

Project Name or Subdivision Name:

WADSWORTH MERIDIAN SUBDIVISION WATER EASEMENT

Water Main Easement Number: 2

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-2025-0034

Record Number: \_\_\_\_\_

**WATER MAIN EASEMENT**

THIS Easement Agreement made this 17th day of June 20 25 between  
THIEN NGUYEN, HONG NGUYEN ("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 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.

GRANTOR:

NTOR: 

THIEN NGUYEN



HONG NGUYEN

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

This record was acknowledged before me on 4/3/2025 (date) by Thien Nguyen and Hong Nguyen.

Notary Stamp Below



Cheyenne Sakir

Notary Signature

My Commission Expires: 12/14/2030

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor      6-17-2025

Attest by Chris Johnson, City Clerk 6-17-2025

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

This record was acknowledged before me on 6-17-2025 (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: \_\_\_\_\_



WADSWORTH  
MERIDIAN  
SUBDIVISION

## EXHIBIT "A"

Job No. 24-205

### Water Easement Description – NW Corner of Site No. 2

An easement over and across a portion of northwest corner of Parcel A, Record of Survey No. 13633, and being across a portion of Lot 1, Block 1, Wadsworth Meridian Subdivision, Book 121, Page 19070, Ada County Records, located in Government Lot 1, Section 5, Township 3 North, Range 1 East, Boise Meridian, being particularly described as follows:

Commencing at the found brass cap monument at the section corner common to Sections 32 and 33, T.4N., R.1E. and Sections 4 and 5, T.3N., R.1E., from which the found brass cap monument at the quarter corner common to Section 32, T.4N., R.1E, and Section 5 bears N 89°44'27" W a distance of 2656.46 feet; thence along the township line N 89°44'27" W for a distance of 497.37 feet; thence leaving said township line S 00°15'33" W for a distance of 80.92 feet to the northwest corner of said Parcel A; thence along the exterior boundary of Parcel A S 88° 17'48" E for a distance of 20.00 feet to the **Point of Beginning**;

Thence S 88°17'48" E along said boundary for a distance of 1.99 feet;

Thence N 03°57'42" E along said boundary for a distance of 13.25 feet;

Thence N 62°09'59" E along said boundary and the extension thereof for a distance of 12.95 feet to the existing ACHD easement shown on Instrument No. 2021-007979, Ada County Records;

Thence S 89°11'20" E along said easement for a distance of 23.38 feet;

Thence leaving said easement S 47°46'48" W for a distance of 4.04 feet;

Thence N 88°42'34" W for a distance of 6.72 feet;

Thence S 02°44'18" W for a distance of 7.34 feet;

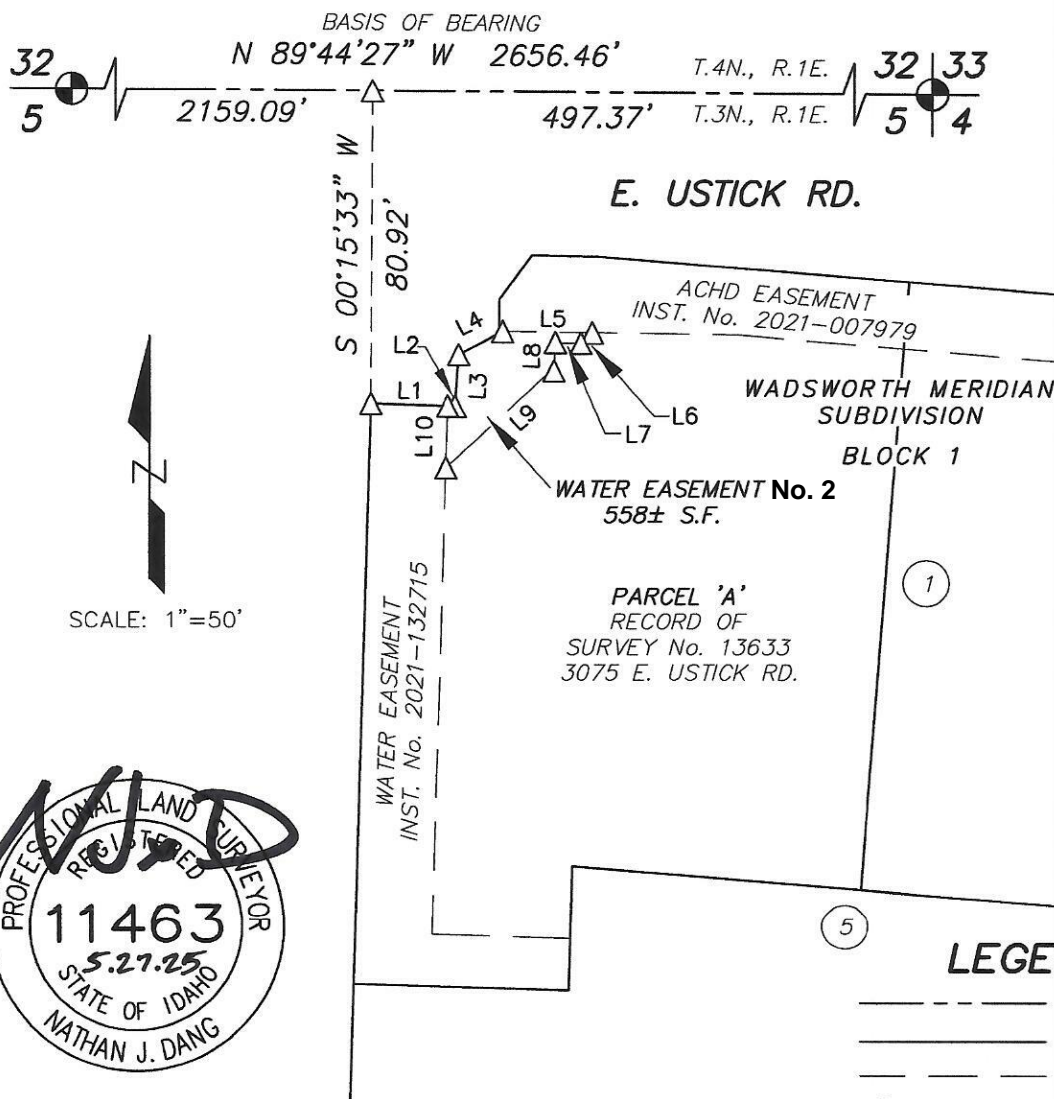
Thence S 47°46'48" W for a distance of 37.49 feet to the existing Water Main easement as shown on Instrument No. 2021-132715, Ada County Records;

Thence N 01°42'12" E along said water easement for a distance of 15.80 feet to the **Point of Beginning**. Easement contains 0.013 acres or 558 square feet, more or less.



MR. TEA

OVER A PORTION OF PARCEL 'A', RECORD OF SURVEY No. 13633  
IN LOT 1, BLOCK 1, WADSWORTH MERIDIAN SUBDIVISION,  
BOOK 121, PAGE 19070, ADA COUNTY RECORDS  
LOCATED IN GOV'T LOT 1 IN THE NE 1/4 OF SECTION 5, T.3N., R.1E., B.M.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°17'48" E	20.00'
L2	S 88°17'48" E	1.99'
L3	N 03°57'42" E	13.25'
L4	N 62°09'59" E	12.95'
L5	S 89°11'20" E	23.38'
L6	S 47°46'48" W	4.04'
L7	N 88°42'34" W	6.72'
L8	S 02°44'18" W	7.34'
L9	S 47°46'48" W	37.49'
L10	N 01°42'12" E	15.80'



**ACCURATE**  
SURVEYING & MAPPING

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

www accuratesurveyors.com

DATE: MAY, 2025

JOB 24-205