



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: January 21, 2025

FILE(S) #: VAC-24-04- Vacation/Reduction of Utility Easements located on Lot 8, Block 3 and Lots 8 & 10, Block 5 of Milestone Ranch Subdivision #3

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

Kyle Prewett
Toll Brothers
3103 W Sheryl Dr Suite 100
Meridian, Idaho 83642

OWNER

Toll West Inc
1140 Virginia Drive
Fort Washington, PA 19034

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lot 8, Block 3 and Lots 8 & 10, Block 5 of Milestone Ranch Subdivision #3. The easements being vacated/reduced are a 1-foot portion of the 6-foot permanent easements for public utilities, pressure irrigation and lot drainage.

PROPERTY INFORMATION

Property Location: 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 & R3721750010.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

October 29, 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

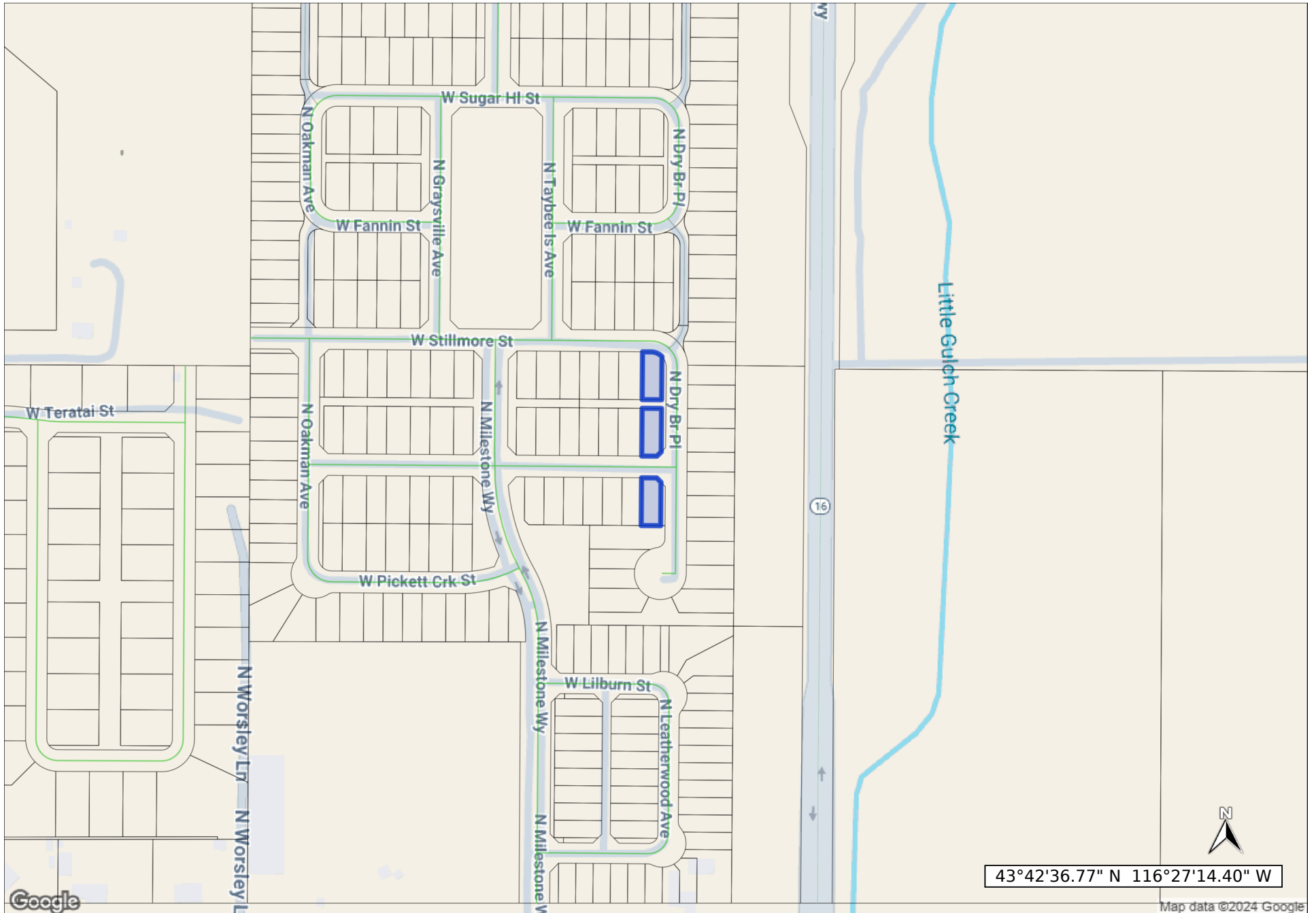
1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-24-04 Easement Vacation for Lot 8, Block 3 and Lots 8 & 10, Block 5 of Milestone Ranch Subdivision #3 on _____, 2025.

Milestone Ranch No. 3 - Lot 8, Block 3; Lots 8 & 10, Block 5

Vicinity Map



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

October 29, 2024

City of Star
Planning & Zoning
P.O. Box 130
Star, Idaho 83669

RE: Milestone Ranch Subdivision No. 3 – Easement Vacation/Reduction – Lot 8, Block 3; Lots 8 & 10, Block 5

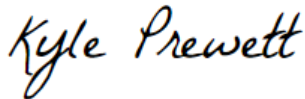
Dear Planning Staff,

Attached for your review is a Vacation application for the Milestone Ranch Subdivision No. 3. The easements being vacated/reduced are a 1-foot portion of the 6-foot permanent easements for public utilities, pressure irrigation, and lot drainage encumbering a portion of Lot 8, Block 3 and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3.

The vacation/reduction is required in order to allow the homes offered in the Subdivision to fit on the subject lots without encroaching into the subject easements. Once vacated/reduced, the retained 5-foot portion of the subject easements adheres to the City Code.

If you have any questions or need further information, please don't hesitate to reach out to me at (831) 801-9724 or kprewett@tollbrothers.com.

Respectfully Submitted,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



VACATION APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Kyle Prewett (Toll Brothers)
Applicant Address: 3103 W Sheryl Dr. STE 100, Meridian, ID Zip: 83642
Phone: 831.801.9724 Fax: _____ Email: kprewett@tollbrothers.com

Owner Name: Toll West Inc.
Owner Address: 1140 Virginia Dr., Fort Washington, PA Zip: 19034
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Same as Applicant Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Location: 8521 W Stillmore St.; 8520 W Chamblee St.; 8519 W Chamblee St.
Parcel Number(s): R5712780580; R5712780620; R5712780140
Approved Zoning Designation: MU

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
 	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
 	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.)	
✓	Completed and signed Vacation Application	
✓	Fee	
✓	If the signature on this application is not the owner of the property, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	

✓	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	
✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
✓	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
✓	Copy of recorded deed. FINAL PLAT	
✓	One (1) 8 ½" 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)	
✓	Submit (1) 11" X 17" and (1) 18" X 24" recorded 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.*

Kyle Prewett

10/29/24

Applicant/Representative Signature

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.

MILESTONE RANCH SUBDIVISION NO. 3

EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4
OF SECTION 4, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO

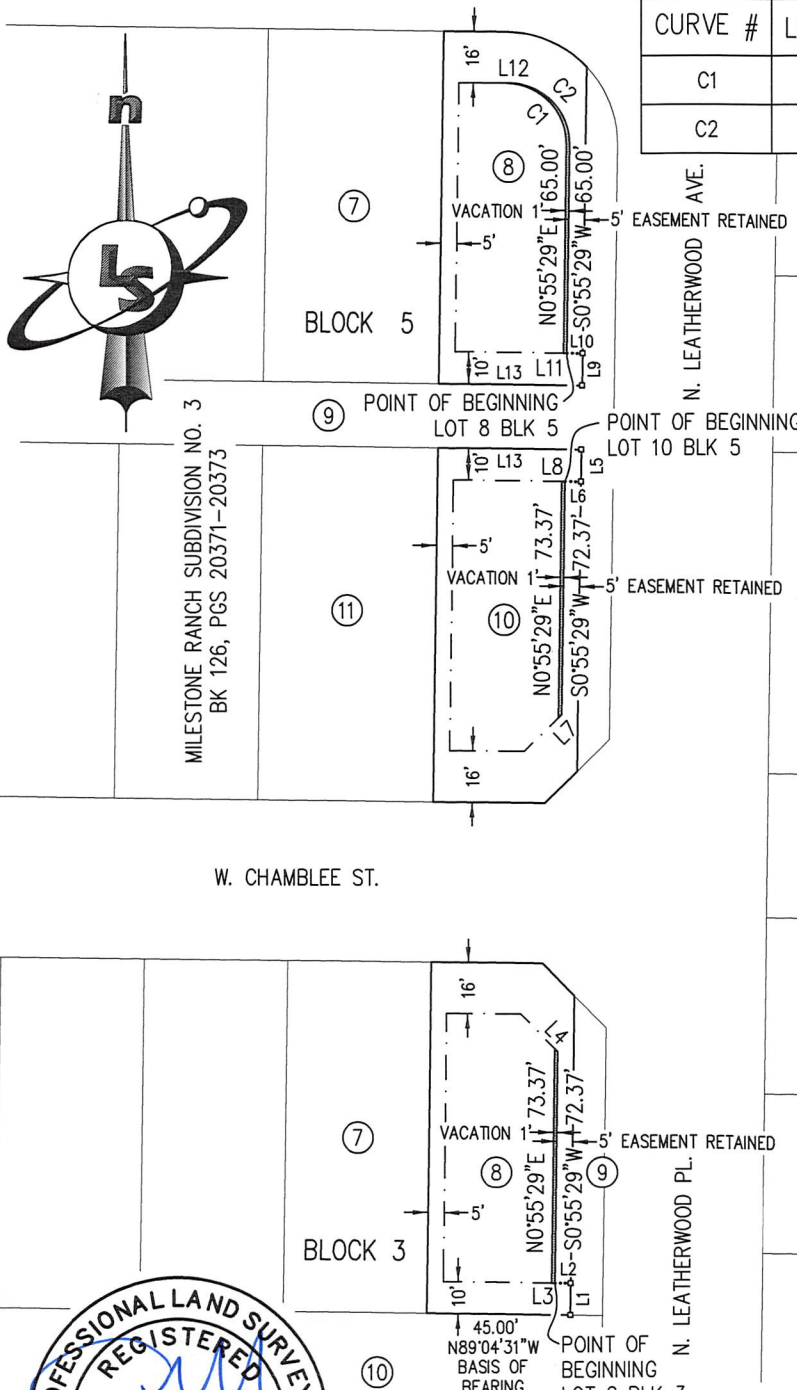
W. STILLMORE ST.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.85'	19.00'	90°00'00"	N44°04'31"W	26.87'
C2	29.85'	19.00'	90°00'00"	S44°04'31"E	26.87'

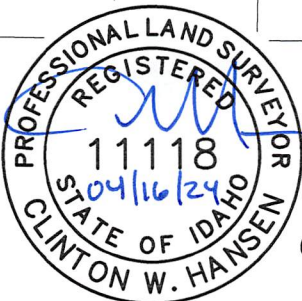
LINE TABLE

LINE #	LENGTH	BEARING
L1	10.00'	N0°55'29"E
L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



MILESTONE RANCH SUBDIVISION NO. 3
BK 126, PGS 20371-20373

W. CHAMBLEE ST.



LandSolutions
Land Surveying and Consulting

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

5/2/2024



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers
3103 W Sheryl Dr, #100, Meridian, Idaho 83642

P861760
No Reservations/No Objection

SUBJECT: Request for the Vacation - A 1' portion of the existing 16' public utility, pressure irrigation, and lot drainage easement encumbering Lot 8, Block 3; Lot 8, Block 5; and Lot 10, Block 5 of Milestone Ranch Subdivision No. 3.

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink Right of Way Team

Kyle Prewett

From: Andy Waldera <andy@sawtoothlaw.com>
Sent: Friday, September 20, 2024 3:47 PM
To: Kyle Prewett; farmers.union.ditch@gmail.com
Cc: Martin Taylor; Hannah Shurance
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Alert

You have not previously corresponded with this sender. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

Report Suspicious

Hello Kyle.

Tried calling your office line, but got VM.

Regardless, FUD has no objection to the request because FUD has no easement interest in the property at issue. The Canal is well to the north and FUD does not own, operate, or maintain and lateral ditches off of the Canal.

I guess what I am driving at is I do not see the need for the Company to "agree" to the partial vacation of an easement it has no interest in as a threshold matter.

Please call with any questions.

Thanks,
Andy

Andrew J. Waldera
SAWTOOTH LAW OFFICES, PLLC
andy@sawtoothlaw.com
www.sawtoothlaw.com

August 14, 2024

Sent via email to kprewett@tollbrothers.com

Toll Brothers Inc.
c/o Kyle Prewett
3103 W. Sheryl Drive, Ste. 100
Meridian, ID 83642

Subject: Relinquishment of Public Utility Easement / Block 3 Lot 8, Block 5 Lot 8 & 10,
Milestone Ranch No. 3, Ada County, ID

Dear Kyle:

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office May 13, 2024, regarding the possible relinquishment of a public utility easement (PUE) located as noted above. The attached Exhibit(s) more specifically identifies the requested area for relinquishment as shown in yellow on Exhibit A and described in Exhibit B.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power will relinquish our interest in 1-foot of the 6-foot PUE that runs along the eastern boundaries of lot 8 (block 3), lot 8 (block 5) and lot 10 (block 5) as depicted on Exhibit A, while retaining the remaining 5-feet of said PUE.

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

Sincerely,

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

Megan Kelly
Associate Real Estate Specialist
Idaho Power | Corporate Real Estate
208-388-2972 | mkelly@idahopower.com

Exhibit A

MILESTONE RANCH SUBDIVISION NO. 3

EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4
OF SECTION 4, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO

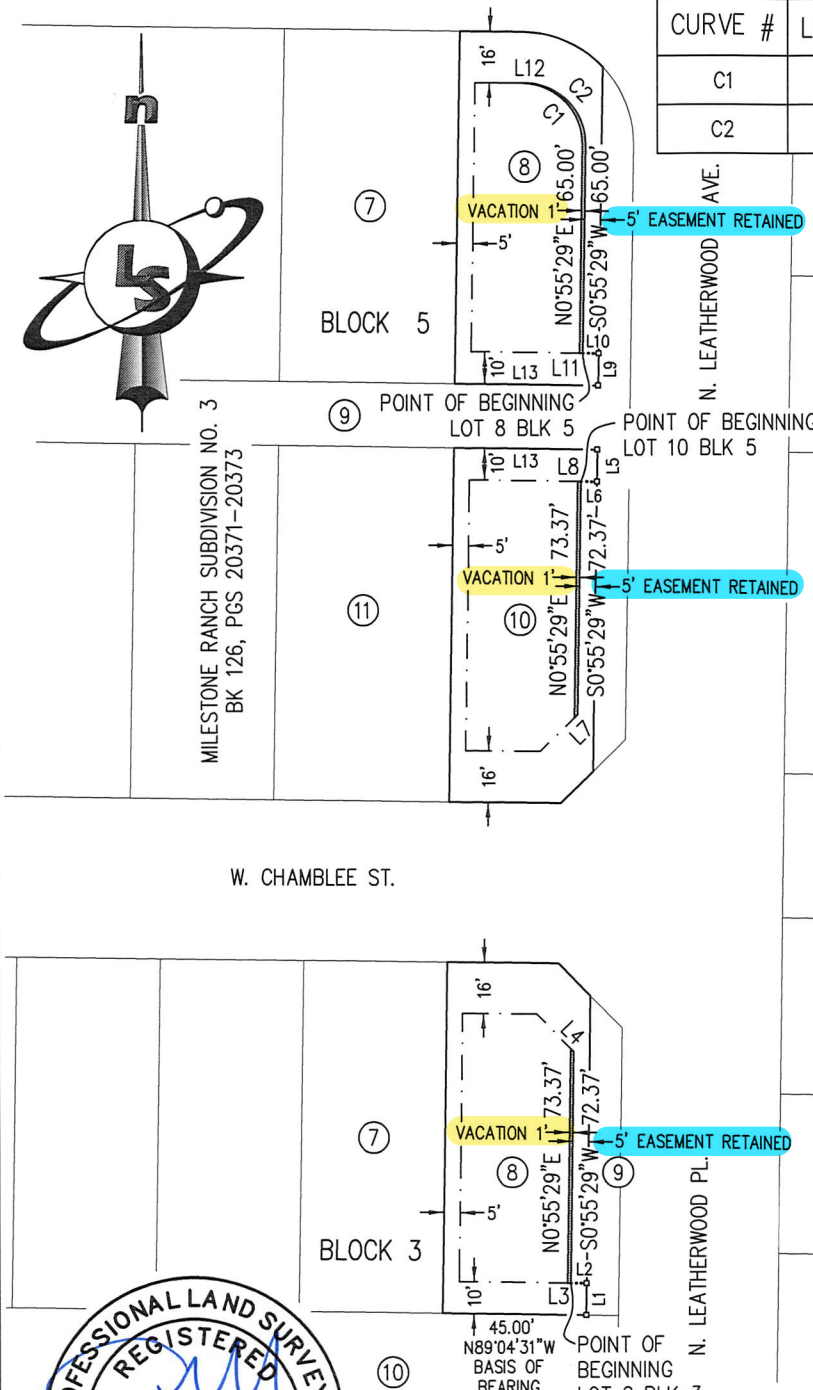
W. STILLMORE ST.

CURVE TABLE

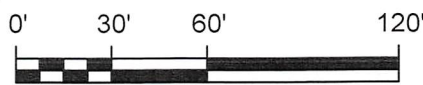
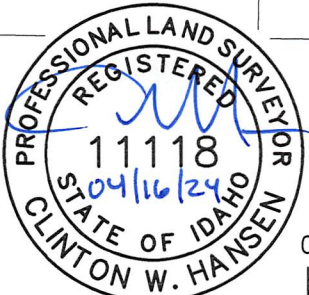
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
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LINE TABLE

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L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



MILESTONE RANCH SUBDIVISION NO. 3
BK 126, PGS 20371-20373



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
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(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

Exhibit B

Legal Description

Milestone Ranch Subdivision No. 3 Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations Lot 8, Block 3, and Lots 8 and 10, Block 5

Parcels being portions of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easements as shown on Lot 8, Block 3, and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3 as shown in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

EASEMENT VACATION – LOT 8, BLOCK 3

Commencing at a point marking the southeast corner of said Lot 8 of Block 3, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 8, BLOCK 5

Commencing at a point marking the southeast corner of said Lot 8 of Block 5, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

Thence continuing along said westerly boundary a distance of 29.85 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 44°04'31" W a distance of 26.87 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet to a point of curvature;

Thence a distance of 29.85 feet along the arc of a 19.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 44°04'31" E a distance of 26.87 feet to a point;

Thence S 0°55'29" W a distance of 65.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 84 square feet, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
April 16, 2024



Telephone: (208) 629-7447 ext. 216
Facsimile: (208) 629-7559
P.O. Box 7985, Boise, Idaho, 83707



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From: Kyle Prewett <kprewett@tollbrothers.com>
Sent: Monday, September 16, 2024 9:29 AM
To: farmers.union.ditch@gmail.com; Andy Waldera <andy@sawtoothlaw.com>
Cc: Martin Taylor <mtaylor1@tollbrothers.com>; Hannah Shurance <HShurance@tollbrothers.com>
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Good Morning Andy,

I'm following up on the voicemail I left you this morning regarding the Milestone Ranch No. 3 easement vacation request that was submitted to FUDC in April. FUDC informed me that it would be best to reach out to you for an update.

I would also like to clarify the request. The surveyor for the project clarified that the easements I described in the notice, a 1-foot portion of the 16-foot PUID easement encumbering the *eastern* boundary of the subject lots, was an inaccurate depiction of the actual easements that encumber the subject lots. The common lots adjacent to the lots subject to the application, Lot 9, Block 3, and Lot 9, Block 5, are encumbered by the 16-foot easement since they have lot lines common to public streets, however, the common lots are only 10 feet wide in this area and the easements do not encroach past their lot area. For this reason, the buildable subject lots have a separate 6-foot PUID easement on the eastern lot line adjacent to the common lots, so that joint trench still had 16 feet of easement area total.

Please let me know if you have any questions or need further information.

Thank you,

Kyle Prewett

Land Entitlement Manager, Idaho

Toll Brothers

3103 W Sheryl Dr, #100, Meridian, Idaho 83642

Office: (208) 576-3625 | Cell: (831) 801-9724



Toll Brothers

**FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW**

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From: Hannah Shurance <HShurance@tollbrothers.com>

Sent: Thursday, July 25, 2024 11:46 AM

To: Kyle Prewett <kprewett@tollbrothers.com>; farmers.union.ditch@gmail.com

Cc: Martin Taylor <mtaylor1@tollbrothers.com>

Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Good morning,

I am following up on the email below. Please let me know if you have any questions for me regarding this. If not, could you please respond with approval via email or by signing the form in the below email.

Thanks,

Hannah Shurance

Assistant Land Development Manager

Toll Brothers

3103 W Sheryl Dr, #100, Meridian, Idaho 83642

Cell: (520) 870-4501



Toll Brothers

**FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW**

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From: Kyle Prewett <kprewett@tollbrothers.com>

Sent: Monday, April 29, 2024 10:26 AM

To: farmers.union.ditch@gmail.com

Cc: Hannah Shurance <HShurance@tollbrothers.com>; Martin Taylor <mtaylor1@tollbrothers.com>

Subject: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Good Morning,

Please see the attached notice of Toll Brothers' intent to vacate a 1' portion of the existing 16' public utility, pressure irrigation, and lot drainage easement encumbering Lot 8, Block 3; Lot 8, Block 5; and Lot 10, Block 5 of Milestone Ranch Subdivision No. 3.

If the proposed vacation is acceptable, could you please sign the attached relinquishment form and return it to me at your earliest convenience? If needed, I can provide you with a pre-paid shipping label to ship the relinquishment form back to me. The City of Star also allows email correspondence to act as approval of the vacation if that is your preference.

Please let me know if you have any questions or concerns.

Thank you,

Kyle Prewett

Land Entitlement Manager, Idaho

Toll Brothers

3103 W Sheryl Dr, #100, Meridian, Idaho 83642

Office: (208) 576-3625 | Cell: (831) 801-9724

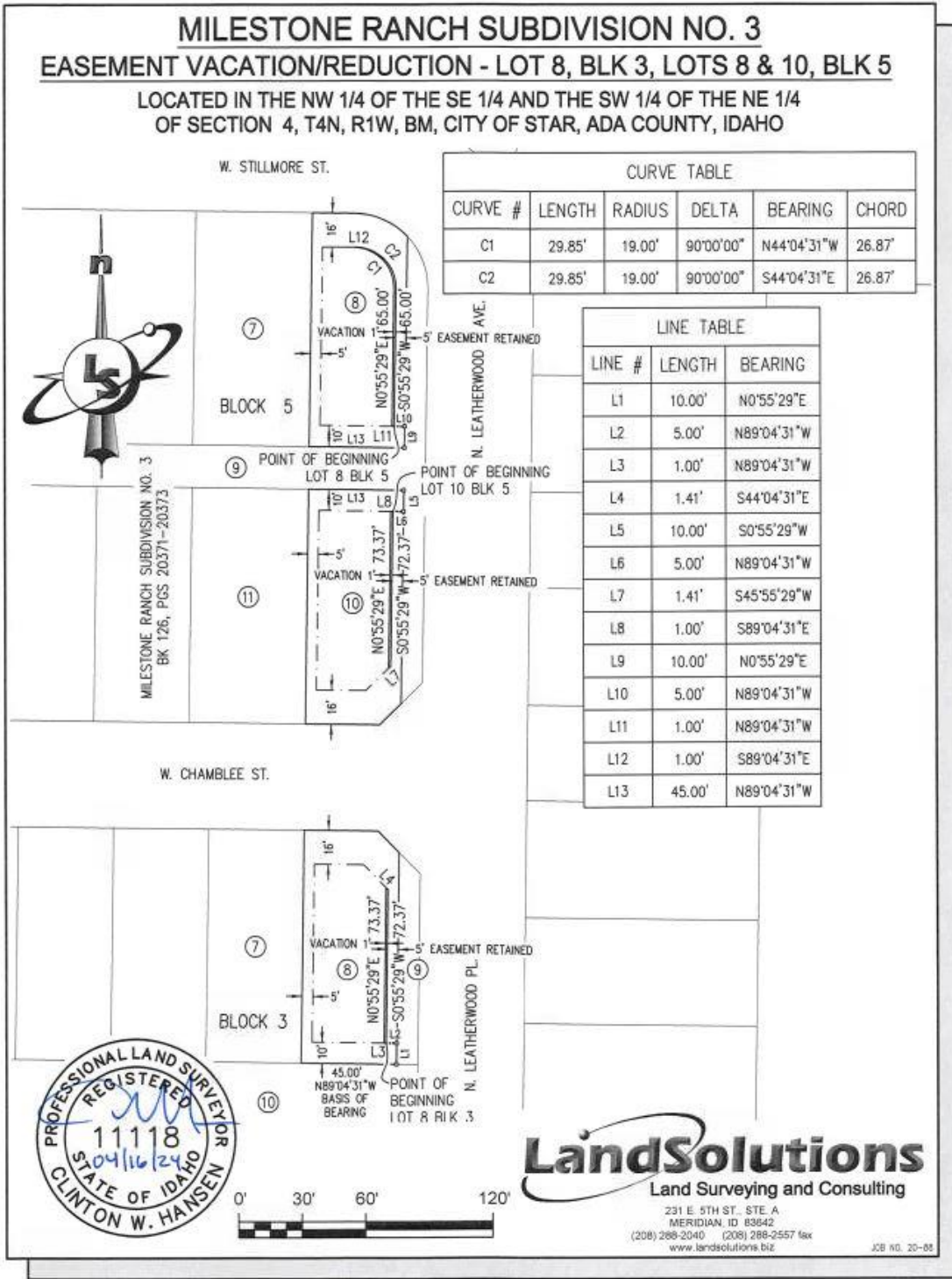


Toll Brothers[®]

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10 YEARS IN A ROW**

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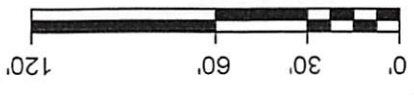
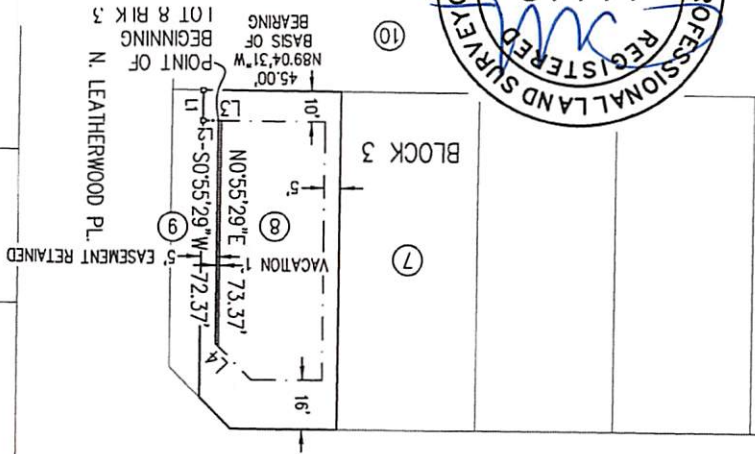
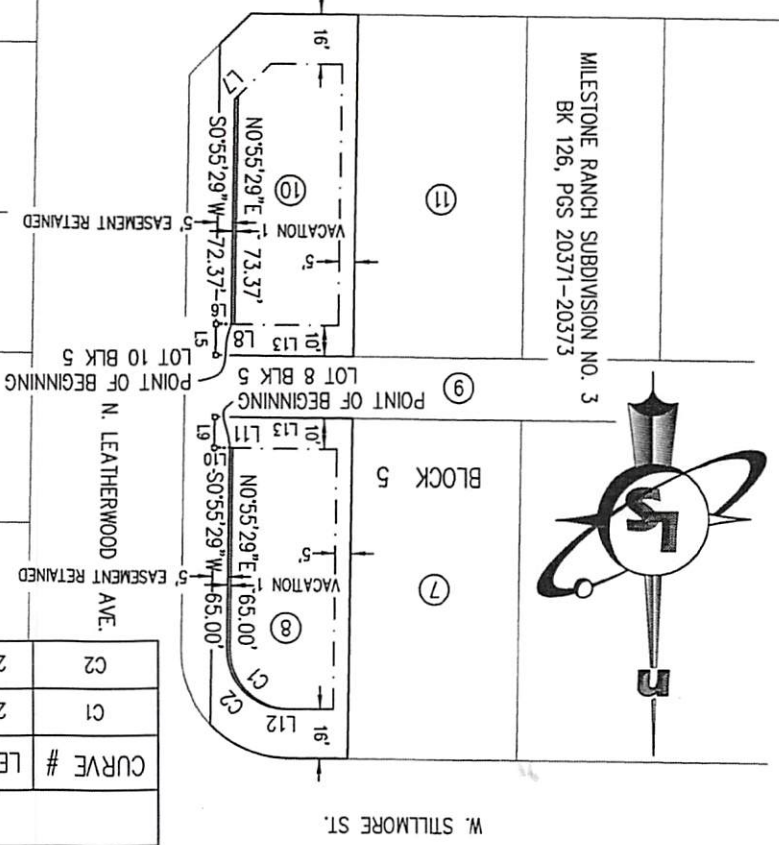
Exhibit "A"



MILESTONE RANCH SUBDIVISION NO. 3 EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO

CURVE TABLE				
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C2	29.85'	19.00'	90°00'00"	S44°04'31"E
CHORD				26.87'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N0°55'29"E
L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



Land Solutions
Land Surveying and Consulting

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

JOB NO. 20-88

Legal Description
Milestone Ranch Subdivision No. 3
Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations
Lot 8, Block 3, and Lots 8 and 10, Block 5

Parcels being portions of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easements as shown on Lot 8, Block 3, and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3 as shown in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

EASEMENT VACATION – LOT 8, BLOCK 3

Commencing at a point marking the southeast corner of said Lot 8 of Block 3, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 8, BLOCK 5

Commencing at a point marking the southeast corner of said Lot 8 of Block 5, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

Thence continuing along said westerly boundary a distance of 29.85 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 44°04'31" W a distance of 26.87 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet to a point of curvature;

Thence a distance of 29.85 feet along the arc of a 19.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 44°04'31" E a distance of 26.87 feet to a point;

Thence S 0°55'29" W a distance of 65.00 feet to the **POINT OF BEGINNING**.

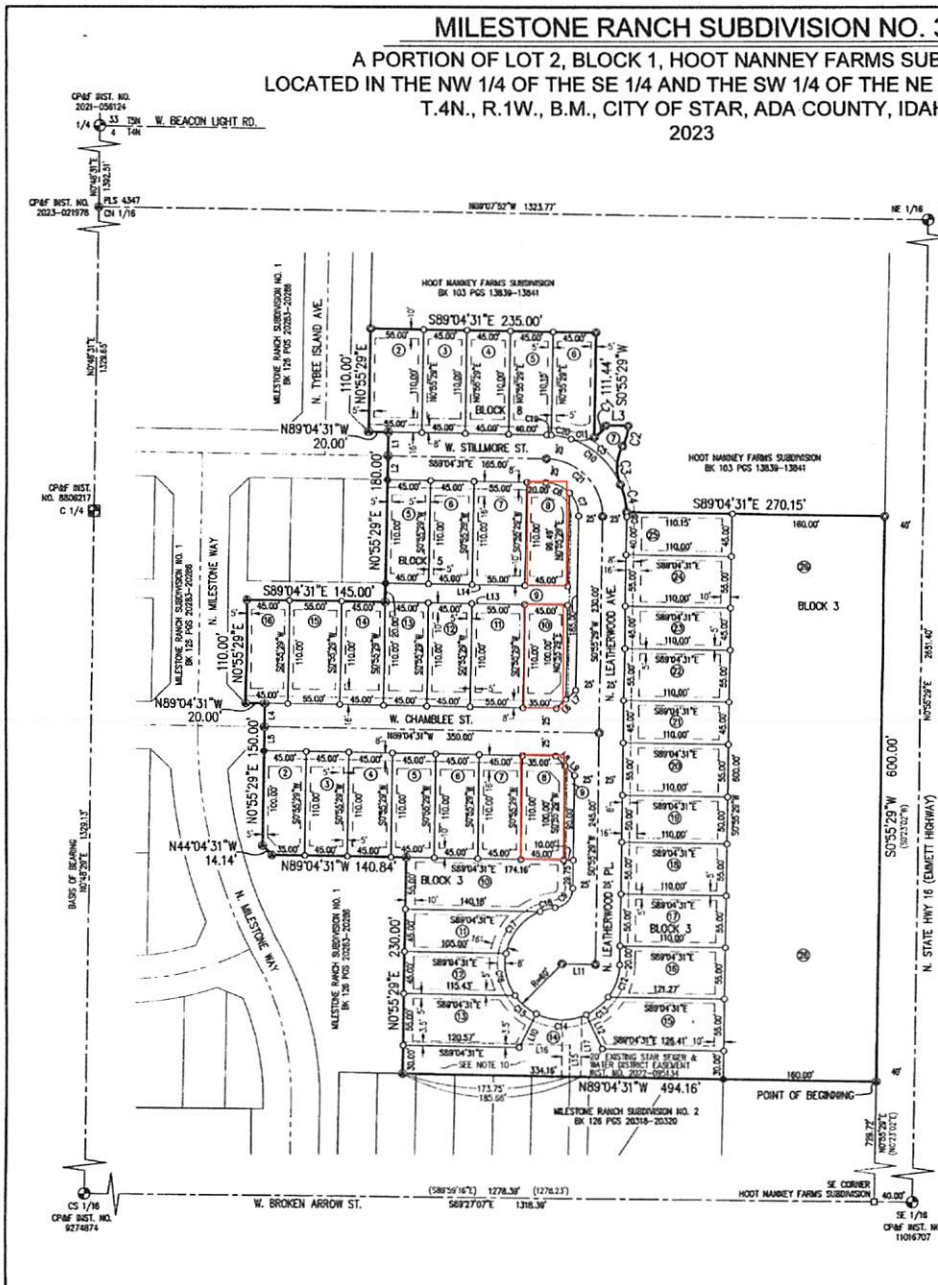
Said parcel contains 84 square feet, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
April 16, 2024



MILESTONE RANCH SUBDIVISION NO. 3

A PORTION OF LOT 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
 LOCATED IN 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., CITY OF STAR, ADA COUNTY, IDAHO
 2023



CURVE TABLE					CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	17.82	30.00	34°12'12"	N43°54'23"E	17.96	C12	37.37	60.00	67°00'00"	N88°46'03"E	38.77
C2	22.79	46.00	28°22'58"	S15°50'57"W	22.85	C13	29.80	60.00	28°22'58"	N52°50'47"E	29.51
C3	41.82	46.00	52°00'36"	S37°38'36"W	40.40	C14	54.12	60.00	57°41'02"	S89°04'31"E	52.31
C4	30.17	85.00	20°20'20"	S12°37'01"E	30.02	C15	29.82	60.00	28°22'58"	S48°59'49"E	29.51
C5	72.05	85.00	48°54'11"	N47°04'17"W	68.92	C16	47.42	60.00	48°16'46"	S12°07'15"E	46.18
C6	27.85	35.00	45°30'00"	N88°46'36"W	27.12	C17	56.53	60.00	56°30'58"	S38°58'37"W	57.12
C7	27.13	35.00	44°34'58"	N27°16'36"W	26.48	C18	16.49	60.00	15°45'03"	S75°14'38"W	16.44
C8	5.00	85.00	372°20"	N8°45'41"W	5.00	C19	5.00	85.00	372°20"	N87°23'29"W	5.00
C9	30.15	21.00	82°11'42"	N42°04'20"E	27.61	C20	21.25	85.00	14°20'48"	N78°31'47"W	21.25
C10	133.57	85.00	60°00'00"	N44°04'31"W	120.21	C21	94.25	60.00	60°00'00"	N44°04'31"W	84.85
C11	24.89	30.00	47°43'08"	N84°47'53"E	24.27						



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.00	S0°50'29"W	L5	25.00	S0°50'29"W	L9	14.14	N44°04'31"W	L13	190.00	N89°04'31"W
L2	25.00	S0°50'29"W	L6	14.14	N45°50'29"E	L10	40.00	S28°46'00"W	L14	190.00	N89°04'31"W
L3	25.00	S89°04'31"E	L7	14.14	N45°50'29"E	L11	35.00	N89°04'31"W	L15	33.50	N0°52'56"E
L4	25.00	S0°50'29"W	L8	14.14	N44°04'31"W	L12	40.00	S34°50'02"E	L16	51.50	S89°04'31"E
									L17	63.85	N0°52'56"E

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
- ⑩ LOT NUMBER
- (S89°30'37") RECORD DATA
- SECTION LINE
- - - CENTER LINE
- - - ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT LINE
- - - SEE NOTE 10
- - - ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. 2023-042158
- - - 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

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 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 PLAN.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3606(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THEIR IRRIGATION ENTRIES, 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 8, 14 AND 20, BLOCK 3, LOT 8, BLOCK 4, AND LOT 7, BLOCK 6 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 22-4603, 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 BECAME IT 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. 2022-041198, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOT 13 AND 14, BLOCK 3 AS SHOWN HEREON ARE SERVIENT TO AND CONTAINS 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 16, 2015 AS INSTRUMENT NO. 2015-10256, 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 40-2232, 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. 2023-040796, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY AND STATE HIGHWAY 16 IS PROHIBITED.
- SEE INSTRUMENTS NOS. 2023-028288 AND VAC-23-01, RECORDS OF ADA COUNTY, IDAHO FOR VACATION OF EXISTING PLATTED INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE AND IRRIGATION, AND IDAHO POWER EASEMENTS FOR THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.
- SEE INSTRUMENT NOS. 2022-020885 AND 2023-032857, RECORDS OF ADA COUNTY, IDAHO, FOR THE RELEASE OF THE HISTORIC IDAHO POWER OVERHEAD LINE EASEMENTS PER NOTE 8 OF HOOT NANNEY FARMS SUBDIVISION.
- LOT 7, BLOCK 8 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS FOR FUTURE RESIDENTIAL LOTS. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH, FILED AND RECORDED AS INSTRUMENT NO. 2023-062342, RECORDS OF ADA COUNTY, AND AS MAY BE AMENDED.

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, MORGLEY'S FULLY SUBDIVISION, THE TRELLES SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 1206, 4031, 5821, 5716, 6891, 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.



Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

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 Land Surveying and Consulting
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MILESTONE RANCH SUBDIVISION NO. 3

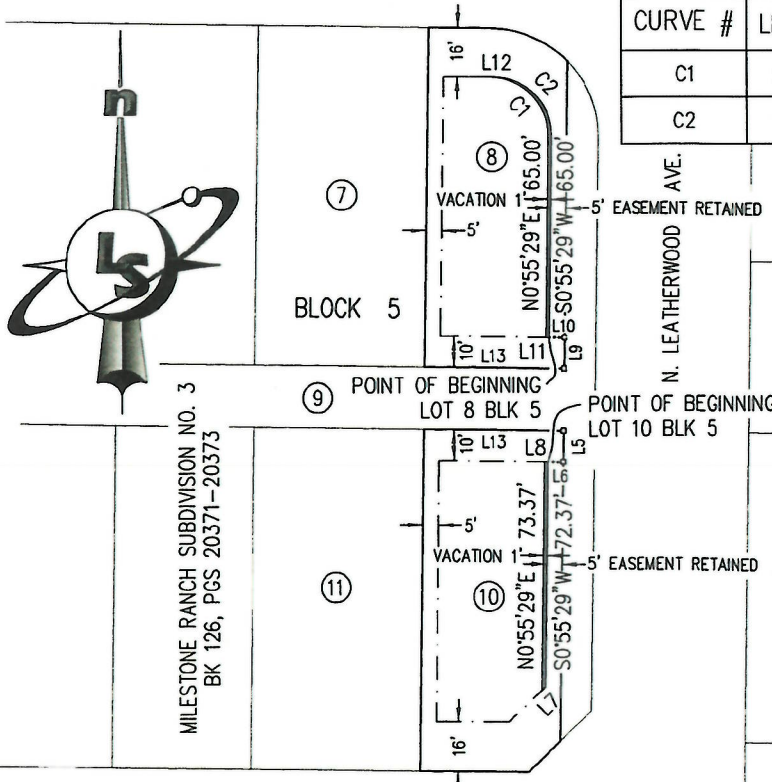
EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4
OF SECTION 4, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO

W. STILLMORE ST.

CURVE TABLE

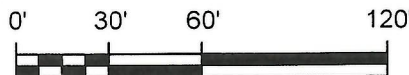
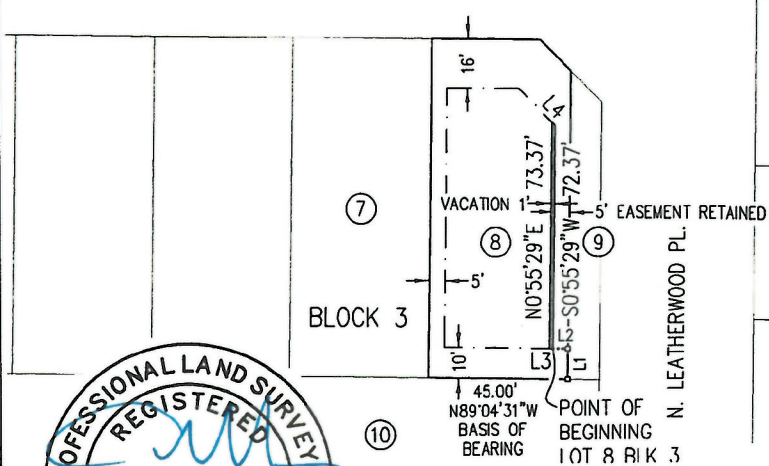
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.85'	19.00'	90°00'00"	N44°04'31"W	26.87'
C2	29.85'	19.00'	90°00'00"	S44°04'31"E	26.87'



LINE TABLE

LINE #	LENGTH	BEARING
L1	10.00'	N0°55'29"E
L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W

W. CHAMBLEE ST.



LandSolutions
Land Surveying and Consulting

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

Legal Description
Milestone Ranch Subdivision No. 3
Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations
Lot 8, Block 3, and Lots 8 and 10, Block 5

Parcels being portions of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easements as shown on Lot 8, Block 3, and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3 as shown in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

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Commencing at a point marking the southeast corner of said Lot 8 of Block 3, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

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Said parcel contains 73 square feet, more or less.

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Commencing at a point marking the southeast corner of said Lot 8 of Block 5, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

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Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

Thence continuing along said westerly boundary a distance of 29.85 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 44°04'31" W a distance of 26.87 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet to a point of curvature;

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Thence S 0°55'29" W a distance of 65.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 84 square feet, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
April 16, 2024



EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of

By: [Signature]

Title: Chairman

Date: 05-17-2024

State of Idaho)
County of Ada) SS

On this 17th day of May, 20²⁴, before me, the undersigned, a Notary Public in and for said state, personally appeared John A. Kirtley, known or identified to me to be the Chairman of the Corporation known as Star Senior Water, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation'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.



Terra A. Estrada
Notary Public for the State of Idaho
Star, ID
Residing at
02-24-2026
Commission Expires

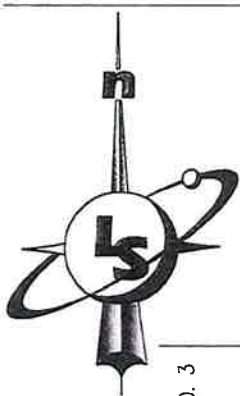
MILESTONE RANCH SUBDIVISION NO. 3

EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

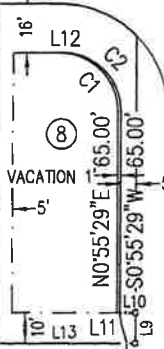
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W. STILLMORE ST.

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7
BLOCK 5



N. LEATHERWOOD AVE.

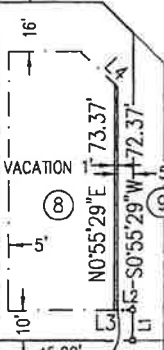
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L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W

MILESTONE RANCH SUBDIVISION NO. 3
BK 126, PGS 20371-20373

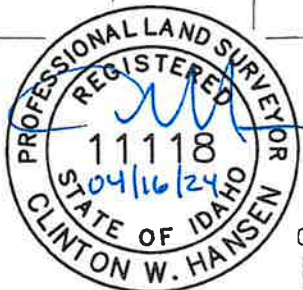
9 POINT OF BEGINNING LOT 8 BLK 5
POINT OF BEGINNING LOT 10 BLK 5

W. CHAMBLEE ST.

7
BLOCK 3



N. LEATHERWOOD PL.



LandSolutions
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Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 8, BLOCK 5

Commencing at a point marking the southeast corner of said Lot 8 of Block 5, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

Thence continuing along said westerly boundary a distance of 29.85 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 44°04'31" W a distance of 26.87 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet to a point of curvature;

Thence a distance of 29.85 feet along the arc of a 19.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 44°04'31" E a distance of 26.87 feet to a point;

Thence S 0°55'29" W a distance of 65.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 84 square feet, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
April 16, 2024



