

ORDINANCE NO. 362-2022
(STAR RIVER MEADOWS SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY DESCRIBED AS LOTS 1-15, BLOCK 1, STAR RIVER MEADOWS SUBDIVISION, IN STAR, IDAHO AND CONTIGUOUS TO THE CITY OF STAR; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL (R-3) OF APPROXIMATELY 4.8 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 303, adopted on March 3, 2020 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on February 1, 2022, on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential (R-3) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A”, situated in Canyon County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations,

taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential (R-3), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above as Residential (R-3) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Canyon County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2022.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

2021-011925

RECORDED

02/18/2021 12:47 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 HCRETAL \$11.00
PLAT
KM ENGINEERING

EXHIBIT A

PLAT OF
Star River Meadows Subdivision
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.,
CANYON COUNTY, IDAHO.
2021

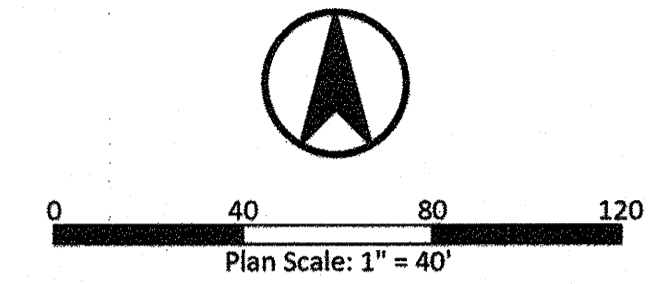
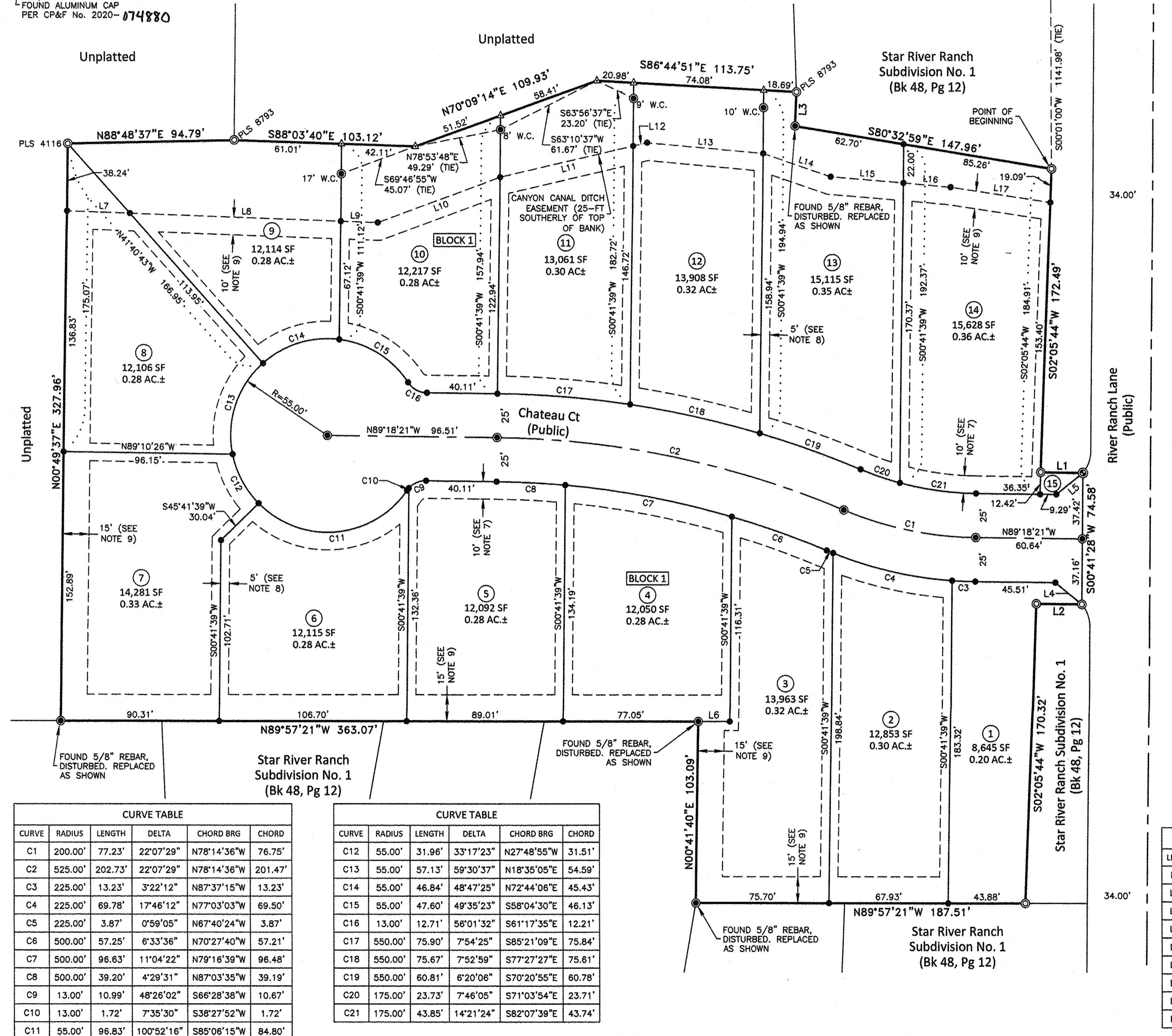
POINT OF COMMENCEMENT
NE CORNER SECTION 13
FOUND BRASS CAP
PER CP&F No. 2008019839

12
13

N 1/4 CORNER SECTION 13
FOUND ALUMINUM CAP
PER CP&F No. 2020-074880

BASIS OF BEARING
S89°59'00"E 2695.50'
1234.37'

1461.13' 13 7 18
T.4N., R.2W.
T.4N., R.1W.



SHEET INDEX

- SHEET 1 - DETAIL PLAT MAP
- SHEET 2 - NOTES, CERTIFICATE OF OWNERS, AND CERTIFICATE OF SURVEYOR
- SHEET 3 - CERTIFICATES AND APPROVALS

REFERENCES

- PLAT OF STAR RIVER RANCH SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 12, RECORDS OF CANYON COUNTY, IDAHO.
- RECORD OF SURVEY PER INSTRUMENT No. 1997044015, RECORDS OF CANYON COUNTY, IDAHO.
- RECORD OF SURVEY PER INSTRUMENT No. 2009016458, RECORDS OF CANYON COUNTY, IDAHO.
- RECORD OF SURVEY PER INSTRUMENT No. 2013-001304, RECORDS OF CANYON COUNTY, IDAHO.
- WARRANTY DEED PER INSTRUMENT No. 2018-005689, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 11779", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND BRASS PLUG MARKED "PLS 11779"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE



2-4-2021
DEVELOPER
TRADITION CAPITAL PARTNERS, LLC
MIDDLETON, IDAHO

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BRG | CHORD |
| C1 | 200.00' | 77.23' | 22°07'29" | N78°14'36"W | 76.75' |
| C2 | 525.00' | 202.73' | 22°07'29" | N78°14'36"W | 201.47' |
| C3 | 225.00' | 13.23' | 3°22'12" | N87°37'15"W | 13.23' |
| C4 | 225.00' | 69.78' | 17°46'12" | N77°03'03"W | 69.50' |
| C5 | 225.00' | 3.87' | 0°59'05" | N67°40'24"W | 3.87' |
| C6 | 500.00' | 57.25' | 6°33'36" | N70°27'40"W | 57.21' |
| C7 | 500.00' | 96.63' | 11°04'22" | N79°16'39"W | 96.48' |
| C8 | 500.00' | 39.20' | 4°29'31" | N87°03'35"W | 39.19' |
| C9 | 13.00' | 10.99' | 48°26'02" | S66°28'38"W | 10.67' |
| C10 | 13.00' | 1.72' | 7°35'30" | S38°27'52"W | 1.72' |
| C11 | 55.00' | 96.83' | 100°52'16" | S85°06'15"W | 84.80' |

| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BRG | CHORD |
| C12 | 55.00' | 31.96' | 33°17'23" | N27°48'55"W | 31.51' |
| C13 | 55.00' | 57.13' | 59°30'37" | N18°35'05"E | 54.59' |
| C14 | 55.00' | 46.84' | 48°47'25" | N72°44'06"E | 45.43' |
| C15 | 55.00' | 47.60' | 49°35'23" | S58°04'30"E | 46.13' |
| C16 | 13.00' | 12.71' | 56°01'32" | S61°17'35"E | 12.21' |
| C17 | 550.00' | 75.90' | 7°54'25" | S85°21'09"E | 75.84' |
| C18 | 550.00' | 75.67' | 7°52'59" | S77°27'27"E | 75.61' |
| C19 | 550.00' | 60.81' | 6°20'06" | S70°20'55"E | 60.78' |
| C20 | 175.00' | 23.73' | 7°46'05" | S71°03'54"E | 23.71' |
| C21 | 175.00' | 43.85' | 14°21'24" | S82°07'39"E | 43.74' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89°18'32"E | 23.98 |
| L2 | N89°18'32"W | 25.82 |
| L3 | S2°35'49"W | 19.37 |
| L4 | N50°30'35"W | 19.41 |
| L5 | N51°03'29"E | 19.47 |
| L6 | S89°57'21"E | 17.96 |
| L7 | S87°50'53"E | 35.82 |
| L8 | S87°50'53"E | 120.06 |
| L9 | S87°50'53"E | 20.99 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L10 | N69°38'34"E | 74.32 |
| L11 | N76°54'46"E | 77.90 |
| L12 | N76°54'46"E | 8.22 |
| L13 | S84°44'46"E | 66.23 |
| L14 | S71°00'10"E | 40.57 |
| L15 | S85°10'25"E | 41.59 |
| L16 | S84°52'05"E | 27.01 |
| L17 | S81°19'42"E | 57.43 |



PLAT OF Star River Meadows Subdivision

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A FOUND BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 13, WHICH BEARS S89°59'00"E A DISTANCE OF 2,695.50 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 13;
THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 13, N89°59'00"W A DISTANCE OF 1461.13 FEET TO A POINT;
THENCE LEAVING SAID NORTHERLY LINE, S00°01'00"W A DISTANCE OF 1141.98 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF STAR RIVER RANCH SUBDIVISION No. 1 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY OF STAR RIVER RANCH SUBDIVISION No. 1 FOR THE FOLLOWING EIGHT (8) COURSES:

1. S02°05'44"W A DISTANCE OF 172.49 FEET TO A 5/8-INCH REBAR;
2. S89°18'32"E A DISTANCE OF 23.98 FEET TO A BRASS PLUG;
3. S00°41'28"W A DISTANCE OF 74.58 FEET TO A 5/8-INCH REBAR;
4. N89°18'32"W A DISTANCE OF 25.82 FEET TO A 5/8-INCH REBAR;
5. S02°05'44"W A DISTANCE OF 170.32 FEET TO A 5/8-INCH REBAR;
6. N89°57'21"W A DISTANCE OF 187.51 FEET TO A 5/8-INCH REBAR;
7. N00°41'40"E A DISTANCE OF 103.09 FEET TO A 5/8-INCH REBAR;
8. N89°57'21"W A DISTANCE OF 363.07 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, N00°49'37"E A DISTANCE OF 327.96 FEET TO A 5/8-INCH REBAR;

THENCE N88°48'54"E A DISTANCE OF 94.79 FEET TO A 5/8-INCH REBAR;
THENCE S88°03'40"E A DISTANCE OF 103.12 FEET;
THENCE N70°09'14"E A DISTANCE OF 109.93 FEET;
THENCE S86°44'51"E A DISTANCE OF 113.75 FEET TO A 5/8-INCH REBAR;
THENCE S02°35'49"W A DISTANCE OF 19.37 FEET TO A 5/8-INCH REBAR;
THENCE S80°32'59"E A DISTANCE OF 147.96 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS A TOTAL OF 4.804 ACRES, MORE OR LESS

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAYS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM AN EXISTING STAR SEWER AND WATER DISTRICT WATER SYSTEM, AND SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.


SPENCER KOFOED, MANAGER
TRADITION CAPITAL PARTNERS, LLC

ACKNOWLEDGMENT

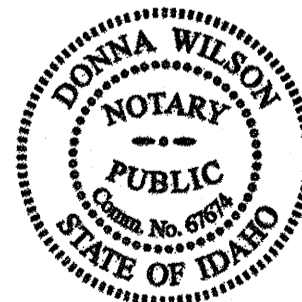
STATE OF IDAHO

COUNTY OF } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON December 16, 2020, BY SPENCER KOFOED, AS MANAGER OF TRADITION CAPITAL PARTNERS, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 5.6.2022



NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CANYON CANAL COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CANYON CANAL COMPANY.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. LOT 1 AND LOT 15, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE COMMON LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE AND IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
7. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
8. UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT (EACH SIDE) FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
9. UNLESS SHOWN OTHERWISE, ALL REAR LOT LINES AND LINES ADJACENT TO THE SUBDIVISION BOUNDARY CONTAIN A 15.00 FOOT WIDE EASEMENT, FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
10. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. THE SUBDIVISION HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
15. ALL LOTS WITHIN THIS PLAT WILL BE PROVIDED SEWER VIA A STAR SEWER AND WATER DISTRICT GRAVITY SEWER SYSTEM.
16. THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING AND ALL AMENITIES (LAWNS, SPRINKLERS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
17. DIRECT LOT ACCESS TO RIVER RANCH LN. IS PROHIBITED.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF STAR RIVER MEADOWS SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER
TRADITION CAPITAL
PARTNERS, LLC
MIDDLETON, IDAHO

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengflp.com

PLAT OF
Star River Meadows Subdivision

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

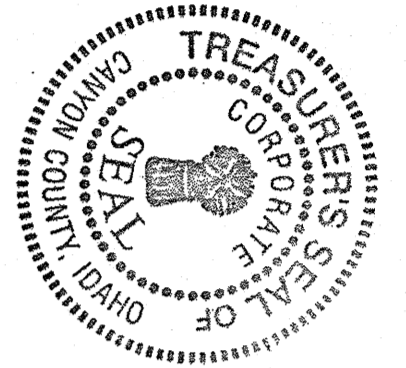
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

David R. Kinzer
CANYON COUNTY SURVEYOR
DATE 10/12/20
DAVID R. KINZER PE/PLS 2659

CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tracie Wood
CANYON COUNTY TREASURER
DATE 2-5-2021
By L. Danbim



CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE 18th DAY OF February, IN THE YEAR OF 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Kevin Kamin
CHAIRMAN
DATE 18 February 2021
Chris Hammond, PE/PLS
CLERK
DATE 2-18-21



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING STAR SEWER AND WATER DISTRICT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Clara
SOUTHWEST DISTRICT
HEALTH DEPARTMENT
DATE 10/16/2020

CERTIFICATE AND APPROVAL OF CANYON HIGHWAY DISTRICT No. 4

CANYON HIGHWAY DISTRICT No. 4 DOES HEREBY ACCEPT THIS PLAT AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1312.

[Signature]
CHAIRMAN
DATE 12/23/2020



9-25-2020
DEVELOPER
TRADITION CAPITAL PARTNERS, LLC
MIDDLETON, IDAHO

