



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: September 5th 2023

FILE(S) #: FP-23-11 Final Plat, Milestone Ranch Subdivision, Phase 6

REQUEST

The Applicant is seeking approval of a Final Plat for Milestone Ranch Subdivision Phase 6, consisting of 59 residential lots and 9 common lots on 12.41 acres. The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R3721750030, R3721750020.

APPLICANT/OWNER/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

Van Elg
JUB Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

OWNER

BHEG Milestone Ranch, LLC
Toll Brothers Southwest
3103 W. Sheryl Drive, Ste. 100
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential (R-5-DA)

Phase 6

Acres - 12.41
Residential Lots - 59
Common Lots - 9
Commercial - N/A

HISTORY

This property was previously platted in Ada County as Lots 1, 2 and 3, Block 1 of Hoot Nanney Farms Subdivision. On June 19, 2018, Lots 1 & 2 were annexed into the City of Star as Dixon Sunrise Subdivision with an M-U zoning designation. The approval did not include any development plans, but it was for commercial and residential according to the file records.

- | | |
|------------------|--|
| October 12, 2021 | Council approved applications for Annexation and Zoning (AZ-21-20), Rezone (RZ-21-06), Development Agreement (DA-21-15) and Preliminary Plat (PP-21-14) for Milestone Ranch Subdivision. The preliminary plat was approved for 284 residential lots and 33 common lots on 70.52 acres. |
| May 3, 2022 | Council approved the Final Plat for Milestone Ranch Subdivision, Phase 1 consisting of 57 residential lots and 15 common lots on 18.66 acres. |
| June 7, 2022 | Council approved the Final Plat for Milestone Ranch Subdivision, Phase 2 consisting of 42 residential lots and 7 common lots on 8.69 acres. |
| June 21, 2022 | Council approved the Final Plat for Milestone Ranch Subdivision Phase 3 consisting of 38 residential lots and 4 common lots on 8.97 acres. The Council also approved the Final Plat for Phase 4 consisting of 34 residential lots and 7 common lots on 5.96 acres. |
| June 20, 2023 | Council approved the Final Plat for Milestone Ranch Subdivision, Phase 5 consisting of 52 residential lots and 10 common lots on 12.43 acres. |

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Milestone Ranch Subdivision Phase 6, consisting of 59 residential lots and 9 common lots on 12.41.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

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

The Preliminary Plat submitted contains 240 single family detached residential lots, 44 single family attached townhome lots and 33 common area lots on 67.0 acres. This equates to 4.24

dwelling units per acre. The lots will have access and frontage from public streets. The development has a variety of lot widths, including 40, 45, and 55 feet with depths of 110 feet. Single family detached lots will range in size from 4,738 square feet to 11,431 square feet with the average buildable lot being 5,498 square feet. The Townhome lots will range in size from 3,906 square feet to 9,172 square feet. The submitted preliminary plat is showing 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. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip. The applicant is proposing 10.75 acres (16.04%) of open space, not including 5.93 acres set aside for future State Highway 16 right-of-way. The applicant is proposing 10.63 acres (15.87%) of usable open space, not including the 8-foot-wide landscape strip along the local streets. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of seven (7) site amenities. The applicant is proposing a 2.44-acre central park with a club house, pool, a plaza with picnic tables, two (2) pocket parks with sitting areas, four (4) pickleball courts, a cart path with connection to the golf course and multiple pathways and micro pathways that connect the development to the common areas and amenities. These amenities satisfy the code requirement for development amenities.

Discussions with ACHD indicate that this section of W. Floating Feather Road may be downgraded from a minor arterial to a collector and the applicant may be required to disconnect W. Floating Feather Road from Hwy 16 and construct a cul-de-sac turn around. Timing of this is being coordinated between ACHD and ITD. The applicant will be required to dedicate an additional five (5) feet of right of way and install curb, gutter and a detached 5-foot sidewalk along their W. Floating Feather Road frontage.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 284 residential lots (240 single family and 44 townhomes). Phase 1 final plat included 57 residential lots. Phase 2 had 42 residential lots platted. Phase 3 is 38 lots and Phase 4 is 34 lots and Phase 5 has 52 lots for a total of 223 platted lots in the first 5 phases. Phase 6 is 59 lots. **Total number of lots platted to date is 282 lots.**

Common/Open Space and Amenities – Approved open space includes the large Central Park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree

Selection Guide for Streets and Landscapes throughout Idaho”, as adopted by the Unified Development Code. The included landscape plan appears to satisfy these requirements.

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases. Staff is supportive of the location of the proposed streetlights in this phase. Applicant has previously submitted an approved streetlight cut sheet.

Setbacks – Council approved a 10-foot rear setback during the public hearing on the preliminary plat versus the 15-foot rear setback that code calls for.

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

Street Names – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are reflected correctly on the final plat.

Mail Cluster – Applicant has provided approval from Star Postmaster for the location of the mail clusters. It will be on Lot 1, Block 3 in the provided vehicle pull out of phase 1.

Staff Review of Development Agreement Conditions of Approval – The following Conditions of Approval in the DA include:

- The subdivision was approved for a maximum of 284 residential lots. With this Phase 6, 282 residential lots have been platted.
- The following setbacks were approved by Council:
 - **Setbacks.** The development shall comply with the following approved setbacks and dimensional standards:

Single-family Detached Setbacks:

| <u>Max. Height</u> | <u>Min. Front Yard Setback</u> | <u>Min. Rear Yard Setback</u> | <u>Min. Interior Side Setback</u> | <u>Min. Street Side Setback</u> |
|--------------------|---|-------------------------------|-----------------------------------|---------------------------------|
| <u>35'</u> | <u>15' to living area/side load garage</u> <u>20' to garage face</u> | <u>10'</u> | <u>5'</u> | <u>20'</u> |

Single-Family Attached Setbacks (Front-load):

| <u>Max. Height</u> | <u>Min. Front Yard Setback</u> | <u>Min. Rear Yard Setback</u> | <u>Min. Interior Side Setback</u> | <u>Min. Street Side Setback</u> |
|--------------------|--------------------------------|-------------------------------|-----------------------------------|---------------------------------|
| | | | | |

| | | | | |
|------------|--|------------|--|------------|
| <u>35'</u> | <u>15' to living area</u> <u>20' to garage face</u> | <u>10'</u> | <u>0' for common walls</u> <u>5' at end of building</u> | <u>20'</u> |
|------------|--|------------|--|------------|

Single-Family Attached Setbacks (Alley-load):

| <u>Max. Height</u> | <u>Min. Front Yard Setback</u> | <u>Min. Rear Yard Setback from Alley</u> | <u>Min. Interior Side Setback</u> | <u>Min. Street Side Setback</u> |
|--------------------|--------------------------------|--|--|---------------------------------|
| <u>35'</u> | <u>10'</u> | <u>20'</u> | <u>0' for common walls</u> <u>5' at end of building</u> | <u>20'</u> |

- Proportionate shares for ITD roadway improvements in the amount of \$138.10 per residential lot have been paid for in the previous phases. This phase will provide an additional \$8,147.90 of Proportionate Shares.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 16, 2023.

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:

- The Plat is in conformance with the Comprehensive Plan.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- 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.
- 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. The final plat for the Milestone Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$39,222. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.
4. **All private drive shall be built to Fire Department specifications and receive their approval before certificate of occupancy is issued.**
5. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
6. 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.
7. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
8. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
9. The Mylar of this 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.
10. All common areas shall be maintained by the Homeowner's Association.
11. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.

Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

12. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
13. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
14. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
16. A sign application shall be submitted to the City for any subdivision signs.
17. 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 any construction.**
18. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
19. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
20. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
21. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
22. All common areas shall be maintained by the Homeowners Association.
23. Any additional Condition of Approval as required by Staff and City Council.
- 24. Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**

| |
|-------------------------|
| COUNCIL DECISION |
|-------------------------|

The Star City Council _____ File # FP-23-11 Milestone Ranch Subdivision, Phase 6 Final Plat, on _____, 2023.

Milestone Ranch No 6

Star, Idaho





THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

May 24, 2023

**Star City Hall
Planning and Zoning
10769 W State St
Star, ID 83669**

RE: Milestone Ranch Subdivision Phase 6, Final Plat

Dear Mr. Nickel,

On behalf of BHEG Milestone Ranch, LLC, please accept this request for Final Plat approval for the **Milestone Ranch Subdivision, Phase 6**.

The project is located to the west of State Highway 16 (Emmett Highway) and to the north of W Broken Arrow Street. It is further identified as portions of Lot 2 and 3, Block 1, Hoot Nanney Farms Subdivision, Section 4, T4N, R1W, BM, City of Star, Ada County, Idaho. See also Parcels R3721750020, R3721750030.

- The proposed development includes a total of 59 residential lots and 9 common (68 total) lots on 12.41 acres. The residential gross density is 4.75 DU/A for Phase 6.
- Residential lots in this phase range from 4860 – 11431 SqFt
- The average lot size is 6019 SqFt.
- Approved open space for the phases of Milestone Ranch includes the large central park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas, four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas, and a mailbox turn out.
- There are approximately 1.45 acres of common lots in the phase
 - 0.12 acres are private alleys (as required by ACHD)
 - 0.52 acres are designated for future Highway 16 ROW
 - 0.81 acres (6.53%) are common space, landscape buffer to future Highway 16 ROW, and end cap lots
- Rear setbacks are shown at 10'—as approved by Council.

In summary, the enclosed application and designs conform with the Conditions of Approval and the related requirements of the City of Star Municipal Code and Comprehensive Plan.

Please contact me if you need additional clarification, etc.

Sincerely,



Van Elg
Project Manager
J-U-B ENGINEERS, Inc.



FINAL PLAT APPLICATION

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

| |
|--|
| FILE NO.: <u>FP-23-11</u> |
| Date Application Received: <u>7-06-2023</u> Fee Paid: <u>\$2980.00</u> |
| Processed by: City: <u>Barbara Norgrove</u> |

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: J-U-B Engineers, Inc
Applicant Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642
Phone: (208) 376-7330 Email: velg@jub.com

Owner Name: BHEG Milestone Ranch LLC | Local: Toll Brothers Lyle Dennison-Swisse
Owner Address: 3103 W Sheryl Dr, #100 | Meridian, ID Zip: 83642
Phone: (208) 816-6045 Email: ldennison-swisse@tollbrothers.com

Representative (e.g., architect, engineer, developer):
Contact: Van Elg Firm Name: J-U-B Engineers, Inc
Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642
Phone: (208) 376-7330 Email: velg@jub.com

Property Information:

Subdivision Name: Milestone Ranch Subdivision Phase: 6
Parcel Number(s): R3721750020 and R3721750030
Approved Zoning: R-5-DA Units per acre: 4.75
Total acreage of phase: 12.41 Total number of lots: 68
Residential: 59 Commercial: N/A Industrial: N/A
Common lots: 9 Total acreage of common lots: 1.45 Percentage: 11.7%
Percent of common space to be used for drainage: 3.4% Acres: 0.05
Special Flood Hazard Area: total acreage N/A number of homes N/A

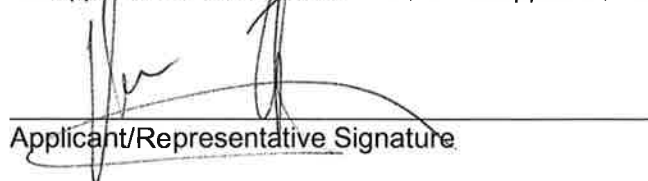
Changes from approved preliminary plat pertaining to this phase:

| | Preliminary Plat | Final Plat |
|-----------------------------|-------------------------------|---------------------------------|
| Number of Residential Lots: | <u>284 (240+44 Townhomes)</u> | <u>59</u> |
| Number of Common Lots: | <u>33</u> | <u>9</u> |
| Number of Commercial Lots: | <u>0</u> | <u>0</u> |
| Roads: | <u>19</u> | <u>5 Roads. 1 Private Alley</u> |

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

FEE REQUIREMENT:

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


 Applicant/Representative Signature

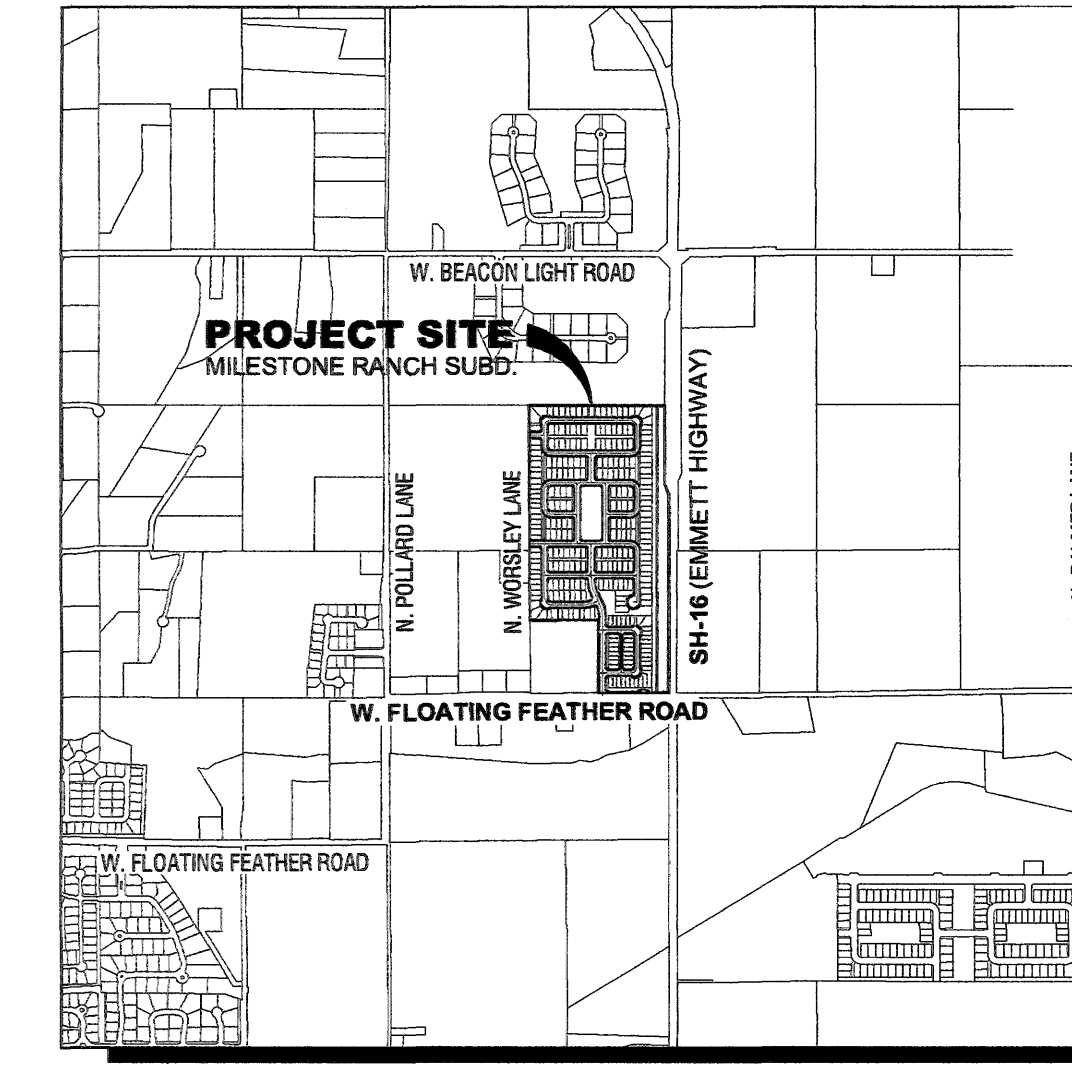
5-24-2023
 Date

PRELIMINARY PLAT

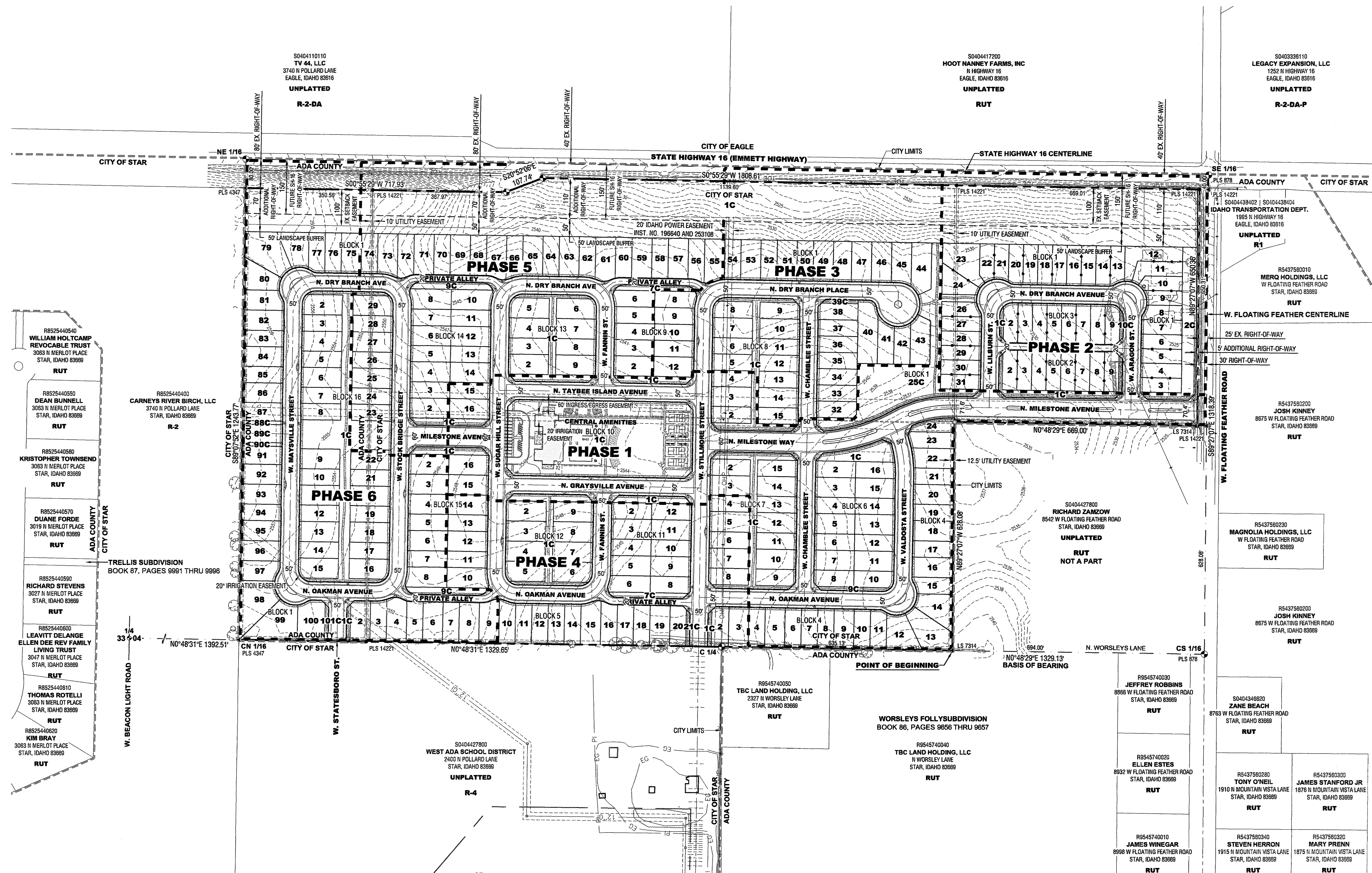
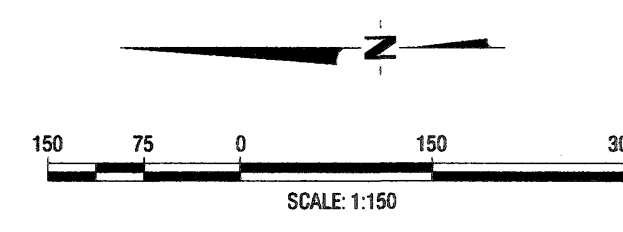
MILESTONE RANCH SUBDIVISION

ADA COUNTY, IDAHO
 A RESUBDIVISION OF LOTS 1, 2, AND 3, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
 LOCATED WITHIN THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
 T.4N., R.1W., B.M., ADA COUNTY, IDAHO

2021



VICINITY MAP
 NOT TO SCALE

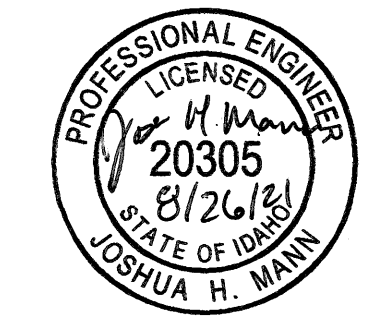


PRELIMINARY PLAT NOTES

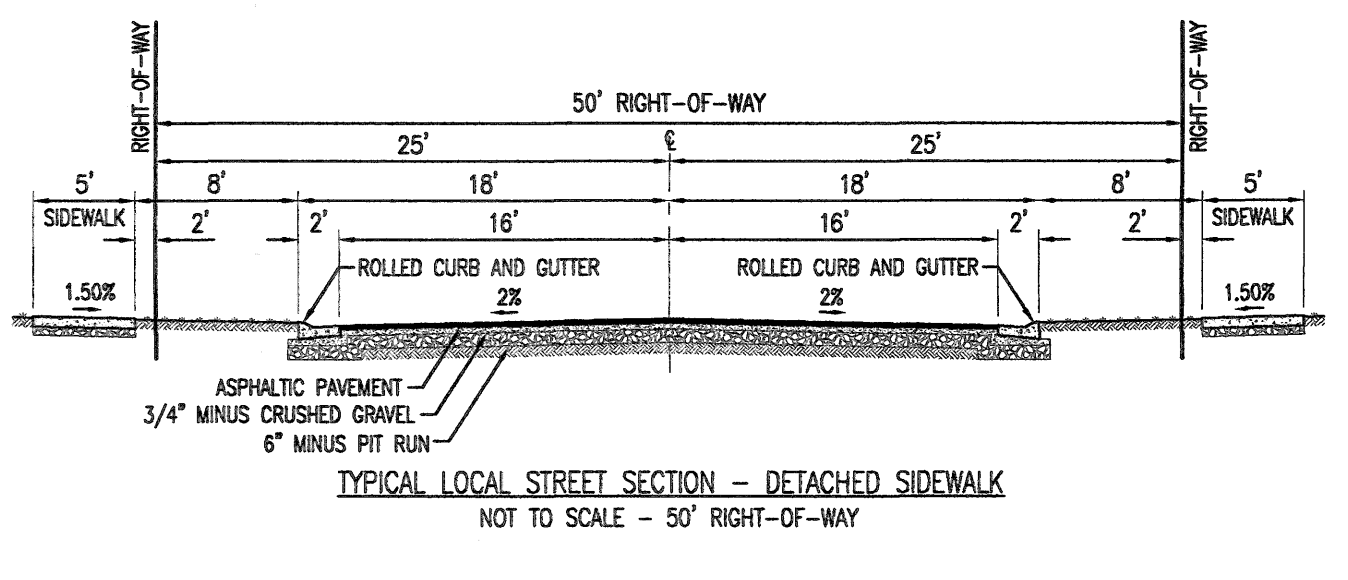
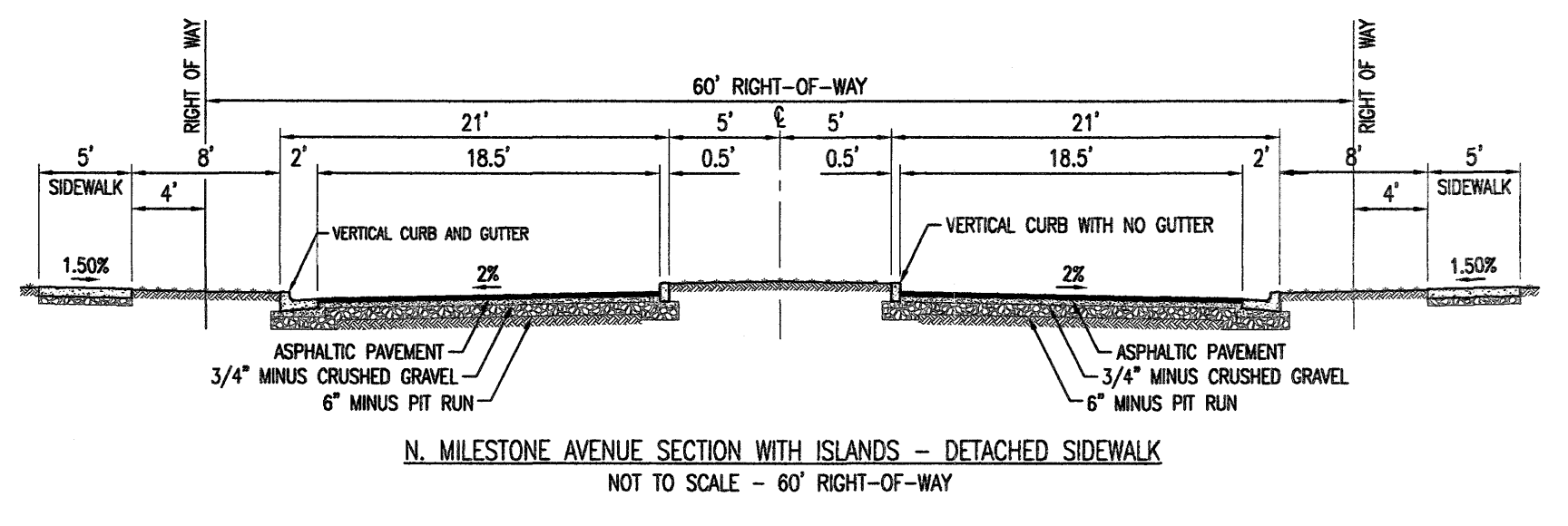
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130A, DATED JUNE 19, 2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE GROUNDWATER RIGHTS WITH IDWR (63-2957) IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS APPROVED UNDER THE DEVELOPMENT AGREEMENT.
- DIRECT LOT ACCESS TO STATE HIGHWAY 16 AND W. FLOATING FEATHER ROAD IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)
- LOTS 1, 2, 25, 39, 88, 89, 90, 101, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 AND 10, BLOCK 3; LOTS 1 AND 24, BLOCK 4; LOTS 1 AND 21, BLOCK 5; LOTS 1 AND 9, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1 AND 7, BLOCK 9; LOT 1, BLOCK 10; LOTS 1 AND 7, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13; LOTS 1 AND 9, BLOCK 14; LOTS 1 AND 9, BLOCK 15; AND LOT 1, BLOCK 16 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A STAR SEWER & WATER DISTRICT EASEMENT WILL BE PROVIDED ON LOT 89C, BLOCK 1.

PRELIMINARY PLAT DATA

| | |
|---|-------------------|
| TOTAL ACRES | 67.00 AC |
| SINGLE-FAMILY RESIDENTIAL | (46.57%) 31.20 AC |
| DUPLEX RESIDENTIAL | (8.94%) 6.05 AC |
| PUBLIC RIGHT-OF-WAY | (21.60%) 14.47 AC |
| FUTURE SH-16 RIGHT-OF-WAY | (8.85%) 5.93 AC |
| OPEN SPACE | (16.04%) 10.75 AC |
| TOTAL LOTS | 317 |
| SINGLE-FAMILY RESIDENTIAL LOTS | 240 |
| DUPLEX RESIDENTIAL LOTS | 44 |
| OPEN SPACE LOTS | 33 |
| TOTAL RESIDENTIAL LOTS | 284 |
| USEABLE OPEN SPACE | (15.87%) 10.63 AC |
| CENTRAL AMENITY LOT | 2.44 AC |
| ARTERIAL BUFFERS | 3.00 AC |
| COLLECTOR BUFFERS | 0.70 AC |
| END BLOCK BUFFERS/PATHS | 1.24 AC |
| POCKET PARKS | 2.15 AC |
| MEWS | 1.10 AC |
| LOT AREA DATA | |
| MINIMUM LOT SIZE (SINGLE-FAMILY) | 4,738 SF |
| MINIMUM LOT SIZE (DUPLEX) | 3,908 SF |
| AVERAGE LOT SIZE | 5,498 SF |
| RESIDENTIAL DENSITY (DU/AC) | |
| GROSS RESIDENTIAL DENSITY | 4.24 |
| NET RESIDENTIAL DENSITY (EXCLUDES RIGHT-OF-WAY) | 6.09 |
| ZONING | |
| EXISTING: MU, RUT | PROPOSED: R-5-DA |
| SITE AMENITIES | |
| CLUB HOUSE, SWIMMING POOL FACILITY, PICKLEBALL COURTS, PICNIC GAZEBO, MEWS, AND MULTI-USE PATHS | |



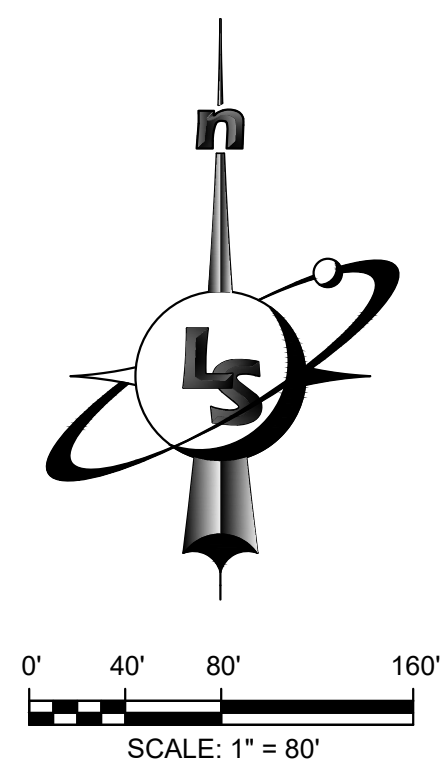
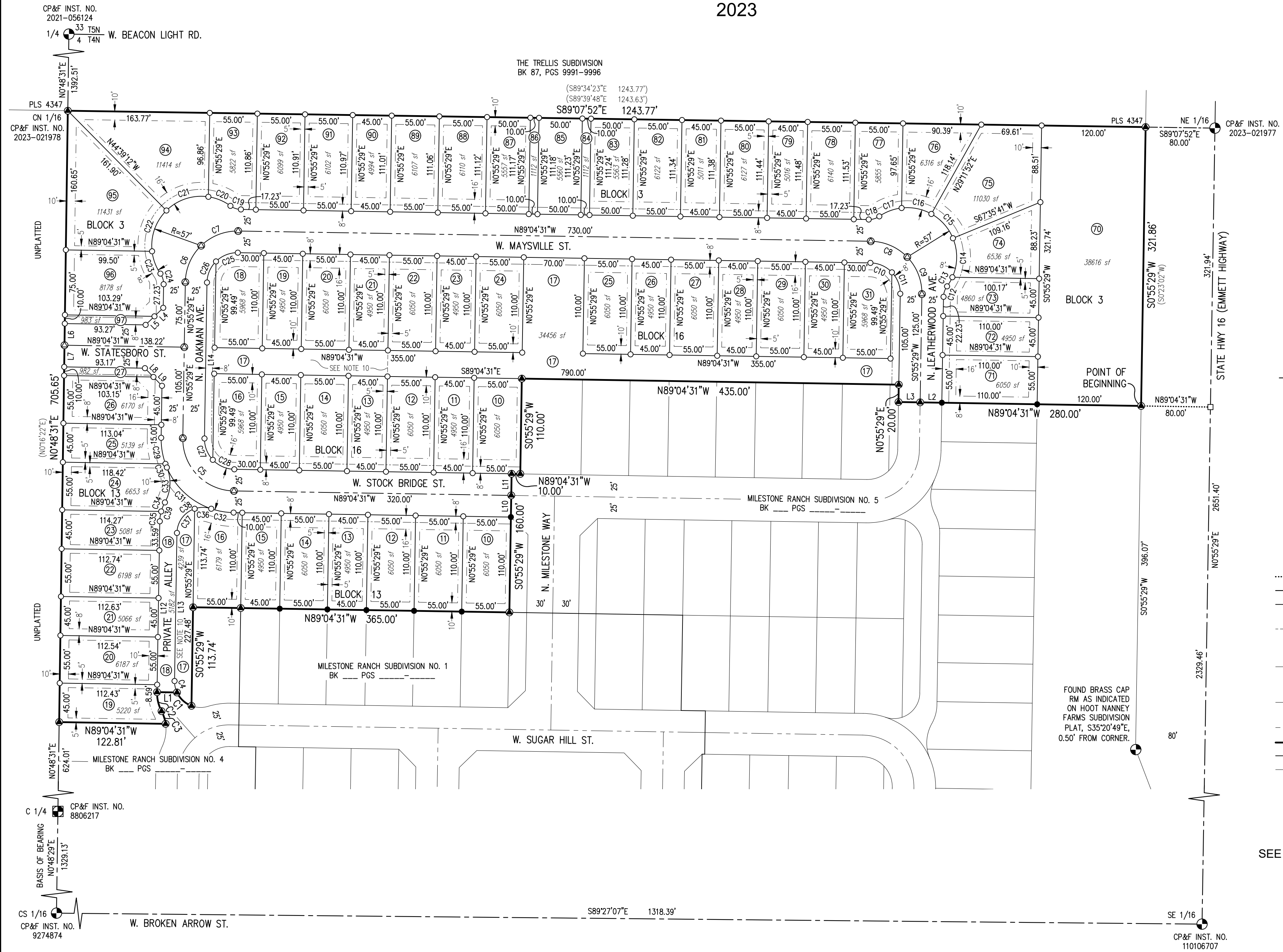
| LEGEND | | SURVEY LEGEND | |
|----------------------------------|---------------------------------------|---|---|
| --- BOUNDARY LINE | --- CITY LIMITS BOUNDARY | --- PHASING BOUNDARY | --- RIGHT-OF-WAY LINE |
| --- CENTERLINE | --- PROPERTY LOT LINE | --- ZERO LOT LINE | --- PROPOSED EASEMENT LINE |
| --- PROPERTY SETBACK LINE | --- PROPOSED VERTICAL CURB | --- PROPOSED ROLLED CURB WITH TRAFFIC CALMING | --- PROPOSED STORM DRAIN LINE AND MANHOLE |
| --- PROPOSED SANITARY SEWER LINE | --- EXISTING SEWER LINE AND MANHOLE | --- PROPOSED FIRE HYDRANT | --- PROPOSED GRAVITY IRRIGATION |
| --- EXISTING GRAVITY IRRIGATION | --- PROPOSED PRESSURE IRRIGATION LINE | --- EXISTING PRESSURE IRRIGATION LINE | --- EXISTING WATER MAIN |
| --- EXISTING SECTION LINE | --- EXISTING BOUNDARY LINE | --- EXISTING PROPERTY LOT LINE | --- EXISTING EASEMENT LINE |
| --- EXISTING EDGE OF PAVEMENT | --- EXISTING EDGE OF GRAVEL | --- FOUND 5/8" IRON PIN, AS NOTED | --- FOUND 1/2" IRON PIN, AS NOTED |
| --- FOUND BRASS CAP MONUMENT | --- FOUND ALUMINUM CAP MONUMENT | --- FOUND PK/MAG NAIL | --- CALCULATED POINT, NOTHING SET |
| --- EXISTING VERTICAL CURB | --- EXISTING ROLLED CURB | --- EXISTING 5' CONTOUR | --- EXISTING 1' CONTOUR |
| --- EXISTING TOP OF BANK | --- EXISTING BOTTOM OF BANK | --- EXISTING FENCE LINE | --- EXISTING OVERHEAD POWER LINE |
| --- EXISTING FIBER OPTIC LINE | --- EXISTING GAS LINE | --- EXISTING TELEPHONE LINE | |



| | |
|------------------------------|--|
| OWNERS OF RECORD | HOOT NANNEY FARMS, INC. CAROL M. DIXON AND SANDRA A. DIXON 8542 W. FLOATING FEATHER ROAD STAR, IDAHO 83689 |
| DEVELOPER | TOLL SOUTHWEST, LLC 3103 W. SHERRY DRIVE, STE. 100 MERIDIAN, IDAHO 83642 PHONE: (208) 424-0020 |
| SURVEYOR | CLINT HANSEN, PLS LAND SOLUTIONS, PC 231 E 5TH STREET, STE A MERIDIAN, IDAHO 83642 PHONE: (208) 288-2640 FAX: (208) 288-2557 EMAIL: chansen@landolutions.biz |
| PLANNER | BECKY MCKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, IDAHO 83642 PHONE: (208) 938-0980 FAX: (208) 938-0941 EMAIL: bckymckay@engsol.com |
| REVISIONS | DATE: 08-12-21 BY: RS REASON: 16 |
| ENGINEERING SOLUTIONS | 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 938-0980 FAX: (208) 938-0941 |
| MILESTONE RANCH SUBD. | LOCATED WITHIN THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.1W., B.M. |
| PRELIMINARY PLAT | |
| DATE ISSUED | 05/09/2021 |
| PROJECT NO. | 201102 |
| DWG. FILE | 201102-P-PREL.dwg |
| SCALE | AS SHOWN |
| DRAWN BY | KDH |
| CHECKED BY | BLM |
| PREL-1 | |
| SHEET | 01 OF 02 |

MILESTONE RANCH SUBDIVISION NO. 6

A PORTION OF LOTS 2 AND 3, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
 2023



LEGEND

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

SEE SHEET 2 OF 4 FOR CURVE DATA AND NOTES

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|--------|-------------|------------|--------|-------------|------------|---------|------------|
| LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING |
| L1 | 23.03' | N89°04'31"W | L6 | 25.00' | S0°47'03"W | L11 | 25.00' | N0°55'29"E |
| L2 | 25.00' | N89°04'31"W | L7 | 25.00' | S0°49'50"W | L12 | 197.18' | N0°55'29"E |
| L3 | 25.00' | N89°04'31"W | L8 | 14.14' | N44°04'31"W | L13 | 170.91' | N0°55'29"E |
| L4 | 14.14' | N45°55'29"E | L9 | 14.14' | N44°04'31"W | L14 | 180.00' | N0°55'29"E |
| L5 | 14.14' | N45°55'29"E | L10 | 25.00' | N0°55'29"E | | | |

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, THE TRELIS SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 4, MILESTONE RANCH SUBDIVISION NO. 5, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6991, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

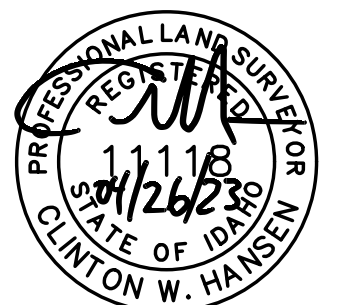


231 E. 5TH STREET, MERIDIAN ID 83642
 (208) 288-2040 www.landsolutions.biz

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|-------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 23.33' | 30.00' | 44°33'55" | N47°20'05"W | 22.76' |
| C2 | 22.79' | 46.00' | 28°22'55" | S13°15'58"E | 22.55' |
| C3 | 15.43' | 46.00' | 19°13'26" | S17°50'43"E | 15.36' |
| C4 | 13.59' | 30.00' | 25°57'48" | S12°03'25"E | 13.48' |
| C5 | 94.25' | 60.00' | 90°00'00" | S44°04'31"E | 84.85' |
| C6 | 47.12' | 60.00' | 45°00'00" | S23°25'29"W | 45.92' |
| C7 | 47.12' | 60.00' | 45°00'00" | S68°25'29"W | 45.92' |
| C8 | 47.12' | 60.00' | 45°00'00" | N66°34'31"W | 45.92' |
| C9 | 47.12' | 60.00' | 45°00'00" | N21°16'58"W | 45.92' |
| C10 | 27.85' | 35.00' | 45°35'05" | N66°16'58"W | 27.12' |
| C11 | 27.13' | 35.00' | 44°24'55" | N21°16'58"W | 26.46' |
| C12 | 12.98' | 21.00' | 35°24'29" | S18°37'44"W | 12.77' |
| C13 | 12.18' | 57.00' | 12°14'20" | N30°12'48"E | 12.15' |
| C14 | 46.26' | 57.00' | 46°29'57" | N0°50'39"E | 45.00' |
| C15 | 38.20' | 57.00' | 38°23'49" | N41°36'14"W | 37.49' |
| C16 | 35.57' | 57.00' | 35°45'33" | N78°40'55"W | 35.00' |
| C17 | 27.78' | 57.00' | 27°55'19" | S69°28'39"W | 27.50' |
| C18 | 12.98' | 21.00' | 35°24'29" | N73°13'15"E | 12.77' |
| C19 | 12.98' | 21.00' | 35°24'29" | S71°22'16"E | 12.77' |
| C20 | 27.78' | 57.00' | 27°55'19" | N67°37'41"W | 27.50' |
| C21 | 52.79' | 57.00' | 53°03'52" | S71°52'44"W | 50.92' |
| C22 | 51.64' | 57.00' | 51°54'29" | S19°23'33"W | 49.89' |
| C23 | 27.78' | 57.00' | 27°55'19" | S20°31'21"E | 27.50' |
| C24 | 12.98' | 21.00' | 35°24'29" | N16°46'45"W | 12.77' |
| C25 | 27.85' | 35.00' | 45°35'05" | S68°07'57"W | 27.12' |
| C26 | 27.13' | 35.00' | 44°24'55" | S23°07'57"W | 26.46' |
| C27 | 27.13' | 35.00' | 44°24'55" | S21°16'58"E | 26.46' |
| C28 | 27.85' | 35.00' | 45°35'05" | S66°16'58"E | 27.12' |
| C29 | 30.66' | 85.00' | 20°40'02" | S9°24'32"E | 30.49' |
| C30 | 4.52' | 85.00' | 3°02'38" | S21°15'52"E | 4.52' |
| C31 | 72.05' | 85.00' | 48°34'11" | S47°04'17"E | 69.92' |
| C32 | 26.29' | 85.00' | 17°43'08" | S80°12'57"E | 26.18' |
| C33 | 41.82' | 46.00' | 52°05'35" | N3°15'36"E | 40.40' |
| C34 | 11.26' | 46.00' | 14°01'10" | S22°17'49"W | 11.23' |
| C35 | 11.53' | 46.00' | 14°21'45" | S8°06'22"W | 11.50' |
| C36 | 19.47' | 30.00' | 37°11'25" | N89°57'05"W | 19.13' |
| C37 | 36.93' | 30.00' | 70°31'44" | S36°11'21"W | 34.64' |
| C38 | 56.40' | 30.00' | 107°43'08" | S54°47'03"W | 48.45' |
| C39 | 22.79' | 46.00' | 28°22'55" | S15°06'57"W | 22.55' |

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, PRIVATE ALLEYS, AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM SAID IRRIGATION ENTITY, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOTS 70, 84, 85, 86 AND 97, BLOCK 3; LOTS 17, 18 AND 27, BLOCK 13; AND LOT 17, BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014198, RECORDS OF ADA COUNTY, IDAHO.
- LOT 17, BLOCK 13 AND THE WESTERLY PORTION OF LOT 17, BLOCK 16 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY, W. STATESBORO STREET AND STATE HIGHWAY 16 IS PROHIBITED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH SUBDIVISION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, AND AS MAY BE AMENDED.
- SEE INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, FOR VACATION OF EXISTING INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE & IRRIGATION AND IDAHO POWER OVERHEAD EASEMENTS PER THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

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

MILESTONE RANCH SUBDIVISION NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF MILESTONE RANCH SUBDIVISION NO. 6;

A PORTION OF LOTS 2 AND 3, BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 (CS 1/16 CORNER) OF SAID SECTION 4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4 (C 1/4 CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 S 89°27'07" E A DISTANCE OF 1318.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 (SE 1/16 CORNER);

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 AND OF SAID SW 1/4 OF THE NE 1/4 N 0°55'29" E A DISTANCE OF 2329.46 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY N 89°04'31" W A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 BEING THE NORTHEASTERLY CORNER OF MILESTONE RANCH SUBDIVISION NO. 5, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 5 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°04'31" W A DISTANCE OF 280.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 435.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID NORTHERLY BOUNDARY, AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 4, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°04'31" W A DISTANCE OF 365.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 113.74 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 23.33 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 44°33'55" AND A LONG CHORD BEARING N 47°20'05" W A DISTANCE OF 22.76 FEET TO A POINT;

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

THENCE A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'55" AND A LONG CHORD BEARING S 13°15'58" E A DISTANCE OF 22.55 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 15.43 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°13'26" AND A LONG CHORD BEARING S 17°50'43" E A DISTANCE OF 15.36 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 122.81 FEET TO THE NORTHWESTERLY CORNER OF SAID MILESTONE RANCH SUBDIVISION NO. 4, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID HOOT NANNEY FARMS SUBDIVISION AND THE WESTERLY BOUNDARY OF SAID SW 1/4 OF THE NE 1/4;

THENCE LEAVING THE BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 4 AND ALONG SAID WESTERLY BOUNDARY N 0°48'31" E (FORMERLY N 0°16'22" E) A DISTANCE OF 705.65 FEET TO THE NORTHWESTERLY CORNER OF SAID SW 1/4 OF THE NE 1/4 (CN 1/16 CORNER) AND OF SAID HOOT NANNEY FARMS SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE TRELIS SUBDIVISION, AS SHOWN IN BOOK 87 OF PLATS ON PAGES 9991 THROUGH 9996, RECORDS OF ADA COUNTY, IDAHO;

THENCE S 89°07'52" E A DISTANCE OF 1243.77 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 OF THE NE 1/4 AND OF SAID HOOT NANNEY FARMS SUBDIVISION (FORMERLY S 89°39'48" E, 1243.63 FEET), AND THE SOUTHERLY BOUNDARY OF SAID THE TRELIS SUBDIVISION (FORMERLY S 89°34'23" E, 1243.77 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 BEING THE NORTHEASTERLY CORNER OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE ALONG SAID RIGHT-OF-WAY AND THE EASTERLY BOUNDARY OF SAID HOOT NANNEY FARMS SUBDIVISION S 0°55'29" W (FORMERLY S 0°23'02" W) A DISTANCE OF 321.86 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12.41 ACRES.

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

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

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

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY A. JANELLE ITURBE, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA } S.S.
COUNTY OF MONTGOMERY }

ON THIS ___ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED A. JANELLE ITURBE, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES _____

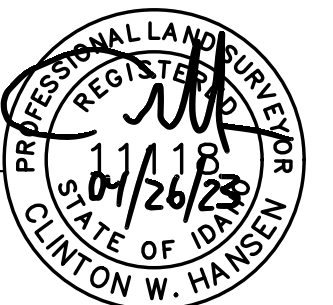
RESIDING AT _____

NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



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

