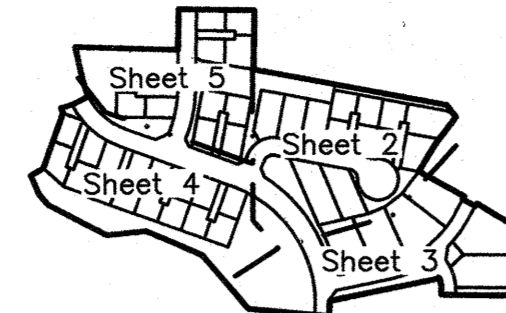


PLAT SHOWING
Moon Valley Subdivision No. 3

That portion of the Northeast Quarter of
 Section 16, Township 4 North, Range 1 West, Boise Meridian,
 Star, Ada, Idaho.
 2021

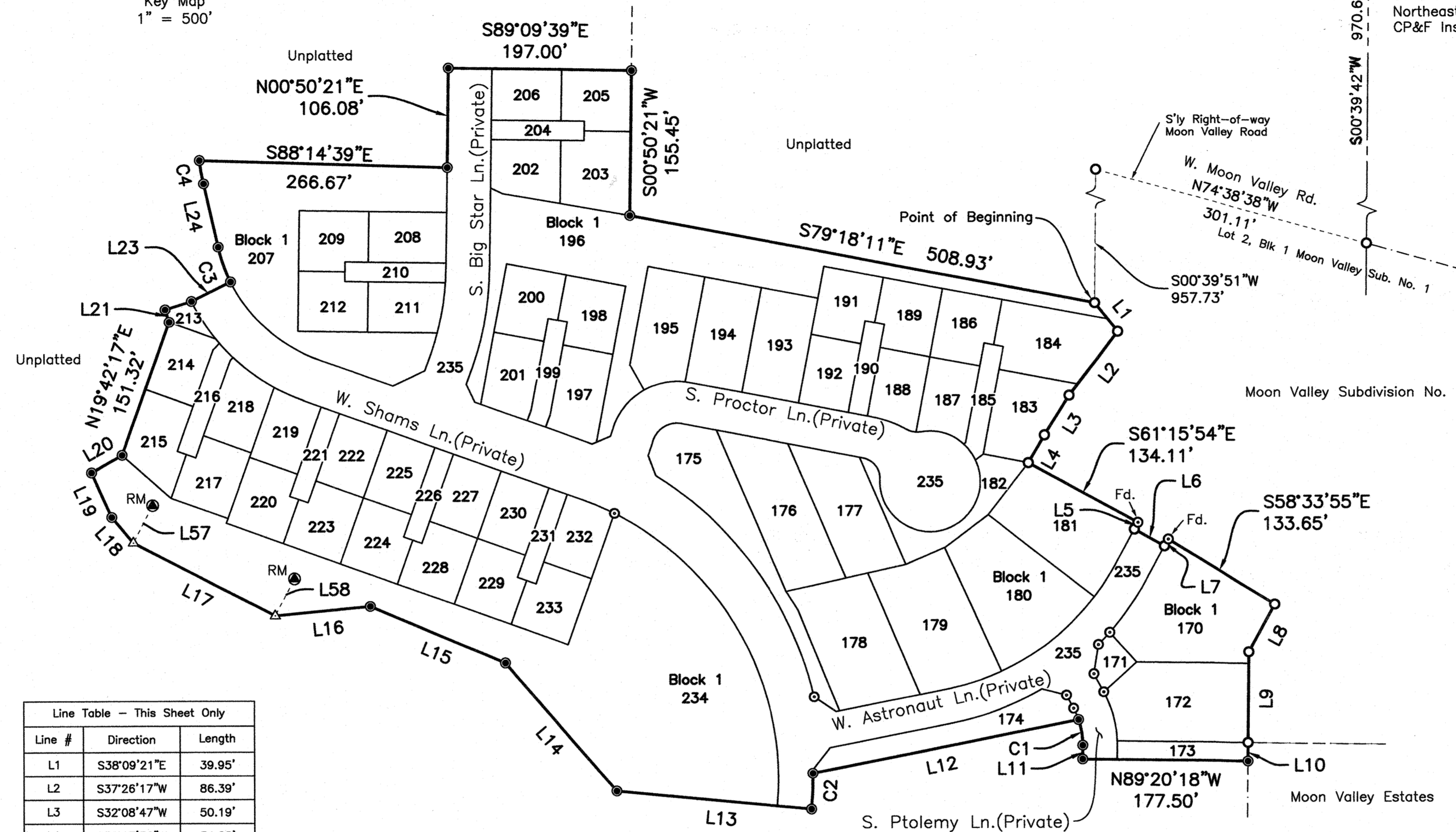


Key Map
 1" = 500'

Basis of Bearing
 S89°06'20"E 2644.08'

Found PK Nail in old concrete monument with Found 2" Diam. Aluminum Cap as 5.0' witness corner. Northeast Corner Section 16 CP&F Inst. No. 2021-093058

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



Legend

- Subdivision Boundary Line
 - Lot Line
 - - - Right-of-way Line
 - - - Section Line
 - - - Adjacent Property Line
 - - - Match Line
 - - - Tie Line
 - - - Utility Easement Line
 - - - Sidewalk Easement Line
 - - - Drainage District No. 2 Easement Line
 - - - SSWD Utility Easement Line (See Easement Note #7)
 - - - FEMA Zone Line
- ⊕ — Section Corner, as noted
 - ⊕ — Quarter-Section Corner, as noted
 - — Found 5/8" Rebar 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'sen BP Cap with Magnet Marked "J-U-B 16642", or found as noted.
 - — Set 5/8"x24" Rebar, with Plastic Cap Marked "RM J-U-B 16642"
 - △ — Point Not Set or Found
 - C# — Curve Number (Typical)
 - L# — Course Number (Typical)
 - # — Lot Number (Typical)
 - [####] — PLS Number Found on Monument
 - Fd. — Indicates Found
 - RM — Reference Monument

Line Table - This Sheet Only

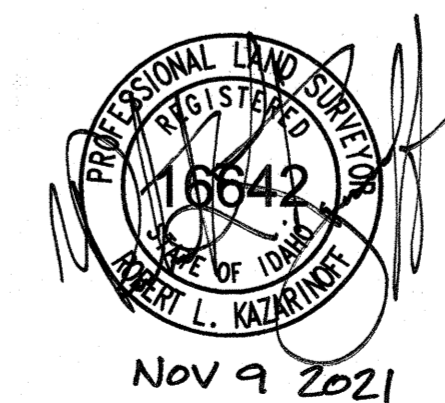
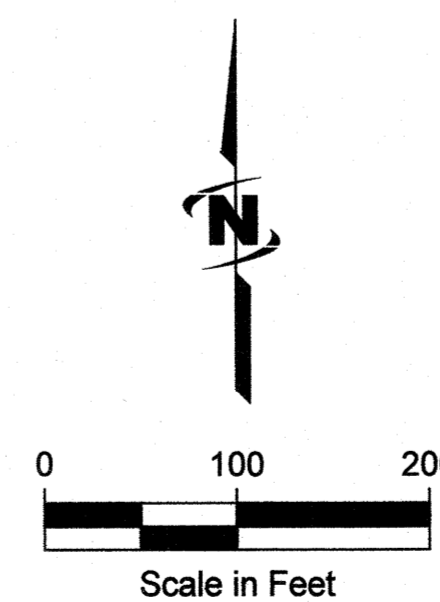
Line #	Direction	Length
L1	S38°09'21"E	39.95'
L2	S37°26'17"W	86.39'
L3	S32°08'47"W	50.19'
L4	S30°17'36"W	34.28'
L5	S28°44'06"W	8.18'
L6	S61°15'54"E	37.00'
L7	N28°44'06"E	8.39'
L8	S28°44'06"W	58.23'
L9	S00°39'42"W	97.26'
L10	S00°39'42"W	20.00'
L11	N00°39'42"E	14.90'
L12	S78°39'03"W	291.79'
L13	N84°39'24"W	210.48'
L14	N40°51'33"W	182.37'
L15	N67°08'20"W	157.59'
L16	S84°28'35"W	102.76'
L17	N62°37'49"W	171.31'
L18	N40°30'19"W	35.94'
L19	N24°11'20"W	52.80'
L20	N60°33'26"E	37.89'
L21	N17°30'26"W	14.39'
L22	N72°29'34"E	29.81'
L23	N63°43'59"E	47.00'
L24	N12°46'47"W	70.08'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	28.07'	81.50'	19°44'03"	N09°12'20"W	27.93'
C2	38.41'	370.50'	5°56'21"	S02°22'25"W	38.39'
C3	39.55'	168.00'	13°29'14"	N19°31'24"W	39.46'
C4	25.53'	283.00'	5°10'08"	N10°11'43"W	25.52'

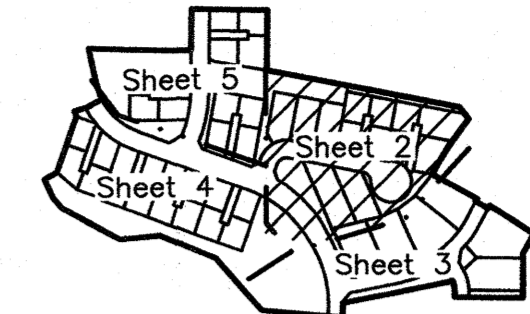
Line Table - This Sheet Only

Line #	Direction	Length
L57	N27°22'11"E	45.00'
L58	N27°22'11"E	45.00'

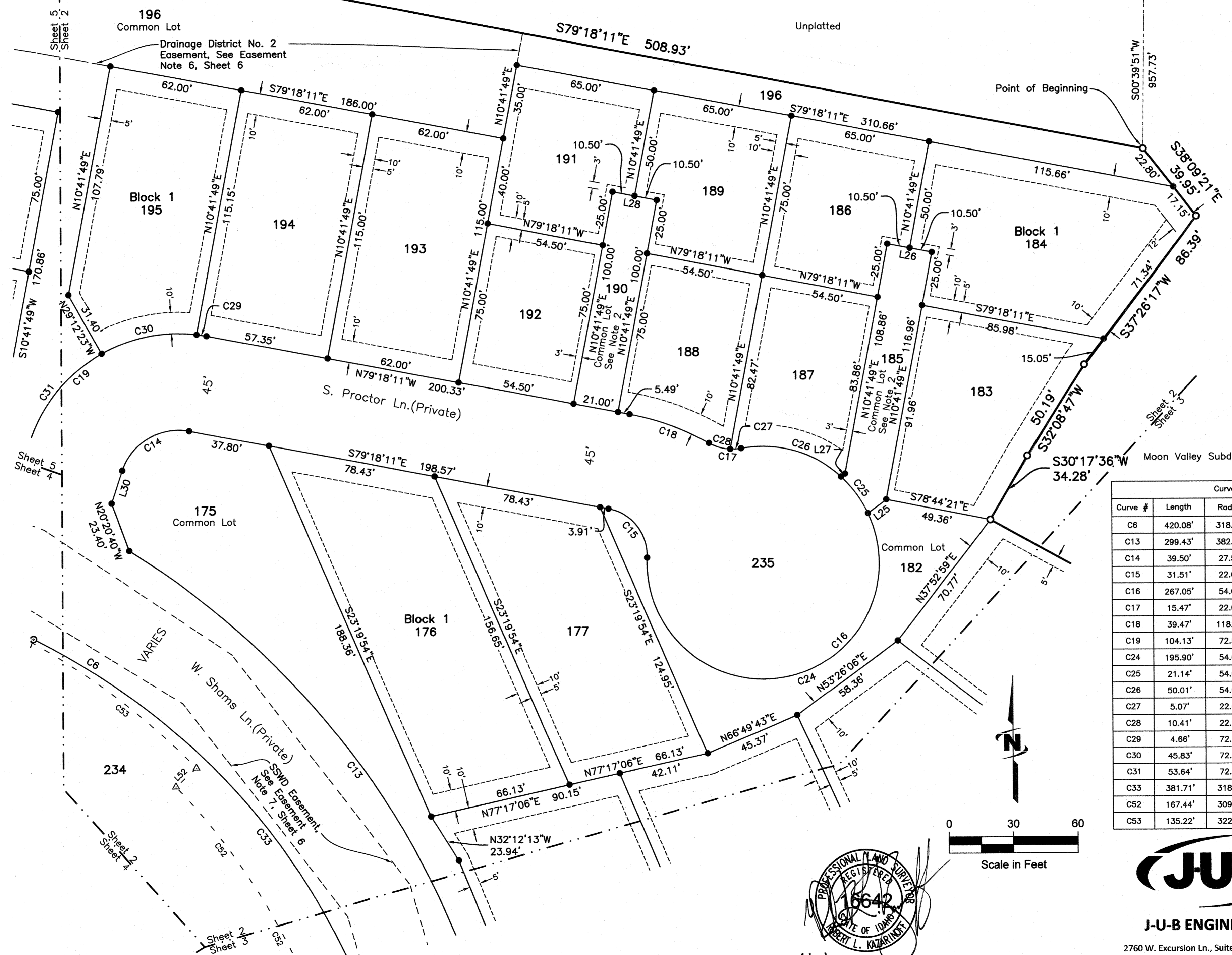


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PLAT SHOWING
Moon Valley Subdivision No. 3



Key Map
1" = 500'

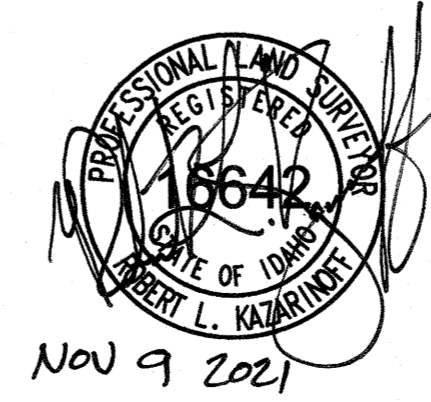
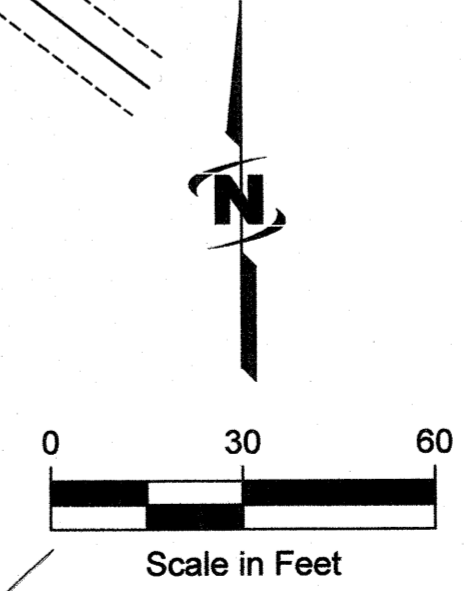


Line Table - This Sheet Only

Line #	Direction	Length
L25	S52°53'12"W	10.73'
L26	S79°18'11"E	21.00'
L27	S52°53'12"W	2.34'
L28	S79°18'11"E	21.00'
L30	S18°24'07"W	15.93'
L52	N47°22'51"E	13.00'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C6	420.08'	318.21'	75°38'18"	N32°28'33"W	390.24'
C13	299.43'	382.00'	44°54'39"	N35°30'38"W	291.82'
C14	39.50'	27.50'	82°17'42"	S59°32'58"W	36.19'
C15	31.51'	22.00'	82°03'31"	N38°16'25"W	28.88'
C16	267.05'	54.00'	28°20'58"	N41°04'51"E	66.97'
C17	15.47'	22.00'	40°17'58"	S80°26'39"E	15.16'
C18	39.47'	118.97'	19°00'31"	N69°47'55"W	39.29'
C19	104.13'	72.50'	82°17'42"	S59°32'58"W	95.41'
C24	195.90'	54.00'	207°51'36"	N78°49'33"E	104.82'
C25	21.14'	54.00'	22°25'36"	N36°19'03"W	21.00'
C26	50.01'	54.00'	53°03'46"	N74°03'45"W	48.24'
C27	5.07'	22.00'	13°11'52"	N86°00'19"E	5.06'
C28	10.41'	22.00'	27°06'06"	S73°50'42"E	10.31'
C29	4.66'	72.50'	3°40'50"	N81°08'36"W	4.66'
C30	45.83'	72.50'	36°13'22"	S78°54'18"W	45.08'
C31	53.64'	72.50'	42°23'30"	S39°35'52"W	52.43'
C33	381.71'	318.21'	68°43'49"	N29°01'18"W	359.24'
C52	167.44'	309.34'	31°00'45"	N28°09'40"W	165.40'
C53	135.22'	322.34'	24°02'10"	N55°38'36"W	134.24'



See Sheet 1 for Legend Information
See Sheet 6 for Note and Easement Notes

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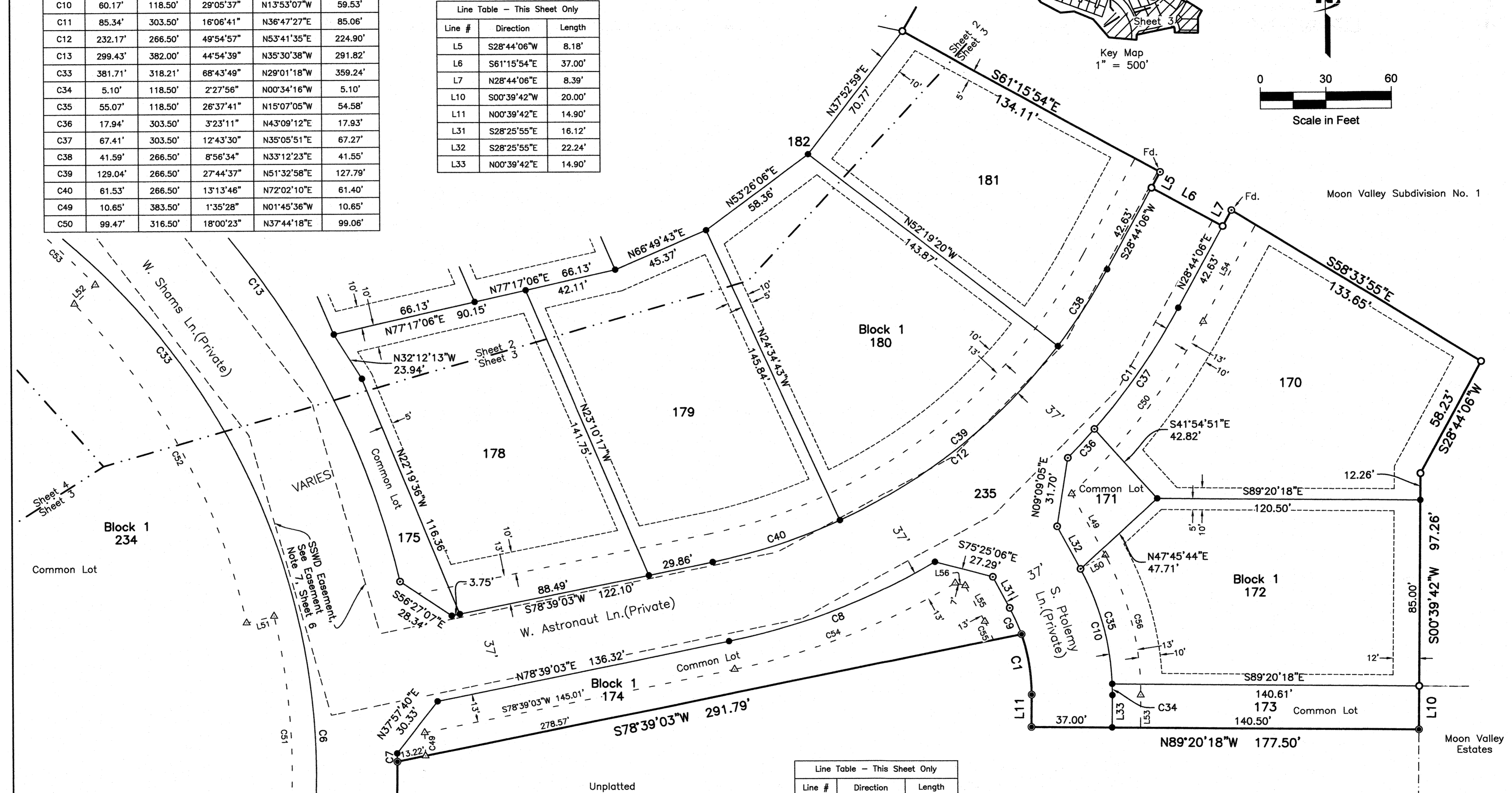
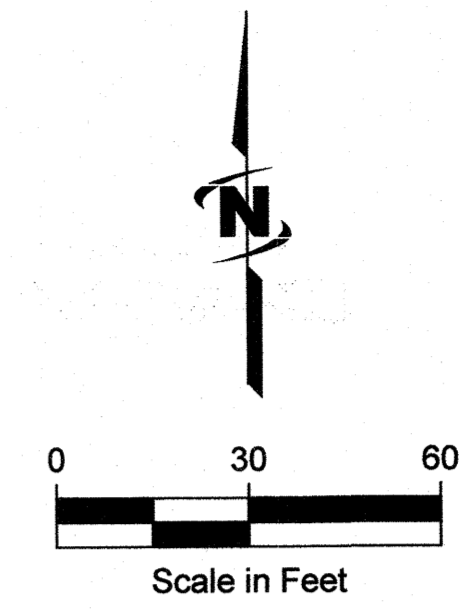
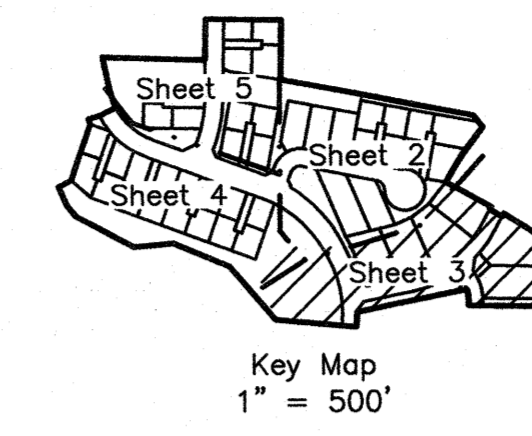
PLAT SHOWING Moon Valley Subdivision No. 3

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	28.07'	81.50'	19°44'03"	N09°12'20"W	27.93'
C2	38.41'	370.50'	5°56'21"	S02°22'25"W	38.39'
C6	420.08'	318.21'	75°38'18"	N32°28'33"W	390.24'
C7	3.79'	370.50'	0°35'09"	N00°53'20"W	3.79'
C8	101.53'	303.50'	19°10'02"	N69°04'02"E	101.06'
C9	13.31'	81.50'	9°21'34"	N23°45'08"W	13.30'
C10	60.17'	118.50'	29°05'37"	N13°53'07"W	59.53'
C11	85.34'	303.50'	16°06'41"	N36°47'27"E	85.06'
C12	232.17'	266.50'	49°54'57"	N53°41'35"E	224.90'
C13	299.43'	382.00'	44°54'39"	N35°30'38"W	291.82'
C33	381.71'	318.21'	68°43'49"	N29°01'18"W	359.24'
C34	5.10'	118.50'	2°27'56"	N00°34'16"W	5.10'
C35	55.07'	118.50'	26°37'41"	N15°07'05"W	54.58'
C36	17.94'	303.50'	3°23'11"	N43°09'12"E	17.93'
C37	67.41'	303.50'	12°43'30"	N35°05'51"E	67.27'
C38	41.59'	266.50'	8°56'34"	N33°12'23"E	41.55'
C39	129.04'	266.50'	27°44'37"	N51°32'58"E	127.79'
C40	61.53'	266.50'	13°13'46"	N72°02'10"E	61.40'
C49	10.65'	383.50'	1°35'28"	N01°45'36"W	10.65'
C50	99.47'	316.50'	18°00'23"	N37°44'18"E	99.06'

Line Table - This Sheet Only		
Line #	Direction	Length
L5	S28°44'06"W	8.18'
L6	S61°15'54"E	37.00'
L7	N28°44'06"E	8.39'
L10	S00°39'42"W	20.00'
L11	N00°39'42"E	14.90'
L31	S28°25'55"E	16.12'
L32	S28°25'55"E	22.24'
L33	N00°39'42"E	14.90'

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C51	101.47'	322.34'	18°02'12"	N03°40'30"W	101.05'
C52	167.44'	309.34'	31°00'45"	N28°09'40"W	165.40'
C53	135.22'	322.34'	24°02'10"	N55°38'36"W	134.24'
C54	108.94'	316.50'	19°43'15"	N68°47'26"E	108.40'
C55	9.42'	68.50'	7°52'55"	N24°29'28"W	9.42'
C56	66.77'	131.50'	29°05'37"	N13°53'07"W	66.06'

Line Table - This Sheet Only		
Line #	Direction	Length
L49	S28°25'55"E	32.07'
L50	N61°34'05"E	13.00'
L51	S76°23'22"W	13.00'
L52	N47°22'51"E	13.00'
L53	N00°39'42"E	14.90'
L54	N28°44'06"E	50.40'
L55	S28°25'55"E	18.67'
L56	S75°25'06"E	4.68'

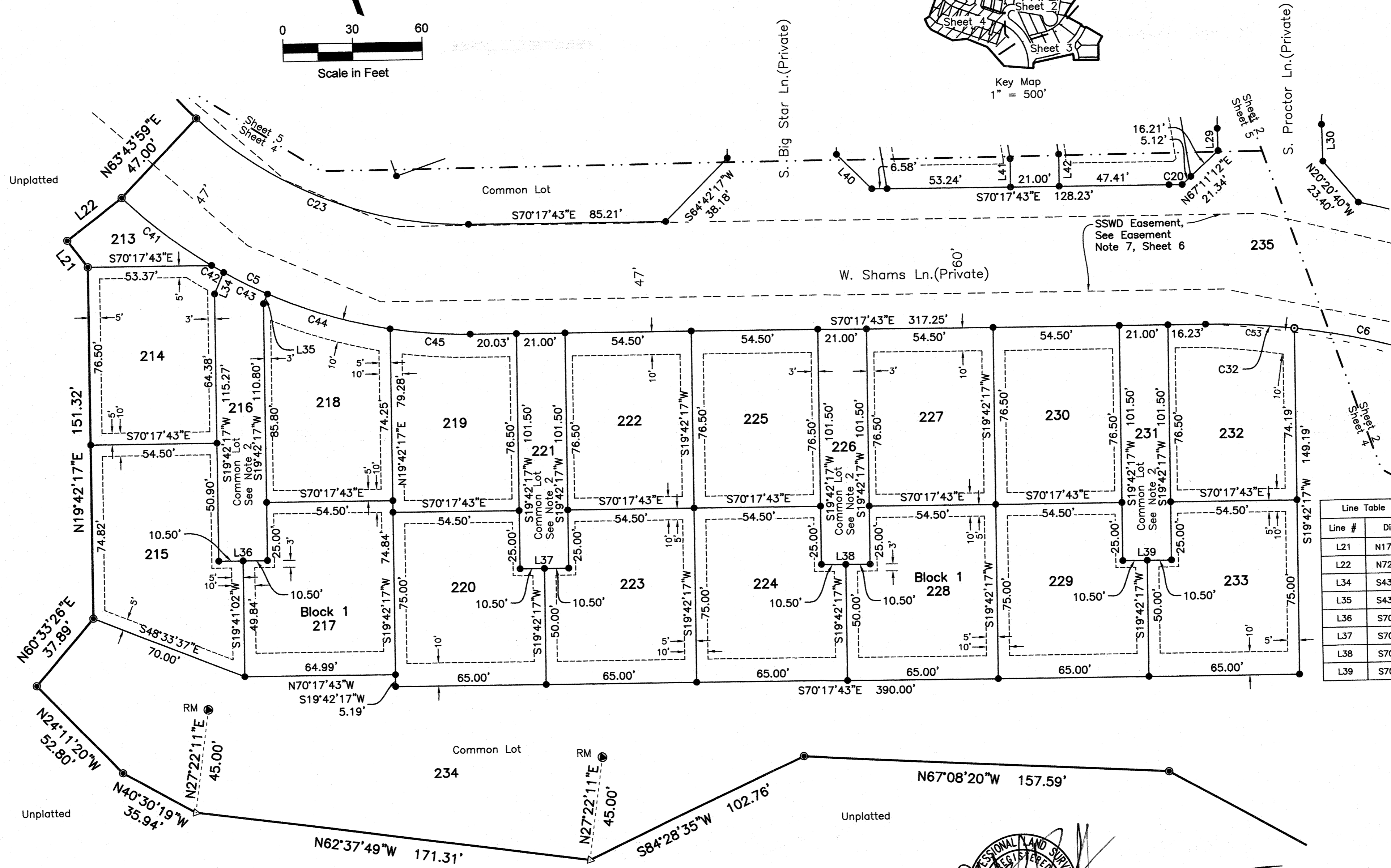
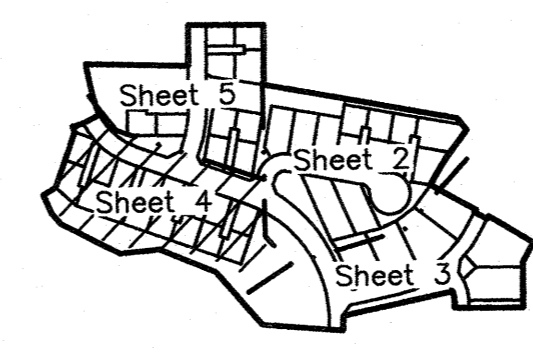
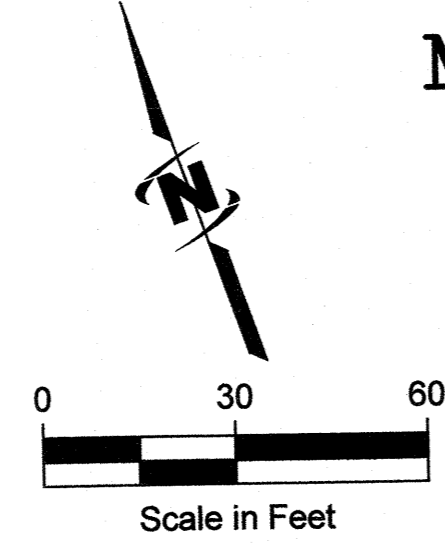


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PLAT SHOWING
Moon Valley Subdivision No. 3



Line Table - This Sheet Only

Line #	Direction	Length
L21	N17°30'26"W	14.39'
L22	N72°29'34"E	29.81'
L34	S43°44'49"W	9.96'
L35	S43°44'49"W	4.51'
L36	S70°17'43"E	21.00'
L37	S70°17'43"E	21.00'
L38	S70°17'43"E	21.00'
L39	S70°17'43"E	21.00'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	39.55'	168.00'	13°29'14"	N19°31'24"W	39.46'
C5	165.21'	215.00'	44°01'42"	S48°16'52"E	161.18'
C6	420.08'	318.21'	75°38'18"	N32°28'33"W	390.24'
C20	5.65'	382.00'	0°50'53"	N69°52'16"W	5.65'
C23	129.10'	168.00'	44°01'42"	S48°16'52"E	125.94'
C32	38.37'	318.21'	6°54'30"	N66°50'28"W	38.34'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C41	48.46'	215.00'	12°54'53"	S32°43'27"E	48.36'
C42	6.00'	215.00'	1°36'00"	S39°58'54"E	6.00'
C43	21.03'	215.00'	5°36'17"	S43°35'02"E	21.02'
C44	55.10'	215.00'	14°40'58"	S53°43'39"E	54.95'
C45	34.62'	215.00'	9°13'35"	S65°40'55"E	34.58'
C53	135.22'	322.34'	24°02'10"	N55°38'36"W	134.24'

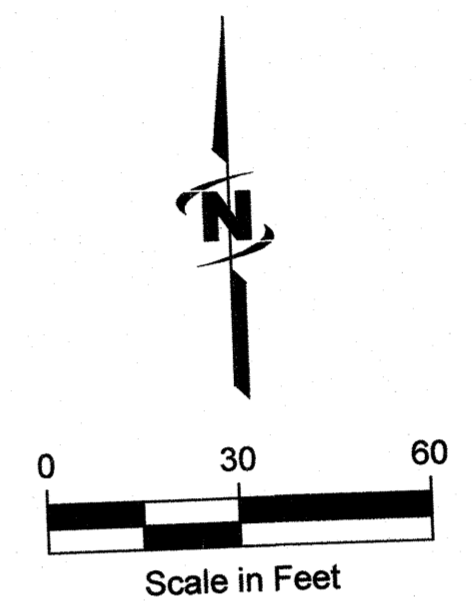
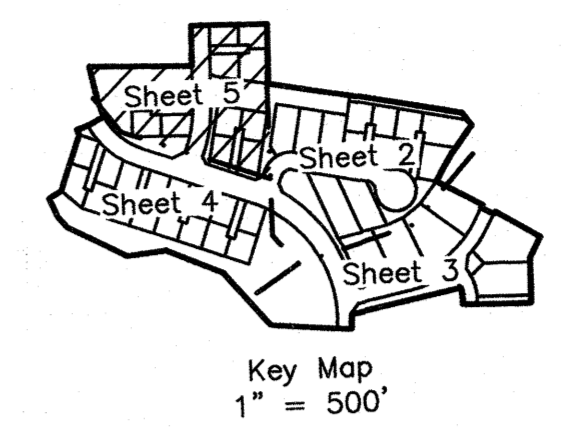
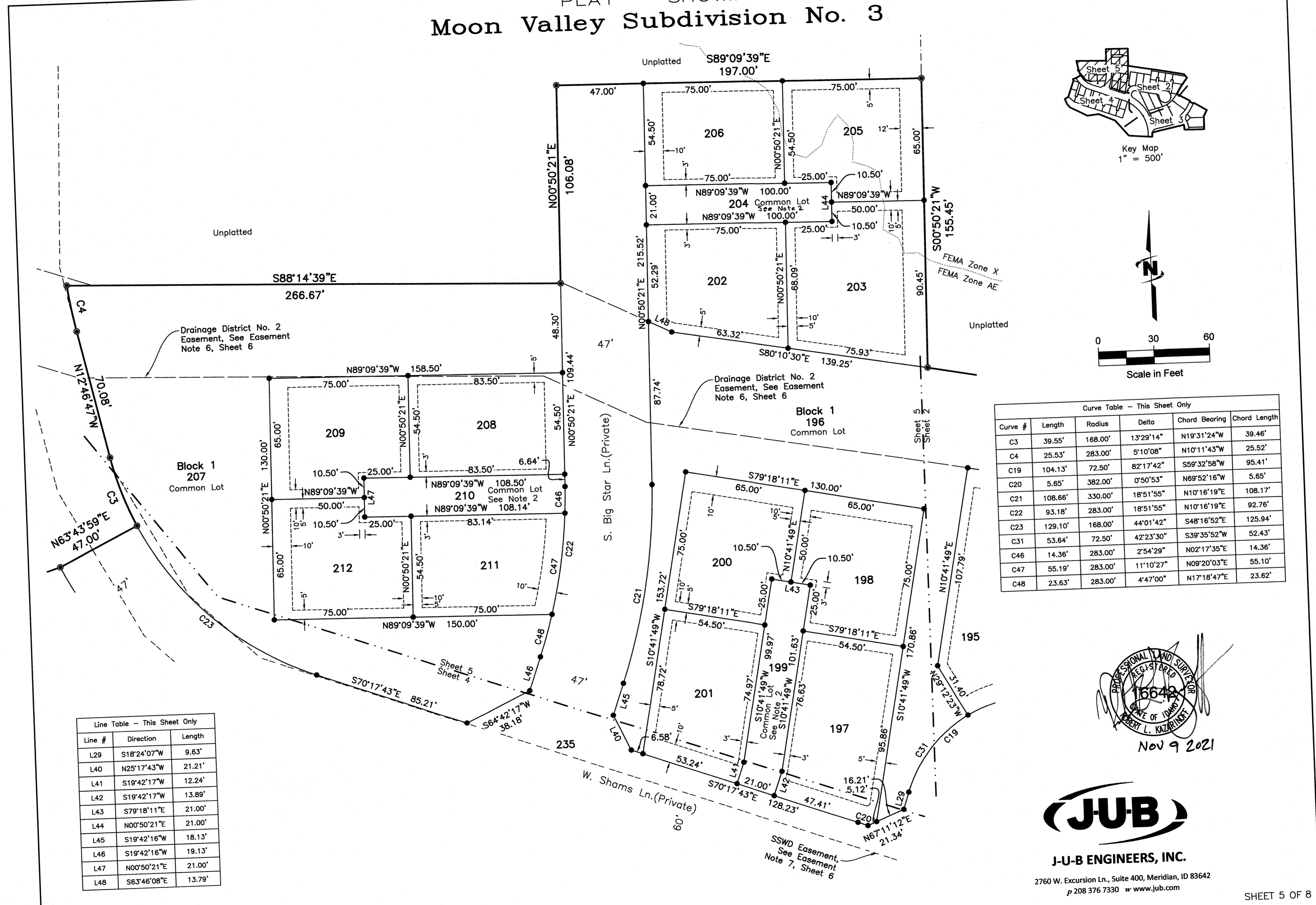
PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARIAN
Nov 9 2021

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PLAT SHOWING Moon Valley Subdivision No. 3



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	39.55'	168.00'	13°29'14"	N19°31'24"W	39.46'
C4	25.53'	283.00'	5°10'08"	N10°11'43"W	25.52'
C19	104.13'	72.50'	82°17'42"	S59°32'58"W	95.41'
C20	5.65'	382.00'	0°50'53"	N69°52'16"W	5.65'
C21	108.66'	330.00'	18°51'55"	N10°16'19"E	108.17'
C22	93.18'	283.00'	18°51'55"	N10°16'19"E	92.76'
C23	129.10'	168.00'	44°01'42"	S48°16'52"E	125.94'
C31	53.64'	72.50'	42°23'30"	S39°35'52"W	52.43'
C46	14.36'	283.00'	2°54'29"	N02°17'35"E	14.36'
C47	55.19'	283.00'	11°10'27"	N09°20'03"E	55.10'
C48	23.63'	283.00'	4°47'00"	N17°18'47"E	23.62'

Line Table - This Sheet Only

Line #	Direction	Length
L29	S18°24'07"W	9.63'
L40	N25°17'43"W	21.21'
L41	S19°42'17"W	12.24'
L42	S19°42'17"W	13.89'
L43	S79°18'11"E	21.00'
L44	N00°50'21"E	21.00'
L45	S19°42'16"W	18.13'
L46	S19°42'16"W	19.13'
L47	N00°50'21"E	21.00'
L48	S63°46'08"E	13.79'

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ROBERT L. KAZARINIK
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PLAT SHOWING
Moon Valley Subdivision No. 3

PLAT BOOK 122 PAGE 19165

Notes

1. Lot 235 of Block 1 is designated as a private road; and Lots 171, 173, 174, 175, 182, 185, 190, 196, 199, 204, 207, 210, 216, 221, 226, 231 and 234 of Block 1, are common lots and will be owned and maintained by Riverstone Homeowner's Association, Inc.
2. Lot 185 of Block 1 is a common driveway lot for lot access to lots 183, 184, 186 & 187 of Block 1. Lot 190 of Block 1 is a common driveway lot for lot access to lots 188, 189, 191 & 192 of Block 1. Lot 199 of Block 1 is a common driveway lot for lot access to lots 197, 198, 200 & 201 of Block 1. Lot 204 of Block 1 is a common driveway lot for lot access to lots 202, 203, 205 & 206 of Block 1. Lot 210 of Block 1 is a common driveway lot for lot access to lots 208, 209, 211 & 212 of Block 1. Lot 216 of Block 1 is a common driveway lot for lot access to lots 214, 215, 217 & 218 of Block 1. Lot 221 of Block 1 is a common driveway lot for lot access to lots 219, 220, 222 & 223 of Block 1. Lot 226 of Block 1 is a common driveway lot for lot access to lots 224, 225, 227 & 228 of Block 1. Lot 231 of Block 1 is a common driveway lot for lot access to lots 229, 230, 232 & 233 of Block 1. These common driveway lots shall be owned and maintained by the Riverstone Homeowner's 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. No work shall be performed within the FEMA Floodway without a permit.
12. This Subdivision is located within Zone X and Special Flood Hazard Area Zone AE, as specified on FEMA Flood Insurance Rate Maps 160010130 J and 16001C0140 J, both 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. No work shall be performed within the Floodway Area without a permit. No rise certificates will be required for any work within the Floodway Area.
14. 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.
15. This Development is subject to Drainage District No. 2 License Agreement Instrument No. 2020-049626.

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: 97026153, 97066505, 104023529 & 104046780.

Easements: 95048768, 2019-119142 & 2020-049628.

Easement Notes

1. Lots 171, 173, 174, 175, 182, 185, 190, 196, 199, 204, 207, 210, 216, 221, 226, 231 and 234 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 235 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, water & sewer service, cable television/data; appurtenances thereto; and lot drainage.
4. 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 & egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto. Riverstone Homeowner's Association, Inc. shall be responsible for maintenance of sidewalks.
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. See Instrument No. 2020-049628 for Drainage District No. 2 Easement.
7. See Instrument No. 2019-119142 for Star Sewer & Water District Utility Easement.
8. 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.
9. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
10. The Access Easements designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots adjoining and fronting thereon. Lots 183, 184, 186 & 187 of Block 1 front upon the easement over Lot 185 of Block 1; Lots 188, 189, 191 & 192 of Block 1 front upon the easement over Lot 190 of Block 1; Lots 197, 198, 200 & 201 of Block 1 front upon the easement over Lot 199; Lots 202, 203, 205 & 206 of Block 1 front upon the easement over Lot 204; Lots 208, 209, 211 & 212 of Block 1 front upon the easement over Lot 210; Lots 214, 215, 217 & 218 of Block 1 front upon the easement over Lot 216; Lots 219, 220, 222 & 223 of Block 1 front upon the easement over Lot 221; Lots 224, 225, 227 & 228 of Block 1 front upon the easement over Lot 226; Lots 229, 230, 232 & 233 of Block 1 front upon the easement over Lot 231 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 14 for rights, restrictions, maintenance, and assessments.

Surveyor's Narrative

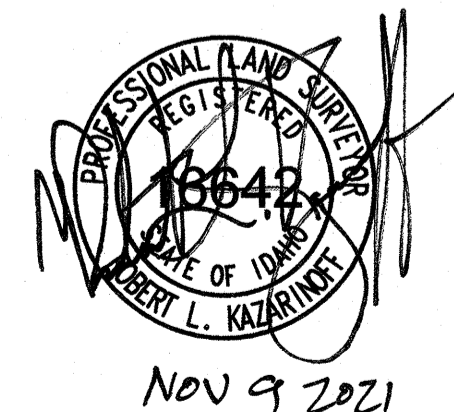
SURVEY PURPOSE: To determine the boundary of a portion of Parcel III of that land as described in that Special Warranty Deed recorded under Instrument No. 104023529, Ada County Records, Idaho and of a portion of that land as described in that Warranty Deed recorded under Instrument No. 97026153, Ada County Records, Idaho, and to include said portions of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below left.

BOUNDARY CONTROLLED BY: The northeasterly boundary is controlled by that land as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records and as surveyed according to said Record of Survey No. 11900.

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

The southerly, westerly, and northerly boundaries and are controlled by a boundary line created by the client reflecting how portions of the lands of hereinabove described Warranty Deeds are desired to be subdivided.



J-U-B ENGINEERS, INC.

2760 W. Excursion Ln., Suite 400, Meridian, ID 83642
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PLAT SHOWING
Moon Valley Subdivision No. 3

Certificate of Owners

Know all people by these presents: that we, the undersigned, do hereby certify that we are the owners of that real property to be known as Moon Valley Subdivision No. 3, and that we intend to include said real property, as described below, in this plat:

That portion of the Northeast Quarter 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, 2644.08 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, North 74°38'38" West, 301.11 feet to the northeast corner of the lands of Akins as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records, said northeast corner being the most northerly corner 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 the westerly boundary line of said Moon Valley Subdivision No. 1, South 00°39'51" West, 957.73 feet to an angle point thereon and the POINT OF BEGINNING;

Thence continuing along said westerly boundary the following eleven (11) courses:

- 1) S 38°09'21" E, 39.95 feet;
- 2) S 37°26'17" W, 86.39 feet;
- 3) S 32°08'47" W, 50.19 feet;
- 4) S 30°17'36" W, 34.28 feet;
- 5) S 61°15'54" E, 134.11 feet;
- 6) S 28°44'06" W, 8.18 feet;
- 7) S 61°15'54" E, 37.00 feet;
- 8) N 28°44'06" E, 8.39 feet;
- 9) S 58°33'55" E, 133.65 feet;
- 10) S 28°44'06" W, 58.23 feet;
- 11) S 00°39'42" W, 97.26 feet to the northwest corner of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records;

Thence S 00°39'42" W, 20.00 feet along the west line of said lands of Thomas; Thence N 89°20'18" W, 177.50 feet departing from said lands of Thomas; Thence N 00°39'42" E, 14.90 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 28.07 feet, having a radius of 81.50 feet, a central angle of 19°44'03", a chord bearing of N 09°12'20" W and a chord length of 27.93 feet;

Thence S 78°39'03" W, 291.79 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 38.41 feet, having a radius of 370.50 feet, a central angle of 05°56'21", a chord bearing of S 02°22'25" W and a chord length of 38.39 feet;

Thence N 84°39'24" W, 210.48 feet; Thence N 40°51'33" W, 182.37 feet; Thence N 67°08'20" W, 157.59 feet; Thence S 84°28'35" W, 102.76 feet;

Thence N 62°37'49" W, 171.31 feet; Thence N 40°30'19" W, 35.94 feet; Thence N 24°11'20" W, 52.80 feet; Thence N 60°33'26" E, 37.89 feet;

Thence N 19°42'17" E, 151.32 feet; Thence N 17°30'26" W, 14.39 feet;

Thence N 72°29'34" E, 29.81 feet;

Thence N 63°43'59" E, 47.00 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 39.55 feet, having a radius of 168.00 feet, a central angle of 13°29'14", a chord bearing of N 19°31'24" W and a chord length of 39.46 feet;

Thence N 12°46'47" W, 70.08 feet to the beginning of a curve;

Thence along said curve to the right an arc length of 25.53 feet, having a radius of 283.00 feet, a central angle of 05°10'08", a chord bearing of N 10°11'43" W and a chord length of 25.52 feet;

Thence S 88°14'39" E, 266.67 feet; Thence N 00°50'21" E, 106.08 feet; Thence S 89°09'39" E, 197.00 feet to the west line of said lands of Akins; Thence S 00°50'21" W, 155.45 feet along said west line;

Thence S 79°18'11" E, 508.93 feet along the south line of said lands of Akins to the POINT OF BEGINNING.

The hereinabove-described parcel contains 13.49 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 private roads and 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 and sewer 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

BFT KGLG Cherry Lane, LLC,
 an Arizona limited liability company

By: BFT Management, LLC, an Arizona
 limited liability company,
 its: Manager

By: [Signature]
 William I. Brownlee
 its: Manager

Ball Real Estate Investments, LLC,
 an Arizona limited liability company

By: 4222, LLC,
 an Arizona limited liability company
 its: Manager

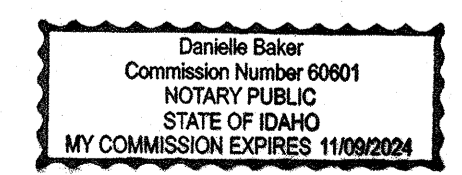
By: [Signature]
 W. Scott Schirmer
 its: Manager

Acknowledgment

State of Idaho }
 County of Ada } ss.

On this 30 day of November, 2021, 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 Meridian ID
 My commission expires 11/9/2024

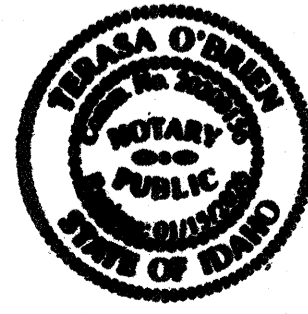


Acknowledgment

State of Idaho }
 County of Ada } ss.

On this 30 day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared William I. Brownlee, known or identified to me to be Manager of BFT Management, LLC, the limited liability company that is the Manager of BFT KGLG Cherry Lane, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

[Signature]
 Notary public for Ada Co
 My commission expires 1-15-26

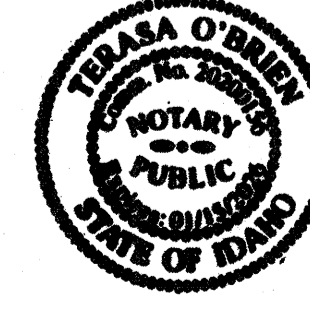


Acknowledgment

State of Idaho }
 County of Ada } ss.

On this 30 day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared W. Scott Schirmer, known or identified to me to be Manager of 4222, LLC, the limited liability company that is the Manager of Ball Real Estate Investments, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

[Signature]
 Notary public for Ada Co
 My commission expires 1-15-26



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. 3, 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.

[Signature]
 Robert L. Kazarinoff, PLS 16642
 30 SEPT 2021




J-U-B ENGINEERS, INC.
 2760 W. Excursion Ln., Suite 400, Meridian, ID 83642
 p 208 376 7330 w www.jub.com

PLAT SHOWING
Moon Valley Subdivision No. 3

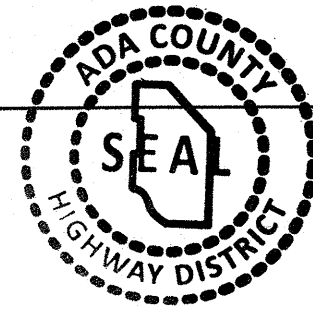
Approval of Central District Health

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.

Rosa Poodji REHS
Central District Health
 6.30.2021
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 19 day of July, 2021.

Kent Goldthorpe
Commission President
Ada County Highway District


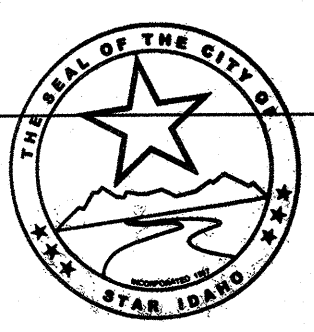
Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this day November 12, 2021, hereby approve this plat.

Ayan P. Nay PE 11621
City Engineer

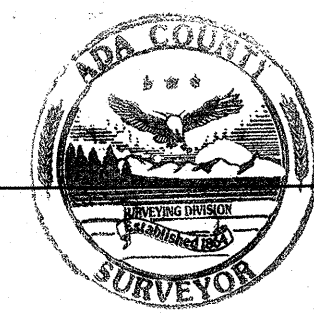
Approval of City Council

The foregoing plat was accepted and approved this 1 day of December, 2020, by the City of Star, Idaho.

J.M. Z 11-17-2021
City Clerk


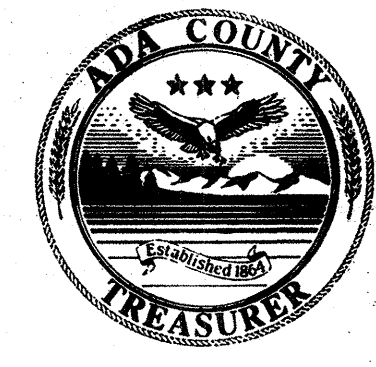
Certificate of County Surveyor

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.

Del P. Viny
Ada County Surveyor
PLS# 13553
 19 November 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 Nov. 22. 2021
Ada County Treasurer
Signed by Deputy: Shirley S. Smith
Date



County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. 2021-166989

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at 21 minutes past 4 o'clock P.M., this 22 day of November, in my office, and was recorded in Book 122 of Plats at Pages 19166 through 19167.
Fee: _____

Phil McGrane Deputy
A. S. Stone Ex-Officio Recorder

 19 APR 2021


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