



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: April 5, 2022

FILE(S) #: FP-22-03, Final Plat, Breitenbach Ridge Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Breitenbach Ridge Subdivision consisting of 22 residential lots and 4 common lots on 20.4 acres. The project is located at 12250 & 12300 W. New Hope Road in Star, Idaho. The subject property is generally located on the north side of W. New Hope Road between N. Can Ada Road and N. Munger Road. Ada County Parcel Numbers R7284770300 & R7284770400.

REPRESENTATIVE:

Michelle Ames
IAG Capital
800 W. Main St., Ste. 1460
Boise, Idaho 83702

APPLICANT:

Investment Analytics Group, LLC
800 W. Main St., Ste. 1460
Boise, Idaho 83702

Owner:

WPG Star 20, LLC
27271 Las Ramblas, Ste. 100
Mission Viejo, CA 92691

PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Acres - **20.4** acres

Residential Lots - 22

Common Lots - 4

HISTORY

2007 Council approved applications for Annexation and Zoning (AZ-20-21), Preliminary Plat (PP-20-19) and a Development Agreement (DA-20-27) for Breitenbach Ridge Subdivision. The preliminary plat was approved for 22 single family residential lots.

GENERAL DISCUSSION

The Final Plat layout for Breitenbach Ridge Subdivision generally complies with the approved Preliminary Plat.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

Lot sizes as listed on the preliminary plat range in size from 17,535 square feet to 19,023 square feet, with an average buildable lot area of 18,298 square feet. The subdivision is proposed to develop in a single phase. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

Two existing homes will remain at the north of the development on platted lots that will be 3.60 and 3.89 acres, respectively.

The applicant has indicated that the development will contain a total of 2.22 acres (10.88%) of open space. This meets the minimum requirement for usable open space in the current Unified Development Code. Section 8-4E-2A(4) allows up to a 50% reduction in total required open space.

As part of the landscape plan provided to the city, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.

Shared Driveway – The development proposes to have one (1) shared driveway on the northern portion of the development to access the two large acreage lots. This drive will service the existing homes and allows for access to their existing driveways. The Unified Development Code Section 8-6B-2D (5) requires the driveway to be paved. A fire hydrant is shown on the preliminary plat on the shared drive to service both existing homes. Shared driveways must be approved by the Fire District. To date, the Fire District has not provided review and approval for these driveways.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Setbacks: Applicant has not requested any setback waivers from current code.

Minimum Street Frontage	Minimum Front Yard Setback	Minimum Rear Yard setback	Minimum Interior Side Setback	Minimum Street Side Setback
35'	20'	20'	10'	20'

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of the final plat is 1.08 du/acre, with lots ranging in size from 17,750 square feet to 18,887 square feet. This is aligned with the Preliminary Plat.

Common/Open Space and Amenities

- Large Open Area, 50' x 100'
- Gathering Area/Gazebo

Mailbox Clusters – Approval was given by Star Postmaster, Mel Norton on November 30, 2020 to place the mail cluster on lot 5 Block 4 on the north side of W. Mountain Iris Street. The approval letter is included in the application packet.

Streetlights – Applicant has provided a street line plan, and staff is supportive of the proposed locations for lights. **Applicant will need to provide a street light design for approval prior to signing the final plat.**

Street Names – Ada County requested some of the proposed street names to be modified or changed. The requested changes have been made and are reflected on the submitted final plat. The letter from Ada County is included in the application packet.

Subdivision Name – Breitenbach Ridge Subdivision confirmed by Ada County Development Services on December 7, 2020. The supporting documentation is in the application packet.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements.**

Deed Restricted Lots- Council required Lots 6 & 7 to be deed restricted from further redevelopment. The Final Plat shall be revised to include a note regarding this Condition.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on March 1, 2022.

February 23, 2022

Central Dist. Health

Standard Response

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find

the following:

A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$703.60 per buildable lot prior to signature on the final plat, capped at \$14,072. The City will allocate funds to roadway improvements in the vicinity of the project.

2. City Council added these Conditions of Approval at the Preliminary Plat

- The applicant shall work with the Irrigation District and Star Sewer and Water District on any unresolved issues.
- The applicant shall agree to a deed restriction on the two (2) northern lots (Lots 6 & 7) restricting each from redevelopment. **This shall be a note on the Final Plat.**

3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.

4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights

shall be installed prior to any building occupancy. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**

6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
8. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
11. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
12. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.
22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

24. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
25. **Any additional requirements as specified by the fire district.**
26. Any additional Conditions of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-03 Breitenbach Ridge Subdivision Final Plat,
on _____, 2022.

BREITENBACH RIDGE SUBDIVISION

VICINITY MAP





FINAL PLAT 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* x

Applicant Name: Investment Analytics Group, LLC
Applicant Address: 800 W Main St., Suite 1460, Boise, ID Zip: 83702
Phone: 208-639-3262 Email: michelle@iagroupllc.com

Owner Name: WPG Star 20, LLC
Owner Address: 27271 Las Ramblas, Suite 100, Mission Viejo, CA Zip: 92691
Phone: 949-683-5240 Email: jthomas@woodbridgepacific.com

Representative (e.g., architect, engineer, developer):
Contact: Michelle Ames Firm Name: IAG Capital
Address: 800 W Main St., Suite 1460, Boise, ID Zip: 83702
Phone: 208-989-6553 Email: michelle@iagroupllc.com

Property Information:

Subdivision Name: Breitenbach Ridge Subdivision Phase: 1
Parcel Number(s): R7284770300 & R7284770400

Approved Zoning: R-2 Units per acre: 1.08 units /acre

Total acreage of phase: 20.4 Total number of lots: 26

Residential: 22 Commercial: _____ Industrial: _____

Common lots: 4 Total acreage of common lots: 2.22 Percentage: 10%

Percent of common space to be used for drainage: 0 Acres: _____

Special Flood Hazard Area: total acreage n/a number of homes _____

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>no changes</u>	_____
Number of Common Lots:	<u>no changes</u>	_____
Number of Commercial Lots:	<u>no changes</u>	_____
Roads:	<u>no changes</u>	_____

Amenities: _____ no changes _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: _____ Breitenbach Ridge Subdivision _____ Phase: 1

Special Flood Hazard Area: total acreage 0 number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
√	Completed and signed copy of Final Plat Application	
√	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
√	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> Gross density of the phase of the Final Plat submitted Lot range and average lot size of phase Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities List any specific approved building setbacks previously approved by Council. 	
√	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
√	Electronic copy of current recorded warranty deed for the subject property	
√	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 and/or representative is authorized to submit this application.	
√	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
√	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
√	Electronic copy of vicinity map showing the location of the subject property	
√	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
√	One (1) 11" X 17" paper copy of the Final Plat	
√	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
n/a	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
✓	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight design and location information	
n/a	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
✓	Electronic copy of all easement agreements submitted to the irrigation companies	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

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

2/9/2022
 Date

✓

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF QUARTER CIRCLE NL ACRES SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 2690, 10179, 11522, AND 12568, 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.

BREITENBACH RIDGE SUBDIVISION
A RESUBDIVISION OF LOTS 3 & 4, BLOCK 1 OF QUARTER CIRCLE NL ACRES SUBDIVISION
LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 6, T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021

BOOK _____, PAGE _____

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, BREITENBACH RIDGE HOMEOWNERS ASSOCIATION 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 A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, BREITENBACH RIDGE HOMEOWNERS ASSOCIATION 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.
- 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 FARMERS UNION IRRIGATION DISTRICT, 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 THESE IRRIGATION ENTITIES.
- 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 HOMEOWNERS ASSOCIATION.
- LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND LOTS 5 AND 8, BLOCK 4 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE BREITENBACH RIDGE SUBDIVISION HOMEOWNERS 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 A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOTS 2 & 3, BLOCK 1, LOT 3, BLOCK 2, LOT 3, BLOCK 3 AND LOT 3, BLOCK 4 ARE SERVIENT TO AND CONTAIN 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. _____, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED FOR BREITENBACH RIDGE SUBDIVISION, AND AS SUCH MAY BE SUBSEQUENTLY AMENDED.
- LOTS 5 AND 8, BLOCK 4 ARE SUBJECT TO A CROSS ACCESS SHARED DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 6 AND 7, BLOCK 4, AS SHOWN. THE RIGHTS, RESTRICTIONS, AND RESPONSIBILITIES FOR SAID EASEMENT SHALL BE DEFINED IN THE CC&R DOCUMENTS TO BE FILED IN THE ADA COUNTY RECORDER'S OFFICE.
- A 20' EASEMENT TO THE CITY OF STAR SEWER AND WATER DISTRICT IS HEREBY DEDICATED ON LOTS 5 AND 8, BLOCK 4 AS SHOWN, FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL SEWER AND WATER MAIN LINES.

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" REBAR AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- FOUND 1/2" REBAR WITH ILLEGIBLE CAP, REPLACED WITH 5/8" REBAR AND PLS 11118 PLASTIC CAP
- REPL
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10
- ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO.
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.69'	50.00'	90°10'32"	S46°03'43"W	70.82'
C2	78.61'	50.00'	90°04'27"	N44°03'48"W	70.76'
C3	39.19'	25.00'	89°49'28"	N43°56'17"W	35.30'
C4	74.95'	75.00'	57°15'29"	N60°13'16"W	71.87'
C5	42.63'	75.00'	32°33'59"	N15°18'32"W	42.06'
C6	32.92'	21.00'	89°49'28"	S43°56'17"E	29.65'
C7	33.05'	21.00'	90°10'31"	N46°03'44"E	29.74'
C8	38.49'	75.00'	29°24'09"	S15°40'31"W	38.07'
C9	79.55'	75.00'	60°46'23"	S60°45'48"W	75.87'
C10	39.35'	25.00'	90°10'32"	S46°03'43"W	35.41'
C11	32.92'	21.00'	89°49'28"	S43°56'17"E	29.65'
C12	116.04'	375.00'	17°43'45"	S83°33'23"W	115.57'
C13	33.05'	21.00'	90°10'32"	N46°03'43"E	29.74'

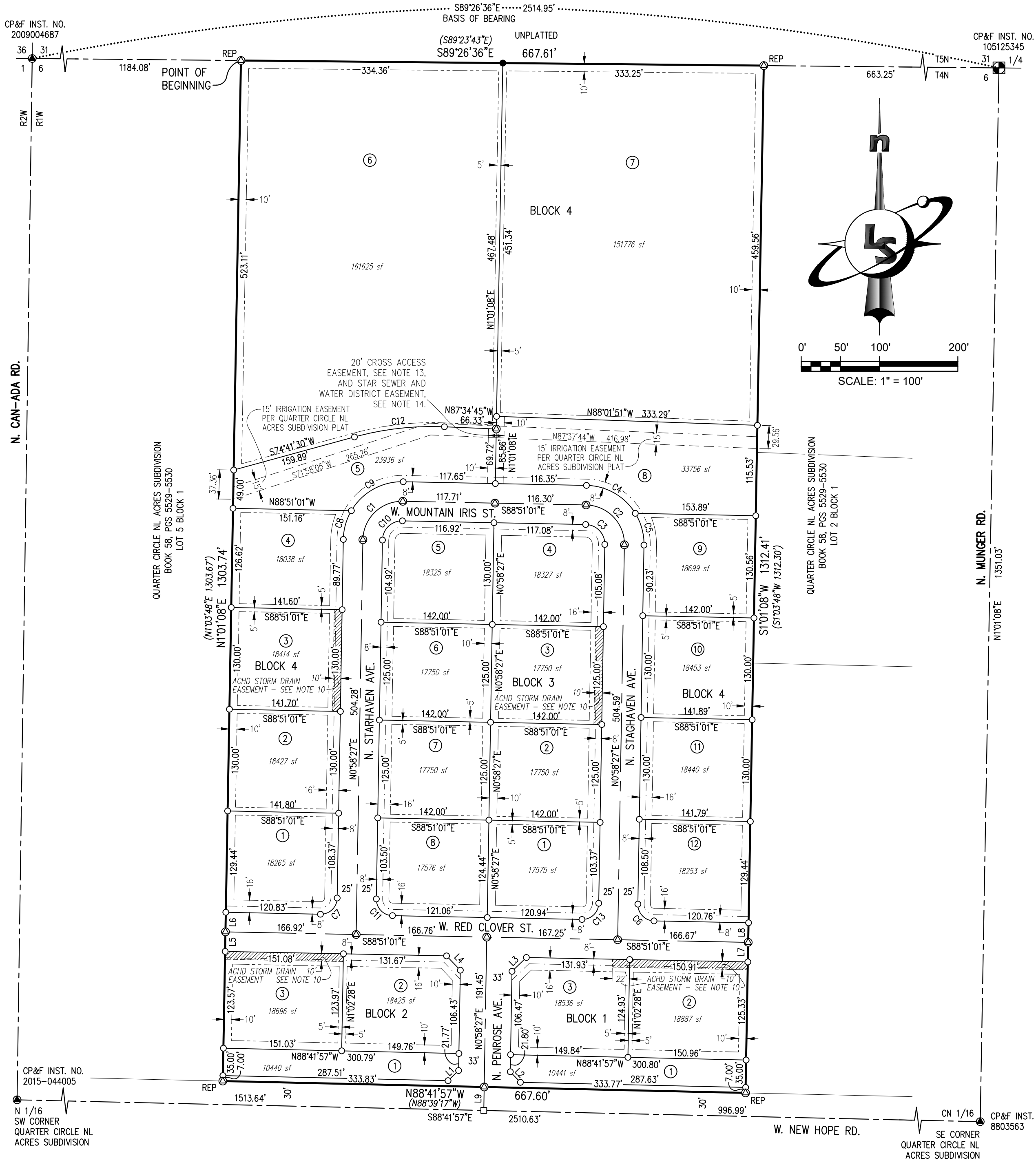
LINE TABLE		
LINE	LENGTH	BEARING
L1	18.71'	N46°19'20"E
L2	18.68'	S43°44'11"E
L3	25.50'	S46°03'43"W
L4	25.41'	N43°56'17"W
L5	25.00'	S1°01'08"W
L6	25.00'	S1°01'08"W
L7	25.00'	N1°01'08"E
L8	25.00'	N1°01'08"E
L9	30.00'	N0°58'27"E

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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 BREITENBACH RIDGE SUBDIVISION;

LOTS 3 AND 4, BLOCK 1 OF QUARTER CIRCLE NL ACRES SUBDIVISION AS SHOWN IN BOOK 58 OF PLATS ON PAGES 5529 AND 5530, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE N ½ OF THE NW ¼ OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF SAID N ½ OF THE NW ¼, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID N ½ OF THE NW ¼ BEARS S 89°26'36" E A DISTANCE OF 2514.95 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID N ½ OF THE NW ¼, ALSO BEING THE NORTHERLY BOUNDARY OF SAID QUARTER CIRCLE NL ACRES SUBDIVISION, S 89°26'36" E (FORMERLY S 89°23'43" E) A DISTANCE OF 1184.08 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID SUBDIVISION, THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S 89°26'36" E A DISTANCE OF 667.61 FEET (FORMERLY S 89°23'43" E, 667.62 FEET) TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID SUBDIVISION;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID LOT 3 S 1°01'08" W A DISTANCE OF 1312.41 FEET (FORMERLY S 1°03'48" W, 1312.30 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOTS 3 AND 4 N 88°41'57" W (FORMERLY N 88°39'17" W) A DISTANCE OF 667.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 4 N 1°01'08" E A DISTANCE OF 1303.74 FEET (FORMERLY N 1°03'48" E, 1303.67 FEET) TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.05 ACRES MORE OR LESS.

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 ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20____.

SARAH A. JOHNSON AUSTIN A. JOHNSON
OWNERS OF LOT 7, BLOCK 4

LAVEA G. THOMAS WADE D. THOMAS
OWNERS OF LOT 6, BLOCK 4

BY: TODD S. CUNNINGHAM, MANAGER
WOODBIDGE PACIFIC GROUP, LLC, MANAGER
WPG STAR 20, LLC
OWNER OF ALL LOTS EXCEPT LOTS 6 & 7, BLOCK 4

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED TODD S. CUNNINGHAM, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF WOODBRIDGE PACIFIC GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHICH IS A MANAGER OF WPG STAR 20, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME IN THE NAME OF SAID WPG STAR 20, LLC.

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 _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SARAH A. JOHNSON AND AUSTIN A. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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 _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED LAVEA G. THOMAS AND WADE D. THOMAS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

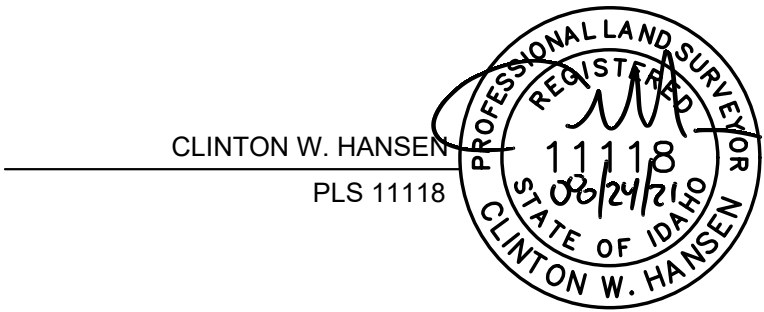
MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

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.



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.

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 ____ DAY OF _____ , 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

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, _____, HEREBY APPROVE THIS PLAT.

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 ____ DAY OF _____ , 20____.

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.

ADA COUNTY SURVEYOR

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: _____ COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

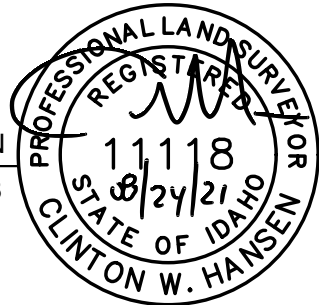
STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____ , 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



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