Project Name or Subdivision Name: Resturant for Dong Khahn			
	Number: al number if the project contains more than one tions/checklist for additional information.		
For Internal Use Only Record Number:	ESMT-2025-0162		

# WATER MAIN EASEMENT

THIS Easement Agreement made this	day of	20	between
Vuona 1 la men	("Grantor")	and the City of M	Ieridian, an Idaho Municipa
Corporation (Grantee');	,	=-0	_

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:

STATE OF IDAHO ) ) ss County of Ada

> This record was acknowledged before me on 11/19/2025 (date) by Vong Nguyen (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 (name of entity on behalf of whom record was executed), in the following representative capacity: (type of authority such as officer or trustee)

Notary Stamp Below

JENEVIEVE GRANT Notary Public - State of Idaho Commission Number 20251049 My Commission Expires Mar 14, 2031

My Commission Expires: Mar 14, 2031

### **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 Merdian, 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, the True Point of Beginning;

Thence along the South line of said Lot line, South 89°12'37" East a distance of 19.50 feet;

Thence leaving said lot line, South 00°05′20" East a distance of 21.00 feet

Thence North 89°12′37" West a distance of 19.50 feet to a point on the Easterly right-of-way line of said South Topaz Avenue;

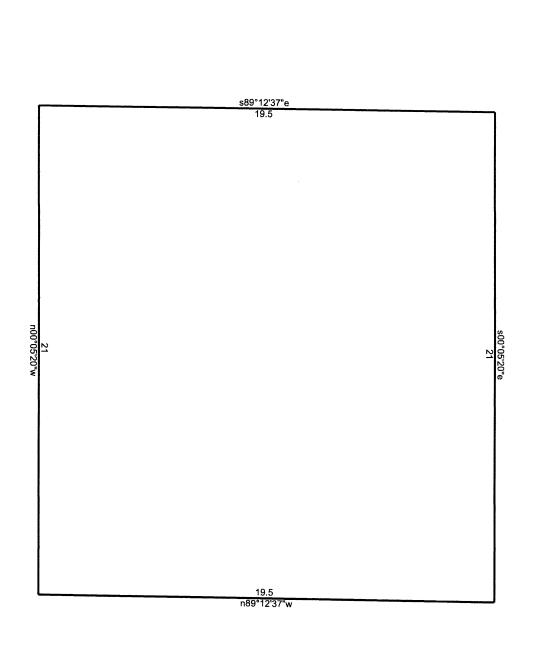
Thence along said right-of-way line, North 00°05′20″ West a distance of 21.00 feet the True Point of Beginning.

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

End Description
Project No. 25-120

Revised: October 26, 2025





Water easement	No. 1	10/26/2025
Scale: 1 inch= 4 feet	File:	
Tract 1: 0.0094 Acres (409 Sq. Feet), 0	osure: 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		

### **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 Merdian, 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;

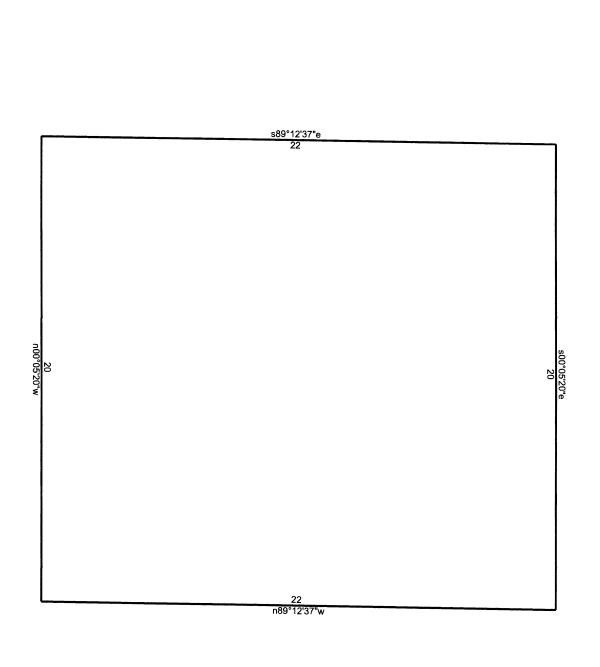
Thence along said right-of-way line, North 00°05′20″ West a distance of 20.00 feet the True Point of Beginning.

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

End Description Project No. 25-120

Revised: October 26, 2025





Water easement No. 2

10/26/2025

Scale: 1 inch= 4 feet

File:

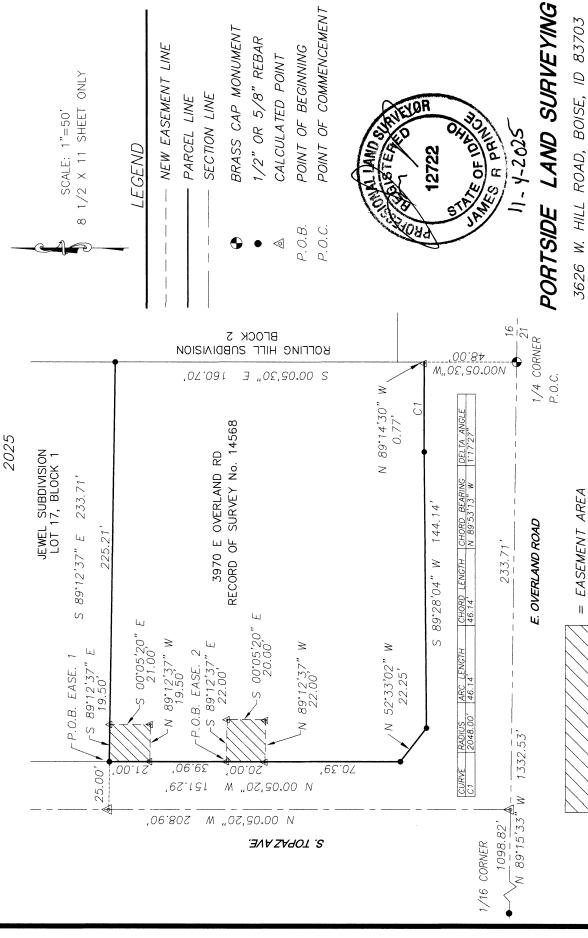
Tract 1: 0.0101 Acres (440 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=84 ft.

01 s89.1237e 22 02 s00.0520e 20 03 n89.1237w 22 04 n00.0520w 20

# EXHIBIT

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



(208) 484–6666

PHONE: