



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **October 6, 2026 – PUBLIC HEARING**

FILE(S) #: Semiquincentennial Park Subdivision
Files #'s PP-26121

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:
City of Star

REQUEST

Request: The City of Star is processing a preliminary/final plat application for City owned properties at, and adjacent to, Freedom Park and the Riverhouse in order to combine all of the properties into one, legal lot. The properties are located at 894, 946, 960 and 1000 S. Main Street and also include parcels S0417323485 & S0417323480, in Star, Idaho. The properties were recently annexed/zoned Public/Semi Public (PS).

PROPERTY INFORMATION

Property Location: The subject properties are generally located at the south end of S. Main Street. Ada County Parcel No's. R6925901200, R1842701262, R1842701320, R1842701985, R1842701921, R1842701951, S0417323480, S0417323485.

Existing Site Characteristics: The property is the current Freedom Park ponds and facilities, in addition to currently owned city properties.

APPLICATION REQUIREMENTS

Neighborhood Meeting Held	August 20, 2026
Application Accepted	August 21, 2026
Residents within 300' Notified	September 14, 2026
Legal Notice Published	August 27, 2026
Property Posted	September 18, 2026

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be

submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
 - k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution

- of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Public Use/Parks/Open Space

Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas along the Boise River should be designed to function as part of a larger regional open space network. Where possible, open space should be located to be contiguous to public lands and existing open space areas.

13.3 Goal:

The City of Star will strategically and proactively manage and develop its park system to meet the current and future population needs. Attention and effort shall be focused on acquiring, enhancing, and protecting a diverse recreational area for the enjoyment and enrichment by all citizens of Star.

13.4 Objectives:

- A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- C. Involve volunteers and other support groups in coordinating and implementing recreational programming.

- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.

Encourage the preservation of existing trees and natural vegetation wherever practical.

PROJECT OVERVIEW COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE
--

PRELIMINARY PLAT:

This Preliminary Plat will allow for the combining of multiple city owned properties including the Star Riverhouse, Liberty Hall and Freedom Park into one continuous lot equaling approximately 83.56 acres within the newly established Public/Semi Public (PS) zoning designation.

PUBLIC RESPONSES

No public comments have been received to date.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the application, the proposed preliminary plat request meets the requirements, standards and intent as they relate to the Comprehensive Plan and Unified Development Code.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the application, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.

The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:

- 1. Designing development projects that minimize impacts on existing adjacent properties, and*
- 2. Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.

3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.

5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

COUNCIL DECISION

The Star City Council _____ File Number PP-26121 for Semiquincentennial Park
Subdivision on _____, 2026.





Short Plat Prelim-Final Plat Application

Date: 09/11/2026

Applicant / Owner

Applicant Name: Shawn Nickel
Address: 10769 W State St
City, State, Zip: STAR, IDAHO 83669
Phone: 2082867247
Email: snickel@staridaho.org
Applicant Type: Applicant

Owner Name: Shawn Nickel
Address: 10769 W State St
City, State, Zip: Star
Phone: 208-286-7247
Email: snickel@staridaho.org

Representative Information

Contact Name: Shawn Nickel
Firm Name:
Address:
City, State, Zip:

Phone:
Email:

Property Info

Subdivision Name:
Parcel #: R1842701985

Site Location: 960 S MAIN ST
City, State, Zip: STAR, IDAHO 83669

Project Information

Acreage:
Breakdown:
Flood Hazard:
Dwelling Units:
Min Lot Size:
Min Lot Width:
Total Lots: 2
Residential:
Commercial:
Industrial:
Common:
Total Units:
Single Family:
Duplex:
Multi Family:
Common %:
Common Acres:
Drainage:
Acreage:
Public Streets:
Private Streets:
Potable Water:
Irrigation Water:
Sanitary Sewer:

Fire Protection:
Schools:
Roads:
Concern: No
Erosion: No
Assets: No
Vegetation: No
Stream/Creek: No
Animal: No
Floodplain: No
Fish Habitat: No
Trees: Yes
Slopes: No
Soils: No
Plant: No
Subdivision: Freedom Park
Phase: 1
Acreage: 1
Homes: 1
FEMA FIRM: 160444
FIRM Dates: 2026-09-10 - 2026-09-09
Flood Zone: AE
AE: ae
Etc: 2

General Description:

Common Areas:

Pedestrian Walkways:

Bike Paths:

I do hereby certify that the information contained herein is true and correct.

Shawn Nickel

Name

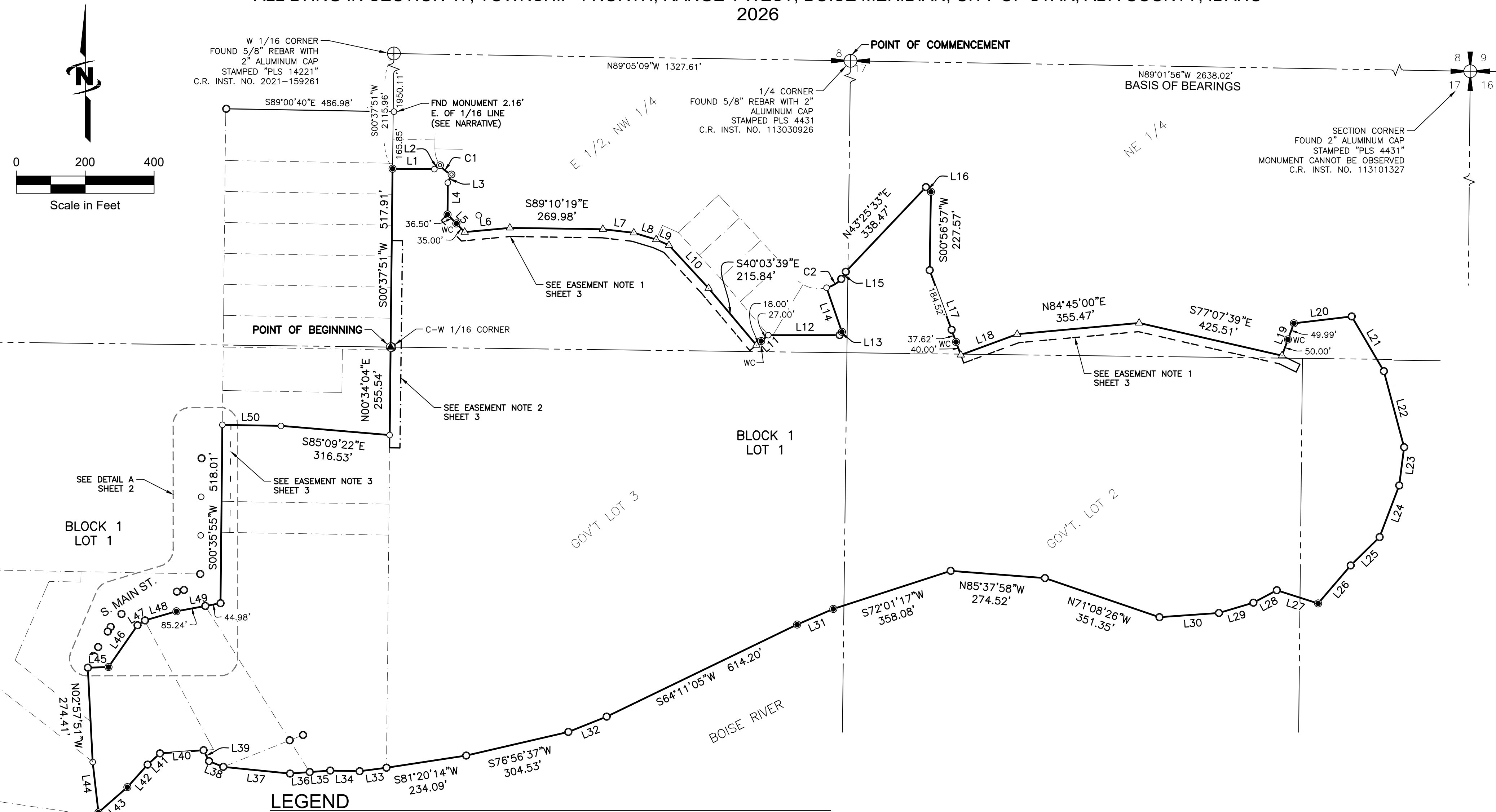
09/11/2026

Date

PLAT OF
SEMIQUINCENTINIAL PARK SUBDIVISION

A RE-SUBDIVISION OF LOTS 24, 25, 26, AND PART OF LOTS 27 AND 76 OF DICKSON'S SUBDIVISION,
LOT 8, BLOCK 35 OF PARKSTONE SUBDIVISION NO. 14, AND A PORTION OF GOVERNMENT LOT 4, SECTION 17,
ALL LYING IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2026

PLAT BOOK _____ PAGE _____
RECORDER'S CERTIFICATE



LEGEND

- | | | |
|-----------------------------|------|---|
| — SUBDIVISION BOUNDARY LINE | ⊕ | — FOUND BRASS CAP (MONUMENT NOTED) |
| — SECTION LINE | ⊗ | — FOUND ALUMINUM CAP (MONUMENT NOTED) |
| — ADJACENT PROPERTY LINE | ○ | — FOUND 1/2" REBAR (CAP NOTED) |
| — TIE LINE | ⊙ | — FOUND 5/8" REBAR (CAP NOTED) |
| — IRRIGATION EASEMENT LINE | ⊗ | — FOUND 1-3/16" COPPER DISK STAMPED "J-U-B PLS 13934" |
| — DOCK EASEMENT LINE | ⊗ | — SET 5/8"x24" REBAR, WITH 2" ALUMINUM CAP STAMPED PER THE 2009 MANUAL |
| + | ⊗ | — SET 5/8"x24" REBAR, WITH PLASTIC CAP MARKED "J-U-B PLS 13934" |
| — SECTION CORNER | ⊗ | — FOUND 1/2" REBAR, RESET W/5/8" REBAR & PLASTIC CAP MARKED "J-U-B PLS 13934" |
| — QUARTER-SECTION CORNER | ⊗ | — POINT NOT SET OR FOUND |
| | C# | — CURVE NUMBER (TYPICAL) |
| | L# | — COURSE NUMBER (TYPICAL) |
| | # | — LOT NUMBER (TYPICAL) |
| | #### | — PLS NUMBER FOUND ON MONUMENT |

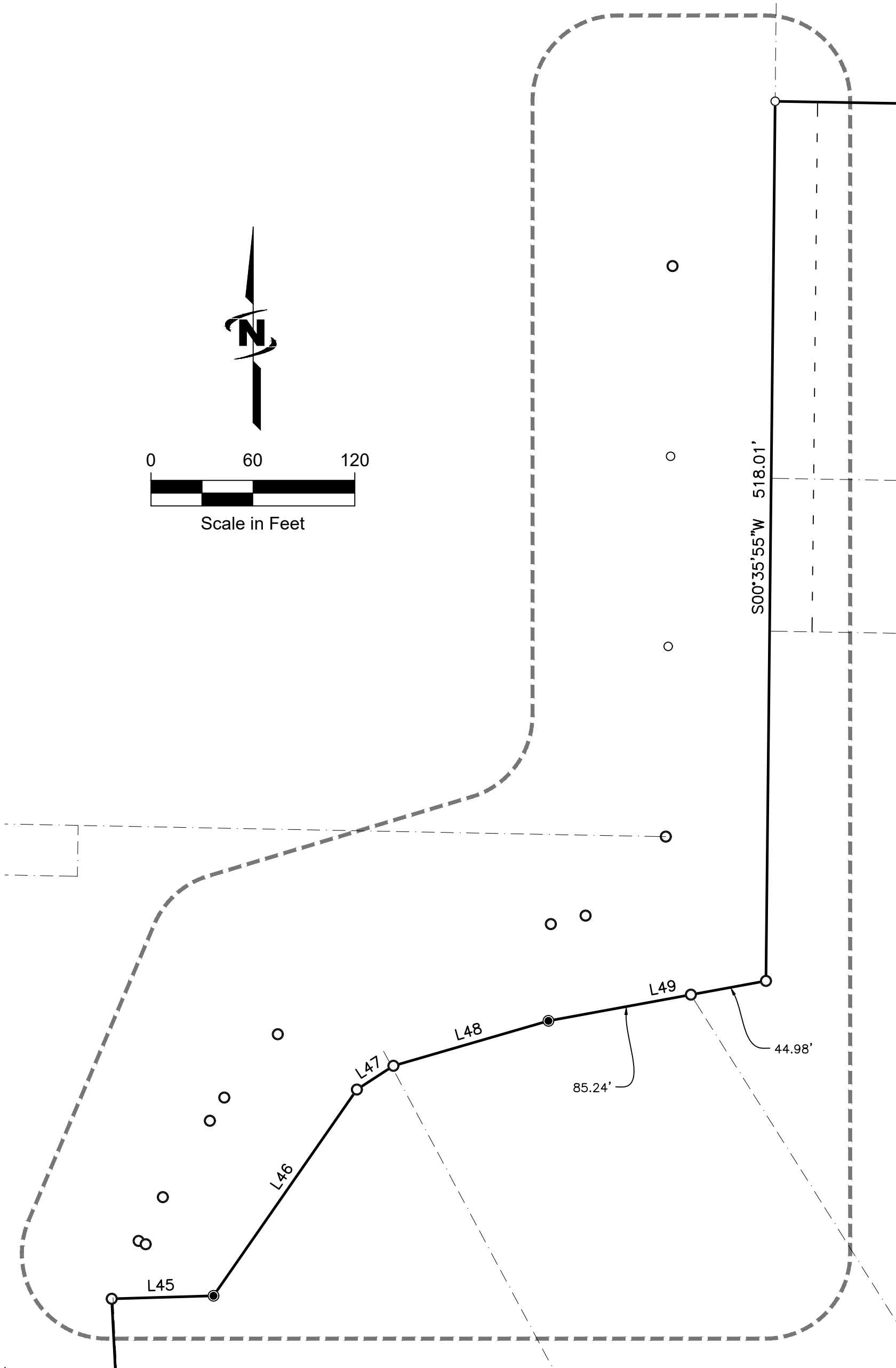
SEE SHEET 2 FOR LINE AND CURVE TABLES

SEE SHEET 3 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT HAS
NOT YET RECEIVED AGENCY APPROVAL
NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



PLAT OF
SEMIQUINCENTINIAL PARK SUBDIVISION



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.30'	80.00'	31°00'43"	S50°54'10"E	42.77'
C2	50.12'	90.00'	31°54'29"	N59°22'30"E	49.48'

Line Table		
Line #	Direction	Length
L1	S89°25'49"E	121.26'
L2	N54°46'50"E	20.19'
L3	S23°38'12"W	26.20'
L4	S00°34'14"W	92.04'
L5	S44°10'19"E	71.50'
L6	N84°39'36"E	131.72'
L7	S83°25'03"E	90.46'
L8	S73°12'46"E	67.68'
L9	S65°49'24"E	40.78'
L10	S42°41'32"E	169.75'
L11	N49°56'21"E	45.00'
L12	N89°59'32"E	206.95'
L13	N35°26'01"E	11.60'
L14	N19°08'19"W	135.69'
L15	N32°00'12"E	24.98'
L16	S46°33'23"E	19.99'
L17	S20°11'19"E	262.13'

Line Table		
Line #	Direction	Length
L18	N69°48'41"E	174.43'
L19	N20°12'56"E	99.99'
L20	N83°13'42"E	169.01'
L21	S30°24'34"E	184.37'
L22	S14°54'21"E	228.53'
L23	S07°16'18"W	112.04'
L24	S20°47'38"W	160.26'
L25	S45°31'24"W	117.70'
L26	S40°37'56"W	145.41'
L27	N72°17'53"W	125.87'
L28	S62°02'03"W	76.87'
L29	S73°22'03"W	104.45'
L30	S85°58'27"W	173.09'
L31	S66°38'26"W	114.53'
L32	S68°15'05"W	119.74'
L33	S82°37'48"W	78.59'
L34	N88°47'19"W	85.47'

Line Table		
Line #	Direction	Length
L35	S85°49'56"W	59.52'
L36	S85°41'23"W	57.37'
L37	N84°16'30"W	194.78'
L38	N68°12'28"W	44.66'
L39	N26°17'31"W	35.45'
L40	S85°48'40"W	126.83'
L41	S47°53'09"W	48.48'
L42	S41°53'14"W	88.10'
L43	S48°47'00"W	111.57'
L44	N06°29'17"W	147.57'
L45	N88°19'44"E	59.99'
L46	N34°47'21"E	147.93'
L47	N57°02'17"E	25.65'
L48	N73°48'38"E	95.07'
L49	N79°36'17"E	130.21'
L50	S89°02'20"E	170.55'

SEE SHEET 3 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT HAS
NOT YET RECEIVED AGENCY APPROVAL
NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY OF STAR ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE CITY OF STAR ZONING ORDINANCE.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
6. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
7. 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."

REFERENCE DOCUMENTS

SUBDIVISIONS:
DICKSON'S SUBDIVISION, INSTRUMENT NUMBER 16397
PARKSTONE SUBDIVISION NO. 11, INSTRUMENT NUMBER 2018052574
PARKSTONE SUBDIVISION NO. 12, INSTRUMENT NUMBER 2019082251
PARKSTONE SUBDIVISION NO. 13, INSTRUMENT NUMBER 2020093815
PARKSTONE SUBDIVISION NO. 14, INSTRUMENT NUMBER 2021174690

SURVEYS:
RECORD OF SURVEY NO. 1876, INST. NO. 95036506
RECORD OF SURVEY NO. 5058, INST. NO. 100059265
RECORD OF SURVEY NO. 5201, INST. NO. 100096171
RECORD OF SURVEY NO. 5832, INST. NO. 102064129
RECORD OF SURVEY NO. 7091, INST. NO. 105153789
RECORD OF SURVEY NO. 9954, INST. NO. 2014092149
RECORD OF SURVEY NO. 10703, INST. NO. 2016110300
RECORD OF SURVEY NO. 13671, INST. NO. 2022085779
RECORD OF SURVEY NO. 14217, INST. NO. 2023068137
RECORD OF SURVEY NO. 14574, INST. NO. 2024051172
RECORD OF SURVEY NO. 14601, INST. NO. 2024054995
RECORD OF SURVEY NO. 15076, INST. NO. 2025069737

DEEDS:
WARRANTY DEED INSTRUMENT NUMBER 7946838
EASEMENT INSTRUMENT NUMBER 94102466
EASEMENT INSTRUMENT NUMBER 102084191
GIFT DEED AND EASEMENT INSTRUMENT NUMBER 2026104182
WARRANTY DEED INSTRUMENT NUMBER 109066132
WARRANTY DEED INSTRUMENT NUMBER 113003841
WARRANTY DEED INSTRUMENT NUMBER 113128828
WARRANTY DEED INSTRUMENT NUMBER 2023022474
WARRANTY DEED INSTRUMENT NUMBER 2025044904
WARRANTY DEED INSTRUMENT NUMBER 2026014182

EASEMENT NOTES

1. 25 FOOT WIDE DOCK EASEMENT RESERVED IN GIFT DEED INSTRUMENT NUMBER 2026104182.
2. 30 FOOT WIDE IRRIGATION ACCESS EASEMENT RESERVED IN GIFT DEED INSTRUMENT NUMBER 2026104182.
3. 25 FOOT WIDE SEWER EASEMENT TO STAR SEWER AND WATER INSTRUMENT NUMBER 102084191.
4. EASEMENT INSTRUMENT NUMBER 94102466 TO IDAHO POWER DOES NOT TOUCH THE PROPERTY SURVEYED AND PLATTED HEREON.

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PLAT THE SEVERAL PARCELS OWNED BY THE CITY OF STAR AS ONE CONSOLIDATED LOT. THE PROPERTY SURVEYED AND SHOWN HEREON IS A COMBINATION OF PREVIOUSLY PLATTED LOTS AND ADJACENT UNPLATTED LANDS. THE BOUNDARIES WERE RECOVERED BASED ON THE PLATS OF DISKSONS SUBDIVISION, PARKSTONE SUBDIVISION NO. 14, AND THE DEEDS LISTED AT LEFT.
THE WEST 16TH LINE OF SECTION 17 WAS ESTABLISHED WITH THE PLATTING OF DICKSONS SUBDIVISION. LATER SURVEYS AND PARKSTONE SUBDIVISION NO. 14 ADOPTED A MATHEMATICAL LOCATION FOR THE 16TH LINE, LEAVING A GAP BETWEEN THE PROPERTIES. THIS PLAT HONORS THE 16TH LINE AS MONUMENTED AND OCCUPIED SINCE 1907.

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



PLAT OF
SEMIQUINCENTINIAL PARK SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENTS: THAT CITY OF STAR, AN IDAHO MUNICIPALITY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS SEMIQUINCENTENIAL PARK SUBDIVISION, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

Commencing at the quarter corner common to Sections 17 and 8, from which the section corner common to sections 8, 9, 16, and 17 bears South 89°01'56" East, a distance of 2,638.02 feet; thence along the common boundary of sections 8 and 17, North 89°05'09" West, a distance of 1,327.61 feet to the west sixteenth corner thereof; thence along the West 16th line of Section 17, South 00°37'51" West, a distance of 2,633.87 feet to the Center-West 16th Corner of Section 17, the **Point of Beginning** of this description;

thence along the boundary of Lot 8, Block 35, Parkstone Subdivision No. 14; the following forty-seven (47) courses and distances:

1. North 00°37'51" East, a distance of 517.91 feet;
2. South 89°25'49" East, a distance of 121.26 feet;
3. North 54°46'50" East, a distance of 20.19 feet, intersecting a curve to the left at a non-radial angle;
4. along a curve to the left having a length of 43.30 feet, a radius of 80.00 feet, a central angle of 31°00'43", and a long chord which bears South 50°54'10" East, a distance of 42.77 feet,
5. South 23°38'12" West, a distance of 26.20 feet,
6. South 00°34'14" West, a distance of 92.04 feet,
7. South 44°10'19" East, a distance of 71.50 feet,
8. North 84°39'36" East, a distance of 131.72 feet,
9. South 89°10'19" East, a distance of 269.98 feet,
10. South 83°25'03" East, a distance of 90.46 feet,
11. South 73°12'46" East, a distance of 67.68 feet,
12. South 65°49'27" East, a distance of 40.78 feet,
13. South 42°41'32" East, a distance of 169.75 feet,
14. South 40°03'39" East, a distance of 215.84 feet,
15. North 49°56'21" East, a distance of 45.00 feet,
16. South 89°59'32" East, a distance of 206.95 feet,
17. North 35°26'01" East, a distance of 11.60 feet,
18. North 19°08'19" West, a distance of 135.69 feet intersecting a curve to the left at a non-radial angle,
19. along a curve to the left having a length of 50.12 feet, a radius of 90.00 feet, a central angle of 31°54'29", and a long chord which bears North 59°22'30" East, a distance of 49.48 feet,
20. North 32°00'12" East, a distance of 24.98 feet,
21. North 43°25'33" East, a distance of 338.47 feet,
22. South 46°33'23" East, a distance of 19.99 feet,
23. South 00°56'57" West, a distance of 227.57 feet,
24. South 20°11'19" East, a distance of 262.13 feet,
25. North 69°48'41" East, a distance of 174.43 feet,
26. North 84°45'00" East, a distance of 355.47 feet,
27. South 77°07'39" East, a distance of 425.51 feet,
28. North 20°12'56" East, a distance of 99.99 feet,
29. North 83°13'42" East, a distance of 169.01 feet,
30. South 30°24'34" East, a distance of 184.37 feet,
31. South 14°54'21" East, a distance of 228.53 feet,
32. South 07°16'18" West, a distance of 112.04 feet,
33. South 20°47'38" West, a distance of 160.26 feet,
34. South 45°31'24" West, a distance of 117.70 feet,
35. South 40°37'56" West, a distance of 145.41 feet,
36. North 72°17'53" West, a distance of 125.87 feet,
37. South 62°02'03" West, a distance of 76.87 feet,
38. South 73°22'03" West, a distance of 104.45 feet,
39. South 85°58'27" West, a distance of 173.09 feet,
40. North 71°08'26" West, a distance of 351.35 feet,
41. North 85°37'58" West, a distance of 274.52 feet,
42. South 72°01'17" West, a distance of 358.08 feet,
43. South 66°38'26" West, a distance of 114.53 feet,
44. South 64°11'05" West, a distance of 614.20 feet,
45. South 68°15'05" West, a distance of 119.74 feet,
46. South 76°56'37" West, a distance of 304.53 feet,
47. South 81°20'14" West, a distance of 234.09 feet to its intersection with the common boundary of Government Lots 3 and 4 of Section 17,

Thence along the Ordinary High Water Mark of the Boise River the following eleven courses:

1. South 82°37'48" West, a distance of 78.59 feet,
 2. South 88°47'19" West, a distance of 85.47 feet,
 3. South 85°49'56" West, a distance of 59.52 feet,
 4. South 85°41'23" West, a distance of 57.37 feet,
 5. North 84°16'30" West, a distance of 194.78 feet,
 6. South 68°12'28" West, a distance of 44.66 feet,
 7. North 26°17'31" West, a distance of 35.45 feet
 8. South 85°48'40" West, a distance of 126.83 feet,
 9. South 47°53'09" West, a distance of 48.48 feet,
 10. South 41°53'14" West, a distance of 88.10 feet,
 11. South 48°47'00" West, a distance of 111.57 feet to the common boundary of Lots 75 and 76 of Dickson's Subdivision,
- thence along said boundary North 06°29'17" West, a distance of 147.57 feet to the common corner of Lots 74, 75, and 76 of Dickson's Subdivision,

thence along the common boundary of Lots 74 and 76 of said subdivision the following three courses:

1. North 02°57'51" West, a distance of 274.41 feet,
2. North 88°19'44" East, a distance of 59.99 feet, and
3. North 34°47'21" East, a distance of 147.93 feet to the southeasterly right-of-way described in Warranty Deed Instrument Number 113036385;

thence along said right-of-way, North 57°02'17" East, a distance of 25.65 feet;

thence continuing along said right-of-way, North 73°48'38" East, a distance of 95.07 feet to the common boundary of Lots 75 and 76 of Dickson's Subdivision;

thence along said boundary, North 79°36'17" East, a distance of 130.21 feet to an angle point therein;

thence along the boundary of Lots 76, 27, 26, 25, and 24 of Dickson's Subdivision, North 00°35'55" East, a distance of 518.01 feet to the westerly common corner of Lots 23 and 24, also being the northwest corner of property described in Warranty Deed Instrument Number 2025044904;

thence along the northerly boundary of said property the following two courses:

1. South 89°02'20" East, a distance of 170.55 feet,
 2. South 85°09'22" East, a distance of 316.53 feet to the West 16th line of Section 17,
- Thence North 00°34'04" East, a distance of 255.54 feet to the **Point of Beginning**;

Containing an area of 82.98 acres more or less.

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 DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM STAR SEWER AND WATER, AND STAR SEWER AND WATER HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM PIONEER IRRIGATION DISTRICT. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND:

CITY CLERK, CITY OF STAR, IDAHO

ACKNOWLEDGMENT

State of Idaho }
COUNTY OF ADA } ss.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE A THE CLERK OF THE CITY OF STAR, THE MUNICIPALITY THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID MUNICIPALITY EXECUTED THE SAME.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES_____

CERTIFICATE OF SURVEYOR

I, THOMAS A. JUDGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SEMIQUINCENTINIAL SUBDIVISION, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN ON THE ATTACHED PLAT IS CORRECT AND WAS SURVEYED IN ACCORDANCE WITH LAWS, RULES, AND STANDARD OF CARE FOR PLATS AND SURVEYS IN THE STATE OF IDAHO.



THOMAS A. JUDGE, PLS 13934

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

Certificate of County Surveyor

_____, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

Ada County Surveyor _____ Date _____

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer _____ Date _____

County Recorder's Certificate

State of Idaho }
County of Ada } **ss.** Instrument No. _____

I hereby certify that this instrument was filed at the request of The City of Star, Idaho, at

_____minutes past_____o'clock___.M.,
this_____day of_____,_____, in my office, and was recorded in
Book_____of Plats at Pages ____ through _____.
Fee:_____

Deputy Ex-Officio Recorder

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 15934026
OCT 1, 2026
STATE OF IDAHO
THOMAS A. JUDGE

