



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: June 3, 2025

FILE(S) #: VAC-25-03- Vacation/Reduction of Utility Easements located on Lot 2, Block 3 of Milestone Ranch Subdivision #3

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

Kyle Prewett
Toll Brothers
3103 W Sheryl Dr Suite 100
Meridian, Idaho 83642

OWNER

Toll West Inc
1140 Virginia Drive
Fort Washington, PA 19034

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lot 2, Block 3 of Milestone Ranch Subdivision #3. The easements being vacated/reduced is a 42 square-foot portion of the platted public utilities, pressure irrigation and lot drainage.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R3721750030, R3721750020 & R3721750010.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

March 19, 2025

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. Staff recommends that Council approve the requested vacation as part of their consent agenda.

COUNCIL ACTION

The Council may **approve, conditionally approve, deny** or **table** this request for vacation of easements.

Council considers the following:

1. This application complies with the framework of Star's Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

PROPOSED CONDITIONS OF APPROVAL

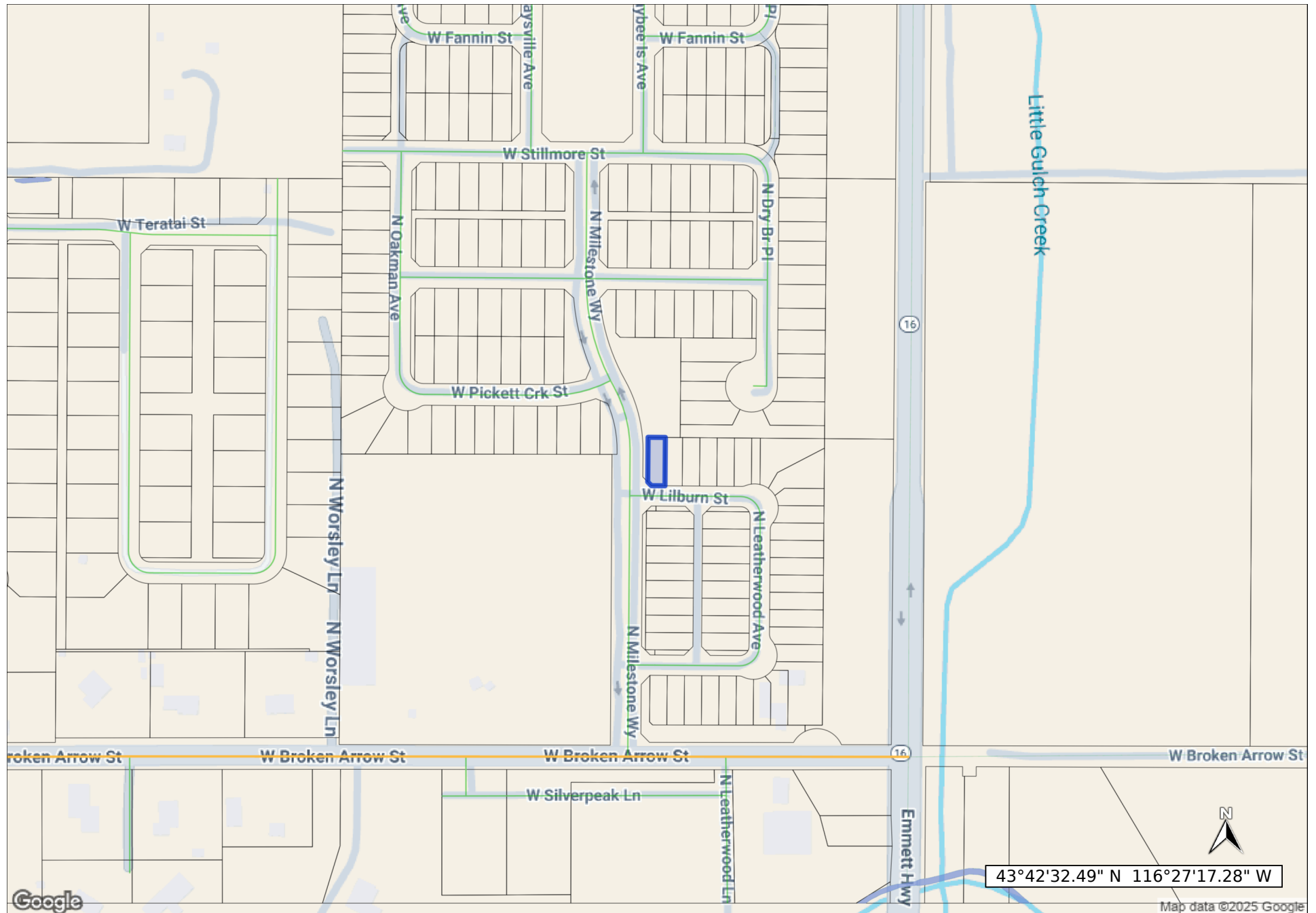
1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-25-03 Easement Vacation for Lot 3, Block 3 of Milestone Ranch Subdivision #3 on _____, 2025.

Milestone Ranch No. 3 - Lot 2, Block 3

Easement Vacation - Vicinity Map



Toll Brothers[®]

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

March 17, 2025

City of Star
Planning & Zoning
PO Box 130
Star, Idaho 83669

RE: Milestone Ranch Subdivision No. 3 – Easement Vacation/Reduction – Lot 2, Block 3

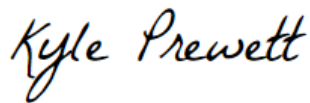
Dear Planning Staff,

On behalf of Toll West Inc., attached for your review is a Vacation application for Milestone Ranch Subdivision No. 3. The easement being vacated/reduced is a 42 square-foot portion of the platted Public Utilities, Pressure Irrigation, and Lot Drainage easement encumbering Lot 2, Block 3 of the subject phase.

The vacation/reduction is required to allow the homes offered in the subdivision to fit on the subject lot without encroaching on the subject easement. This vacation/reduction is directly linked to a Lot Line Adjustment Application submitted to the City on September 16, 2024. The Lot Line Adjustment Application impacts the lot subject to this easement as well as Lot 1, Block 3 of Milestone Ranch Subdivision No. 1. Once vacated/reduced, the portion of the subject easements continue to adhere to the City Code. Approval of the vacation/reduction has been issued by the following agencies: Lumen Technologies, Star Sewer and Water District, Intermountain Gas, Sparklight, Silver Star Communications, Farmers Union Ditch Company, and Idaho Power.

Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



VACATION APPLICATION

***All information must be filled out to be processed.

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Kyle Prewett (Toll Brothers)
Applicant Address: 3103 W Sheryl Dr. STE 100, Meridian, ID Zip: 83642
Phone: 831.801.9724 Fax: _____ Email: kprewett@tollbrothers.com

Owner Name: Toll West Inc.
Owner Address: 3103 W Sheryl Dr., STE 100. Meridian, ID Zip: 83642
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Same as Applicant Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Location: 8595 W Chamblee St, Star, ID 83669
Parcel Number(s): R5712780020
Approved Zoning Designation: R-5-DA

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
<input checked="" type="checkbox"/>	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
<input checked="" type="checkbox"/>	Completed and signed Vacation Application	
<input checked="" type="checkbox"/>	Fee	
<input checked="" type="checkbox"/>	If the signature on this application is not the owner of the property, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	

✓	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	
✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
✓	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
✓	Copy of recorded deed.	
✓	One (1) 8 ½" X 11" vicinity map showing the location of subject property	
✓	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
✓	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
✓	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Plat to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*

Kyle Prewett

3/17/25

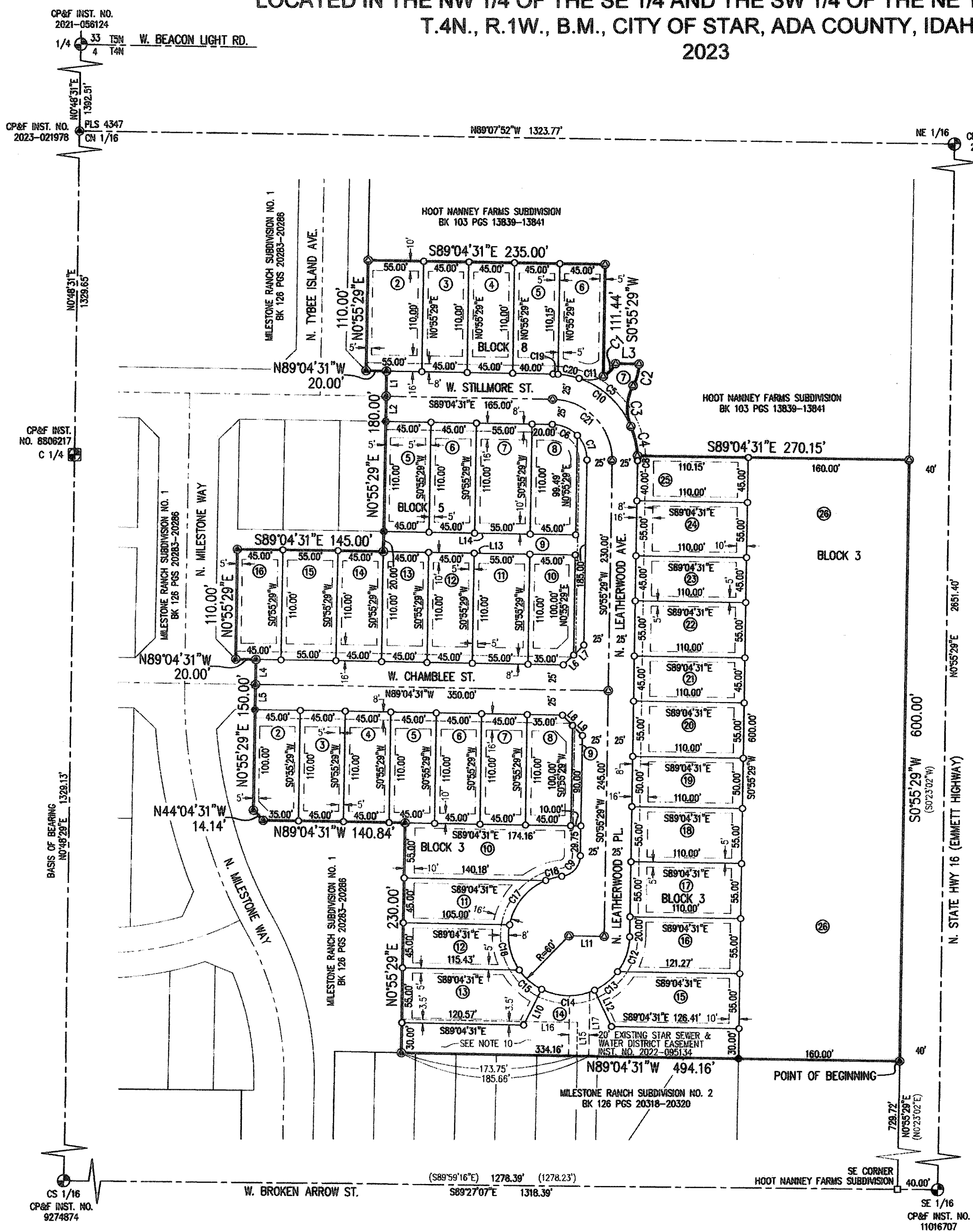
Applicant/Representative Signature

Date

****Note:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

MILESTONE RANCH SUBDIVISION NO. 3

A PORTION OF LOT 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2023



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	17.82'	30.00'	34°02'12"	N43°54'23"E	17.56'
C2	22.79'	46.00'	28°22'55"	S15°08'57"W	22.55'
C3	41.82'	46.00'	52°05'35"	S31°53'36"W	40.40'
C4	30.17'	85.00'	20°20'20"	S12°37'01"E	30.02'
C5	72.05'	85.00'	48°34'11"	N47°04'17"W	69.92'
C6	27.85'	35.00'	45°35'05"	N66°16'58"W	27.12'
C7	27.13'	35.00'	44°24'55"	N21°16'58"W	26.46'
C8	5.00'	85.00'	3°22'20"	N0°45'41"W	5.00'
C9	30.13'	21.00'	82°11'42"	N42°01'20"E	27.61'
C10	133.52'	85.00'	90°00'00"	N44°04'31"W	120.21'
C11	24.99'	30.00'	47°43'08"	N84°47'03"E	24.27'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C12	37.37'	60.00'	35°41'07"	N18°46'03"E	36.77'
C13	29.82'	60.00'	28°28'22"	N50°50'47"E	29.51'
C14	54.12'	60.00'	51°41'02"	S89°04'31"E	52.31'
C15	29.82'	60.00'	28°28'22"	S48°59'49"E	29.51'
C16	47.42'	60.00'	45°16'46"	S12°07'15"E	46.19'
C17	59.53'	60.00'	56°50'58"	S38°56'37"W	57.12'
C18	16.49'	60.00'	15°45'05"	S75°14'38"W	16.44'
C19	5.00'	85.00'	3°22'20"	N87°23'21"W	5.00'
C20	21.28'	85.00'	14°20'48"	N78°31'47"W	21.23'
C21	94.25'	60.00'	90°00'00"	N44°04'31"W	84.85'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.00'	S0°55'29"W
L2	25.00'	S0°55'29"W
L3	23.03'	S89°04'31"E
L4	25.00'	S0°55'29"W

LINE TABLE		
LINE #	LENGTH	BEARING
L5	25.00'	S0°55'29"W
L6	14.14'	N45°55'29"E
L7	14.14'	N45°55'29"E
L8	14.14'	N44°04'31"W

LINE TABLE		
LINE #	LENGTH	BEARING
L9	14.14'	N44°04'31"W
L10	40.00'	S26°46'00"W
L11	35.00'	N89°04'31"W
L12	40.00'	S24°55'02"E

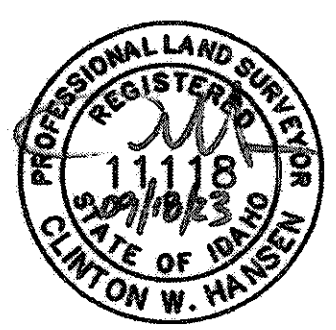
LINE TABLE		
LINE #	LENGTH	BEARING
L13	190.00'	N89°04'31"W
L14	190.00'	N89°04'31"W
L15	33.50'	N0°57'50"E
L16	51.90'	S89°04'31"E
L17	63.98'	N0°55'29"E

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
 - FOUND BRASS CAP MONUMENT
 - FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
 - SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
 - CALCULATED POINT, NOT SET
 - LOT NUMBER
 - RECORD DATA
 - SECTION LINE
 - CENTER LINE
 - ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT LINE SEE NOTE 10
 - ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. 2023-042158
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
 - OTHER EASEMENT LINE AS NOTED
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE

- NOTES**
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
 - ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 - IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
 - LOTS 9, 14 AND 26, BLOCK 3, LOT 9, BLOCK 5, AND LOT 7, BLOCK 8 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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."
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014188, RECORDS OF ADA COUNTY, IDAHO.
 - A PORTION OF LOT 13 AND 14, BLOCK 3 AS SHOWN HEREON ARE SERVIENT TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2023-040786, RECORDS OF ADA COUNTY, IDAHO.
 - DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY AND STATE HIGHWAY 16 IS PROHIBITED.
 - SEE INSTRUMENTS NOS. 2023-028859 AND VAC-23-01, RECORDS OF ADA COUNTY, IDAHO FOR VACATION OF EXISTING PLATTED INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE AND IRRIGATION, AND IDAHO POWER EASEMENTS PER THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.
 - SEE INSTRUMENT NOS. 2023-032855 AND 2023-032857 RECORDS OF ADA COUNTY, IDAHO, FOR THE RELEASE OF THE HISTORIC IDAHO POWER OVERHEAD LINE EASEMENTS PER NOTE 8 OF HOOT NANNEY FARMS SUBDIVISION.
 - LOT 7, BLOCK 8 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS FOR FUTURE RESIDENTIAL LOTS. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH SUBDIVISION, FILED AND RECORDED AS INSTRUMENT NO. 2023-060382, RECORDS OF ADA COUNTY, AND AS MAY BE AMENDED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, THE TRELLIS SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6881, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF MILESTONE RANCH SUBDIVISION NO. 3;

A PORTION OF LOT 2, BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE NW ¼ OF THE SE ¼ AND THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CS 1/16 CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (C ¼ CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ S 89°27'07" E A DISTANCE OF 1278.39 FEET (FORMERLY S 89°59'16" E, 1278.23 FEET) TO THE SOUTHEASTERLY CORNER OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°55'29" E (FORMERLY N 0°23'02" E) ALONG THE EASTERLY BOUNDARY OF SAID HOOT NANNEY FARMS SUBDIVISION, ALSO BEING THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 2, AS SHOWN IN BOOK 126 OF PLATS ON PAGES 20319 THROUGH 20320, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 729.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 2, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION BEING THE NORTHEASTERLY CORNER OF SAID MILESTONE RANCH SUBDIVISION NO. 2, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 2 N 89°04'31" W A DISTANCE OF 494.18 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK 126 OF PLATS ON PAGES 20283 THROUGH 20286, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 0°55'29" E A DISTANCE OF 230.00 FEET TO A POINT;
- THENCE N 89°04'31" W A DISTANCE OF 140.84 FEET TO A POINT;
- THENCE N 44°04'31" W A DISTANCE OF 14.14 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 150.00 FEET TO A POINT;
- THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;
- THENCE S 89°04'31" E A DISTANCE OF 145.00 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°04'31" E A DISTANCE OF 235.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 111.44 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 17.82 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°02'12" AND A LONG CHORD BEARING N 43°54'23" E A DISTANCE OF 17.56 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 23.03 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'55" AND A LONG CHORD BEARING S 15°08'57" W A DISTANCE OF 22.55 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 41.82 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 52°05'35" AND A LONG CHORD BEARING S 3°15'36" W A DISTANCE OF 40.40 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 30.17 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°20'20" AND A LONG CHORD BEARING S 12°37'01" E A DISTANCE OF 30.02 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 270.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 AND EASTERLY BOUNDARY OF LOT 2, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE ALONG THE EASTERLY BOUNDARY SAID LOT 2 AND SAID WESTERLY RIGHT-OF-WAY S 0°55'29" W (FORMERLY S 0°23'02" W) A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.90 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 11th DAY OF April, 2023.

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

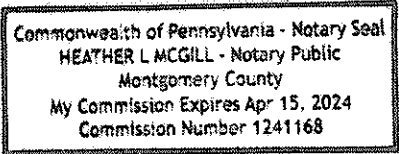
A. Janelle Iturbe
BY A. JANELLE ITURBE, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } S.S.

ON THIS 11th DAY OF April, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED A. JANELLE ITURBE, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES 4-15-2024

RESIDING AT Pennsylvania

Heather L. McGill

NOTARY PUBLIC FOR THE STATE OF IDAHO
Commonwealth of Pennsylvania

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

CLINTON W. HANSEN
PLS 11118

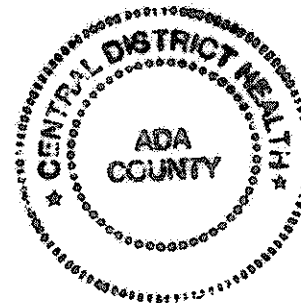


MILESTONE RANCH SUBDIVISION NO. 3

BOOK 126 , PAGE 20373

HEALTH CERTIFICATE

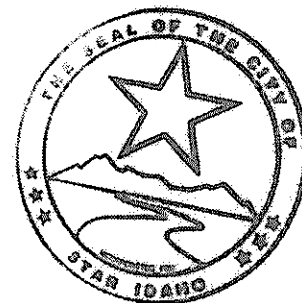
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Rori Davis RENS 4.5.2023
CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21 DAY OF June, 2022 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature]
CITY CLERK

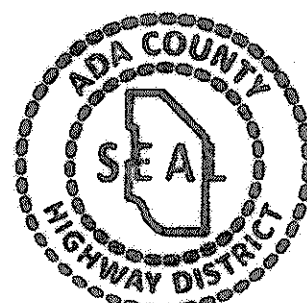
APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, September 8, 2023, HEREBY APPROVE THIS PLAT.

[Signature] PB 11621
CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 16 DAY OF August, 2023.

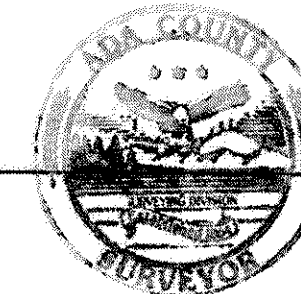


[Signature]
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature]
ADA COUNTY SURVEYOR
PCS # 13553



19 September 2023

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: September 19th, 2023 Elizabeth Mahn
COUNTY TREASURER Signed by Deputy: [Signature]



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. 2023-053933

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 51 MINUTES PAST 11 O'CLOCK A.M. ON THIS 20 DAY OF Sept., 2023, IN BOOK 126 OF PLATS AT PAGES 20371-20373

[Signature] [Signature]
DEPUTY EX-OFFICIO RECORDER

FEE: 16

CLINTON W. HANSEN
PLS 11118

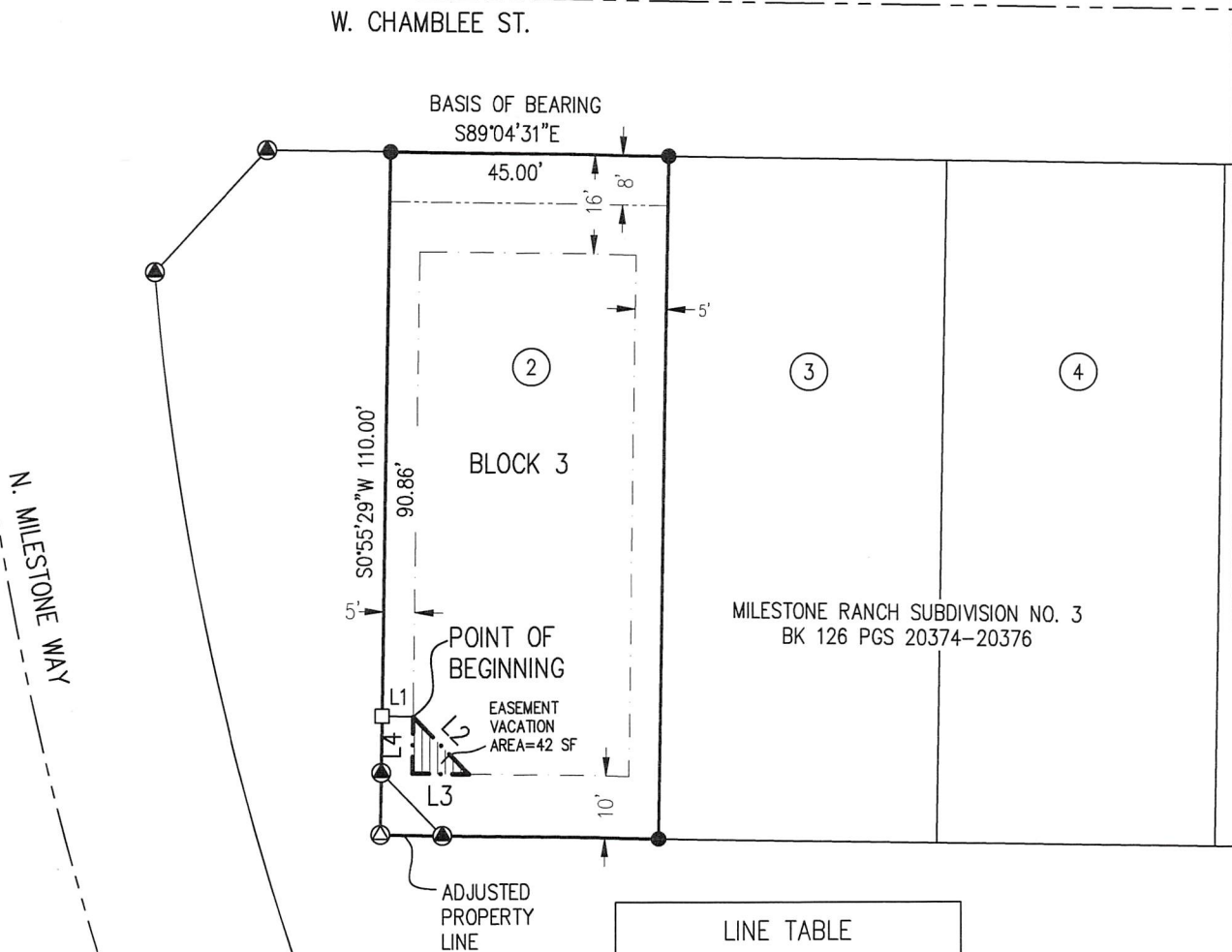


Toll Brothers LandSolutions
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

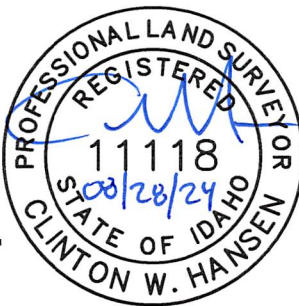
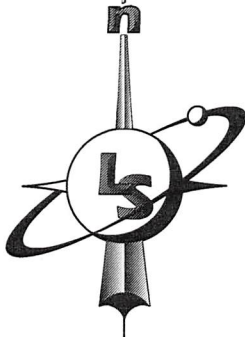
MILESTONE RANCH SUBDIVISION NO. 3

LOT 2, BLOCK 3 PARTIAL EASEMENT VACATION

EXHIBIT



LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.00'	S89°04'31"E
L2	12.93'	S44°04'31"E
L3	9.14'	N89°04'31"W
L4	9.14'	N0°55'29"E



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 20-88

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of Intermountain Gas

By: [Signature]

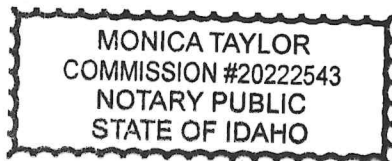
Title: Field Operations Supervisor

Date: 11/4/2024

State of Idaho)
County of Canyon) SS

On this 4th day of November, 2024 before me, the undersigned, a Notary Public in and for said state, personally appeared Domingo Enrico, known or identified to me to be the Field Operations Supervisor of the Corporation known as Intermountain Gas, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature: Monica Taylor]
Notary Public for the State of Idaho
Nampa, Idaho
Residing at
5/26/2028
Commission Expires



11/5/2024

Toll West Inc
Meridian ID 83642

No Objection

SUBJECT: Lot Drainage Easement
8595 W Chamblee St & N Milestone Ave, Star ID
Milestone Ranch Subdivision No. 3 – Lot 2, Block 3
Ada County Parcel R5712780020
S4/ T4N, R1W

To Whom it May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and has determined there are no CenturyLink facilities within the area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation (relocations@centurylink.com) and/or repair of said facilities.

POC - VeShon Sheridan
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster
804-234-6825 / VeShon.Sheridan@Lumen.com
Nre.easement@lumen.com

Sincerely yours,

ROW Team
Network Infrastructure Services
CenturyLink
P863886

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of Silver Star Communications

By: Benson

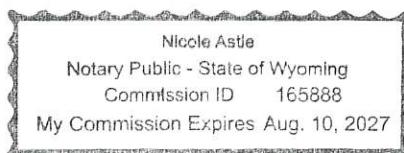
Title: President

Date: Nov. 4, 2024

State of Wyoming)
) SS
County of Lincoln)

On this 4th day of November, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Barbara Sessions, known or identified to me to be the President of the Corporation known as Silver Star Communications, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Nicole Astle
Notary Public for the State of Wyoming
180 N. Main, Thayne, WY 83127
Residing at
Aug. 10, 2027
Commission Expires

January 29, 2025

Sent via email to: kprewett@tollbrothers.com

Applicant: Kyle Prewett
c/o Toll Brothers

Location Info: Milestone Ranch No. 3, Block 3, Lot 2
Parcel(s): R5712780020

Dear Kyle:

This is in response to your application dated **4/29/24** (project ID 109253) regarding the possible relinquishment of a public utility easement (PUE) located as noted above.

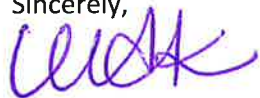
- The attached Exhibit(s) more specifically identify the requested area for relinquishment.

X We have no Utilities within the described Public Utility Easement (PUE) to be relinquished and do not object to the relinquishment.

_____ We have Utilities within the described Public Utility Easement (PUE) to be relinquished and require the PUE to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

Sincerely,



Megan Kelly
Associate Real Estate Specialist
Idaho Power Company | Corporate Real Estate
208-388-2972 | mkelly@idahopower.com

1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of The Star Senez

+ Water District

By: Ryan T. [Signature]

Title: District Engineer

Date: 1/29/25

State of Idaho)
County of Ada) SS

On this 29th day of January, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Ryan Morgan, known or identified to me to be the District Engineer of the Corporation known as Star Senez Water, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]

Notary Public for the State of Idaho

Star, ID

Residing at

02-24-2026

Commission Expires

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of CABLEONE DBA SPARK LIGHT

By: ART

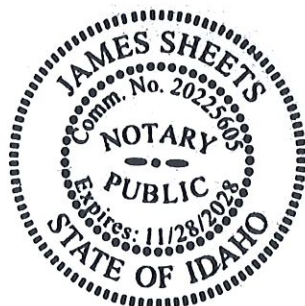
Title: SR. REGIONAL DIRECTOR, NW

Date: 3/11/25

State of Idaho)
) SS
County of Ada)

On this 11th day of March, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Amanda Moore, known or identified to me to be the Sr Regional Director NW of the Corporation known as Sparklight, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Idaho

Boise, ID

Residing at _____

11-28-2028
Commission Expires

Kyle Prewett

From: Ryan Morgan <rmorgan@staridaho.org>
Sent: Wednesday, February 19, 2025 10:34 AM
To: Kyle Prewett; Ryan Field; Shawn Nickel
Cc: Martin Taylor; Hannah Shurance; Barbara Norgrove
Subject: RE: Farmer's Union Ditch Company - Easement Vacation Approval

Follow Up Flag: Follow up
Flag Status: Flagged

This message came from outside Toll Brothers

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[Report Suspicious](#)

Kyle,

We reviewed this in our staff meeting this morning, we are okay with this for Milestone Ranch.

Ryan V. Morgan; P.E., CFM
City Engineer
City of Star
P.O. Box 130
Star, ID 83669
208-286-7247 x3002



"The brightest jewel in the Gem State"

Kyle Prewett

From: Andy Waldera <andy@sawtoothlaw.com>
Sent: Friday, September 20, 2024 3:47 PM
To: Kyle Prewett; farmers.union.ditch@gmail.com
Cc: Martin Taylor; Hannah Shurance
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Alert

You have not previously corresponded with this sender. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

Report Suspicious

Hello Kyle.

Tried calling your office line, but got VM.

Regardless, FUD has no objection to the request because FUD has no easement interest in the property at issue. The Canal is well to the north and FUD does not own, operate, or maintain and lateral ditches off of the Canal.

I guess what I am driving at is I do not see the need for the Company to "agree" to the partial vacation of an easement it has no interest in as a threshold matter.

Please call with any questions.

Thanks,
Andy

Andrew J. Waldera
SAWTOOTH LAW OFFICES, PLLC
andy@sawtoothlaw.com
www.sawtoothlaw.com