

Project Name or Subdivision Name:

Resturant for Dong Khahn

Water Main Easement Number: _____

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-2025-0162

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Vuong 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

PORTSIDE LAND
SURVEYING, LLC

EXHIBIT A

WATER LINE EASEMENT No. 1

An easement across a parcel of land, said parcel being located in a portion of the Southeast Quarter of the Southwest Quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, said area of land being more particularly described as follows:

Commencing at a found brass cap monument at the South Quarter corner of said Section 16, Thence along the South line of said Section 16, North $89^{\circ}15'33''$ West a distance of 233.71 feet to a point of intersection of the centerline of South Topaz Avenue and said South line; Thence along said centerline, North $00^{\circ}05'20''$ West a distance of 208.90 feet; Thence South $89^{\circ}12'37''$ East a distance of 25.00 feet to the Easterly right-of-way line of said South Topaz Avenue at the Southwest corner of Lot 17, Block 1, Plat of Jewel Subdivision, Book 34, 2056, records of Ada County, the True Point of Beginning;

Thence along the South line of said Lot line, South $89^{\circ}12'37''$ East a distance of 19.50 feet;

Thence leaving said lot line, South $00^{\circ}05'20''$ East a distance of 21.00 feet

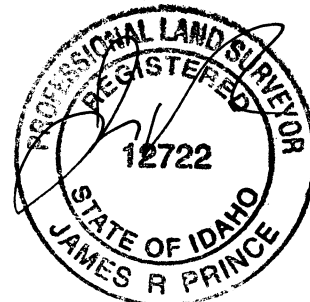
Thence North $89^{\circ}12'37''$ West a distance of 19.50 feet to a point on the Easterly right-of-way line of said South Topaz Avenue;

Thence along said right-of-way line, North $00^{\circ}05'20''$ West a distance of 21.00 feet the True Point of Beginning.

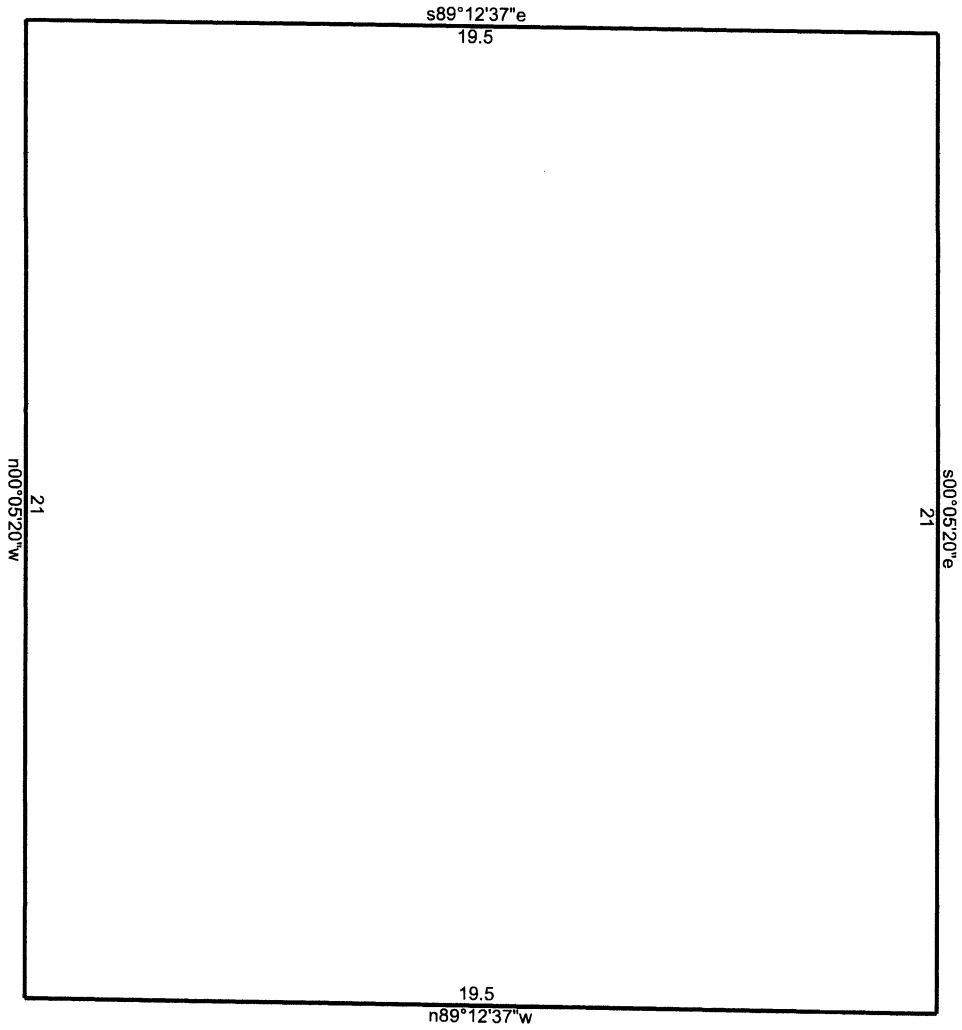
Said easement containing 409 Sq. Ft., more or less.

End Description
Project No. 25-120

Revised: October 26, 2025



11-4-2025



Water easement No. 1

10/26/2025

Scale: 1 inch= 4 feet

File:

Tract 1: 0.0094 Acres (409 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=81 ft.

- 01 s89.1237e 19.5
- 02 s00.0520e 21
- 03 n89.1237w 19.5
- 04 n00.0520w 21

PORTSIDE LAND
SURVEYING, LLC

EXHIBIT A

WATER LINE EASEMENT No. 2

An easement across a parcel of land, said parcel being located in a portion of the Southeast Quarter of the Southwest Quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, said area of land being more particularly described as follows:

Commencing at a found brass cap monument at the South Quarter corner of said Section 16, Thence along the South line of said Section 16, North 89°15'33" West a distance of 233.71 feet to a point of intersection of the centerline of South Topaz Avenue and said South line; Thence along said centerline, North 00°05'20" West a distance of 208.90 feet; Thence South 89°12'37" East a distance of 25.00 feet to the Easterly right-of-way line of said South Topaz Avenue at the Southwest corner of Lot 17, Block 1, Plat of Jewel Subdivision, Book 34, 2056, records of Ada County, Thence along said right-of-way line, South 00°05'20" East 60.90 feet to the True Point of Beginning;

Thence leaving said right-of-way line, South 89°12'37" East a distance of 22.00 feet;

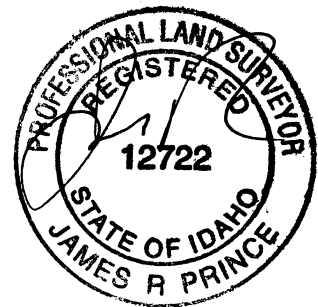
Thence South 00°05'20" East a distance of 20.00 feet

Thence North 89°12'37" West a distance of 22.00 feet to a point on the Easterly right-of-way line of said South Topaz Avenue;

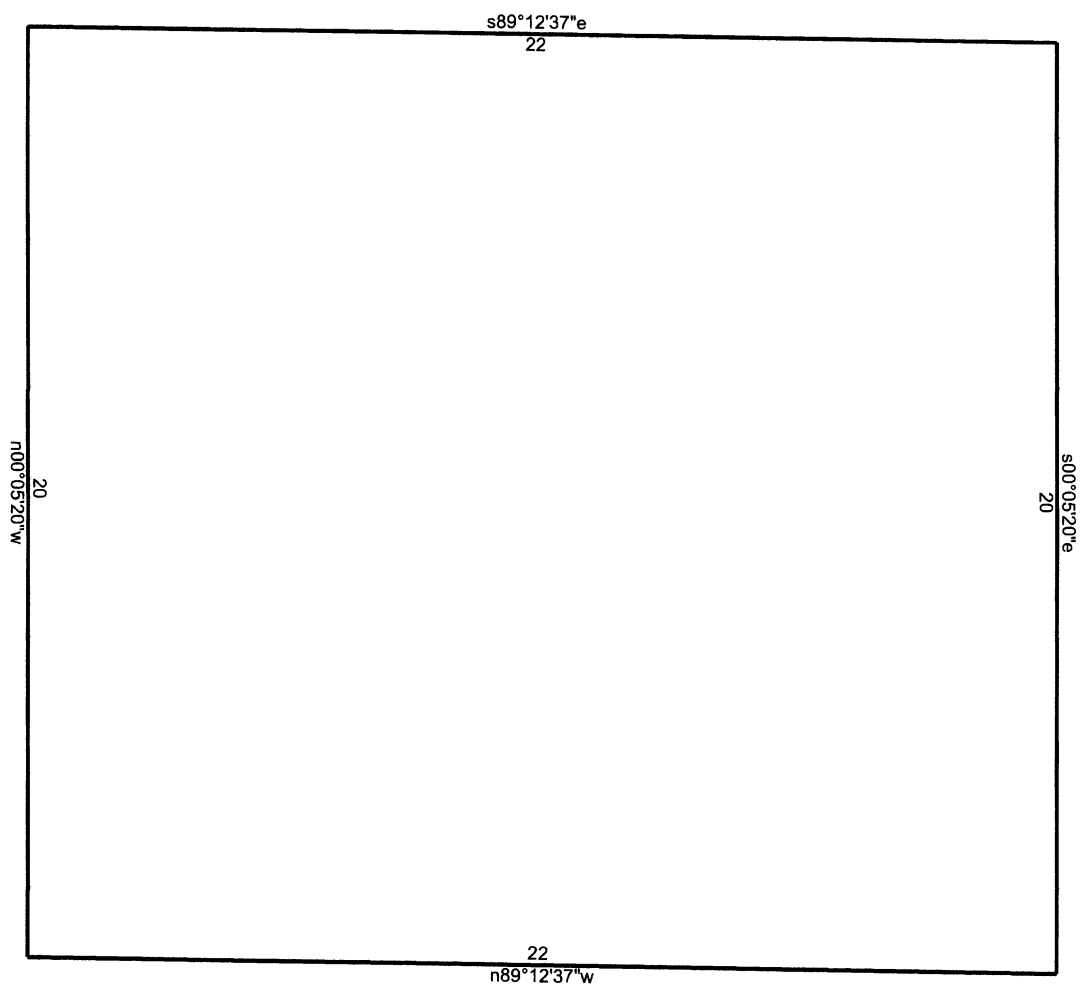
Thence along said right-of-way line, North 00°05'20" West a distance of 20.00 feet the True Point of Beginning.

Said easement containing 440 Sq. Ft., more or less.

End Description
Project No. 25-120
Revised: October 26, 2025



11-4-2025



Water easement No. 2

10/26/2025

Scale: 1 inch= 4 feet

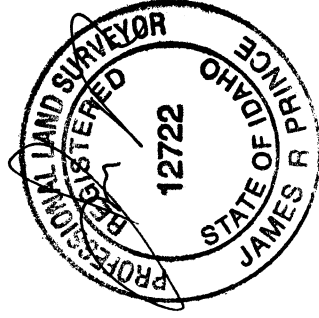
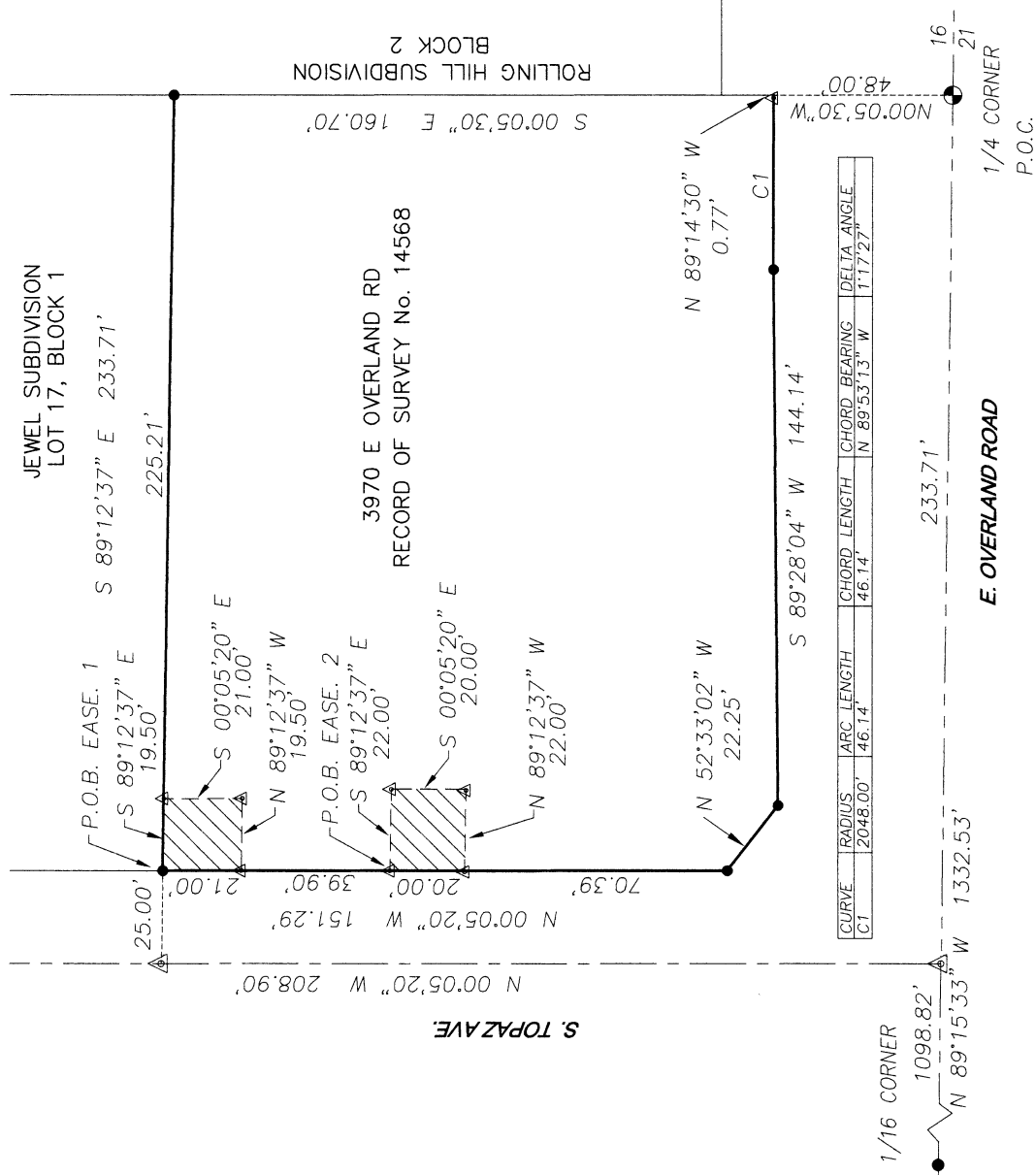
File:

Tract 1: 0.0101 Acres (440 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=84 ft.
01 s89.1237e 22
02 s00.0520e 20
03 n89.1237w 22
04 n00.0520w 20

EXHIBIT B

NEW WATER EASEMENTS

TWO EASEMENTS ACROSS A PARCEL OF LAND LOCATED IN A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO 2025



11-4-2025

PORTSIDE LAND SURVEYING

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