

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 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.

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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 10-21-2025

Attest by Chris Johnson, City Clerk 10-21-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 10-21-2025 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

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

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.



Digitally signed by
Nathan J. Dang
Date: 2025.09.25
'16:15:57 -06'00

EXHIBIT MAP

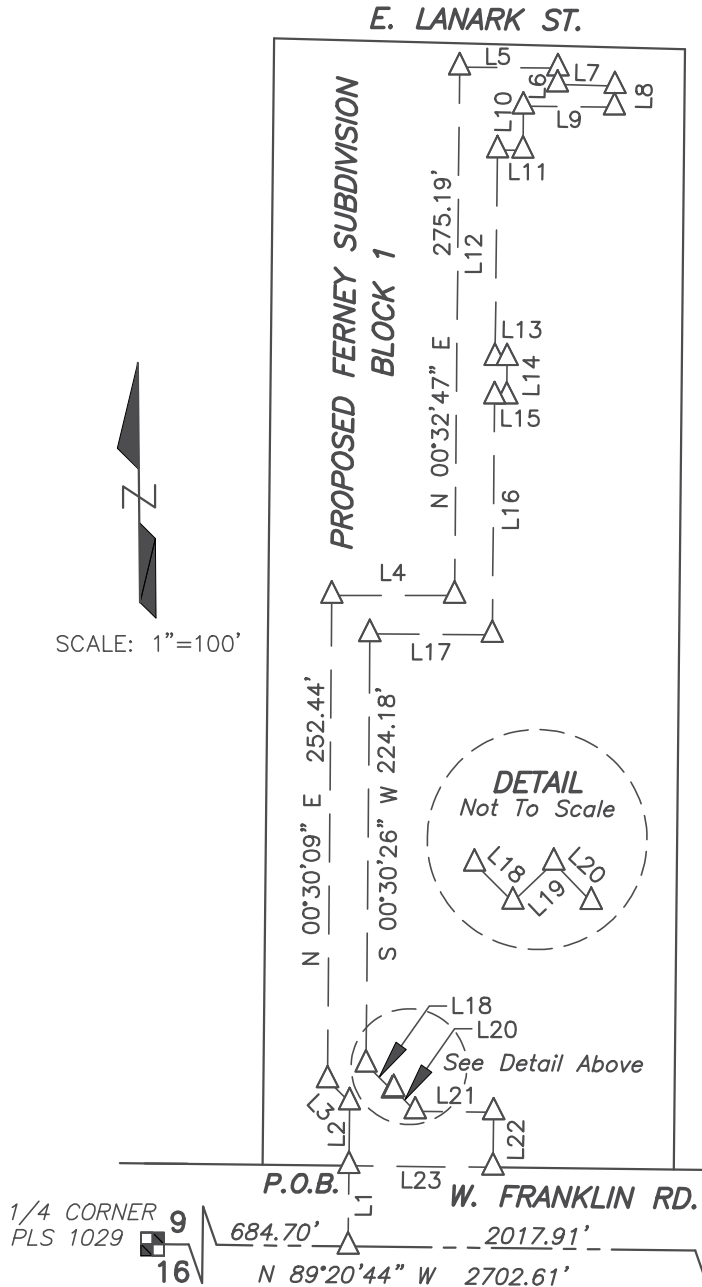
WATER MAIN EASEMENT
OVER A PORTION OF PROPOSED LOT 1, BLOCK 1, PROPOSED FERNEY SUBDIVISION,
LYING WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 9, T.3N., R.1E., B.M.
CITY OF MERIDIAN — COUNTY OF ADA — STATE OF IDAHO

E. LANARK ST.

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	40.88'
L22	S 00°39'16" W	28.79'
L23	N 89°20'44" W	75.07'

SCALE: 1"=100'



LEGEND

- SECTION LINE
- PARCEL LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING



ACCURATE
SURVEYING & MAPPING

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

www accuratesurveyors.com

DATE: SEPTEMBER, 2025 JOB 24-179

Digitally signed by
Nathan J Dang
Date: 2025.09.29
17:01:48 -06'00