



## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** January 21, 2025

**FILE(S) #:** VAC-24-05- Vacation of Irrigation & Drainage Easements for Multiple Lots within Starpointe Subdivision.

### OWNER/APPLICANT/REPRESENTATIVE

**APPLICANT:**

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

**OWNER**

W West Development, LLC  
1409 N. Main Street  
Meridian, ID 83642

Boise PLH LLC  
11815 NE 99<sup>th</sup> Street Suite 1200  
Vancouver, WA 98682

### REQUEST

**Request:** The Applicant is seeking approval of a vacation of existing irrigation and drainage easements for Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 of Starpointe Subdivision. The applicant states that the vacation of these easements is necessary due to a property boundary adjustment, as documented in Record of Survey number 14667, records of Ada County, Idaho. The existing irrigation and drainage easements will no longer align with the newly adjusted lot lines. Relocated irrigation and lot drainage easements have been established to correspond with the updated lot lines as part of the boundary adjustment.

**PROPERTY INFORMATION**

**Property Location:** The property is located at 6825 N. Star Road, 8405 W Joplin Road and 8755 W. Joplin Road in Star, Idaho. The subject property is generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road.

**APPLICATION REQUIREMENTS**

Application Submitted & Fees Paid                      December 19, 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-24-05 Easement Vacations within Starpointe Subdivision on \_\_\_\_\_, 2025.



## VACATION APPLICATION

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

FILE NO.: <u>VAC-24-05</u>
Date Application Received: <u>12-19-24</u> Fee Paid: <u>980.<sup>00</sup></u>
Processed by: City: <u>RM</u>

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Criterion Land Management LLC (Randal Clarno)  
Applicant Address: 1861 S. Wells Ave Suite 200 Meridian, ID Zip: 83642  
Phone: 208-229-2021 Fax: \_\_\_\_\_ Email: randy@criterionland.com

Owner Name: W West Development LLC & Boise PLH LLC  
Owner Address: 1409 N. Main St. Meridian, ID & 11815 NE 99th St. Suite 1200 Vancouver, WA Zip: 83642 & 98682  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Cody M. McCammon Firm Name: Idaho Survey Group LLC  
Address: 9939 W. Emerald St. Zip: 83704  
Phone: 208-846-8570 Fax: \_\_\_\_\_ Email: codym@idahosurvey.com

### Property Information:

Site Location: Lots 26,27, & 30-32, Block 1, Lots 3-5, 10, & 12, Block 2, Lots 1,2, & 9-14, Block 3, Lots 5,6,10, & 11, Block 4 of Starpointe Subdivision, Book 172, Page 20400  
Parcel Number(s): R8108660520, R8108660540, R8108660600, R8108660620, R8108660640, R8108660720, R8108660740, R8108660760, R8108660860, R8108660900, R8108661020, R8108661040, R8108661180, R8108661200, R8108661220, R8108661240, R8108661260, R8108661280, R8108661380, R8108661400, R8108661480, R8108661500  
Approved Zoning Designation: R-3-DA

### Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
<input type="checkbox"/>	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	N/A
<input type="checkbox"/>	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	N/A
<input type="checkbox"/>	Completed and signed Vacation Application	✓
<input type="checkbox"/>	Fee	✓
<input type="checkbox"/>	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	✓

	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> <li>• Particular circumstances regarding the request to vacate</li> <li>• Names of the persons affected by the proposed vacation</li> </ul>	✓
	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	N/A
	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> <li>• Submit two (2) paper and one (1) electronic copy</li> </ul>	✓
	Copy of recorded deed.	✓
	One (1) 8 1/2" X 11" vicinity map showing the location of subject property	
	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	✓
	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	N/A
	Submit (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Plat 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.*

Signed by:  
  
 Applicant/Representative Signature

12/19/2024  
 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 )  
COUNTY OF Ada ) ss

I CHARLES RYAN STYGOR, 3405 E Overland Rd. Ste. 355  
(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, ID 83642  
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: 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).

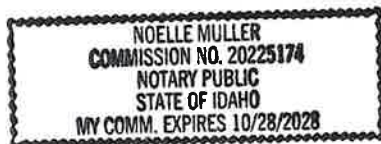
Type of application: Vacation Application

Dated this 18<sup>th</sup> day of December, 20 24

[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





IDAHO  
SURVEY  
GROUP

9939 W Emerald St  
Boise, ID 83704

Phone: (208) 846-8570  
Fax: (208) 884-5399


December 19, 2024

W West Development LLC, the current owners of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision are respectfully requesting vacation of certain irrigation and lot drainage easements adjacent to the sides of these lots. The vacation of these easements is necessary due to a property boundary adjustment, as documented in Record of Survey number 14667, records of Ada County, Idaho. The existing irrigation and drainage easements will no longer align with the newly adjusted lot lines. Relocated irrigation and lot drainage easements have been established to correspond with the updated lot lines as part of the boundary adjustment.

This request ensures that the irrigation and drainage infrastructure will remain functional and properly situated to serve the adjusted properties, avoiding any conflicts with the revised boundaries.

We appreciate your consideration of this request. Please feel free to reach out with any questions or for further clarification.

Thank you for your attention to this matter.



Cody M. McCammon  
Professional Land Surveyor



*Description for*  
**Original Easements**  
Starpointe Subdivision  
November 26, 2024

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4, in Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the North 1/2 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:

**Original Easement "A"**

Commencing at the Southeast corner of said Lot 6, Block 4, thence on the lot line common to said Lots 5 and 6, Block 4, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "B"**

Commencing at the Southwest corner of said Lot 10, Block 4, thence on the lot line common to said Lots 10 and 11, Block 4, South 89°08'47" East, 16.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;



thence leaving said common lot line on said east easement line, North 00°51'13" East, 5.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 10.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "C"**

Commencing at the Southeast corner of said Lot 2, Block 3, thence on the lot line common to said Lots 1 and 2, Block 3, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;





thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "D"**

Commencing at the Northwest corner of said Lot 3, Block 2; thence on the lot line common to said Lots 4 and 3, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

**AND**

**Original Easement "E"**

Commencing at the Northwest corner of said Lot 4, Block 2; thence on the lot line common to said Lots 4 and 5, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

**AND**

**Original Easement "F"**

Commencing at the Southwest corner of said Lot 12, Block 2, thence on the west lot line of said Lot 12, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°51'13" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 00°51'13" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 468 square feet, more or less.

**AND**

**Original Easement "G"**

Commencing at the Southwest corner of said Lot 10, Block 2, thence on the southerly lot line of said Lot 10, S76°53'22"E, 16.63 feet to the easterly easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**.



thence leaving said southerly lot line on said easterly easement line, 5.04 feet along the arc of curve to the right having a radius of 258.50 feet, a central angle of 01°06'59" and a long chord which bears North 06°12'14" East, 5.04 feet to the northerly easement line of an irrigation and property drainage easement;

thence leaving said easterly easement line on said northerly easement line, S76°53'22"E, 91.98 feet to the westerly easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said northerly easement line on said westerly easement line, S13°06'38"W, 5.00 feet to the southerly lot line of said Lot 10;

thence leaving said westerly easement line on said southerly lot line, N76°53'22"W, 91.38 feet to the **POINT OF BEGINNING**.

Containing 458 square feet, more or less.

**AND**

**Original Easement "H"**

Commencing at the Northwest corner of said Lot 9, Block 3; thence on the lot line common to said Lots 9 and 10, Block 3, South 01°04'55" West, 16.56 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, North 86°23'15" East, 5.02 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 102.54 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 101.76 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line North 86°23'15" East, 5.02 feet to the **POINT OF BEGINNING**.

Containing 1,022 square feet, more or less.

**AND**



**Original Easement "I"**

Commencing at the Northwest corner of said Lot 11, Block 3; thence on the lot line common to said Lots 11 and 12, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "J"**

Commencing at the Northwest corner of said Lot 12, Block 3; thence on the lot line common to said Lots 12 and 13, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;



thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "K"**

Commencing at the Northwest corner of said Lot 13, Block 3; thence on the lot line common to said Lots 13 and 14, South 01°04'55" West, 16.75 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, 5.06 feet along the arc of curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 82°27'39" East, 5.06 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, S01°04'55"W, a distance of 85.20 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, N89°09'04"W, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, N01°04'55"E, 86.77 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, 5.06 feet on the arc of a curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 77°59'52" East, 5.06 feet to the **POINT OF BEGINNING**.

Containing 858 square feet, more or less.

**AND**





**Original Easement "L"**

Commencing at the Southwest corner of said Lot 31, Block 1; thence on the common lot line of said Lots 31 and Lot 32, Block 1, North 03°36'45" West, 16.55 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, North 89°09'04" West, 5.02 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 95.38 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 03°36'45" East, 96.16 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.02 feet to the **POINT OF BEGINNING**.

Containing 958 square feet, more or less.

**AND**

**Original Easement "M"**

Commencing at the Southwest corner of said Lot 30, Block 1; thence on the common lot line of said Lots 30 and Lot 31, Block 1, North 03°36'45" West, 16.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, South 86°23'15" West, 5.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;





thence leaving said south easement line on said east easement line, South 03°36'45" East, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 86°23'15" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

**AND**

**Original Easement "N"**

Commencing at the Northwest corner of said Lot 27, Block 1; thence on the lot line common to said Lots 26 and 27, Block 1, South 13°06'38" West, 10.00 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line South 76°53'22" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 13°06'38" West, 127.79 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line the following two (2) courses and distances:

South 86°23'15" West, 7.77 feet;

North 57°31'41" West, 2.72 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 13°06'38" East, 129.12 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 76°53'22" East, 5.00 feet to the **POINT OF BEGINNING**.

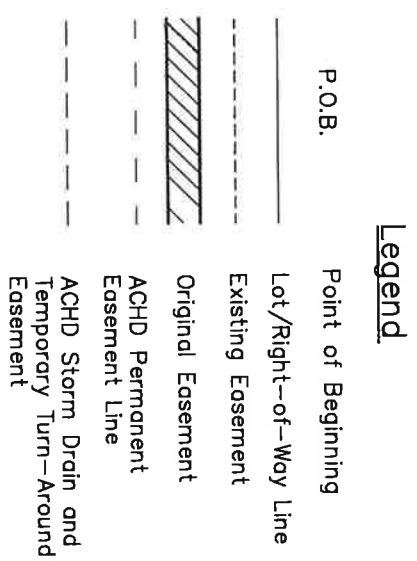
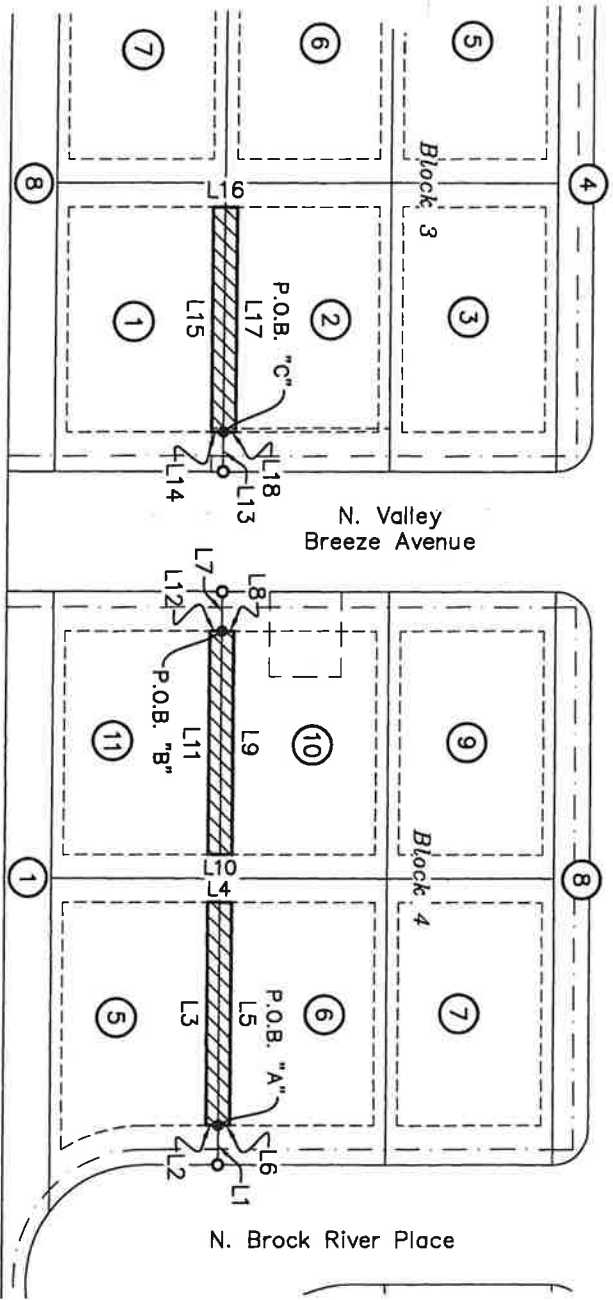
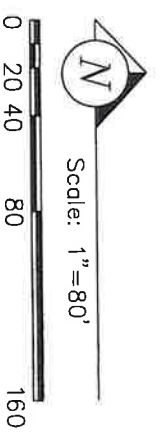
Containing 1,291 square feet, more or less.

End of Description.





W. Inspirado Drive



See Sheet 4 for Line Table.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	5.04'	258.50'	1°06'59"	N06°12'14"E	5.04'
C2	5.06'	65.00'	4°27'47"	S82°27'39"E	5.06'
C3	5.06'	65.00'	4°27'47"	S77°59'52"E	5.06'

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**Exhibit Drawing for  
Original Easements  
Starpointe Subdivision**

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

**IDAHO  
SURVEY  
GROUP, LLC**

9939 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 946-6370

Job No. 21-310

Sheet No. 1 of 4







Dwg. Date 11/25/2024



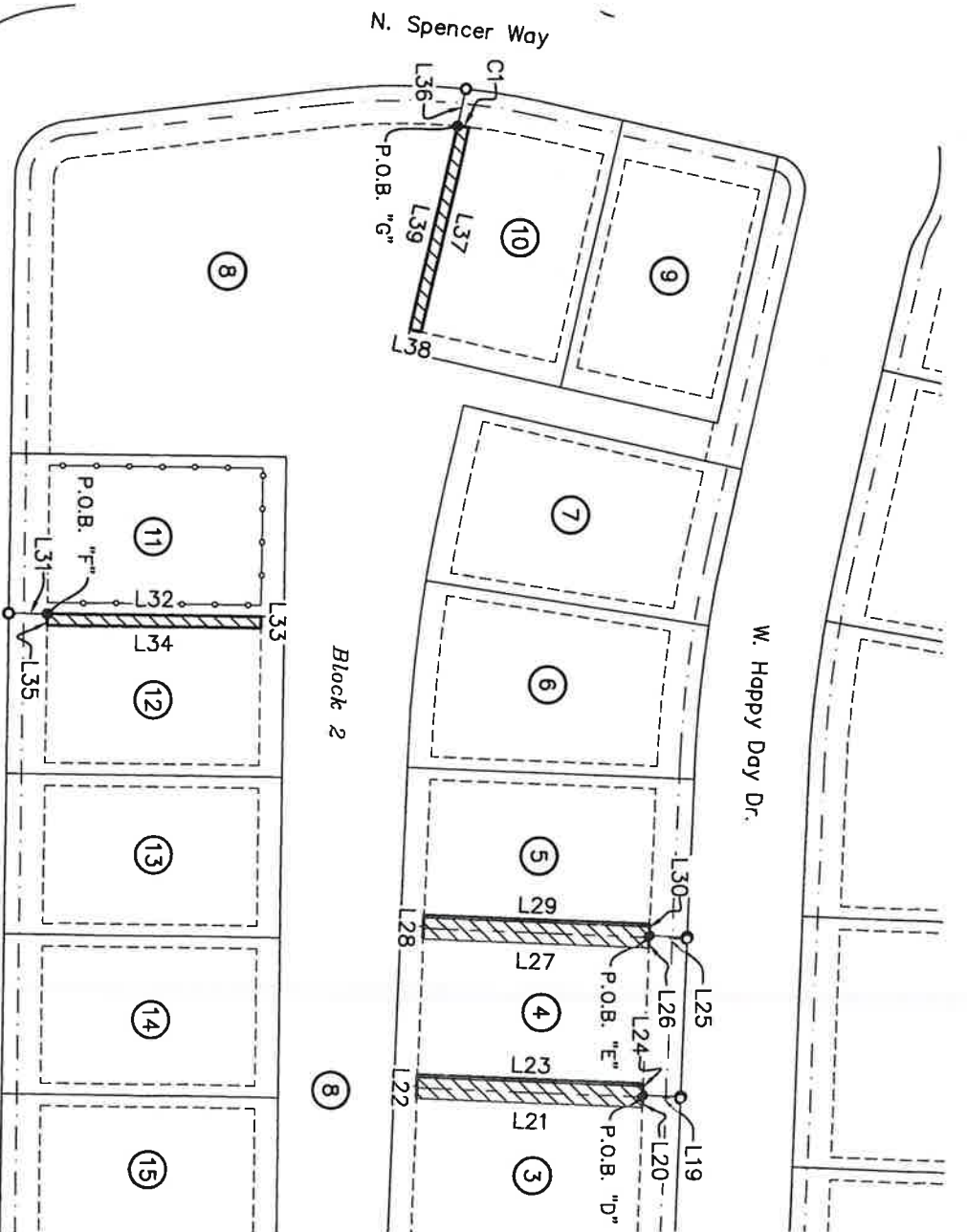
Scale: 1"=80'



### Legend

-  P.O.B. Point of Beginning
-  Lot/Right-of-Way Line Existing Easement
-  Original Easement
-  ACHD Permanent Easement Line
-  ACHD Storm Drain and Temporary Turn-Around Easement
-  Vacated Easement - Inst. No. 2024-047110

See Sheet 1 for Curve Table.  
See Sheet 4 for Line Table.



**IDAHO SURVEY GROUP, LLC**  
 9939 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

**Exhibit Drawing for Original Easements**  
**Starpointe Subdivision**

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310	Sheet No. 2 of 4
Dwg. Date 11/25/2024	

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Scale: 1"=80'



### Legend

- P.O.B. Point of Beginning
- Lot/Right-of-Way Line
- Existing Easement
- Original Easement
- ACHD Permanent Easement Line
- ACHD Storm Drain and Temporary Turn-Around Easement

See Sheet 1 for Curve Table.  
See Sheet 4 for Line Table.



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**IDAHO SURVEY GROUP, LLC**  
 9999 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8370

### Exhibit Drawing for Original Easements Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310  
 Sheet No. 3 of 4  
 Dwg. Date 11/25/2024



Line Table			Line Table			Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N89°08'47"W	16.50'	L21	S02°30'44"W	98.50'	L41	N86°23'15"E	5.02'	L61	N01°04'55"E	86.77'
L2	S00°51'13"W	5.00'	L22	N87°29'16"W	10.00'	L42	S01°04'55"W	102.54'	L62	N03°36'45"W	16.55'
L3	N89°08'47"W	93.50'	L23	N02°30'44"E	98.50'	L43	N89°09'04"W	10.00'	L63	N89°09'04"W	5.02'
L4	N00°51'13"E	10.00'	L24	S87°29'16"E	5.00'	L44	N01°04'55"E	101.76'	L64	N03°36'45"W	95.38'
L5	S89°08'47"E	93.50'	L25	S02°30'44"W	16.50'	L45	N86°23'15"E	5.02'	L65	N86°23'15"E	10.00'
L6	S00°51'13"W	5.00'	L26	S87°29'16"E	5.00'	L46	S01°04'55"W	16.50'	L66	S03°36'45"E	96.16'
L7	S89°08'47"E	16.50'	L27	S02°30'44"W	98.50'	L47	S89°09'04"E	5.00'	L67	N89°09'04"W	5.02'
L8	N00°51'13"E	5.00'	L28	N87°29'16"W	10.00'	L48	S01°04'55"W	93.50'	L68	N03°36'45"W	16.50'
L9	S89°08'47"E	93.50'	L29	N02°30'44"E	98.50'	L49	N89°09'04"W	10.00'	L69	S86°23'15"W	5.00'
L10	S00°51'13"W	10.00'	L30	S87°29'16"E	5.00'	L50	N01°04'55"E	93.50'	L70	N03°36'45"W	98.50'
L11	N89°08'47"W	93.50'	L31	N00°51'13"E	16.50'	L51	S89°09'04"E	5.00'	L71	N86°23'15"E	10.00'
L12	N00°51'13"E	5.00'	L32	N00°51'13"E	93.50'	L52	S01°04'55"W	16.50'	L72	S03°36'45"E	98.50'
L13	N89°08'47"W	16.50'	L33	S89°09'04"E	5.00'	L53	S89°09'04"E	5.00'	L73	S86°23'15"W	5.00'
L14	S00°51'13"W	5.00'	L34	S00°51'13"W	93.50'	L54	S01°04'55"W	93.50'	L74	S1°30'6'38"W	10.00'
L15	N89°08'47"W	93.50'	L35	N89°09'04"W	5.00'	L55	N89°09'04"W	10.00'	L75	S76°53'22"E	5.00'
L16	N00°51'13"E	10.00'	L36	S76°53'22"E	16.63'	L56	N01°04'55"E	93.50'	L76	S1°30'6'38"W	127.79'
L17	S89°08'47"E	93.50'	L37	S76°53'22"E	91.98'	L57	S89°09'04"E	5.00'	L77	S86°23'15"W	7.77'
L18	S00°51'13"W	5.00'	L38	S1°30'6'38"W	5.00'	L58	S01°04'55"W	16.75'	L78	N57°31'41"W	2.72'
L19	S02°30'44"W	16.50'	L39	N76°53'22"W	91.38'	L59	S01°04'55"W	85.20'	L79	N1°30'6'38"E	129.12'
L20	S87°29'16"E	5.00'	L40	S01°04'55"W	16.56'	L60	N89°09'04"W	10.00'	L80	S76°53'22"E	5.00'

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**IDAHO SURVEY GROUP, LLC**  
 9939 W. EMBALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8970

**Exhibit Drawing for  
 Original Easements  
 Starpointe Subdivision**

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No.  
21-310

Sheet No.  
**4** Of **4**

Dwg. Date  
11/25/2024

*Description for*  
**Original Easements**  
Starpointe Subdivision  
*November 26, 2024*

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4, in Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the North 1/2 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:

**Original Easement "A"**

Commencing at the Southeast corner of said Lot 6, Block 4, thence on the lot line common to said Lots 5 and 6, Block 4, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "B"**

Commencing at the Southwest corner of said Lot 10, Block 4, thence on the lot line common to said Lots 10 and 11, Block 4, South 89°08'47" East, 16.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;





thence leaving said common lot line on said east easement line, North 00°51'13" East, 5.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 10.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "C"**

Commencing at the Southeast corner of said Lot 2, Block 3, thence on the lot line common to said Lots 1 and 2, Block 3, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;



thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "D"**

Commencing at the Northwest corner of said Lot 3, Block 2; thence on the lot line common to said Lots 4 and 3, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

**AND**

**Original Easement "E"**

Commencing at the Northwest corner of said Lot 4, Block 2; thence on the lot line common to said Lots 4 and 5, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

**AND**

**Original Easement "F"**

Commencing at the Southwest corner of said Lot 12, Block 2, thence on the west lot line of said Lot 12, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°51'13" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 00°51'13" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 468 square feet, more or less.

**AND**

**Original Easement "G"**

Commencing at the Southwest corner of said Lot 10, Block 2, thence on the southerly lot line of said Lot 10, S76°53'22"E, 16.63 feet to the easterly easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**.



thence leaving said southerly lot line on said easterly easement line, 5.04 feet along the arc of curve to the right having a radius of 258.50 feet, a central angle of 01°06'59" and a long chord which bears North 06°12'14" East, 5.04 feet to the northerly easement line of an irrigation and property drainage easement;

thence leaving said easterly easement line on said northerly easement line, S76°53'22"E, 91.98 feet to the westerly easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said northerly easement line on said westerly easement line, S13°06'38"W, 5.00 feet to the southerly lot line of said Lot 10;

thence leaving said westerly easement line on said southerly lot line, N76°53'22"W, 91.38 feet to the **POINT OF BEGINNING**.

Containing 458 square feet, more or less.

**AND**

**Original Easement "H"**

Commencing at the Northwest corner of said Lot 9, Block 3; thence on the lot line common to said Lots 9 and 10, Block 3, South 01°04'55" West, 16.56 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, North 86°23'15" East, 5.02 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 102.54 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 101.76 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line North 86°23'15" East, 5.02 feet to the **POINT OF BEGINNING**.

Containing 1,022 square feet, more or less.

**AND**



**Original Easement "I"**

Commencing at the Northwest corner of said Lot 11, Block 3; thence on the lot line common to said Lots 11 and 12, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "J"**

Commencing at the Northwest corner of said Lot 12, Block 3; thence on the lot line common to said Lots 12 and 13, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;





thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

**AND**

**Original Easement "K"**

Commencing at the Northwest corner of said Lot 13, Block 3; thence on the lot line common to said Lots 13 and 14, South 01°04'55" West, 16.75 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, 5.06 feet along the arc of curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 82°27'39" East, 5.06 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, S01°04'55"W, a distance of 85.20 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, N89°09'04"W, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, N01°04'55"E, 86.77 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, 5.06 feet on the arc of a curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 77°59'52" East, 5.06 feet to the **POINT OF BEGINNING**.

Containing 858 square feet, more or less.

**AND**





**Original Easement "L"**

Commencing at the Southwest corner of said Lot 31, Block 1; thence on the common lot line of said Lots 31 and Lot 32, Block 1, North 03°36'45" West, 16.55 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, North 89°09'04" West, 5.02 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 95.38 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 03°36'45" East, 96.16 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.02 feet to the **POINT OF BEGINNING**.

Containing 958 square feet, more or less.

**AND**

**Original Easement "M"**

Commencing at the Southwest corner of said Lot 30, Block 1; thence on the common lot line of said Lots 30 and Lot 31, Block 1, North 03°36'45" West, 16.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, South 86°23'15" West, 5.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 03°36'45" East, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 86°23'15" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

**AND**

**Original Easement "N"**

Commencing at the Northwest corner of said Lot 27, Block 1; thence on the lot line common to said Lots 26 and 27, Block 1, South 13°06'38" West, 10.00 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line South 76°53'22" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 13°06'38" West, 127.79 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line the following two (2) courses and distances:

South 86°23'15" West, 7.77 feet;

North 57°31'41" West, 2.72 feet to the west easement line of an irrigation and property drainage easement;

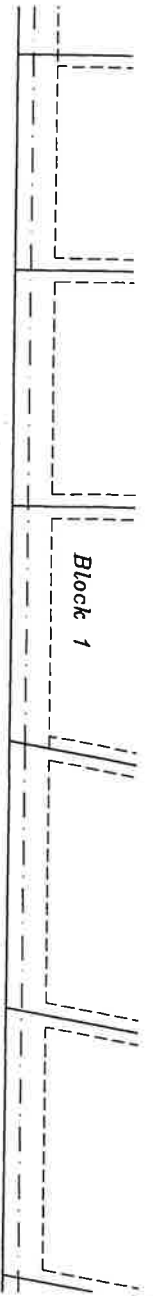
thence leaving said north easement line on said west easement line, North 13°06'38" East, 129.12 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 76°53'22" East, 5.00 feet to the **POINT OF BEGINNING**.

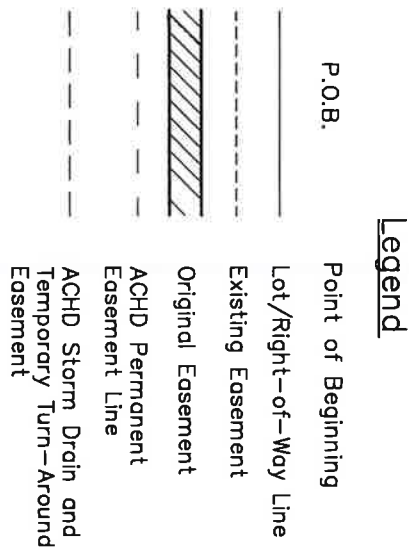
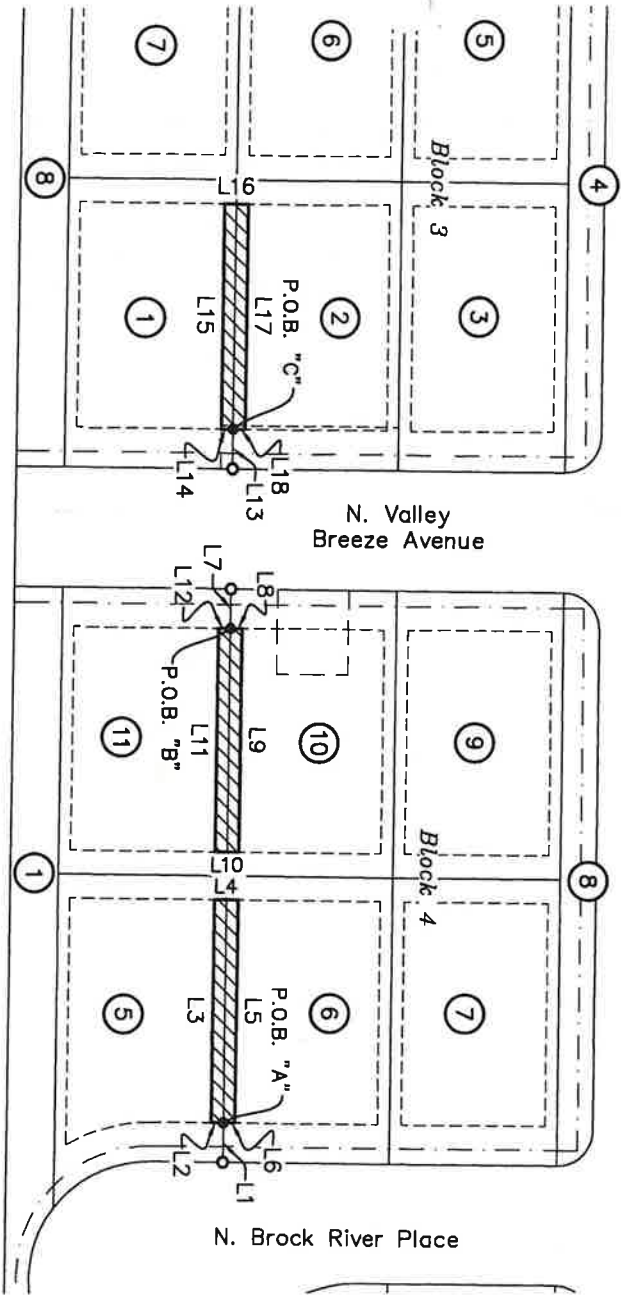
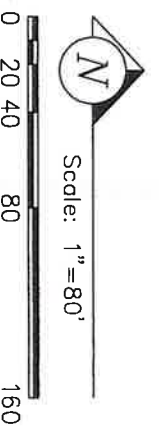
Containing 1,291 square feet, more or less.

End of Description.





W. Inspirado Drive



See Sheet 4 for Line Table.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	5.04'	258.50'	1°06'59"	N06°12'14"E	5.04'
C2	5.06'	65.00'	4°27'47"	S82°27'39"E	5.06'
C3	5.06'	65.00'	4°27'47"	S77°59'52"E	5.06'

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**IDAHO SURVEY GROUP, LLC**

9839 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

Exhibit Drawing for  
**Original Easements**  
Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310  
Sheet No. 1 of 4  
Dwg. Date 11/25/2024



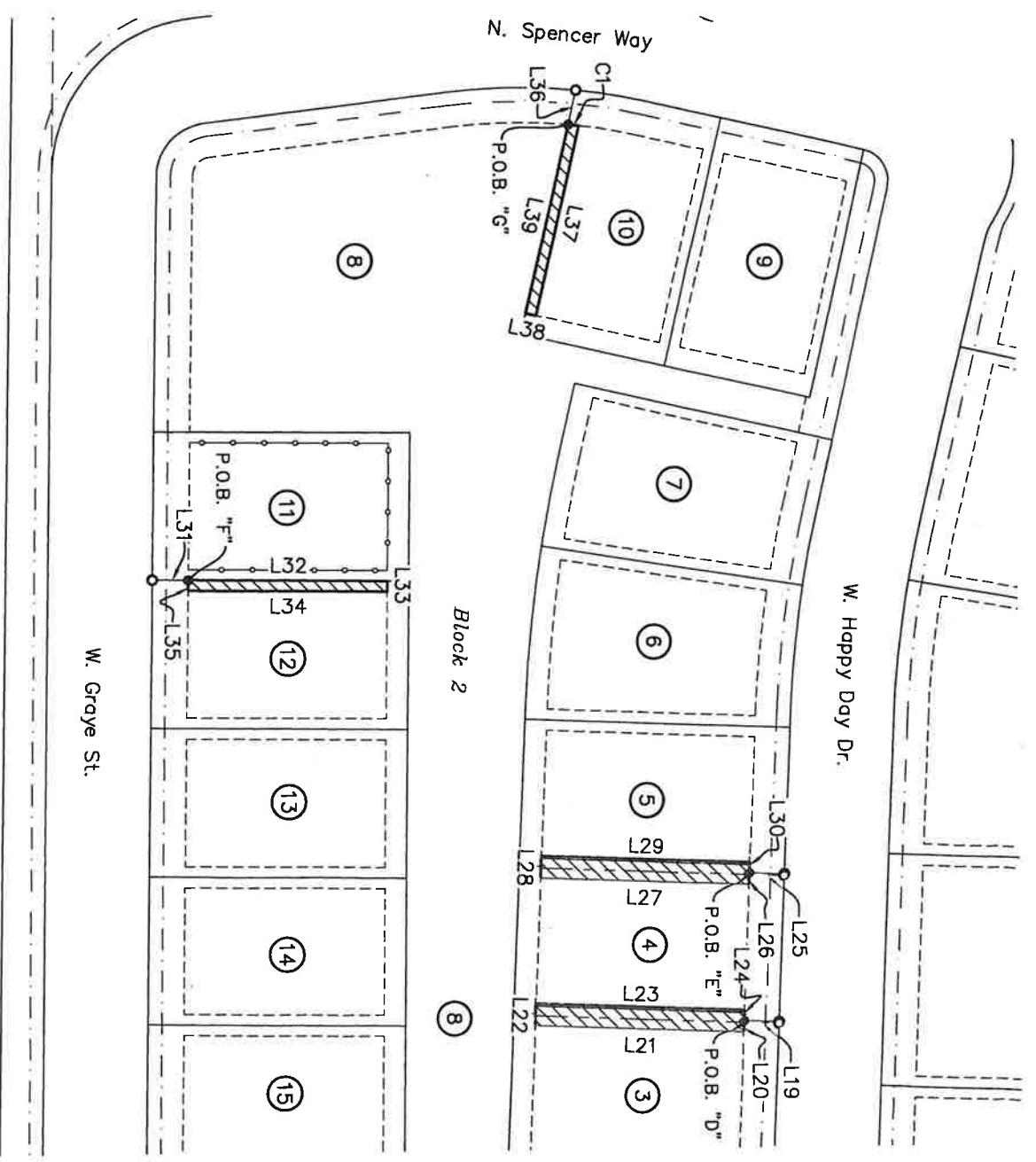
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### Legend

- P.O.B. Point of Beginning
- Lot/Right-of-Way Line
- Existing Easement
- Original Easement
- ACHD Permanent Easement Line
- ACHD Storm Drain and Temporary Turn-Around Easement
- Vacated Easement

See Sheet 1 for Curve Table.  
See Sheet 4 for Line Table.



IDAHO SURVEY GROUP, LLC

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

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### Exhibit Drawing for Original Easements Starpointe Subdivision

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Job No. 21-310	Sheet No. 2 of 4
Dwg. Date 11/25/2024	





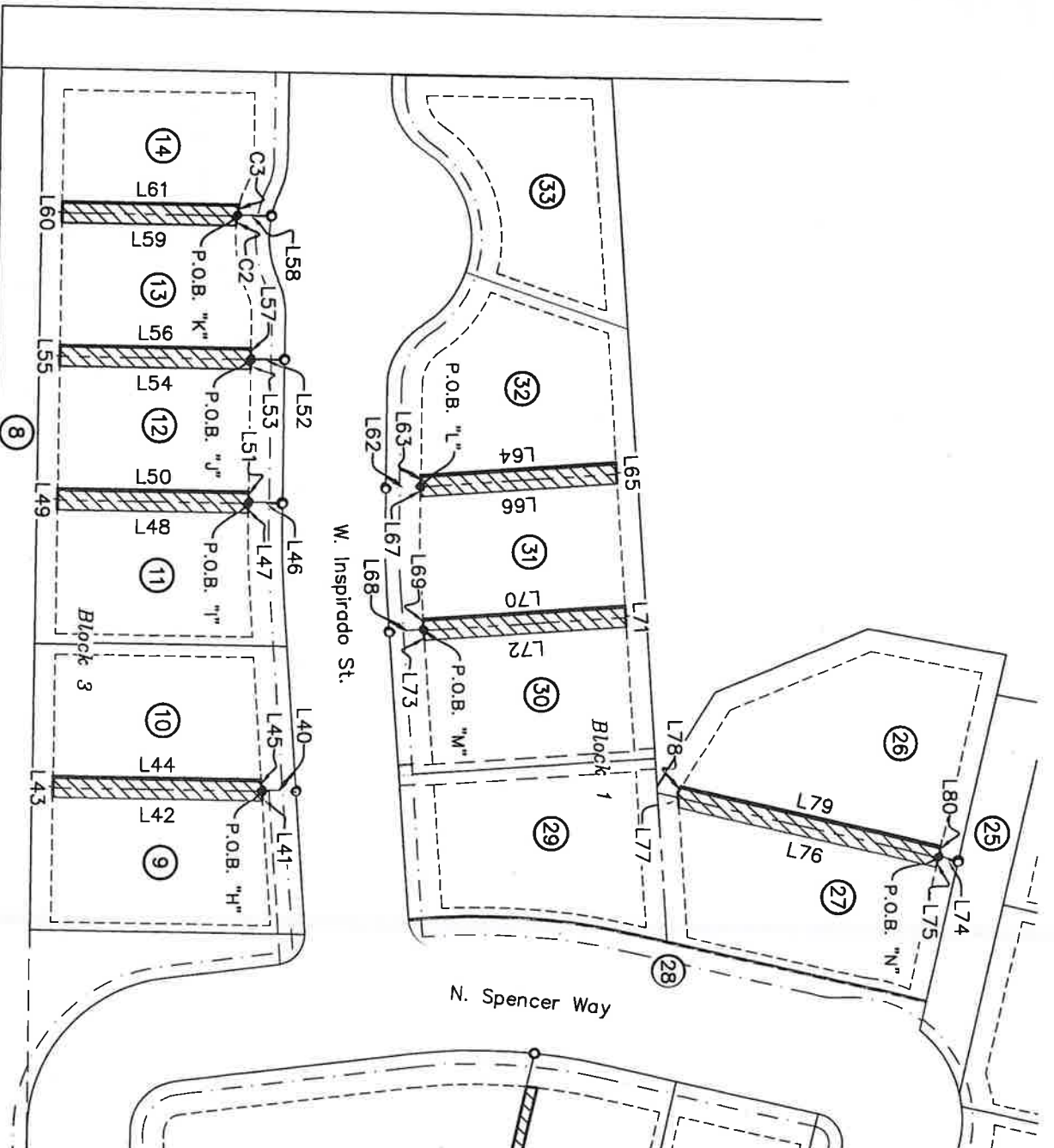
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### Legend

- P.O.B. Point of Beginning
- Lot/Right-of-Way Line
- Existing Easement
- Original Easement
- ACHD Permanent Easement Line
- ACHD Storm Drain and Temporary Turn-Around Easement

See Sheet 1 for Curve Table.  
See Sheet 4 for Line Table.



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**IDAHO SURVEY GROUP, LLC**

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BOISE, IDAHO 83704  
(208) 846-8570

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Job No.  
21-310

Sheet No.  
**3** of **4**

Dwg. Date  
11/25/2024



Line Table			Line Table			Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N89°08'47"W	16.50'	L21	S02°30'44"W	98.50'	L41	N86°23'15"E	5.02'	L61	N01°04'55"E	86.77'
L2	S00°51'13"W	5.00'	L22	N87°29'16"W	10.00'	L42	S01°04'55"W	102.54'	L62	N03°36'45"W	16.55'
L3	N89°08'47"W	93.50'	L23	N02°30'44"E	98.50'	L43	N89°09'04"W	10.00'	L63	N89°09'04"W	5.02'
L4	N00°51'13"E	10.00'	L24	S87°29'16"E	5.00'	L44	N01°04'55"E	101.76'	L64	N03°36'45"W	95.38'
L5	S89°08'47"E	93.50'	L25	S02°30'44"W	16.50'	L45	N86°23'15"E	5.02'	L65	N86°23'15"E	10.00'
L6	S00°51'13"W	5.00'	L26	S87°29'16"E	5.00'	L46	S01°04'55"W	16.50'	L66	S03°36'45"E	96.16'
L7	S89°08'47"E	16.50'	L27	S02°30'44"W	98.50'	L47	S89°09'04"E	5.00'	L67	N89°09'04"W	5.02'
L8	N00°51'13"E	5.00'	L28	N87°29'16"W	10.00'	L48	S01°04'55"W	93.50'	L68	N03°36'45"W	16.50'
L9	S89°08'47"E	93.50'	L29	N02°30'44"E	98.50'	L49	N89°09'04"W	10.00'	L69	S86°23'15"W	5.00'
L10	S00°51'13"W	10.00'	L30	S87°29'16"E	5.00'	L50	N01°04'55"E	93.50'	L70	N03°36'45"W	98.50'
L11	N89°08'47"W	93.50'	L31	N00°51'13"E	16.50'	L51	S89°09'04"E	5.00'	L71	N86°23'15"E	10.00'
L12	N00°51'13"E	5.00'	L32	N00°51'13"E	93.50'	L52	S01°04'55"W	16.50'	L72	S03°36'45"E	98.50'
L13	N89°08'47"W	16.50'	L33	S89°09'04"E	5.00'	L53	S89°09'04"E	5.00'	L73	S86°23'15"W	5.00'
L14	S00°51'13"W	5.00'	L34	S00°51'13"W	93.50'	L54	S01°04'55"W	93.50'	L74	S13°06'38"W	10.00'
L15	N89°08'47"W	93.50'	L35	N89°09'04"W	5.00'	L55	N89°09'04"W	10.00'	L75	S76°53'22"E	5.00'
L16	N00°51'13"E	10.00'	L36	S76°53'22"E	16.63'	L56	N01°04'55"E	93.50'	L76	S13°06'38"W	127.79'
L17	S89°08'47"E	93.50'	L37	S76°53'22"E	91.98'	L57	S89°09'04"E	5.00'	L77	S86°23'15"W	7.77'
L18	S00°51'13"W	5.00'	L38	S13°06'38"W	5.00'	L58	S01°04'55"W	16.75'	L78	N57°31'41"W	2.72'
L19	S02°30'44"W	16.50'	L39	N76°53'22"W	91.38'	L59	S01°04'55"W	85.20'	L79	N13°06'38"E	129.12'
L20	S87°29'16"E	5.00'	L40	S01°04'55"W	16.56'	L60	N89°09'04"W	10.00'	L80	S76°53'22"E	5.00'

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**IDAHO SURVEY GROUP, LLC**  
 8839 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8370

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 Original Easements  
 Starpointe Subdivision**

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Job No. 21-310  
 Sheet No. 4 of 4  
 Dwg. Date 11/25/2024



ADA COUNTY RECORDER Trent Tripple BOISE IDAHO Pgs=3 VICTORIA BAILEY FIRST AMERICAN TITLE INSURANCE COMPANY	<b>2024-049600</b> <b>09/06/2024 08:39 AM</b> \$15.00
--	---

**ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.**

**Form Special Warranty Deed**

WHEN RECORDED, PLEASE RETURN TO:

Boise PLH, LLC  
Attn: Ryan Styger  
3405 E. Overland Rd., Ste. 355  
Meridian, Idaho 83642

**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED, W. West Development, LLC, an Idaho limited liability company (“Grantor”), hereby grants, sells, transfers, and conveys Boise PLH, LLC, a Nevada limited liability company (“Grantee”), whose current address is 405 E. Overland Rd., Ste. 355, Meridian, Idaho 83642, that certain real property located in Ada County, Idaho and legally described in Schedule I attached hereto and incorporated herein (the “Property”).

TOGETHER WITH all of Grantor’s right, title, and interest in and to all streets, alleys, and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors, heirs, and assigns, forever.

AND GRANTOR for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims or encumbrances done, made or suffered by Grantor, except (a) matters of record as of the date hereof; (b) real property taxes and assessments for the current year that are not yet due and payable; and (c) any matters arising from the acts or omissions of Grantee or Grantee’s agents. Grantor hereby covenants to and with Grantee and its successors, heirs and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made or suffered by Grantor, but none other.

DATED EFFECTIVE 9/3, 2024 (the “Effective Date”).

*[Remainder of page intentionally left blank; signature page follows.]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the Effective Date.

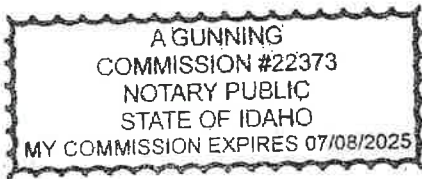
**GRANTOR:**

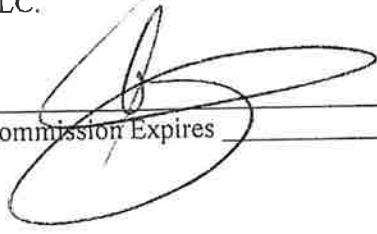
W. West Development, LLC,  
an Idaho limited liability company

By:   
Name: Graye H. Wolfe, Sr.  
Its: Manager

STATE OF Idaho )  
County of Ada ) ss.

This record was acknowledged before me on this 3 day of Sept, 2024, by Graye H. Wolfe, Sr., as manager of W. West Development, LLC.



  
My Commission Expires \_\_\_\_\_

**SCHEDULE I**

**Legal Description of the Property**

LOT 6 IN BLOCK 3 AND LOTS 2, 5, 6 AND 7 IN BLOCK 4 OF STARPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 127 OF PLATS AT PAGES 20400 THROUGH 20406, AND AS AMENDED BY AFFIDAVIT RECORDED FEBRUARY 7, 2024 AS INSTRUMENT NO. 2024-006283, RECORDS OF ADA COUNTY, IDAHO.

# Vicinity Map

## Starpointe Subdivision Easement Vacations



43°39'54.18" N 116°29'34.44" W

Map data ©2024 Google