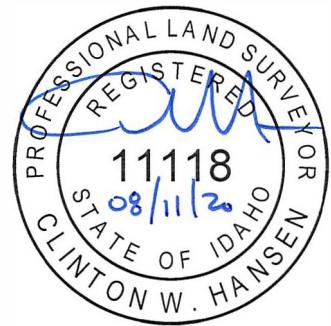
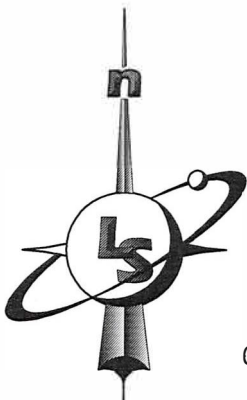
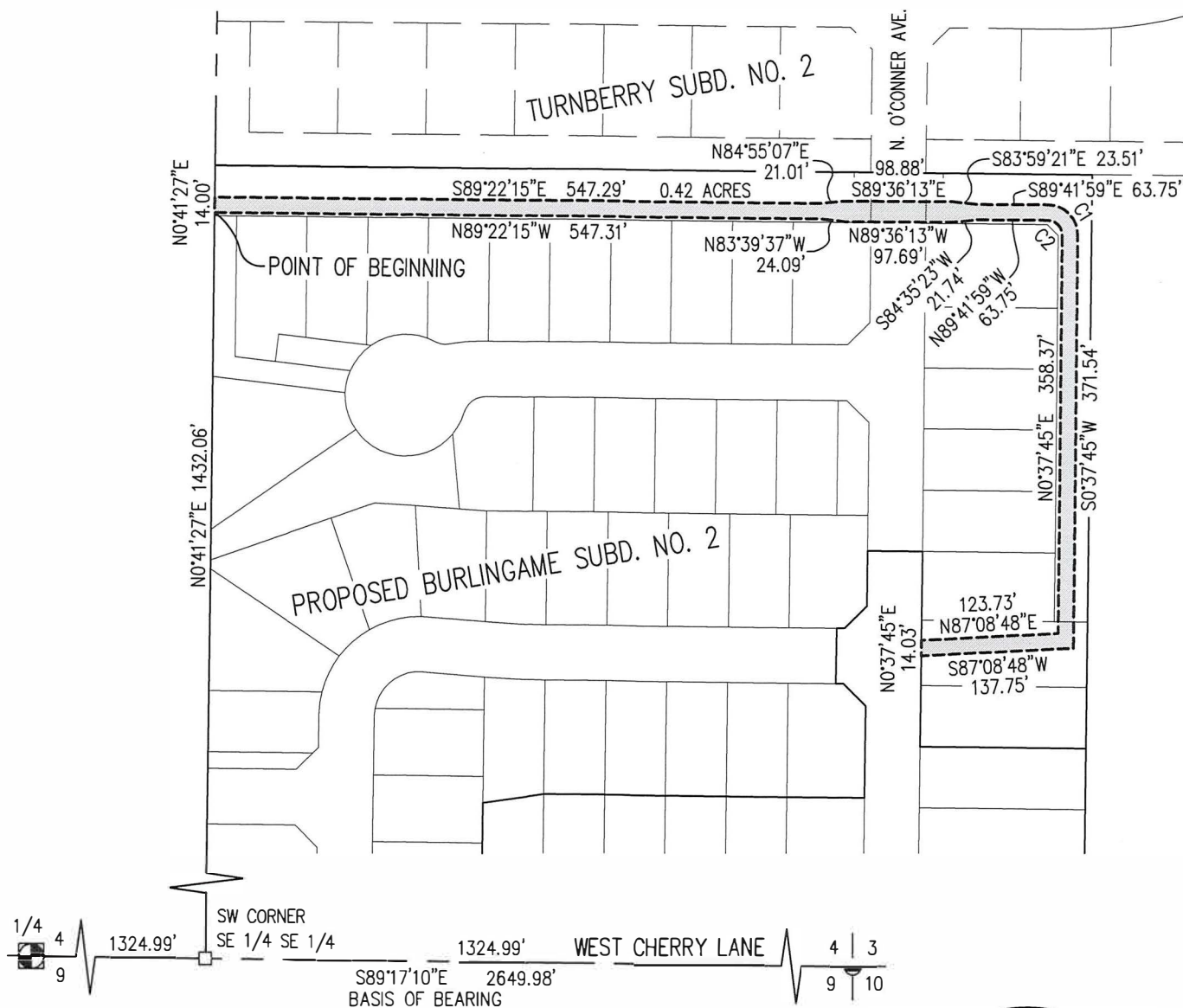


EXHIBIT "B"

CITY OF MERIDIAN PUBLIC ACCESS / MULTI-USE PATHWAY EASEMENT BURLINGAME SUBDIVISION NO. 2

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 4, T.3N., R.1W., B.M., ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	42.57'	27.00'	90°19'44"	S44°32'07"E	38.29'
C2	20.49'	13.00'	90°19'44"	N44°32'08"W	18.44'



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz