

Project Name or Subdivision Name:

Ferney Subdivision Franklin Storage and
Franklin Flex

For Internal Use Only

Record Number: ESMT-2025-0118

PEDESTRIAN PATHWAY 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");

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.

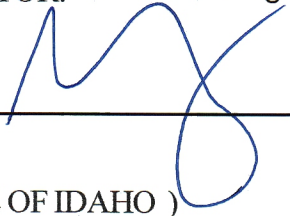
THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,

then, to such extent such 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 it is lawfully seized and possessed of the aforementioned and described tract of land, and that it has a good and lawful right to convey said easement, and that it will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its signature the day and year first hereinabove written.

GRANTOR: Franklin Storage, LLC



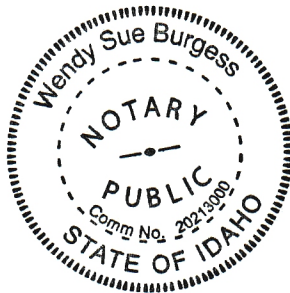
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 10/7/25 (date) by Gregory Ferney (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)

Notary Stamp Below




Notary Signature
My Commission Expires: 6/14/27

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 10-25-2025 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"

Pathway Easement Description

An easement over a portion of proposed Lot 1, Block 2, 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, County of Ada, Idaho 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 2062.94 feet, thence N 00°34'57" E for a distance of 1048.12 feet to a found 5/8 inch iron pin labeled PLS 7881 on the southerly right-of-way of the Union Pacific Railway, the **Point of Beginning**;

Thence S 88°27'42" E along said right-of-way for a distance of 214.12 feet to a found 5/8 inch iron pin with a 2 inch aluminum cap stamped PLS 12720;

Thence S 00°34'55" W for a distance of 14.00 feet;

Thence N 88°27'42" W for a distance of 214.12 feet;

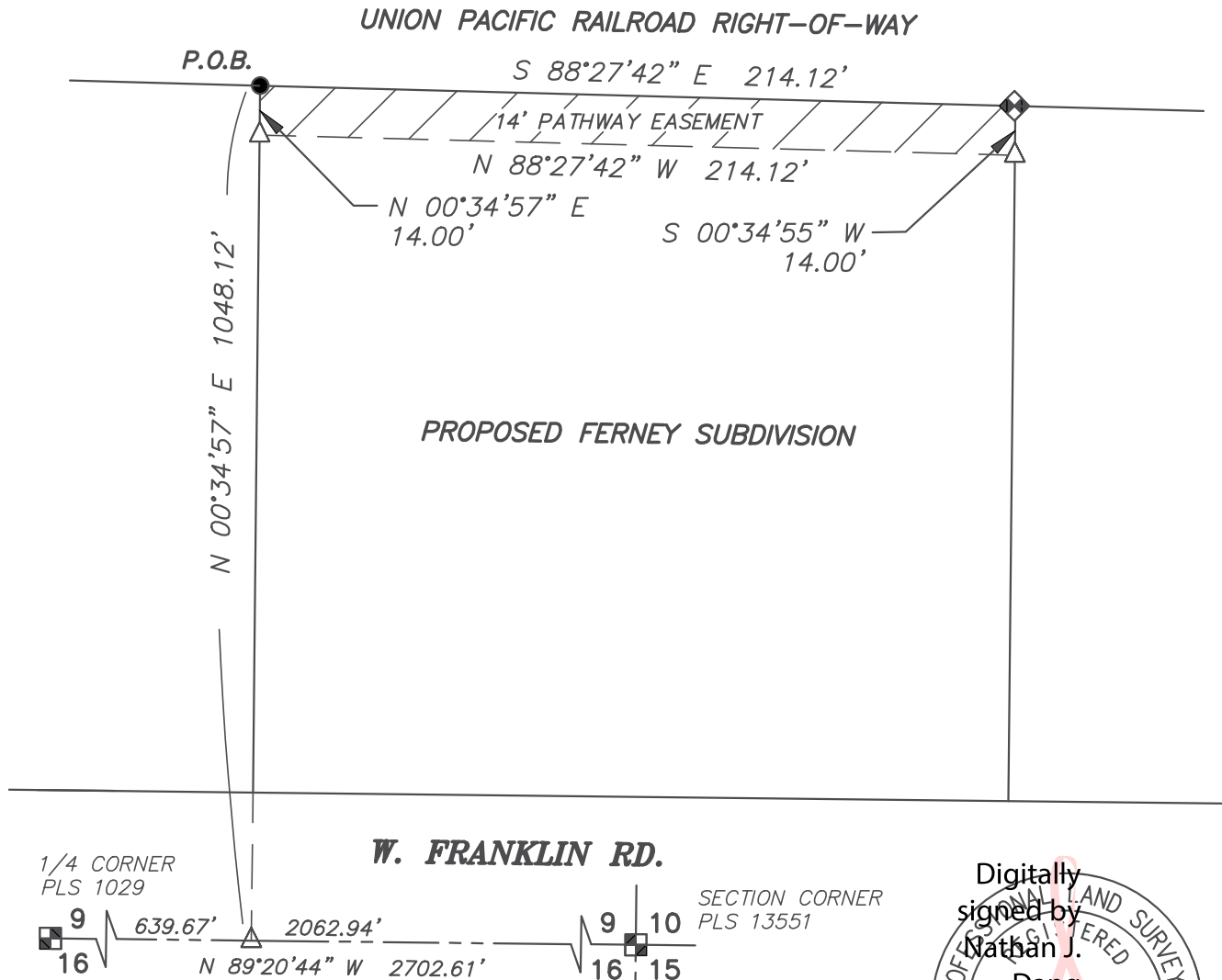
Thence N 00°34'57" E for a distance of 14.00 feet to the **Point of Beginning**.

Easement contains 2,997 square feet or 0.069 acres, more or less.



EXHIBIT MAP

PATHWAY EASEMENT
OVER A PORTION OF PROPOSED LOT 1, BLOCK 2, 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



LEGEND

- SECTION LINE
- PARCEL LINE
- /// EASEMENT AREA

- ◆ FOUND 5/8" IRON PIN, WITH 2" ALUMINUM CAP, PLS 12720
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7881
- △ CALCULATED POINT

P.O.B. POINT OF BEGINNING



ACCURATE
SURVEYING & MAPPING

1520 W. Washington St.
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www accuratesurveyors.com

DATE: SEPTEMBER, 2025 JOB 24-179

