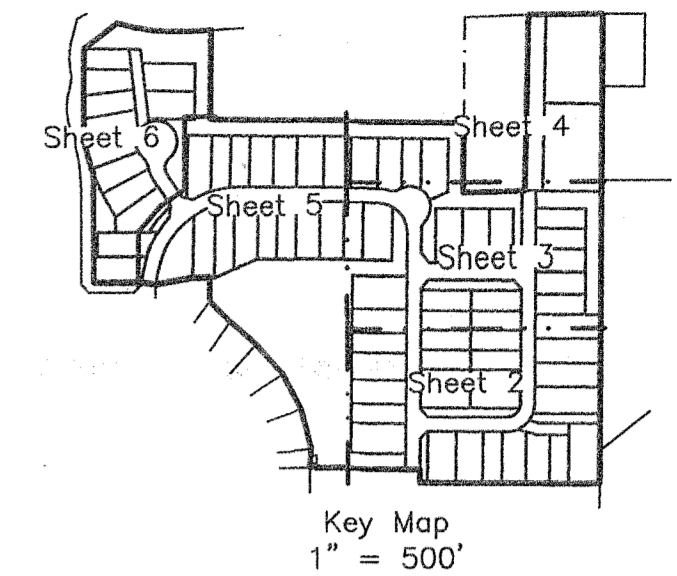
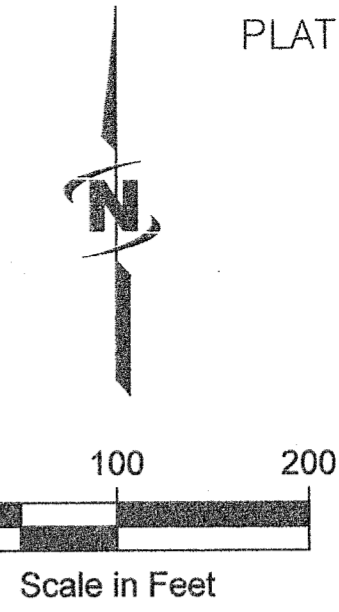


# PLAT SHOWING MOON VALLEY SUBDIVISION No. 2

That portion of the West Half of Section 15,  
including a portion of Lot 9 of R.L. Hon Subdivision and a portion of Lot 2, Block 1 of Matt Subdivision,  
Township 4 North, Range 1 West, Boise Meridian,  
City of Star, Ada County, Idaho.  
2021

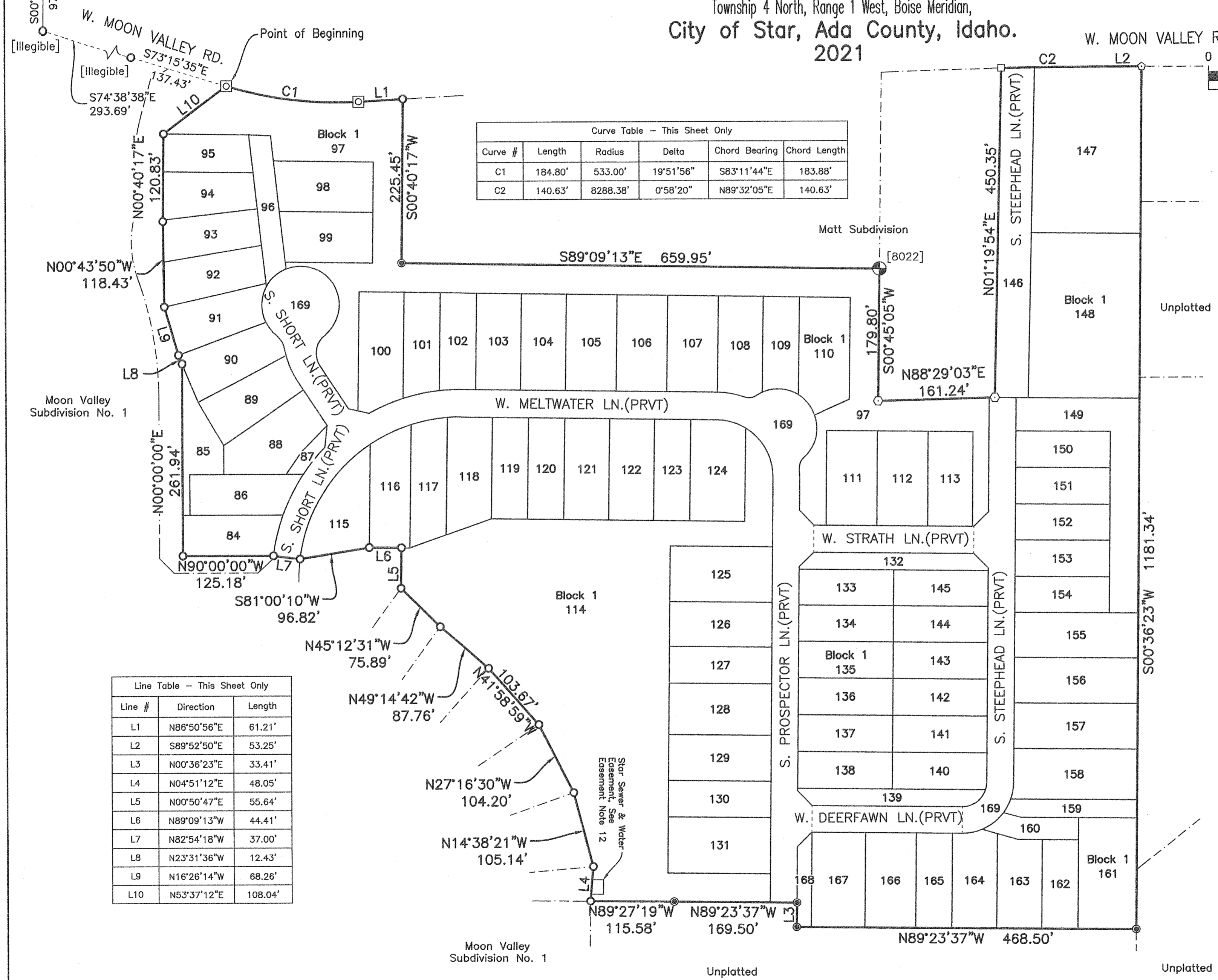
Basis of Bearing  
S89°06'20"E  
2644.08'  
W. State St.  
Found 2" Diam. Aluminum Cap Northwest Corner Section 15 CP&F Inst No. 2021-093058

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



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	184.80'	533.00'	19°51'56"	S83°11'44"E	183.88'
C2	140.63'	8288.38'	0°58'20"	N89°32'05"E	140.63'

Line #	Direction	Length
L1	N88°50'56"E	61.21'
L2	S89°52'50"E	53.25'
L3	N00°36'23"E	33.41'
L4	N04°51'12"E	48.05'
L5	N00°50'47"E	55.64'
L6	N89°09'13"W	44.41'
L7	N82°54'18"W	37.00'
L8	N23°31'36"W	12.43'
L9	N16°26'14"W	68.26'
L10	N53°37'12"E	108.04'

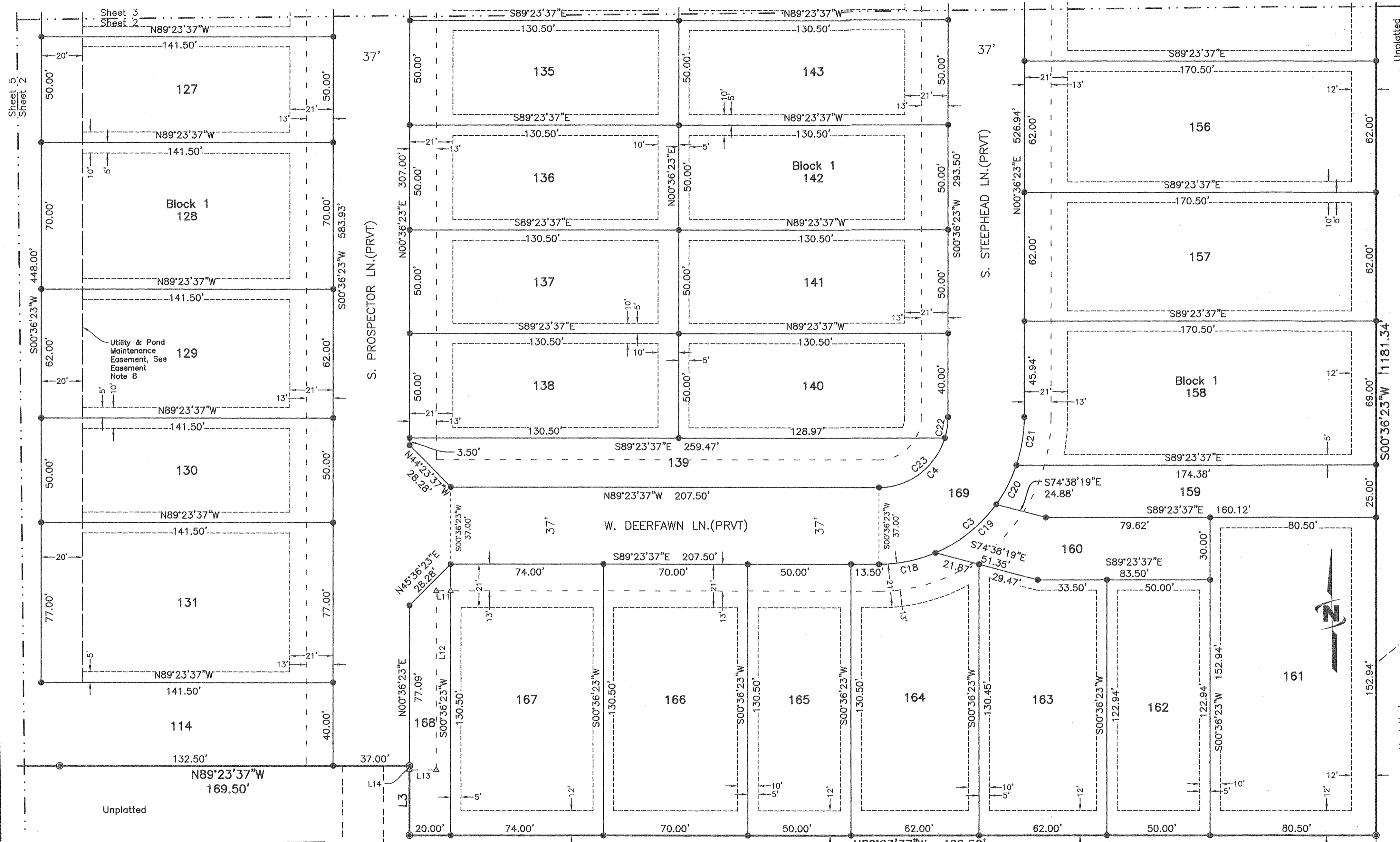


- ### Legend
- Subdivision Boundary Line
  - Lot Line
  - Right-of-way Line
  - Section Line
  - Adjacent Property Line
  - Tie Line
  - Match Line
  - Utility Easement Line
  - Star Sewer & Water District Easement Line
  - Little Pioneer Irrigation Easement Line
  - Sidewalk Easement Line
  - ACHD Sidewalk Easement Line
  - Emergency Access Easement Line
  - Utility & Pond Maintenance Easement Line
  - ACHD Master Storm Drain Easement Line
  - Utility & Private Drainage Easement Line
  - Section Corner, Found as Noted
  - Quarter-Section Corner, Found as Noted
  - Found Brass Cap, as noted
  - Found 1/2" Rebar, as noted
  - Found 5/8" Rebar w/Plastic Cap marked "J-U-B 16642", unless otherwise noted
  - Found Right-of-Way Marker, 6"x6" concrete with 2.5" diameter Brass Cap w/o stamping, destroyed by construction, Reset 1-3/16" Bern't'sen BP Cap with MagnetMarked "J-U-B 16642"
  - Found 1/2" Rebar, Reset 5/8"x24" Rebar w/ Plastic Cap Marked "J-U-B 16642"
  - Found 1/2" Rebar w/ Plastic Cap marked "PLS 2471", Reset 5/8"x24" Rebar with Plastic Cap Marked "J-U-B 16642"
  - Found 5/8" Rebar w/ Illegible Cap, Replaced w/ Plastic Cap Marked "J-U-B 16642"
  - Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
  - Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
  - Set 1-3/16" Bern't'sen BP Cap with Magnet Marked "J-U-B 16642"
  - Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
  - Calculated Position Not Set or Found
  - Curve Number (Typical)
  - Course Number (Typical)
  - # symbol"/> - Lot Number (Typical)
  - PLS Number Found on Monument

**JUB ENGINEERS, INC.**  
24 JUN 2021

See Sheet 7 for Notes & Easement Notes.

PLAT SHOWING  
MOON VALLEY SUBDIVISION No. 2

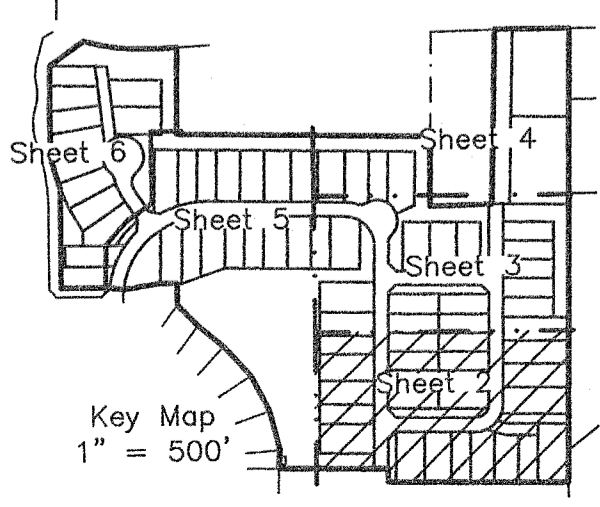


Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	110.74'	70.50'	90°00'00"	N45°36'23"E	99.70'
C4	52.62'	33.50'	90°00'00"	N45°36'23"E	47.38'
C18	28.09'	70.50'	22°49'30"	N79°11'38"E	27.90'
C19	38.01'	70.50'	30°53'28"	N52°20'09"E	37.55'
C20	21.16'	70.50'	17°11'41"	N28°17'35"E	21.08'
C21	23.49'	70.50'	19°05'21"	N10°09'04"E	23.38'
C22	10.15'	33.50'	17°22'05"	N09°17'25"E	10.12'
C23	42.47'	33.50'	72°37'55"	N54°17'25"E	39.68'

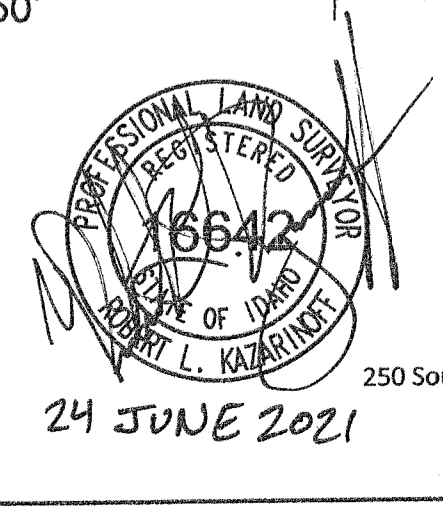
Off-site Star Sewer & Water Easement, See Easement Note 10

See Sheet 1 for Legend.  
See Sheet 7 for Notes & Easement Notes.



Line Table - This Sheet Only

Line #	Direction	Length
L3	N00°36'23"E	33.41'
L11	N89°23'37"W	7.00'
L12	S00°36'23"W	86.09'
L13	N89°23'37"W	13.00'
L14	N00°36'23"E	2.00'



Unplatted

Scale in Feet

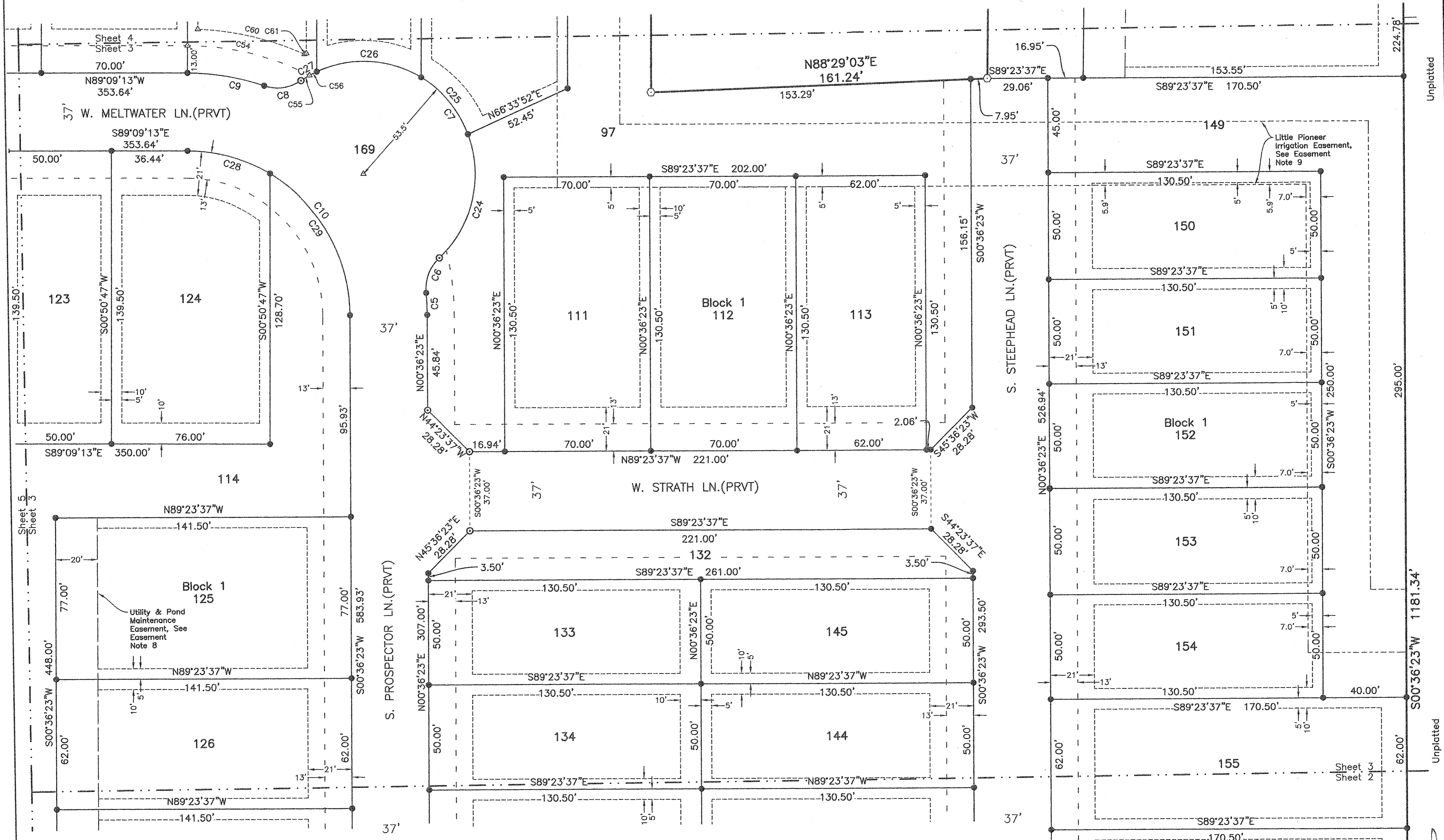
**JUB**

**J-U-B ENGINEERS, INC.**

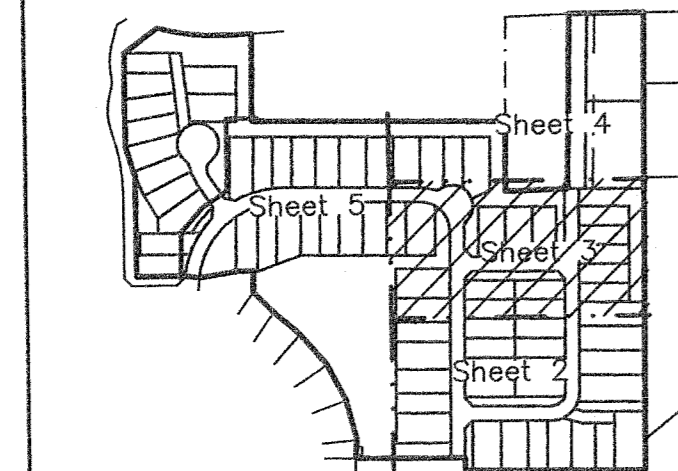
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SHEET 2 OF 9

# PLAT SHOWING MOON VALLEY SUBDIVISION No. 2



Sheet 5  
Sheet 3

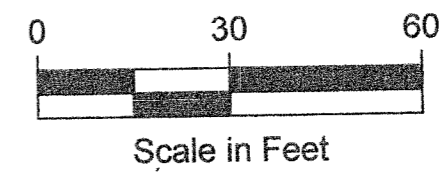
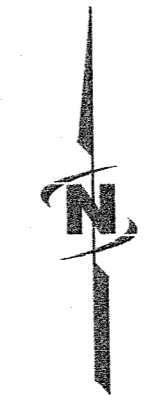


Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C5	10.50'	114.86'	5°14'11"	N02°00'42"W	10.49'
C6	18.42'	20.00'	52°45'45"	S21°45'05"W	17.77'
C7	180.01'	53.50'	171°21'52"	N37°32'58"W	106.70'
C8	18.42'	20.00'	52°45'45"	N83°08'58"E	17.77'
C9	37.46'	114.86'	18°41'07"	N79°48'43"W	37.29'
C10	121.98'	77.86'	89°45'36"	N44°16'25"W	109.88'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C24	63.52'	53.50'	68°01'45"	N14°07'05"E	59.86'
C25	35.66'	53.50'	38°11'10"	N38°59'23"W	35.00'
C26	52.11'	53.50'	55°48'35"	N85°59'15"W	50.08'
C27	8.72'	53.50'	9°20'22"	S61°26'17"W	8.71'
C28	41.50'	77.86'	30°32'25"	N73°53'01"W	41.01'
C29	80.47'	77.86'	59°13'11"	N29°00'13"W	76.94'



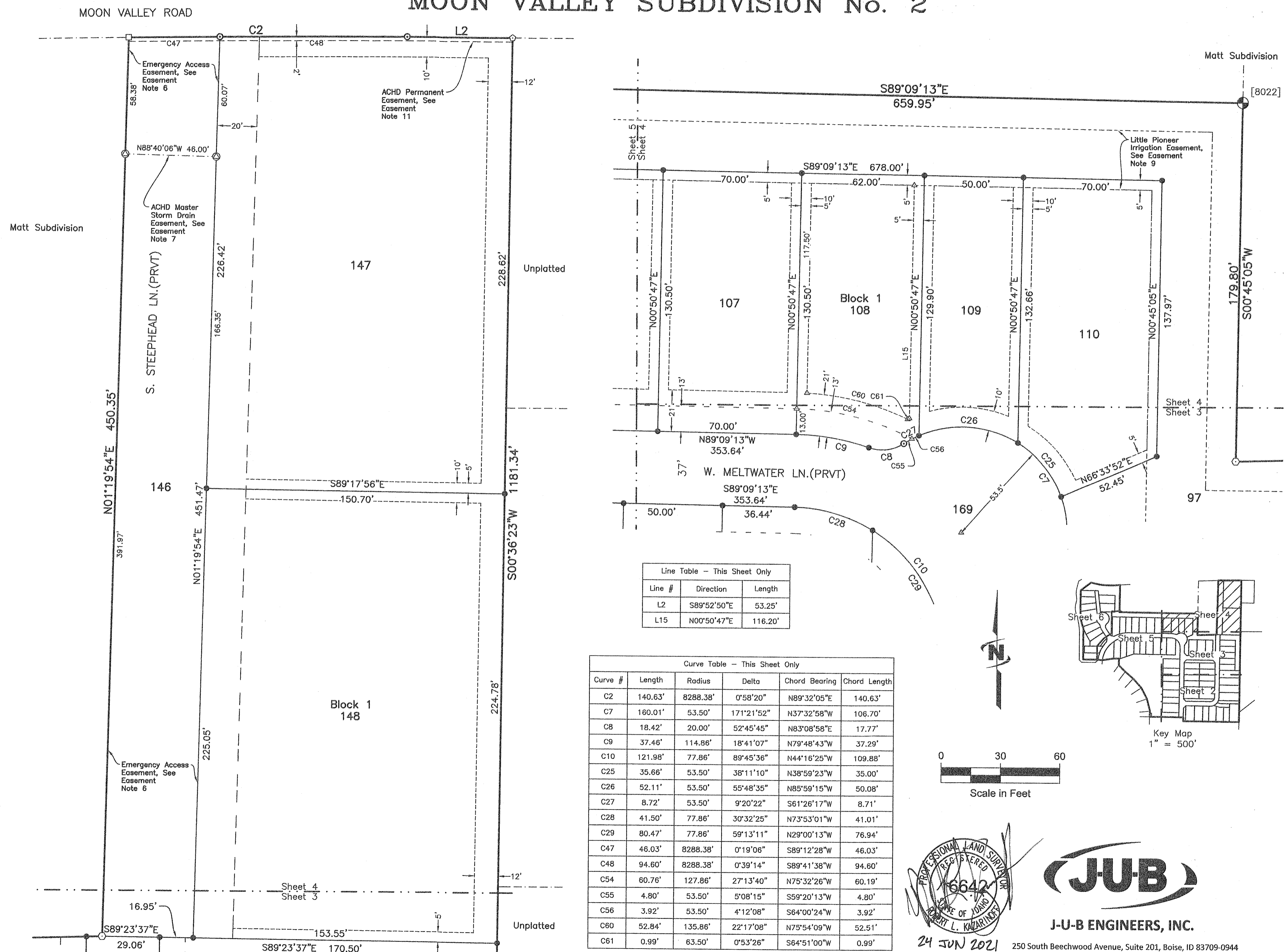
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24 JUN 2021

See Sheet 1 for Legend.  
See Sheet 7 for Notes & Easement Notes.

# PLAT SHOWING MOON VALLEY SUBDIVISION No. 2

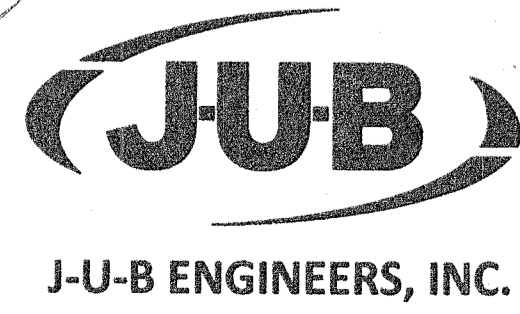
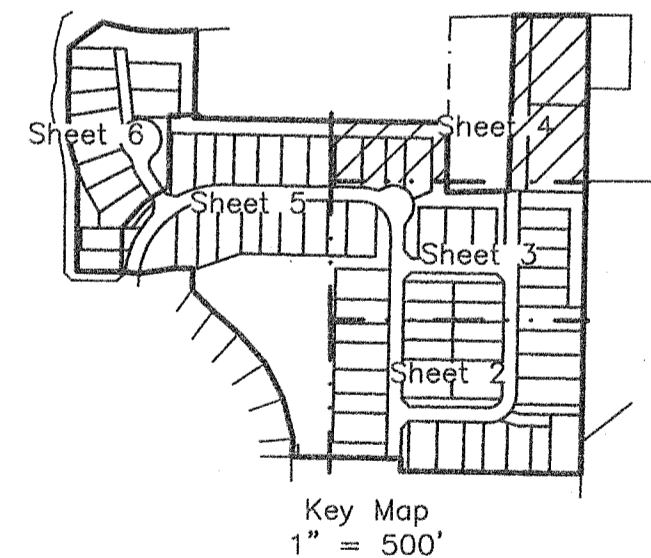
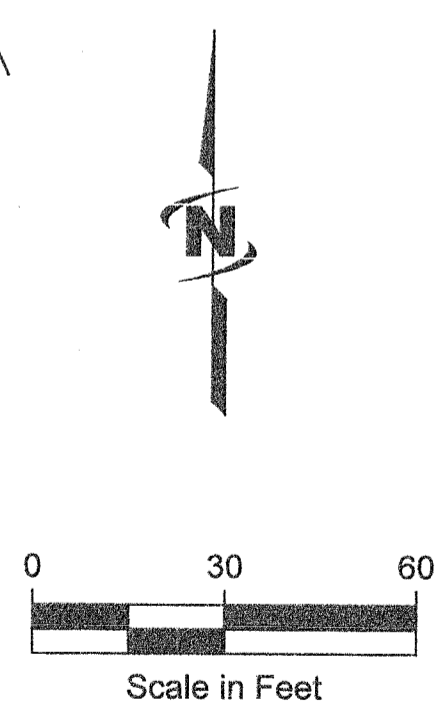


Line Table - This Sheet Only

Line #	Direction	Length
L2	S89°52'50"E	53.25'
L15	N00°50'47"E	116.20'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	140.63'	8288.38'	0°58'20"	N89°32'05"E	140.63'
C7	160.01'	53.50'	171°21'52"	N37°32'58"W	106.70'
C8	18.42'	20.00'	52°45'45"	N83°08'58"E	17.77'
C9	37.46'	114.86'	18°41'07"	N79°48'43"W	37.29'
C10	121.98'	77.86'	89°45'36"	N44°16'25"W	109.88'
C25	35.66'	53.50'	38°11'10"	N38°59'23"W	35.00'
C26	52.11'	53.50'	55°48'35"	N85°59'15"W	50.08'
C27	8.72'	53.50'	9°20'22"	S61°26'17"W	8.71'
C28	41.50'	77.86'	30°32'25"	N73°53'01"W	41.01'
C29	80.47'	77.86'	59°13'11"	N29°00'13"W	76.94'
C47	46.03'	8288.38'	0°19'06"	S89°12'28"W	46.03'
C48	94.60'	8288.38'	0°39'14"	S89°41'38"W	94.60'
C54	60.76'	127.86'	27°13'40"	N75°32'26"W	60.19'
C55	4.80'	53.50'	5°08'15"	S59°20'13"W	4.80'
C56	3.92'	53.50'	4°12'08"	S64°00'24"W	3.92'
C60	52.84'	135.86'	22°17'08"	N75°54'09"W	52.51'
C61	0.99'	63.50'	0°53'26"	S64°51'00"W	0.99'



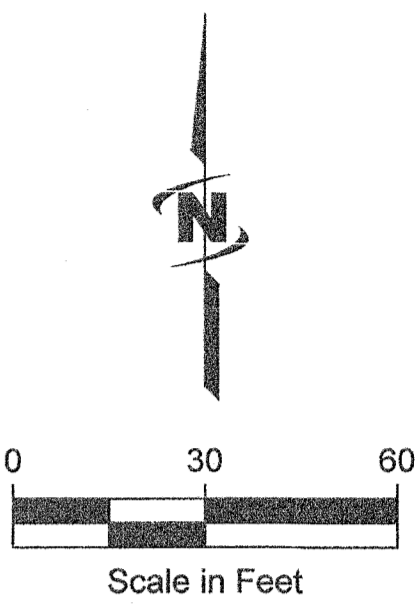
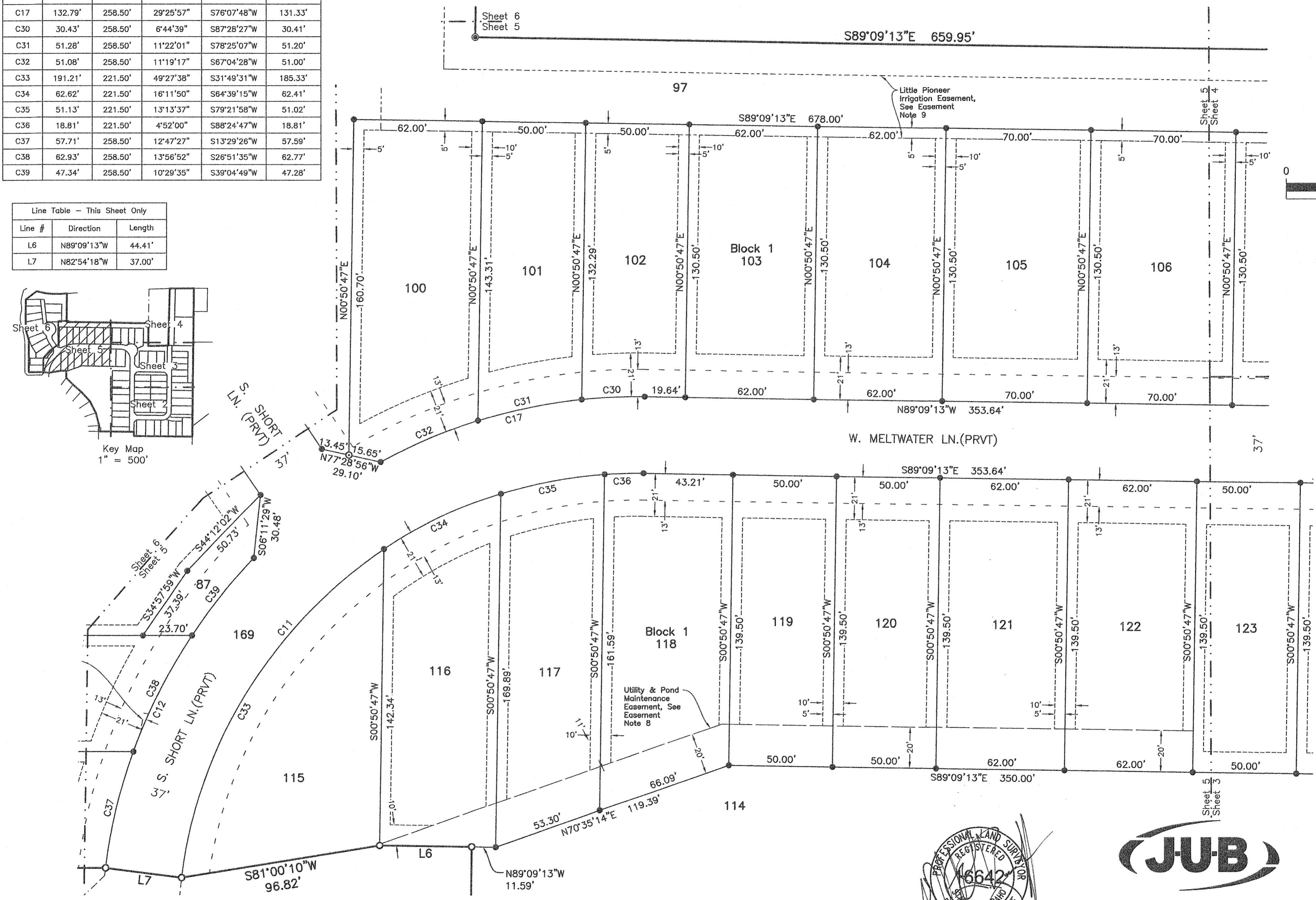
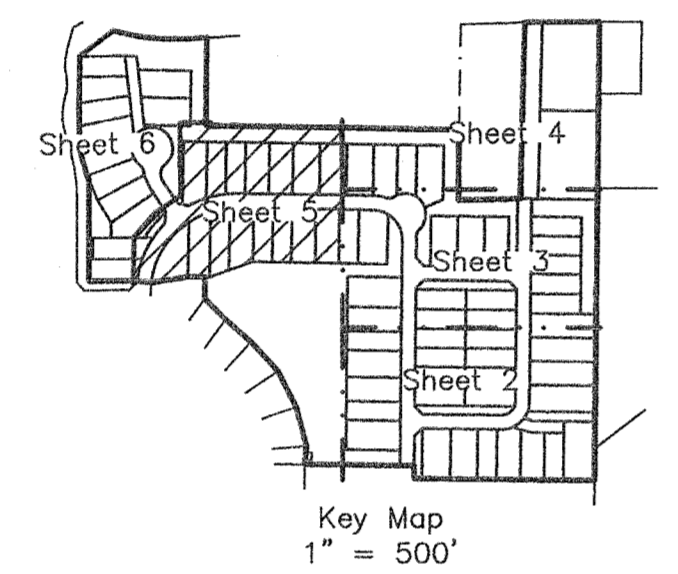
24 JUN 2021  
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See Sheet 1 for Legend.  
See Sheet 7 for Notes & Easement Notes.

# PLAT SHOWING MOON VALLEY SUBDIVISION No. 2

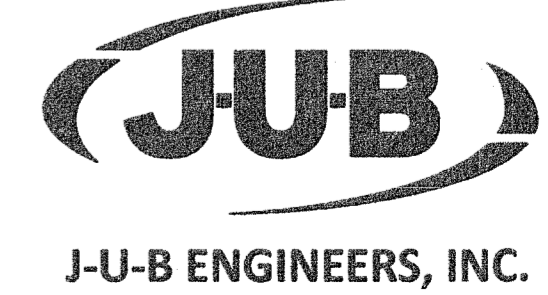
Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	323.77'	221.50'	83°45'05"	S48°58'14"W	295.71'
C12	167.98'	258.50'	37°13'54"	S25°42'39"W	165.04'
C17	132.79'	258.50'	29°25'57"	S76°07'48"W	131.33'
C30	30.43'	258.50'	6°44'39"	S87°28'27"W	30.41'
C31	51.28'	258.50'	11°22'01"	S78°25'07"W	51.20'
C32	51.08'	258.50'	11°19'17"	S67°04'28"W	51.00'
C33	191.21'	221.50'	49°27'38"	S31°49'31"W	185.33'
C34	62.62'	221.50'	16°11'50"	S64°39'15"W	62.41'
C35	51.13'	221.50'	13°13'37"	S79°21'58"W	51.02'
C36	18.81'	221.50'	4°52'00"	S88°24'47"W	18.81'
C37	57.71'	258.50'	12°47'27"	S13°29'26"W	57.59'
C38	62.93'	258.50'	13°56'52"	S26°51'35"W	62.77'
C39	47.34'	258.50'	10°29'35"	S39°04'49"W	47.28'

Line Table - This Sheet Only		
Line #	Direction	Length
L6	N89°09'13"W	44.41'
L7	N82°54'18"W	37.00'



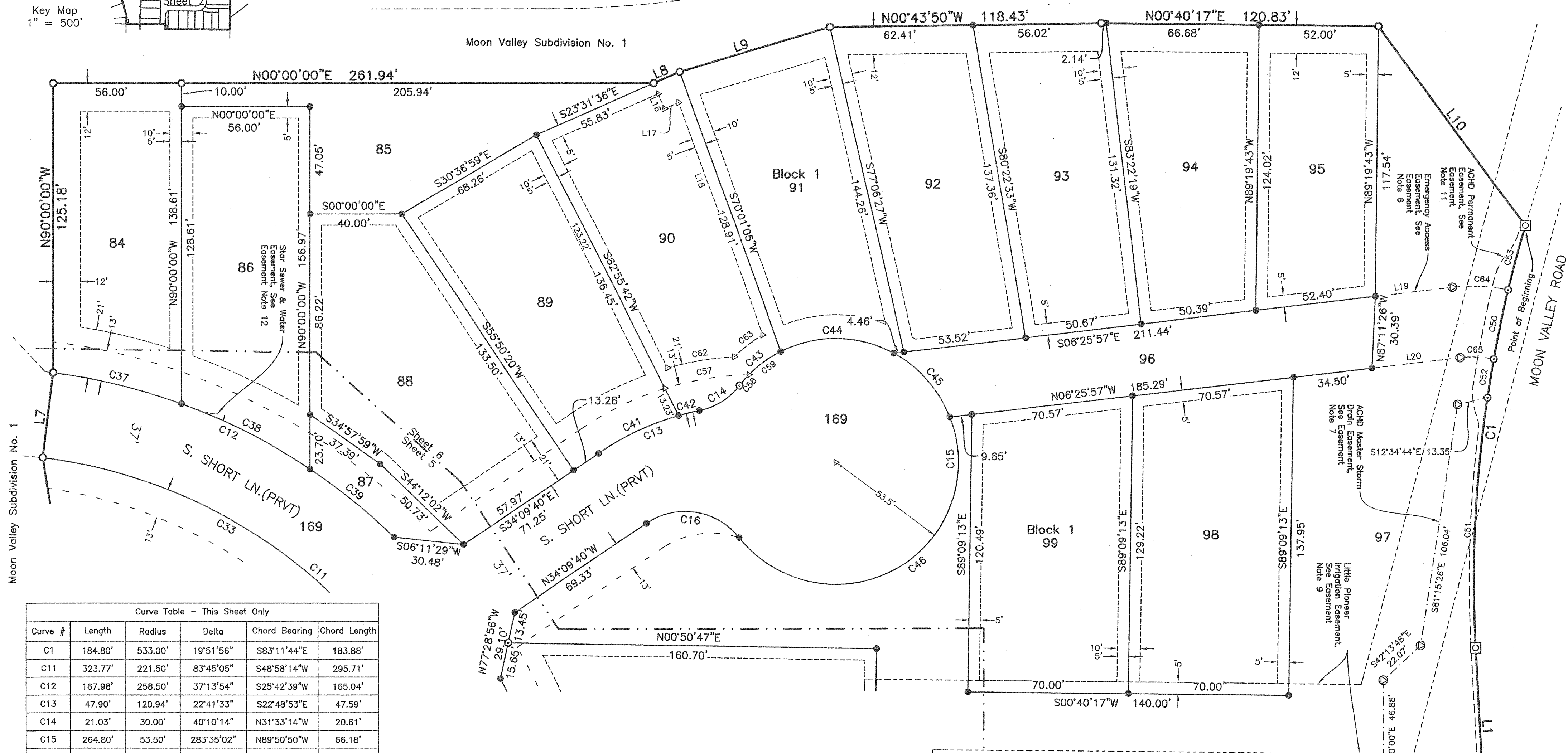
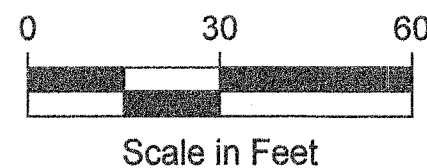
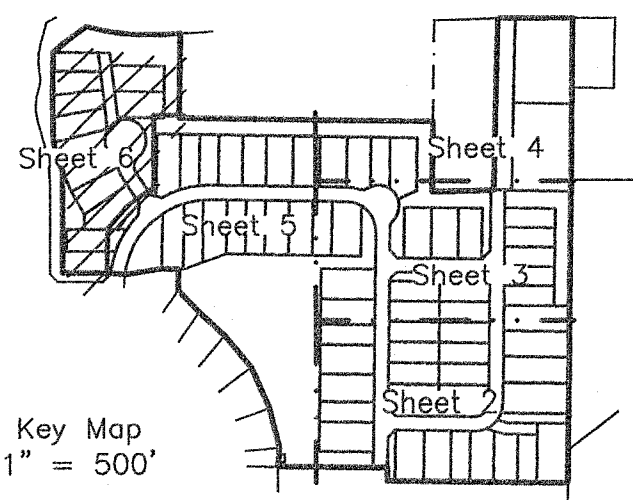
Moon Valley Subdivision No. 1

See Sheet 1 for Legend.  
See Sheet 7 for Notes & Easement Notes.



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# PLAT SHOWING MOON VALLEY SUBDIVISION No. 2

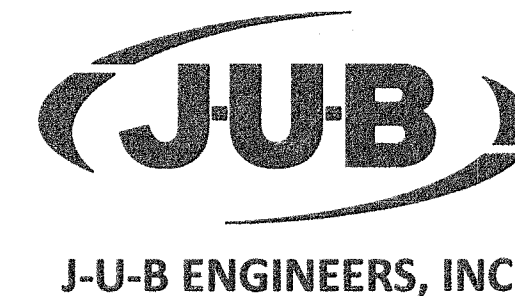
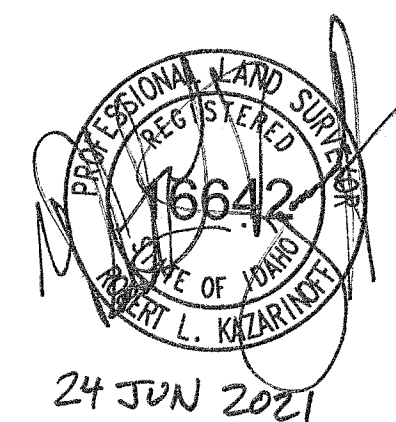


Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	184.80'	533.00'	19°51'56"	S83°11'44"E	183.88'
C11	323.77'	221.50'	83°45'05"	S48°58'14"W	295.71'
C12	167.98'	258.50'	37°13'54"	S25°42'39"W	165.04'
C13	47.90'	120.94'	22°41'33"	S22°48'53"E	47.59'
C14	21.03'	30.00'	40°10'14"	N31°33'14"W	20.61'
C15	264.80'	53.50'	283°35'02"	N89°50'50"W	66.18'
C16	45.08'	30.00'	86°06'21"	S08°53'31"W	40.96'
C33	191.21'	221.50'	49°27'38"	S31°49'31"W	185.33'
C37	57.71'	258.50'	12°47'27"	S13°29'26"W	57.59'
C38	62.93'	258.50'	13°56'52"	S26°51'35"W	62.77'
C39	47.34'	258.50'	10°29'35"	S39°04'49"W	47.28'
C41	38.66'	120.94'	18°19'02"	S25°00'09"E	38.50'
C42	9.23'	120.94'	4°22'31"	S13°39'22"E	9.23'
C43	23.39'	53.50'	25°03'05"	S39°06'48"E	23.21'
C44	51.10'	53.50'	54°43'29"	S00°46'29"W	49.18'
C45	37.54'	53.50'	40°12'03"	S48°14'14"W	36.77'
C46	152.77'	53.50'	163°36'25"	N29°51'32"W	105.91'
C50	30.00'	533.00'	3°13'31"	S77°59'00"E	30.00'
C51	109.15'	533.00'	11°43'58"	S87°15'43"E	108.96'
C52	16.74'	533.00'	1°47'58"	S80°29'45"E	16.74'
C53	28.91'	533.00'	3°06'28"	S74°49'00"E	28.91'

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	37.23'	133.94'	15°55'34"	S08°58'58"E	37.11'
C58	6.18'	53.50'	6°36'50"	S48°19'56"E	6.17'
C59	17.22'	53.50'	18°26'16"	S35°48'23"E	17.14'
C62	29.55'	141.94'	11°55'41"	S09°30'16"E	29.50'
C63	15.57'	63.50'	14°02'57"	S37°07'25"E	15.53'
C64	24.45'	77.00'	18°11'41"	S02°39'54"W	24.35'
C65	14.79'	47.00'	18°01'57"	S02°35'02"W	14.73'

Line Table - This Sheet Only		
Line #	Direction	Length
L1	N86°50'56"E	61.21'
L7	N82°54'18"W	37.00'
L8	N23°31'36"W	12.43'
L9	N16°26'14"W	68.26'
L10	N53°37'12"E	108.04'
L16	N66°28'24"E	7.00'
L17	N23°31'36"W	6.67'
L18	N70°01'05"E	107.21'
L19	N06°25'57"W	33.78'
L20	N06°25'57"W	38.66'

See Sheet 1 for Legend.  
See Sheet 7 for Notes & Easement Notes.



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PLAT SHOWING  
**MOON VALLEY SUBDIVISION No. 2**

**Notes**

1. Lot 169 of Block 1 is designated as a private road; and Lots 85, 87, 97, 114, 115, 132, 139, 149, 159 and 168 of Block 1, are common lots and will be owned and maintained by Riverstone Homeowner's Association, Inc.
2. Lot 96 of Block 1 is designated as a common driveway lot for lot access to lots 92, 93, 94, 95, 97, 98 and 99 of Block 1; Lot 146 of Block 1 is designated as a common driveway lot for lot access to lots 147 and 148 of Block 1; Lot 160 of Block 1 is designated as a common driveway lot for lot access to lots 159, 161, 162, 163 and 164 of Block 1. These common driveway lots shall be owned and maintained by Riverstone Homeowners Association, Inc.
3. The pressurized irrigation system shall be owned and maintained by Riverstone Homeowner's Association, Inc. 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 development is subject to ACHD License Agreement Instrument No. 2021-039251.
12. This development is subject to Pioneer Ditch Company License Agreement Instrument No. 2019-122483 and Addendum thereto recorded as Instrument No. 2020-058943.
13. 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.
14. Direct lot/parcel access to West Moon Valley Road is prohibited.
15. This Subdivision is located within Zone X as specified on FEMA Flood Insurance Rate Maps 16001C0130 J and 16001C0140 J, both with effective date of June 19, 2020.
16. 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 portions of Parcels I, II and III of that land as described in that Special Warranty Deed recorded under Instrument No. 104023529, 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 northerly boundary is controlled by the southerly right-of-way line of W. Moon Valley Road as surveyed according to Record of Survey No. 11900 recorded under Instrument No. 2019-056821, Ada County Records, and also controlled by the northerly line of Lot 2, Block 1 of Matt Subdivision.

The westerly boundary is controlled by Moon Valley Subdivision No. 1.

The east boundary is controlled by the east line of that land as described in that Special Warranty Deed recorded under Instrument No. 104023529, Ada County Records.

The south boundary is controlled by a boundary line created by the client reflecting how the land of hereinabove described Parcels I, II and III is desired to be subdivided.

**Reference Documents**

Subdivisions: R.L. Hon Subdivision (Bk. 4 Plats, Pg. 163)  
Matt Subdivision (Bk. 73 Plats, Pgs. 7509-7510)  
Moon Valley Subdivision No. 1 (Bk. 118 Plats, Pgs. 18219-18229)

Surveys: ROSs 706, 1216, 11900.

Deeds: 97066505, 104023529 & 104046780.

Easements: 95048768, 2019-119140, 2019-119141, 2019-119142, 2019-122482, 2020-001323, 2020-001324, 2020-024742, 2020-024743, 2020-024744, 2020-039593, 2020-039594, 2020-046722, 2020-058943, 2020-046723, 2020-046724, 2020-049627, 2020-049628, 2021-009430 & 2021-024279, 2021-095021 (Termination of Access Easement), 2021-095022 (Access Easement Agreement).

**Easement Notes**

1. Lots 85, 87, 96, 97, 114, 115, 132, 139, 146, 149, 159, 160, and 168 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 169 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 Easements designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots adjoining and fronting thereon. Lots 92, 93, 94, 95, 97, 98 & 99 of Block 1 front upon the easement over Lot 96 of Block 1; Lots 147 & 148 of Block 1 front upon the easement over Lot 146 of Block 1; Lots 159, 161, 162, 163 & 164 of Block 1 front upon the easement over Lot 160 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 13 for rights, restrictions, maintenance, and assessments.
5. The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
6. The Emergency Access Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of driveways, landscaping and appurtenances thereto.
7. Portions of Lots 97 and 146 of Block 1, are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
8. The Pond Maintenance Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the adjoining common lot, and are hereby reserved unto the Riverstone Homeowner's Association, Inc. for access to and maintenance of ponds within the common lots.
9. See Instrument No. 2019-122482 for Little Pioneer Irrigation Easement and amended per Instrument No. 2020-058943.
10. See Instrument No. 2021-009430 for Star Sewer & Water District Easement.
11. See Instrument No. 2021-024279 for ACHD Permanent Easements.
12. See Instrument No. 2019-119142 for Star Sewer & Water District Easement.
13. Sidewalk Easements as shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto. Maintenance, operation and use of sidewalks are the responsibility of Riverstone Homeowner's Association, Inc.
14. 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.
15. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



**J-U-B ENGINEERS, INC.**

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944  
p 208 376 7330 w www.jub.com

PLAT SHOWING  
MOON VALLEY SUBDIVISION No. 2

Certificate of Owners

Know all people by these presents: that Sundance Investments, L.L.L.P. (formerly Sundance Investments Limited Partnership), an Idaho limited liability partnership does hereby certify that it is the owner of that real property to be known as MOON VALLEY SUBDIVISION No. 2, and that it intends to include said real property, as described below, in this plat:

That portion of the West Half of Section 15, including a portion of Lot 9 of R. L. Hon Subdivision and a portion of Lot 2, Block 1 of Matt Subdivision, Township 4 North, Range 1 West, City of Star, Boise Meridian, 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, 970.60 feet to the southerly right-of-way line of Moon Valley Road; Thence along said southerly right-of-way line, South 74° 38' 38" East, 293.69 feet; Thence continuing along said southerly right-of-way line, South 73° 15' 35" East, 137.43 feet to the beginning of a curve and the POINT OF BEGINNING;

Thence continuing along said southerly right-of-way line and along said curve to the left an arc length of 184.80 feet, having a radius of 533.00 feet, a central angle of 19° 51' 56", a chord bearing of South 83° 11' 44" East and a chord length of 183.88 feet;

Thence continuing along said southerly right-of-way line, North 86° 50' 56" East, 61.21 feet to the northeast corner of Lot 9 of R. L. Hon Subdivision according to the official plat thereof filed in Book 4 of Plats at Page 163, Ada County Records; Thence departing from said southerly right-of-way line and along the east line of said Lot 9, South 00° 40' 17" West, 225.45 feet to the northwest corner of Lot 2 of Matt Subdivision according to the plat thereof filed in Book 73 of Plats at Pages 7509 and 7510, Ada County Records;

Thence along the northerly boundary of said Lot 2 the following six (6) courses:

- 1) South 89° 09' 13" East, 659.95 feet;
- 2) South 00° 45' 05" West, 179.80 feet;
- 3) North 88° 29' 03" East, 161.24 feet;
- 4) North 01° 19' 54" East, 450.35 feet to said southerly right-of-way line and the beginning of a non-tangent curve;
- 5) Along said southerly right-of-way line, said northerly boundary and said curve to the right an arc length of 140.63 feet, having a radius of 8288.38 feet, a central angle of 00°58' 20", a chord bearing of North 89° 32' 05" East and a chord length of 140.63 feet;
- 6) Continuing along said southerly right-of-way line and said northerly boundary, South 89°52' 50" East, 53.25 feet to the northeast corner of that certain 15.32-acre parcel according to Record of Survey No. 3271 recorded under Instrument No. 95051737, Ada County Records;

Thence along the east line of said 15.32-acre parcel, South 00° 36' 23" West, 1,181.34 feet;

Thence North 89°23'37" West, 468.50 feet departing from said east line;

Thence North 00°36'23" East, 33.41 feet;

Thence North 89°23'37" West, 169.50 feet;

Thence North 89°27'19" West, 115.58 feet to the easterly boundary of Moon Valley Subdivision No. 1 according to the official plat thereof filed in Book 118 of Plats at Pages 18219 through 18229 Ada County Records;

Thence along said easterly boundary the following seventeen (17) courses:

- 1) North 04°51'12" East, 48.05 feet;
- 2) North 14°38'21" West, 105.14 feet;
- 3) North 27°16'30" West, 104.20 feet;
- 4) North 41°58'59" West, 103.67 feet;
- 5) North 49°14'42" West, 87.76 feet;
- 6) North 45°12'31" West, 75.89 feet;
- 7) North 00°50'47" East, 55.64 feet;
- 8) North 89°09'13" West, 44.41 feet;
- 9) South 81°00'10" West, 96.82 feet;
- 10) North 82°54'18" West, 37.00 feet;
- 11) North 90°00'00" West, 125.18 feet;
- 12) North 00°00'00" East, 261.94 feet;
- 13) North 23°31'36" West, 12.43 feet;
- 14) North 16°26'14" West, 68.26 feet;
- 15) North 00°43'50" West, 118.43 feet;
- 16) North 00°40'17" East, 120.83 feet;
- 17) North 53°37'12" East, 108.04 feet to the POINT OF BEGINNING.

The above-described parcel contains 24.01 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 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 the Pioneer Ditch Company, LTD.

In witness whereof, I have hereunto set my hands:

Sundance Investments, L.L.L.P.  
(formerly Sundance Investments Limited Partnership),  
an Idaho limited liability partnership

By: The Sundance Company, an Idaho corporation,  
its general partner

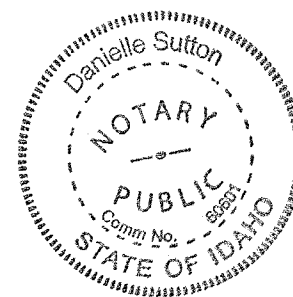
By: [Signature]  
Christopher L. Anderson, President

Acknowledgment

State of Idaho }  
County of Ada } ss.

On this 24<sup>th</sup> day of November, in the year 2020, before me, a Notary Public in and for the State of Idaho, personally appeared Christopher L. Anderson, known or identified to me to be President of The Sundance Company, the general partner of SUNDANCE INVESTMENTS, L.L.L.P. (formerly Sundance Investments Limited Partnership) the entity that executed the within instrument and acknowledged to me that said entity executed the same.

[Signature]  
Notary public for Idaho  
My commission expires 11/9/2024



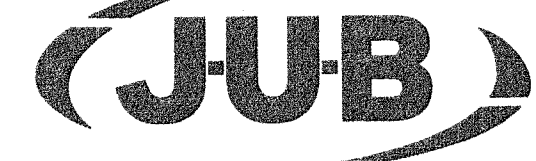
Certificate of Surveyor

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 SUBDIVISION No. 2, 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.



09 Nov 2020

[Signature]  
Robert L. Kazarinoff, PLS 16642



J-U-B ENGINEERS, INC.

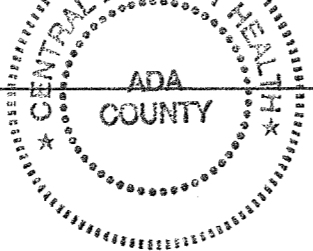
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PLAT SHOWING  
MOON VALLEY SUBDIVISION No. 2


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.

Soni Padig REHS  
Central District Health  
 12.9.2020  
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 17th day of March, 2021.

Kent Grollman  
Commission President  
Ada County Highway District  


Approval of City Engineer

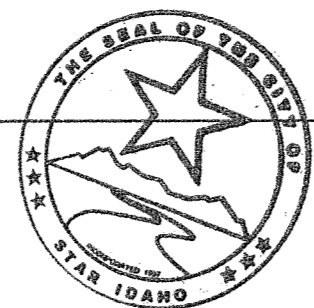
I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this day

June 4, 2021, hereby approve this plat.

Ryan W. Myerson P.E. 11621  
City Engineer

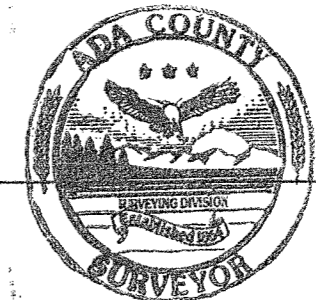
Approval of City Council

The foregoing plat was accepted and approved this 21st day of April, 2020, by the City of Star, Idaho.

J.M. 2  
City Clerk  


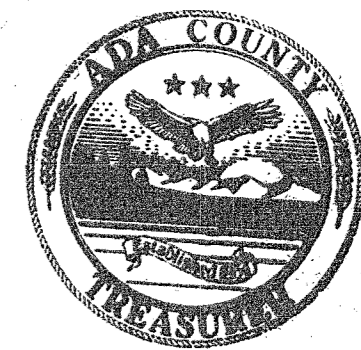
Certificate of County Surveyor

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.

Jerry L. Hastings  
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.

Elizabeth Mahn June 30, 2021  
Ada County Treasurer  
Signed by Deputy: Shirandra Lyatt  
Date  


County Recorder's Certificate

State of Idaho }  
County of Ada } ss. Instrument No. 2021-099614

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

50 minutes past 12 o'clock P.M.,

this 30th day of JUNE, 2021, in my office, and was recorded in

Book 121 of Plats at Pages 18913 through 18914

Fee: \$46.00

G. J. J. J. Phil McGrane  
Deputy Ex-Officio Recorder

  
30 Nov 2020



J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944  
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