# Project Name or Subdivision Name: Ferney Subdivision Sanitary Sewer & Water Main Easement Number: 3 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-2025-0119

#### SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 21st day of	of October 2025 between
Franklin Storage LLC	("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.

TOHAVE AND TOHOLD, 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-ofway and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and 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 Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

STATE OF IDAHO) SS

GRANTOR: Franklin Storage LLC

County of Ada

before acknowledged on record was me (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 Franklin Storage 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) RIPO PI

Notary Signature

My Commission Expires: 6

Notary Stamp Below

Sanitary Sewer and Water Main Easement

Page 2

Version 01/01/2024

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor 10-21-2025	
Attest by Chris Johnson, City Clerk 10-21-2	2025
STATE OF IDAHO, ) : ss.	
	re me on 10-21-2025 Robert E. Simison and Chris deridian, in their capacities as Mayor and City Clerk,
	Notary Signature My Commission Expires:





#### Exhibit A

#### Water Main Easement Description

An easement over a portion of the proposed Lot 1, Block 1, Ferney Subdivision, said easement is located in the southwest quarter of the southeast quarter of Section 9, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

**Commencing** at the found aluminum cap monument stamped PLS 13551 at the section corner common to Sections 9, 10, 15 and 16, T3N, R1E, from which the found aluminum cap monument stamped PLS 1029 at the quarter corner common to Sections 9 and 16 bears N 89°20'44" W a distance of 2702.61 feet; thence N 89°20'44" W along the section line for a distance of 2017.91 feet, thence N 00°31'23" E for a distance of 42.00 feet to the **Point of Beginning**;

Thence N 00°31'23" E for a distance of 33.15 feet;

Thence N 45°07'10" W for a distance of 16.15 feet;

Thence N 00°30'09" E for a distance of 252.44 feet;

Thence S 89°59'50" E for a distance of 63.96 feet;

Thence N 00°32'47" E for a distance of 275.19 feet;

Thence S 89°25'03" E for a distance of 51.20 feet;

Thence S 01°31'45" W for a distance of 8.41 feet:

Thence S 88°28'15" E for a distance of 30.00 feet;

Thence S 01°31'45" W for a distance of 11.10 feet;

Thence N 89°28'44" W for a distance of 47.46 feet:

Thence S 00°34'57" W for a distance of 22.96 feet;

Thence N 89°11'14" W for a distance of 13.19 feet;

Thence S 00°42'22" W for a distance of 108.19 feet;

Thence S 89°25'03" E for a distance of 6.34 feet;

Thence S 00°34'55" W for a distance of 20.00 feet;

Thence N 89°25'03" W for a distance of 6.34 feet;

Thence S 00°34'57" W for a distance of 124.31 feet;

Thence N 89°35'03" W for a distance of 63.74 feet;

Thence S 00°30'26" W for a distance of 224.18 feet;

Thence S 45°07'10" E for a distance of 19.29 feet;





#### Exhibit A

Job No. 24-179

Thence N 46°15'53" E for a distance of 1.17 feet;

Thence S 43°44'07" E for a distance of 16.05 feet;

Thence S 89°20'44" E for a distance of 40.88 feet;

Thence S 00°39'16" W for a distance of 28.79 feet;

Thence N 89°20'44" W for a distance of 75.07 feet to the **Point of Beginning**.

Easement contains 15,895 square feet or 0.365 acres, more or less.



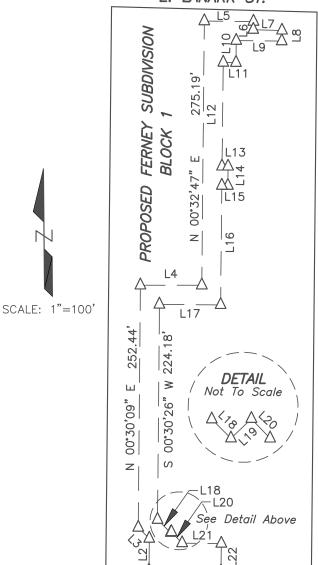
# EXHIBIT MAP

WATER MAIN EASEMENT

OVER A PORTION OF PROPOSED LOT 1, BLOCK 1, PROPOSED FERNEY SUBDIVISION, LYING WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 9, T.3N., R.1E., B.M.

### CITY OF MERIDIAN — COUNTY OF ADA — STATE OF IDAHO





#### LINE TABLE

LINE         BEARING         DISTANCE           L1         N 00*31'23" E         42.00'           L2         N 00*31'23" E         33.15'           L3         N 45*07'10" W         16.15'           L4         S 89*59'50" E         63.96'           L5         S 89*25'03" E         51.20'           L6         S 01*31'45" W         8.41'           L7         S 88*28'15" E         30.00'           L8         S 01*31'45" W         11.10'           L9         N 89*28'44" W         47.46'           L10         S 00*34'57" W         22.96'           L11         N 89*11'14" W         13.19'           L12         S 00*42'22" W         108.19'           L13         S 89*25'03" E         6.34'           L14         S 00*34'55" W         20.00'           L15         N 89*25'03" W         6.34'           L16         S 00*34'57" W         124.31'           L17         N 89*35'03" W         63.74'           L18         S 45*07'10" E         19.29'           L19         N 46*15'53" E         1.17'           L20         S 43*44'07" E         16.05'           L21         S 89*20'44" E			
L2       N 00*31'23" E       33.15'         L3       N 45*07'10" W       16.15'         L4       S 89*59'50" E       63.96'         L5       S 89*25'03" E       51.20'         L6       S 01*31'45" W       8.41'         L7       S 88*28'15" E       30.00'         L8       S 01*31'45" W       11.10'         L9       N 89*28'44" W       47.46'         L10       S 00*34'57" W       22.96'         L11       N 89*11'14" W       13.19'         L12       S 00*42'22" W       108.19'         L13       S 89*25'03" E       6.34'         L14       S 00*34'55" W       20.00'         L15       N 89*25'03" W       6.34'         L16       S 00*34'57" W       124.31'         L17       N 89*35'03" W       63.74'         L18       S 45*07'10" E       19.29'         L19       N 46*15'53" E       1.17'         L20       S 43*44'07" E       16.05'         L21       S 89*20'44" E       40.88'         L22       S 00*39'16" W       28.79'	LINE		DISTANCE
L3         N 45°07'10" W         16.15'           L4         S 89°59'50" E         63.96'           L5         S 89°25'03" E         51.20'           L6         S 01°31'45" W         8.41'           L7         S 88°28'15" E         30.00'           L8         S 01°31'45" W         11.10'           L9         N 89°28'44" W         47.46'           L10         S 00°34'57" W         22.96'           L11         N 89°11'14" W         13.19'           L12         S 00°42'22" W         108.19'           L13         S 89°25'03" E         6.34'           L14         S 00°34'55" W         20.00'           L15         N 89°25'03" W         6.34'           L16         S 00°34'57" W         124.31'           L17         N 89°35'03" W         63.74'           L18         S 45°07'10" E         19.29'           L19         N 46°15'53" E         1.17'           L20         S 43°44'07" E         16.05'           L21         S 89°20'44" E         40.88'           L22         S 00°39'16" W         28.79'	L1		
L4         S         89*59'50" E         63.96'           L5         S         89*25'03" E         51.20'           L6         S         01*31'45" W         8.41'           L7         S         88*28'15" E         30.00'           L8         S         01*31'45" W         11.10'           L9         N         89*28'44" W         47.46'           L10         S         00*34'57" W         22.96'           L11         N         89*11'14" W         13.19'           L12         S         00*42'22" W         108.19'           L13         S         89*25'03" E         6.34'           L14         S         00*34'55" W         20.00'           L15         N         89*25'03" W         6.34'           L16         S         00*34'57" W         124.31'           L17         N         89*35'03" W         63.74'           L18         S         45*07'10" E         19.29'           L19         N         46*15'53" E         1.17'           L20         S         43*44'07" E         16.05'           L21         S         89*20'44" E         40.88'           L22	L2	N 00°31'23" E	
L5         S 89°25'03" E         51.20'           L6         S 01°31'45" W         8.41'           L7         S 88°28'15" E         30.00'           L8         S 01°31'45" W         11.10'           L9         N 89°28'44" W         47.46'           L10         S 00°34'57" W         22.96'           L11         N 89°11'14" W         13.19'           L12         S 00°42'22" W         108.19'           L13         S 89°25'03" E         6.34'           L14         S 00°34'55" W         20.00'           L15         N 89°25'03" W         6.34'           L16         S 00°34'57" W         124.31'           L17         N 89°35'03" W         63.74'           L18         S 45°07'10" E         19.29'           L19         N 46°15'53" E         1.17'           L20         S 43°44'07" E         16.05'           L21         S 89°20'44" E         40.88'           L22         S 00°39'16" W         28.79'	L3	N 45°07'10" W	
L6         S 01°31'45" W         8.41'           L7         S 88°28'15" E         30.00'           L8         S 01°31'45" W         11.10'           L9         N 89°28'44" W         47.46'           L10         S 00°34'57" W         22.96'           L11         N 89°11'14" W         13.19'           L12         S 00°42'22" W         108.19'           L13         S 89°25'03" E         6.34'           L14         S 00°34'55" W         20.00'           L15         N 89°25'03" W         6.34'           L16         S 00°34'57" W         124.31'           L17         N 89°35'03" W         63.74'           L18         S 45°07'10" E         19.29'           L19         N 46°15'53" E         1.17'           L20         S 43°44'07" E         16.05'           L21         S 89°20'44" E         40.88'           L22         S 00°39'16" W         28.79'	L4	S 89°59'50" E	63.96'
L7       S       88°28'15" E       30.00'         L8       S       01°31'45" W       11.10'         L9       N       89°28'44" W       47.46'         L10       S       00°34'57" W       22.96'         L11       N       89°11'14" W       13.19'         L12       S       00°42'22" W       108.19'         L13       S       89°25'03" E       6.34'         L14       S       00°34'55" W       20.00'         L15       N       89°25'03" W       6.34'         L16       S       00°34'57" W       124.31'         L17       N       89°35'03" W       63.74'         L18       S       45°07'10" E       19.29'         L19       N       46°15'53" E       1.17'         L20       S       43°44'07" E       16.05'         L21       S       89°20'44" E       40.88'         L22       S       00°39'16" W       28.79'	L5	S 89°25'03" E	51.20'
L8         S 01°31'45" W         11.10'           L9         N 89°28'44" W         47.46'           L10         S 00°34'57" W         22.96'           L11         N 89°11'14" W         13.19'           L12         S 00°42'22" W         108.19'           L13         S 89°25'03" E         6.34'           L14         S 00°34'55" W         20.00'           L15         N 89°25'03" W         6.34'           L16         S 00°34'57" W         124.31'           L17         N 89°35'03" W         63.74'           L18         S 45°07'10" E         19.29'           L19         N 46°15'53" E         1.17'           L20         S 43°44'07" E         16.05'           L21         S 89°20'44" E         40.88'           L22         S 00°39'16" W         28.79'		S 01°31'45" W	8.41'
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L10         S 00°34′57″ W         22.96′           L11         N 89°11′14″ W         13.19′           L12         S 00°42′22″ W         108.19′           L13         S 89°25′03″ E         6.34′           L14         S 00°34′55″ W         20.00′           L15         N 89°25′03″ W         6.34′           L16         S 00°34′57″ W         124.31′           L17         N 89°35′03″ W         63.74′           L18         S 45°07′10″ E         19.29′           L19         N 46°15′53″ E         1.17′           L20         S 43°44′07″ E         16.05′           L21         S 89°20′44″ E         40.88′           L22         S 00°39′16″ W         28.79′	L8	S 01°31'45" W	11.10'
L11       N 89°11'14" W       13.19'         L12       S 00°42'22" W       108.19'         L13       S 89°25'03" E       6.34'         L14       S 00°34'55" W       20.00'         L15       N 89°25'03" W       6.34'         L16       S 00°34'57" W       124.31'         L17       N 89°35'03" W       63.74'         L18       S 45°07'10" E       19.29'         L19       N 46°15'53" E       1.17'         L20       S 43°44'07" E       16.05'         L21       S 89°20'44" E       40.88'         L22       S 00°39'16" W       28.79'	L9	N 89°28'44" W	47.46'
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L17       N 89°35'03" W       63.74'         L18       S 45°07'10" E       19.29'         L19       N 46°15'53" E       1.17'         L20       S 43°44'07" E       16.05'         L21       S 89°20'44" E       40.88'         L22       S 00°39'16" W       28.79'	L16	S 00°34'57" W	124.31
L19       N 46°15'53" E       1.17'         L20       S 43°44'07" E       16.05'         L21       S 89°20'44" E       40.88'         L22       S 00°39'16" W       28.79'	L17	N 89°35'03" W	63.74
L19       N 46°15'53" E       1.17'         L20       S 43°44'07" E       16.05'         L21       S 89°20'44" E       40.88'         L22       S 00°39'16" W       28.79'	L18	S 45°07'10" E	19.29'
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L21 S 89°20'44" E 40.88' L22 S 00°39'16" W 28.79'	L20	S 43°44'07" E	
L22 S 00°39'16" W 28.79'	L21	S 89°20'44" E	
123 N 89°20'44" W 75.07'	L22	S 00°39'16" W	
/0.07	L23	N 89°20'44" W	75.07

**SECTION** CORNER

W. FRANKLIN RD. 9 10 PLS 13551 16 15

## LEGEND

\ *684.70* 

SECTION LINE PARCEL LINE

2017.91'

EASEMENT LINE

N 89°20'44" W 2702.61'

FOUND ALUMINUM CAP MONUMENT

CALCULATED POINT

P.O.B. POINT OF BEGINNING

1/4 CORNER 9 PLS 1029

Δ



Digitally signed by

Nathan & Dang Date: 2025.09.29

1<del>7:01:4</del>8 -06'00

1520 W. Washington St. Boise, Idaho 83702 (208) 488-4227

www.accuratesurveyors.com

DATE: SEPTEMBER, 2025 JOB 24-179