

Project Name or Subdivision Name:

Gramercy Townhomes Pathway Easement

For Internal Use Only

Record Number: _____

ESMT-2026-0145

PEDESTRIAN PATHWAY EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Intermountain Pacific, 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,

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.

Notary Stamp Below

Notary Signature

My Commission Expires: _____



IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Exhibit "A"
City of Meridian
Pathway Easement Description

The following Describes a Strip of Land for the Purpose of a Pathway Easement Located in the Northeast 1/4 of Section 20, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho more Particularly Described as follows:

COMMENCING at the Northwest Corner of the Northeast 1/4 (North 1/4 Corner) of Section 20, Township 3 North, Range 1 East, Boise Meridian., From which, the Northeast Corner of said Section 20, bears North 89°46'02" East, 2656.88 feet; Thence along the Westerly Boundary Line of the Northeast 1/4 said Section 20, South 00°24'04" West, 1541.32 feet to the Southwest Corner of Lot 45, Block 3 of Gramercy Subdivision No.2 as filed for Record in Book 100 of Plats at Pages 12961 thru 12962; Thence leaving said Westerly Boundary Line, and along the Southerly Boundary Line of said Lot 45, South 89°35'56" East, 16.77 feet to the **POINT OF BEGINNING**:

Thence leaving said Southerly Boundary Line Northeasterly 23.71 feet along the arc of a Curve to the right having a radius of 20.25 feet, a Central angle of 67°05'54" and a Long Chord which bears, North 56°27'03" East, 22.38 feet;

Thence along a Line being 12.50 feet Northerly of and parallel with the Southerly Boundary Line of said Lot 45, South 89°35'56" East, 384.53 feet to the Easterly Boundary Line of said Lot 45;

Thence leaving said parallel Line, and along the Easterly Boundary Line of said Lot 45, South 00°13'58" East, 12.50 feet to the Southeast Corner of said Lot 45;

Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of said Lot 45, North 89°35'56" West, 403.23 feet to the **POINT OF BEGINNING**:

The above Described Strip of Land Contains 0.11 acres (4,975 Sq. Ft.) more or less.



17
1/4 20

E. Overland Rd.

Basis of Bearings
N89°46'02"E 2656.88'

S.17 S.16
S.20 S.21

EXHIBIT B

S. Eagle Road

Legend



Found Brass Cap Monument



Calculated Point, Nothing Found or Set



Found 5/8" Iron Pin



Section Line



Property Boundary Line



Right of Way Line



City of Meridian Pedestrian
Pathway Easement

Line Table

Line	Bearing	Length
L1	S89°35'56"E	16.77'
L2	S00°13'58"E	12.50'

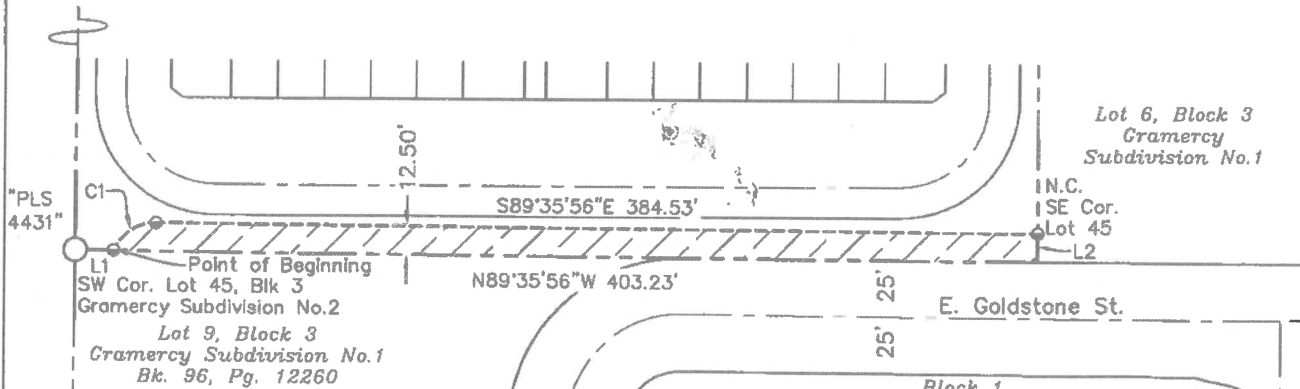
Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.71'	20.25'	67°05'54"	N56°27'03"E	22.38'



Scale: 1"=80'

0 20 40 80 160



P:\1873 Wells Avenue ALTA Survey 24-249\dwg\Easements\24-249 Pedestrian Pathway Easement Exhibit.dwg 5/26/2026 1:07:04 PM

**IDAHO
SURVEY
GROUP, LLC**

9939 W EMERALD ST
BOISE, IDAHO 83704
(208) 846-9570

Exhibit "B"
**City of Meridian Pathway Easement for
Gramercy Townhomes Subdivision**

Located in the NE1/4 of Section 20,
T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No.
24-249

Sheet No.
1 of 1

Dwg. Date
4/24/2026