



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: August 6, 2024

FILE(S) #: VAC-24-03- Vacation of Utility Easements located on Lot 11, Block 2 of Starpointe Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

W. West Development
1409 N. Main Street
Meridian, Idaho 83642

Representative:

Randy Clarno, Criterion Land Management
1861 S. Wells Ave, Suite 200
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lot 11, Block 2 of Starpointe Subdivision.

PROPERTY INFORMATION

Property Location: The subject properties are located at 8554 W. Graye Street, generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No. R8108660880.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

July 1, 2024

STAFF REVIEW AND RECOMMENDATIONS

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

COUNCIL ACTION

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

Council considers the following:

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

PROPOSED CONDITIONS OF APPROVAL

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

COUNCIL DECISION

The Star City Council _____ File VAC-24-03 Easement Vacation for Lot 11, Block 2 of Starpointe Subdivision on _____, 2024.



VACATION APPLICATION

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

FILE NO.: VAC-24-03	Date Application Received: 07/01/2024	Fee Paid: \$980
Processed by: _____		

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name:

Criterion Land Management
 Applicant Address: 1861 S Wells Ave, Suite 200, Meridian, ID Zip: 83642
 Phone: 208-229-2021 Email: receptiondesk@criterionland.com

Owner Name:

W West Development
 Owner Address: 1409 N Main St, Meridian, ID 83642 Zip: 83642
 Phone: 208-229-2021 Email: _____

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

Contact: Randal Clarno Firm Name: Criterion Land Management
 Address: 1861 S wells Ave Suite 200, Meridian, ID Zip: 83642
 Phone: 208-229-2021 Email: randy@criterionland.com

Property Information:

Site Location: StarPointe
 Parcel Number(s): R 8108660880 and R 8108660820
 Approved Zoning Designation: _____

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	BN
	Fee	BN

	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.	BN
	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	BN

	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	BN
	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	BN
	Copy of recorded deed.	BN
	Electronic copy of vicinity map showing the location of subject property	BN
	Electronic copy of site plan or plat showing the proposed vacation	BN
	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

6/17/24
 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.

AFFIDAVIT OF LEGAL INTEREST

STATE OF Idaho)
) ss
COUNTY OF Ada)

I W West Development LLC, 1409 N Main St
(name) (address)
Meridian, ID 83642
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Criterion Land Management,
(name)
1861 S Wells Ave Ste 200, Meridian, ID 83647
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: A portion of Lot 11, Block 2 Starpointe Subdivision

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Vacation Application

Dated this 14th day of June, 2024.
[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Noelle Muller
Notary Public for Idaho
Residing at: 1861 S Wells Ave Ste 200, Meridian, ID 83642
My Commission Expires: 10/28/2028





June 19TH, 2024

Narrative:

The easements are being vacated in conjunction with the elimination of lot lines and to ensure there will be underlying encumbrances to the future development of the site. The persons affected would be the utility companies in easement. These companies have produced letters stating they have no objections to vacating the easement.

Description for
Easement Vacation
May 13, 2024

A portion of Lot 11, Block 2, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

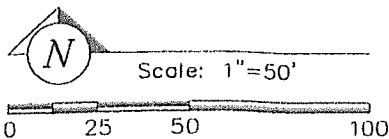
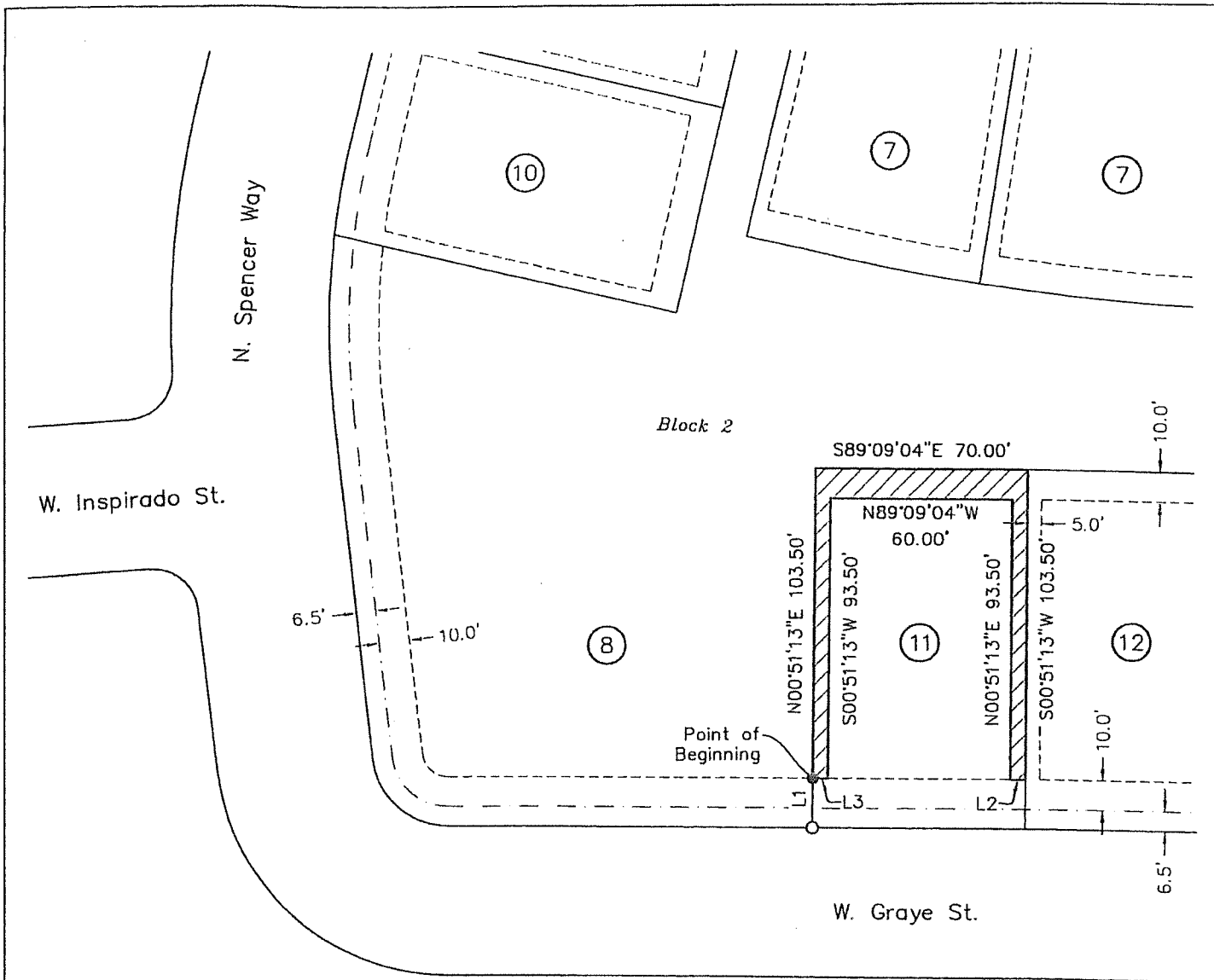
South 00°51'13" West, 93.50 feet;

North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,635 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°51'13"E	16.50'
L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

Legend

- Permanent Public Utilities, Irrigation and Property Drainage Easement Line
- ACHD Permanent Easement Line
- ① Lot Number

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IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

**Exhibit Drawing for
 Easement Vacation
 Starpointe Subdivision**

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-310
Sheet No. 1
Dwg. Date 5/13/2024

Description for
Easement Vacation
May 13, 2024

A portion of Lot 11, Block 2, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

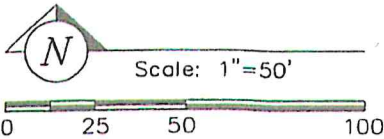
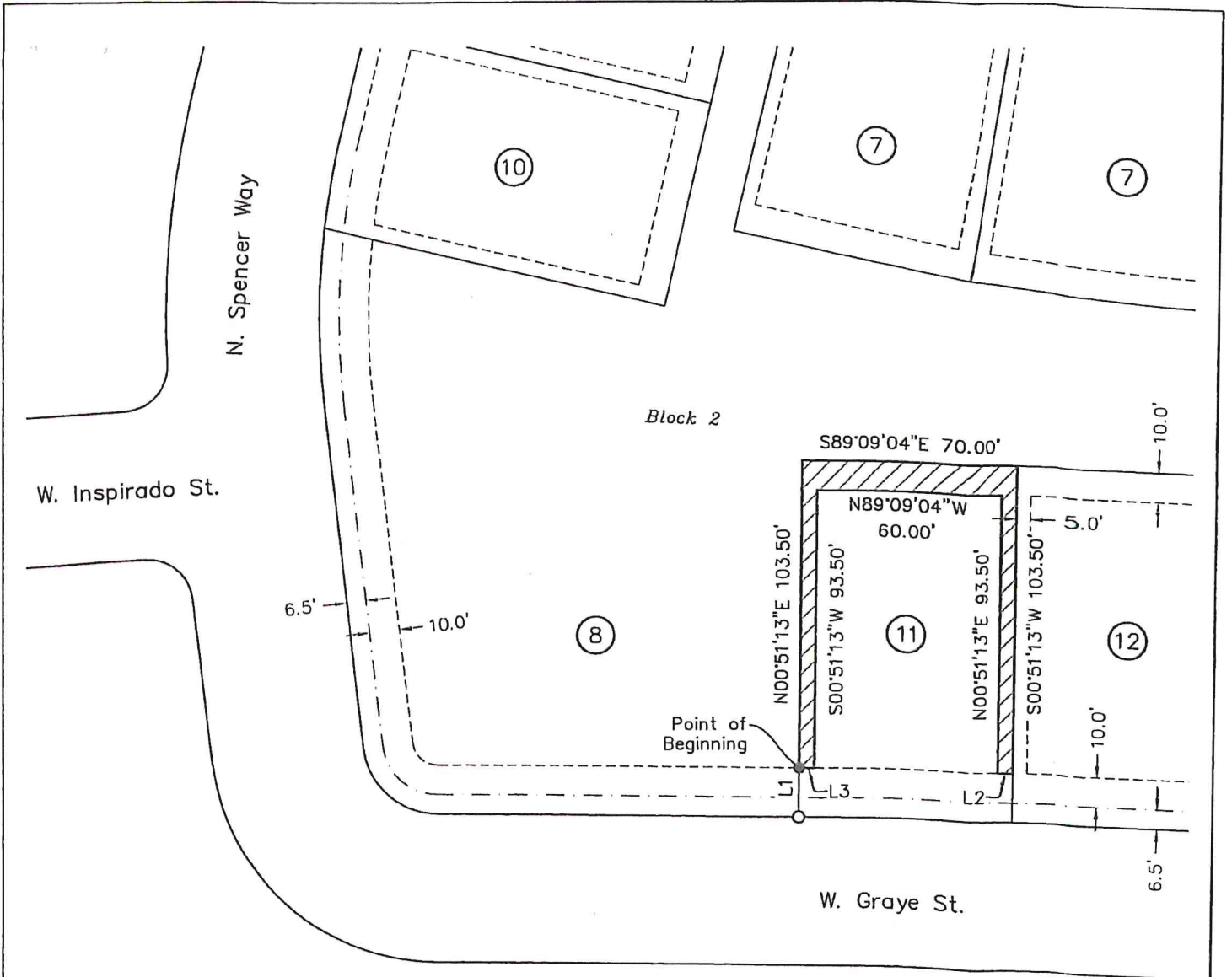
South 00°51'13" West, 93.50 feet;

North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,635 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°51'13"E	16.50'
L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

- Legend**
- Permanent Public Utilities, Irrigation and Property Drainage Easement Line
 - ACHD Permanent Easement Line
 - Lot Number

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IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for Easement Vacation
Starpointe Subdivision

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-310
Sheet No. 1
Dwg. Date 5/13/2024

Description for
Parcel 1
April 6, 2024

Lots 8 and 11, Block 2, Starpoint Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

BEGINNING at the southeast corner of said Lot 11;

thence on the northerly right-of-way line of W. Graye Street the following two (2) courses and distances:

North 89°09'04" West, 191.15 feet;

35.99 feet on the arc of a curve to the right having a radius of 25.00 feet, a central angle of 82°29'12", and a long chord which bears North 47°54'28" West, 32.96 feet to the easterly right-of-way line of N. Spencer Way;

thence on said easterly right-of-way line the following two (2) courses and distances:

North 06°39'52" West, 114.54 feet;

61.25 feet on the arc of a curve to the right having a radius of 275.00 feet, a central angle of 12°45'37", and a long chord which bears North 00°17'03" West, 61.12 feet to the southwest corner of Lot 10, Block 2 of said Starpoint Subdivision;

thence South 76°53'22" East, 118.01 feet to the southeast corner of said Lot 10;

thence North 13°06'38" East, 140.00 feet to the northeast corner of Lot 9, Block 2 of said Starpoint Subdivision;

thence North 76°53'22" West, 120.02 feet to the northwest corner of said Lot 9;

thence on the easterly right-of-way line of N. Spencer Way, 23.56 feet on the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", and a long chord which bears North 58°06'38" East, 21.21 feet to the southerly right-of-way line of W. Happy Day Drive;

thence on said southerly right-of-way line, South 76°53'22" East, 122.30 feet to the northwest corner of Lot 7, Block 2 of said Starpoint Subdivision ;

thence South 13°08'12" West, 125.00 feet to the southwest corner of said Lot 7;



thence on the southerly lot lines of Lots 1 through 7, Block 2 of said Starpointe Subdivision the following three (3) courses and distances:

South 76°53'22" East, 34.47 feet;

120.23 feet on the arc of a curve to the left having a radius of 650.00 feet, a central angle of 10°35'54", and a long chord which bears South 82°11'19" East, 120.06 feet;

South 87°29'16" East, 355.76 feet to the southeast corner of said Lot 1;

thence North 02°30'44" East, 125.00 feet to the northeast corner of said Lot 1;

thence on the southerly right-of-way line of W. Happy Day Drive the following two (2) courses and distances:

South 87°29'16" East, 1.96 feet;

23.13 feet on the arc of a curve to the right having a radius of 15.00 feet, a central angle of 88°20'29", and a long chord which bears South 43°19'02" East, 20.90 feet to the westerly right-of-way line of N. Fireball Avenue;

thence on said westerly right-of-way line the following two (2) courses and distance:

South 00°51'13" West, 259.69 feet;

23.56 feet on the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", and a long chord which bears South 45°51'13" West, 21.21 feet to the southeast corner of Lot 17, Block 2 of said Starpointe Subdivision;

thence North 00°51'13" East, 120.00 feet to the northeast corner of said Lot 17;

thence on the northerly lot lines of Lots 12 through 17, Block 2 of said Starpointe Subdivision, North 89°09'04" West, 420.00 feet to the northeast corner of said Lot 11;

thence South 00°51'13" West, 120.00 feet to the **POINT OF BEGINNING**.

Containing 71,784 square feet or 1.648 acres, more or less.

End of Description.



June 5, 2024

Sent via email to receptiondesk@critterionland.com

Criterion Land Management
%Noelle Muller
1861 S. Wells Ave., Ste. 200
Meridian, ID 83642

Subject: Relinquishment of Public Utility Easement / Block 2, Lot 11, Starpointe Subdivision,
Ada County, ID

Dear Noelle:

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office June 3, 2024, regarding the possible relinquishment of a public utility easement (PUE) located at Block 2, Lot 11, Starpointe Subdivision, Ada County. The attached Exhibits more specifically identifies the requested area for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE along the east, north, and west parcel boundaries while retaining the frontage (southerly boundary) of Lot 11, Block 2, Starpointe Subdivision, in order to combined lots 8 and 11 as identified in the attached exhibits.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan Kelly".

Megan Kelly
Associate Real Estate Specialist
Idaho Power | Corporate Real Estate
208-388-5263 | easements@idahopower.com

Description for
Easement Vacation
May 13, 2024

A portion of Lot 11, Block 2, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

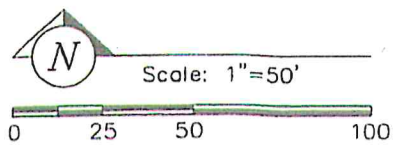
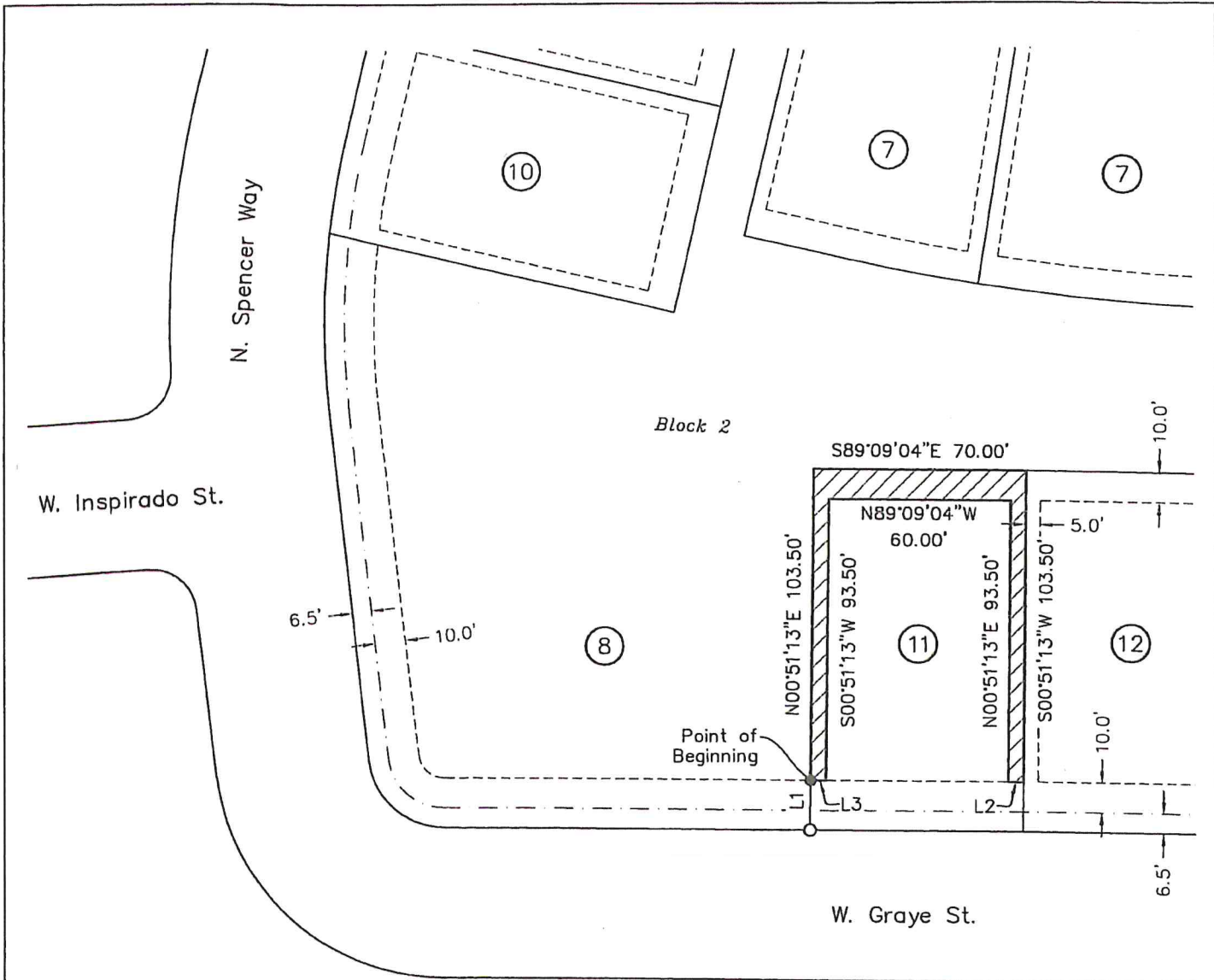
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Containing 1,635 square feet, more or less.

End of Description.





Line Table		
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L3	N89°09'04"W	5.00'

- Legend**
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 - ACHD Permanent Easement Line
 - Lot Number

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IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for Easement Vacation Starpointe Subdivision

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.	Job No. 21-310 Sheet No. 1 Dwg. Date 5/13/2024
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June 5, 2024

Sent via email to receptiondesk@critterionland.com

Criterion Land Management
%Noelle Muller
1861 S. Wells Ave., Ste. 200
Meridian, ID 83642

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Megan Kelly
Associate Real Estate Specialist
Idaho Power | Corporate Real Estate
208-388-5263 | easements@idahopower.com

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Easement Vacation
May 13, 2024

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thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

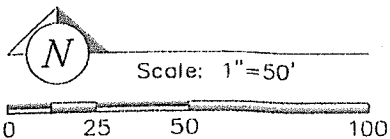
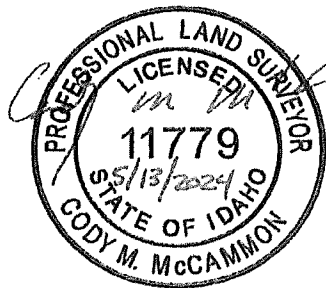
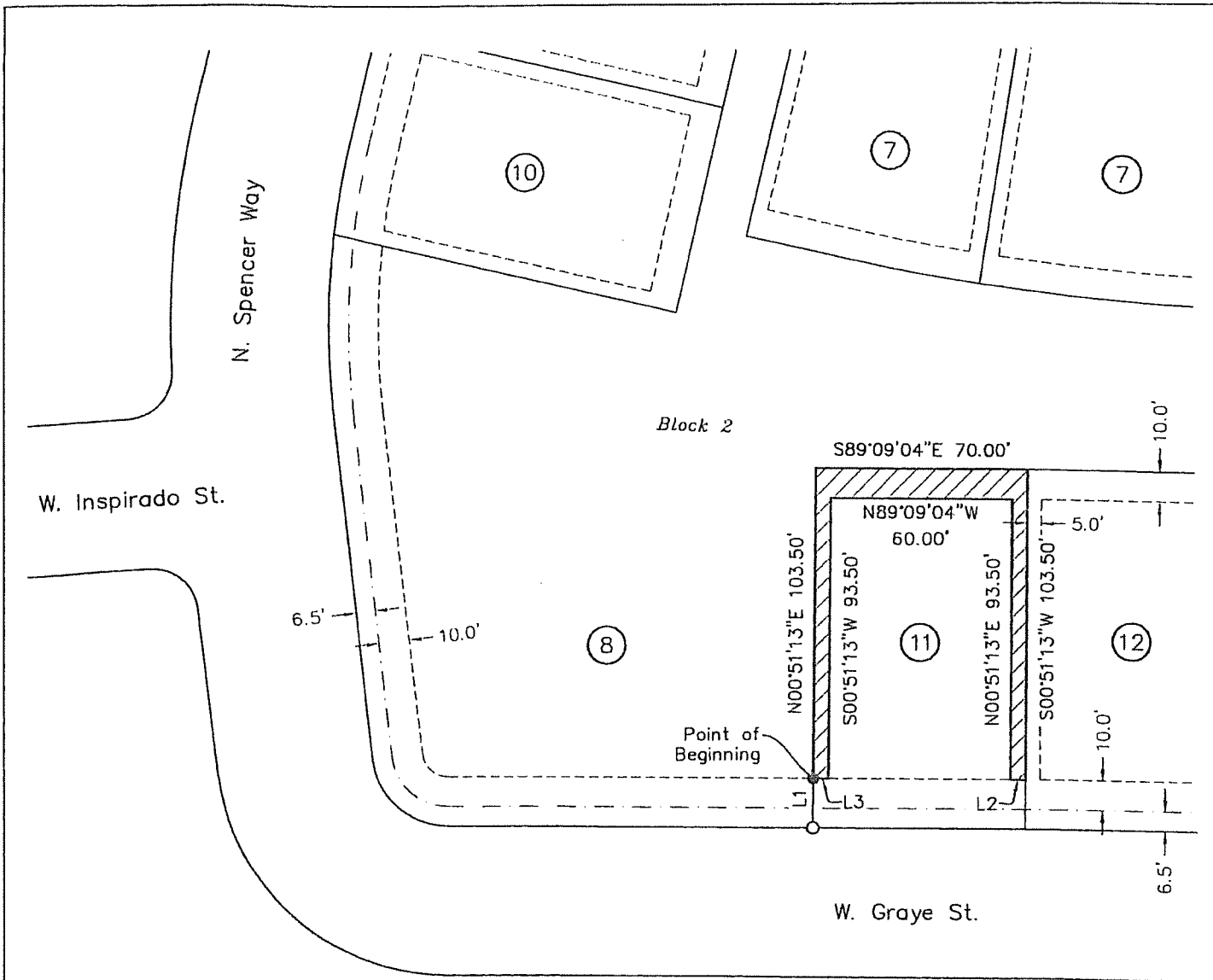
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Containing 1,635 square feet, more or less.

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L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

- Legend
- Permanent Public Utilities, Irrigation and Property Drainage Easement Line
 - ACHD Permanent Easement Line
 - Lot Number

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IDAHO SURVEY GROUP, LLC

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

Exhibit Drawing for
Easement Vacation
Starpointe Subdivision

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No.
21-310

Sheet No.
1

Dwg. Date
5/13/2024



c/o Development Services Inc.
9601 W State Street, Suite 203
Boise, ID 83714
208-939-6000 www.dev-services.com

June 13, 2024

SUBJECT: Request for the Vacation of Easements located on Lot 8 and Lot 11, Block 2 Starpointe Subdivision, situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, T4N, R1W, City of Star, Ada County, Idaho

To Whom It May Concern:

Starpointe Homeowners Association has reviewed the request for the subject vacation and has determined that it has no objections with respect to these areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

Sincerely

Starpointe Homeowners Association

DocuSigned by:

51560BF48F3649B...
Graye Wolfe, President

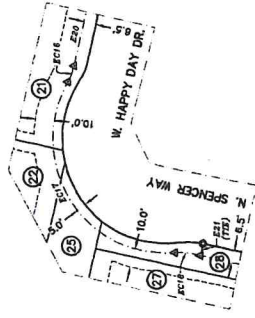
BL 121 REZONING

STARPOINTE SUBDIVISION



LEGEND

- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1" MAGNETICALLY DETECTABLE COPPER COIL INSTRUMENT, PLS 11779
- ▲ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- ACID PERMANENT EASEMENT (NOTE 8)
- STORM DRAIN EASEMENT (NOTE 11)
- EASEMENT DIMENSION
- 10'-43.63' ± 100.00'



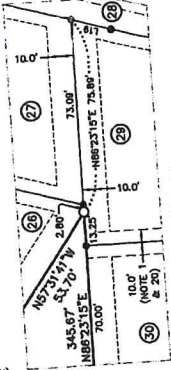
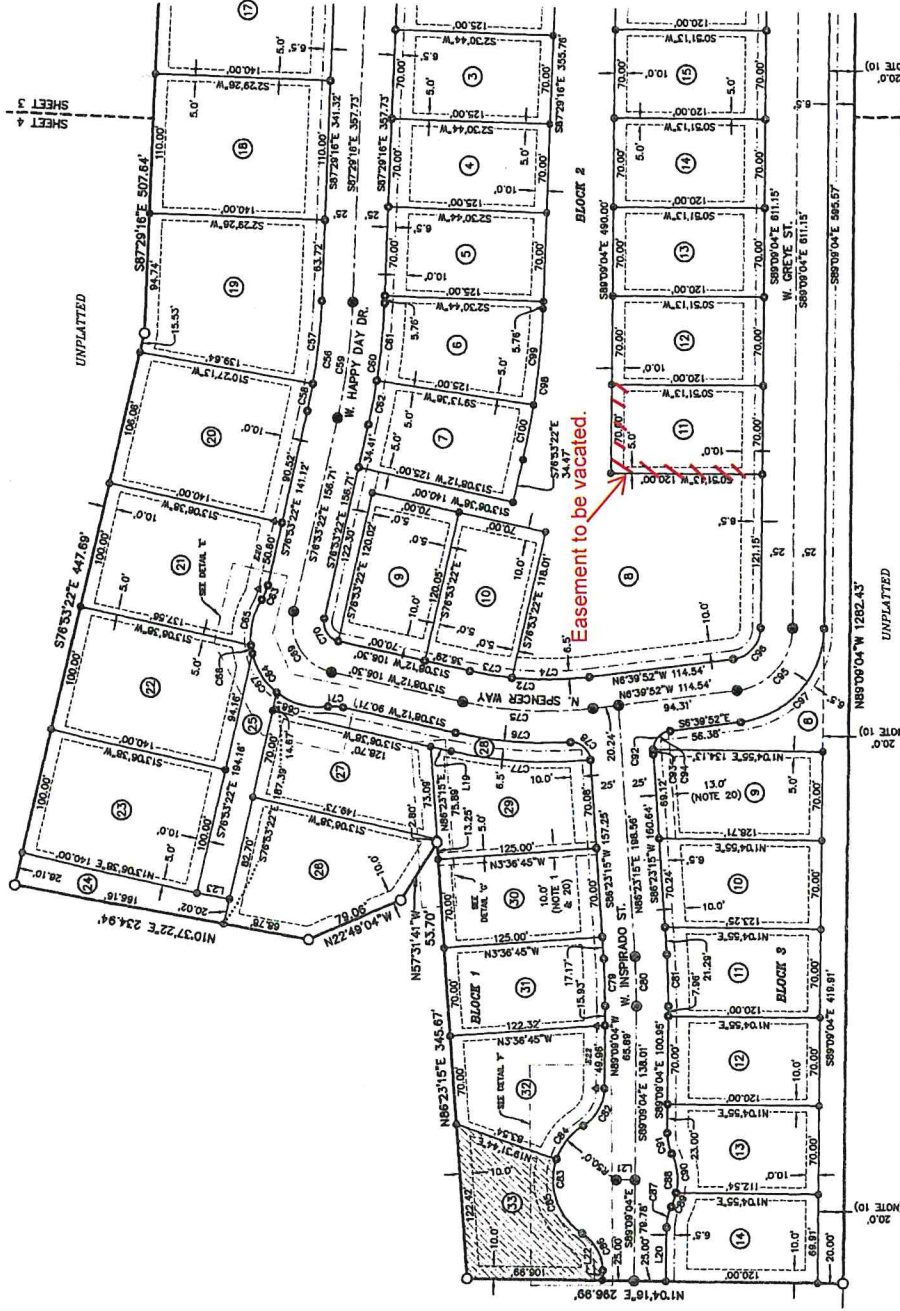
DETAIL 'E'
SCALE: 1"=40'

SEE SHEET 2 FOR NOTES
SEE SHEET 5 FOR LINE & CURVE TABLES.
BOOK PAGE

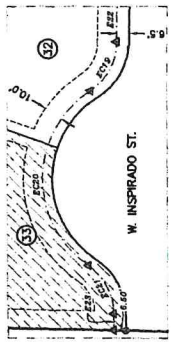
ISS
IDAHO SURVEY GROUP, LLC

9945 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 346-8570

JOB NO. 21-310
SHEET 4 OF 7



DETAIL 'G'
SCALE: 1"=30'



DETAIL 'F'
SCALE: 1"=40'



© 2021 Starpointe, Sub. 21-310-0001 (USE ONLY) (SEE BOOK) (SEE SHEETS 21-310-0002, 21-310-0003, & 21-310-0004)



May 23, 2024

Noelle Muller
Criterion Land Management
1861 S Wells Avenue, Suite 200
Meridian, Idaho 83642

Re: **Star Sewer and Water District**
StarPointe Lot 11 Easement Vacation

Dear Ms. Muller

The District has reviewed request the Easement Vacation for the StarPointe Lot 11 for conformance with the Star Sewer and Water District policies and procedures as well as are Standard Specifications. The District currently does not have any utilities located within the Easement purposed to be vacated. Additionally, we do not have any intent to construct utilities in this easement.

Upon completion of our review the District find your proposal to vacate said easement acceptable.

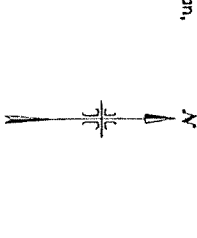
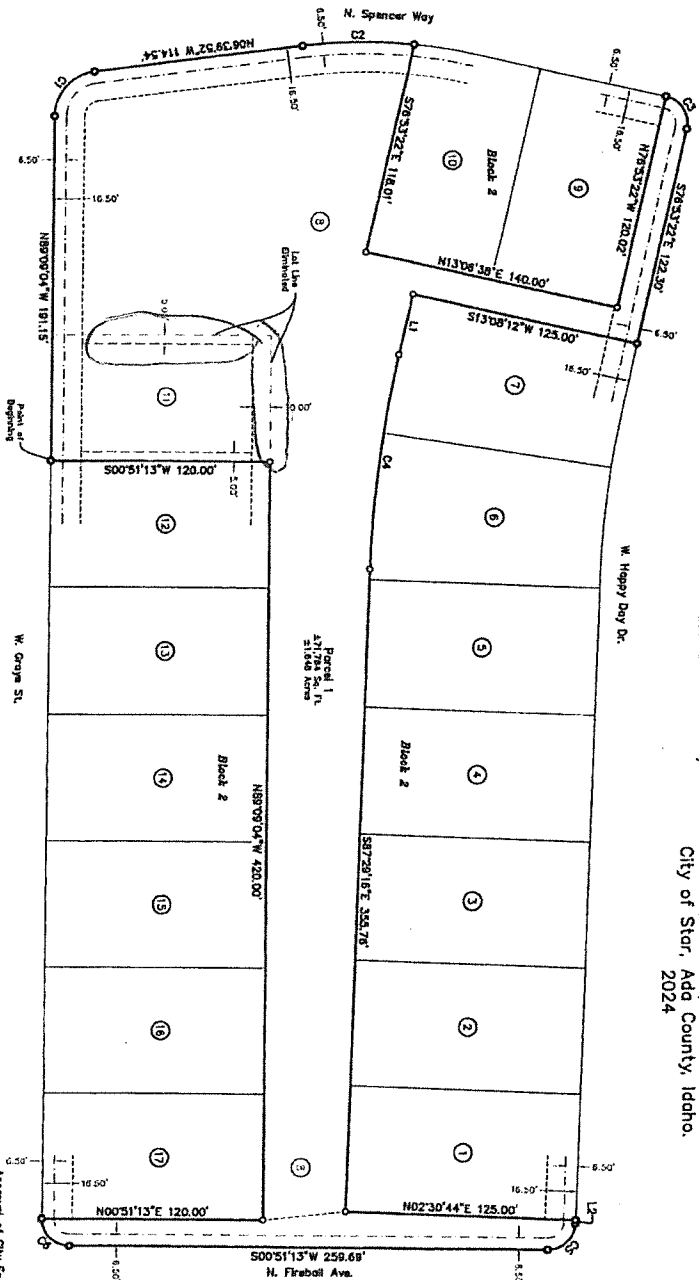
Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
District Engineer

Property Boundary Adjustment Record of Survey for
West Development LLC
 Lots 8 and 11, Block 2, Starpointe Subdivision situated in the Northwest 1/4 of
 the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian,
 City of Star, Ada County, Idaho, 2024

ROS No. _____



Legend
 Adjusted Property boundary line
 Lid Line Enclosed
 Existing Lid/Right-of-way Line
 Easement Line (Dotted)
 Easement Line (Dashed)
 Survey Boundary Line
 Point of Beginning
 Corner Displacement
 Lid Number
 Adjust Lid Number

Table with columns: Curve, Length, Radius, Chord, Chord Bearing, Chord Length

Curve	Length	Radius	Chord	Chord Bearing	Chord Length
C1	26.87'	250.0'	87.91'	N47°54'28\"W	22.88'
C2	61.83'	278.0'	124.83'	N00°17'20\"W	81.12'
C3	22.85'	15.00'	8.0000'	N63°00'30\"E	21.81'
C4	128.32'	650.00'	128.32'	S89°11'19\"E	128.04'
C5	23.15'	15.00'	8.2028'	S43°19'22\"E	22.89'
C6	31.97'	15.00'	16.7070'	S43°19'22\"E	21.21'

Abstract of Owner

In the name of the subject property, hereby appear in the property boundary adjustment:
 West Development LLC, an Idaho Limited Liability Company
 Cory K. White Sr., Owner

Abstract of Deed

Adopted and confirmed by the Court of Ada County, Idaho, this 23rd day of October, 2024, before me, the undersigned, a Notary Public for and within the State of Idaho, the following persons, personally appeared Cory K. White Sr., known to me to be the same person who executed the instrument hereinafter described, and acknowledged to me that he executed the same.
 I witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Abstract of Deed

Notary Public, State of Idaho
 My Comm. Expires _____
 My Comm. Expires _____

Abstract of City Engineer

I, the undersigned, City Engineer, do hereby certify that the above described property is situated in the City of _____, Ada County, Idaho, and that the same is subject to the survey herein made by the City of _____.

City of Star Engineer

City of Star Engineer
 County Recorder's Certificate
 State of Idaho) ss.
 County of Ada)
 I hereby certify that this instrument was filed in the office of the County Clerk of Ada County, Idaho, this _____ day of _____, 2024.
 Notary Public, State of Idaho

Recording Index Number: 000-00-0-0-0-00-000

Surveyor's License
 E-Office Receiver



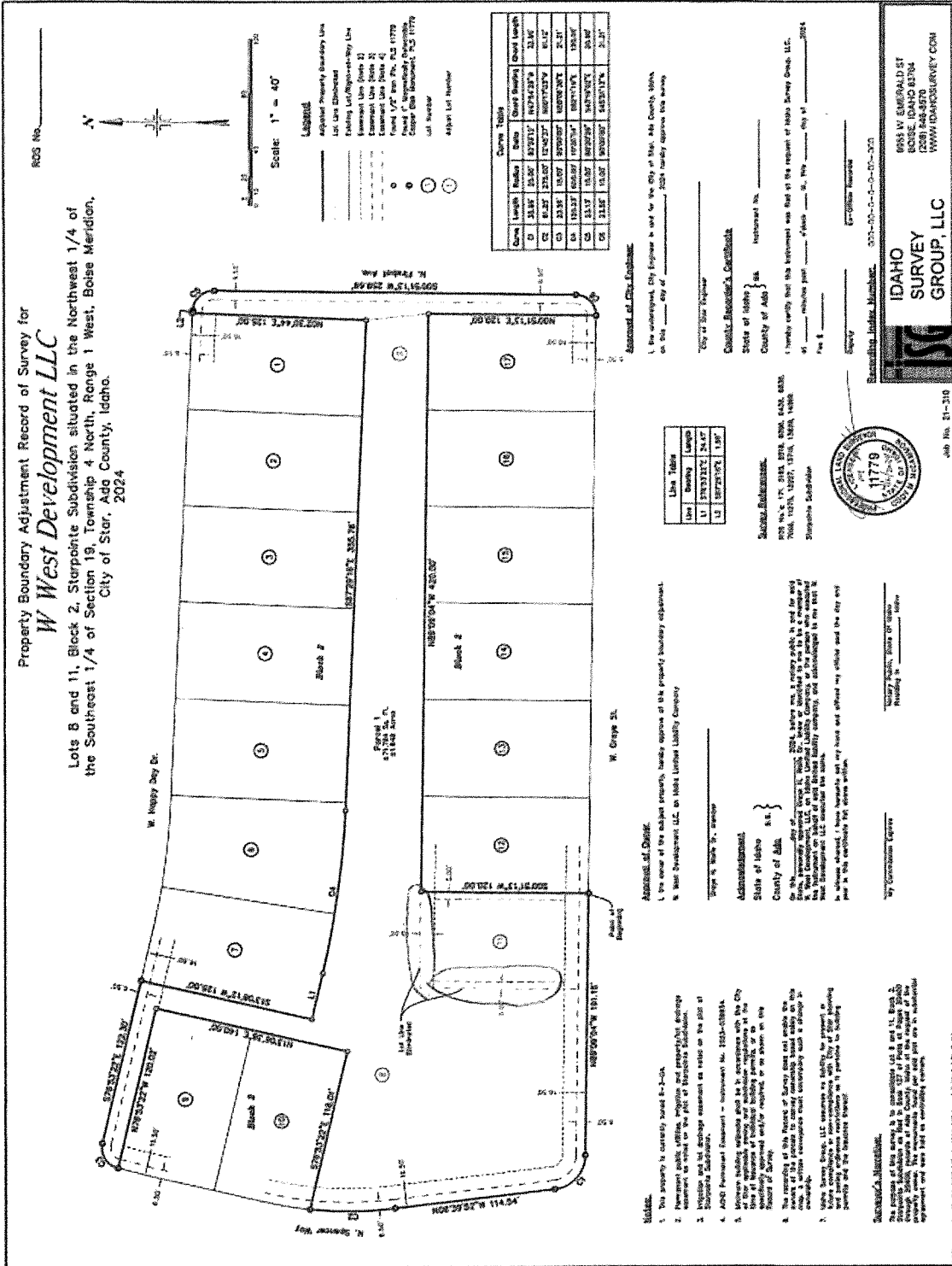
Job No. 21-310

IDAHO SURVEY GROUP, LLC
 9651V EMBALD ST.
 BOISE, IDAHO 83704
 (208) 646-6878
 WWW.IDAHOISURVEY.COM

Starpointe Subdivision
 The purpose of this survey is to re-locate Lots 8 and 11, Block 2, Starpointe Subdivision, and to adjust the boundaries of Lots 9 and 10, Block 2, Starpointe Subdivision, of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho. The purpose of this survey is to re-locate the boundaries of Lots 8 and 11, Block 2, Starpointe Subdivision, and to adjust the boundaries of Lots 9 and 10, Block 2, Starpointe Subdivision, of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Notes
 1. This property is currently zoned R-3-20A.
 2. Permanent public utility, irrigation and property/lot enclosure easement or right on the part of Starpointe Subdivision.
 3. Irrigation and lot enclosure easement on noted on the part of Starpointe Subdivision.
 4. ACOB Permanent Easement - Instrument No. 2024-038634.
 5. Uniform building setbacks and lot boundaries with the City of Star, Idaho, shall be in accordance with the City of Star Ordinance 2006-10, as amended, and the City of Star Ordinance 2006-11, as amended, regarding building setbacks, or as shown in the recorded plat of this survey.
 6. The recording of this Record of Survey does not void the title of any other instrument or instrument on file in the public records of Ada County, Idaho, which may be in conflict with the provisions of this Record of Survey.
 7. West Development LLC, an Idaho Limited Liability Company, is the owner of the subject property.
 8. This Record of Survey is subject to all other recorded instruments and maps that affect the subject property.

Exhibit "A"





May 17, 2024

Criterion Land Management, LLC
1861 S Wells Ave. Ste. 200
Meridian, ID 83642

RE: STARPOINTE SUBDIVISION

Located in Sec 19, T4N., R1W., B.M., Star,

Ada County, Idaho

This letter is to advise that Intermountain Gas has no objections in the vacation of easement with regards to L8 and L11, Block 2, within the subdivision of Starpointe Sub. Located in Sec 19, T4N., R1W., B.M., Star, Ada County, Idaho.

If you have any additional questions, please feel free to contact us.

Sincerely,

Intermountain Gas Co.

Monica Taylor

Monica Taylor
ESR Technician
Nampa District
Office Ph.
208-468-6711
Fax 208-468-6726



Re: Vacation of Easements-- --

Dear:

Cable One Inc dba Sparklight has reviewed the proposed utility easement vacation for Starpointe Subdivision. Based on this review we have no objections to the proposed vacation of public utility easements.

Sincerely,

Signature: Aranda Moore

Date: 6/26/2024

Electronic Record of Contracts

This document was generated as a record of certain contracts created, accepted and stored electronically.



Summary of Contracts

This document contains the following contracts.

Title	ID
Easements / Right of Way (Criterion Land Management, LLC and Cable One, Inc.)	ca29ee1f-0405-4e2f-a265-ca2faee1f172

Contract signed by:

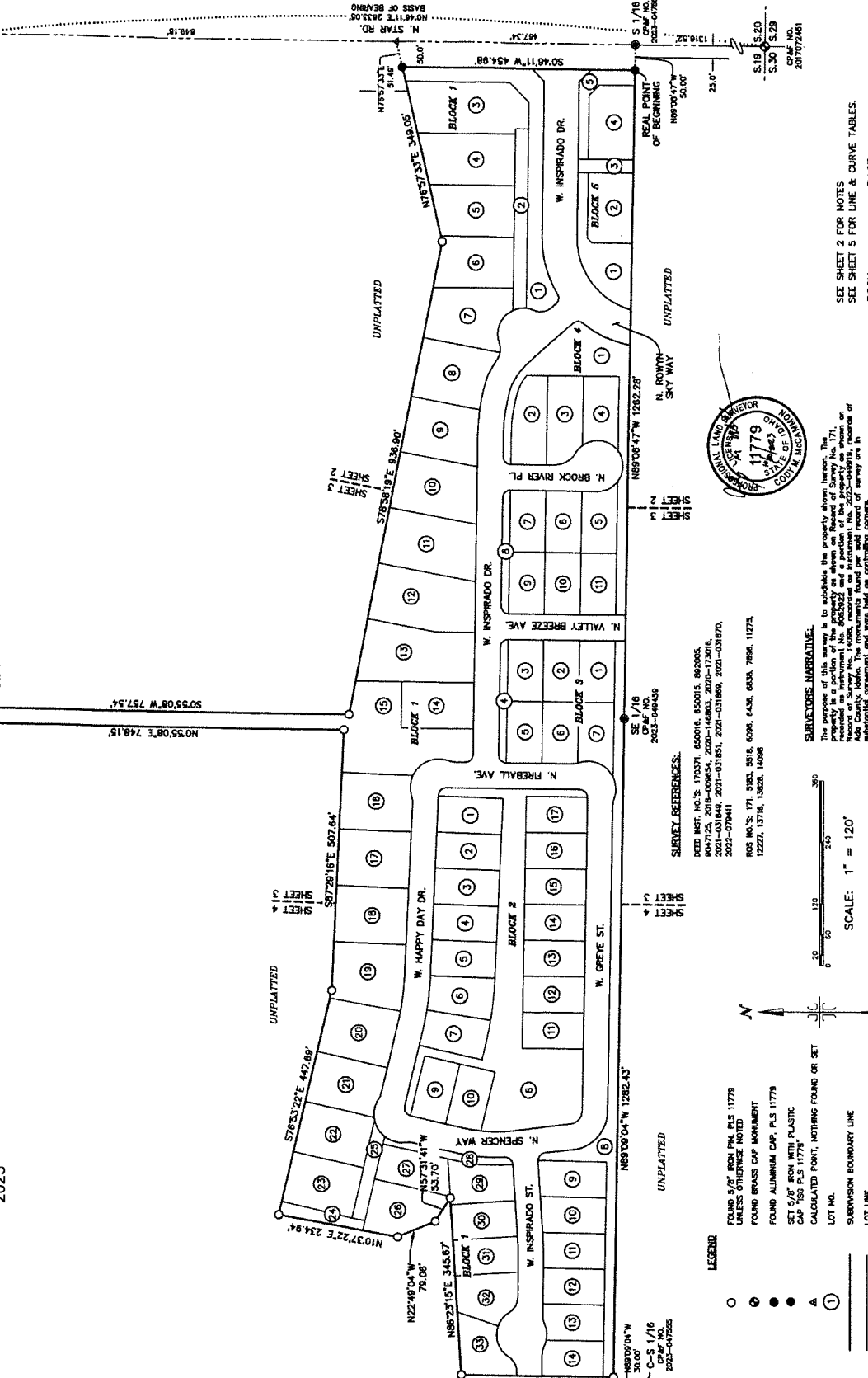
Amanda Moore	Signer ID: eb487b1d-bb09-4796-907a-53e9a325e280
	Email: amanda.moore@sparklight.biz
Date / Time:	Jun 26, 2024 at 4:53 PM EDT
IP Address:	24.116.124.244
User Agent:	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/126.0.0.0 Safari/537.36 Edg/126.0.0.0

Pk 121 182400

STARPOINTE SUBDIVISION
 LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 19,
 T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
 2023

PLAT SHOWING
 C. 1/4
 2023-09057
 N89°57'26" W 1390.91'
 27.00'
 S89°57'26" E 30.00'

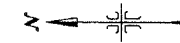
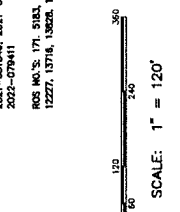
C.P. NO. 2023-01256
 C-E 1/16
 N89°57'26" W 1390.91'
 27.00'
 S89°57'26" E 30.00'



SURVEY REFERENCES:
 DCD INST. NO.'S: 170371, 650016, 650015, 802005,
 804725, 2018-08954, 2020-144803, 2020-173018,
 2021-031840, 2021-031851, 2021-031869, 2021-031870,
 2022-079411
 RDS NO.'S: 171, 5183, 5518, 6096, 6436, 6838, 7864, 1127A,
 12227, 13716, 13828, 14098



SURVEYORS NARRATIVE:
 The purpose of this survey is to subdivide the property above herein. The
 survey was conducted on the 11th day of November, 2023, in Ada County,
 Idaho. The survey was conducted in accordance with the provisions of
 the Idaho State Surveyors Act, Chapter 24, Title 26, Idaho Code, and
 the rules and regulations of the State Board of Surveyors for this state.
 The record bearing of NG46171'E as shown on add Record of Survey No. 14098
 was used between the found monuments for the controlling section corner of this
 survey. The survey was conducted by the undersigned Surveyors in person,
 and the State of Idaho. The survey was conducted in accordance with the provisions of
 the Idaho State Surveyors Act, Chapter 24, Title 26, Idaho Code, and
 the rules and regulations of the State Board of Surveyors for this state.



- LEGEND**
- FOUND 5/8\"
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP, PLS 11779
 - SET 6/8\"
 - ▲ CALCULATED POINT, NOTHING FOUND OR SET
 - ① LOT NO.
 - SURVEY BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - SURVEY TIE LINE

SEE SHEET 2 FOR NOTES
 SEE SHEET 5 FOR LINE & CURVE TABLES.

BOOK PAGE

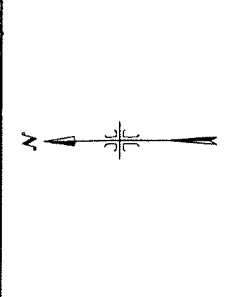


IDAHO SURVEY GROUP, LLC
 BOISE, IDAHO 83704
 (208) 846-6070

JOB NO. 21-310
 SHEET 1 OF 7

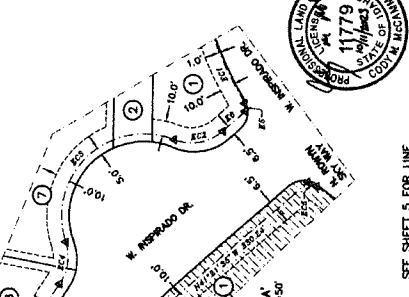
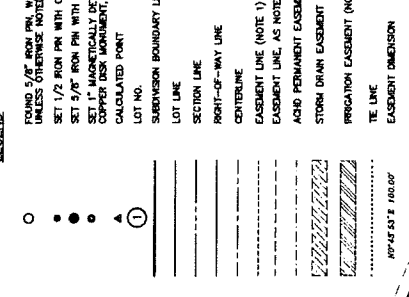
34-12-17-24-20-401

STARPOINTE SUBDIVISION



LEGEND

- FOUND 5/8" IRON PIN, W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1" MAGNETICALLY DETECTABLE CAPPER IRON MARKER, PLS 11779 CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- - - - - LOT LINE
- - - - - SECTION LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- - - - - EASEMENT LINE (NOTE 1)
- - - - - EASEMENT LINE, AS NOTED
- - - - - ASHD PERMANENT EASEMENT (NOTE 8)
- - - - - STORM DRAIN EASEMENT (NOTE 11)
- - - - - PROTECTION EASEMENT (NOTE 14)
- - - - - TIE LINE
- - - - - EASEMENT DIMENSION
- - - - - 10'x12' 5/8" 160.00'



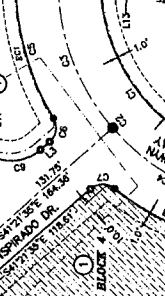
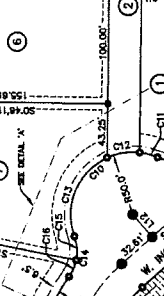
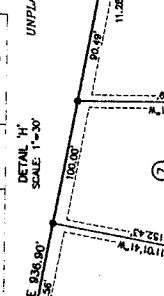
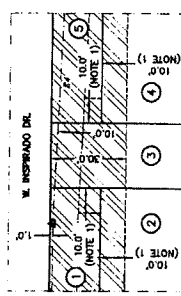
SEE SHEET 5 FOR LINE AND CURVE TABLES.

BOOK PAGE

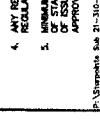
IDAHO SURVEY GROUP, LLC

JOB NO. 21-310 SHEET 2 OF 7

1965 W. EMERALD ST. BOISE, IDAHO (208) 846-8970

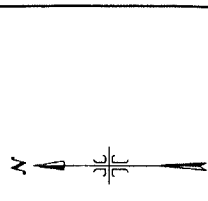


- NOTES**
- A PERMANENT PUBLIC UTILITY, PROTECTION AND PROPERTY DRAINAGE IS DELINEATED AND REFERENCED. THE PERMANENT PUBLIC UTILITIES ARE THE BACK OF THE SUBDIVISION EASEMENT BUT EXTEND TO THE FRONT RIGHT-OF-WAY LINES. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITY RIGHT-OF-WAY LINE, EXCEPT FOR THE LOTS WITH BLOCK 5, AND FIVE (5) FOOT WIDE PROTECTION AND LOT DRAINAGE EASEMENT IS HEREBY RESERVED WITHIN BLOCK 5. A PERMANENT PUBLIC UTILITY AND LOT DRAINAGE EASEMENT IS HEREBY RESERVED WITHIN BLOCK 5 AS DELINEATED AND REFERENCED.
 - THIS DEVELOPMENT REQUIRES DRAINAGE UNDER TITLE 22, CHAPTER 45 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR EXPANSION WAS NOT RELEVANT. THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN THE PROVISIONS OF TITLE 22, CHAPTER 45 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 - IRRIGATION WATER HAS BEEN PROVIDED BY THE CREASON LATERAL. LOTS WITH THIS SUBDIVISION WILL BE ENTITLED TO DRINKING WATER RIGHTS THROUGH A PRESSURE SYSTEM OWNED AND MAINTAINED BY THE CREASON LATERAL ASSOCIATION, INC. FOR ASSESSMENTS PROVIDED FOR THE CREASON LATERAL ASSOCIATION, INC. ANY RE-ASSESSMENT OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-ASSESSMENT.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE RE-ASSESSMENT. THE CITY OF STAR APPLICABLE ZONING REGULATIONS SHALL BE AS APPROVED AND/OR REFERRED, OR AS SHOWN ON THIS PLAT.
 - LOT 10, BLOCK 4 IS SUBJECT TO A TEMPORARY TURNAROUND EASEMENT FOR NON-BUILDABLE LOT WITH A VALLEY DRIVE. THIS DRIVE IS EXTENDED IN THE FUTURE AND ASHD HAS RECORDED A RELEASE OF SAID EASEMENT.
 - LOTS 2, 15, 24, 25, AND 26, BLOCK 1; LOT 9, BLOCK 2; LOTS 4 AND 5, BLOCK 3; LOTS 1, 2, 3, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



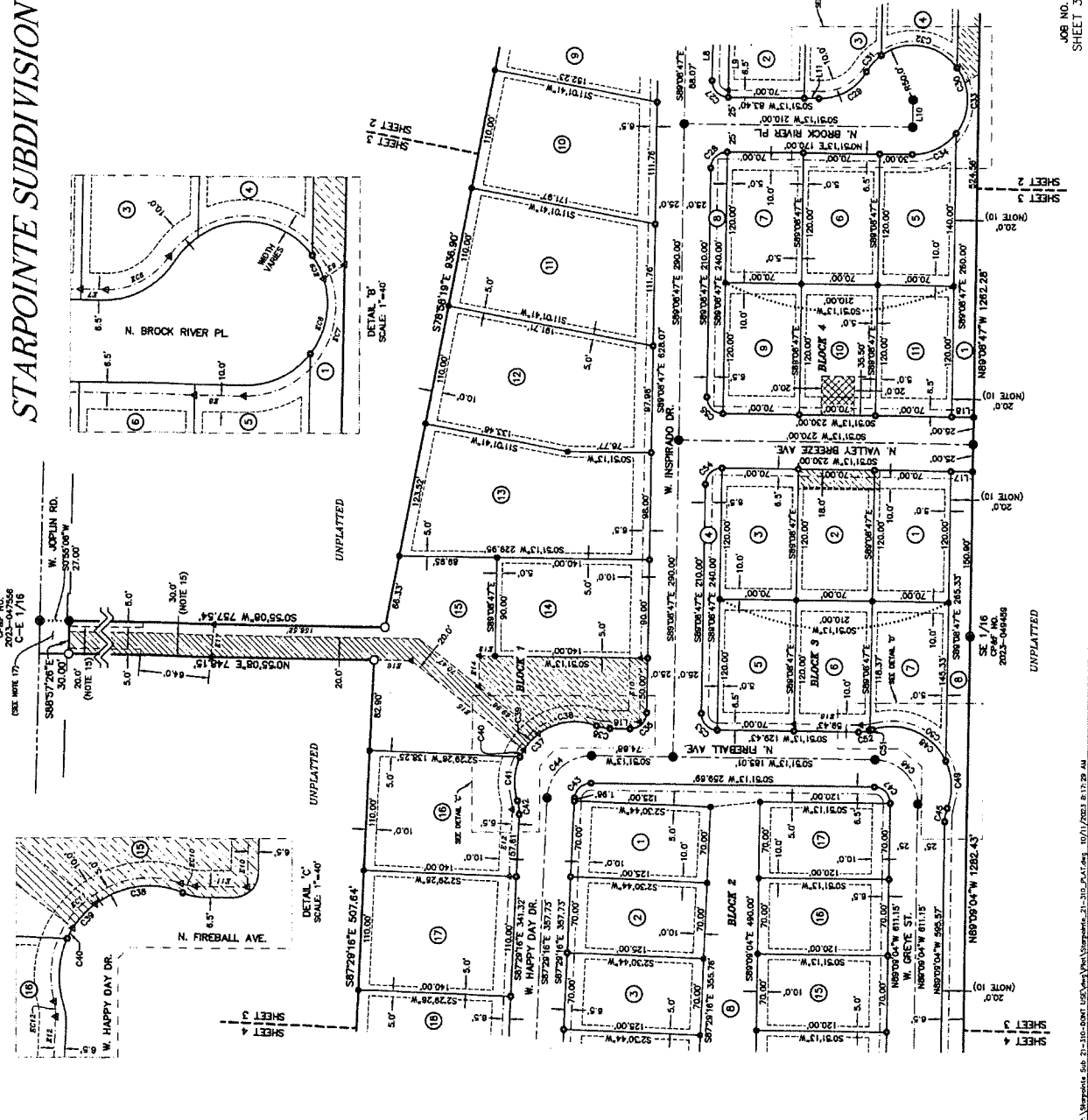
Bk. 127-1-20-20

STARPOINTE SUBDIVISION



LEGEND

- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1/2" IRON PIN WITH CAP
- COPPER DISK MARKING, PLS 11779
- ▲ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- ACID PERMANENT EASEMENT (NOTE 9)
- STAR SEWER AND WATER DISTRICT EASEMENT (NOTE 9)
- STORM DRAIN EASEMENT (NOTE 11)
- ACID TEMPORARY EASEMENT (NOTE 12)
- THE LINE
- EASEMENT DIMENSION



SEE SHEET 2 FOR NOTES
SEE SHEET 5 FOR LINE & CURVE TABLES.

BOOK PAGE

ISG
IDAHO SURVEY GROUP, LLC

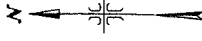
9865 W. EMERALD ST.
BOISE, IDAHO 83725
(208) 848-8270

JOB NO. 21-310
SHEET 3 OF 7

UNPLATTED
SHEET 4
SHEET 3
SHEET 2

PK 12176-20405

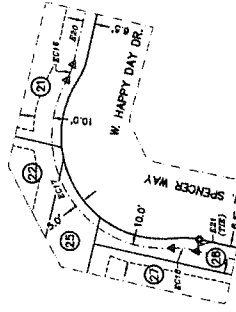
STARPOINTE SUBDIVISION



SCALE: 1" = 60'

LEGEND

- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779 CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE AS NOTED
- ACID PERMANENT EASEMENT (NOTE 6)
- STORM DRAIN EASEMENT (NOTE 11)
- THE LINE
- EASEMENT DIMENSION
- 10'± 43.57' ± 100.00'



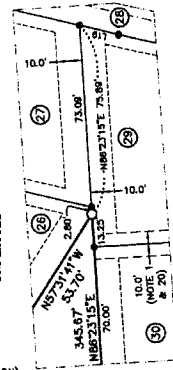
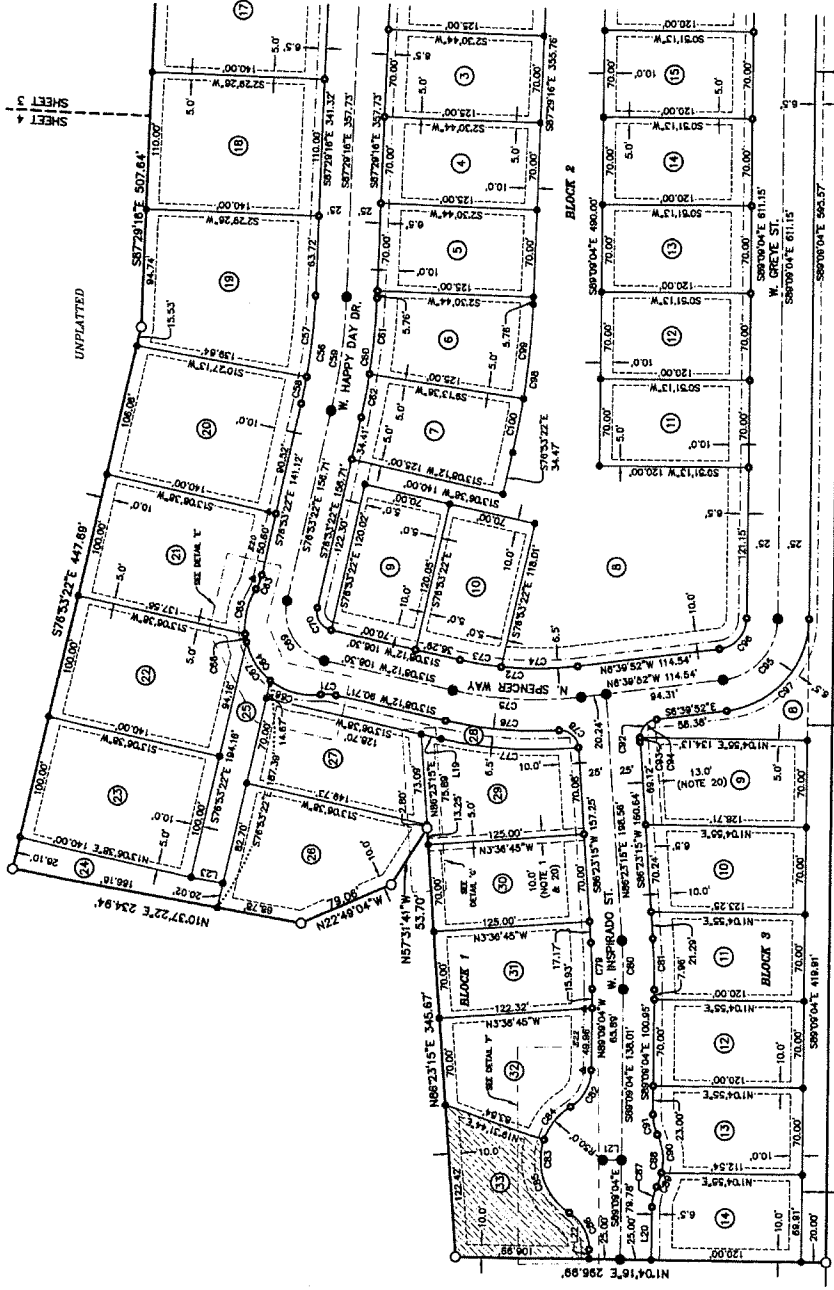
DETAIL 'E'
SCALE: 1"=40'

SEE SHEET 2 FOR NOTES
SEE SHEET 5 FOR LINE & CURVE TABLES.

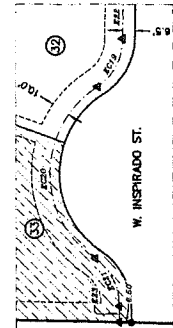
BOOK PAGE
IDaho SURVEY GROUP, LLC



JOB NO. 21-310
SHEET 4 OF 7



DETAIL 'C'
SCALE: 1"=30'



DETAIL 'F'
SCALE: 1"=40'

© 2023 Starpointe Subdivision, 21-310-0001, 10/21/2023, 8:41:31 AM

PL 17-75-2400

STARPOINTE SUBDIVISION

CURVE TABLE with columns: CURVE LENGTH, RADIUS, DELTA, CHORD BEG., CHORD END, CHORD DIST.

EASEMENT CURVE TABLE with columns: CURVE LENGTH, RADIUS, DELTA, CHORD BEG., CHORD END, CHORD DISTANCE.

CURVE TABLE with columns: CURVE LENGTH, RADIUS, DELTA, CHORD BEG., CHORD END, CHORD DIST.

CURVE TABLE with columns: CURVE LENGTH, RADIUS, DELTA, CHORD BEG., CHORD END, CHORD DIST.

CURVE TABLE with columns: CURVE LENGTH, RADIUS, DELTA, CHORD BEG., CHORD END, CHORD DIST.



BOOK PAGE

IDAHO SURVEY GROUP, LLC logo and contact information: 9656 N. EMERALD ST., SALT LAKE CITY, UT 84123, (201) 946-6870.

JOB NO. 21-310 SHEET 5 OF 7

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH.

Vertical: Sep 21-210-2001 USE ONLY (City/State) 21-310-PL2.dwg 10/27/2003 8:43:51 AM

PA 121 28-20105

STARPOINTE SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That W. West Development LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A portion of the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, B.M., City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which the 1/4 corner of said Section 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence North 00°46'11" East, 1316.52 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 19; thence on the south boundary line of Northeast 1/4 of the Southeast 1/4 of said Section 19, North 88°08'47" West, 50.00 feet to the REAL POINT OF BEGINNING;

thence continuing North 89°08'47" West, 1,262.28 feet to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19; thence along the line of the Northwest 1/4 of the Southeast 1/4 of said Section 19, North 89°08'47" West, 1,262.43 feet to the east boundary line of said land conveyed by a Deed recorded on January 17, 1965 as Instrument No. 95003073, records of Ada County, Idaho;

thence on said east boundary line, North 01°04'16" East, 296.99 feet;
thence leaving said east boundary line, North 89°23'15" East, 345.97 feet;
thence North 57°31'41" West, 53.70 feet;
thence North 22°49'04" West, 79.06 feet;
thence North 10°37'22" East, 224.94 feet;
thence South 87°28'16" East, 497.84 feet;
thence South 07°59'08" East, 746.15 feet to the south right-of-way line of W. Toplin Road;

thence South 68°57'26" East, 30.00 feet on said south right-of-way line;
thence South 00°59'08" West, 759.54 feet on the east boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 19;
thence leaving said east boundary line, South 78°59'19" East, 935.90 feet;
thence North 88°23'33" East, 454.05 feet to the REAL POINT OF BEGINNING;

thence on said north right-of-way line, South 00°46'11" West, 454.98 feet to the REAL POINT OF BEGINNING.

Containing 28.51± 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 easements as shown on this plat are not dedicated to the public until they are accepted by the public. The easements as shown on this plat are not dedicated to the public as depicted within this plat, and no permanent structures are to be erected within the lines 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. 50-1325)

W. West Development LLC, an Idaho Limited Liability Company

Cody M. McCammon
Cody M. McCammon, Member

ACKNOWLEDGEMENT

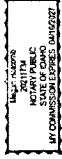
State of Idaho) s.s.
County of Ada)

On this 04 day of September, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Gray H. Wolfe Sr., known or identified to me to be a member of W. West Development, LLC, an Idaho Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that W. West Development LLC 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 04/11/2013

Cody M. McCammon
Notary Public for Idaho
Residing in BOZEMAN, Idaho



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" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



Cody M. McCammon

P.L.S. No. 11779

BOOK PAGE

ISG IDAHO SURVEY GROUP, LLC

865 W. BIRDAULT ST
BOZEMAN, IDAHO 83704
(208) 846-8870

JOB NO. 21-310
SHEET 6 OF 7

STARPOINTE SUBDIVISION

STARPOINTE SUBDIVISION

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.



Benjamin P. Smith PEHS
Central District Health
Date 8-24-22

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 13 day of August, 2022.



Adrian Pulver
President ACHD

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho on the 21 day of September, 2022, hereby approve this plat.

Mark A. O'Connell
City Engineer

APPROVAL OF CITY COUNCIL

I, Mark A. O'Connell City Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the city council held on the 21 day of September, 2022, this plat was accepted and approved.



Mark A. O'Connell
City Clerk

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.



Elizabeth Maho
County Recorder
Date 11 October 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.

10-18-2023
Date

Elizabeth Maho
County Treasurer
Signed by Deputy: Elwandra Wright

CERTIFICATE OF COUNTY RECORDER

State of Idaho)
County of Ada)

I hereby certify that this instrument was filed for record at the request of MARK A. O'CONNELL M. on this 21 day of SEPTEMBER, 2022. In Book 121 of plats at Page: 15400-70406

Instrument No. 2022-058152

Elizabeth Maho
County Recorder
E-Office Recorder

BOOK PAGE

IDAHO SURVEY GROUP, LLC
JOB NO. 21-310
SHEET 7 OF 7

9655 W. EMERALD ST.
SHEVLET, IDAHO 83704
(208) 546-8970