

Project Name or Subdivision Name:

Elevate Franklin Storage

Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only ESMT-2024-0030

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20²⁴ between Elevate Self Storage Franklin LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

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

WHEREAS, the water main 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 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 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.

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 deep-rooted shrubs.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

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: _____

Exhibit A

City of Meridian Water Easement Description for Lot 1, Block 1 of Umbria Subdivision

The following Describes a Parcel of Land for the Purpose of a Water Easement being a Portion of Lot 1, Block 1 of Umbria Subdivision as filed in Book 101 of Plats at Pages 13200 through 13204, Records of Ada County, Idaho, lying in a portion of South 1/2 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

COMMENCING at the Southeast Corner of Section 10, Township 3 North, Range 1 West, Boise Meridian; From which, the South 1/4 Corner of said Section 10 bears, North 89°36'09" West, 2640.84 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of said Section 10, North 89°36'09" West, 1558.90 feet to the Intersection point of North Umbria Hills Avenue; Thence leaving said Southerly Boundary Line, and along the Centerline of North Umbria Hills Avenue, North 01°12'22" East, 464.86 feet to the Intersection point of West Perugia Street; Thence leaving said Centerline, and along the Centerline of West Perugia Street, South 89°59'52" West, 311.38 feet; Thence leaving said Centerline, South 00°00'08" East, 27.00 feet to the Southerly Right of Way Line of West Perugia Street, the **POINT OF BEGINNING**:

Thence continuing, South 00°00'08" East, 38.81 feet;

Thence, South 89°59'52" West, 43.60 feet;

Thence, North 00°00'08" West, 22.35 feet to the Southerly Right of Way Line of West Perugia Street;

Thence, along the Southerly Right of Way Line of West Perugia Street Northeasterly 5.12 feet along the arc of a curve to the left having a radius of 62.50 feet, a Central angle of 04°41'43" and a Long Chord which bears, North 30°45'35" East, 5.12 feet to a point of Reverse curvature;

Thence continuing along said Right of Way Line Northeasterly 24.72 feet along the arc of a curve to the right having a radius of 23.00 feet, a Central angle of 61°35'09" and a Long Chord which bears, North 59°12'18" East, 23.55 feet;

Thence continuing, North 89°59'52" East, 20.75 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 0.04 Acres (1,584 Sq. Ft.) more or less.

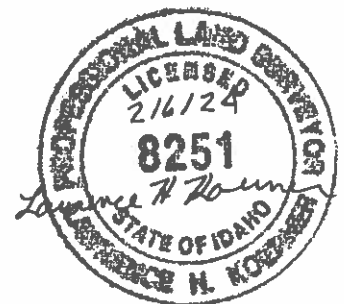
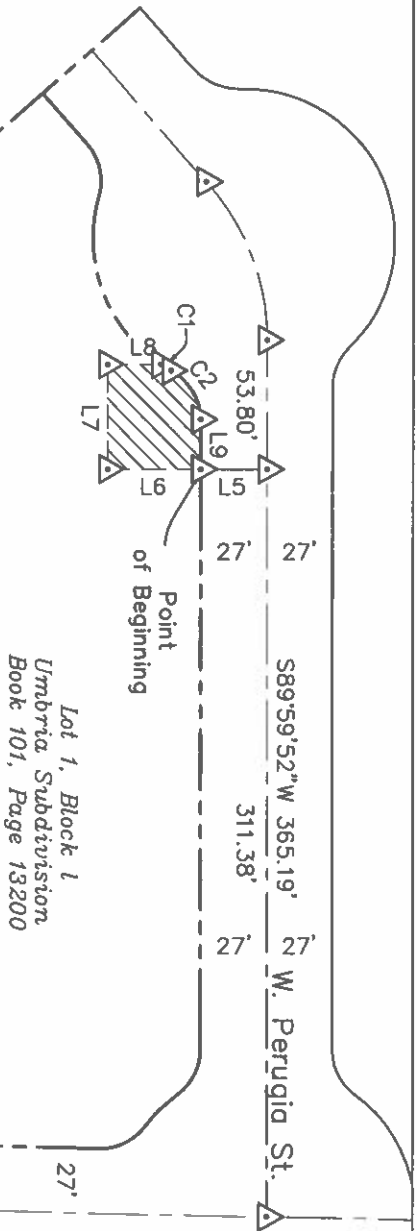


Exhibit B

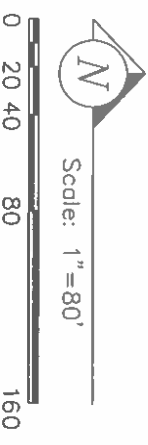


Lot 1, Block 1
Umbria Subdivision
Book 101, Page 13200

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	5.12'	62.50'	4°41'43"	N30°45'35"E	5.12'
C2	24.72'	23.00'	61°35'09"	N59°12'18"E	23.55'

Line Table		
Line	Bearing	Length
L5	S00°00'08"E	27.00'
L6	S00°00'08"E	38.81'
L7	S89°59'52"W	43.60'
L8	N00°00'08"W	22.35'
L9	N89°59'52"E	20.75'

- Legend**
- Found Brass Cap
 - Found Aluminum Cap
 - Calculated Point
 - Boundary Line
 - Right of Way Line
 - City of Meridian Water Easement Line
 - The Line
 - Centerline
 - Section Line



IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-6570

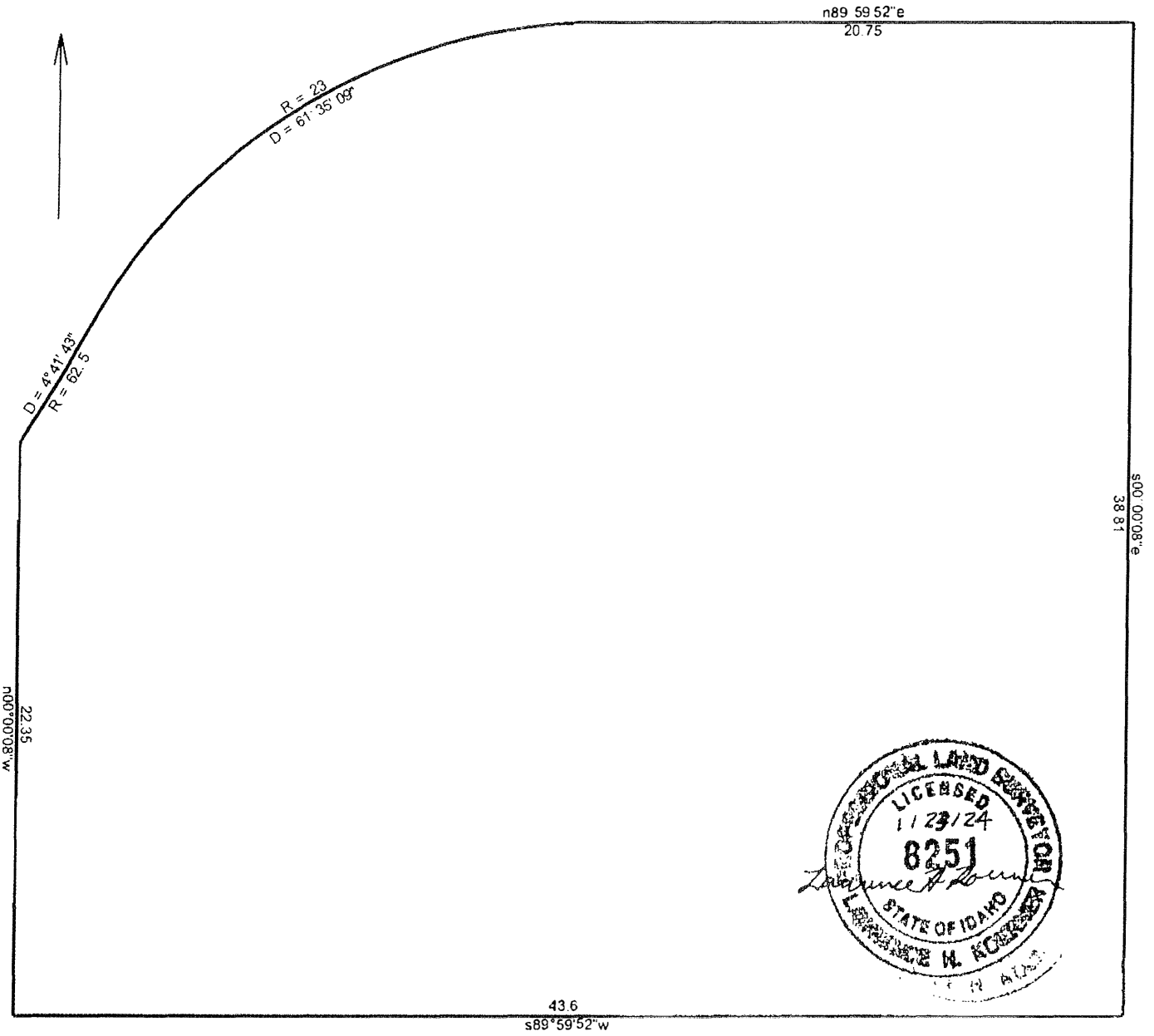
City of Meridian Water Easement Exhibit
For Lot 1, Block 1 of Umbria Subdivision

Located in the South 1/2 of Section 10,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 22-307-01
Sheet No. 1
Dwg. Date 1/23/2024

P:\Estate Franklin 22-307.dwg Easement Exhibit-1-23-24.dwg 2/6/2024 2:40:58 PM

EXHIBIT B - Page 2



City of Meridian Water Easement Description 1/23/2024

Scale: 1 inch= 6 feet File:

- Tract 1: 0.0364 Acres (1584 Sq. Feet), Closure: n00.0000e 0.00 ft (1/31800), Perimeter=155 ft
- 01 s00.0008e 38.81
 - 02 s89.5952w 43.6
 - 03 n00.0008w 22.35
 - 04 Lt, r=62.50, delta=004.4143, chord=n30.4535e 5.12
 - 05 Rt, r=23.00, delta=061.3509, chord=n59.1218e 23.55
 - 06 n89.5952e 20.75