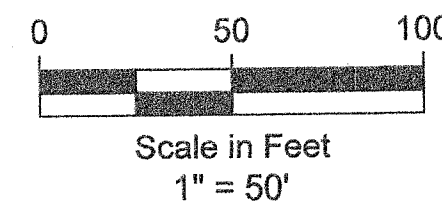


MOON VALLEY ESTATES SUBDIVISION

Situate in the SW1/4 of the NW1/4 and Gov't Lot 4 of Section 15 AND the SE1/4 of the NE1/4 and Gov't Lot 1 of Section 16,
Township 4 North, Range 1 West, Boise Meridian,
City of Star, Ada County, Idaho.
2021



Legend

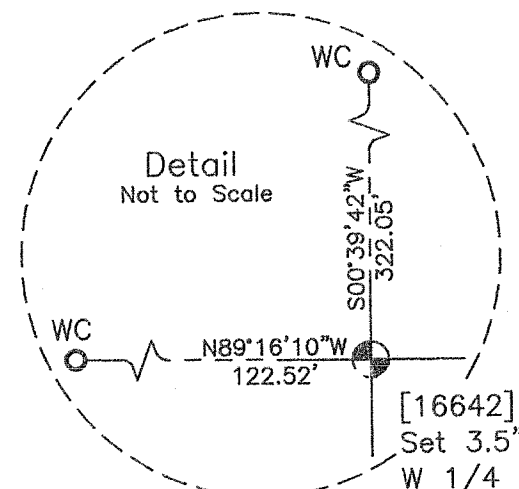
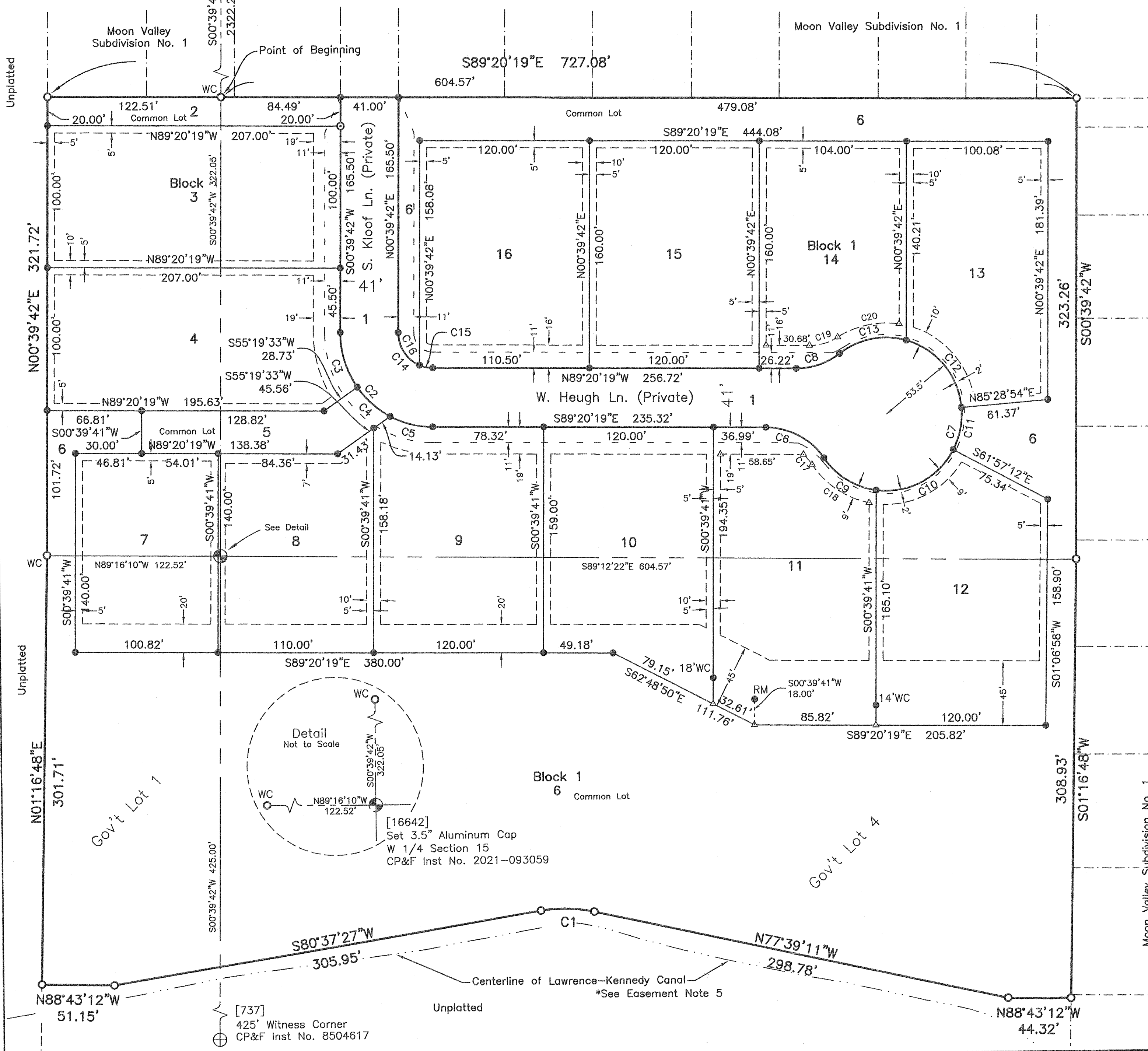
- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Adjacent Property Line
- Utility Easement Line
- Sidewalk Easement Line
- Centerline of Lawrence-Kennedy Canal
- Tie Line
- Section Corner, as noted
- Quarter-Section Corner, as noted
- Found Aluminum Cap, as noted
- Found 5/8" Rebar, with Plastic Cap Marked "J-U-B 16642" Unless Noted Otherwise
- Set Aluminum Cap, as noted
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Berntsen BP Cap with Magnet Marked "J-U-B 16642"
- Calculated Position
- Curve Number (Typical)
- Lot Number (Typical)
- PLS Number Found on Monument
- Indicates Witness Corner
- Indicates Reference Monument

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	37.91'	100.00'	21°43'23"	N88°30'52"W	37.69'
C2	102.89'	65.50'	90°00'00"	S44°20'18"E	92.63'
C3	40.40'	65.50'	35°20'08"	S17°00'22"E	39.76'
C4	31.16'	65.50'	27°15'33"	S48°18'13"E	30.87'
C5	31.33'	65.50'	27°24'19"	S75°38'09"E	31.03'
C6	48.07'	50.00'	55°04'59"	N61°47'49"W	46.24'
C7	254.82'	53.50'	272°54'15"	N09°17'33"E	73.72'
C8	33.01'	50.00'	37°49'16"	N71°45'04"E	32.41'
C9	44.55'	53.50'	47°42'50"	S58°06'45"E	43.28'
C10	65.35'	53.50'	69°59'01"	N63°02'19"E	61.36'
C11	30.41'	53.50'	32°33'54"	N11°45'51"E	30.00'
C12	64.71'	53.50'	69°17'59"	N39°10'05"W	60.84'
C13	49.81'	53.50'	53°20'29"	S79°30'40"W	48.03'
C14	38.48'	24.50'	90°00'00"	S44°20'18"E	34.65'
C15	9.76'	24.50'	22°48'54"	S77°55'52"E	9.69'
C16	28.73'	24.50'	67°11'06"	S32°55'51"E	27.11'
C17	9.28'	41.00'	12°58'21"	N39°52'55"W	9.26'
C18	49.58'	63.00'	45°05'24"	S55°56'27"E	48.31'
C19	20.99'	37.00'	32°30'12"	N74°24'36"E	20.71'
C20	45.37'	63.50'	40°56'21"	S78°37'40"W	44.41'

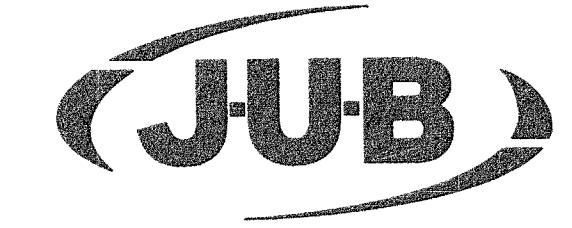
Found 2" Diam. Aluminum Cap
Northwest Corner Section 15
CP&F Inst No. 2021-093058

Basis of Bearing
S89°06'20"E

Found Brass Cap
North 1/4 Corner Section 15
CP&F Inst No. 108039901



[16642]
Set 3.5" Aluminum Cap
W 1/4 Section 15
CP&F Inst No. 2021-093059



J-U-B ENGINEERS, INC.
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JUB Project No. 10-19-110

22 JUN 2021

PLAT SHOWING
MOON VALLEY ESTATES SUBDIVISION

PLAT BOOK 121 PAGE 1816

Notes

1. Lot 1 of Block 1 is designated as a private road; and Lots 2 and 6 of Block 1, are common lots and will be owned and maintained by Riverstone Homeowner's Association, Inc.
2. Lot 5 of Block 1 is a common driveway lot for lot access to lots 4, 6, 7, 8 & 9 of Block 1. This common driveway lot shall be maintained by the Riverstone Homeowner's Homeowners Association.
3. The pressurized irrigation system shall be owned and maintained by Riverstone Homeowner's Homeowner's Association. Irrigation water will be provided by Pioneer Ditch Company LTD. The Lots within this subdivision will be obligated for assessments from the Pioneer Ditch Company LTD.
4. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
5. Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on this plat.
6. This Development is subject to a Development Agreement Instrument No. 2019-099018, and amended by that First Amendment to Amended and Restated Development Agreement Instrument No. 2021-076058.
7. Lots shall not be reduced in size without prior approval from the Health Authority.
8. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.
9. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
10. 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."
11. This subdivision is subject to Covenants, Conditions & Restrictions contained in Instrument No. 2020-095409, First Supplement Instrument No. 2020-095415, and First Amendment to First Supplement Instrument No. 2021-016388 along with any Amendments thereto.
12. This Subdivision is located within Special Flood Hazard Area Zone AE, as shown hereon and as specified on FEMA Flood Insurance Rate Map 16001C0140 J, with effective date of June 19, 2020.
13. 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.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of a portion of that land as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records, Idaho, and to include a portion of said land within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The north and east boundaries are controlled by Moon Valley Subdivision No. 1.

The west boundary is controlled by the west line of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records and as surveyed according to Record of Survey No. 12191.

The south boundary is controlled by the south line of the lands described in that Order of Inclusion and Annexation (Star Sewer & Water District) recorded under Instrument No. 2021-043132, Ada County Records and as surveyed and shown on said Record of Survey No. 12191.

Reference Documents

Subdivisions: Moon Valley Subdivision No. 1 (Bk. 118 Plats, Pgs. 18219-18229)

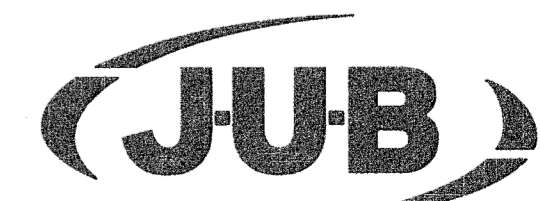
Surveys: ROSs 706, 1216, 11900 & 12191

Deeds: 104023529, 104046780 & 2021-043132.

Easements: 2021-095021 (Termination of Access Easement)
2021-095022 (Access Easement Agreement)

Easement Notes

1. Lots 1, 2, 5, & 6 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 1 of Block 1 is hereby designated as having a Private Road Easement and a Star Sewer and Water District Easement co-situate with said lot.
3. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
4. The Access Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots adjoining and fronting thereon. Lots 7 & 8 of Block 1 front upon the easement over Lot 5 of Block 1, and are hereby reserved for ingress & egress; the installation, maintenance, operation, and use of a common driveway; and appurtenances thereto. See the Covenants, Conditions and Restrictions referenced in Note 11 for rights, restrictions, maintenance, and assessments.
5. Pioneer Ditch Co., LTD (a.k.a. Little Pioneer Ditch Co., LTD) claims no responsibility for maintaining the irrigation supply ditch shown hereon as the "Lawrence-Kennedy Canal." Private irrigation water users supplied by said ditch are responsible for its maintenance.
6. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
7. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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PLAT SHOWING
MOON VALLEY ESTATES SUBDIVISION

PLAT BOOK 121 PAGE 1817

Certificate of Owners

Know all people by these presents: that G. Matthew Thomas does hereby certify that I am the owner of that real property to be known as MOON VALLEY ESTATES SUBDIVISION, and that I intend to include said real property, as described below, in this plat:

Those portions of the West Half of Section 15 and the East Half of Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, particularly described as follows:

COMMENCING at the corner common to Sections 9, 10, 15 and 16, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, from which the north quarter corner of said Section 15 bears South 89°06'20" East, 2,644.08 feet; Thence, along the line common to said Sections 15 and 16, South 00°39'42" West, 2,322.24 feet to the north line of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records and the POINT OF BEGINNING;

Thence S 89°20'19" E, 604.57 feet along said north line;
 Thence S 00°39'42" W, 323.26 feet along the east line of said lands of Thomas;
 Thence S 01°16'48" W, 308.93 feet continuing along said east line;
 Thence N 88°43'12" W, 44.32 feet departing from said east line;
 Thence N 77°39'11" W, 298.78 feet to the beginning of a curve;
 Thence along said curve to the left an arc length of 37.91 feet, having a radius of 100.00 feet, a central angle of 21°43'23", a chord bearing of N 88°30'52" W and a chord length of 37.69 feet;
 Thence S 80°37'27" W, 305.95 feet;
 Thence N 88°43'12" W, 51.15 feet to the west line of said lands of Thomas;
 Thence N 01°16'48" E, 301.71 feet along said west line;
 Thence N 00°39'42" E, 321.72 feet along said west line;
 Thence S 89°20'19" E, 122.51 feet along the north line of said lands of Thomas to the POINT OF BEGINNING.

The above-described parcel of land contains 10.04 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 purposes 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 sewer and water service from the Star Sewer & Water District and the Star Sewer & Water District has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Pioneer Ditch Company, LTD., 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 Ditch Company, LTD..

In witness whereof, I have hereunto set my hands:


G. Matthew Thomas

Acknowledgment

State of IDAHO }
 County of ADA } ss.
 On this 17 day of NOVEMBER, in the year 2020, before me, a Notary Public in and for the State of IDAHO, personally appeared G. MATTHEW THOMAS, known or identified to me to be OWNER of SAID PROPERTY, that executed the within instrument and acknowledged to me that G. MATTHEW THOMAS executed the same.


 Notary public for Idaho
 My commission expires 7-15-2026



Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of MOON VALLEY ESTATES SUBDIVISION, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642



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PLAT SHOWING
MOON VALLEY ESTATES SUBDIVISION

Approval of Central District Health

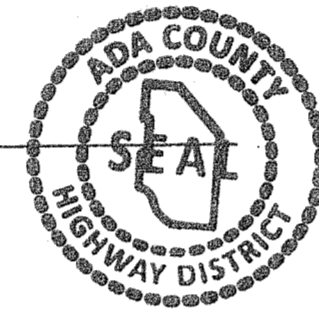
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

[Signature] PEHS
 Central District Health

12.23.2020
 Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 5 day of MARCH, 2021.

[Signature]
 Commission President
 Ada County Highway District
 Signed by Bruce S. Wong, Director Per President


Approval of City Engineer

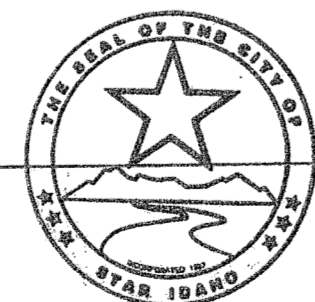
I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this day

June 4, 2021, hereby approve this plat.

[Signature] PE 11621
 City Engineer


Approval of City Council

The foregoing plat was accepted and approved this 15th day of September, 2020, by the City of Star, Idaho.

[Signature]
 City Clerk



Certificate of County Surveyor

I, 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.

[Signature]
 Ada County Surveyor
PLS 5359

6-29-2021
 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.

[Signature] June 30, 2021
 Ada County Treasurer
 Signed by Deputy: [Signature]

 Date

County Recorder's Certificate

State of Idaho }
 County of Ada } ss. Instrument No. 2021-099633

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at

3 minutes past 1 o'clock P.M.,
 this 30th day of JUNE, 2021, in my office, and was recorded in
 Book 121 of Plats at Pages 1815 through 1818
 Fee: \$21.00

[Signature] Deputy
[Signature] Phil McGeehan
 Ex-Officio Recorder


 30 Nov 2020

JUB
J-U-B ENGINEERS, INC.