



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE:

FILE(S) #: VAC-25-07- Vacation of Drainage Easement For Cranefield Subdivision

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT:

Pavol Seidner
Williams Homes
119 E Calderwood Drive Suite 102
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a vacation of a portion of an existing drainage easement between Lots 45 & 46, Block 2 of Cranefield Subdivision No. 2.

PROPERTY INFORMATION

Property Location: The subject properties are located at 12450 & 12494 W. Meliora Lane, Star, Idaho.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

December 29, 2025

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easement 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-25-07 Easement Vacation for Cranefield Subdivision on _____, 2026.



VACATION APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name:

Pavol Seidner

Applicant Address: 119 E Calderwood Dr. Suite 102, Meridian ID Zip: 83642

Phone: 208-207-9869 Email: pseidner@williamshomes.com

Owner Name:

WH STAR 203, LLC

Owner Address: 24911 Avenue Stanford, Santa Clarita, CA. Zip: 91355

Phone: 661-222-9207 Email: pseidner@williamshomes.com

Representative (e.g., architect, engineer, developer):

Contact: Cody McCammon Firm Name: Idaho Survey Group

Address: 9939 W Emerald Street Boise ID Zip: 83704

Phone: 208-846-8570 Email: codym@idahosurvey.com

Property Information:

Site Location: Lot 45/2 12494 W Meliora Lane & Lot 46/2 12450 W Meliora Lane Located in Cranefield Sub #2

Parcel Number(s):

R1601240720 & R1601240740

Approved Zoning Designation: R-4-DA

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with the Planning Department required prior to submittal.	
✓	Completed and signed Vacation Application	
	Fee	

✓	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: • 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). • Submit two (2) paper and one (1) electronic copy	
✓	Copy of recorded deed.	
✓	Electronic copy of vicinity map showing the location of subject property	
✓	Electronic copy of site plan or plat showing the proposed vacation	
	Submit recorded copy of Survey 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.*



 Applicant/Representative Signature

12.19.2025

 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.



December 19, 2025

Partial Easement Vacation Application Narrative

TO: Star Planning and Zoning

FROM: Pavol Seidner – Williams Homes- Idaho Division Area Manager

PROJECT: Cranefield Subdivision #2, Legal Entity/Owner Name: WH Star 203, LLC

Lot 45/2 12494 W Meliora Lane Star, ID, 83669 & Lot 46/2 12450 W Meliora Lane Star, ID, 83669 at Cranefield #2

Dear Planning and Zoning Department,

Williams Homes (WH Star 203, LLC) would like to obtain a partial easement vacation for the easement delineated and recorded in Cranefield #2 Plat under Book 127 Pages 20488 Thru 20493 Legal Lot 45/2 & 46/2 Star Building Permit # 20252166 and 20252072 as required for final C of O on the legal lots.

The submittal contains the application, narrative, vicinity map, recorded plat, survey easement vacation exhibit by Idaho Survey Group, and full site plan by civil engineer Kimley-Horn.

I am submitting this request for the vacation and adjustment of easements on Lots 45/2 and 46/2 within Cranefield 2 Sub.

The need for this request arises from the irregular lot geometry at the street radius combined with the oversized easement width. As currently platted, the easement configuration prevents a compliant building envelope from fitting within the lots while meeting all City of Star setback requirements and the conditions outlined in the development agreement.

To resolve this, we propose to vacate and adjust the easement specifically in the areas where the building envelope encroaches. This adjustment will allow the lots to be developed in accordance with City standards while maintaining adequate utility clearances.

Additionally, a private storm drain pipeline (18") exists to convey water from a private street drop inlet. This pipeline has been realigned to meet the clearances discussed with the City of Star, ensuring a minimum separation of 5 feet from each home's foundation. This modification preserves drainage functionality while protecting structural integrity.

We respectfully request approval of this easement vacation to allow for proper development of the lots in compliance with City requirements.

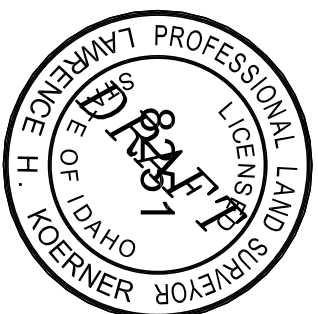
Thank you for your consideration. Please let me know if any additional information or documentation is required to support this request.

Thank you,

Pavol Seidner

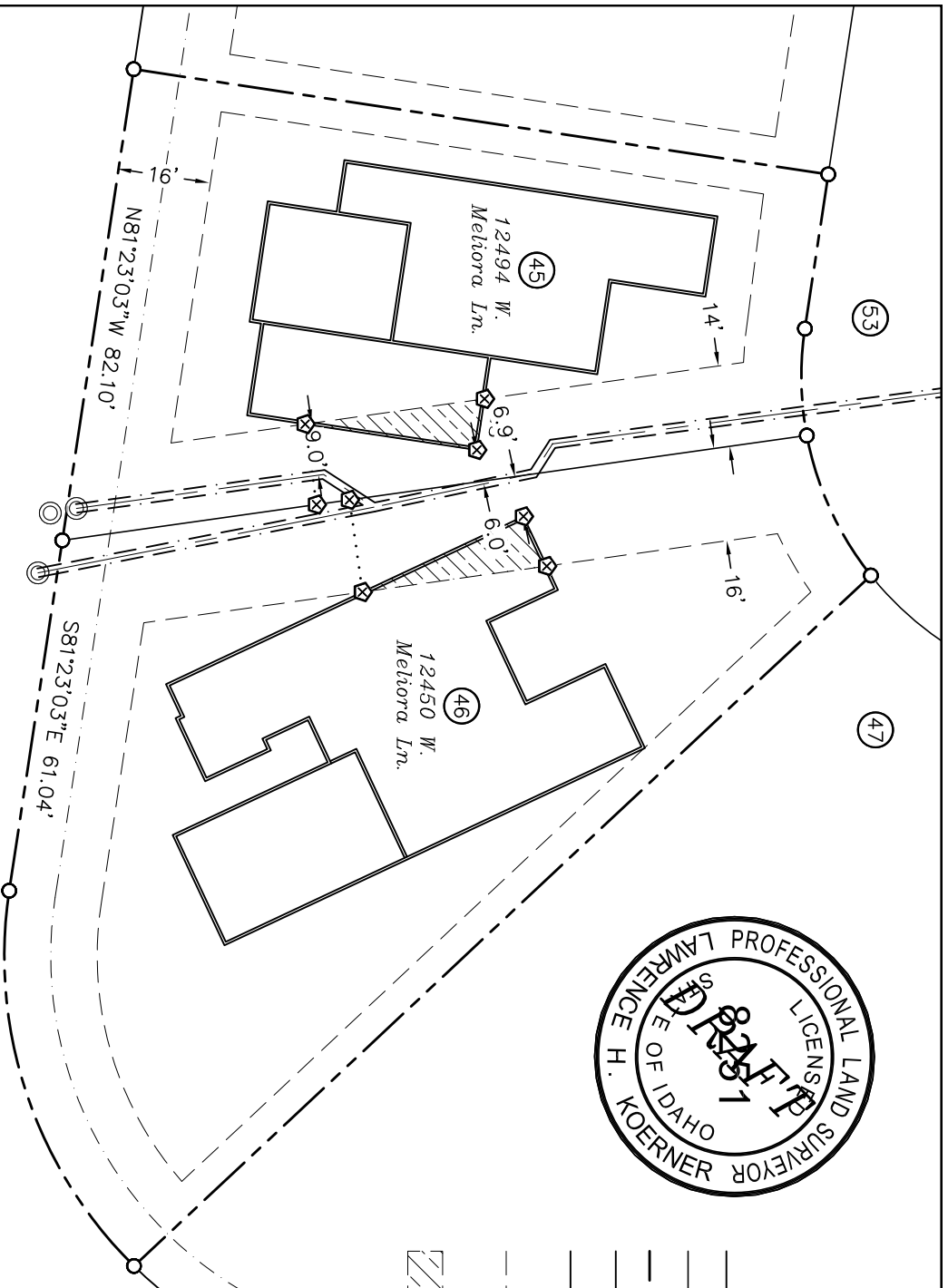
Pavol Seidner- Idaho Division Area Manager

(208) 207-9869



Legend

- Found 1/2" Iron Pin
- ⊗ "ISG PLS 11779"
- ⊙ Calculated Point
- (45) Platted Lot Number
- Right-of-Way Line
- Platted Lot Line
- - - Property Boundary Line
- - - Foundation Stem Wall
- - - 18" PVC Storm Drain Pipe
- - - Platted Public Utilities, Lot Drainage & Pressure Irrigation Easement
- ▨ Vacated Platted Public Utilities, Lot Drainage & Pressure Irrigation Easement
- Sand & Grease Trap
- ⊙ Storm Drain Manhole



Easement Line Table

Line	Bearing	Length
L1	S81°58'50" W	14.00'
L2	N08°00'49" W	31.19'
L3	S81°24'56" E	8.91'
L4	S08°35'04" W	29.89'
L5	N81°58'50" E	16.02'
L6	N25°08'13" W	30.64'
L7	N64°51'47" E	9.45'
L8	S08°00'11" E	32.06'

P:\CraneField Sub No. 2 22-092\dwg\45&46 B2 EXHIBIT.dwg 12/16/20

Exhibit "B"

CraneField Subdivision No.2 Easement Vacation

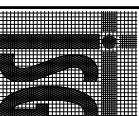
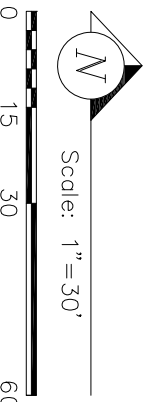
Located in Government Lot 2 of Section 18, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 22-092-01

Sheet No. 1

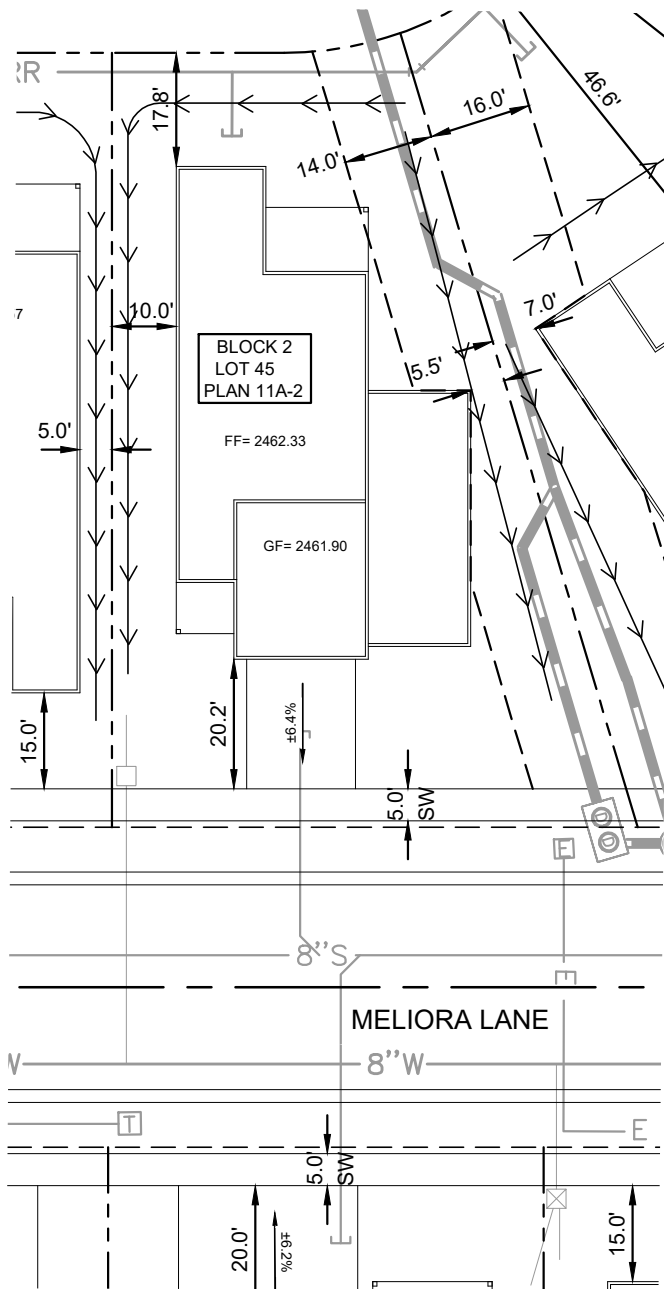
Dwg. Date 12/15/2025

Scale: 1"=30'



IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570



LEGEND:

IRR	IRRIGATION LINE
8"W	WATER LINE
8"S	SEWER LINE
E	ELECTRICAL LINE
	STORM DRAIN LINE
(D)	STORM DRAIN MANHOLE
(S)	SEWER MANHOLE
■	CATCH BASIN
(D) (D)	SEDIMENT BOX
▨	SEEPAGE BED
⊗	VALVE
⊗	WATER METER
└┐	SEWER/IRRIGATION SERVICE
⊙	FIRE HYDRANT
E	ELECTRICAL BOX
T	ELECTRICAL TRANSFORMER
S	SECTOR BOX
+	SIGN
⊙	STREET LIGHT
---	PUBLIC RIGHT-OF-WAY
- - -	PROPERTY LINE
- - -	UTILITY EASEMENT
□	WROUGHT IRON FENCE
○	OPTIONAL FENCE
→	DRAINAGE SWALE

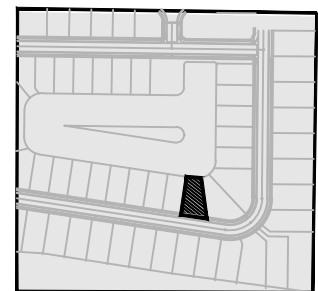
SITE PLAN

THIS HOUSE PLOT IS BEING FURNISHED TO THE BUYER BY WILLIAMS HOMES FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE FINAL AS-BUILT CONFIGURATION OF THE PROPERTY OR IMPROVEMENTS THERON. THE BUYER SHOULD NOT RELY ON THIS HOUSE PLOT IN DECIDING WHETHER TO PURCHASE THE PROPERTY SHOWN BECAUSE THE DIMENSIONS OR LAYOUT OF THE IMPROVEMENTS MAY BE SUBJECT TO CHANGE AS CONSTRUCTION PROCEEDS. THE DIMENSIONS SHOWN ON THE PLANS ARE ESTIMATES AND ARE ONLY INTENDED TO PROVIDE THE DIMENSIONAL RELATIONSHIP BETWEEN THE FOUNDATION AND THE PROPERTY LINE. ANY EASEMENTS SHOWN ON THE PLOT ARE NOT INTENDED TO REPRESENT THE CONDITION OF TITLE OF THE PROPERTY. THE BUYER SHOULD OBTAIN A TITLE REPORT TO ASSURE THAT THE CONDITION OF THE TITLE IS SATISFACTORY. THE TOWN/CITY/COUNTY RIGHT OF WAY CONTAINS STREET SIGNS, FIRE HYDRANTS, ELECTRICAL TRANSFORMERS, UTILITY VAULTS OR PEDESTALS, MAILBOXES, STREETLIGHTS AND OTHER APPURTENANCES AS REQUIRED BY THE UTILITY COMPANIES OR GOVERNING AGENCIES. THE BUYER SHOULD MAKE A PHYSICAL INSPECTION OF THE LOT PRIOR TO PURCHASE TO DETERMINE WHAT IS CONTAINED WITHIN THE RIGHT OF WAY. THE FACILITIES PLACED ARE OWNED BY THE UTILITY AND/OR LOCAL MUNICIPALITY AND ARE SUBJECT TO CHANGE AT ANY TIME BASED UPON THE NEEDS OF THE OWNER OF SAID UTILITY. AIR CONDITIONER LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. THE BUYER SHOULD CONFIRM THE EXACT LOCATION FOR THIS SPECIFIC HOME WITH THE SALES REPRESENTATIVE. FOR THE LOCATIONS OF THE PRIVATE SIDEWALKS, FENCES, AND LANDSCAPING FEATURES, THE BUYER SHOULD REFER TO THE LANDSCAPING PLAN.

ACKNOWLEDGEMENT OF RECEIPT:

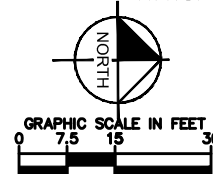
BUYER: _____
SIGNATURE: _____
DATE: _____

BUYER: _____
SIGNATURE: _____
DATE: _____



VICINITY MAP

N.T.S.



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND
MEMBER UTILITIES

Kimley»Horn

1100 W IDAHO STREET, SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 297-2885 | www.kimley-horn.com

PROJECT:

CRANEFIELD SUBDIVISION

TITLE:

PLOT PLAN
BLOCK 2 LOT 45

STAR, ID

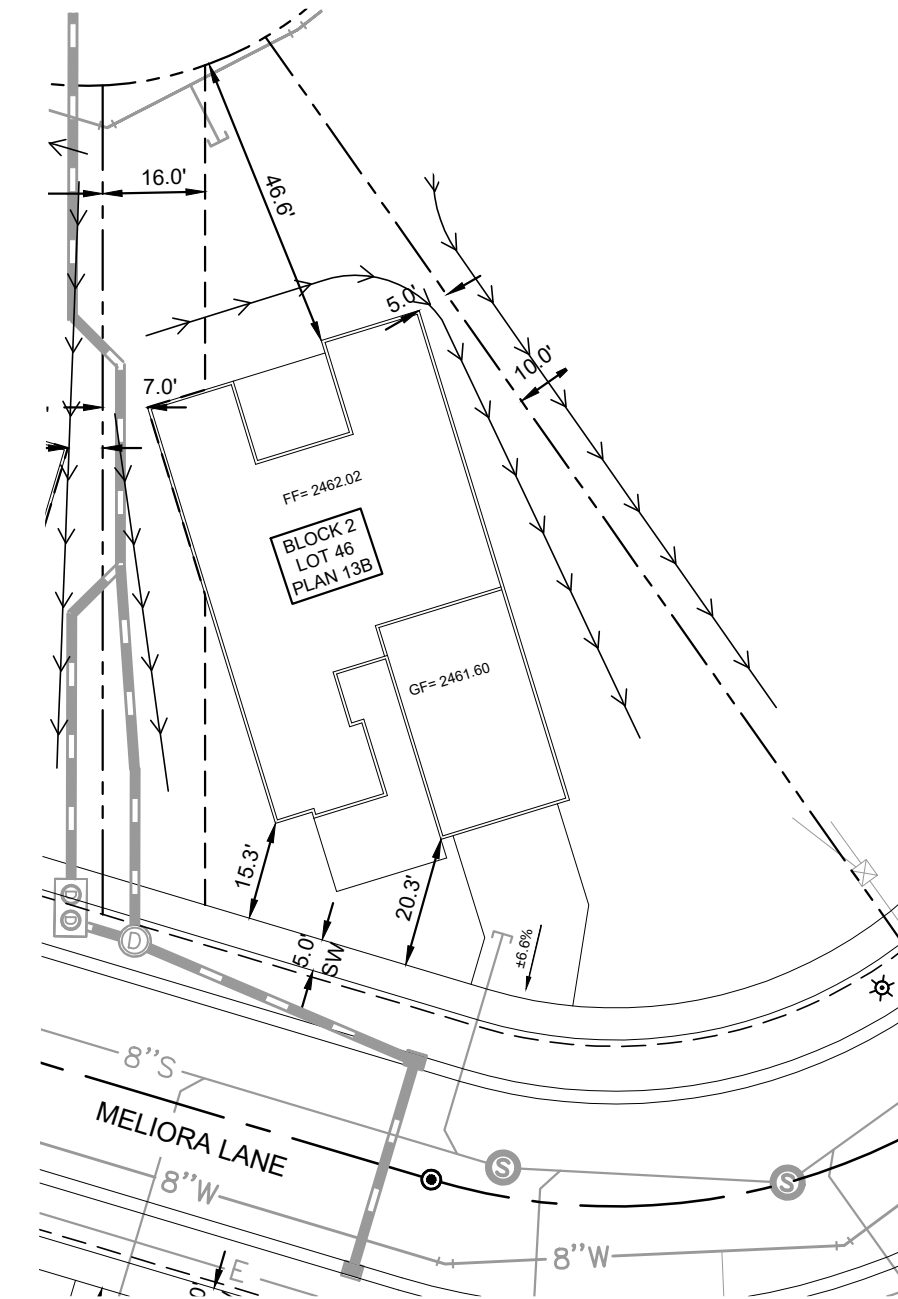
SCALE (H): 1"=30'

JOB NO. 093683000

DRAWN BY:

DATE: 12/18/2025

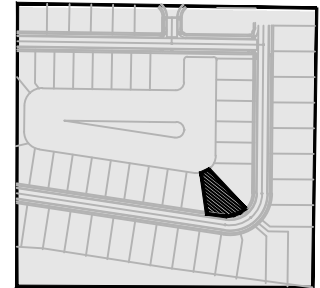
SHEET NO:
5 of 6



SITE PLAN

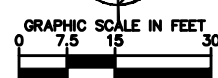
LEGEND:

- IRR IRRIGATION LINE
- 8" W WATER LINE
- 8" S SEWER LINE
- E ELECTRICAL LINE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- SEDIMENT BOX
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ACKNOWLEDGEMENT OF RECEIPT:

BUYER: _____
SIGNATURE: _____
DATE: _____

BUYER: _____
SIGNATURE: _____
DATE: _____

Kimley»Horn

1100 W IDAHO STREET, SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 297-2885 | www.kimley-horn.com

PROJECT:
CRANEFIELD SUBDIVISION

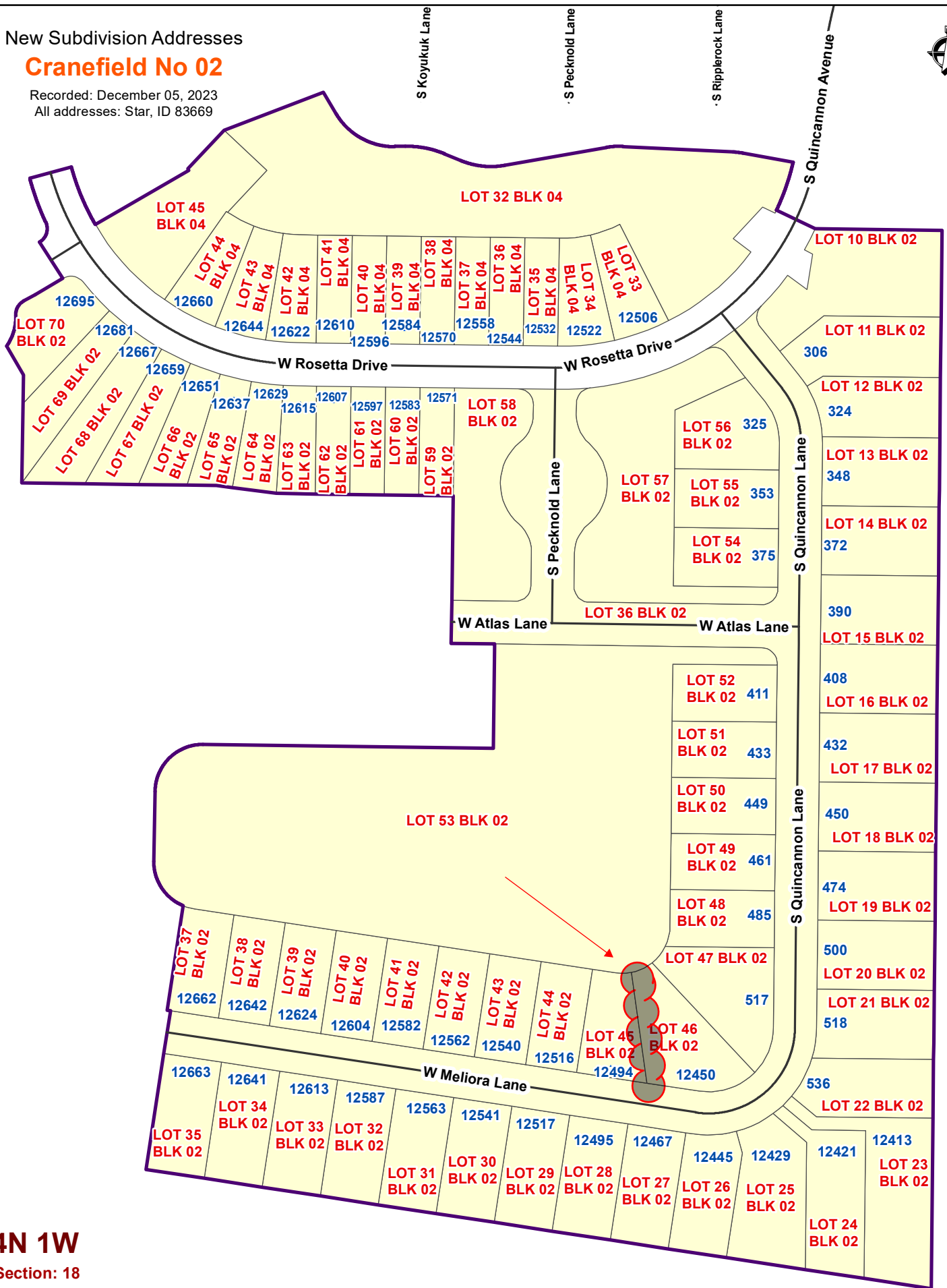
TITLE:
PLOT PLAN
BLOCK 2 LOT 46
STAR, ID

SCALE (H): 1"=30'
JOB NO. 093683000
DRAWN BY:
DATE: 12/18/2025
SHEET NO:
6 of 6

New Subdivision Addresses

Cranefield No 02

Recorded: December 05, 2023
All addresses: Star, ID 83669



4N 1W

Section: 18

This map is made from data copyrighted by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map. Maps bearing this disclaimer may be photocopied freely. However, use in any digital form requires the written permission of Ada County.

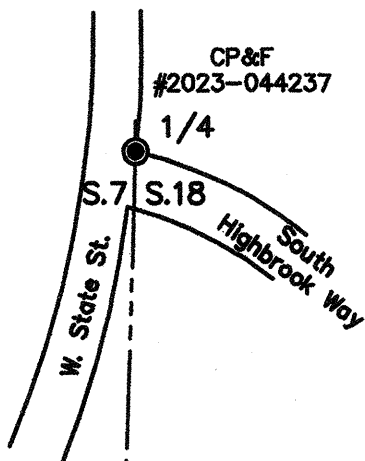
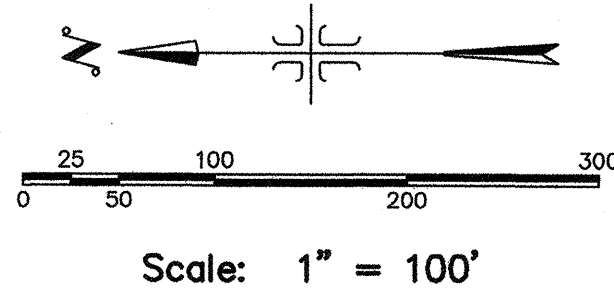


ADA COUNTY ASSESSOR
Land Records Division
190 E. Front Street
Boise, ID 83702

1 inch = 150 feet

Plat Showing Cranefield Subdivision No. 2

A portion of Government Lots 1 and 2 of Section 18,
Township 4 North, Range 1 West, Boise Meridian,
City of Star, Ada County, Idaho.
2023



Legend

- Found 5/8" Iron Pin, PLS 11779, unless otherwise noted.
- ⊕ Found 5/8" Iron Pin, PLS 11779, Removed by Construction, Reset 1" Magnetically Detectable Copper Disk Monument, "ISG PLS 11779"
- ⊙ Found 5/8" Iron Pin, PLS 4999, Removed by Construction, Reset 5/8" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ⊗ Found Brass Cap Monument
- ⊙ Found Aluminum Cap Monument
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ▲ Calculated Point, Nothing Found or Set
- 1 Lot Number
- Subdivision Boundary Line
- Lot Line
- Section Line
- Right-of-Way Line
- Adjacent Right-of-Way/Parcel/ Subdivision Boundary Line
- Survey Tie Line

Reference Documents:

Deed Inst. No.'s: 2021-146351 2021-169149
Ada County R.O.S. No.'s: 567, 1198, 2204, 2940, 3128, 3492, 7400, 9576, 11757, 12963
Canyon County R.O.S. Inst. No.'s: 1987-005547, 2010-041590, 2016-042405
Pinewood Lakes Sub. Phase 2, Bk. 92, Pgs. 11022-11023.
Pinewood Lakes Sub. Phase 4, Bk. 93, Pgs. 11225-11227.
Pinewood Lakes Sub. Phase 6, Bk. 96, Pgs. 11837-11839.
Pinewood Lakes Sub. Phase 9, Bk. 105, Pgs. 14428-14431.
Cranefield Sub. No. 1, Bk. 126, Pgs. 20362-20367.

Surveyors Narrative:

The purpose of this survey is to subdivide the property shown hereon at the request of the property owner. The property is as conveyed by a Warranty Deed recorded as Instrument No. 2021-146351 and re-recorded as Instrument No. 2021-169149, records of Ada County, Idaho. The property is a portion of parcels as shown on Record of Survey No. 7400 recorded as Instrument No. 106082242, records of Ada County, Idaho. The property is adjacent to Cranefield Subdivision No. 1 as filed in Book 126 of Plats at Pages 20362 through 20367 and the unplatted parcels as shown on Record of Survey No. 3128, recorded as Instrument No. 95013411 and Record of Survey No. 9576, recorded as Instrument No. 113121060, records of Ada County, Idaho. The monuments found per the above mentioned plat and surveys are in substantial agreement and were held as controlling corners.

The Basis of Bearings used for this project is taken to be South 88°25'08" East between found monuments at the Section corner common to Sections 7 and 18, T.4N., R.1W., and Sections 12 and 13, T.4N., R.2W., B.M. and the 1/4 corner common to said Sections 7 and 18, Ada County, Idaho.

CP&F
#2021-091280

S.7 S.18
S.12 S.13
R.1W. Ada County
R.2W. Canyon County

971.24'

S00°47'01"W 2640.04'

CP&F
#2021-091282

See Sheet 4 for Notes and
Line & Curve Tables.



Monument Certificate:

This is to certify that this plat is being recorded under the provisions of Idaho Code 50-1331 through 50-1333 and that all interior monuments will be set within one year from the recording date of this plat.

Book

Page

Job No. 22-092
Sheet 1 of 6

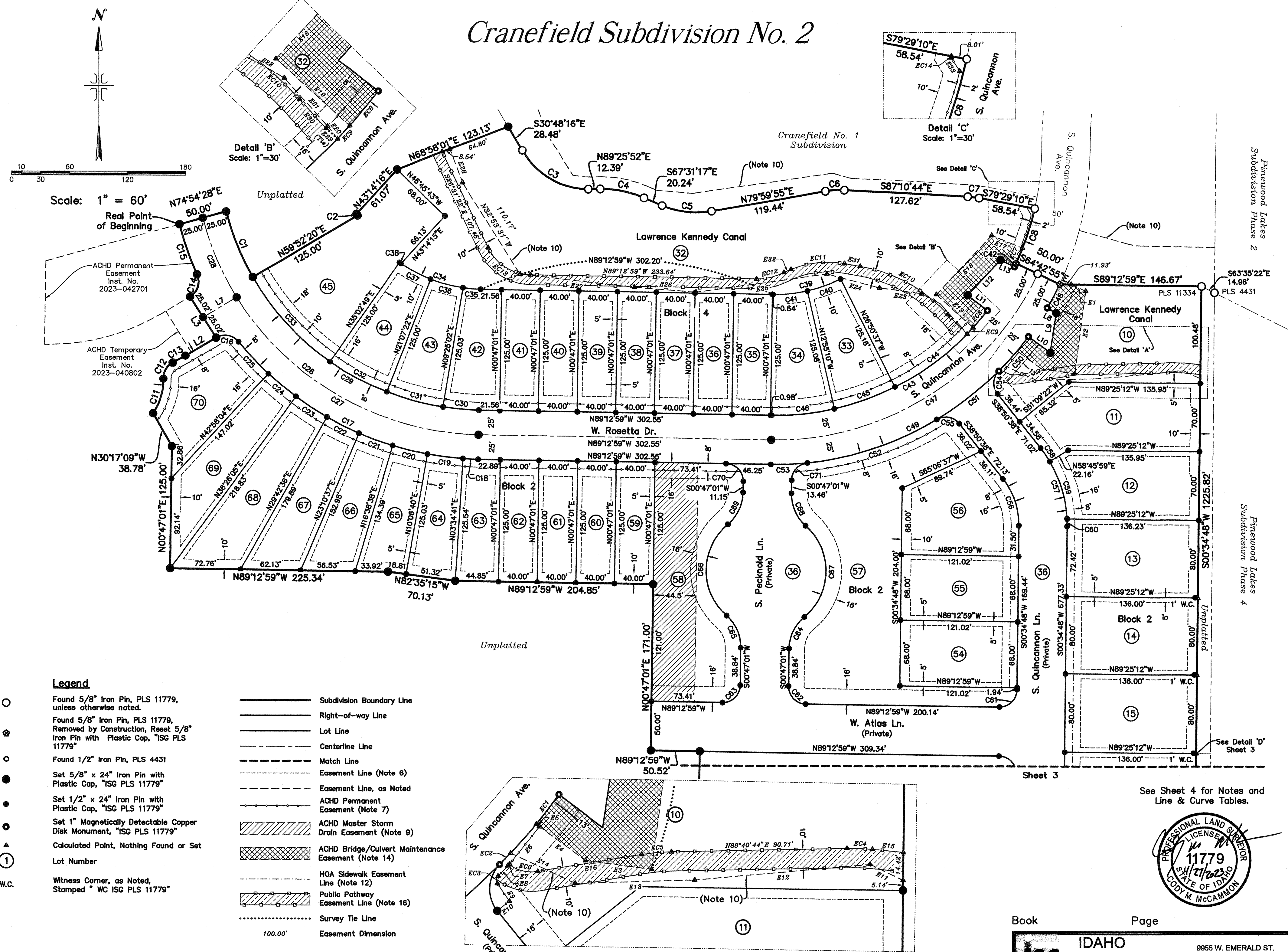


IDAHO
SURVEY
GROUP, LLC

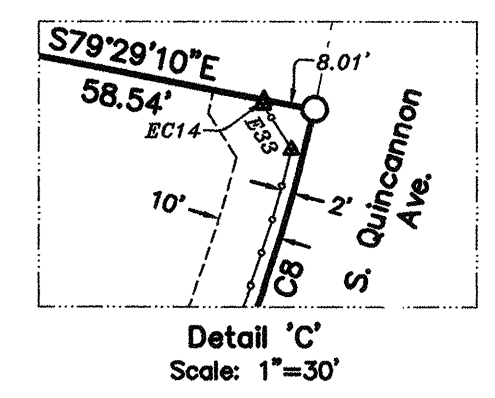
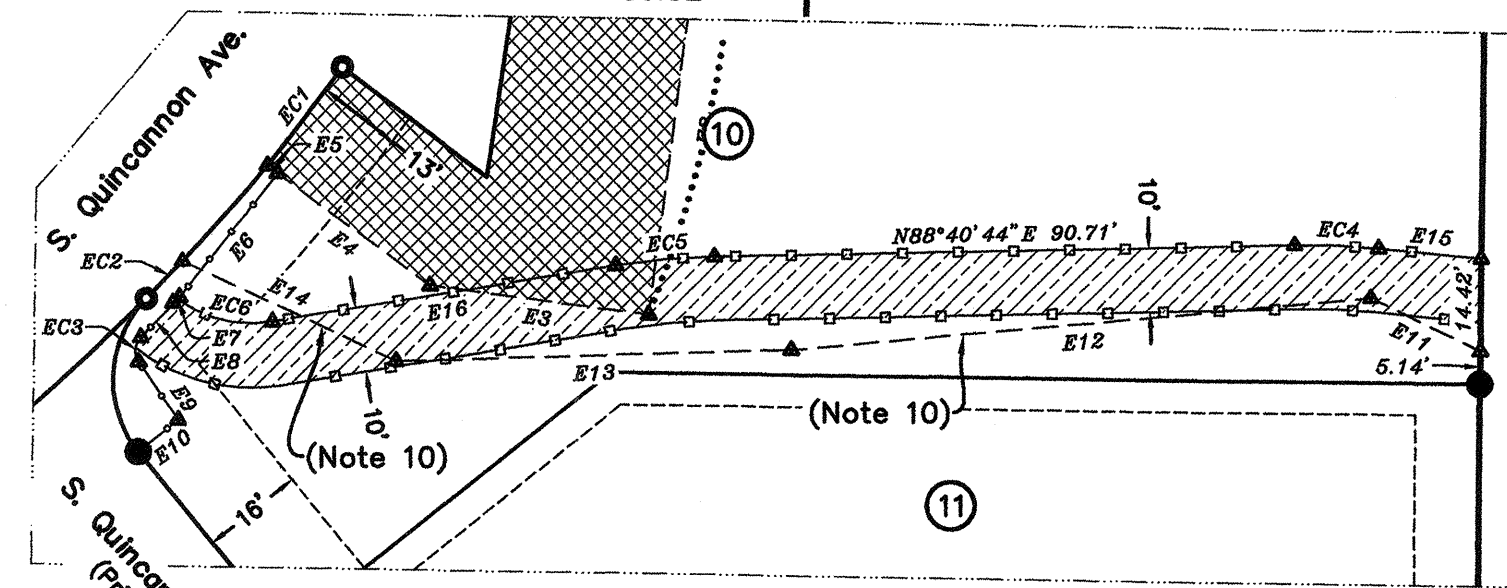
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

PK 127 PG 20489

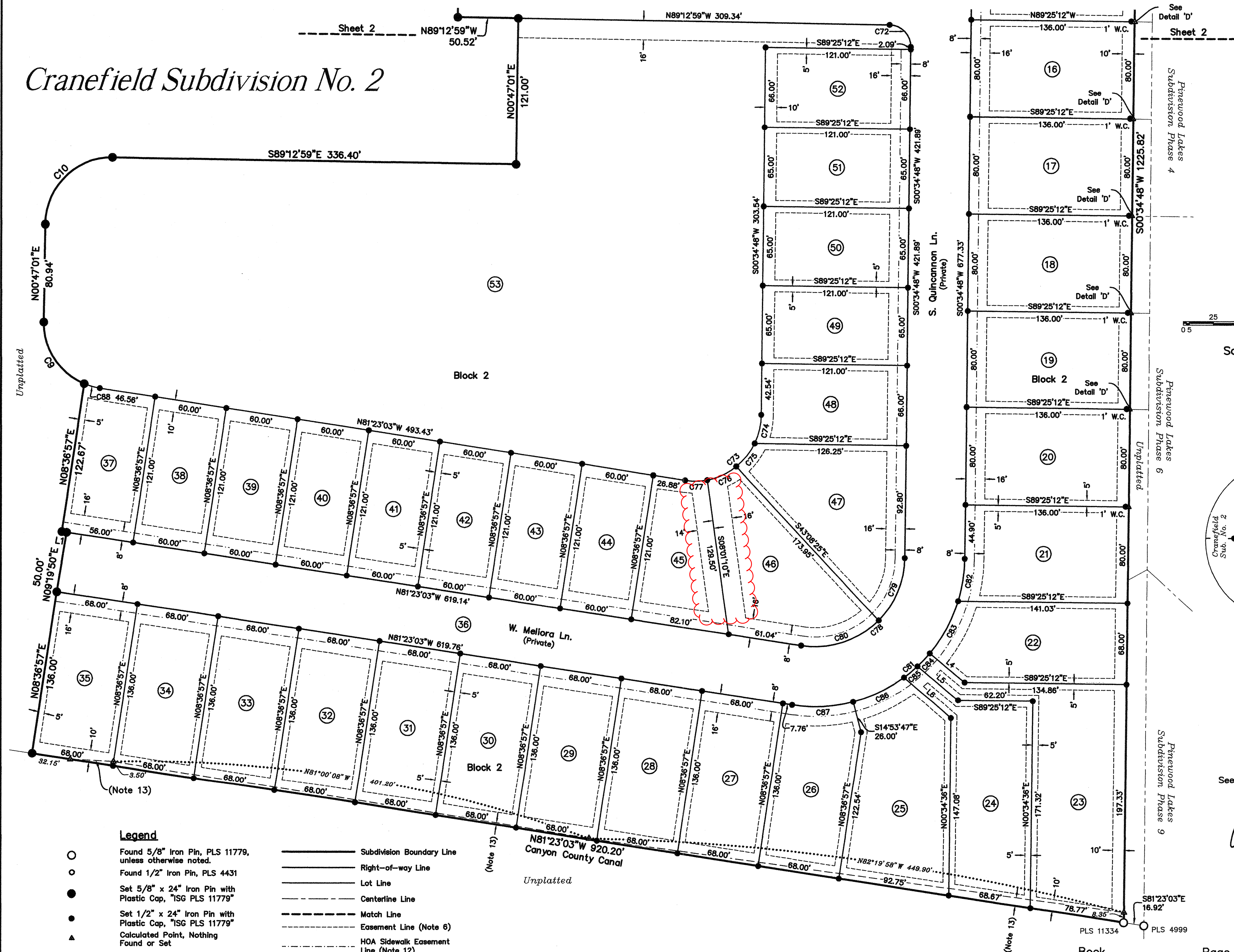
Cranefield Subdivision No. 2



- Legend**
- Found 5/8" Iron Pin, PLS 11779, unless otherwise noted.
 - ⊗ Found 5/8" Iron Pin, PLS 11779, Removed by Construction, Reset 5/8" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - Found 1/2" Iron Pin, PLS 4431
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - Set 1" Magnetically Detectable Copper Disk Monument, "ISG PLS 11779"
 - ▲ Calculated Point, Nothing Found or Set
 - ① Lot Number
 - W.C. Witness Corner, as Noted, Stamped "WC ISG PLS 11779"
 - Subdivision Boundary Line
 - Right-of-way Line
 - Lot Line
 - Centerline Line
 - - - Match Line
 - - - Easement Line (Note 6)
 - - - Easement Line, as Noted
 - - - ACHD Permanent Easement (Note 7)
 - - - ACHD Master Storm Drain Easement (Note 9)
 - - - ACHD Bridge/Culvert Maintenance Easement (Note 14)
 - - - HOA Sidewalk Easement Line (Note 12)
 - - - Public Pathway Easement Line (Note 16)
 - Survey Tie Line
 - 100.00' Easement Dimension

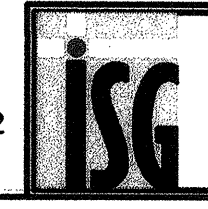


Cranefield Subdivision No. 2



- Legend**
- Found 5/8" Iron Pin, PLS 11779, unless otherwise noted.
 - Found 1/2" Iron Pin, PLS 4431
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - ▲ Calculated Point, Nothing Found or Set
 - W.C. Witness Corner, as Noted, Stamped "WC ISG PLS 11779"
 - ① Lot Number
 - Subdivision Boundary Line
 - Right-of-way Line
 - Lot Line
 - Centerline Line
 - - - Match Line
 - - - Easement Line (Note 6)
 - - - HOA Sidewalk Easement Line (Note 12)
 - Survey Tie Line
 - 100.00' Easement Dimension

See Sheet 4 for Notes and Line & Curve Tables.



Cranefield Subdivision No. 2

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	72.17'	275.00'	15°02'08"	S22°36'36"E	71.96'
C2	1.98'	150.00'	0°45'22"	N29°44'59"W	1.98'
C3	82.10'	78.71'	59°45'52"	S60°41'12"E	78.43'
C4	46.43'	115.43'	23°02'51"	S79°02'42"E	46.12'
C5	52.08'	91.87'	32°28'48"	S83°45'41"E	51.38'
C6	19.70'	88.00'	12°49'29"	N86°24'31"E	19.66'
C7	11.82'	88.00'	7°41'34"	S83°19'57"E	11.81'
C8	58.89'	275.00'	12°16'12"	S19°08'59"W	58.78'
C9	65.30'	55.00'	68°01'14"	N33°13'36"W	61.53'
C10	86.39'	55.00'	90°00'00"	N45°47'01"E	77.78'
C11	37.86'	57.00'	38°03'39"	N16°36'52"E	37.17'
C12	20.38'	18.00'	64°52'17"	N30°01'11"E	19.31'
C13	14.94'	275.00'	3°06'47"	N60°53'55"E	14.94'
C14	26.38'	18.00'	83°58'21"	N17°21'21"E	24.08'
C15	54.10'	325.00'	9°32'18"	N19°51'40"W	54.04'
C16	25.64'	18.00'	81°37'15"	S79°50'51"E	23.53'
C17	284.63'	325.00'	50°10'46"	S64°07'36"E	275.62'
C18	15.85'	325.00'	2°47'40"	S87°49'09"E	15.85'
C19	37.06'	325.00'	6°31'59"	S83°09'20"E	37.04'
C20	37.06'	325.00'	6°31'59"	S76°37'21"E	37.04'
C21	37.06'	325.00'	6°31'59"	S70°05'22"E	37.04'
C22	37.06'	325.00'	6°31'59"	S63°33'24"E	37.04'
C23	38.15'	325.00'	6°43'29"	S56°55'40"E	38.12'
C24	37.06'	325.00'	6°31'59"	S50°17'56"E	37.04'
C25	45.35'	325.00'	7°59'43"	S43°02'05"E	45.31'
C26	388.11'	300.00'	74°07'27"	S52°09'15"E	361.61'
C27	299.63'	300.00'	57°13'29"	S60°36'14"E	287.33'
C28	88.49'	300.00'	16°53'58"	S23°32'31"E	88.17'
C29	283.61'	275.00'	59°05'19"	S59°40'19"E	271.20'
C30	37.32'	275.00'	7°46'30"	N85°19'44"W	37.29'
C31	60.30'	275.00'	12°33'50"	N75°09'34"W	60.18'
C32	66.83'	275.00'	13°55'27"	N61°54'55"W	66.67'
C33	119.15'	275.00'	24°49'32"	N42°32'26"W	118.22'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C34	87.88'	150.00'	33°34'10"	S72°25'54"E	86.63'
C35	18.48'	150.00'	7°03'34"	N85°41'12"W	18.47'
C36	34.77'	150.00'	13°16'46"	N75°31'01"W	34.69'
C37	36.45'	150.00'	13°55'27"	N61°54'55"W	36.36'
C38	1.82'	150.00'	0°41'38"	N55°18'00"W	1.82'
C39	72.33'	150.00'	27°37'38"	N76°58'12"E	71.63'
C40	36.45'	150.00'	13°55'27"	S70°07'06"W	36.36'
C41	35.87'	150.00'	13°42'11"	S83°55'56"W	35.79'
C42	3.93'	275.00'	0°49'05"	N25°41'37"E	3.93'
C43	257.62'	275.00'	53°40'28"	N63°56'47"E	248.30'
C44	125.32'	275.00'	26°06'38"	S90°09'52"W	124.24'
C45	66.86'	275.00'	13°55'49"	S70°11'06"W	66.70'
C46	65.44'	275.00'	13°38'00"	S83°58'01"W	65.28'
C47	342.95'	300.00'	65°29'56"	N58°02'03"E	324.58'
C48	27.44'	325.00'	4°50'14"	N27°42'12"E	27.43'
C49	308.63'	325.00'	54°24'37"	N63°34'43"E	297.16'
C50	47.16'	325.00'	8°18'53"	N40°31'51"E	47.12'
C51	61.71'	325.00'	14°24'17"	N51°53'26"E	61.49'
C52	142.01'	325.00'	25°02'08"	N71°36'39"E	140.88'
C53	37.75'	325.00'	6°39'18"	N67°27'22"E	37.73'
C54	26.24'	18.00'	83°31'56"	N02°55'20"E	23.98'
C55	25.78'	18.00'	82°03'47"	S79°52'32"E	23.63'
C56	51.61'	75.00'	39°25'26"	S19°07'55"E	50.59'
C57	86.01'	125.00'	39°25'26"	N19°07'55"W	84.32'
C58	16.60'	125.00'	7°36'37"	N35°02'20"W	16.59'
C59	61.83'	125.00'	28°20'21"	N17°03'51"W	61.20'
C60	7.58'	125.00'	3°28'28"	N01°09'26"W	7.58'
C61	28.34'	18.00'	90°12'13"	S45°40'54"W	25.50'
C62	28.27'	18.00'	90°00'00"	N44°12'59"W	25.46'
C63	28.27'	18.00'	90°00'00"	S45°47'01"W	25.46'
C64	37.25'	43.00'	49°38'16"	N25°36'09"E	36.10'
C65	37.25'	43.00'	49°38'16"	S24°02'07"E	36.10'
C66	107.43'	62.00'	99°16'31"	S60°47'01"W	94.48'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C67	107.43'	62.00'	99°16'31"	N00°47'01"E	94.48'
C68	37.25'	43.00'	49°38'16"	N24°02'07"W	36.10'
C69	37.25'	43.00'	49°38'16"	S25°36'09"W	36.10'
C70	28.27'	18.00'	90°00'00"	S44°12'59"E	25.46'
C71	26.18'	18.00'	83°20'42"	N42°27'22"E	23.94'
C72	28.21'	18.00'	89°47'47"	S44°19'06"E	25.41'
C73	94.11'	55.00'	98°02'09"	N49°35'53"E	83.04'
C74	24.24'	55.00'	25°14'52"	N13°12'14"E	24.04'
C75	24.59'	55.00'	25°37'02"	N38°38'12"E	24.39'
C76	26.79'	55.00'	27°54'13"	N65°23'49"E	26.52'
C77	18.50'	55.00'	19°16'02"	N88°58'56"E	18.41'
C78	128.33'	75.00'	98°02'09"	N49°35'53"E	113.24'
C79	57.62'	75.00'	44°01'04"	S22°35'20"W	56.21'
C80	70.71'	75.00'	54°01'05"	S71°36'25"W	68.12'
C81	213.88'	125.00'	98°02'09"	N49°35'53"E	188.73'
C82	35.58'	125.00'	16°18'37"	N08°44'06"E	35.46'
C83	50.07'	125.00'	22°57'06"	N28°21'58"E	49.74'
C84	14.93'	125.00'	6°50'34"	N43°15'48"E	14.92'
C85	14.62'	125.00'	6°42'12"	N50°02'11"E	14.62'
C86	47.38'	125.00'	21°42'56"	N64°14'45"E	47.09'
C87	51.30'	125.00'	23°30'44"	N86°51'35"E	50.94'
C88	13.58'	55.00'	14°08'50"	S74°18'38"E	13.55'

Notes:

1. Lots 10, 36, 53, 57, and 58, Block 2; and Lots 32 and 45, Block 4 are common lots to be owned and maintained by the Cranefield Homeowners Association. Except for Lot 36, Block 2, these lots are subject to a blanket easement across said lots for pressure irrigation and lot drainage. Lot 36 is subject to a blanket easement across said lot for common ingress/egress, Star Sewer and Water District, and public utilities.
2. In compliance with the disclosure requirements of Idaho Code 31-3805(1)(b), Irrigation water has been provided for by the Pioneer Ditch Company, LTD., In addition, the Lots within the subdivision will be entitled to receive water for irrigation purposes supplied by groundwater (IDWR Permit No. 63-35427) and surface water (Water Right No. 63-1) through a pressure system owned and maintained by the Homeowners' Association and shall be subject to assessments by Pioneer Ditch Company, LTD. and the Homeowners' Association.
3. Any re-subdivision of this plat shall comply with the most recently approved subdivision standards of the City of Star at the time of the re-subdivision.
4. 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.
5. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "No agricultural operation, agricultural facility of 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 operation began. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility of expansion thereof."
6. A sixteen (16) foot wide permanent pressure irrigation, public utilities and lot drainage easement is hereby reserved adjacent to lot lines common to a public right-of-way, unless otherwise delineated and referenced. A ten (10) foot wide permanent pressure irrigation, lot drainage and public utilities easement is hereby reserved adjacent to rear lot lined. A five (5) foot wide pressure irrigation and lot drainage easement is hereby reserved on each side of interior lot lines, unless otherwise delineated and referenced.
7. ACHD Permanent Easement. See Instrument No. 2023-042700.
8. Restrictive covenants will be in effect for this subdivision to be recorded in conjunction with this plat.
9. A portion of Lot 58, Block 2 is servient to and contain the ACHD storm water drainage system. These lots are encumbered by that first amended 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 ACHD pursuant to section 40-2312 Idaho code. The master easement is for the operation and maintenance of the storm water drainage system.
10. Lot 10, Block 2 and Lot 32, Block 4 are subject to an easement for the benefit of Drainage District No. 2 for the maintenance and operation of the Lawrence Kennedy Canal as delineated and referenced. See License Agreement Instrument No. 2023-058559.
11. The subdivision is located within the FEMA determined Special Flood Hazard Zone "AE" per Firm Panel No. 16001C0125J, which bears an effective date of June 19, 2020. Flood zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 11-08 of the City of Star Code.
12. An eight (8) foot wide sidewalk easement is hereby reserved adjacent to residential lot lines common to a private right-of-way to the benefit of the Cranefield Homeowners Association.
13. Canyon County Water Company Easement is hereby reserved for the benefit of the Canyon County Water Company as delineated and referenced. See License Agreement Instrument No. 2023-020720.
14. ACHD Bridge/Culvert Maintenance Easement. See Instrument No. 2023-042157.
15. ACHD Temporary License Agreement - See Instrument No. 2023-048067.
16. Easement Agreement-Pedestrian Pathway - See Instrument No. 2023-063418.

Line Table		
Line	Bearing	Length
L1	N81°23'03"W	4.00'
L2	N59°20'32"E	37.07'
L3	S32°40'47"E	50.04'
L4	S50°09'29"E	37.92'
L5	S50°01'10"E	44.16'
L6	S49°21'01"E	51.52'
L7	S59°20'32"W	40.30'
L8	N59°52'41"W	10.86'
L9	N08°36'42"E	41.33'
L10	N53°37'36"W	28.11'
L11	S52°53'27"E	25.88'
L12	N43°03'28"E	49.72'
L13	S63°53'50"E	15.96'

Easement Line Table		
Line	Bearing	Length
E1	N65°33'34"W	16.48'
E2	S07°29'56"W	85.86'
E3	N82°30'04"W	34.48'
E4	N53°43'28"W	29.58'
E5	N53°43'23"W	2.00'
E6	N38°13'08"E	25.19'
E7	N38°13'08"E	0.24'
E8	N44°50'57"E	8.00'
E9	S34°19'42"E	11.04'
E10	S51°09'22"W	8.00'
E11	S64°27'16"E	18.97'
E12	N84°45'36"E	91.00'
E13	N88°19'51"E	61.78'
E14	S65°04'57"E	36.79'
E15	S84°28'28"E	16.12'
E16	N80°36'33"E	54.38'
E17	N68°12'54"W	34.47'

Easement Line Table		
Line	Bearing	Length
E18	S43°21'56"W	82.92'
E19	S48°03'20"E	51.26'
E20	S38°58'20"E	8.25'
E21	S42°06'30"E	33.36'
E22	S61°20'35"E	21.99'
E23	S82°18'10"E	44.15'
E24	S75°25'45"E	56.21'
E25	S81°52'46"W	136.69'
E26	S85°42'12"E	63.72'
E27	N83°41'08"W	118.96'
E28	S21°34'38"E	36.22'
E29	N48°40'09"W	8.01'
E30	N42°27'49"W	20.17'
E31	S80°15'01"E	16.48'
E32	N65°09'00"E	8.05'
E33	S31°47'17"E	8.39'

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	19.04'	325.00'	003°21'23"	N38°03'06"E	19.04'
EC2	8.14'	325.00'	001°26'09"	N43°58'13"E	8.14'
EC3	4.15'	3.00'	079°10'40"	S05°15'37"W	3.82'
EC4	13.14'	110.00'	006°50'49"	N87°53'52"W	13.14'
EC5	15.49'	110.00'	008°04'10"	S84°38'39"W	15.48'
EC6	15.58'	20.00'	044°38'26"	S77°04'14"E	15.19'
EC7	16.80'	275.00'	003°29'59"	N23°32'06"E	16.79'
EC8	23.21'	275.00'	004°50'07"	N39°31'37"E	23.20'
EC9	9.15'	275.00'	001°54'25"	N42°53'53"E	9.15'
EC10	105.53'	160.00'	037°47'18"	N61°21'22"W	103.62'
EC11	56.33'	102.20'	031°34'43"	S83°36'11"W	55.62'
EC12	29.26'	60.00'	027°56'25"	N76°48'48"E	28.97'
EC13	54.71'	50.00'	062°41'37"	S57°52'10"E	52.02'
EC14	0.73'	267.00'	000°09'28"	N13°10'07"E	0.73'



Cranefield Subdivision No. 2

Certificate Of Owners

Know all men by these presents: that WH Star 203 LLC, a Delaware Limited Liability Company, is the Owner of the Property described as follows:

Legal Description:

A portion Government Lots 1 and 2 of Section 18, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of Section 18 from which the North 1/4 corner of said Section 18 bears S88°25'08" E, 2,504.41 feet; thence on the west boundary line of said Section 18, S00°47'01" W, 971.24 feet; thence N74°54'28" E, 142.84 feet to the REAL POINT OF BEGINNING;

thence continuing N74°54'28"E, 50.00 feet;
thence 72.17 feet on curve to the left, having a radius of 275.00 feet, a central angle of 15°02'08", a chord bearing of S22°36'36"E, and a chord length of 71.96 feet;
thence North 59°52'20" East, 125.00 feet;
thence 1.98 feet on the arc of a non-tangent curve to the right having a radius of 150.00 feet, a central angle of 00°45'22", and a long chord which bears North 29°44'59" West, 1.98 feet;

thence North 43°14'16" East, 61.07 feet;
thence North 68°58'01" East, 123.13 feet to the southerly boundary line of Cranefield Subdivision No. 1 as filed in Book 126 of Plats at Pages 20362 through 20367, records of Ada county, Idaho;

thence on said southerly boundary line the following fourteen (14) courses and distances:
S30°48'16"E, 28.48 feet;
82.10 feet on a curve to the left, having a radius of 78.71 feet, a central angle of 59°45'52", a chord bearing of S60°41'12"E, and a chord length of 78.43 feet;
N89°25'52"E, 12.39 feet;
46.43 feet on a curve to the right, having a radius of 115.43 feet, a central angle of 23°02'51", a chord bearing of S79°02'42"E, and a chord length of 46.12 feet;
S67°31'17"E, 20.24 feet;
52.08 feet on a curve to the left, having a radius of 91.87 feet, a central angle of 32°28'48", a chord bearing of S83°45'41"E, and a chord length of 51.38 feet;
N79°59'55"E, 119.44 feet;
19.70 feet on a curve to the right, having a radius of 88.00 feet, a central angle of 12°49'29", a chord bearing of N86°24'31"E, and a chord length of 19.66 feet;
S87°10'44"E, 127.62 feet;
11.82 feet on a curve to the right, having a radius of 88.00 feet, a central angle of 07°41'34", a chord bearing of S83°19'57"E, and a chord length of 11.81 feet;
S79°29'10"E, 58.54 feet;
58.89 feet on a curve to the right, having a radius of 275.00 feet, a central angle of 12°16'12", a chord bearing of S19°08'59"W, and a chord length of 58.78 feet;
S64°42'55"E, 50.00 feet;
S89°12'59"E, 146.67 feet;

thence leaving said southerly boundary line, S00°34'48"W, 1225.82 feet to the north boundary line of the Canyon County Water Company property as described in a Warranty Deed, Book 114 at Page 132, records of Ada County, Idaho;

thence on said north boundary line, N81°23'03"W, 920.20 feet;
thence leaving said north boundary line, N08°36'57"E, 136.00 feet;
thence N09°19'50"E, 50.00 feet;
thence N81°23'03"W, 4.00 feet;
thence N08°36'57"E, 122.67 feet;
thence 65.30 feet on a curve to the right, having a radius of 55.00 feet, a central angle of 68°01'14", a chord bearing of N33°13'36"W, and a chord length of 61.53 feet;
thence N00°47'01"E, 80.94 feet;
thence 86.39 feet on a curve to the right, having a radius of 55.00 feet, a central angle of 90°00'00", a chord bearing of N45°47'01"E, and a chord length of 77.78 feet;
thence S89°12'59"E, 336.40 feet;
thence N00°47'01"E, 121.00 feet;
thence N89°12'59"W, 50.52 feet;
thence N00°47'01"E, 171.00 feet;
thence N89°12'59"W, 204.85 feet;
thence N82°35'15"W, 70.13 feet;
thence N89°12'59"W, 225.34 feet;
thence N00°47'01"E, 125.00 feet;
thence N30°17'09"W, 38.78 feet;

thence 37.86 feet on a curve to the left, having a radius of 57.00 feet, a central angle of 38°03'39", a chord bearing of N16°36'52"E, and a chord length of 37.17 feet;
thence 20.38 feet on a reverse curve to the right, having a radius of 18.00 feet, a central angle of 64°52'17", a chord bearing of N30°01'11"E, and a chord length of 19.31 feet;
thence 14.94 feet on a reverse curve to the left, having a radius of 275.00 feet, a central angle of 03°06'47", a chord bearing of N60°53'55"E, and a chord length of 14.94 feet;
thence N59°20'32"E, 37.07 feet;
thence N32°40'47"W, 50.04 feet;
thence 26.38 feet on a curve to the left, having a radius of 18.00 feet, a central angle of 83°58'21", a chord bearing of N17°21'21"E, and a chord length of 24.08 feet;
thence 54.10 feet on a reverse curve to the right, having a radius of 325.00 feet, a central angle of 09°32'18", a chord bearing of N19°51'40"W, and a chord length of 54.04 feet to the REAL POINT OF BEGINNING.

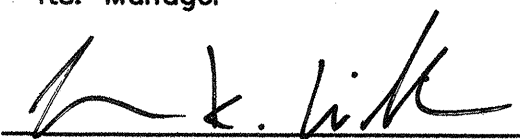
Containing 24.289 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The private streets and easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive domestic water and sanitary sewer service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision and Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision. (I.C. 50-1334) and (I.C. 50-1326).

In witness whereof I have hereunto set my hand:

WH Star 203 LLC, a Delaware Limited Liability Company

By: Williams Communities LLC, a California Limited Liability Company
Its: Manager

By: 
Lance K. Williams
Its: Authorized Signatory / Manager

Acknowledgment

A notary public or other officer completing this certificate verifies on the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

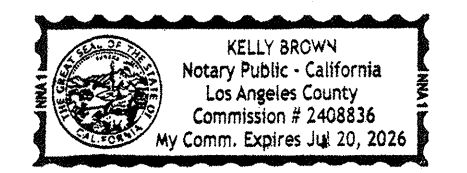
State of California }
County of Los Angeles } s.s.

On this 11 day of July, 2023, before me, Kelly Brown, Public, personally appeared Lance K. Williams who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 
Printed Name: Kelly Brown, Notary Public
My Commission Expires: July 20, 2026
My Principal Place of Business is in LOS ANGELES, County
My Commission No.: 2408836



Certificate of Surveyor

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is 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.

Cody M. McCammon



P.L.S. No. 11779

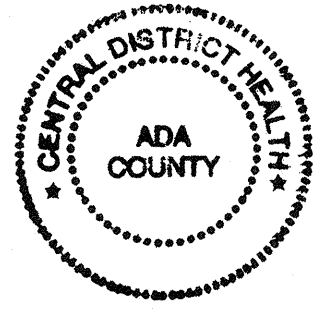
Book

Page

Cranefield Subdivision No. 2

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.



Ron Babin REHS 7.19.23
Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 8th day of August, 2023



Ron Babin
Commission President

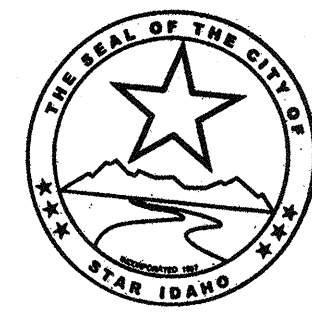
Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on the 21 day of November, 2023, hereby approve this plat.

Ryan P. Morgan PE #11621
City Engineer Date

Approval of City Council

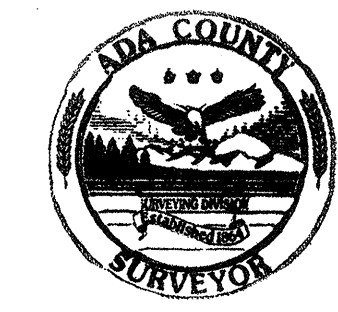
I, the undersigned, City Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the 17th day of October, 2023, this plat was duly accepted and approved.



Jmz
City Clerk, Star, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Larry L. Hastings
County Surveyor
PLS 5359
11-29-2023

Certificate of 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.



Elizabeth Mahn December 5th, 2023
County Treasurer Date
Signed by Deputy Juba Bonang

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. 2023-067759

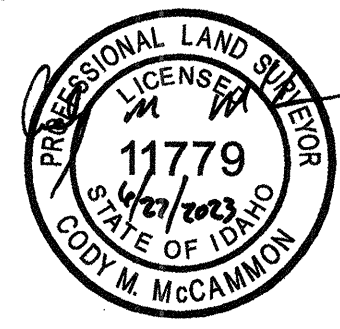
I hereby certify that this instrument was filed at the request of Idaho Survey Group LLC

at 3 minutes past 9 o'clock A M., this 5th day of Dec, 2023 in Book 127 of Plats at Pages 20488 through 20493

Fee \$ 31.00

Chantel
Deputy

Trent Tripple
Ex-Officio Recorder



Book

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