



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: August 19, 2025

FILE(S) #: VAC-25-01- Vacation of Utility Easements located on Lots 9, 10, 11 & 12, Block 5 of Cresta Del Sol 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 Lots 9, 10, 11 & 12, Block 5 of Cresta Del Sol Subdivision #3. The easements being vacated are permanent easements for public utilities, pressure irrigation and lot drainage. Once vacated, the lot lines will be modified through the lot-line adjustment process.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. Beacon Light Road, west of N. Pollard Lane in Star, Idaho.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

July 11, 2025

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

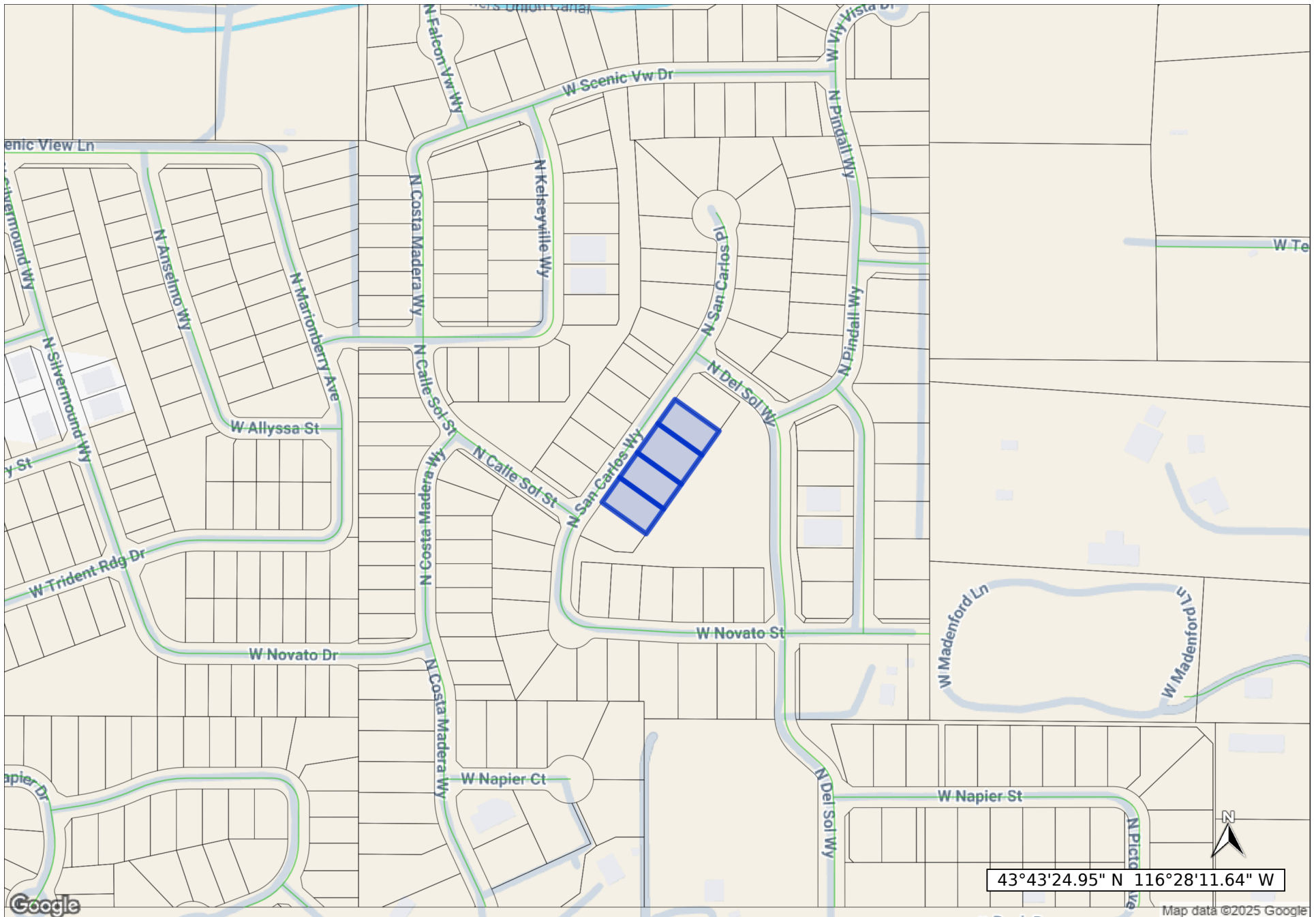
1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-25-01 Easement Vacation for Lots 9, 10, 11, & 12, Block 5 of Cresta Del Sol Subdivision #3 on _____, 2025.

Cresta Del Sol No. 3 - Vacation

Lots 9, 10, 11, & 12 - Block 5



Toll Brothers[®] LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

January 6, 2024

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

RE: Cresta Del Sol Subdivision No. 3 – Lots 9, 10, 11, & 12, Block 5 – Vacation Application

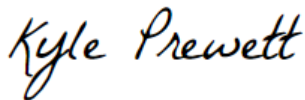
Dear Planning Staff,

Attached for your review is a Vacation application for Cresta Del Sol Subdivision. The easements to be vacated are the five-foot permanent easements on the interior side lot lines for public utilities, pressure irrigation, and lot drainage encumbering Lots 9, 10, 11, and 12, Block 5 of Cresta Del Sol Subdivision No. 3. 'Parcel 1' (Lot 9, 3700 N San Carlos Way; R1608120660), 'Parcel 2' (Lot 10, 3714 N San Carlos Way, R1608120680), 'Parcel 3' (Lot 11, 3726 N San Carlos Way, R1608120700), and 'Parcel 4' (Lot 12, 3740 N San Carlos Way, R1608120720).

Lots 9 (NE easement) and 12 (SW easement) will have one easement vacated and Lots 10 and 11 will have both easements vacated. All subject lots are owned by Toll Southwest LLC. These easement vacations are being requested in order to accommodate for a subsequent lot line adjustment application which will be submitted in order to correct property pin installations which were installed in locations that do not match the recorded final plat.

If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 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.: VAC-25-01
Date Application Received: 01/08/2025 Fee Paid: \$980.00
Processed by: City: BN

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 Southwest LLC
Owner Address: 3103 W Sheryl Dr., STE 100, Meridian, ID Zip: 83642
Phone: Fax: Email:

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

Property Information:

Site Location: 3700/3714/3726/3740 N San Carlos Way, Star, ID 83669
Parcel Number(s): R1608120660; R1608120680; R1608120700; R1608120720
Approved Zoning Designation: R-3

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	N/A
☒	Fee	BN
☒	If the signature on this application is not the owner of the property, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	BN

✓	Narrative fully describing the proposed request including the following: • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation	BN
To be provided before application is approved	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). • Submit two (2) paper and one (1) electronic copy	BN
✓	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.	BN
	~~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.	BN

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

Applicant/Representative Signature

1/6/25

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.

5/13/2025

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



No Reservations/No Objections

SUBJECT: ROW Vacation East of S Bahnson Ave- Vacate/Abandon

To Whom It May Concern:

Quest 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.

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

Sincerely yours,

CenturyLink ROW Team

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 Cresta Del Sol Subdivision No. 3, recorded in Book 127 of Plats on Pages 20555 through 20559, 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

FARMERS UNION DITCH CO., LTD.

By:



ANDREW J. WALDERA

Title:

ATTORNEY

Date:

6-18-25

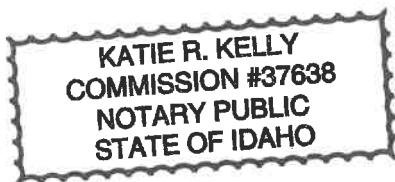
State of IDAHO)

) SS

County of ADA)

On this 18th day of JUNE, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared ANDREW J. WALDERA, known or identified to me to be the ATTORNEY of the Corporation known as FARMERS UNION DITCH CO., LTD., 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.



Notary Public for the State of Idaho

Oasis, ID
Residing at

2/20/2026
Commission Expires

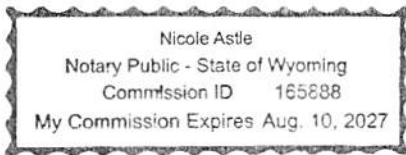
EASEMENT RELINQUISHMENT

Date: 5/27/25

State of Wyoming)
County of Lincoln) SS

On this 27th day of May, 20²⁵, before me, the undersigned, a Notary Public in and for said state, personally appeared Barbara Sessions, known or identified to me to be the President of the Corporation known as Silver star Telephone Co. Inc., 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.



Nicole Astle
Notary Public for the State of Wyoming

180 N. Main Thayne, WY 83127
Residing at

Aug. 10, 2027
Commission Expires

PLAT SHOWING

CRESTA DEL SOL SUBDIVISION NO.3

A PORTION THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF
THE NE1/4 OF SECTION 32, T.5N., R.1W., B.M., CITY OF STAR,
ADA COUNTY, IDAHO
2024



SCALE: 1" = 150'

LEGEND

- FOUND 5/8" IRON PIN, PLS 4431, UNLESS OTHERWISE NOTED
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" IRON PIN, REMOVED BY CONSTRUCTION, RE-SET 1/2" IRON PIN, PLS 11779
- ⊗ FOUND 5/8" IRON PIN, REMOVED BY CONSTRUCTION, RE-SET 5/8" IRON PIN, PLS 11779
- SET 1/2" IRON PIN, PLS 11779
- SET 5/8" IRON PIN, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1 & 2)
- EASEMENT LINE, AS NOTED
- ACHD PERMANENT EASEMENT LINE (NOTE 14)
- ACHD STORM DRAIN EASEMENT (NOTE 10)
- IRRIGATION EASEMENT (NOTE 12)
- PRESSURE IRRIGATION EASEMENT (NOTE 13)
- SURVEY TIE LINE
- EASEMENT DIMENSION
- RECORD DATA
- ① LOT NUMBER

**SURVEYORS NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON AT THE REQUEST OF THE PROPERTY OWNER. THE PROPERTY IS AS CONVEYED BY A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-106580 AND A PORTION OF A PARCEL AS SHOWN ON RECORD OF SURVEY NO. 7088, RECORDED AS INSTRUMENT NO. 105152515, RECORDS OF ADA COUNTY, IDAHO. THE PROPERTY IS ADJACENT TO MOYLE ESTATES SUBDIVISION AS FILED IN BOOK 64 OF PLATS AT PAGES 6568 AND 6569, CRESTA DEL SOL SUBDIVISION NO. 2 AS FILED IN BOOK 123 OF PLATS AT PAGES 19623 THROUGH 19625, TORCHLIGHT ESTATES SUBDIVISION AS FILED IN BOOK 125 OF PLATS AT PAGES 20121 THROUGH 20125 AND TRIDENT RIDGE SUB. NO. 7 AS FILED IN BOOK 127 OF PLATS AT PAGES 20519 THROUGH 20523, RECORDS OF ADA COUNTY, IDAHO. THE MONUMENTS FOUND PER THE ABOVE MENTIONED PLATS AND SURVEY ARE IN AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE RECORD BEARING OF NORTH 89°07'55" WEST BETWEEN FOUND MONUMENTS AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, T.4N., R.1W., AND SECTIONS 32 AND 33, T.5N., R.1W., B.M. AND THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 32, ADA COUNTY, IDAHO, WAS HELD FOR THE BASIS OF BEARINGS FOR THIS SUBDIVISION.

BOOK PAGE

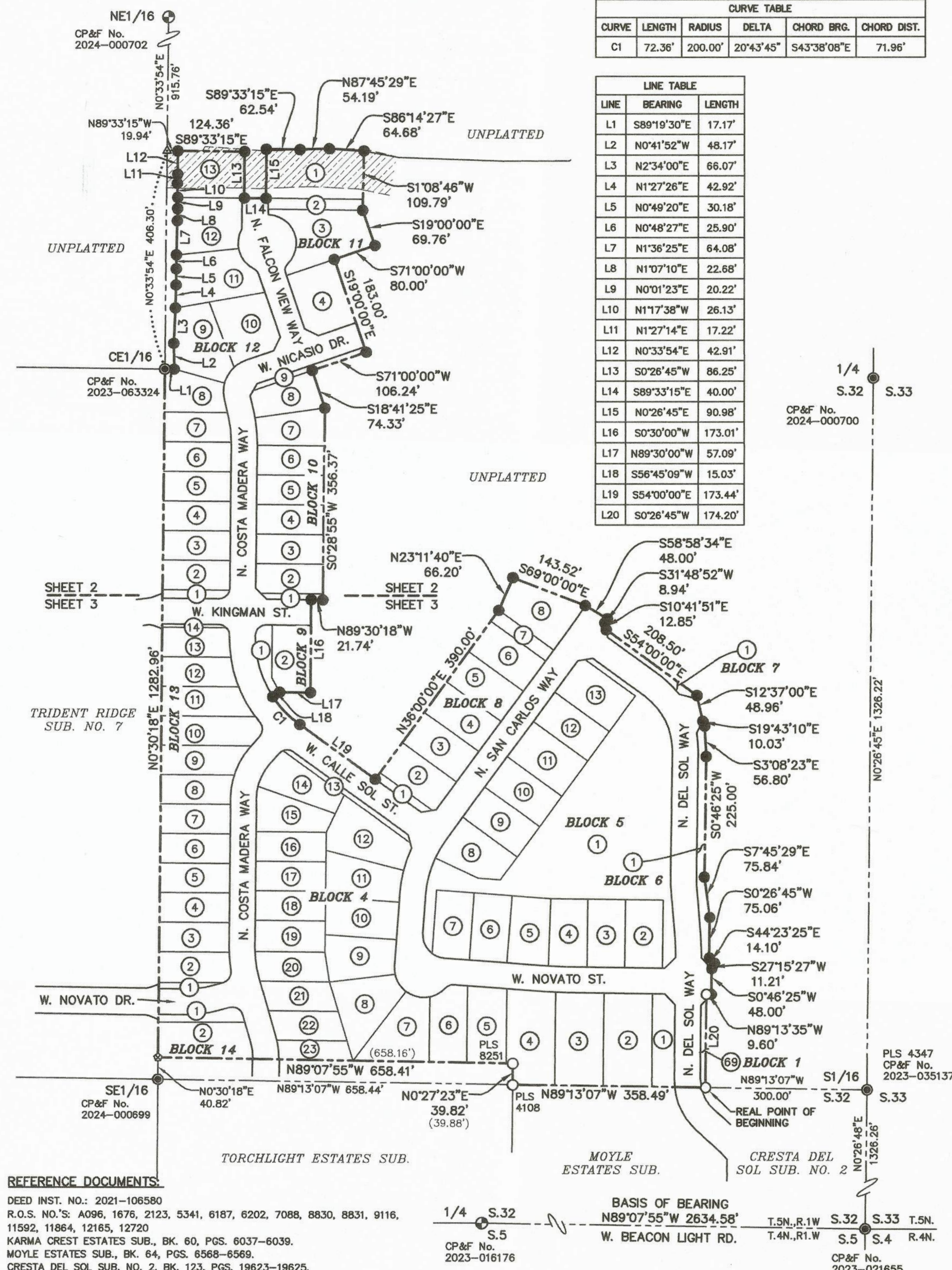
ISG IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-343-03
SHEET 1 OF 5

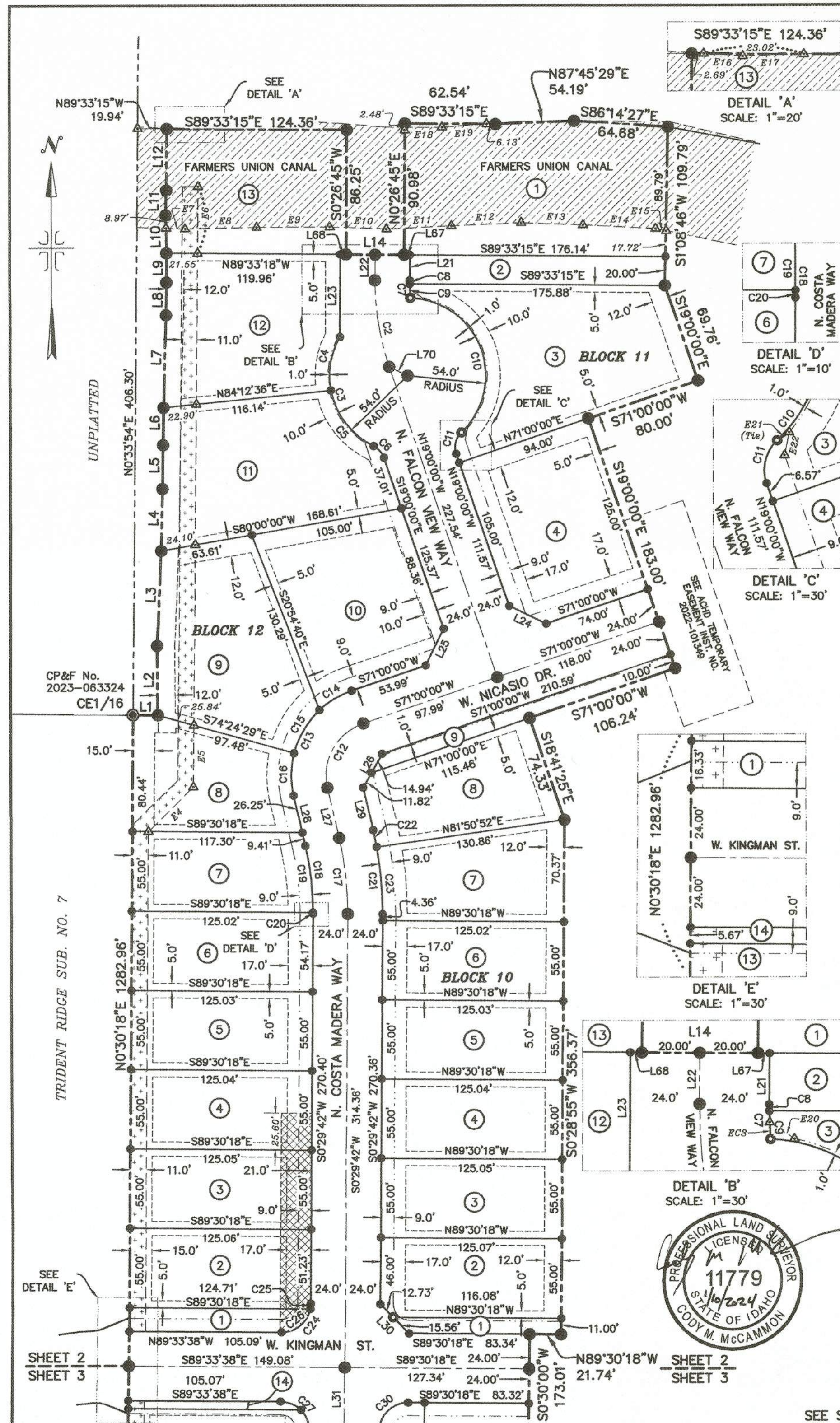
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	72.36'	200.00'	20°43'45"	S43°38'08"E	71.96'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°19'30"E	17.17'
L2	N0°41'52"W	48.17'
L3	N2°34'00"E	66.07'
L4	N1°27'26"E	42.92'
L5	N0°49'20"E	30.18'
L6	N0°48'27"E	25.90'
L7	N1°36'25"E	64.08'
L8	N1°07'10"E	22.68'
L9	N0°01'23"E	20.22'
L10	N1°17'38"W	26.13'
L11	N1°27'14"E	17.22'
L12	N0°33'54"E	42.91'
L13	S0°26'45"W	86.25'
L14	S89°33'15"E	40.00'
L15	N0°26'45"E	90.98'
L16	S0°30'00"W	173.01'
L17	N89°30'00"W	57.09'
L18	S56°45'09"W	15.03'
L19	S54°00'00"E	173.44'
L20	S0°26'45"W	174.20'

**REFERENCE DOCUMENTS:**

DEED INST. NO.: 2021-106580
R.O.S. NO.'S: A096, 1676, 2123, 5341, 6187, 6202, 7088, 8830, 8831, 9116, 11592, 11864, 12165, 12720
KARMA CREST ESTATES SUB., BK. 60, PGS. 6037-6039.
MOYLE ESTATES SUB., BK. 64, PGS. 6568-6569.
CRESTA DEL SOL SUB. NO. 2, BK. 123, PGS. 19623-19625.
TORCHLIGHT ESTATES SUB., BK. 125, PGS. 20121-20125.
GREENDALE GROVE SUB. NO. 2, BK. 127, PGS. 20502-20504.
TRIDENT RIDGE SUB. NO. 7, BK. 127, PGS. 20519-20523.

CRESTA DEL SOL SUBDIVISION NO.3

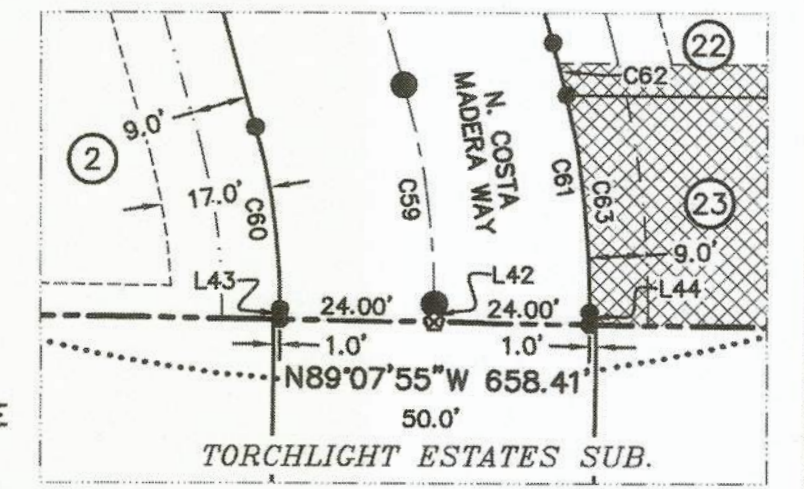
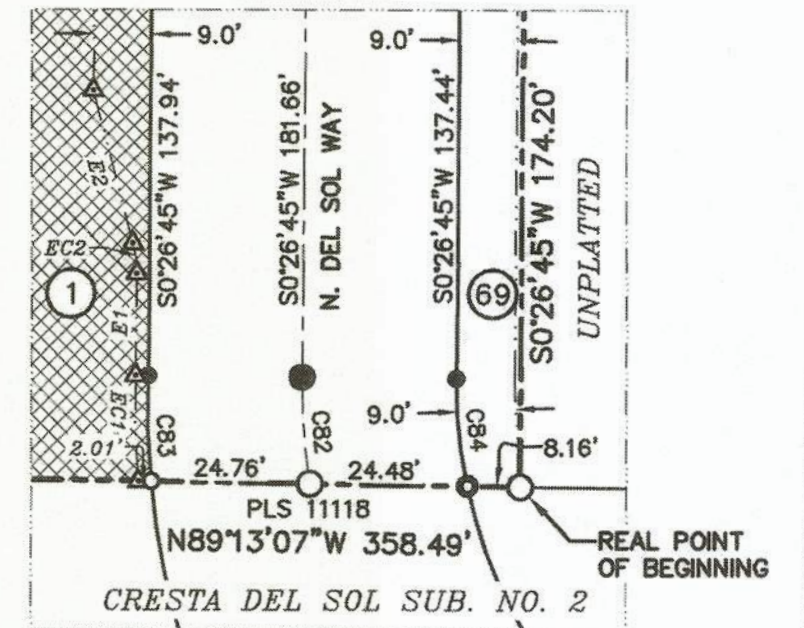
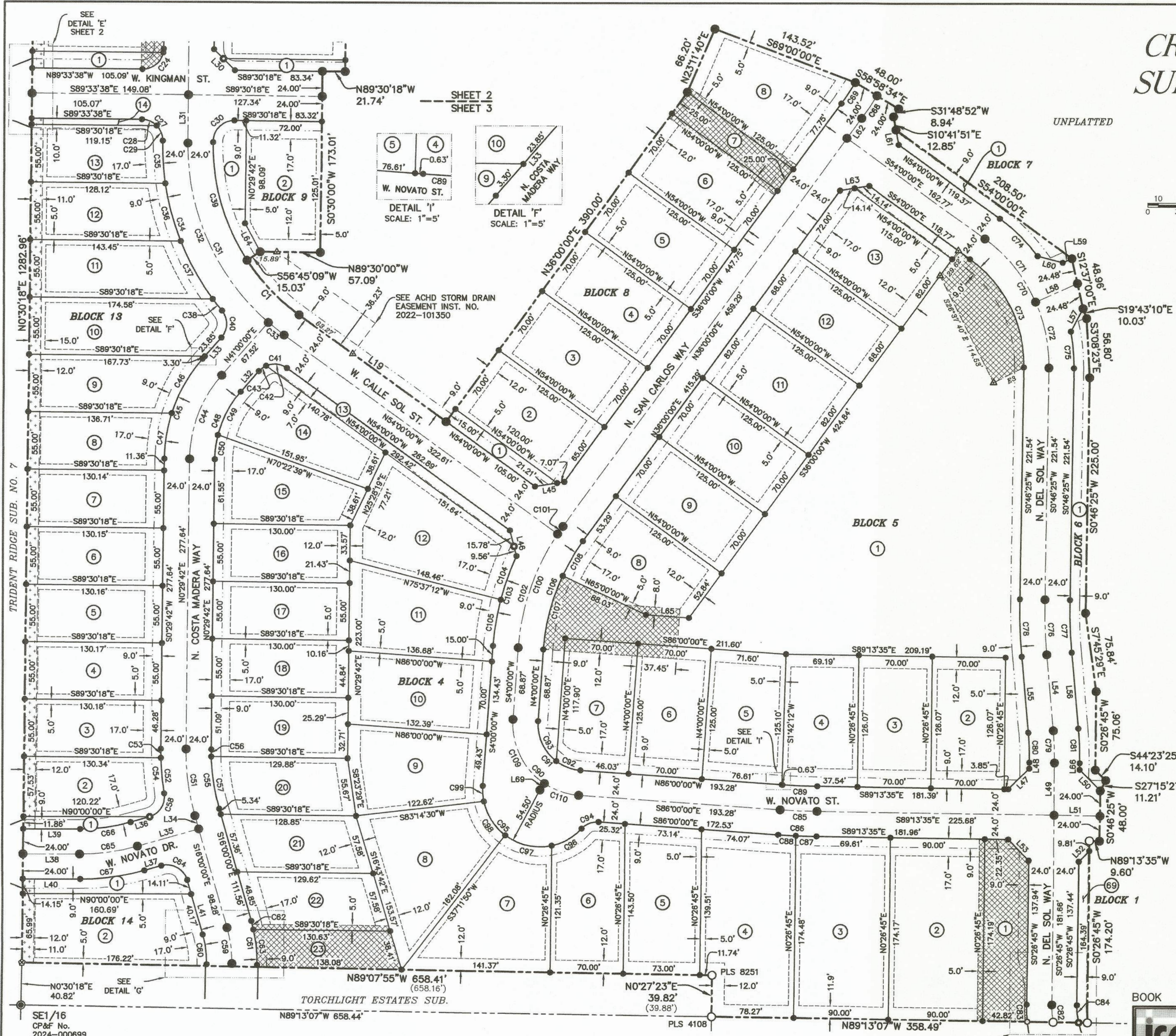
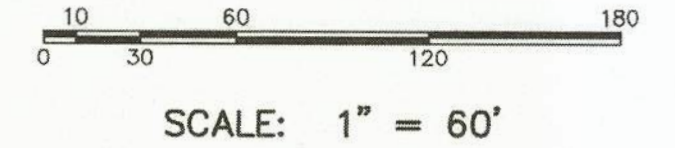


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	72.36'	200.00'	20°43'45"	S43°38'08"E	71.96'
C2	61.09'	180.00'	19°26'45"	S9°16'38"E	60.80'
C3	88.58'	54.00'	93°58'10"	S17°06'22"E	78.98'
C4	38.42'	54.00'	40°45'59"	S9°30'14"W	37.62'
C5	50.16'	54.00'	53°13'11"	S37°29'21"E	48.37'
C6	11.02'	14.00'	45°05'57"	N41°32'58"W	10.74'
C7	12.06'	156.00'	4°25'41"	S1°46'06"E	12.05'
C8	2.29'	156.00'	0°50'21"	S0°01'34"W	2.29'
C9	9.77'	156.00'	3°35'20"	S2°11'16"E	9.77'
C10	126.98'	54.00'	134°42'41"	N20°40'17"W	99.67'
C11	16.05'	14.00'	65°41'03"	S13°50'32"W	15.19'
C12	55.71'	38.00'	84°00'00"	S29°00'00"W	50.85'
C13	90.90'	62.00'	84°00'00"	S29°00'00"W	82.97'
C14	26.14'	62.00'	24°09'10"	S58°55'25"W	25.94'
C15	35.00'	62.00'	32°20'40"	S30°40'30"W	34.54'
C16	29.76'	62.00'	27°30'10"	S0°45'05"W	29.48'
C17	52.76'	224.00'	13°29'42"	N6°15'09"W	52.64'
C18	47.11'	200.00'	13°29'42"	N6°15'09"W	47.00'
C19	46.28'	200.00'	13°15'31"	N6°22'14"W	46.18'
C20	0.83'	200.00'	0°14'11"	N0°22'37"E	0.83'
C21	58.41'	248.00'	13°29'42"	N6°15'09"W	58.28'
C22	11.80'	248.00'	2°43'33"	N11°38'13"W	11.80'
C23	46.61'	248.00'	10°46'09"	N4°53'22"W	46.54'
C24	31.40'	20.00'	89°56'40"	N45°28'02"E	28.27'
C25	3.79'	20.00'	10°52'08"	N5°55'46"E	3.79'
C26	27.60'	20.00'	79°04'32"	N50°54'06"E	25.46'
C27	31.60'	20.00'	90°30'57"	N44°18'10"W	28.41'
C28	15.60'	20.00'	44°42'12"	N67°12'32"W	15.21'
C29	15.99'	20.00'	45°48'45"	N21°57'04"W	15.57'
C30	31.17'	20.00'	89°18'05"	S45°50'40"W	28.11'
C31	213.05'	224.00'	54°29'42"	S26°45'09"E	205.11'
C32	193.59'	224.00'	49°31'02"	S24°15'49"E	187.62'
C33	19.46'	224.00'	4°58'40"	S51°30'40"E	19.45'
C34	175.41'	248.00'	40°31'28"	S87°36'48"E	171.77'
C35	40.77'	248.00'	9°25'08"	S3°45'15"E	40.72'
C36	57.22'	248.00'	13°13'12"	S15°04'25"E	57.09'
C37	63.36'	248.00'	14°38'20"	S29°00'11"E	63.19'
C38	14.05'	248.00'	31°4'48"	S37°56'45"E	14.05'
C39	120.30'	200.00'	34°27'53"	S16°02'19"E	118.50'
C40	28.12'	20.00'	80°34'09"	N0°42'55"E	25.86'
C41	29.67'	20.00'	85°00'00"	S83°30'00"W	27.02'
C42	20.94'	20.00'	60°00'00"	N84°00'00"W	20.00'
C43	8.73'	20.00'	25°00'00"	S53°30'00"W	8.66'
C44	87.66'	124.00'	40°30'18"	S20°44'51"W	85.85'
C45	104.63'	148.00'	40°30'18"	S20°44'51"W	102.46'
C46	60.33'	148.00'	23°21'23"	S29°19'18"W	59.91'
C47	44.30'	148.00'	17°08'55"	S9°04'09"W	44.13'
C48	70.69'	100.00'	40°30'18"	S20°44'51"W	69.23'
C49	47.24'	100.00'	27°04'07"	S27°27'56"W	46.81'
C50	23.45'	100.00'	13°26'11"	S7°12'47"W	23.40'
C51	64.49'	224.00'	16°29'42"	S7°45'09"E	64.27'
C52	42.90'	248.00'	9°54'44"	S4°27'40"E	42.85'
C53	8.72'	248.00'	2°00'55"	S0°30'46"E	8.72'
C54	34.18'	248.00'	7°53'49"	S5°28'08"E	34.15'
C55	57.58'	200.00'	16°29'42"	S7°45'09"E	57.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C56	6.91'	200.00'	1°58'46"	S0°29'41"E	6.91'
C57	50.67'	200.00'	14°30'56"	S8°44'32"E	50.53'
C58	28.77'	20.00'	82°25'02"	N31°47'29"E	26.35'
C59	35.70'	124.00'	16°29'41"	N7°45'10"W	35.57'
C60	28.79'	100.00'	16°29'41"	N7°45'10"W	28.69'
C61	42.61'	148.00'	16°29'41"	N7°45'10"W	42.46'
C62	8.44'	148.00'	3°16'04"	N14°21'58"W	8.44'
C63	34.17'	148.00'	13°13'37"	N6°07'07"W	34.09'
C64	31.42'	20.00'	90°00'00"	N61°00'00"W	28.28'
C65	56.11'	199.00'	16°09'16"	N82°04'38"E	55.92'
C66	49.34'	175.00'	16°09'16"	N82°04'38"E	49.18'
C67	62.87'	223.00'	16°09'16"	N82°04'38"E	62.67'
C68	26.06'	300.00'	4°58'34"	N33°30'43"E	26.05'
C69	23.97'	276.00'	4°58'34"	N33°30'43"E	23.96'
C70	143.40'	150.00'	54°46'25"	N26°36'48"W	138.00'
C71	78.54'	150.00'	30°00'00"	N39°00'00"W	77.65'
C72	64.86'	150.00'	24°46'25"	N11°36'48"W	64.35'
C73	120.45'	126.00'	54°46'25"	N26°36'48"W	115.92'
C74	51.30'	174.00'	16°53'28"	N45°33'16"W	51.11'
C75	35.42'	174.00'	11°39'52"	N5°03'31"W	35.36'
C76	52.80'	524.00'	5°46'25"	S2°06'48"E	52.78'
C77	50.38'	500.00'	5°46'25"	S2°06'48"E	50.36'
C78	55.22'	548.00'	5°46'25"	S2°06'48"E	55.20'
C79	30.80'	324.00'	5°26'45"	N2°16'38"W	30.78'
C80	28.51'	300.00'	5°26'45"	N2°16'38"W	28.50'
C81	33.08'	348.00'	5°26'45"	N2°16'38"W	33.06'
C82	16.62'	100.00'	9°31'28"	S4°18'59"E	16.60'
C83	16.43'	124.00'	7°35'22"	S1°42°30"E	16.41'
C84	16.83'	76.00'	12°41'09"	S5°33'50"E	16.79'
C85	35.14'	624.00'	3°13'35"	S87°36'48"E	35.13'
C86	36.49'	648.00'	3°13'35"	S87°36'48"E	36.49'
C87	20.39'	648.00'	1°48'12"	S88°19'29"E	20.39'
C88	16.10'	648.00'	1°25'23"	S86°42'42"E	16.10'
C89	33.79'	600.00'	3°13'35"	S87°36'48"E	33.78'
C90	106.81'	68.00'	90°00'00"	S41°00'00"E	96.17'
C91	69.12'	44.00'	90°00'00"	S41°00'00"E	62.23'
C92	25.35'	44.00'	33°00'20"	S69°29'50"E	25.00'
C93	43.77'	44.00'	56°59'40"	S24°29'50"E	41.99'
C94	17.95'	20.00'	51°25'50"	S68°17'05"W	17.36'
C95	134.53'	50.50'	141°25'50"	S66°42'55"E	102.88'
C96	33.68'	54.50'	35°24'11"	N60°16'16"E	33.14'
C97	46.83'	54.50'	49°14'07"	S77°24'35"E	45.41'
C98	39.13'	54.50'	41°08'26"	S32°13'19"E	38.30'
C99	14.89'	54.50'	15°39'06"	S3°49'33"E	14.84'
C100	125.11'	224.00'	32°00'00"	S20°00'00"W	123.48'
C101	8.84'	224.00'	2°15'41"	S34°52'10"W	8.84'
C102	116.26'	224.00'	29°44'19"	S18°52'10"W	114.96'
C103	89.29'	248.00'	20°37'45"	S14°18'53"W	88.81'
C104	44.36'	248.00'	10°14'57"	S19°30'17"W	44.30'
C105	44.93'	248.00'	10°22'48"	S9°11'24"W	44.87'
C106	111.70'	200.00'	32°00'00"	S20°00'00"W	110.25'
C107	73.30'	200.00'	2°10'00"	S14°30'00"W	72.89'
C108	38.40'	200.00'	11°00'00"	S30°30'00"W	38.34'
C109	71.48'	68.00'	60°13'40"	S26°06'50"E	68.23'
C110	35.33'	68.00'	29°46'20"	S71°06'50"E	34.94'

CRESTA DEL SOL SUBDIVISION NO.3

UNPLATTED



SEE SHEET 1 FOR LEGEND
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR CURVE AND
LINE DATA TABLES



BOOK

PAGE



IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-343-03
SHEET 3 OF 5

CRESTA DEL SOL SUBDIVISION NO.3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTIONS 32 AND 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 32, BEARS NORTH 89°07'55" WEST, 2,634.58 FEET; THENCE NORTH 0°26'48" EAST, 1326.26 FEET TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, COINCIDENT WITH THE NORTH BOUNDARY LINES OF MOYLE ESTATES SUBDIVISION AS FILED IN BOOK 64 OF PLATS AT PAGES 6568 AND 6569 AND CRESTA DEL SOL SUBDIVISION NO. 2 AS FILED IN BOOK 123 OF PLATS AT PAGES 19623 THROUGH 19625, RECORDS OF ADA COUNTY, IDAHO, NORTH 89°13'07" WEST, 300.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTH BOUNDARY LINES, NORTH 89°13'07" WEST, 358.49 FEET TO THE EXTERIOR BOUNDARY LINE OF TORCHLIGHT ESTATES SUBDIVISION AS FILE IN BOOK 125 OF PLATS AT PAGES 20121 THROUGH 20125, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
NORTH 00°27'23" EAST, 39.82 FEET;
NORTH 89°07'55" WEST, 658.41 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, COINCIDENT WITH THE EAST BOUNDARY LINE OF TRIDENT RIDGE SUBDIVISION NO. 7 AS FILED IN BOOK 127 OF PLATS AT PAGES 25019 THROUGH 25023, RECORDS OF ADA COUNTY, IDAHO

THENCE ON SAID EAST BOUNDARY LINES, NORTH 00°30'18" EAST, 1,282.96 FEET TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 32;

THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 89°19'30" EAST, 17.17 FEET;
THENCE NORTH 00°41'52" WEST, 48.17 FEET;
THENCE NORTH 02°34'00" EAST, 66.07 FEET;
THENCE NORTH 01°27'26" EAST, 42.92 FEET;
THENCE NORTH 00°49'20" EAST, 30.18 FEET;
THENCE NORTH 00°48'27" EAST, 25.90 FEET;
THENCE NORTH 01°36'25" EAST, 64.08 FEET;
THENCE NORTH 01°07'10" EAST, 22.68 FEET;
THENCE NORTH 00°01'23" EAST, 20.22 FEET;
THENCE NORTH 01°17'38" WEST, 26.13 FEET;
THENCE NORTH 01°27'14" EAST, 17.22 FEET;
THENCE NORTH 00°33'54" EAST, 42.91 FEET;
THENCE SOUTH 89°33'15" EAST, 124.36 FEET;
THENCE SOUTH 00°26'45" WEST, 86.25 FEET;
THENCE SOUTH 89°33'15" EAST, 40.00 FEET;
THENCE NORTH 00°26'45" EAST, 90.98 FEET;
THENCE SOUTH 89°33'15" EAST, 62.54 FEET;
THENCE NORTH 87°45'29" EAST, 54.19 FEET;
THENCE SOUTH 86°14'27" EAST, 64.68 FEET;
THENCE SOUTH 01°08'46" WEST, 109.79 FEET;
THENCE SOUTH 19°00'00" EAST, 69.76 FEET;
THENCE SOUTH 71°00'00" WEST, 80.00 FEET;
THENCE SOUTH 19°00'00" EAST, 183.00 FEET;
THENCE SOUTH 71°00'00" WEST, 106.24 FEET;
THENCE SOUTH 18°41'25" EAST, 74.33 FEET;
THENCE SOUTH 00°28'55" WEST, 356.37 FEET;
THENCE NORTH 89°30'18" WEST, 21.74 FEET;
THENCE SOUTH 00°30'00" WEST, 173.01 FEET;
THENCE NORTH 89°30'00" WEST, 57.09 FEET;
THENCE SOUTH 56°45'09" WEST, 15.03 FEET;
THENCE 72.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 20°43'45" AND A LONG CHORD WHICH BEARS SOUTH 43°38'08" EAST, 71.96 FEET;
THENCE SOUTH 54°00'00" EAST, 173.44 FEET;
THENCE NORTH 36°00'00" EAST, 390.00 FEET;
THENCE NORTH 23°11'40" EAST, 66.20 FEET;
THENCE SOUTH 69°00'00" EAST, 143.52 FEET;
THENCE SOUTH 58°58'34" EAST, 48.00 FEET;
THENCE SOUTH 31°48'52" WEST, 8.94 FEET;
THENCE SOUTH 10°41'51" EAST, 12.85 FEET;
THENCE SOUTH 54°00'00" EAST, 208.50 FEET;
THENCE SOUTH 12°37'00" EAST, 48.96 FEET;
THENCE SOUTH 19°43'10" EAST, 10.03 FEET;
THENCE SOUTH 03°08'23" EAST, 56.80 FEET;
THENCE SOUTH 00°46'25" WEST, 225.00 FEET;
THENCE SOUTH 07°45'29" EAST, 75.84 FEET;
THENCE SOUTH 00°26'45" WEST, 75.06 FEET;
THENCE SOUTH 44°23'25" EAST, 14.10 FEET;
THENCE SOUTH 27°15'27" WEST, 11.21 FEET;
THENCE SOUTH 00°46'25" WEST, 48.00 FEET;
THENCE NORTH 89°13'35" WEST, 9.60 FEET;
THENCE SOUTH 00°26'45" WEST, 174.20 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 24.052 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

RYAN HAMMONS, DIVISION PRESIDENT

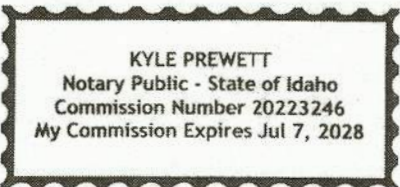
ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS 5th DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN OR IDENTIFIED TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT TOLL SOUTHWEST LLC EXECUTED THE SAME.

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

7/7/2028
MY COMMISSION EXPIRES

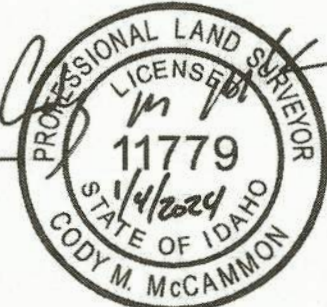


NOTARY PUBLIC FOR IDAHO
RESIDING IN Boise, IDAHO

CERTIFICATE OF SURVEYOR

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

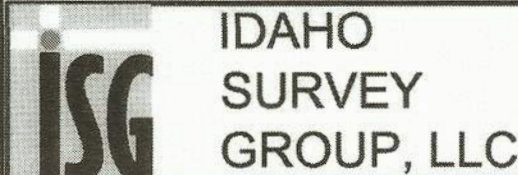
CODY M. McCAMMON



P.L.S. NO. 11779

BOOK

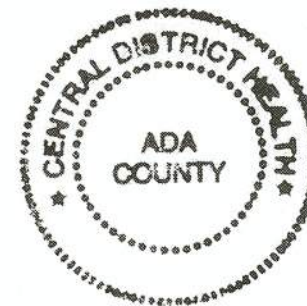
PAGE



CRESTA DEL SOL SUBDIVISION NO.3

HEALTH CERTIFICATE

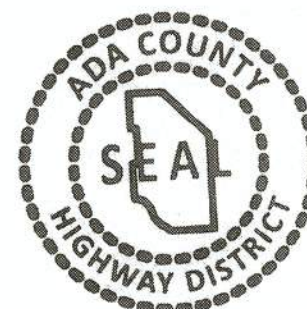
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLE) REPRESENTING THE STAR SEWER AND WATER DISTRICT AND THE QLE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.



Roni Badin REHS 9.20.2023
CENTRAL DISTRICT HEALTH DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27 DAY OF Nov, 2023.



[Signature] 27 Nov 23
ACHD PRESIDENT DATE

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS 4 DAY OF January, 2024, HEREBY APPROVE THIS PLAT.

Ryan W. Morgan PE 4621
CITY ENGINEER DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15th DAY OF August, 2023, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Barbara Conley on behalf of Jacob Qualls 1/10/24
CITY CLERK, STAR, IDAHO DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

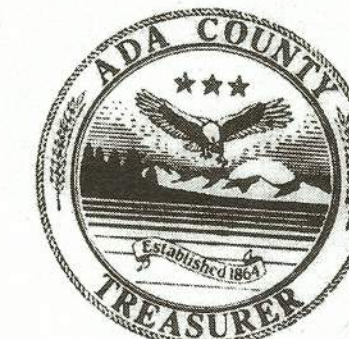
[Signature]
COUNTY SURVEYOR
11 JANUARY 2024
PLS# 20920



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Jan 11 2024
DATE



Elizabeth Mahn
COUNTY TREASURER
signed by Deputy: Shwancha Wyatt

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Toll Southwest AT 32 MINUTES PAST 3 O'CLOCK P.M. ON THIS 11 DAY OF January, 2024, IN BOOK 127 OF PLATS AT PAGES 20555-20559.

INSTRUMENT NO. 2024-601836

[Signature]
DEPUTY

Trent Triple
EX-OFFICIO RECORDER



BOOK PAGE

JOB NO. 21-343-03
SHEET 5 OF 5

ISG IDAHO
SURVEY
GROUP, LLC

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