

Project Name (Subdivision):

Franklin Industrial

Sanitary Sewer & Water Main Easement Number:

2 (Two)

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

ESMT-2024-0067

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 13th day August 24
between Franklin Storage LLC, an Idaho limited liability company (“Grantor”) and
the City of Meridian, an Idaho Municipal Corporation (“Grantee”);

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

EXHIBIT A

[Exhibit commences on following page.]

Exhibit "A"
City of Meridian Sanitary Sewer & Water Easement
Description No.2 For
4160 East Lanark Street

The following Describes a Parcel of Land for the Purpose of a Sanitary Sewer & Water Easement being a portion of the Southeast 1/4 of Section 9, Township 3 North., Range.1 East., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 9; From which, the South 1/4 Corner of said Section 9 bears, North 89°20'44" West, 2,702.61 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of said Section 9, North 89°20'44" West, 2062.91 feet to a point on the Prolongation of the Westerly Boundary Line of a Certain Parcel of Land as Described in Warranty Deed Instrument No. 2020-009106, Records of Ada County, Idaho. Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line and its Prolongation of said Certain Parcel of Land, North 00°34'57" East, 42.00 feet to the Northerly Right of Way Line of West Franklin Road; Thence continuing along said Westerly Boundary Line, North 00°34'57" East, 651.70 feet; Thence, South 88°27'59" East, 97.56 feet to the **POINT OF BEGINNING:**

Thence, North 01°32'01" East, 24.00 feet;

Thence, South 88°27'59" East, 30.00 feet;

Thence, South 01°32'01" West, 24.00 feet;

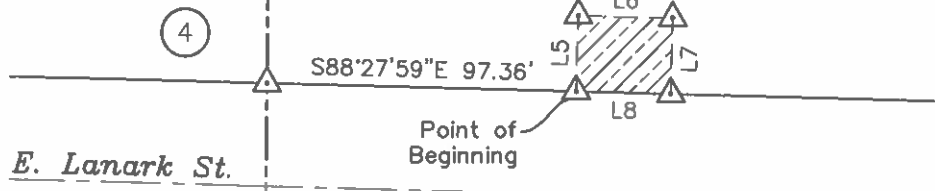
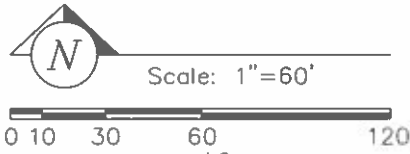
Thence, North 88°27'59" West, 30.00 feet to the **POINT OF BEGINNING:**

The above described Parcel of Land Contains 0.01 acres (600 Sq. Ft.,) more or less.



EXHIBIT B

[Exhibit commences on following page.]

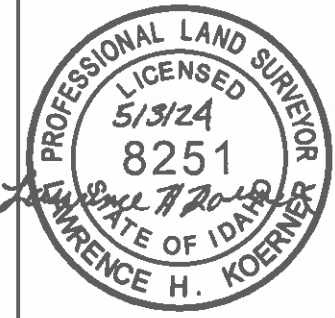


Line Table		
Line	Bearing	Length
L5	N01°32'01"E	24.00'
L6	S88°27'59"E	30.00'
L7	S01°32'01"W	24.00'
L8	N88°27'59"W	30.00'

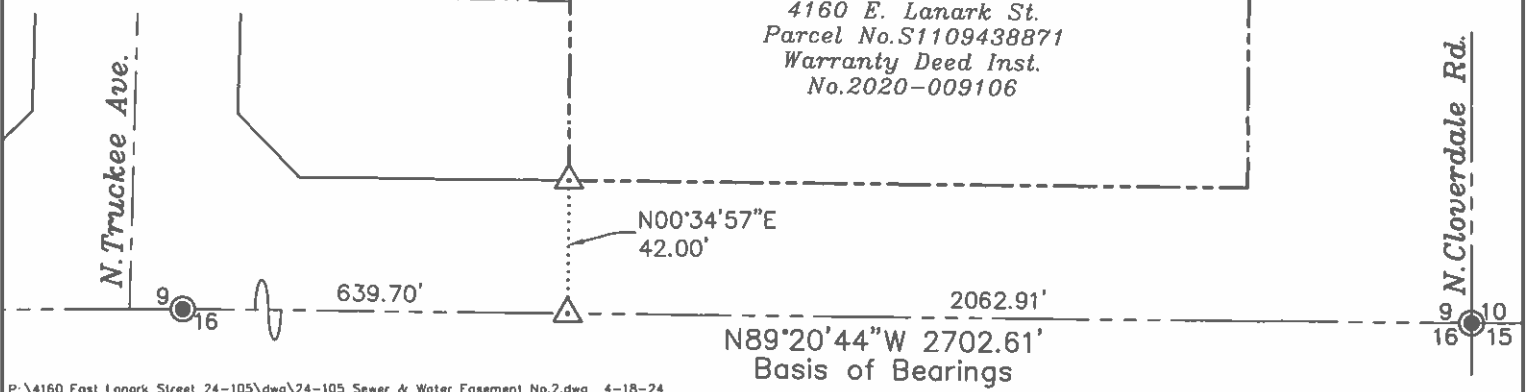
Legend

- Found Aluminum Cap
- Calculated Point
- Platted Lot Number
- Right-of-Way Line
- Section Line
- Property Boundary Line
- Centerline
- Lot/Parcel Line of Record
- ACHD Permanent Easement

Block 2
Seyam East Subdivision
Book. 116, Page 17443
N00°34'57"E 651.70'



4160 E. Lanark St.
Parcel No. S1109438871
Warranty Deed Inst.
No. 2020-009106

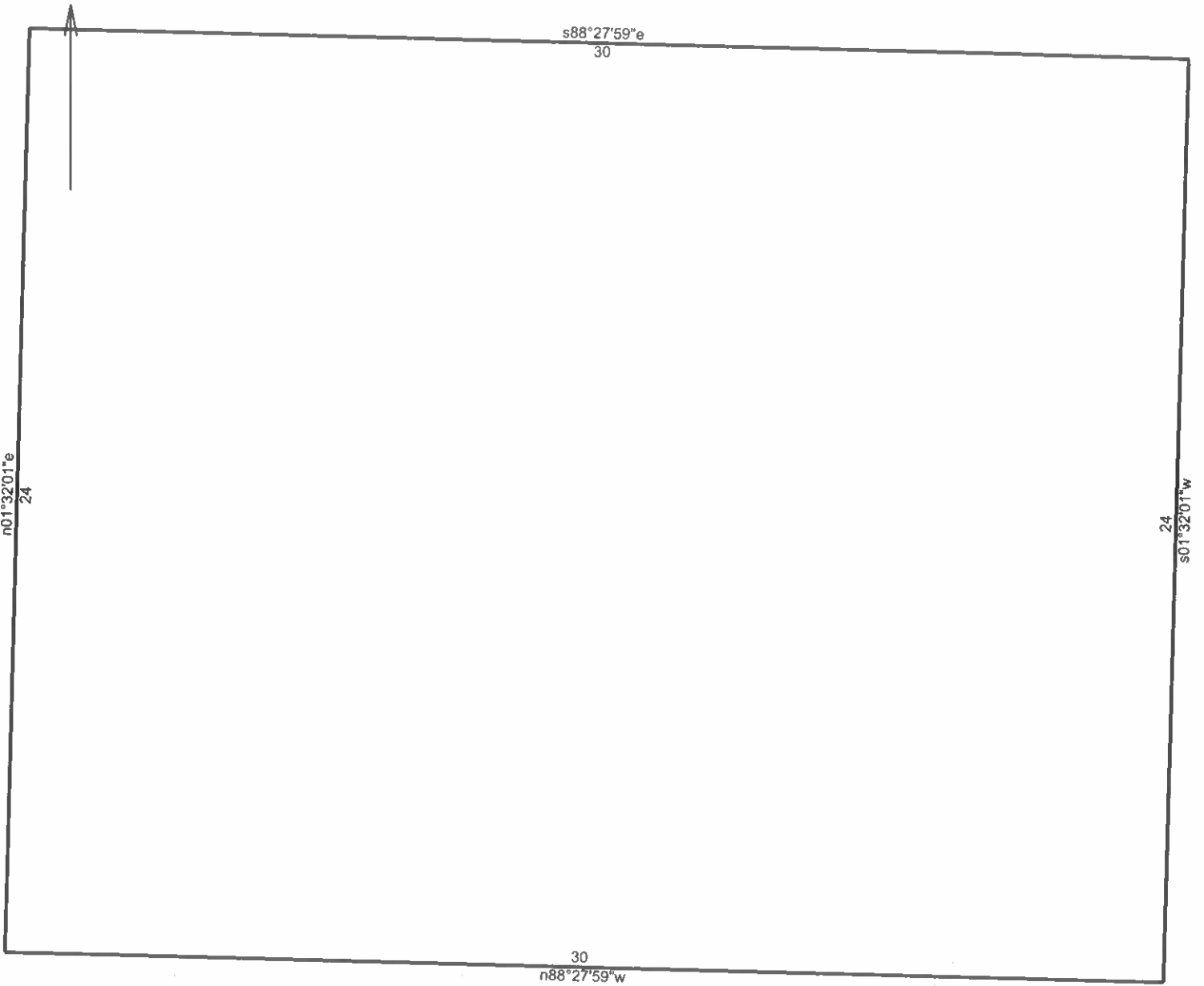


P:\4160 East Lanark Street 24-105\dwg\24-105 Sewer & Water Easement No.2.dwg 4-18-24

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit "B"
City of Meridian Sewer & Water Easement No.2
For 4160 East Lanark Street
Located in the SE1/4 of Section 9,
T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No. 24-105
Sheet No. 1
Dwg. Date 5/3/2024



City of Meridian Sewer & Water Easement No.2

Scale: 1 inch= 4 feet

File: Sewer & Water Easement No.2.ndp

Tract 1: 0.0165 Acres (720 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=108 ft.

- 01 n01.3201e 24
- 02 s88.2759e 30
- 03 s01.3201w 24
- 04 n88.2759w 30