CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **March 19, 2024, August 18, 2026 Amended**
FILE(S) #: **FP-23-20, Final Plat, Naismith Commons Subdivision Phase 2 Amended**

REQUEST

The Applicant is requesting re-approval of a Final Plat for Naismith Commons Subdivision Phase 2, consisting of 92 residential lots and 13 common lots on 20.95 acres. The subject property is located at The property is located at 8895 W. Joplin Road in Star, Idaho, Idaho. Ada County Parcel Numbers are S0419325800 & S0419314950.

The Applicant is requesting to modify Lots 2-13, Block 15 of Naismith Commons Subdivision Phase 2. Given the number of proposed adjustments, it was suggested by Staff to process these as a plat amendment versus individual lot line adjustments.

APPLICANT:
Lennar Homes of Idaho, LLC
408 S. Eagle Road, Ste. 100
Eagle, Idaho 83616

OWNER:
Beacon Crossing, LLC
839 S. Bridgeway Place
Eagle, Idaho 83616

REPRESENTATIVE:
Ian Connair
Kimley-Horn & Associates
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

	Phase 2
Acres -	20.95 acres
Residential Lots -	92
Common Lots -	13

HISTORY

March 7, 2023	Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to March 21, 2023 so Applicant can redesign the preliminary plat.
March 21, 2023	Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.
April 4, 2023	Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.
April 18, 2023	Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 52.54 acres and consisting of 206 residential lots and 26 common lots.
November 21, 2023	Council approved the Final Plat (FP-23-19) for Naismith Commons Subdivision, Phase 1 consisting of 89 single family residential lots and 14 common lots on 21.76 acres.
March 19, 2024	Council approved the Final Plat (FP-23-20) for Naismith Commons Subdivision, Phase 2 consisting of 92 single family residential lots and 13 common lots on 20.95 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 2 of Naismith Commons Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 206 single family residential lots on 52.54 acres. Phase 1 contained 89 residential and Phase 2 contains 92 lots, leaving 25 residential lots for the remaining phases of Naismith Commons Subdivision.

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

The Preliminary Plat submitted contains 208 single family residential lots and 23 common area lots, 3 of which are shared driveways, on 52.54 acres with a proposed density of 3.96 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 6,550 square feet to 8,883 square feet with the average buildable lot being 6,827 square feet. Lot 1, Block 13 on the east side of the eastern collector road appears to be a lot providing for an existing barn or accessory building. **Staff will require additional detail from the**

applicant on how the structure located on this lot is intended to be used as an accessory use, and how it will meet required setbacks.

The submitted preliminary plat shows all local roads with a 50-foot-wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. **The Applicant is also proposing a stub street near the northwest corner of the property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.**

The submitted preliminary plat shows the three shared drives as 28-feet wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk.** The applicant is proposing 13 feet of barrow ditch between the road and sidewalk for drainage, this satisfies the code. Landscaping and street trees will need to be planted on the subdivision side of the proposed sidewalk within the common lot. The proposed W. Joplin Road Section shows a 5-foot-wide detached sidewalk with an 8-foot-wide parkway planter strip. **Joplin Road is classified as a Collector, and the sidewalk will need to be 7 feet wide.** Sidewalks within the development on the local streets are proposed to be attached with a 5-foot wide, concrete sidewalk. **Code requires all sidewalks to be detached with a minimum 6-foot-wide landscape strip.** Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.08 acres (15.4%) of open space which satisfies the Unified Development Code. **The Applicant states that 7.69 acres (14.6%) of the open space is usable, however the submitted plans do not detail the space or amenities. This will need to be detailed and approved by Staff prior to final plat approval.**

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 5 site amenities. The applicant has not provided any details on amenities. Details on the types of amenities shall be provided to Council at the public hearing, and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.

Original Preliminary Plat Review:
Site Data:

Total Acreage of Site – 52.54 acres
Total Number of Lots – 229 lots
Total Number of Residential Lots – 206 lots
Total Number of Common Lots – 23 lots
Total Number of Commercial Lots – None
Type of Units – Single Family Units
Dwelling Units Per Gross Acre – 3.92 Units per acre
Total Acreage of Common Lots – 8.08 acres
Percent of Site as Common Area – 15.4%

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements. Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

The Preliminary Plat dated 4-10-23 is approved for a maximum of 206 residential lots.
• The Council approves the requested Block Length Waivers.
• The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.
• Provide a public access easement on the pathways located in the northeast common area park.
• Applicant shall provide Amenities as proposed and included in Amenities Exhibit.
• Applicant shall provide option for City to take over ownership of southwest park in the future.
• Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.

Staff analysis of Final Plat Submittal Amended:

Lot Layout – The gross density of Phase 2 is 3.92 du/acre. **The impacted lots are Lots 2-13 on Block 15. The original lots ranged in size from 6,600 square feet to 8,859 square feet with the average buildable lot size of 7,320 square feet. The amended lots range in size from 6,050 square feet to 10,129 square feet with an average buildable lot size of 7,320 square feet. While the sizes of the twelve lots were modified, the average lot size remains the same.**

Common/Open Space and Amenities – This phase will include a tot lot and a separate swing set along with a walking path.

Setbacks – The applicant has not requested any special setbacks, and the development will adhere to the requirements of the R-4 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' (2)	20'

Streetlights – Streetlight design specifications submitted with the final plat application for Phase 1 & 2 are not the same design that was approved by Council with the Preliminary Plat application. **The Applicant will need to use the style of light approved by Council.** There was not a streetlight plan submitted with the final plat application. **Prior to signing the mylar, the Applicant will need to submit a streetlight plan and receive approval from Staff.** Streetlights shall be consistent throughout the remaining phases of the subdivision.

Mailbox Clusters – **The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the mylar. Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.**

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved.

Subdivision Name – The Applicant has provided a letter from Ada County the confirms the proposed subdivision name has been approved and reserved for this development.

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 does not appear to show street trees every 35 feet on the interior roads. A revised landscape plan will be required, prior to signing the mylar, showing the correct spacing of street trees. If these are to be placed by the builder, occupancy may be held up until street trees have been verified installed per code.** The common area proposed landscape plan appears to satisfy the necessary requirements.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with a six foot (6') wide landscape strip, as approved with the Preliminary Plat.

Roadways – The Applicant is proposing that local roads be 36 feet wide from back of curb to back of curb in a 50-foot-wide right of way. The Applicant is also proposing that the entry way have a median of 8 feet with 21-foot-wide drive aisles from back of curb to back of curb. The proposed roadways satisfy the Unified Development Code.

The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east. A revised final plat shall be submitted for review.
Can Ada Road shall have 7' detached sidewalks. A revised final plat shall be submitted for review.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on February 1, 2024.

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. **Prior to signature of final plat, the following shall be completed:**
    A. **Provide Street Light designs for review and approval;**
    B. **Provide documentation from Postmaster on location of mailbox clusters;**
    C. **Provide to Staff updated plans showing architectural mailbox cluster covers;**
    D. **Provide a revised landscape plan showing the correct spacing of street trees.**
    E. **Provide a revised final plat showing the north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase with 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalks on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east.**
    F. **Provide a revised final plat showing Can Ada Road with detached, 7' sidewalk.**
2. The approved Final Plat for Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **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 $1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $206,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 92 residential lots for a fee of $92,000 (92 x $1000.00).**
4. **The Preliminary Plat dated 4-10-23 was approved for a maximum of 206 residential lots.**
5. **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
6. **Provide a public access easement on the pathways located in the northeast common area park.**
7. **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
8. **Applicant shall provide option for City to take over ownership of southwest park in the future.**
9. **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**
10. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
11. **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. Mailbox cluster locations shall be determined and located based on the Postmaster.**

12. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
13. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat and not the ones submitted with the Final Plat application. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
14. The Council approved the requested Block Length Waivers.
15. 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.
16. 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.
17. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
18. 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.
19. 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)
20. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
21. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
22. 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.
23. 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.
24. 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.)
25. 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.
26. A separate sign application is required for any subdivision sign.
27. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat**.

28. 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.
29. 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.
30. 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.
31. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
32. All common areas shall be owned and maintained by the Homeowners Association.
33. 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.**
34. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
35. **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.
36. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-23-20 Naismith Commons Subdivision, Final Plat, Phase 2 Amended on _____, _____ 2026.

T4N, R1W, SEC. 19

Kimley»Horn

NAISMITH COMMONS

VICINITY MAP

September 5, 2023

NORTH

Final Plat Application

Date: 06/18/2026

Applicant / Owner

Applicant Name:	Julie Hekking	Owner Name:	Lennar Homes of Idaho
Address:	1100 West Idaho Street, Suite 210	Address:	408 S Eagle Road, Suite 100 E
City, State, Zip:	Boise	City, State, Zip:	Eagle, ID 83616
Phone:	2089923760	Phone:	2085013967
Email:	idahopermitting@kimley-horn.com	Email:	kirsten.dallmann@lennar.com
Applicant Type:	Planner		

Representative Information

Contact Name:	Ian Connair	Phone:	2089923760
Firm Name:	Kimley-Horn and Associates	Email:	ian.connair@kimley-horn.com
Address:	1100 W Idaho St, Suite 210		
City, State, Zip:	Boise, ID 83702		

Property Info

Subdivision Name:	Naismith Commons No 2	Acreage %:	
Phase:	2	Flood Acreage:	
Parcel Number:	S0419325800 & S0419314950	% Drainage:	
		Drain Acres:	
Approved Zoning:	R-4	# Homes:	92
Units/Acre:	4.39	Prelim # Res:	
Total Acreage:	20.95	Final # Res:	92
# Lots:	105	Prelim # Common:	
Residential:	92	Final # Common:	13
Commercial:		Prelim # Comm:	
Industrial:		Final # Comm:	0
Common Lots:	13	Prelim # Roads:	
Acreage:	1.415	Final # Roads:	7
		Prelim Amenities:	
		Final Amenities:	

General Description:

Flood Zone

Subdivision:	Naismith Commons No 2	FEMA FIRM:	16001C0120J
Phase:	2	FIRM Dates:	2020-06-19 - 2020-06-19
Total Acreage:	0	Flood Zones:	Zone X
# Homes:	0	Base Flood:	NA

I do hereby certify that the information contained herein is true and correct.

Julie Hekking	06/18/2026
Name	Date

PRELIMINARY PLAT FOR

NAISMITH COMMONS SUBDIVISIONS

SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

STAR, IDAHO
2023

UPDATED 4-18-23

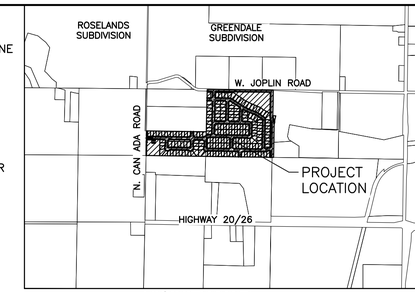
Sheet List Table

Sheet Number	Sheet Title
PP–01	BOUNDARY AND PROJECT INFORMATION
PP–02	EXISTING AND PROPOSED CONDITIONS
PP–03	EXISTING AND PROPOSED CONDITIONS
PP–04	EXISTING AND PROPOSED CONDITIONS
PP–05	PHASING PLAN
PP–06	OVERALL DRAINAGE
PP–07	STREET LIGHT PLAN

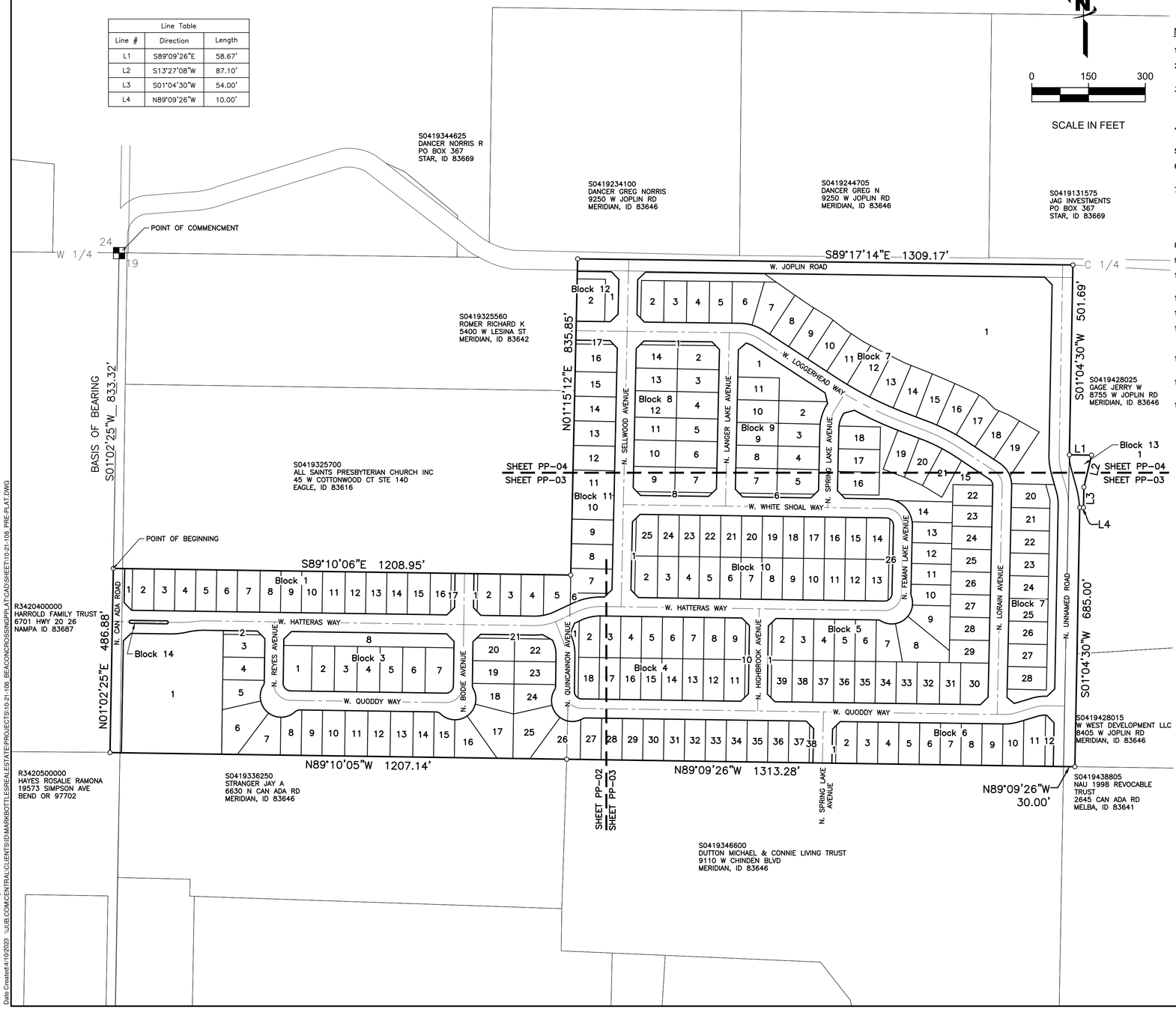
Line Table		
Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'

BOUNDARY LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT–OF–WAY LINE
- EXISTING PARCEL LINE
- SECTION CORNER
- QUARTER–SECTION CORNER
- PROPERTY CORNER
- CALCULATED POINT



VICINITY MAP
SCALE: 1"=1500'



NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 17, BLOCK 1, LOTS 1, 2, 21, 38, BLOCK 2, LOT 8, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 15, BLOCK 5, LOTS 1, 12, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOTS 1, 14, BLOCK 10, LOTS 1 6, 17, BLOCK 11, LOTS 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA\DRAINAGE STORAGE LOTS. AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN–OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
11. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE–SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31–3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
16. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.

LEGEND

EXISTING		PROPOSED
S	SANITARY SEWER LINE	S
W	WATER LINE	W
IRR	GRAVITY IRRIGATION PIPE	IRR
PRR	PRESSURE IRRIGATION LINE	PRR
SD	STORM DRAIN LINE	SD
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	SEWER MANHOLE	
	DITCH FLOW LINE	
	IRRIGATION MANHOLE	
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
EP	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
2650	5' CONTOUR LINE	
2651	1' CONTOUR LINE	
	DRAINAGE FACILITY	

LAND USE SUMMARY

TOTAL AREA:	52.54 AC.
TOTAL LOTS:	232 LOTS
RESIDENTIAL LOTS:	206 LOTS
COMMON AREA LOTS:	26 LOTS
RESIDENTIAL DENSITY:	3.92 DU/AC
USEABLE COMMON AREA:	7.25 AC. (13.8%)
BUFFER COMMON AREA:	1.47 AC. (2.8%)
TOTAL COMMON AREA:	8.72 AC. (16.6%)
AVERAGE LOT SIZE:	6,654 S.F.
SMALLEST LOT:	5,777 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R–4

OWNER

BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616

DEVELOPER CONTACT

BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616
208–377–5700

CIVIL ENGINEER

KESLEIGH M. MASSEY, P.E.
J–U–B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208–376–7330

LAND SURVEYOR

BERT NOWAK, P.L.S.
J–U–B ENGINEERS
2114 VILLAGE PARK AVE, STE. 100
TWIN FALLS, ID 83301
208–733–2414

IRRIGATION DISTRICT

PIONEER IRRIGATION DISTRICT
3804 LAKE AVENUE
CALDWELL, ID 83605
208–459–3617

IRRIGATION DISTRICT

EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646

R-4 LOT SETBACKS

FRONT SETBACK	15' LIVING
(FACE OF SIDEWALK)	20' GARAGE
REAR SETBACK	15'
INTERIOR SIDE SETBACK	7.5'
STREET SIDE SETBACK	20'

BOUNDARY CERTIFICATION

PROFESSIONAL LAND SURVEYOR REGISTERED 8077 STATE OF IDAHO BERT J. NOWAK

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 18885 STATE OF IDAHO KESLEIGH M MASSEY

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

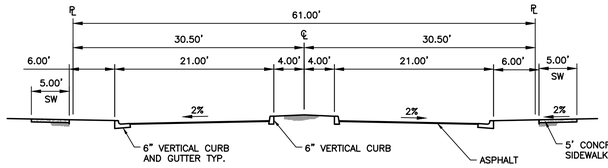
NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE : 10-21-108_PRE-PLAT
JUB PROJ. # : 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023

SHEET NUMBER:
PP-01

Plot Date:4/10/2023 1:06 PM Plotted By: Everett Earnest
Date Created:4/10/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLES\REALESTATE\PROJECTS\10-21-108_BEACONCROSSING\PPLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG



ENTRY STREET SECTION
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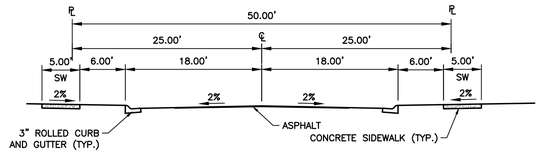

RESIDENTIAL STREET SECTION
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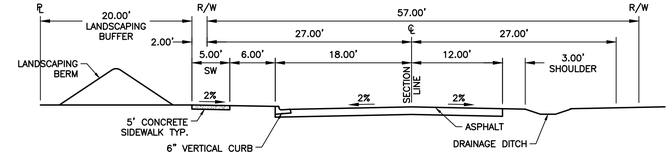

PROPOSED COLLECTOR ROAD - HALF PLUS 12' (10+00.00 - 18+28.21)
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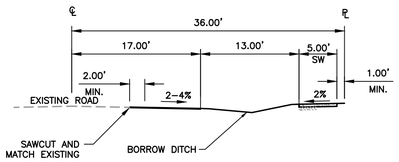
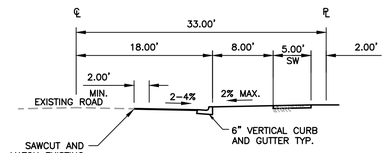
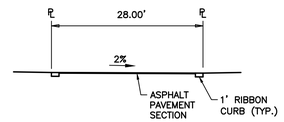


N. CAN ADA ROAD WIDENING SECTION
SCALE:N.T.S.



W. JOPLIN ROAD WIDENING SECTION
SCALE:N.T.S.



TYPICAL SHARED DRIVEWAY SECTION
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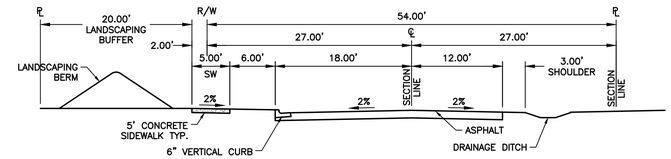
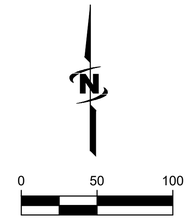
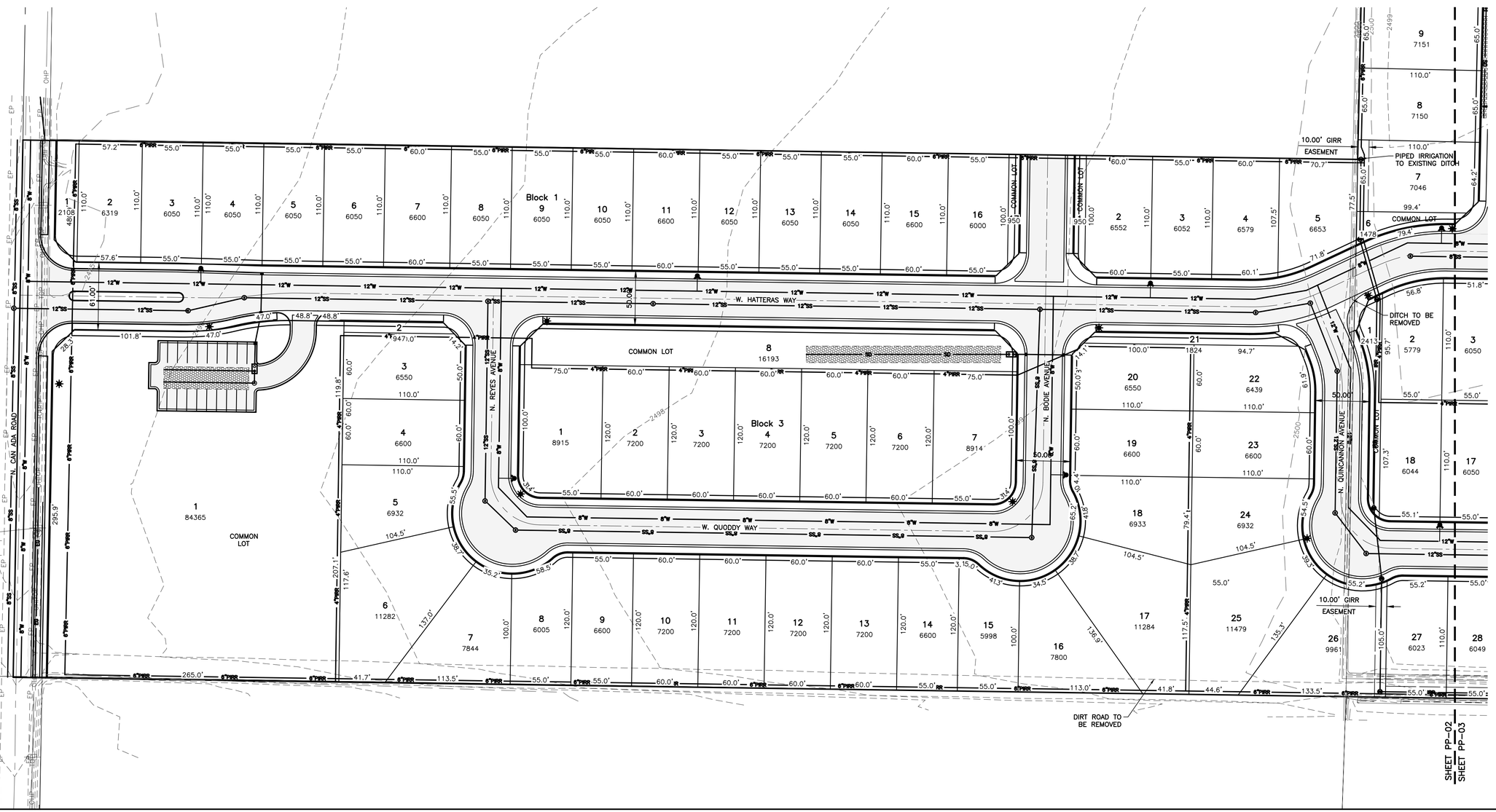


PROPOSED COLLECTOR ROAD - HALF PLUS 12' (18+28.21 - 23+29.92)
SCALE:N.T.S.





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PROFESSIONAL ENGINEER
LICENSED
18885
STATE OF IDAHO
KESSEIGH M MASSEY

REUSE OF DRAWINGS:
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NO.	DESCRIPTION	BY	APR.	DATE

REVISION

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

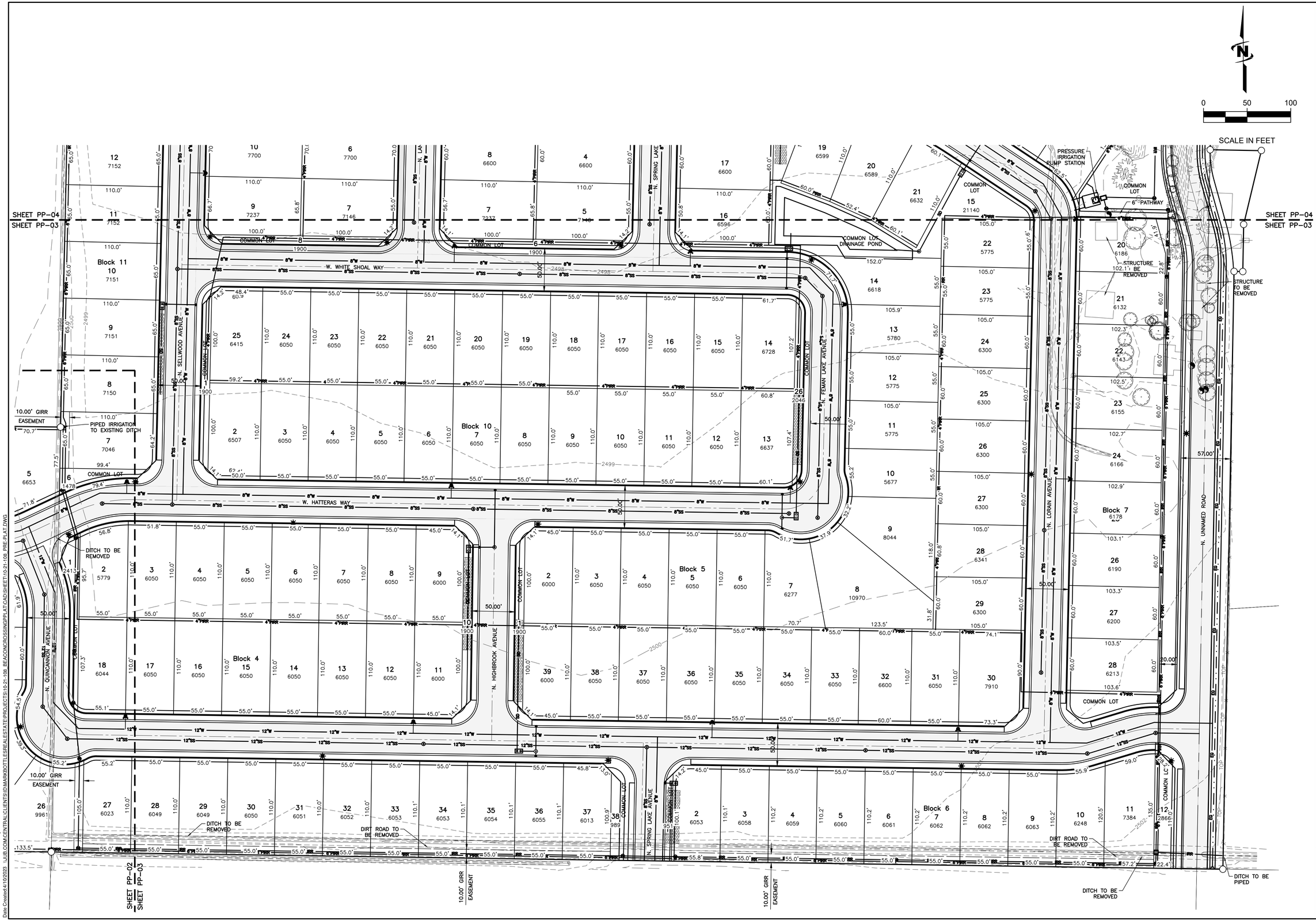
FILE : 10-21-108_PRE-PLAT
JUB PROJ. # :10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/10/2023

SHEET NUMBER:
PP-02

Plot Date:4/10/2023 1:07 PM, Plotted By: Everett Earnest
Date Created:4/10/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLESREALESTATE\PROJECTS\10-21-108_BEACONCROSSINGPPLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG



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PROFESSIONAL ENGINEER
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STATE OF IDAHO
RESLEIGH M MASSEY

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	REVISION			

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE :	10-21-108_PRE-PLAT
JUB PROJ. # :	10-21-108
DRAWN BY:	SAS
DESIGN BY:	SAS
CHECKED BY:	KMM

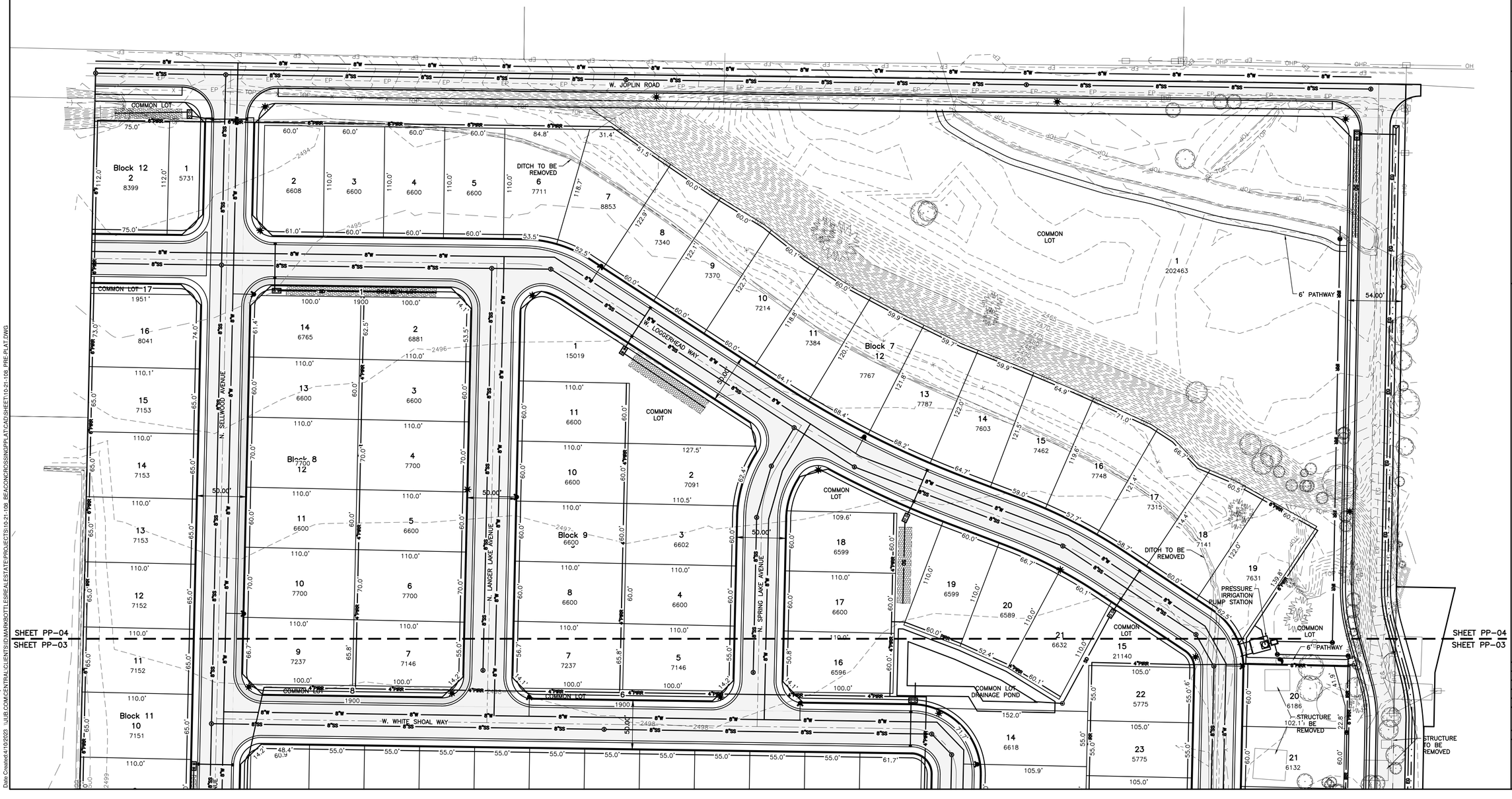
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/10/2023

SHEET NUMBER:

PP-03

Plot Date:4/10/2023 1:07 PM Plotted By: Everett Earnest
Date Created:4/10/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLESREALESTATE\PROJECTS\10-21-108_BEACONCROSSING\PP\LAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG



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REVISION

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE : 10-21-108_PRE-PLAT
JUB PROJ. # : 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/10/2023

SHEET NUMBER:
PP-04

Plot Date:4/10/2023 1:07 PM Plotted By: Everett Earnest
Date Created:4/10/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLESREALESTATE\PROJECTS\10-21-108_BEACONCROSSINGPPLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

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NO.	DESCRIPTION	BY	APR.	DATE

REVISION

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

PHASING PLAN

FILE : 10-21-108_PRE-PLAT
JUB PROJ. # : 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023

SHEET NUMBER:
PP-05

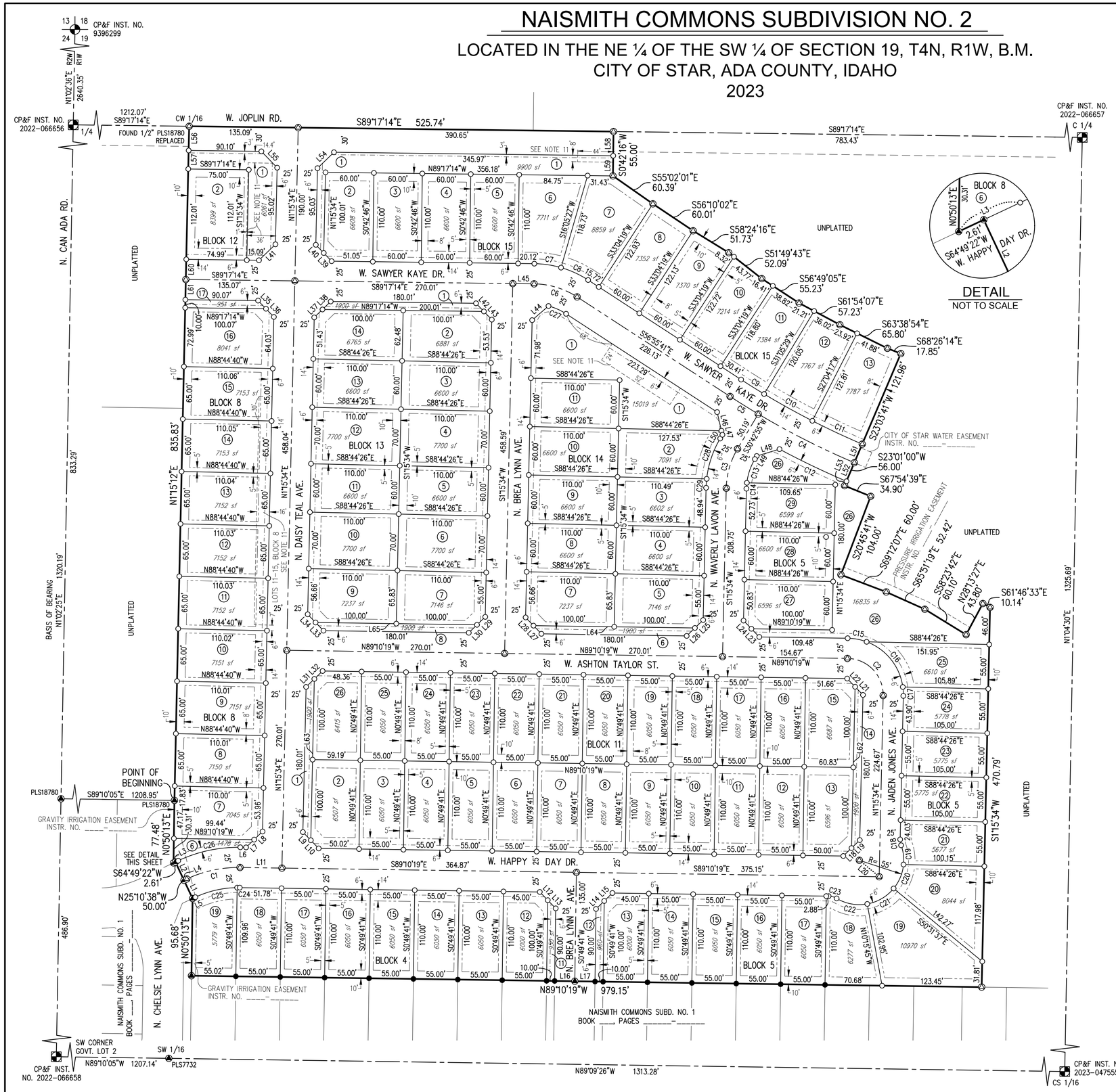
Plot Date:4/10/2023 1:07 PM Plotted By: Everett Earnest
Date Created:4/10/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLES\REALESTATE\PROJECTS\10-21-108_BEACONCROSSING\PPLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

NAISMITH COMMONS SUBDIVISION NO. 2

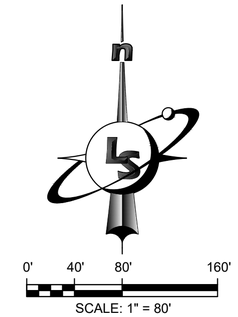
LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 19, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2023

BOOK ____ , PAGE _____

Previously Approved Final Plat



DETAIL
NOT TO SCALE



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR, PLS 11118
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE __
- ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO. _____
- PUBLIC UTILITY & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, 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.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO 11/01/23 CLINTON W. HANSEN

CLINTON W. HANSEN
PLS 11118

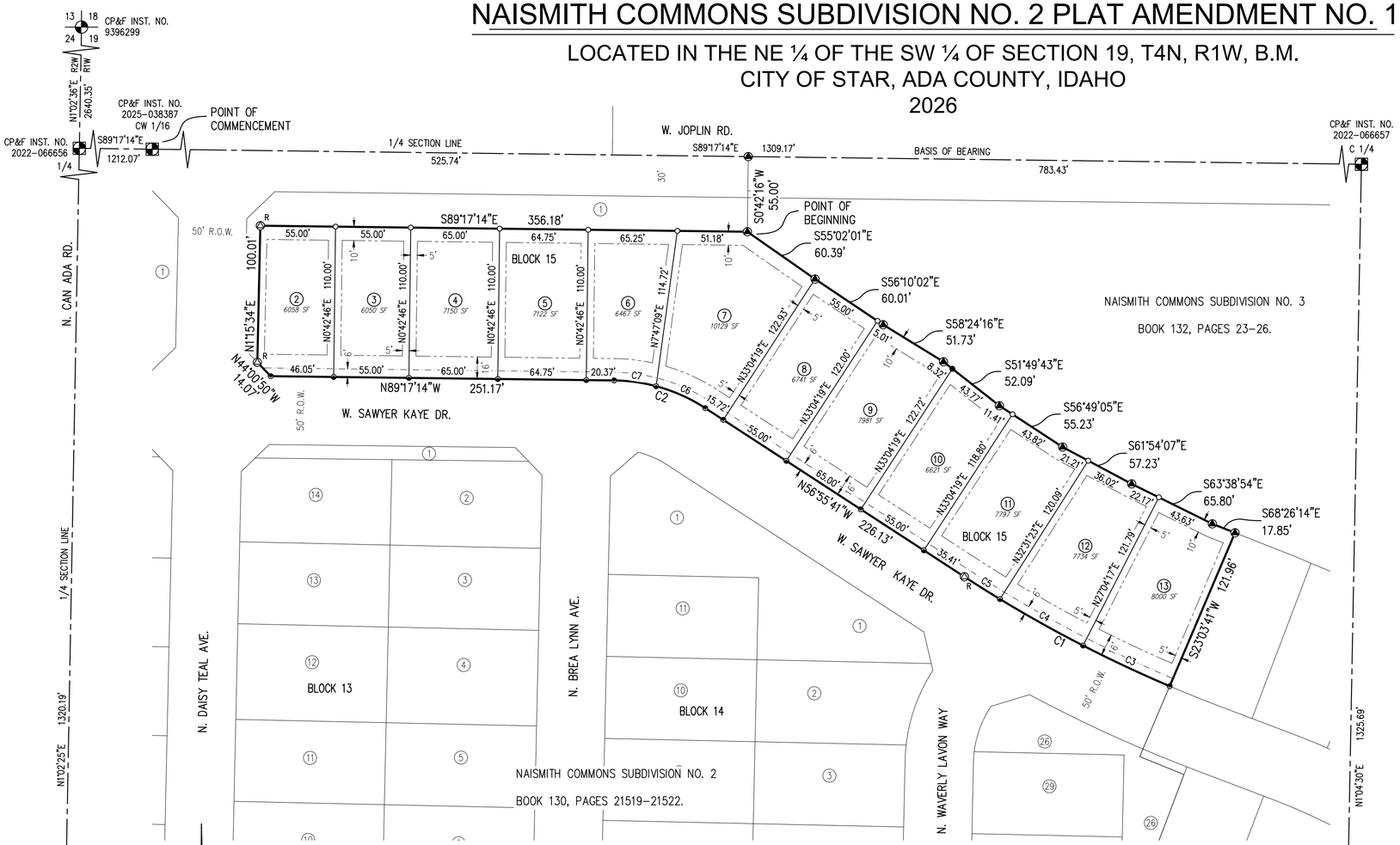
LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 23-48

NAISMITH COMMONS SUBDIVISION NO. 2 PLAT AMENDMENT NO. 1

BOOK ____ , PAGE _____

LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 19, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2026



NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, BEACON CROSSING SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 16 (SIXTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, BEACON CROSSING SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.

3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISON.

4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.

5. 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.

6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.

7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.

8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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.

9. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. 2023-043002, RECORDS OF ADA COUNTY, IDAHO.

10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2025-031742, RECORDS OF ADA COUNTY, IDAHO.

11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACON CROSSING SUBDIVISION, RECORDED AS INSTRUMENT NO. 2025-202718, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.

12. DIRECT LOT ACCESS TO W. JOPLIN ROAD IS PROHIBITED.

Amended Final Plat

0' 30' 60' 120'

SCALE: 1" = 60'

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- FOUND 1/2" REBAR, PLS 11118
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP AND REPLACED WITH 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- SET 1.2" DIAMETER BRASS PLUG WITH MAGNET, PLS 11118
- FOUND 1.2" DIAMETER BRASS PLUG WITH MAGNET, PLS 11118
- SECTION LINE
- ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO. 2025-031711
- PUBLIC UTILITY, IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, 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.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	170.35'	975.00'	10°00'37"	N61°56'00"W	170.13'
C2	70.60'	125.00'	32°21'33"	N73°06'28"W	69.66'
C3	69.99'	975.00'	4°06'46"	S64°52'56"E	69.97'
C4	69.66'	975.00'	4°05'36"	N60°46'45"W	69.64'
C5	30.70'	975.00'	1°48'15"	S57°49'49"E	30.70'
C6	39.52'	124.84'	18°08'13"	N65°59'28"W	39.35'
C7	31.08'	124.70'	14°16'45"	N82°09'25"W	31.00'

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO CLINTON W. HANSEN 11118 06-09-26

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MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 23-48

NAISMITH COMMONS SUBDIVISION NO. 2 PLAT AMENDMENT NO. 1

BOOK ____ , PAGE _____

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 NAISMITH COMMONS SUBDIVISION NO. 2 AMENDMENT NO. 1;

A PARCEL OF LAND BEING A RE-SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 15 OF AS SHOWN ON THE PLAT OF NAISMITH COMMONS SUBDIVISION NO. 2, RECORDED IN BOOK 130 OF PLATS, PAGES 21519 THROUGH 21522, ADA COUNTY RECORDS, BEING LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 19, T4N, R1W, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF GOVERNMENT LOT 2 (CW 1/16 CORNER) OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SW ¼ (C ¼ CORNER) OF SAID SECTION 19 BEARS S 89°17'14" E A DISTANCE OF 1309.17 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW ¼ S 89°17'14" E A DISTANCE OF 525.74 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°42'16" W A DISTANCE OF 55.00 FEET TO A 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 2, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING DESCRIBES COURSES;

THENCE S 55°02'01" E A DISTANCE OF 60.39 FEET TO A POINT;

THENCE S 56°10'02" E A DISTANCE OF 60.01 FEET TO A POINT;

THENCE S 58°24'16" E A DISTANCE OF 51.73 FEET TO A POINT;

THENCE S 51°49'43" E A DISTANCE OF 52.09 FEET TO A POINT;

THENCE S 56°49'05" E A DISTANCE OF 55.23 FEET TO A POINT;

THENCE S 61°54'07" E A DISTANCE OF 57.23 FEET TO A POINT;

THENCE S 63°38'54" E A DISTANCE OF 65.80 FEET TO A POINT;

THENCE S 68°26'14" E A DISTANCE OF 17.85 FEET TO A POINT;

THENCE S 23°03'41" W A DISTANCE OF 121.96 FEET TO A POINT OF CURVATURE;

THENCE LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 170.35 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°00'37" AND A LONG CHORD BEARING
N 61°56'00" W A DISTANCE OF 170.13 FEET TO A POINT OF TANGENCY;

THENCE N 56°55'41" W A DISTANCE OF 226.13 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

THENCE A DISTANCE OF 70.60 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 32°21'33" AND A LONG CHORD BEARING N 73°06'28" W A DISTANCE OF 69.66 FEET TO A POINT OF TANGENCY;
THENCE N 89°17'14" W A DISTANCE OF 251.17 FEET TO A POINT;

THENCE N 44°00'50" W A DISTANCE OF 14.07 FEET TO A POINT;

THENCE N 1°15'34" E A DISTANCE OF 100.01 FEET TO A POINT;

THENCE S 89°17'14" E A DISTANCE OF 356.18 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 87,851 SQUARE FEET (2.017 ACRES), MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT. 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 ____ DAY OF _____ , 20___.

AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____

BY: STEVEN S. BENSON, MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, ITS AUTHORIZED AGENT.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED STEVEN S, BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE 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 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 ARIZONA

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.

PROFESSIONAL LAND SURVEYOR REGISTRATION 11118 STATE OF IDAHO CLINTON W. HANSEN

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

JOB NO. 23-48

NAISMITH COMMONS SUBDIVISION NO. 2 PLAT AMENDMENT NO. 1

BOOK ____ , PAGE _____

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

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO CLINTON W. HANSEN 11118 06-09-26

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