



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: July 21, 2026

FILE(S) #: FP-26-04, **Final Plat, River Park Estates Subdivision Phase 4 South**

REQUEST

The applicant is seeking approval of a Final Plat for River Park Estates Subdivision Phase 4 South consisting of 50 residential lots and 9 common lots on 26.29 acres. The phase is located at the southwestern corner of the approved preliminary plat, at the south end of Blessinger Road in Star, Canyon County, Idaho. The project is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Canyon County Parcel Number R3404500000.

REPRESENTATIVE:

Mark Doty
Treasure Valley Civil & Design
923 S. Bridgeway Place
Eagle, Idaho 83616

OWNER/APPLICANT:

Boise Hunter Homes
River Park Investments, LLC
923 W. Bridgeway Place
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Phase 4 South

Acres - **26.29** acres
Residential Lots - 50
Common Lots - 9

HISTORY

April 10, 2021 Council approved applications for Annexation and Zoning (AZ-21-01), Preliminary Plat (PP-21-04) and a Development Agreement (DA-21-02) for

River Park Estates Subdivision. The preliminary plat was approved for a maximum of 301 single family residential lots.

- April 5, 2022 Council approved the application for Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres.
- May 9, 2023 Council approved the application for the Revised Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres. **The re-approval was due to the change from public streets to private streets.**
- May 7, 2024 Council approved the application for Final Plat (FP-24-03) for River Park Estates Subdivision Phase 2 consisting of 0 residential lot and 2 common lots on 1.82 acres.
- June 18, 2024 Council approved the application for Final Plat (FP-24-05) for River Park Estates Subdivision Phase 2 South (Phase 3) consisting of 63 residential lots and 6 common lots on 30.62 acres.

GENERAL DISCUSSION

The Final Plat layout for River Park Estates Subdivision generally complies with the approved Preliminary Plat.

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

The Preliminary Plat submitted contains indicates that residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC.

The applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the river open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will

be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessinger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Setbacks: Applicant has requested 5' side yard setbacks for one and two-story homes.

Floodplain: The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval.

Staff analysis of Final Plat Submittal:

Phase 1 had 81 residential lots platted, Phase 2 was only common lots, Phase 3 had 63 residential lots, and Phase 4 has 50 residential lots for a total of 202 residential lots platted, leaving 99 residential lots for future phases.

Private Streets – The Council approved, through a Development Agreement Modification on April 18, 2023, the allowance for all streets within the subdivision to be private. The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. Landruff Lane may initially remain private, however, the applicant shall dedicate the common lot containing Landruff Lane to the City for future dedication to the public as a public street. This shall be required prior to recordation of the final plat. All streets associated with the subdivision shall be constructed to City and CHD4 (HD4) standards.

The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of the final plat.

Lot Layout – The gross density of the final plat is 1.90 du/acre, with lots ranging in size from 9,717 square feet to 14,214 square feet with an average buildable lot size of 11,395 square feet. This is aligned with the Preliminary Plat.

Common/Open Space and Amenities

- Amenities include a clubhouse, pool, walking paths and ponds. No new amenities will be installed in this phase.
- The Applicant states that common lots total 10 acres or 22% open space. A landscape plan has not been provided with the application, and these numbers have not been verified. **A landscape plan will be required prior to signing the final plat.**

Mailbox Clusters – Applicant/Owner has not provided Postmaster approval for the location of the mailbox clusters. **This approval shall be provided prior to signature of the final plat.**

Streetlights – Applicant has provided a street line plan and design and staff is supportive of both. The proposed streetlight design is the preferred city design. Same streetlight should be used throughout the entire development.

Street Names – Preliminary approval has been provided by Canyon County Development Services for the names on the submitted final plat.

Subdivision Name – Preliminary approval has been provided by Canyon County Development Services.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The Applicant/Owner shall submit a landscape plan showing compliance with all landscape requirements. If the street trees are to be planted by the builder, Certificate of Occupancy may be withheld to verify street trees have been installed.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on June 16, 2026.

No agency comments have been received do date for this application.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and, *Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$659.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$210,787. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 4 has 50 residential lots for a fee of \$32,950 (50 x \$659.00). In lieu of collection proportionate share contributions, ITD will accept the installation of a 520' eastbound right-turn lane at Blessinger Road, meeting ITD standards, during the development of Phase 1.**
- 2. City Council added these Conditions of Approval at the Preliminary Plat**
 - a. Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation.
 - b. Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development. Applicant will need to provide updated landscape plan showing these requirements before signature of final plat for Phase 1.**
 - c. Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area.
 - d. Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch.
 - e. Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.
 - f. Council approves waiver to block lengths.

3. Council's approval of the updated Final Plat (5-9-23) with private streets includes, in addition to the original conditions of approval contained in this approval, the following:
- a. The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. This may include dedication of public easement throughout the subdivision without encumbrances.
 - b. All streets associated with the subdivision shall be constructed to City and HD4 standards.
 - c. All access points shall be constructed with subsequent phases of the development.
 - d. The applicant shall work with HD4 on Landruff Lane. That means the applicant shall have the City Engineer, HD4 or a 3rd party engineering consulting firm (at the City's discretion) inspect the improvements to make sure they are constructed to the approved plans. Notwithstanding the foregoing, commencing after recordation of the present plat, HD4 shall have an irrevocable offer of dedication of Lot 1, Block 15* (Landruff Lane,), to be exercised by HD4 no later than the first building permit on the property, such exercise to be by written notice to the homeowners association for River Park Estates No. 1. At such time, Lot 1, Block 15 shall be dedicated and conveyed to DH4 upon execution of a deed of dedication to HD4. If HD4 fails to provide such notice prior to the first residential building permit on the property, Lot 1, Block 15 shall be dedicated via a deed of dedication to the City of Star, with the homeowners association retaining the obligation of ongoing maintenance of Lot 1, Block 15 until such time as maintenance of Lot 1, Block 15 is accepted by the City of Star.
 - e. The City strongly suggests that the connection to Big Wood Way stay open, however it is acknowledged that HD4 has final authority over connection to public streets.
 - f. The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of the final plat.
4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.

5. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
6. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised Landscape Plan shall be submitted prior to signature of the final plat that indicates street trees a minimum of every 35 feet on all roadways. If street trees will be done per lot, by the builder, Certificate of Occupancy will be held until trees are verified in place.**
7. **Final approval from the Postmaster, for the mail cluster location must be submitted to the city before signature of the final plat.**
8. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**
11. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
12. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
14. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
15. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, **as approved through waiver by Council.**
16. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
17. **A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The Applicant shall**

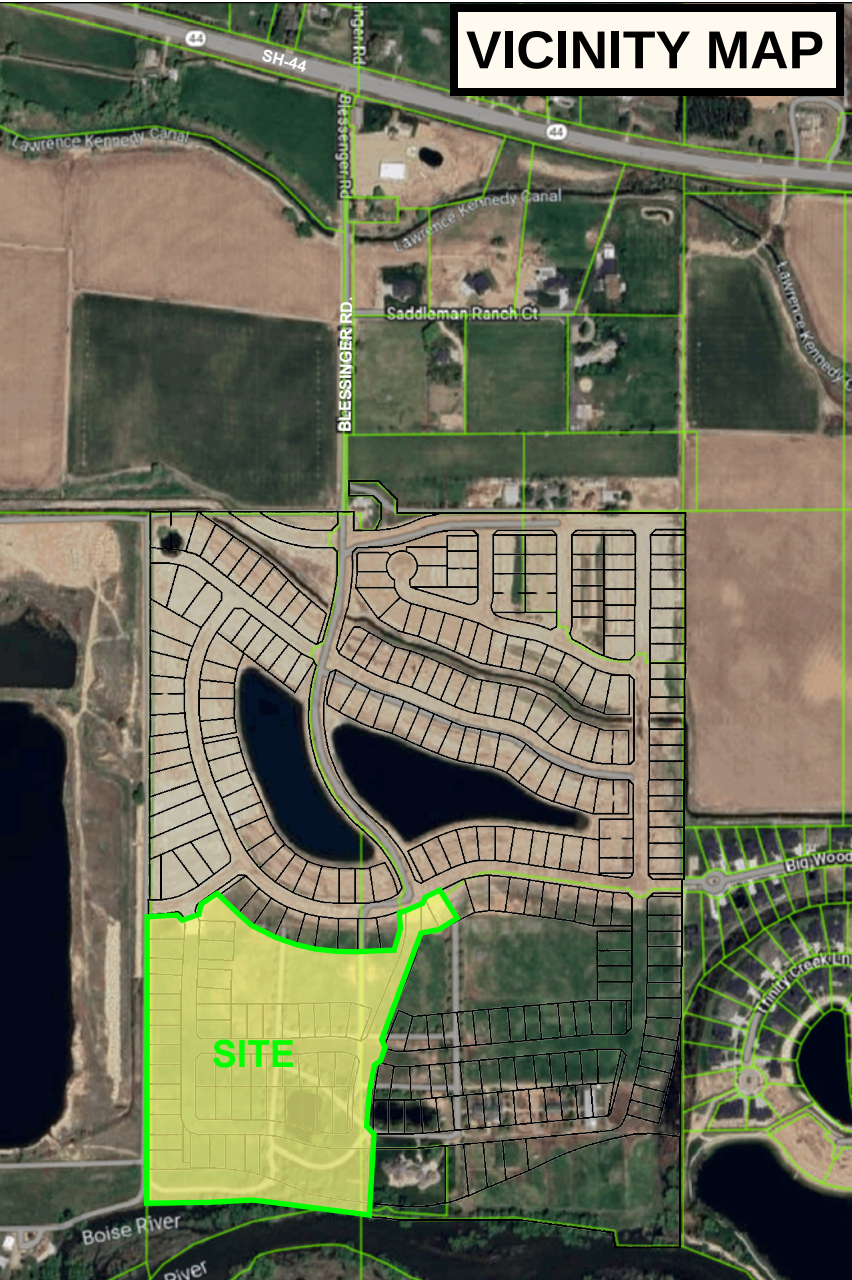
construct the greenbelt pathway as part of the subdivision development, during the appropriate phase.

18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, **as approved through waiver by Council.**
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, CDH#4 and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
27. **Any requirements as specified by the fire district.**
28. Any additional Conditions of Approval as required by Staff and City Council at the final plat meeting.

COUNCIL DECISION

The Star City Council _____ File # FP-26-04 River Park Estates Subdivision Phase 4
Final Plat, on _____, 2026.

VICINITY MAP



River Park Estates Final Plat for Phase #4



River Park Investments LLC is pleased to submit this application for a final plat for Phase #4 of the River Park Estates subdivision. This phase is comprised of 50 residential lots and 8 common lots.

Site Location

The River Park Estates #4 Phase is located at the southwest corner of the overall subdivision. It is located on the west side of Blessinger Road and on the south side of Big Wood Way.

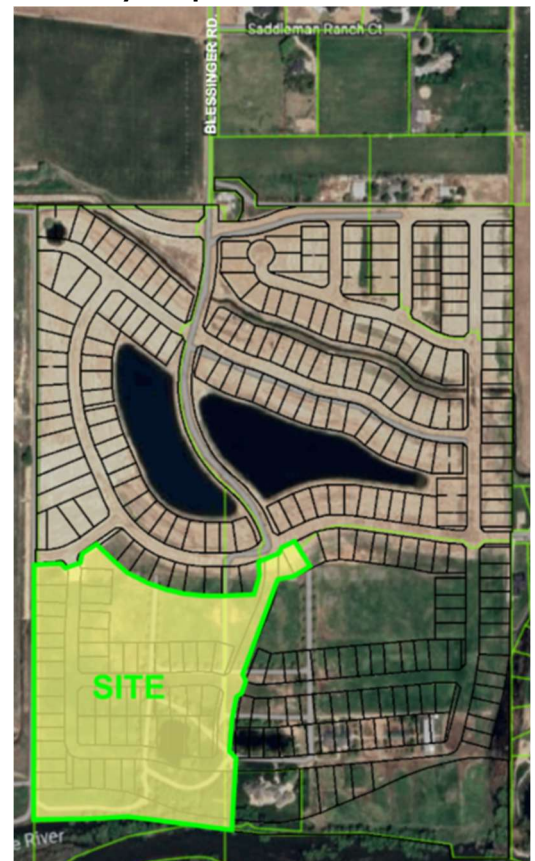
Project Background

The preliminary plat for the River Park Estates subdivision was approved by the Star City Council on April 20, 2021. The final plat for Phase 1 was approved by the Star City Council on May 9, 2023. The final plat for Phase 1 was recorded on January 19, 2024, the Phase 2 final plat was recorded on February 7, 2025 and the Phase 3 final plat was also recorded on February 7, 2025.

Project Description

As previously noted, this Final Plat is comprised of 50 residential lots and 8 common lots with a gross density of 1.9 dwelling units per acre. The residential lots range in size from 9,717 square feet to 14,214 square feet with the average lot size of 11,395 square feet. The common lots total 10 acres of open space are being provided which is 22% of the overall development

Vicinity Map



open space. Amenities include a club house and swimming pool with additional open space common lots with ponds. There are no public streets within this phase as all lots will be accessed from a private street network. Building setbacks will be consistent with the setbacks approved by Council under case number AZ-21-01, PP-21-04 and DA-21-02 which includes standard setbacks of the R-3 zone with 5' side yard setbacks for one and two story homes.

Construction documents for this Final Plat phase have already been submitted to the City of Star City Engineer for review and approval. This phase of the River Park Estates subdivision is in conformance with the previously approved Preliminary Plat and will comply with all conditions of approval.

Conclusion

The Final Plat for the Phase #4 of the River Park Estates subdivision is in conformance with the previously approved Preliminary Plat. We respectfully request a recommendation of approval to the Star City Council for this application. If you have any questions regarding this submittal, please contact me at 208-761-7654 or mmackey@boisehunterhomes.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mason Mackey', with a stylized flourish at the end.

Mason Mackey
Land Development



FINAL PLAT APPLICATION

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

FILE NO.: FP-26-04
Date Application Received: 03-23-2026 Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner _____ Representative _____

Applicant Name: Mason Mackey
Applicant Address: 923 S Bridgeway Place, Eagle Zip: 83616
Phone: (208) 761-7654 Email: mmackey@boisehunterhomes.com

Owner Name: River Park Investments, LLC
Owner Address: 923 S Bridgeway Place, Eagle Zip: 83616
Phone: (208) 577-5501 Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Mark Doty Firm Name: Treasure Valley Civil and Design
Address: 923 S Bridgeway Place, Eagle Zip: 83616
Phone: (858) 231-7400 Email: mdoty@boisehunterhomes.com

Property Information:

Subdivision Name: River Park Estates Phase: 4

Parcel Number(s): _____

Approved Zoning: R-2 Units per acre: 1.90

Total acreage of phase: 26.29 Total number of lots: 59

Residential: 50 Commercial: _____ Industrial: _____

Common lots: 9 Total acreage of common lots: 13.165 Percentage: 50%

Percent of common space to be used for drainage: 17% Acres: 2.25

Special Flood Hazard Area: total acreage 26.29 number of homes 50

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>51</u>	<u>50</u>
Number of Common Lots:	<u>8</u>	<u>9</u>
Number of Commercial Lots:	_____	_____
Roads:	_____	_____

Amenities: _____

**Lot 2 Block 9 of Preplat converted from
residential to common (clubhouse & pool)**

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: River Park Estates Phase: 4

Special Flood Hazard Area: total acreage 26.29 number of homes 50

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C0266G & 16027C0258G
FIRM effective date(s): mm/dd/year 6/7/2019 & 6/7/2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
Base Flood Elevation(s): AE____.0 ft., etc.: 2444 - 2447
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

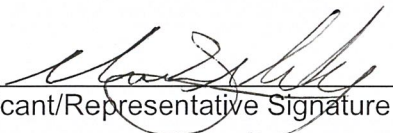
(Applications are required to contain one copy of the following unless otherwise noted.)

	Applicant (✓)	Description	Staff (✓)
#1	✓	Completed and signed copy of Final Plat Application	✓
	✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	✓
#2	✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: - Gross density of the phase of the Final Plat submitted - Lot range and average lot size of phase - Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities - List any specific approved building setbacks previously approved by Council.	✓
#3	✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
#4	✓	Electronic copy of current recorded warranty deed for the subject property	✓
#5	✓	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 and/or representative is authorized to submit this application.	✓
#6	✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	✓
#7	✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	✓
#8	✓	Electronic copy of vicinity map showing the location of the subject property	✓
#9	✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
#9	✓	One (1) 11" X 17" paper copy of the Final Plat	
		Electronic copy of the Final landscape plan**	✓

		One (1) 11" X 17" copy of the Final landscape plan	
#10	✓	Electronic copy of site grading & drainage plans**	
#11	✓	Electronic copy of originally approved Preliminary Plat**	✓
#12	✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
#10	✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer** 1st Submittal not signed - Engineer's preference	
#13	✓	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
#14	✓	Electronic copy of streetlight design and location information	✓
	✓	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
#15	✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	✓
	✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	✓
	✓	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: - One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat - Electronic copy of final, approved construction drawings - Electronic copy of as-built irrigation plans - Electronic copy of recorded CC&R's - Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign - Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	
	✓	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

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


Applicant/Representative Signature

3/18/26
Date

REVIS¹ PRELIMINARY PLAT FOR
RIVER PARK ESTATES SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN.

STAR, IDAHO
2023

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS EXCEPT LANDRUFF LANE AND BLESSINGER ROAD NORTH OF LANDRUFF LANE.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 13, 23, BLOCK 1, LOTS 1, 8, BLOCK 2, LOTS 1, 6, 11 BLOCK 3, LOTS 1, 5, BLOCK 4, LOTS 1, 31, BLOCK 5, LOT 1, BLOCK 6, LOTS 1, 23, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 10, BLOCK 11, LOTS 1, 16, BLOCK 12, LOT 1 BLOCK, 13, LOT 1, BLOCK 14, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS, LOT 25, BLOCK 8 IS A SHARED DRIVEWAY LOT, LOT 1, BLOCK 15 IS A ROADWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORM WATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22--4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- THIS PROPERTY IS LOCATED IN ZONES AE AND X OF THE FLOOD INSURANCE RATE MAPS NOS. 16027C2586, 16027C259G, 16027C266G, AND 16027C267G, COMMUNITY PANEL NOS. 258 G, 259 G, 266 G, AND 267 G, ALL DATED JUNE 7, 2019
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- CROSS ACCESS EASEMENT ON HALFINGER LANE WITH ADJACENT PROPERTY TO BE PROVIDED UPON DEVELOPMENT OF PHASE 2.
- PROVIDE EMERGENCY ACCESS GATE OR BARRIER APPROVED BY STAR-MIDDLETON FIRE DISTRICT AT THE EASTERLY SUBDIVISION BOUNDARY ON BIG WOOD WAY TO DELINEATE BETWEEN THE PUBLIC ROAD SYSTEM WITHIN STAR RIVER RANCH SUBDIVISION. ADD STRIPING AND SIGNAGE PER CURRENT EDITION OF THE MUTCD.
- LOT 1, BLOCK 15 SHALL BE SUBJECT TO A PUBLIC INGRESS AND EGRESS EASEMENT IN FAVOR OF PUBLIC EMERGENCY SERVICE PROVIDERS.

HIGHWAY DISTRICT

CANYON HIGHWAY DISTRICT NO. 4
15435 HWY 44
CALDWELL, ID 83607

IRRIGATION DISTRICT

CANYON COUNTY WATER CO. LTD
PO BOX 11
STAR, ID 83669

LAND SURVEYOR

MICHAEL BYRNS, PLS 11334
IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, ID 83704
208-846-8570

CIVIL ENGINEER

KEITH H. MORSE, PE 17892
J-U-B ENGINEERS, INC.
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

DEVELOPER

HHS CONSTRUCTION, LLC
923 S. BRIDGEWAY PL.
EAGLE, ID 83616
208-577-5501

OWNER

RIVER PARK INVESTMENTS, LLC
923 S. BRIDGEWAY PLACE
EAGLE, ID 83616

OWNER

BOISE HUNTER DEVELOPERS, LLC
923 S. BRIDGEWAY PLACE
EAGLE, ID 83616

LAND USE SUMMARY

TOTAL AREA	156.47 AC.
TOTAL LOTS:	328 LOTS
RESIDENTIAL LOTS:	301 LOTS
COMMON AREA LOTS:	26 LOTS
COMMON DRIVEWAY LOT:	1 LOT
ROADWAY LOT:	1 LOT
RESIDENTIAL DENSITY:	2.90 DU/AC
TOTAL OPEN SPACE:	44.41 AC. (29.5%)
BUFFER OPEN SPACE:	1.41 AC. (0.9%)
QUALIFIED OPEN SPACE:	43.00 AC. (28.6%)
AVERAGE LOT SIZE:	11,279 S.F.
SMALLEST LOT:	8,248 S.F.
EXISTING ZONE:	AG
PROPOSED ZONE:	R-2/DA

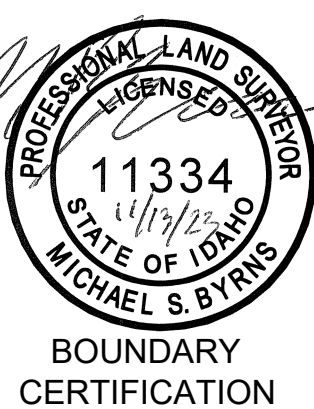
EXISTING

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5' SIDEWALK
- SEWER MANHOLE
- DITCH FLOW LINE
- IRRIGATION MANHOLE
- STREET LIGHT
- TREE DECIDUOUS
- TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- 5' CONTOUR LINE
- 1' CONTOUR LINE
- DRAINAGE FACILITY

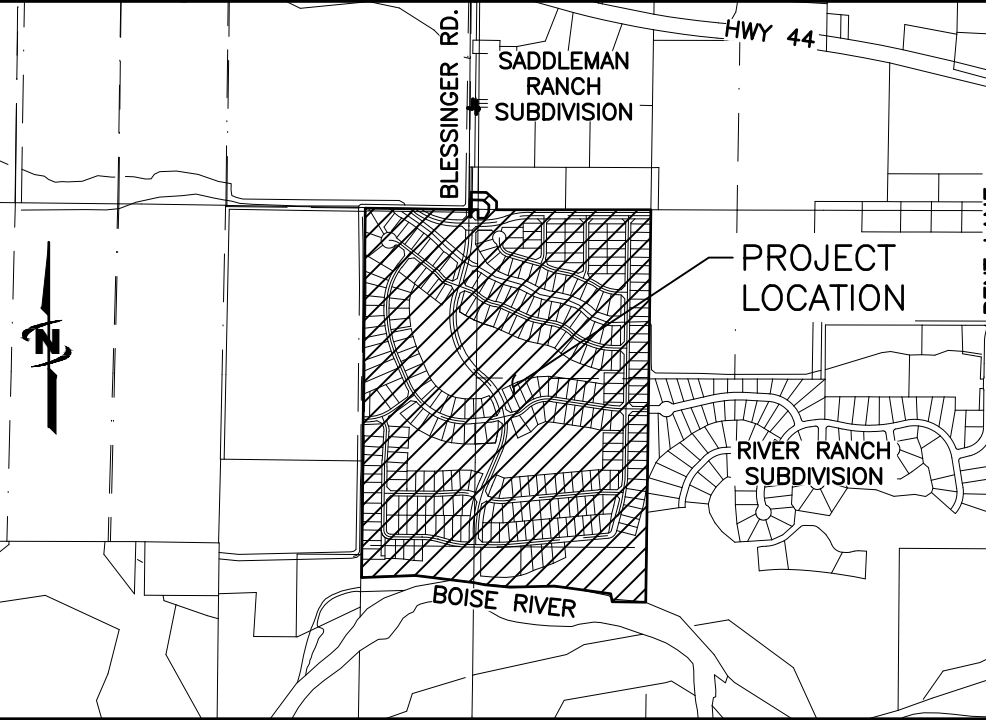
LEGEND

PROPOSED

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5' SIDEWALK
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- TREE DECIDUOUS
- TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- 5' CONTOUR LINE
- 1' CONTOUR LINE
- DRAINAGE FACILITY



BOUNDARY
CERTIFICATION



VICINITY MAP

SCALE: 1"=1500'

REVISED:
BOUNDARY BEARING AND DISTANCE
BOUNDARY LINE TABLE
LOT CONFIGURATION AND NUMBERING
ROADWAY CONFIGURATION
STREET DESIGNATIONS

Line #	Direction	Length
L1	S00°43'00"W	66.76'
L2	N89°51'38"E	55.42'
L3	N30°33'44"E	55.36'
L4	N01°39'40"E	56.54'
L5	N48°46'53"W	56.99'
L6	N88°39'14"W	97.78'
L7	N00°37'42"E	59.62'
L8	S88°52'57"E	120.31'
L9	S48°40'40"E	107.30'
L10	S01°39'14"W	63.92'
L11	N09°51'24"W	62.88'
L12	N84°25'37"W	196.09'
L13	N78°56'43"W	83.42'
L14	S87°46'20"W	59.94'

JUB
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



REVISION	NO.	DESCRIPTION	DATE
1	1	REVISION	11/13/2023

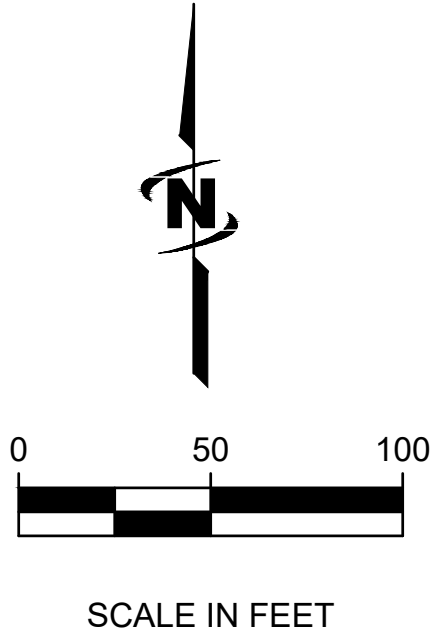
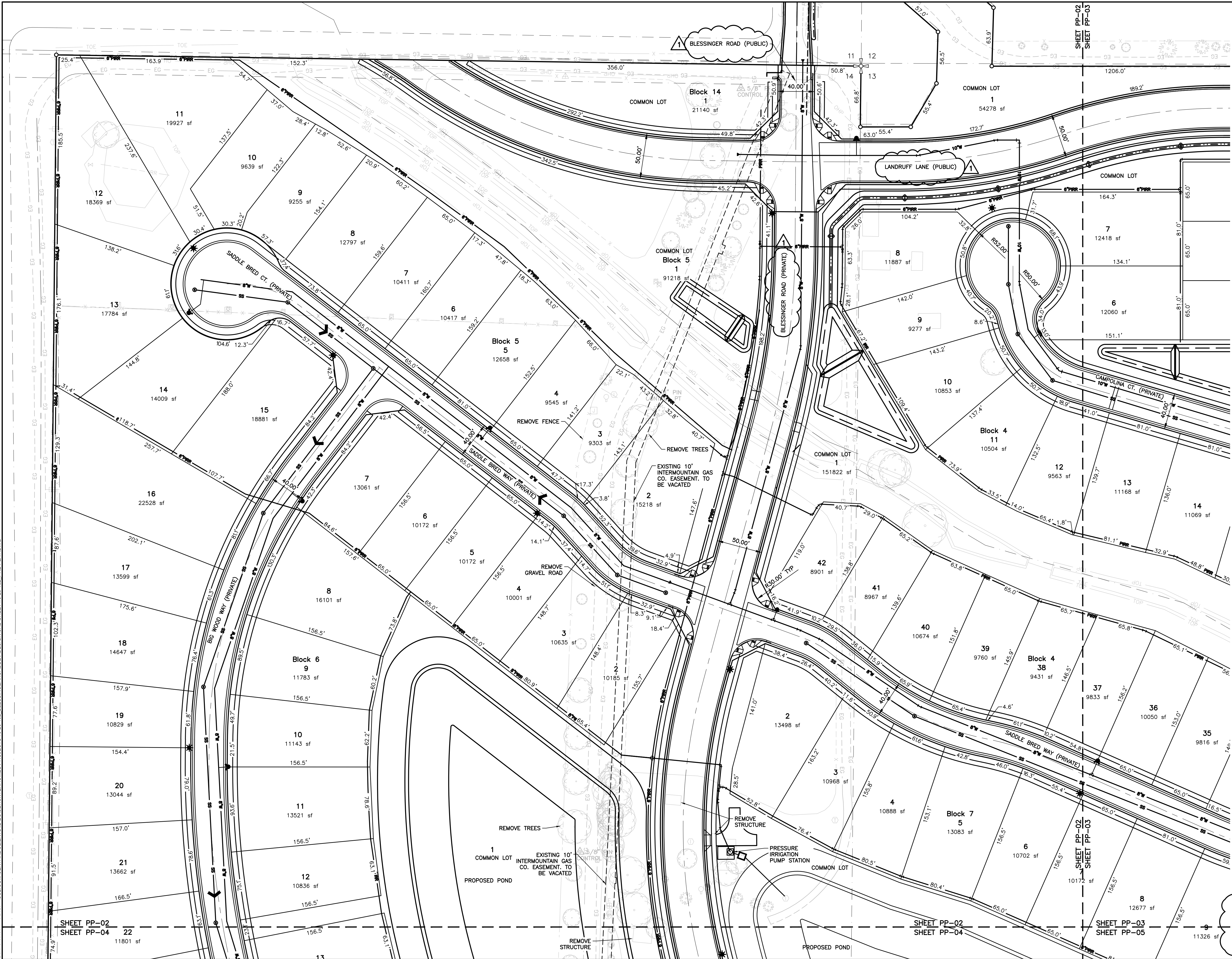
RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-132_PRE-PLAT
JUB PROJ. # : 10-20-132
DRAWN BY: EE
DESIGN BY: EE
CHECKED BY: KMS
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/13/2023

SHEET NUMBER:

PP-01

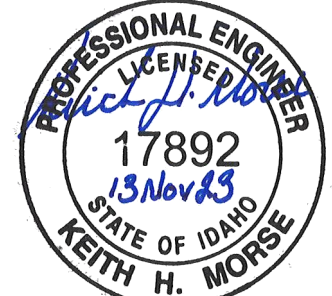
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Date Created: 11/02/2023 JUB.COM\CENTRAL\CLIENTS\HOUSE\INTERHOMES\PROJECTS\10-20-132 BLESSINGER ROAD\DESIGN\CA\DWG\SHEET\10-20-132 PRE-PLAT.DWG



REVISED:
LOT CONFIGURATION, NUMBERING, AND
DIMENSIONS
ROADWAY CONFIGURATION
STREET DESIGNATIONS
UTILITY MAINS



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PROFESSIONAL ENGINEER
17892
13 Nov 23
STATE OF IDAHO
KEITH H. MORSE

REUSE OF DRAWINGS

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NO.	REVISION	DESCRIPTION	DATE
2	REVIS	COMMENTS	DATE

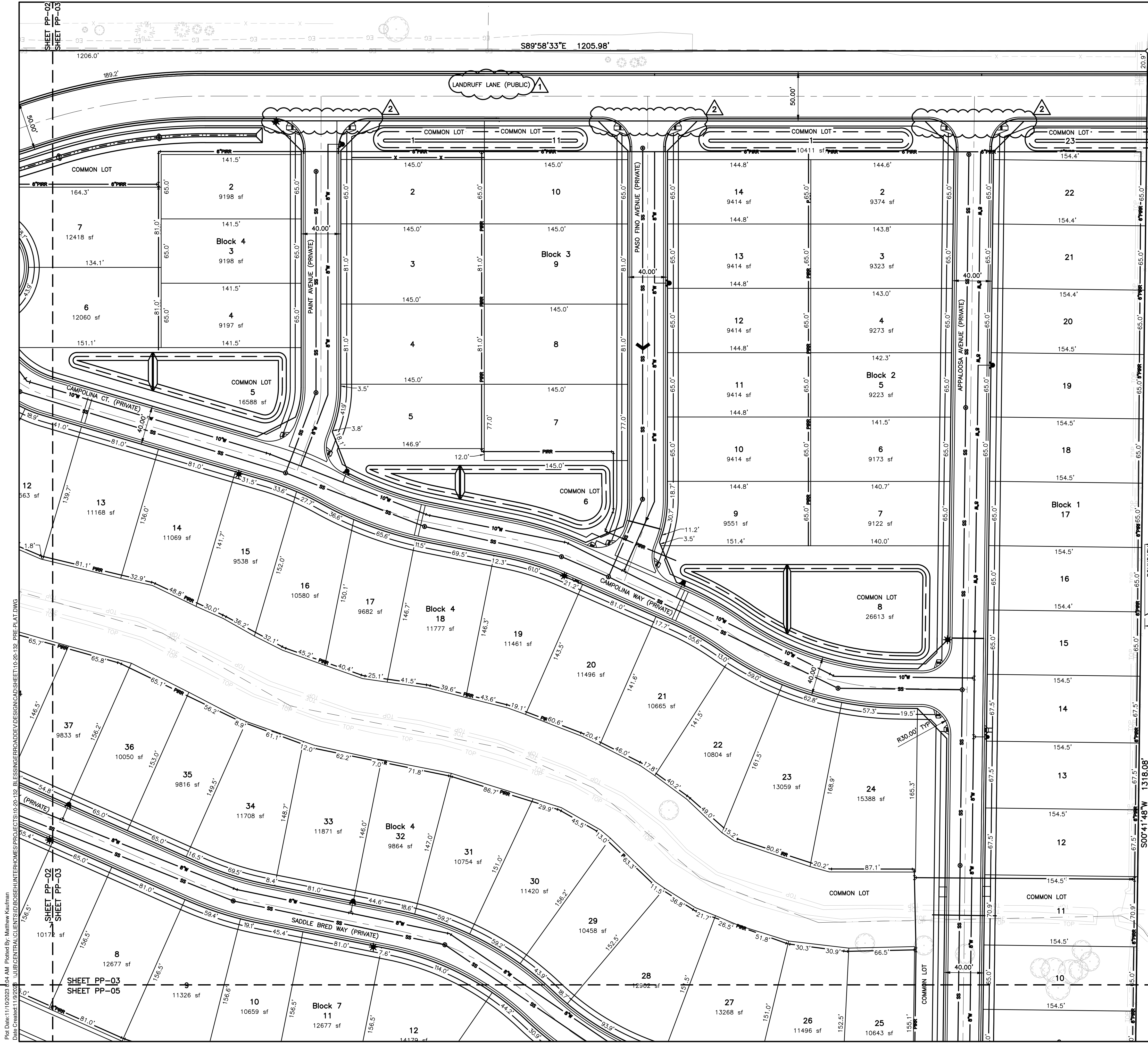
RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

PRELIMINARY PLAT
EXISTING AND PROPOSED CONDITIONS

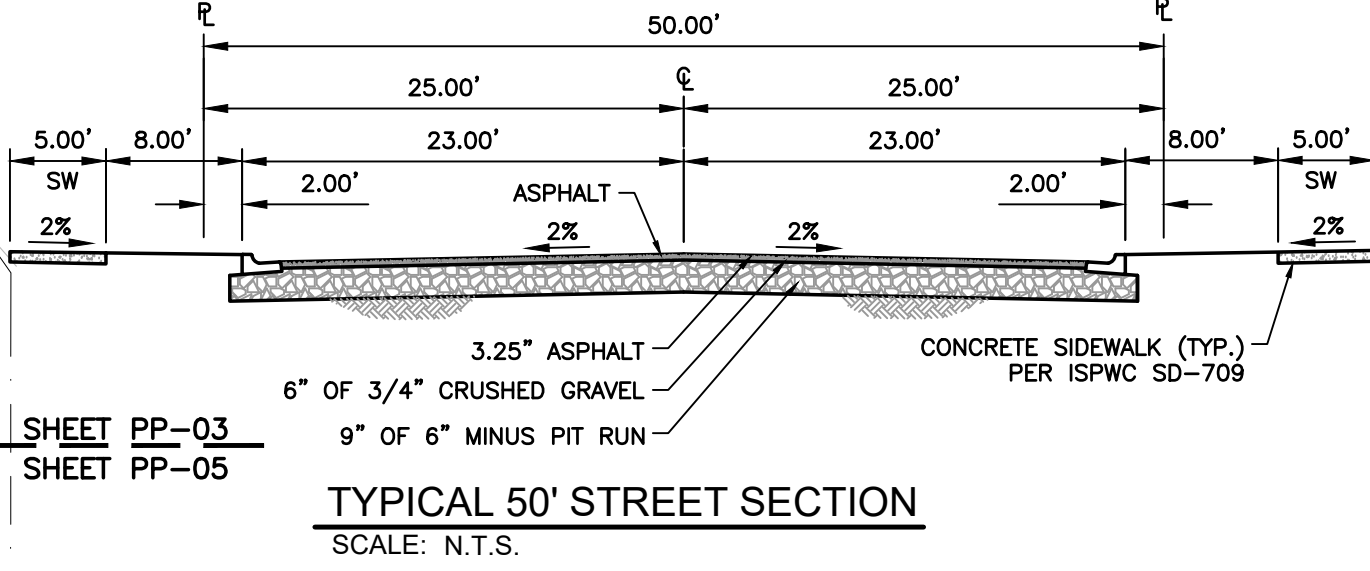
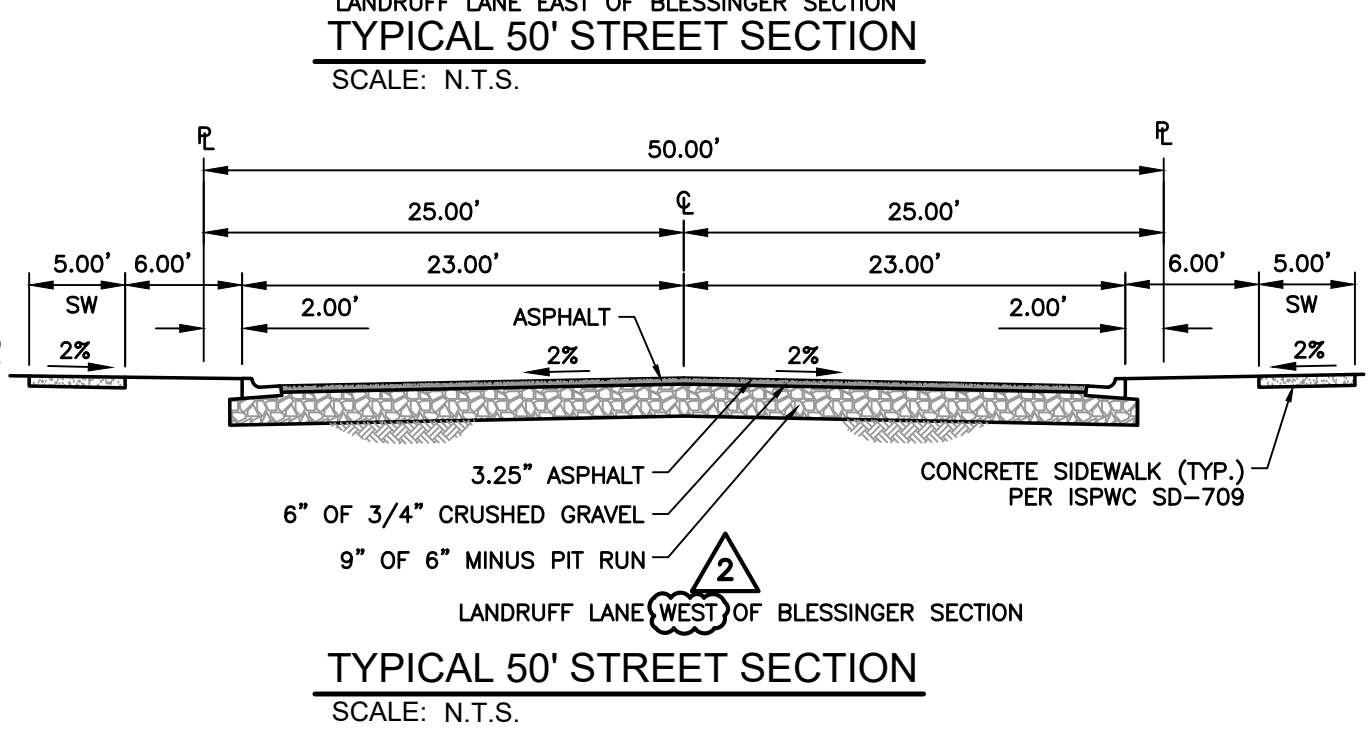
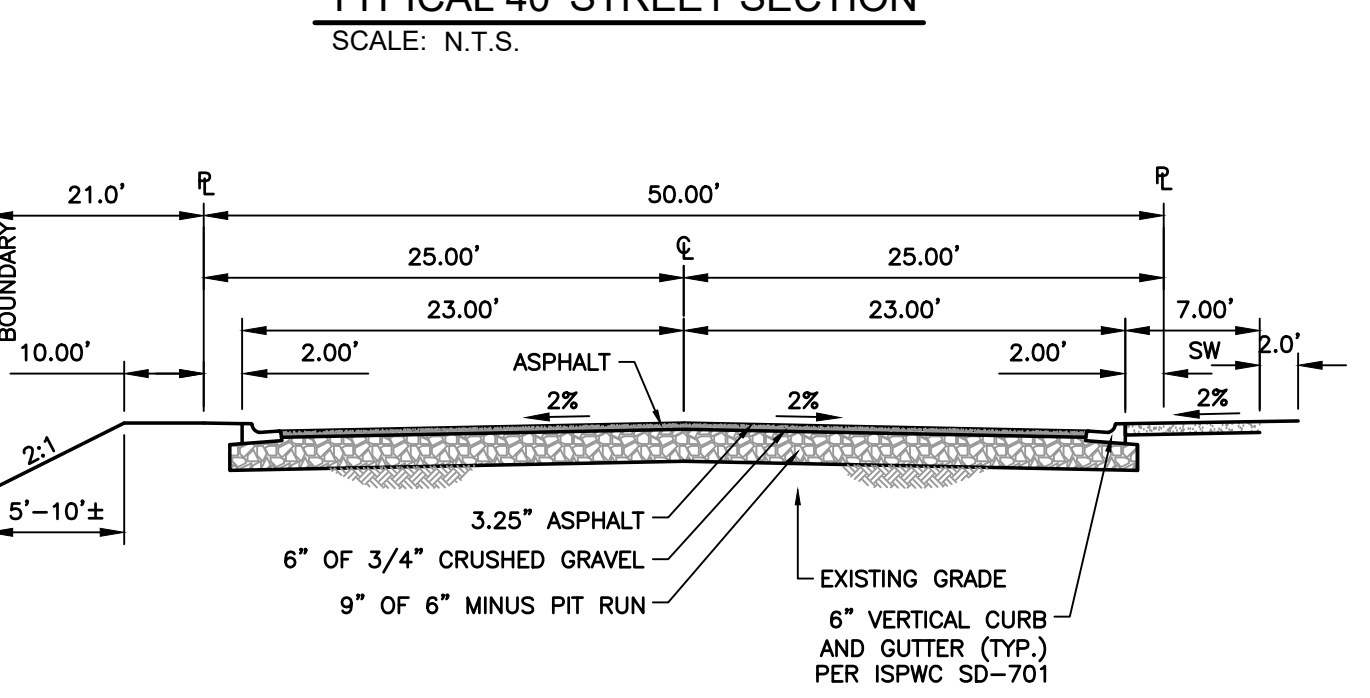
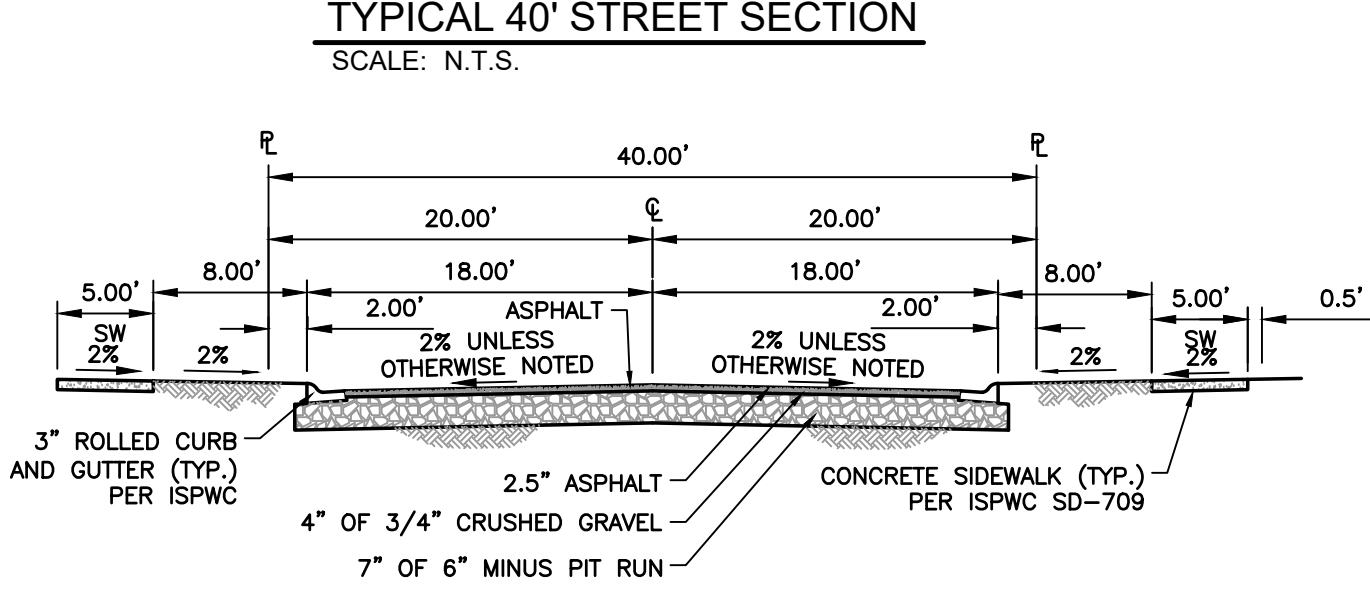
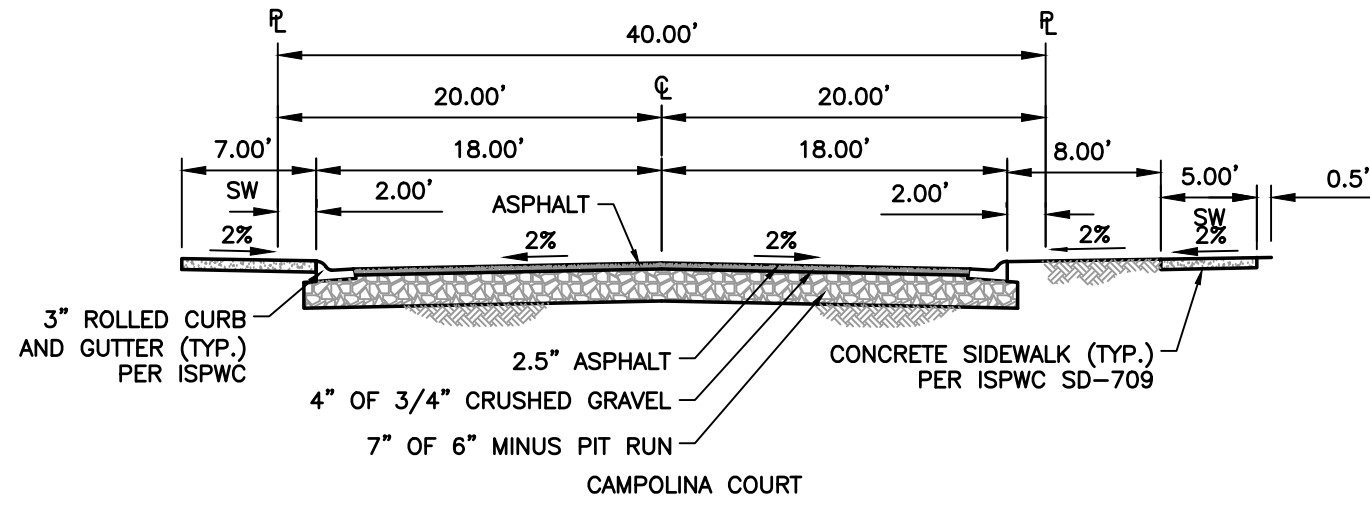
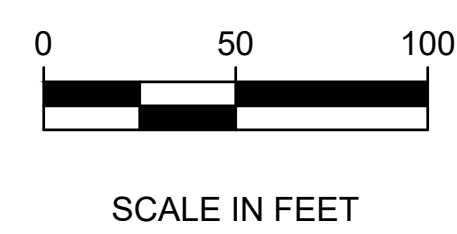
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DRAWN BY: EE
DESIGN BY: EE
CHECKED BY: KMS

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SHEET NUMBER:
PP-02



REVISED:
LOT CONFIGURATION, NUMBERING, AND
DIMENSIONS
ROADWAY CONFIGURATION
STREET DESIGNATIONS
UTILITY MAINS



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Meridian, ID 83642
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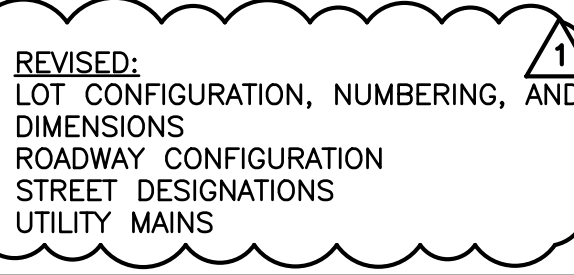
PROFESSIONAL ENGINEER
17892
13 Nov 23
KEITH H. MORSE
STATE OF IDAHO

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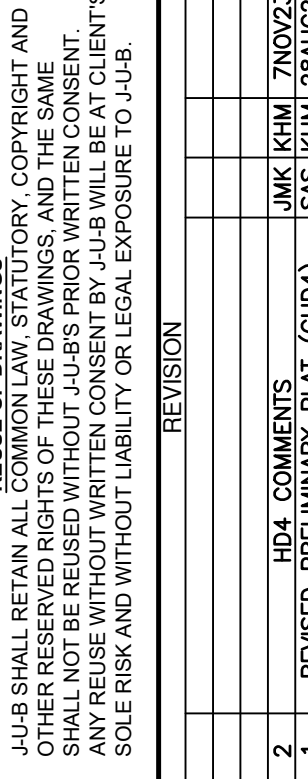
NO.	REVISION	DESCRIPTION	DATE
2	REVIS	REVIS	DATE

RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-132_PRE-PLAT
JUB PROJ. #: 10-20-132
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DESIGN BY: EE
CHECKED BY: KMS
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INCH SCALE ACCORDINGLY
LAST UPDATED: 11/10/2023
SHEET NUMBER:
PP-03



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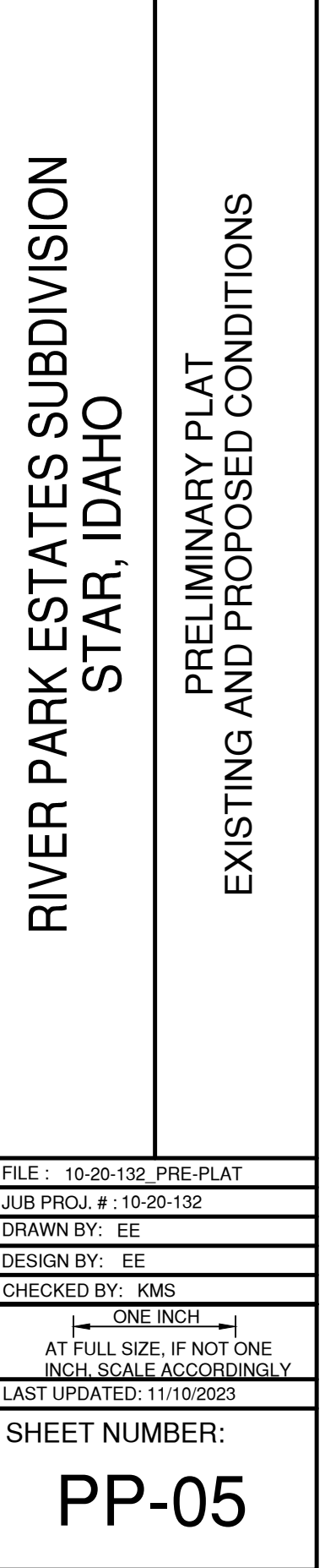


REVISION			
2	HD4 COMMENTS	JMK KHM	7NOV2025
1	REVISED PRELIMINARY PLAT (CHD4)	SAS KHM	28AUG2025

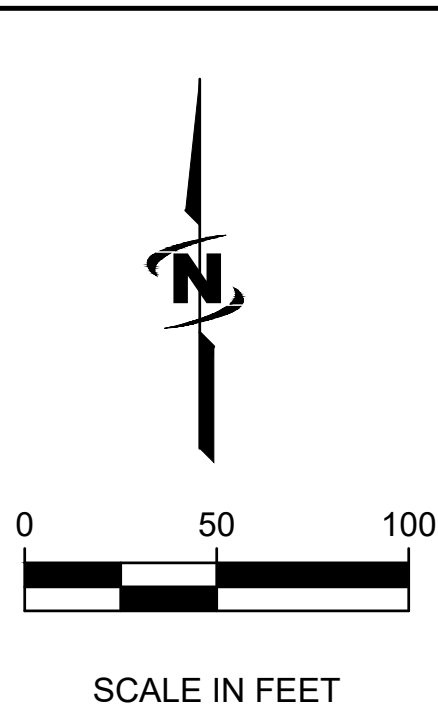
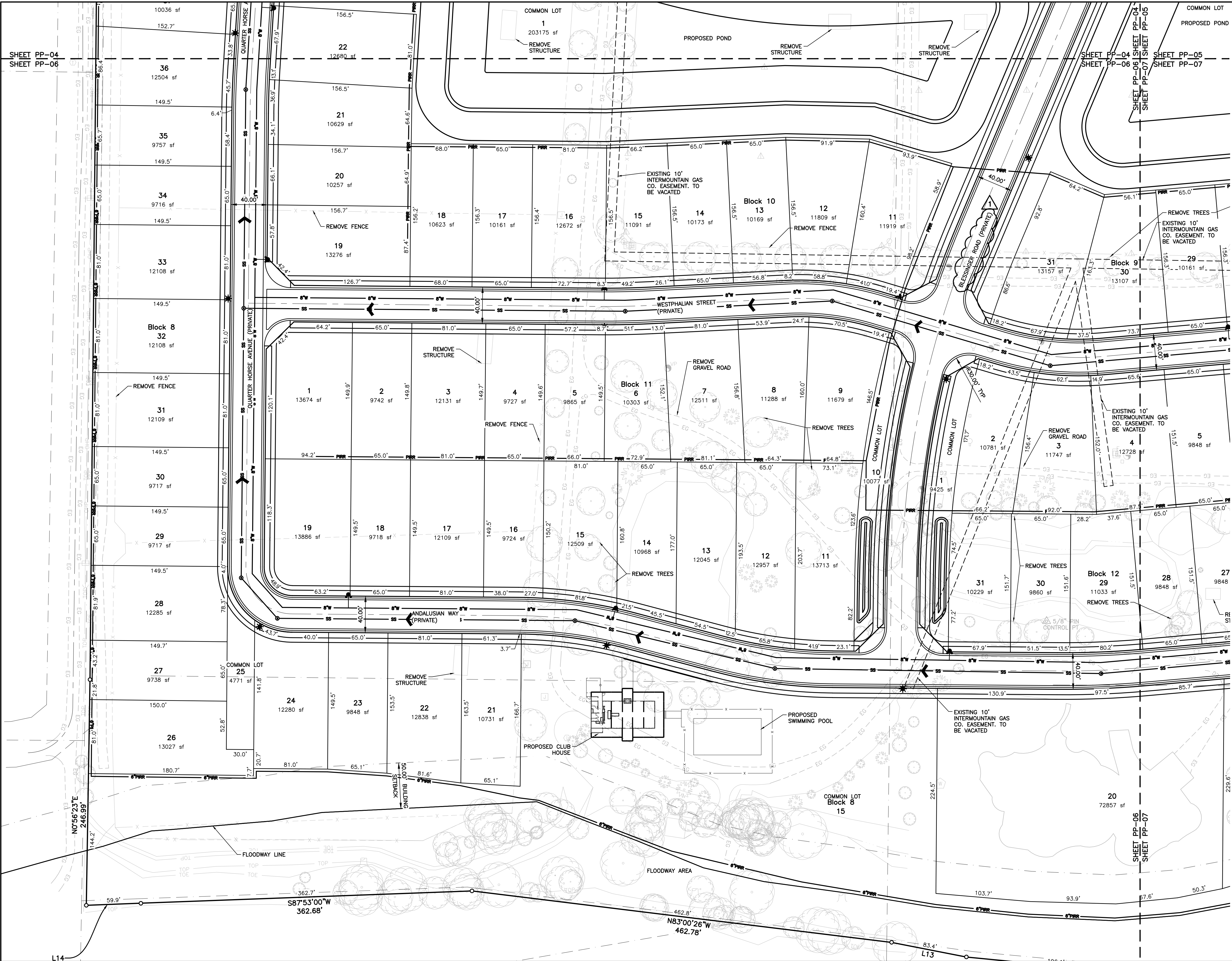
PRELIMINARY PLAT AND PROPOSED CON

AT FULL SIZE, IF NOT ONE
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PP-04



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Date Created: 11/02/2023 JUBCENTRALCLIENTS\DESIGN\INTERHOMES\PROJECTS\10-20-132 BLESSINGERROAD\DESIGN\CAD\10-20-132 PRE-PLAT.DWG



REVISED:
LOT NUMBERING
STREET DESIGNATIONS
UTILITY MAINS


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Phone: 208.376.7330
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13 Nov 13
KEITH H. MORSE

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NO.	REVISION	DATE
1	REVISED PRELIMINARY PLAT (GDD)	11/10/2023

RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

PRELIMINARY PLAT
EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-132_PRE-PLAT
JUB PROJ. #: 10-20-132
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DESIGN BY: EE
CHECKED BY: KMS
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/10/2023

SHEET NUMBER:
PP-06

Plot Date: 11/10/2023 8:05 AM Plotted By: Matthew Kaufman
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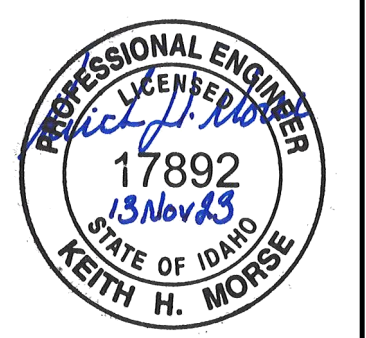


REVISED:
PHASE DIAGRAM



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



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REVISION	
NO.	DESCRIPTION
1	REVISED PRELIMINARY PLAT (GDD)

RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

PRELIMINARY PLAT
PHASING PLAN

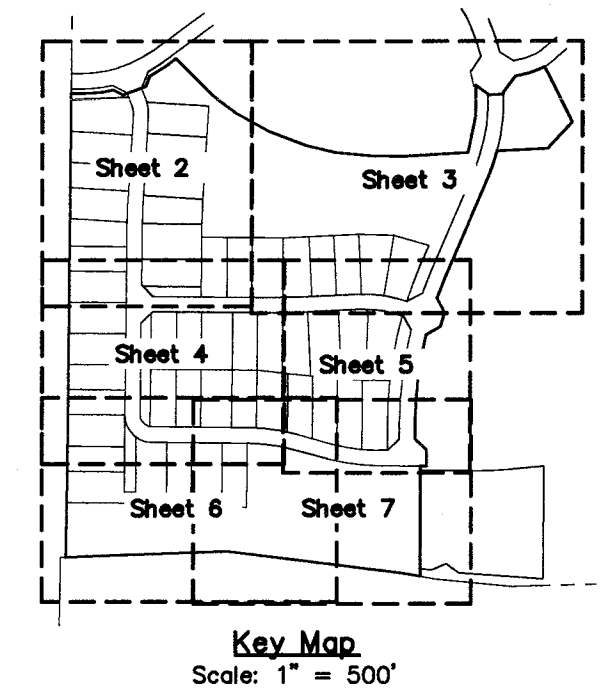
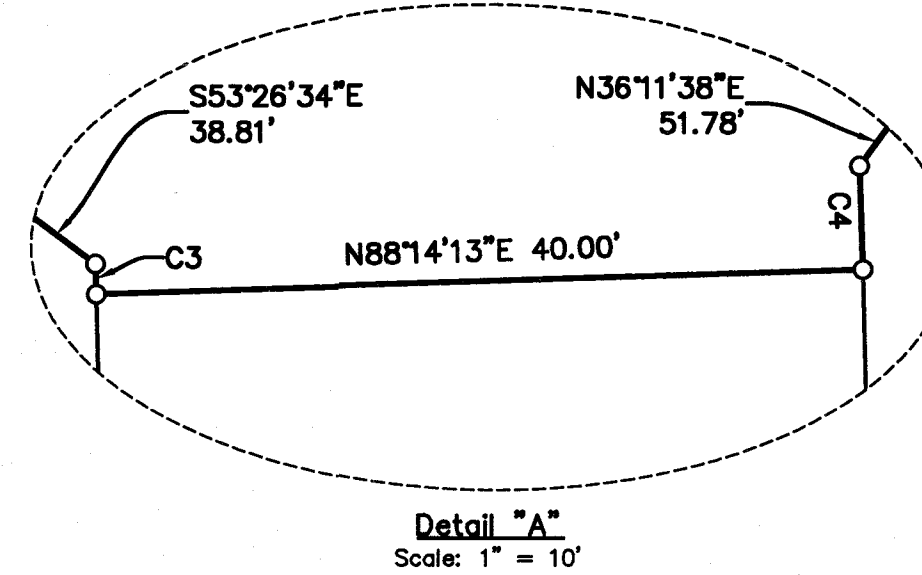
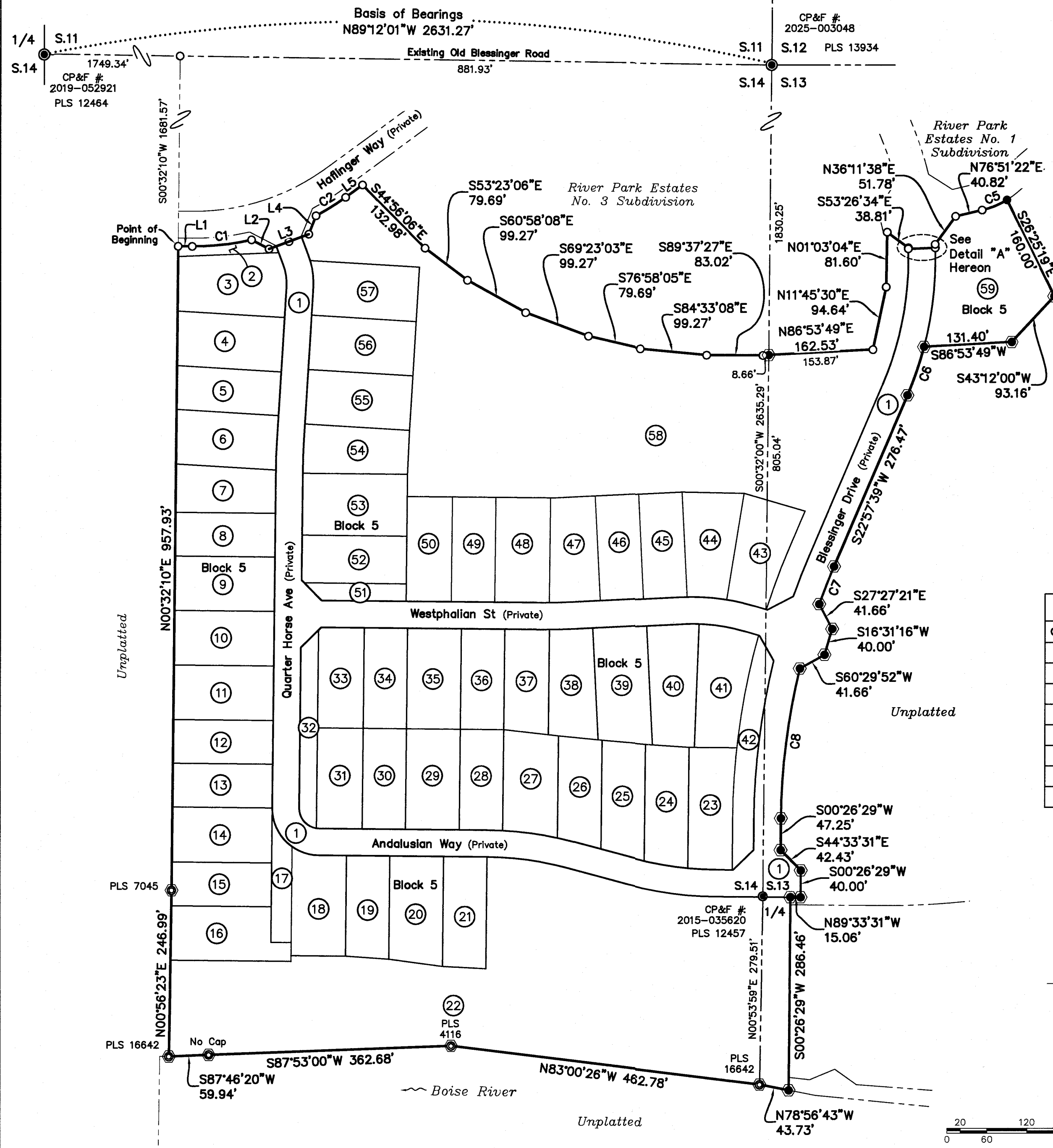
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JUB PROJ. #: 10-20-132
DRAWN BY: EE
DESIGN BY: EE
CHECKED BY: KMS

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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/10/2023

SHEET NUMBER:
PP-08

Plat Showing
River Park Estates No. 4 Subdivision

Situated in the Southwest Quarter of the Northwest Quarter and Government Lot 4, of Section 13, and the Southeast Quarter of the Northeast Quarter and Government Lot 1, of Section 14, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho.
2026



Legend

- Found 1/2" Iron Pin, as noted, reset with 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Found 1/2" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Found 5/8" Iron Pin with Plastic Cap, "ISG PLS 11334", or as noted
- Found Aluminum Cap Monument
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- s.f. Square Feet
- Lot Number
- Exterior Monument Set
- Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- Adjacent Parcel Line
- Section Line
- Centerline
- Easement Line (See Easement Note 1)
- Temporary Easement Line (See Easement Note 7)
- Sidewalk Easement Line (See Easement Note 1)
- Storm Drain Easement Area (See Easement Note 12)
- Tie / Leader Line

Curve Table - This Sheet Only

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	89.26'	382.00'	13°23'17"	N83°50'24"E	89.06'
C2	51.85'	382.00'	7°46'39"	N57°51'21"E	51.81'
C3	1.57'	480.00'	0°11'17"	S01°51'25"E	1.57'
C4	5.39'	520.00'	0°35'39"	N02°03'36"W	5.39'
C5	40.33'	128.03'	18°02'51"	N67°49'56"E	40.16'
C6	76.28'	520.00'	8°24'16"	S18°45'31"W	76.21'
C7	60.15'	980.00'	3°30'59"	S21°12'10"W	60.14'
C8	225.03'	980.00'	13°09'22"	S07°01'10"W	224.53'

Line Table - This Sheet Only

Line	Bearing	Length
L1	S89°27'57"E	21.23'
L2	S62°35'34"E	29.34'
L3	N69°34'51"E	63.00'
L4	N21°24'27"E	29.50'
L5	N53°58'02"E	31.29'

Reference Documents:

CP&F Inst. No.s: 2019-052921, 2025-003048 & 2015-035620.
ROS No.s: 9104829, 200368353, 2021-086760, 2021-067939, 2022-016089, 2022-021036, 200553877, 2007017950, 2017-034928, 2021-072946, & 2025-035200.
Subdivisions: River Park Estates No. 1 Subdivision, River Park Estates No. 2 North Subdivision & River Park Estates Subdivision No. 3.
Agreement: 200639730
Deeds: 2025-021717, 2025-010130, 2022-019093, 2022-019042, 2024-026716, 2024-026717, 2022-039559, 2021-057388 & 2021-057299.

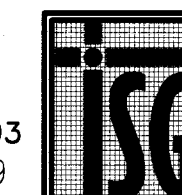
Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. The boundary was determined prior to platting, see Record of Survey Instrument Number 2021-086760 for additional information. The east boundary of Lot 22, Block 5 was determined by the existing monumentation of the west line of Parcel B of Record of Survey Instrument Number 2022-016089. The south boundary of Lot 22, Block 5 was determined by the existing monumentation of the mean high water line of Record of Survey Instrument Number 200368353. The northerly boundary was determined by the existing monumentation of River Park Estates No. 1 & 3. The bearing system is: NAD83(2011) Epoch 2010 IDWest 1103. The convergence angle at the corner of Sections 11, 12, 13, & 14 is -0°32'28".

Monument Certificate:

This is to certify that this plat is being recorded under the provisions of Idaho Code 50-1331 through 50-1333, and that all interior monuments will be set, in accordance with Idaho Code Section 50-1303, within one year from recording of this plat.

See Sheet 2 for Notes.
See Sheet 5 for Line & Curve Tables.
Book _____ Page _____



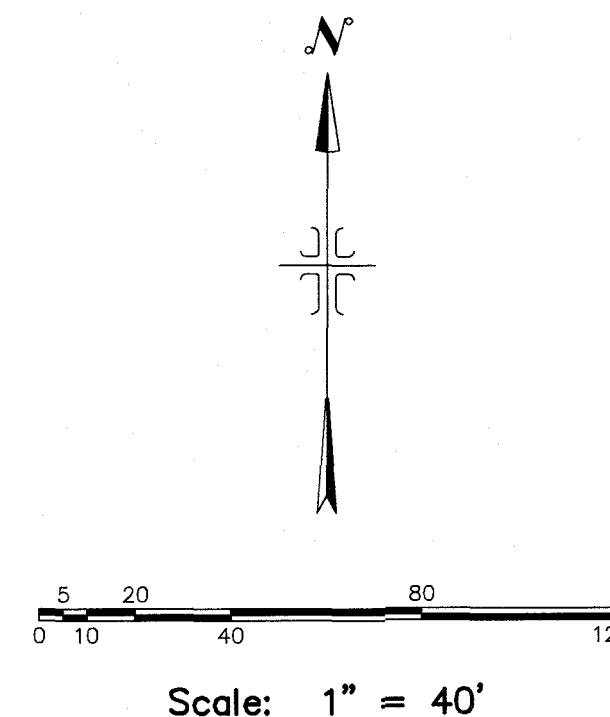
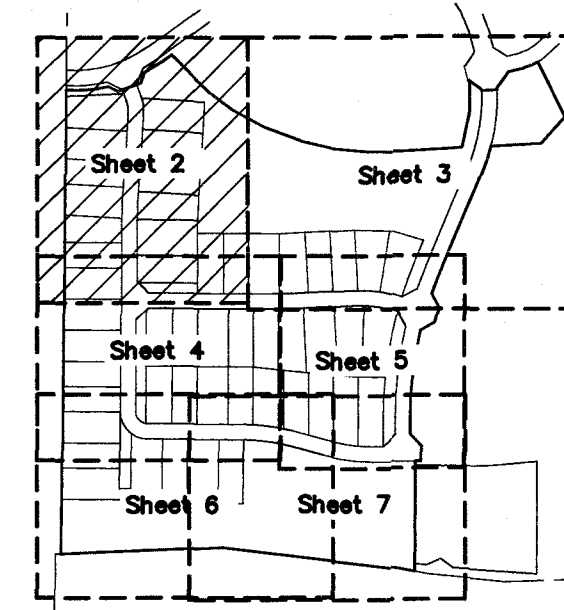
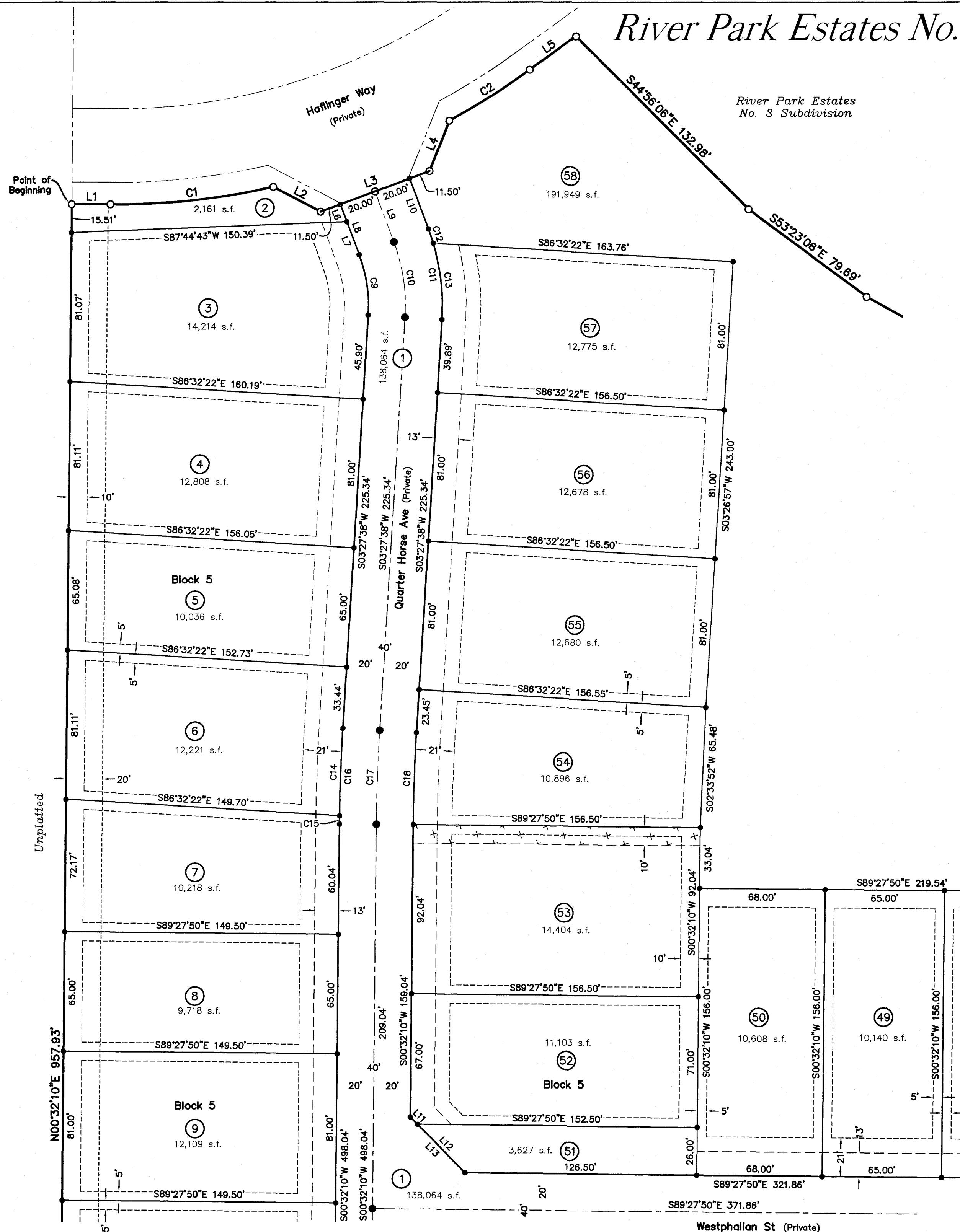
IDAHO
SURVEY
GROUP, LLC

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



River Park Estates No. 4 Subdivision

River Park Estates
No. 3 Subdivision



Notes:

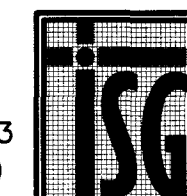
- The lands included in this plat are located within the service area of Canyon County Water Company LTD. (208)455-1735, P.O. Box 11, Star, ID 83669. Irrigation water will be provided to all lots through a pressure irrigation delivery system which has been approved pursuant to Idaho Code 31-3805(4). The purchaser of each lot shall remain subject to all assessments levied by Canyon County Water Company LTD., and unpaid Canyon County Water Company LTD. assessments are a lien on the land.
- Maintenance of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Minimum building setback lines shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required, or as shown on this plat.
- This development recognizes Section 22-4503 of Idaho Code, Right to Farm Act, which states "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Restrictions and covenants will be in effect for this subdivision.
- The areas depicted hereon are for convenience, and are subordinate to the dimensions depicted hereon.
- Lots 1, 2, 17, 22, 32, 42, 51, and 58 of Block 5 are common lots and will be owned and maintained by the homeowners association. Lot 59, Block 5 is a clubhouse lot and will be owned and maintained by the homeowners association.
- This subdivision is located in zone AE as shown on the firm panels 16027C0266G & 16027C0258G, Canyon County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
- Sewer and water service will be provided by Star Sewer and Water District.

Easement Notes:

- All utility easements shown or designated hereon are non-exclusive and hereby reserved for installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage and shall not preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, side & rear property lines fences, or other such nonpermanent improvements. All lots shall have permanent 5' wide easements along the side lot lines, 10' wide easements along the rear lot lines, and 21' wide easements along the street frontage lines, for these purposes. All lots except common lots, shall also have permanent 13' wide easements along street frontages for sidewalks.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- See Amended Easement Agreement recorded as Instrument Number 2019-04147, Canyon County Records, for the ingress and egress purposes described in said agreement, amending Instrument Number 200648194. The exact location of said easement could not be determined from the record documents. Affects the northeast quarter of Section 14. The portions of it encompassing this subdivision may have been extinguished by merger of title.
- See Idaho Power Company Underground Easement Instrument Number 200669415 & 2025-006485 for its release.
- There is an existing power pole-line along the west boundary of the subdivision.
- See sewer agreement Instrument Number 200639730, it is a blanket easement, for maintenance of a wastewater treatment system, that affects the southwest quarter of the northwest quarter of Section 13 and other lands outside the plat. The location of the wastewater treatment system cannot be determined from the record documents, however the developer purports that it lies just east of the house along the river, about 300 feet east of this subdivision.
- See Temporary Access Easement Agreement Instrument Number 2022-019044.
- All of the common lots hereon are hereby designated as having a utility easement co-situated (i.e. blanket easement) with said lots.
- Lot 1 of Block 5 is a private road network to be owned and operated by the homeowners' association for River Park Estates No. 4 Subdivision. The road network shall remain private and shall not create any obligation of public maintenance including on the part of, without limitation, Highway District 4 or the City of Star. Lot 1 of Block 5 shall be subject to a public ingress and egress easement in favor of the public as described in Instrument Number _____. The homeowners' association for River Park Estates No. 4 Subdivision may FROM TIME TO TIME establish reasonable rules and regulations associated with the use of Lot 1 of Block 5 while the foregoing remains in the homeowners' association's ownership.
- See Instrument Numbers 2024-000983 & 2025-002120 for public ingress and egress easements for the existing private roads.
- See Instrument Number 200556035 for Intermountain Gas Easement & Instrument Number 2025-003693 for its release.
- Lot 53, Block 5 is subject to a storm drainage utility easement, as indicated hereon, for benefit of the homeowners association.
- Lot 17, Block 5 is subject to a common driveway easement for access to Lots 14, 15, & 16, Block 5.

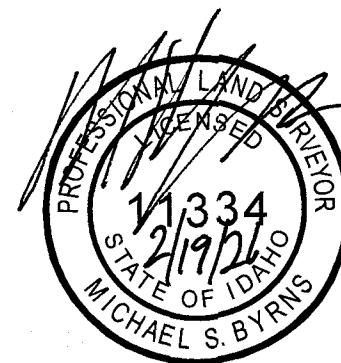
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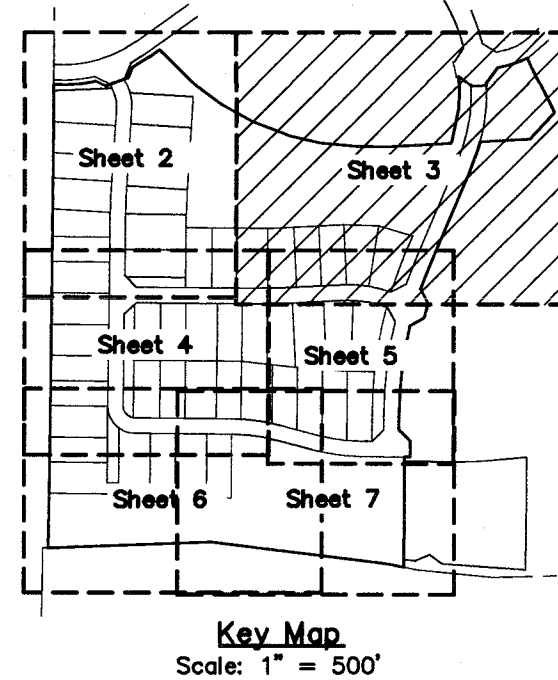
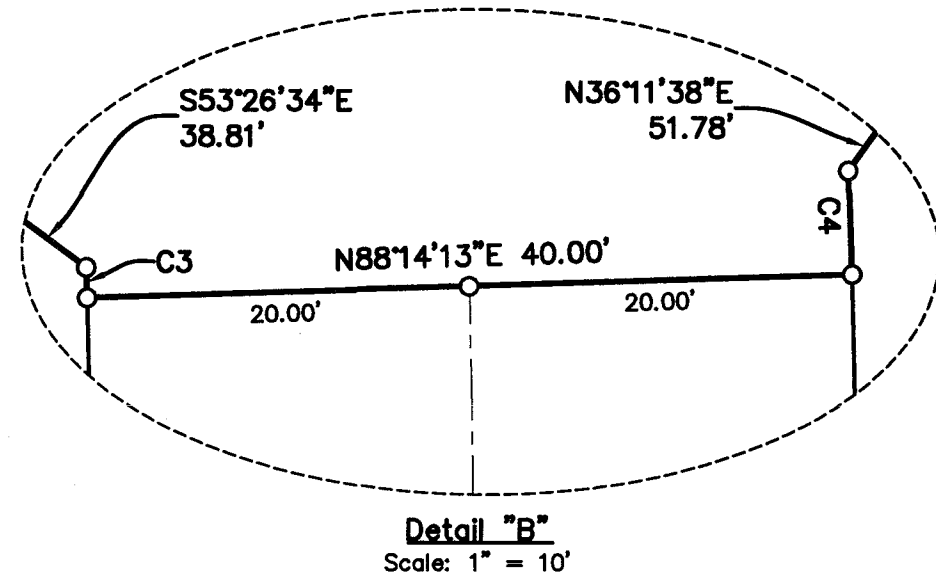
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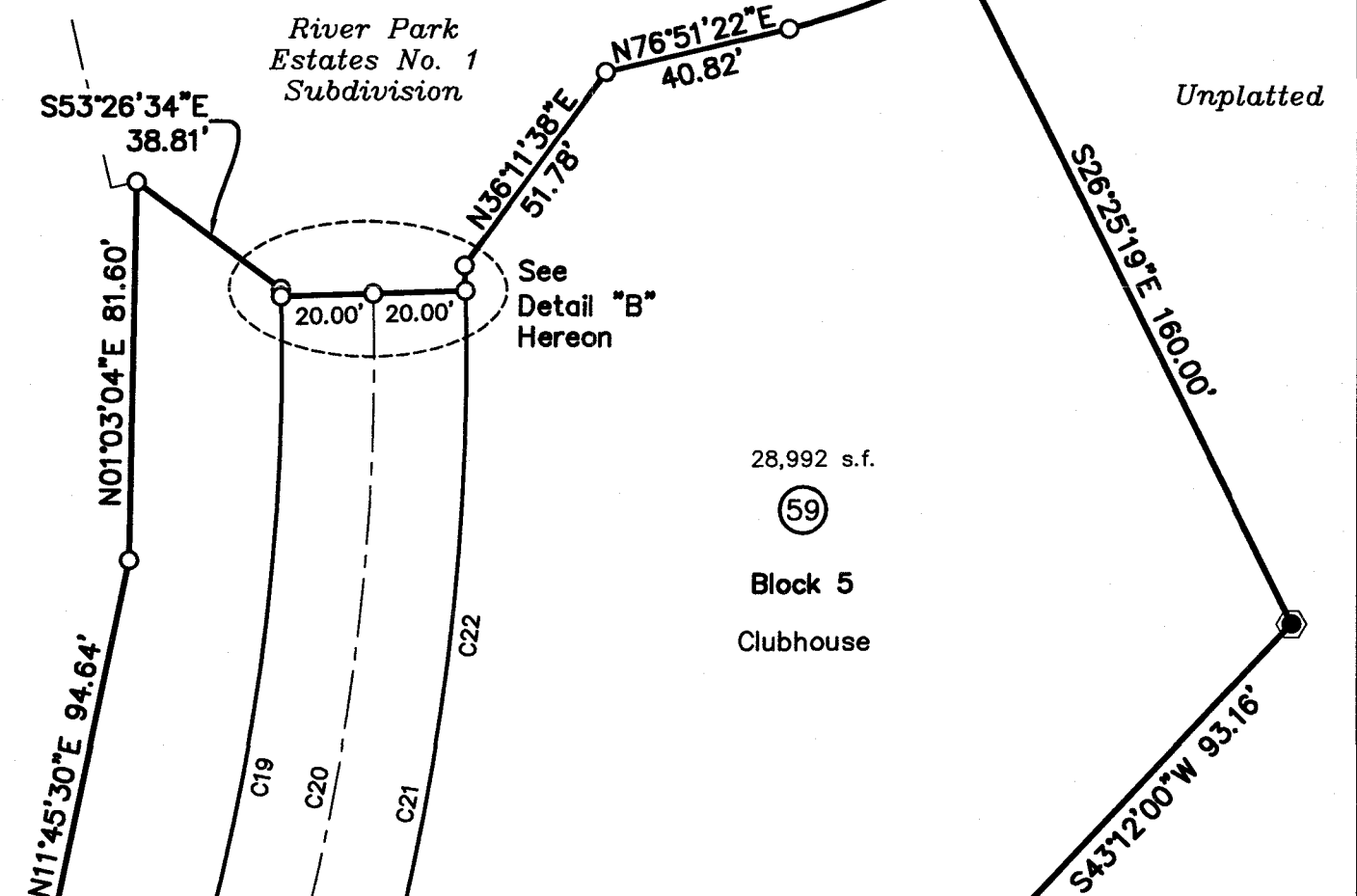
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Sheet 2 of 9

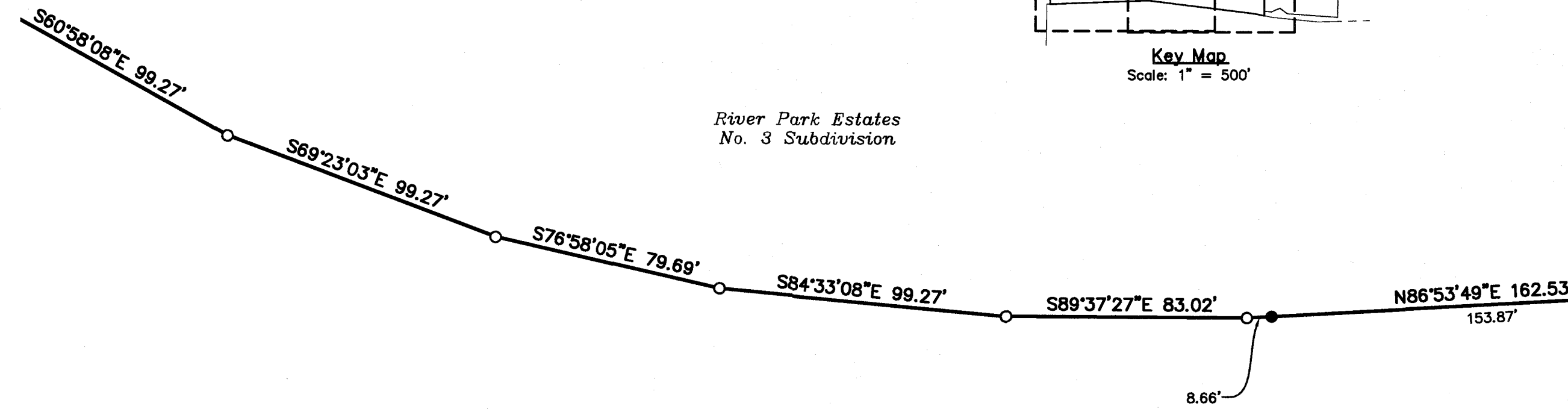
River Park Estates No. 4 Subdivision



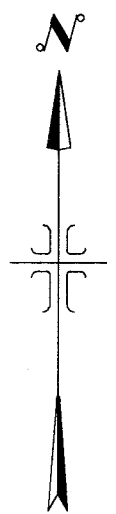
River Park Estates
No. 3 Subdivision



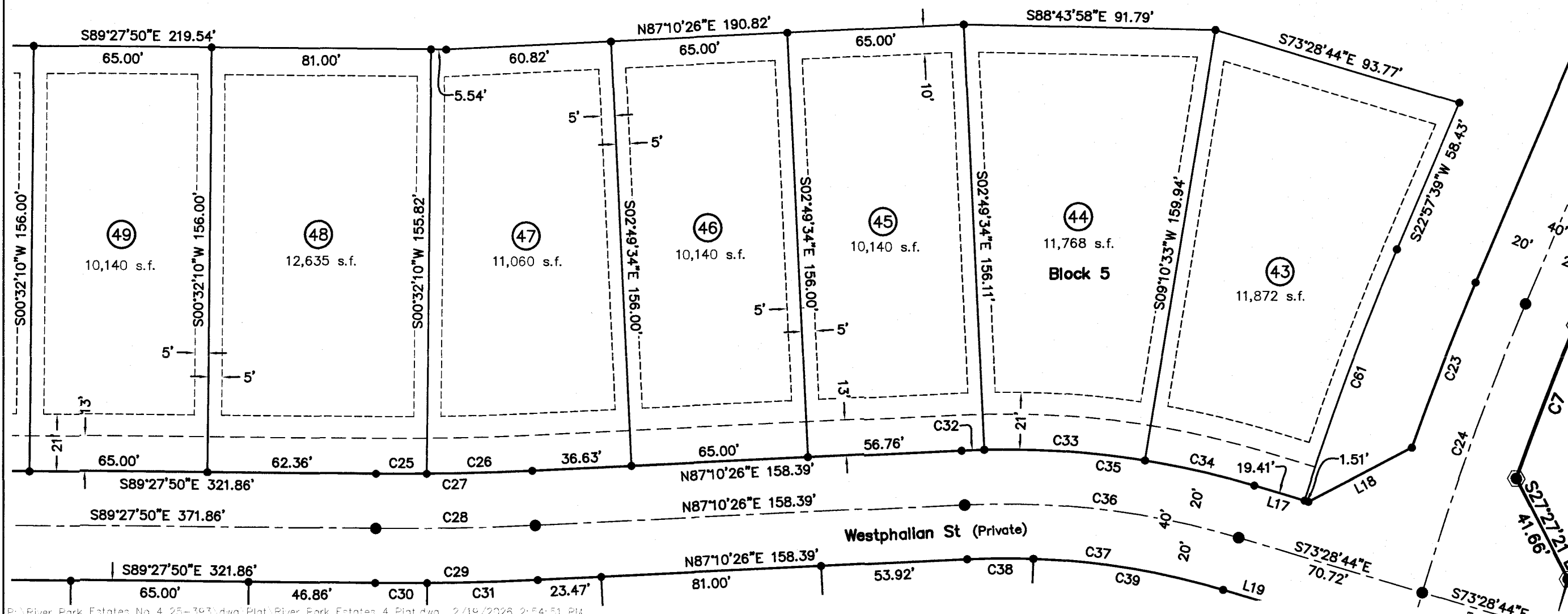
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(59)
Block 5
Clubhouse



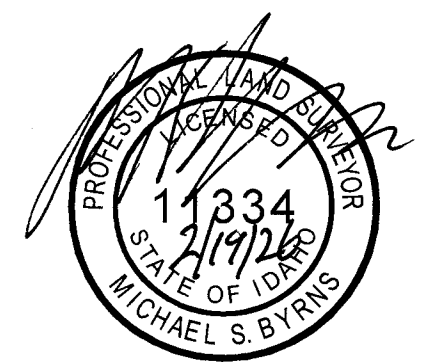
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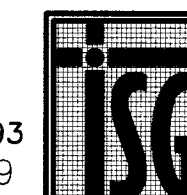


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See Sheet 2 for Notes.
See Sheet 5 for Line & Curve Tables.

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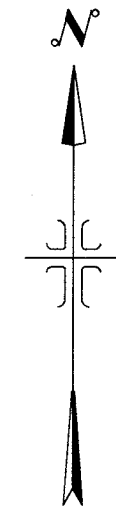
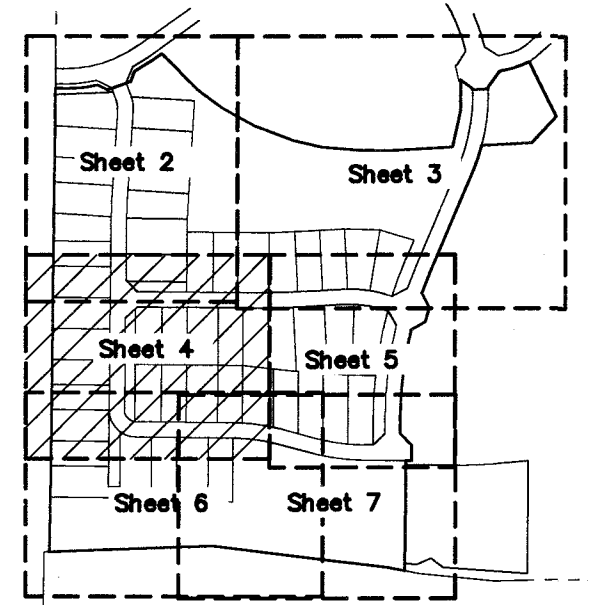


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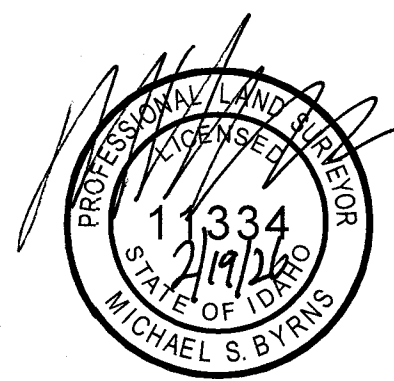
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Sheet 3 of 9

River Park Estates No. 4 Subdivision

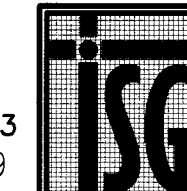


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See Sheet 2 for Notes.
See Sheet 5 for Line & Curve Tables.

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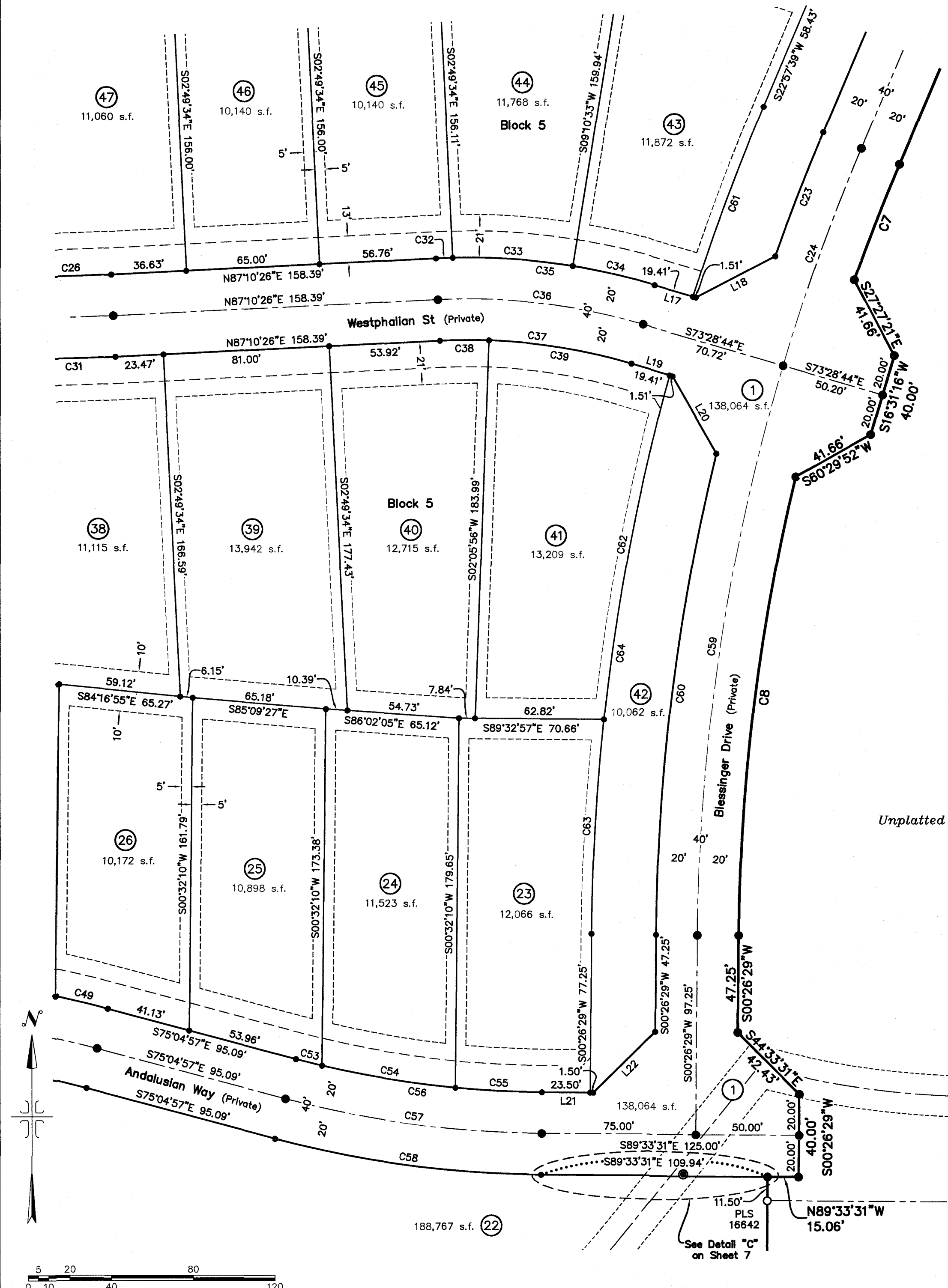


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Sheet 4 of 9

River Park Estates No. 4 Subdivision



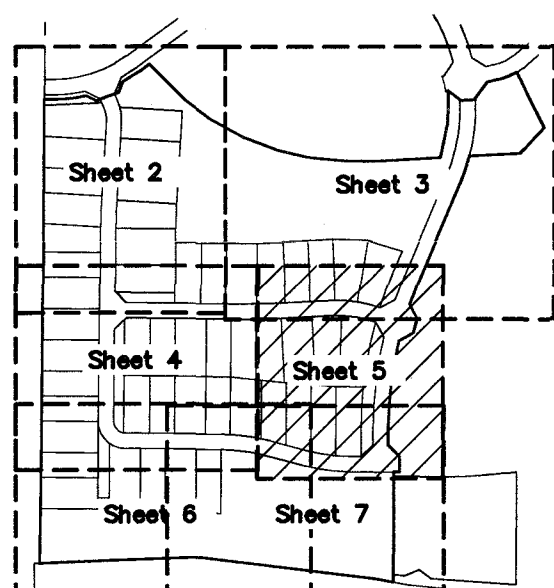
Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	89.26'	382.00'	13°23'17"	N83°50'24"E	89.06'
C2	51.85'	382.00'	7°46'39"	N57°51'21"E	51.81'
C3	1.57'	480.00'	0°11'17"	S01°51'25"E	1.57'
C4	5.39'	520.00'	0°35'39"	N02°03'36"W	5.39'
C5	40.33'	128.03'	18°02'51"	N67°49'56"E	40.16'
C6	76.28'	520.00'	8°24'16"	S18°45'31"W	76.21'
C7	60.15'	980.00'	3°30'59"	S21°12'10"W	60.14'
C8	225.03'	980.00'	13°09'22"	S07°01'10"W	224.53'
C9	33.42'	80.00'	23°56'20"	S08°30'32"E	33.18'
C10	41.78'	100.00'	23°56'20"	S08°30'32"E	41.48'
C11	50.14'	120.00'	23°56'20"	S08°30'32"E	49.77'
C12	8.18'	120.00'	3°54'15"	S18°31'34"E	8.18'
C13	41.98'	120.00'	20°02'05"	S06°33'24"E	41.75'
C14	47.58'	1020.00'	2°40'21"	S02°07'28"W	47.57'
C15	4.49'	1020.00'	0°15'08"	S00°39'43"W	4.49'
C16	52.06'	1020.00'	2°55'28"	S01°59'54"W	52.06'
C17	51.04'	1000.00'	2°55'28"	S01°59'54"W	51.04'
C18	50.02'	980.00'	2°55'28"	S01°59'54"W	50.02'
C19	207.13'	480.00'	24°43'26"	S10°35'56"W	205.52'
C20	215.76'	500.00'	24°43'26"	S10°35'56"W	214.09'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C21	224.39'	520.00'	24°43'26"	S10°35'56"W	222.65'
C22	148.11'	520.00'	16°19'10"	S06°23'48"W	147.61'
C23	64.64'	1020.00'	3°37'52"	S21°08'43"W	64.63'
C24	112.40'	1000.00'	6°26'24"	S19°44'28"W	112.34'
C25	18.64'	980.00'	1°05'23"	N89°59'28"E	18.64'
C26	38.86'	980.00'	2°16'20"	N88°18'36"E	38.86'
C27	57.50'	980.00'	3°21'43"	N88°51'18"E	57.50'
C28	58.68'	1000.00'	3°21'43"	N88°51'18"E	58.67'
C29	59.85'	1020.00'	3°21'43"	N88°51'18"E	59.84'
C30	19.14'	1020.00'	1°04'30"	N89°59'54"E	19.14'
C31	40.71'	1020.00'	2°17'13"	N88°19'03"E	40.71'
C32	8.24'	320.00'	1°28'33"	N87°54'43"E	8.24'
C33	58.79'	320.00'	10°31'33"	S86°05'14"E	58.70'
C34	41.02'	320.00'	7°20'43"	S77°09'06"E	41.00'
C35	108.05'	320.00'	19°20'49"	S83°09'09"E	107.54'
C36	101.30'	300.00'	19°20'49"	S83°09'09"E	100.82'
C37	94.55'	280.00'	19°20'49"	S83°09'09"E	94.10'
C38	24.07'	280.00'	4°55'30"	N89°38'11"E	24.06'
C39	70.48'	280.00'	14°25'20"	S80°41'24"E	70.29'
C40	43.11'	30.00'	82°20'16"	S40°37'58"E	39.50'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C41	4.01'	30.00'	7°39'44"	S85°37'58"E	4.01'
C42	47.12'	30.00'	90°00'00"	S44°27'50"E	42.43'
C43	78.54'	50.00'	90°00'00"	S44°27'50"E	70.71'
C44	109.96'	70.00'	90°00'00"	S44°27'50"E	98.99'
C45	67.38'	70.00'	55°09'00"	S27°02'21"E	64.81'
C46	42.58'	70.00'	34°51'00"	S72°02'21"E	41.92'
C47	23.01'	520.00'	2°32'06"	S88°11'47"E	23.01'
C48	81.70'	520.00'	9°00'07"	S82°25'41"E	81.61'
C49	25.82'	520.00'	2°50'41"	S76°30'17"E	25.81'
C50	130.52'	520.00'	14°22'54"	S82°16'24"E	130.18'
C51	125.50'	500.00'	14°22'54"	S82°16'24"E	125.17'
C52	120.48'	480.00'	14°22'54"	S82°16'24"E	120.17'
C53	13.10'	480.00'	1°33'48"	S75°51'51"E	13.10'
C54	65.84'	480.00'	7°51'33"	S80°34'31"E	65.79'
C55	42.34'	480.00'	5°03'13"	S87°01'54"E	42.32'
C56	121.27'	480.00'	14°28'34"	S82°19'14"E	120.95'
C57	126.33'	500.00'	14°28'34"	S82°19'14"E	125.99'
C58	131.38'	520.00'	14°28'34"	S82°19'14"E	131.03'
C59	280.64'	1000.00'	16°04'46"	S08°28'52"W	279.72'
C60	236.25'	1020.00'	13°16'15"	S07°04'37"W	235.72'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C61	98.18'	1051.50'	5°21'00"	S20°17'09"W	98.15'
C62	170.67'	1051.50'	9°17'59"	S10°46'53"W	170.48'
C63	104.42'	1051.50'	5°41'24"	S03°17'11"W	104.38'
C64	275.09'	1051.50'	14°59'23"	S07°56'11"W	274.31'

Line Table		
Line	Bearing	Length
L1	S89°27'57"E	21.23'
L2	S62°35'34"E	29.34'
L3	N69°34'51"E	63.00'
L4	N21°24'27"E	29.50'
L5	N53°58'02"E	31.29'
L6	S20°28'42"E	10.09'
L7	S20°28'42"E	19.23'
L8	S20°28'42"E	29.32'
L9	S20°28'42"E	29.30'
L10	S20°28'42"E	29.28'
L11	S44°27'50"E	5.66'
L12	S44°27'50"E	36.77'
L13	S44°27'50"E	42.43'
L14	N45°32'10"E	36.77'
L15	N45°32'10"E	5.66'
L16	N45°32'10"E	42.43'
L17	S73°28'44"E	20.91'
L18	N62°30'15"E	43.15'
L19	S73°28'44"E	20.91'
L20	S29°27'43"E	43.15'
L21	S89°33'31"E	25.00'
L22	N45°26'29"E	42.43'



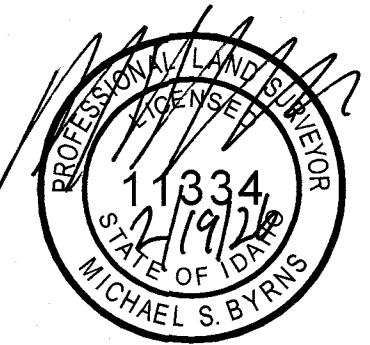
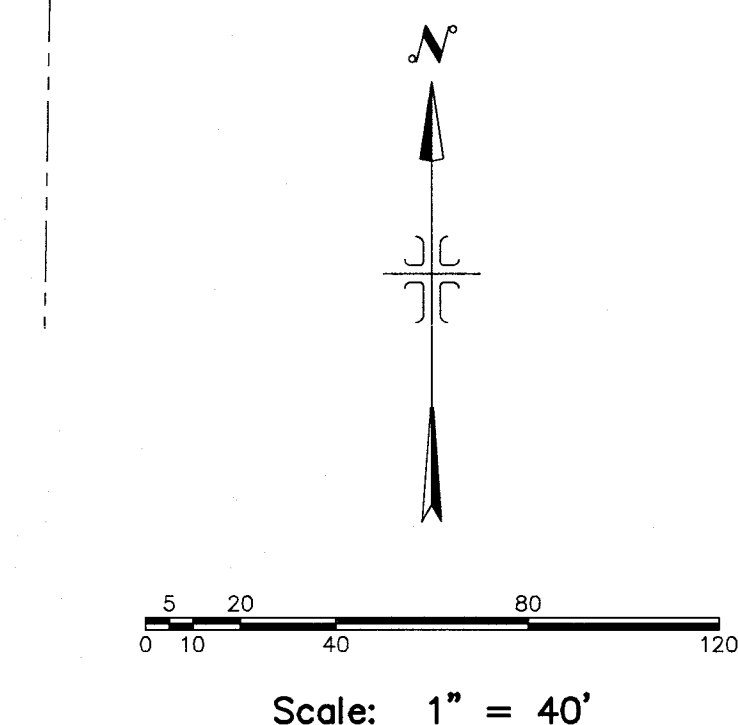
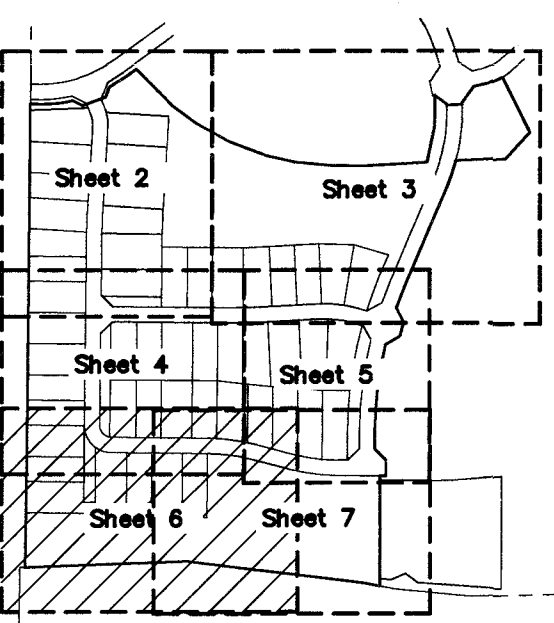
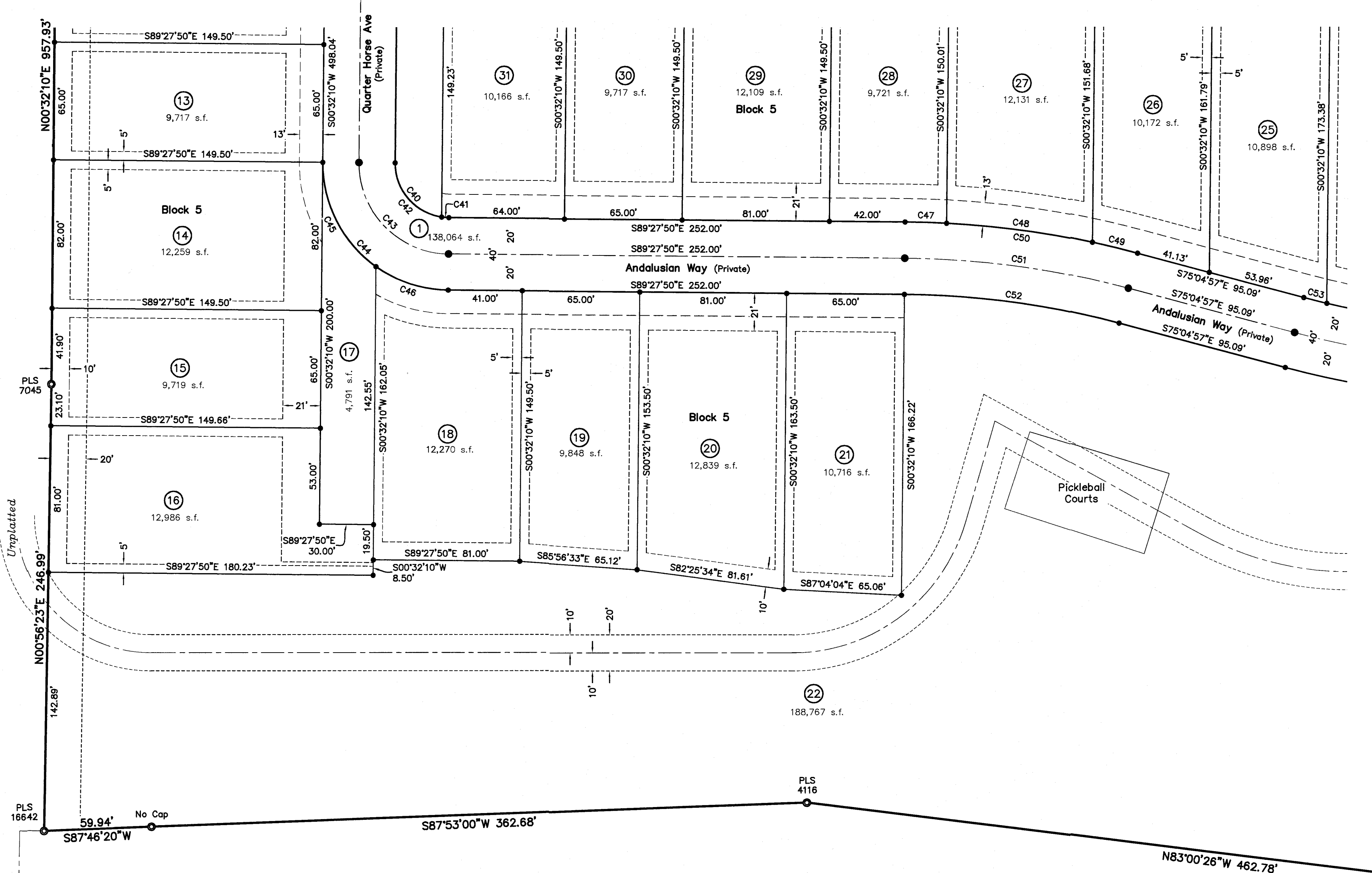
See Sheet 2 for Notes.
Job No. 25-393
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River Park Estates No. 4 Subdivision



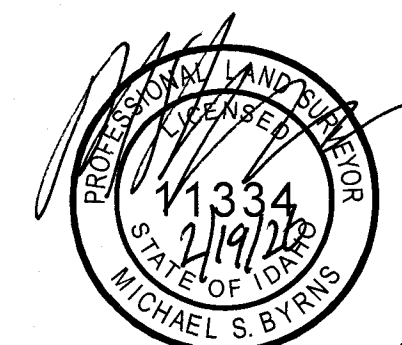
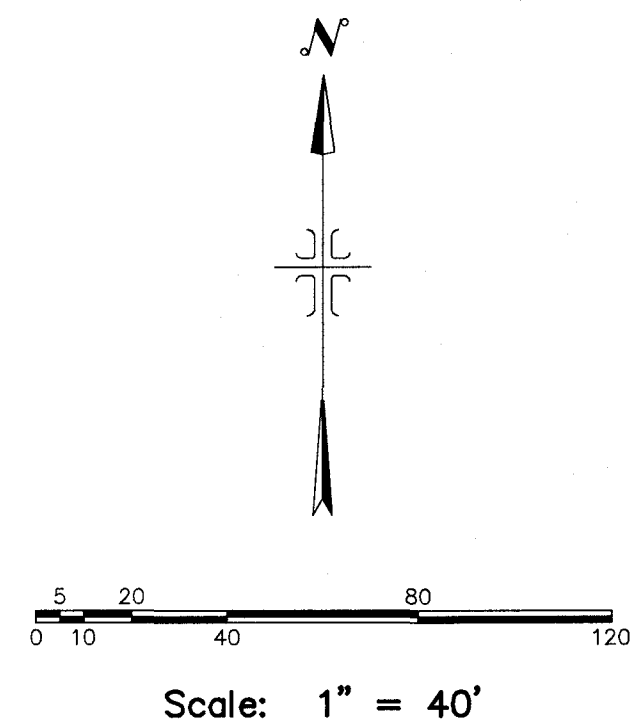
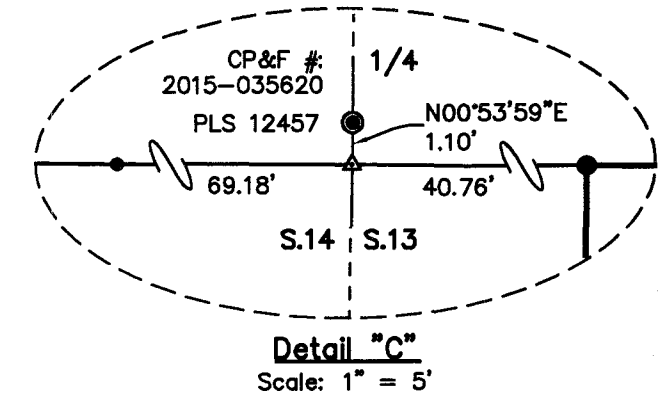
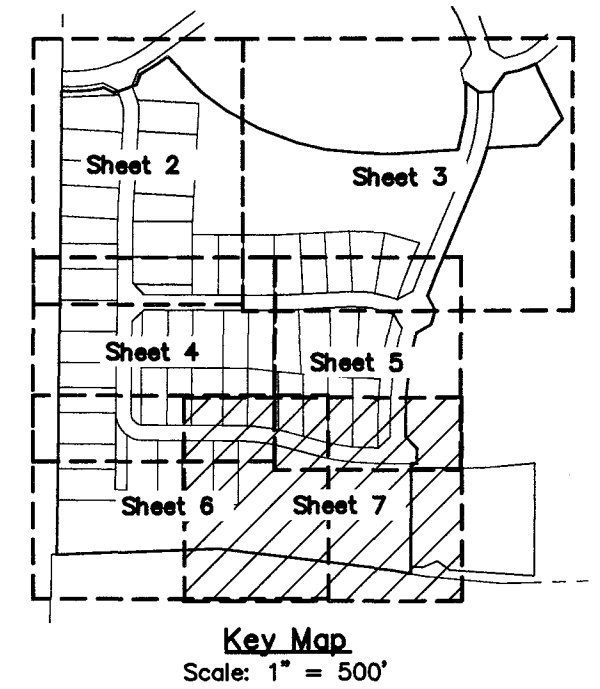
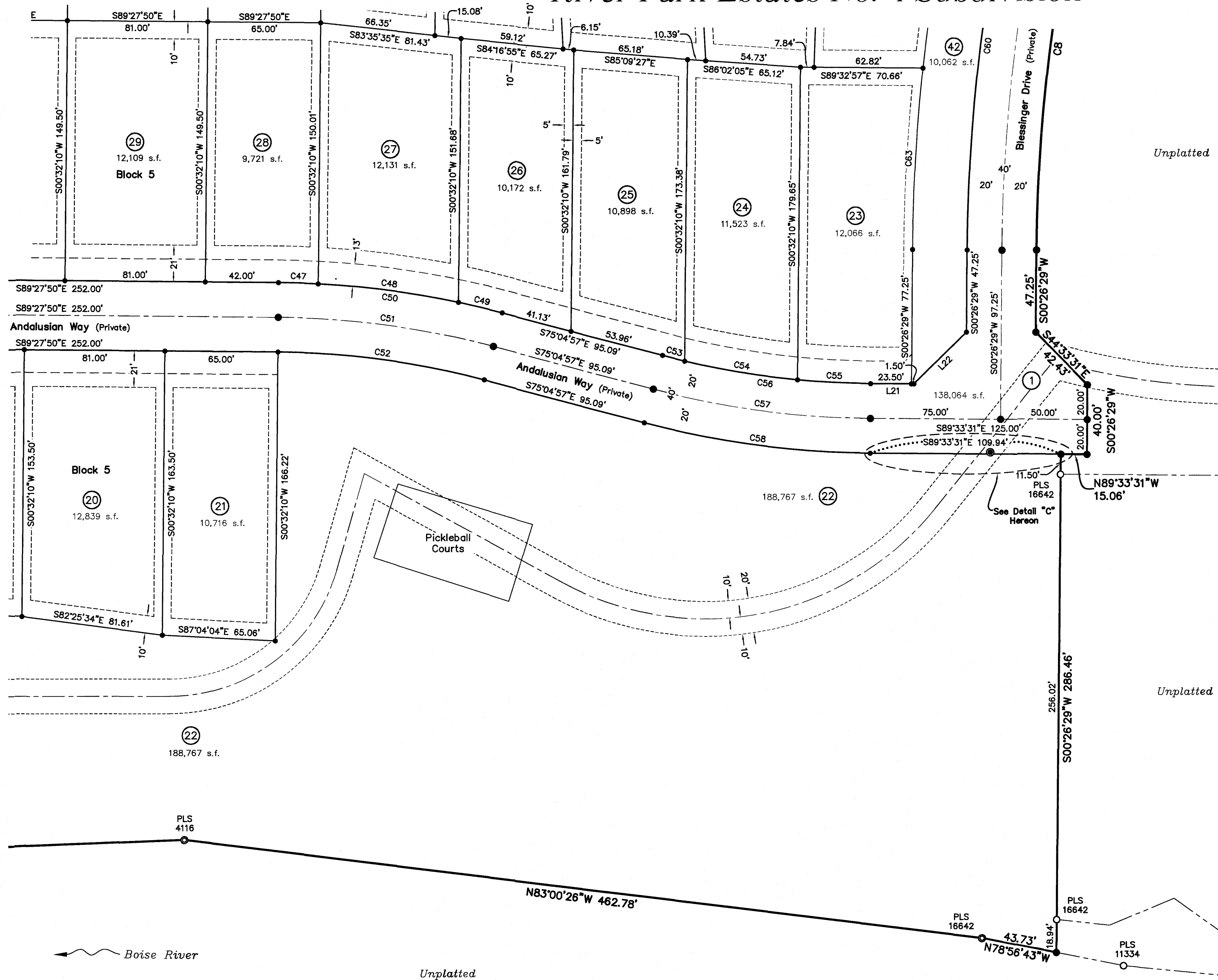
See Sheet 2 for Notes.
See Sheet 5 for Line & Curve Tables.

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River Park Estates No. 4 Subdivision



See Sheet 2 for Notes.
See Sheet 5 for Line & Curve Tables.

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Job No. 25-393
Sheet 7 of 9

Certificate Of Owners

River Park Estates No. 4 Subdivision

Know all men by these presents: that Boise Hunter Developers LLC, an Idaho limited liability company, and River Park Estates Homeowners Association, Inc., an Idaho corporation, do hereby certify that they are the owners of the real property described below and that they intend to include said real property in this plat:
To Wit:

A parcel of land situated in the southwest quarter of the northwest quarter and Government Lot 4, of Section 13, and the southeast quarter of the northeast quarter and Government Lot 1, of Section 14,
Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho:

Commencing at the corner common to Section 11, 12, 13, & 14, Township 4 North, Range 2 West, Boise Meridian, from which the quarter-section corner common to Sections 11 and 14 bears N89°12'01"W, 2631.27 feet;
Thence N89°12'01"W, 881.93 feet along the north line of Section 14 and partially along the north lines of River Park Estates No. 1 Subdivision (Book 56 of Plats at Page 48, records of Canyon County, Idaho), River Park Estates No. 2 North Subdivision (Book 58 of Plats at Page 32, records of Canyon County, Idaho) and River Park Estates No. 3 Subdivision (Book 58 of Plats at Page 33, records of Canyon County, Idaho) to the northwest corner of River Park Estates No. 3 Subdivision;

Thence S00°32'10"W, 1681.57 feet along the west line of River Park Estates No. 3 Subdivision to the POINT OF BEGINNING:

Thence S89°27'57"E, 21.23 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence 89.26 feet on a curve to the left, having a radius of 382.00 feet, a central angle of 13°23'17", a chord bearing of N83°50'24"E, and a chord length of 89.06 feet, along the boundary of River Park Estates No. 3 Subdivision;
Thence on a non-tangent line S62°35'34"E, 29.34 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence N69°34'51"E, 63.00 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence N21°24'27"E, 29.50 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence 51.85 feet on a non-tangent curve to the left, having a radius of 382.00 feet, a central angle of 7°46'39", a chord bearing of N57°51'21"E, and a chord length of 51.81 feet, along the boundary of River Park Estates No. 3 Subdivision;
Thence N53°58'02"E, 31.29 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S44°56'06"E, 132.98 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S53°23'06"E, 79.69 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S60°58'08"E, 99.27 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S69°23'03"E, 99.27 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S76°58'05"E, 79.69 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S84°33'08"E, 99.27 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence S89°37'27"E, 83.02 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence N86°53'49"E, 162.53 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence N11°45'30"E, 94.64 feet along the boundary of River Park Estates No. 3 Subdivision;
Thence N01°03'04"E, 81.60 feet along the boundary of River Park Estates No. 3 Subdivision to the boundary of River Park Estates No. 1 Subdivision;
Thence S53°26'34"E, 38.81 feet along the boundary of River Park Estates No. 1 Subdivision;
Thence 1.57 feet on a non-tangent curve to the right, having a radius of 480.00 feet, a central angle of 0°11'17", a chord bearing of S01°51'25"E, and a chord length of 1.57 feet, along the boundary of River Park Estates No. 1 Subdivision;
Thence N88°14'13"E, 40.00 feet along the boundary of River Park Estates No. 1 Subdivision;
Thence 5.39 feet on a non-tangent curve to the left, having a radius of 520.00 feet, a central angle of 0°35'39", a chord bearing of N02°03'36"W, and a chord length of 5.39 feet, along the boundary of River Park Estates No. 1 Subdivision;
Thence N36°11'38"E, 51.78 feet along the boundary of River Park Estates No. 1 Subdivision;
Thence N76°51'22"E, 40.82 feet along the boundary of River Park Estates No. 1 Subdivision;
Thence 40.33 feet on a curve to the left, having a radius of 128.03 feet, a central angle of 18°02'51", a chord bearing of N67°49'56"E, and a chord length of 40.16 feet, along the boundary of River Park Estates No. 1 Subdivision;
Thence on a non-tangent line S26°25'19"E, 160.00 feet;
Thence S43°12'00"W, 93.16 feet;
Thence S86°53'49"W, 131.40 feet;
Thence 76.28 feet on a non-tangent curve to the right, having a radius of 520.00 feet, a central angle of 8°24'16", a chord bearing of S18°45'31"W, and a chord length of 76.21 feet;
Thence S22°57'39"W, 276.47 feet;
Thence 60.15 feet on a curve to the left, having a radius of 980.00 feet, a central angle of 3°30'59", a chord bearing of S21°12'10"W, and a chord length of 60.14 feet;
Thence on a non-tangent line S27°27'21"E, 41.66 feet;
Thence S16°31'16"W, 40.00 feet;
Thence S60°29'52"W, 41.66 feet;
Thence 225.03 feet on a non-tangent curve to the left, having a radius of 980.00 feet, a central angle of 13°09'22", a chord bearing of S07°01'10"W, and a chord length of 224.53 feet;
Thence S00°26'29"W, 47.25 feet;
Thence S44°33'31"E, 42.43 feet;
Thence S00°26'29"W, 40.00 feet;

Thence N89°33'31"W, 15.06 feet;
Thence S00°26'29"W, 286.46 feet along the boundary of Parcel B of Record of Survey Instrument Number 2022-016089 and Warranty Deed Instrument Number 2022-019042, records of Canyon County, Idaho, and the northerly and southerly extension thereof, to the northerly mean high water line of the Boise River;;
Thence N78°56'43"W, 43.73 feet along the northerly mean high water line of the Boise River;
Thence N83°00'26"W, 462.78 feet along the northerly mean high water line of the Boise River;
Thence S87°53'00"W, 362.68 feet along the northerly mean high water line of the Boise River;
Thence S87°46'20"W, 59.94 feet along the northerly mean high water line of the Boise River to the west line of the east 53 rods & 11.5 links of Government Lot 1;
Thence N00°56'23"E, 246.99 feet along the west line of the east 53 rods & 11.5 links of Government Lot 1 to the south line of the east half of the northeast quarter;
Thence N00°32'10"E, 957.93 feet along the west line of the east 53 rods & 11.5 links of the east half of the northeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 26.29 acres, more or less.

The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposed designated hereon, and no permanent structures, other than for such utility purposes or such other uses, are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the Star Sewer and Water District, and the Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision. Boise Hunter Developers LLC, and River Park Estates Homeowners Association, Inc. hereby certify that surface water for irrigation is reasonably available, per Idaho Code 67-6537, and that they are in compliance with Idaho Code 31-3805, and that they are the entities filing the subdivision plat per Idaho Code 31-3806(1).

In witness whereof, I have hereunto set my hand:
Boise Hunters Developers, LLC
As owner of all of the lots except Lot 59, Block 5,
upon recording.

James H. Hunter, Manager
Boise Hunter Capital LLC, Sole Member
Boise Hunter Developers LLC
Acknowledgment
State of Idaho } s.s.
County of _____ }
This record was acknowledged before me on this _____ day of _____, 20____,
by James H. Hunter as Manager of Boise Hunter Capital LLC, Sole Member of Boise Hunter Developers LLC.

Signature of Notary Public

My Commission Expires: _____

In witness whereof, I have hereunto set my hand:
River Park Estates Homeowners Association, Inc.
As owner of Lot 59, Block 5, upon recording.

By: Jamie Parker
Its: Director
Acknowledgment
State of Idaho } s.s.
County of _____ }

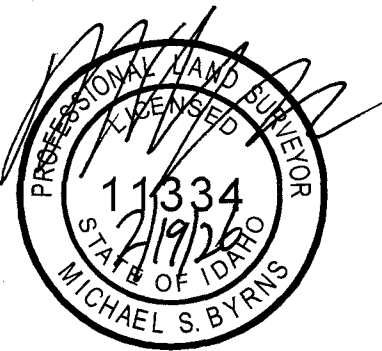
This record was acknowledged before me on this _____ day of _____, 20____,
by Jamie Parker as Director of River Park Estates Homeowners Association, Inc.

Signature of Notary Public

My Commission Expires: _____

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.



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9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
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River Park Estates No. 4 Subdivision

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 (QLPE) representing Star Sewer and Water District, and the QLPE 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.

District Health Department, REHS Date _____

Approval of Highway District No. 4

Highway District No. 4 does hereby accept this plat, in accordance with the provisions of Idaho Code 50-1312 and 50-1313 and pursuant to its authority as set forth in the public agency coordination agreement between Canyon Highway District No. 4 and the City of Star dated June 6th, 2007. Pursuant to Idaho Code 50-1309(3), private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman Date _____

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Canyon County, Idaho, on this day,
_____, hereby approve this plat.

City Engineer for Star PE _____

Approval of City Council

I, the undersigned, City Clerk, in and for the City of Star, Canyon County, Idaho do hereby certify that at a meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Star, Idaho Date _____

Certificate Of County Surveyor

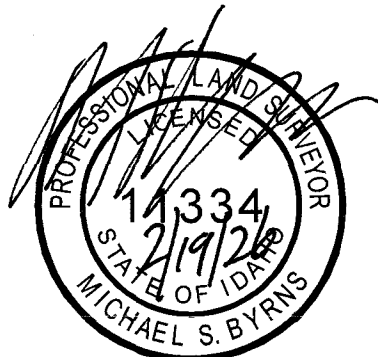
I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Professional Land Surveyor, PLS _____ Date _____
Under IC 50-1305, for Canyon County

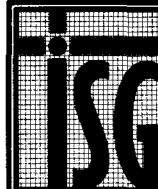
Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, 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.

County Treasurer for Canyon County Date _____



Book _____ Page _____



IDAHO
SURVEY
GROUP, LLC

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