



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** June 4, 2024

**FILE(S) #:** VAC-24-01- Vacation of Star Sewer & Water District Easements located on the Star Crest Ranch Apartments Property

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

Baron Properties, LLC  
1401 17<sup>th</sup> Street Suite 700  
Denver, CO 80202  
Meridian, ID 83642

**Representative:**

Keith Morse, PE  
JUB Engineers, Inc.  
2760 W. Excursion Lane Suite 400  
Meridian, ID 83642

### REQUEST

**Request:** The Applicant is seeking approval of a vacation of existing Star Sewer and Water District easements within the Star Crest Ranch Apartments property, located at 680 S. Calhoun Place, Star, Idaho.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located north of Wildbranch Road, west of Highway 16 in Star, Idaho; Ada County Parcel S0416131500.

### APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

April 15, 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**

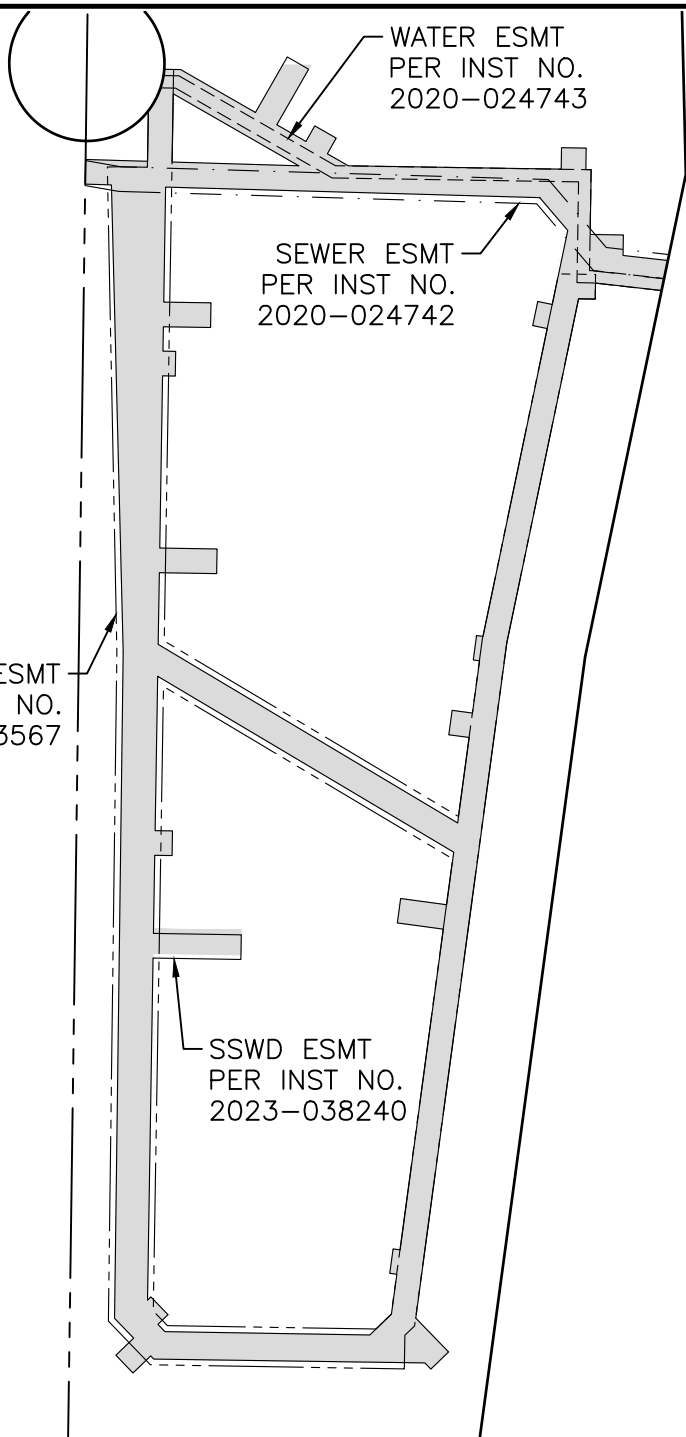
The Star City Council \_\_\_\_\_ File VAC-24-01 Easement Vacation for Star Crest Ranch Apartments on \_\_\_\_\_, 2024.







\\jub.com\Central\Clients\ID\BaronProperties\Projects\10-21-056\_CrystalSpringsApt\Agency\Applications\SSWDEsmntVac\VacateExhibit.dwg, 04/09/24 12:13:37pm, pmohlike




# LEGEND

- 2020-024742
- 2020-024743
- 2020-093567
- 2023-038240
- NEW EASEMENT

## EXHIBIT



PRJ NO: 10-18-128  
  
 J-U-B ENGINEERS, INC.

STAR SEWER AND WATER DISTRICT  
 SEWER AND WATER EASEMENT  
 SITUATED IN THE SW QUARTER OF THE NE QUARTER OF SECTION 31  
 T.4N., R.1W., B.M., CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO

SHEET  
 1 OF 1

**HELPING EACH OTHER**  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

City of Star  
10769 W State St  
Star, ID 83669

April 4, 2024

Dear Sirs,

J-U-B Engineers, Inc. is seeking to vacate four existing Star Sewer and Water District (SSWD) easements located on the *Star Crest Ranch Apartments* property, **Parcel S0416131500**. Currently, there are multiple overlapping sewer and water easements on the property. A new easement, **2024-013610**, was recorded on **03/18-2024**, to encompass all Star Sewer and Water District assets on the property.

Easements to be vacated are:

**Easement 2020-024742**, attached as Exhibit 1, is an existing SSWD sanitary sewer easement. The area covered by this easement is included in the new easement.

**Easement 2020-024743**, attached as Exhibit 2, is an existing SSWD water easement. The area covered by this easement is included in the new easement.

**Easement 2020-093567**, attached as Exhibit 3, is an existing SSWD sewer and water easement. This was for work that was proposed, but not constructed. This easement is superseded by the new easement.

**Easement 2023-038240**, attached as Exhibit 4, is an existing SSWD sewer and water easement. This easement encompasses all constructed SSWD facilities. However, portions of constructed buildings encroach into the easements. This easement is superseded by the new easement.

Please do not hesitate to let me know if I can provide any additional information to clarify the requested easement vacation. I can be reached via email at [kmorse@jub.com](mailto:kmorse@jub.com) or by phone 208.376.7330.

Sincerely,  
J-U-B ENGINEERS, INC.

A handwritten signature in blue ink that reads "Keith H. Morse".

Keith Morse, PE  
Project Manager/Engineer



# VACATION APPLICATION

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

FILE NO.: <u>VAC-24-01</u>
Date Application Received: <u>4-15-24</u> Fee Paid: <u>980.<sup>00</sup></u>
Processed by: _____

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name:

J-U-B Engineers, Inc. - Keith Morse, PE

Applicant Address: 2760 W Excursion Lane, Ste 400 Meridian, ID Zip: 83642

Phone: (208) 376-7330 Email: kmorse@jub.com

Owner Name: Baron Properties, LLC

Owner Address: 1401 17th Street, Ste 700 Denver, CO Zip: 80202

Phone: (720) 488-2008 Email: kmorse@jub.com

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

Contact: Keith H. Morse, PE Firm Name: J-U-B Engineers, Inc.

Address: 2760 W. Excursion Ln., Ste 400, Meridian, Idaho Zip: 83642

Phone: 208-376-7330 Email: kmorse@jub.com

## Property Information:

Site Location:

680 S Calhoun Place, Southwest of Highway 16 and State Street, Star, ID

Parcel Number(s):

S0416131500

Approved Zoning Designation: Rural Transitional (RT)

## Application Requirements:

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

Applicant	Description	Staff
(v)		(v)
N/A <small>Per Barbara Norgrove</small>	Pre-application meeting with the Planning Department required prior to submittal.	✓
X	Completed and signed Vacation Application	✓
X	Fee	✓

X	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.	
X	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>	

X	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
X	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>	
X	Copy of recorded deed.	
X	Electronic copy of vicinity map showing the location of subject property	
X	Electronic copy of site plan or plat showing the proposed vacation	
X	Submit <b>recorded</b> copy of Survey to the Star City Planning Department prior to any building permits being issued.	

**FEE REQUIREMENT:**

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

  
 Applicant Representative Signature

  
 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.

## AGREEMENT FOR PERMANENT EASEMENT

This easement agreement between Star Crest Apts LLC, a Colorado limited liability company hereinafter referred to as "GRANTOR," and the Star Sewer and Water District, a sewer and water district in the County of Ada, State of Idaho, P.O. Box 400, Star, Idaho, hereafter referred to as the "DISTRICT," state:

WHEREAS: The GRANTOR is the record owner of the following described real estate in Ada County, State of Idaho.

**See Exhibit "A"**

And has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW, THEREFORE, in view of the premises and for good and valuable consideration by the DISTRICT to the GRANTOR, the receipt of all of which hereby is acknowledged by the GRANTOR, they agree as follows:

The GRANTOR does hereby grant, assign and convey to the DISTRICT:

### **A permanent easement as described in Exhibit "C"**

1. The GRANTOR by these presents does grant, bargain and convey unto the DISTRICT and its successors and assigns, a permanent easement over and across the following described property to construct or reconstruct, maintain, inspect, operate, protect, repair, replace, alter or move pipelines and appurtenant structures on said permanent easement.
2. The GRANTOR herein agrees not to build, create or construct, or permit to be built, created or constructed, any obstruction, building or other structures over or that would interfere with said pipelines, or DISTRICT's rights hereunder.
3. The DISTRICT (through its proper officers, agents or employees) shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the DISTRICT's use, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.
  - a. The DISTRICT agrees to restore, to their pre-entry condition, areas within the easement that are damaged during maintenance/repair of sewer facilities.
  - b. The DISTRICT agrees to replace and/or repair any fences removed or damaged during sewer facility maintenance/repair.
4. The DISTRICT hereby agrees to hold and save the GRANTOR harmless from any and all claims of third parties arising from DISTRICT's use of the rights herein granted.
5. The easement described above shall continue for a period of perpetuity.

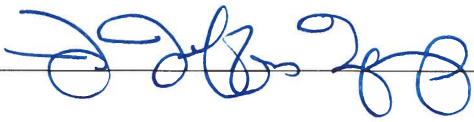


6. With respect to connection and usage of improvements:
- a. The GRANTOR agrees that where GRANTOR connects to said DISTRICT's facilities, that said connections will be made in accordance with DISTRICT standards and shall be inspected and approved by the DISTRICT's Engineer prior to completing the construction.
  - b. The GRANTOR agrees to pay for at the time of connection, at his sole expense, the cost of any such connections made to the DISTRICT's facilities and to pay appropriate standard service availability fees and service fees for said connections required by the DISTRICT for permitting and usage of the DISTRICT's facilities.
  - c. The GRANTOR agrees to hold and save the DISTRICT harmless from any and all damages, claims or losses arising out of the GRANTOR's connection to and use of the DISTRICT's improvements constructed in said permanent easements.
7. The DISTRICT shall restore the surface to the same condition as it was prior to completion of laying, constructing, repairing, replacing, substituting, and/or removing pipelines in said permanent easement. The DISTRICT will not be responsible for repairing, replacing, or restoring any permanent structures, trees or bushes placed within the area described in this easement.

In witness whereof the parties have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Grantors

DISTRICT

  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

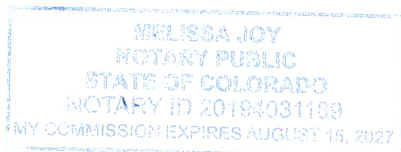
State of Colorado)


) SS

County of Denver)

On this 5 day of March, 2024, before me, the undersigned, a notary public in and for said State, personally appeared Jeffrey Biggs, known or identified to me to be the authorized signatory of the Star Crest Apts LLC, a Colorado limited liability company that executed the within and foregoing instrument on behalf of said Star Crest Apts LLC, a Colorado limited liability company and acknowledged to me that such Star Crest Apts LLC, a Colorado limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal.



  
\_\_\_\_\_  
Notary Public for Colorado  
My Commission Expires: August 15, 2027



State of Idaho)  
                  )       SS  
County of Ada)

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ the  
undersigned, a Notary Public in and for the State of Idaho, personally appeared  
\_\_\_\_\_, \_\_\_\_\_.

IN WITNES WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in  
this certificate first written above.

\_\_\_\_\_  
Notary Public for Idaho  
Residing in \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission # \_\_\_\_\_





**Crystal Springs – Star Crest  
SSWD Replacement Easement  
Boundary Description**

*Project Number 21-394 February 6, 2024*

An easement situated in Parcel B of Record of Survey 10793, records of Ada County, Idaho, in the southwest quarter of the northeast quarter Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, and being more particularly described as follows:

Commencing at the north quarter-section corner of Section 16, Township 4 North, Range 1 West, Boise Meridian, which bears N00°46'55"E, 5263.37 feet from the south quarter-section corner of Section 16;

Thence S00°46'55"W, 1474.52 feet along the north-south centerline of Section 16 to the POINT OF BEGINNING:

Thence S88°17'55"E, 50.34 feet;

Thence N00°55'57"E, 41.11 feet to the cul-de-sac right-of-way line of S. Calhoun Place and the boundary of Parcel B;

Thence 36.46 feet on a non-tangent curve to the left, having a radius of 63.00 feet, a central angle of 33°09'24", a chord bearing of N21°00'43"E, and a chord length of 35.95 feet, along the cul-de-sac right-of-way line of S. Calhoun Place and the boundary of Parcel B;

Thence on a non-tangent line S89°12'20"E, 13.30 feet;

Thence S60°08'42"E, 69.97 feet;

Thence N29°51'18"E, 44.49 feet to the north boundary of Parcel B;

Thence S89°13'05"E, 22.88 feet along the north boundary of Parcel B;

Thence S29°51'18"W, 55.61 feet;

Thence S60°08'42"E, 27.30 feet;

Thence S16°19'13"W, 20.57 feet across the easement to the interior;

Thence N60°08'42"W, 117.49 feet;

Thence S00°55'57"W, 55.44 feet;

Thence S88°17'55"E, 102.85 feet;





*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

Thence N16°19'13"E, 20.57 feet back across the easement to the exterior;  
Thence N29°32'39"E, 14.61 feet;  
Thence S60°08'42"E, 20.00 feet;  
Thence S29°32'39"W, 14.61 feet;  
Thence S60°08'42"E, 20.79 feet;  
Thence S89°13'05"E, 171.81 feet;  
Thence S37°09'43"W, 28.75 feet across the easement to the interior;  
Thence N88°23'18"W, 303.83 feet;  
Thence S00°55'57"W, 93.36 feet;  
Thence S89°04'03"E, 38.35 feet;  
Thence S00°55'57"W, 20.00 feet;  
Thence N89°04'03"W, 38.35 feet;  
Thence S00°55'57"W, 19.85 feet;  
Thence S89°04'03"E, 10.33 feet;  
Thence S00°55'57"W, 20.00 feet;  
Thence N89°04'03"W, 10.33 feet;  
Thence S00°55'57"W, 139.81 feet;  
Thence S89°04'03"E, 46.54 feet;  
Thence S00°55'57"W, 20.00 feet;  
Thence N89°04'03"W, 46.54 feet;  
Thence S00°55'57"W, 58.20 feet;  
Thence S59°11'33"E, 283.07 feet;  
Thence N07°40'46"E, 69.99 feet;  
Thence N82°19'14"W, 16.70 feet;  
Thence N07°40'46"E, 20.00 feet;  
Thence S82°19'14"E, 16.70 feet;  
Thence N07°40'46"E, 42.81 feet;





IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

Thence N82°19'14"W, 5.14 feet;  
Thence N07°40'46"E, 20.00 feet;  
Thence S82°19'14"E, 5.29 feet;  
Thence N11°47'01"E, 255.24 feet;  
Thence N78°12'59"W, 12.04 feet;  
Thence N11°47'01"E, 20.00 feet;  
Thence S78°12'59"E, 12.04 feet;  
Thence N11°47'01"E, 61.38 feet;  
Thence N40°23'51"W, 35.01 feet;  
Thence N37°09'43"E, 28.75 feet back across the easement to the exterior;  
Thence N00°54'08"E, 17.57 feet;  
Thence S89°05'52"E, 20.00 feet;  
Thence S00°54'08"W, 17.38 feet;  
Thence S89°05'52"E, 4.38 feet;  
Thence S00°54'08"W, 52.63 feet;  
Thence S89°05'52"E, 26.94 feet;  
Thence S00°54'08"W, 16.62 feet;  
Thence S83°33'09"E, 36.63 feet to the west right-of-way line of State Highway 16  
and the boundary of Parcel B;  
Thence S11°47'16"W, 24.86 feet along the west right-of-way line of State  
Highway 16 and the boundary of Parcel B;  
Thence N83°34'06"W, 53.98 feet;  
Thence S00°54'08"W, 12.96 feet;  
Thence N89°05'52"W, 13.52 feet;  
Thence S11°47'01"W, 285.61 feet;  
Thence S07°40'46"W, 552.79 feet;  
Thence N80°35'57"W, 20.01 feet across the easement to  
the interior;







IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

Thence N07°40'46"E, 32.60 feet;  
Thence N82°19'14"W, 5.77 feet;  
Thence N07°40'46"E, 20.00 feet;  
Thence S82°19'14"E, 5.77 feet;  
Thence N07°40'46"E, 262.67 feet;  
Thence N82°19'14"W, 37.70 feet;  
Thence N07°40'46"E, 20.00 feet;  
Thence S82°19'14"E, 37.70 feet;  
Thence N07°40'46"E, 43.06 feet;  
Thence N59°17'23"W, 279.56 feet;  
Thence S00°55'57"W, 125.32 feet;  
Thence S89°04'03"E, 14.07 feet;  
Thence S00°55'57"W, 20.00 feet;  
Thence N89°04'03"W, 14.07 feet;  
Thence S00°55'57"W, 59.69 feet;  
Thence S89°04'03"E, 71.28 feet;  
Thence S00°55'57"W, 20.00 feet;  
Thence N89°04'03"W, 71.28 feet;  
Thence S00°55'57"W, 281.50 feet;  
Thence N46°03'40"E, 3.84 feet;  
Thence S43°56'20"E, 20.00 feet;  
Thence S46°03'40"W, 11.33 feet;  
Thence S43°56'20"E, 8.24 feet;  
Thence S89°04'03"E, 166.31 feet;  
Thence N45°55'57"E, 24.43 feet;  
Thence S80°35'57"E, 20.01 feet back across the easement  
to the exterior;





IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

Thence S44°04'03"E, 38.25 feet;

Thence S45°55'57"W, 20.00 feet;

Thence N44°04'03"W, 6.97 feet;

Thence N89°11'27"W, 220.08 feet;

Thence N43°56'20"W, 3.58 feet;

Thence S46°03'40"W, 20.00 feet;

Thence N43°56'20"W, 20.00 feet;

Thence N46°03'40"E, 20.02 feet;

Thence N44°00'15"W, 22.35 feet;

Thence N00°44'47"E, 541.26 feet;

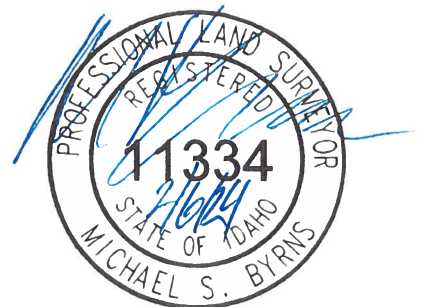
Thence N01°26'25"W, 378.93 feet;

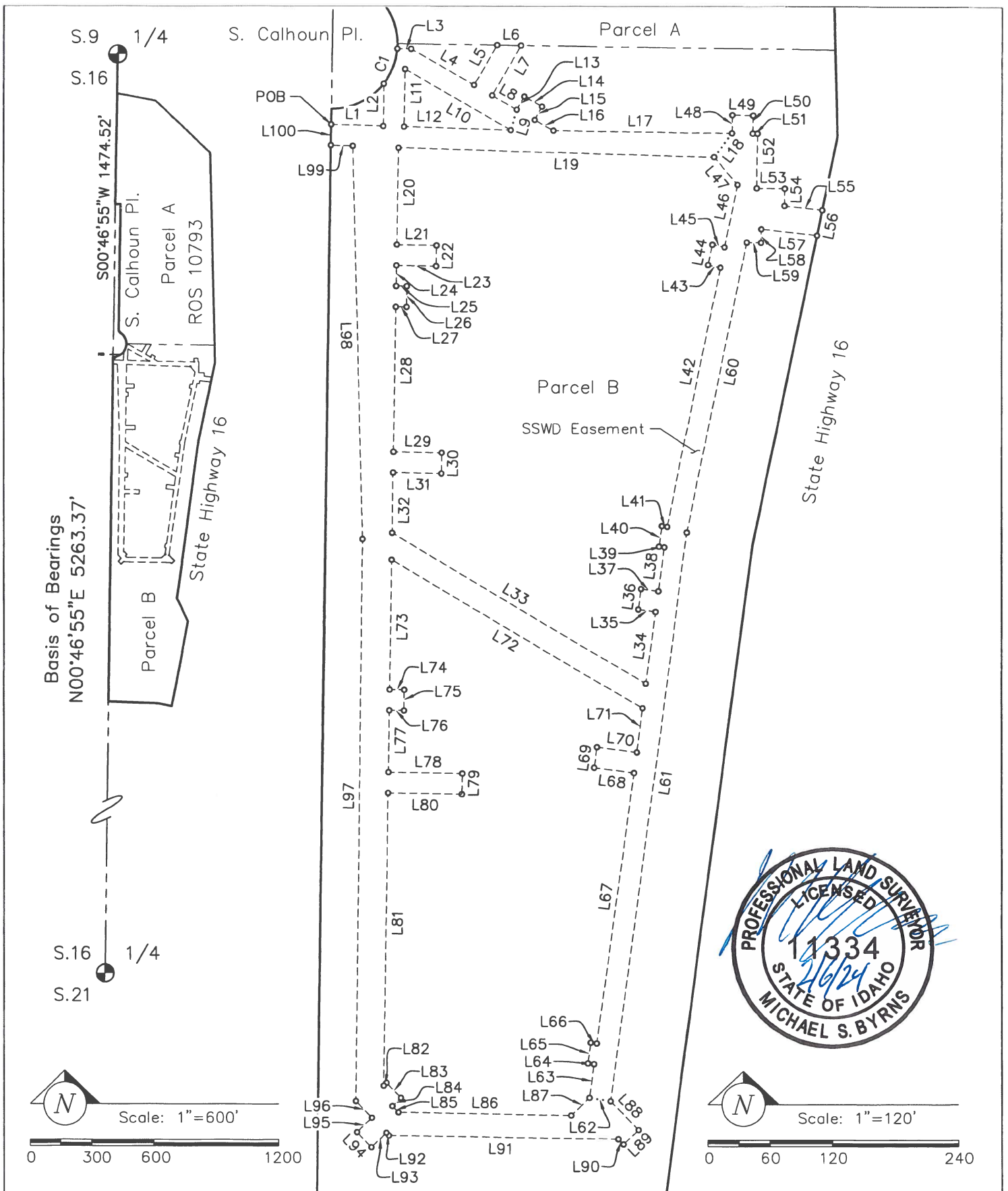
Thence N88°17'55"W, 21.31 feet to the north-south centerline of Section 16 and boundary of Parcel B;

Thence N00°46'55"E, 20.00 feet along the north-south centerline of Section 16 and boundary of Parcel B to the POINT OF BEGINNING.

The above-described easement contains 1.88 acres, more or less.

Prepared from information of record: ROS No. 10793 and construction plans by JUB Engineers.





P:\Crystal Springs Star Crest 21-394\dwg\2023-02-13 SSWD Easement\SSWD Easement - To Miss Bldg.dwg 2/6/2024 4:48:22 PM

<p>9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570</p>	<p>Exhibit Drawing for <b>Crystal Springs - Star Crest SSWD Replacement Easement</b></p> <p>Situated in the SW1/4 of the NE1/4 of Section 16, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.</p>	Job No. 21-394
		Sheet No. 1
		Dwg. Date 2/6/2024



Line Table		
Line	Bearing	Length
L1	S88°17'55"E	50.34'
L2	N00°55'57"E	41.11'
L3	S89°12'20"E	13.30'
L4	S60°08'42"E	69.97'
L5	N29°51'18"E	44.49'
L6	S89°13'05"E	22.88'
L7	S29°51'18"W	55.61'
L8	S60°08'42"E	27.30'
L9	S16°19'13"W	20.57'
L10	N60°08'42"W	117.49'
L11	S00°55'57"W	55.44'
L12	S88°17'55"E	102.85'
L13	N29°32'39"E	14.61'
L14	S60°08'42"E	20.00'
L15	S29°32'39"W	14.61'
L16	S60°08'42"E	20.79'
L17	S89°13'05"E	171.81'
L18	S37°09'43"W	28.75'
L19	N88°23'18"W	303.83'
L20	S00°55'57"W	93.36'
L21	S89°04'03"E	38.35'
L22	S00°55'57"W	20.00'
L23	N89°04'03"W	38.35'
L24	S00°55'57"W	19.85'
L25	S89°04'03"E	10.33'
L26	S00°55'57"W	20.00'
L27	N89°04'03"W	10.33'
L28	S00°55'57"W	139.81'
L29	S89°04'03"E	46.54'
L30	S00°55'57"W	20.00'
L31	N89°04'03"W	46.54'
L32	S00°55'57"W	58.20'
L33	S59°11'33"E	283.07'
L34	N07°40'46"E	69.99'
L35	N82°19'14"W	16.70'

Line Table		
Line	Bearing	Length
L36	N07°40'46"E	20.00'
L37	S82°19'14"E	16.70'
L38	N07°40'46"E	42.81'
L39	N82°19'14"W	5.14'
L40	N07°40'46"E	20.00'
L41	S82°19'14"E	5.29'
L42	N11°47'01"E	255.24'
L43	N78°12'59"W	12.04'
L44	N11°47'01"E	20.00'
L45	S78°12'59"E	12.04'
L46	N11°47'01"E	61.38'
L47	N40°23'51"W	35.01'
L48	N00°54'08"E	17.57'
L49	S89°05'52"E	20.00'
L50	S00°54'08"W	17.38'
L51	S89°05'52"E	4.38'
L52	S00°54'08"W	52.63'
L53	S89°05'52"E	26.94'
L54	S00°54'08"W	16.62'
L55	S83°33'09"E	36.63'
L56	S11°47'16"W	24.86'
L57	N83°34'06"W	53.98'
L58	S00°54'08"W	12.96'
L59	N89°05'52"W	13.52'
L60	S11°47'01"W	285.61'
L61	S07°40'46"W	552.79'
L62	N80°35'57"W	20.01'
L63	N07°40'46"E	32.60'
L64	N82°19'14"W	5.77'
L65	N07°40'46"E	20.00'
L66	S82°19'14"E	5.77'
L67	N07°40'46"E	262.67'
L68	N82°19'14"W	37.70'
L69	N07°40'46"E	20.00'
L70	S82°19'14"E	37.70'

Line Table		
Line	Bearing	Length
L71	N07°40'46"E	43.06'
L72	N59°17'23"W	279.56'
L73	S00°55'57"W	125.32'
L74	S89°04'03"E	14.07'
L75	S00°55'57"W	20.00'
L76	N89°04'03"W	14.07'
L77	S00°55'57"W	59.69'
L78	S89°04'03"E	71.28'
L79	S00°55'57"W	20.00'
L80	N89°04'03"W	71.28'
L81	S00°55'57"W	281.50'
L82	N46°03'40"E	3.84'
L83	S43°56'20"E	20.00'
L84	S46°03'40"W	11.33'
L85	S43°56'20"E	8.24'
L86	S89°04'03"E	166.31'
L87	N45°55'57"E	24.43'
L88	S44°04'03"E	38.25'
L89	S45°55'57"W	20.00'
L90	N44°04'03"W	6.97'
L91	N89°11'27"W	220.08'
L92	N43°56'20"W	3.58'
L93	S46°03'40"W	20.00'
L94	N43°56'20"W	20.00'
L95	N46°03'40"E	20.02'
L96	N44°00'15"W	22.35'
L97	N00°44'47"E	541.26'
L98	N01°26'25"W	378.93'
L99	N88°17'55"W	21.31'
L100	N00°46'55"E	20.00'



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	36.46'	63.00'	33°09'24"	N21°00'43"E	35.95'

P:\Crystal Springs Star Crest 21-394\dwg\2023-02-13 SSWD Easement\SSWD Easement To Miss Bldg.dwg 2/6/2024 4:48:39 PM

	9955 W EMERALD ST BOISE, IDAHO 83704 (208) 846-8570	Exhibit Drawing for <b>Crystal Springs – Star Crest          SSWD Replacement Easement</b>	Job No. 21-394
	Situated in the SW1/4 of the NE1/4 of Section 16, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.	Sheet No. <b>2</b>	Dwg. Date 2/6/2024