

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=1 BONNIE OBERBILLIG LAND SOLUTIONS PC

09/02/2022 12:50 PM AMOUNT:\$16.00

2022-076991



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

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PAGE [1	9752		
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OUD/E	(05			1
SURVEY	OR		Clinton W. Hansen	
SUBDIV	ISION	NAME	Breitenbach Ridge Subdivision]
OWNER	S			
OWNER			ah A. Johnson AKA Sarah Arianne Johnson stin A. Johnson AKA Austin Arthur Johnson Lavea G. Thomas Wade D. Thomas Woodbridge Pacific Group LLC	
AT THE	REQI	JEST OF	Land Solutions PC	
COMME	NTS	N	N ½ NW ¼ SEC 6 T4N R1W	

BREITENBACH RIDGE SUBDIVISION

BOOK 124 , PAGE 19752

A RESUBDIVISION OF A PORTION OF LOTS 3 & 4, BLOCK 1 OF QUARTER CIRCLE NL ACRES SUBDIVISION LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 6, T.4N., R.1W., B.M.

CITY OF STAR, ADA COUNTY, IDAHO NOTES 2022

... S89'26'36"E 2514.95' -BASIS OF BEARING UNPLATTED 667.61 (\$89°23°43°E) \$89°26°36°E POINT OF R2W R1W (6) O. CITY OF STAR PATHWAY EASEMENT SEE NOTE 16 88'01'51'W 333.29' 15' IRRIGATION EASEMEN' PER QUARTER ORCLE NO ACRES SURBINISHIN PLAT QUARTER CIRCLE NL. ACRES SUBDIVISION BOOK 58, PoS 5528-5530 LOT 5 BLOCK 1 ER CIRCLE NL ACRES S BOOK 58, PGS 5529-5 LOT 2 BLOCK 1 9 3 (10) (1) (1) ①

A 20' EASEMENT TO THE CITY OF STAR SEWER AND WATER DISTRICT IS HEREBY DEDICATED ON LOTS 5 AND 8, BLOCK 4 AS S MAINTENANCE OF MUNICIPAL SEWER AND WATER MAIN LINES.

LEGEND

	FOUND ALUMINUM CAP MONUMENT
•	FOUND 1/2" REBAR AS NOTED
•	FOUND 5/8" REBAR AS NOTED
0	SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
o	SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
O REP	FOUND 1/2" REBAR WITH ILLEGIBLE CAP, REPLACED WITH 5/8" REBAR AND PLS 11118 PLASTIC CAP
	CALCULATED POINT, NOT SET
	SECTION LINE
	CENTER LINE
	EASEMENT LINE AS NOTED
	ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10
	ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. 2022-046759
	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	SURVEY TIE LINE
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
(18)	LOT NUMBER
(XXXXX)	RECORD DATA

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.69	50.00	9010'32"	S46'03'43"W	70.82
C2	78.39	50.00	89"49"28"	N43'56'17"W	70.60*
C3	39.19"	25.00'	89"49"28"	N43'56'17"W	35.30"
C4	74.95	75.00	57'15'29"	N60°13'16"W	71.87
C5	42.63	79.00	32"33"59"	N15"18"32"W	42.06"
C6	32.92	21.00"	89"49"28"	S43'56'17"E	29.65
C7	33.05	21.00"	90"10"31"	N46'03'44"E	29.74
C8	38.49	75.00'	29"24"09"	S15'40'31"W	38.07
C9 ·	79.55	75.00	60'46'23"	S60'45'48'W	75.87
C10	39.35	25.00'	90'10'32"	S46'03'43"W	35.41
C11	32.92	21.00'	89'49'28"	S43'56'17'E	29.65
C12	116.04	375.00	17'43'45"	S83'33'23'W	115.57*
C13	33.05"	21.00'	9010'32"	N46'03'43"E	29.74

LINE LENGTH BEARING LINE LENGTH BEARING | 1871 | 1872/2015 | 1872/2015 | 1872 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 1872/2015 | 18 L7 25.00' N1'01'08"E

Y SE CORNER QUARTER CIRCLE NL ACRES SUBDIVISION



231 E. 5TH ST., STE. A MERIDIAN, ID 83642 (208) 288-2040 fax (208) 288-2557 www.landsolutions.biz

SHEET 1 OF 3

BREITENBACH RIDGE SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BREITENBACH RIDGE SUBDIVISION:

PORTIONS OF LOTS 3 AND 4, BLOCK 1 OF QUARTER CIRCLE NL ACRES SUBDIVISION AS SHOWN IN BOOK 58 OF PLATS ON PAGES 5529 AND 5530, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE N Y, OF THE NN Y, OF SECTION 6, TOWNSHIP 4 MORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF SAID N ½ OF THE NW ½, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID N ½ OF THE NW ½ BEARS S 892*293" & A DISTANCE OF 25/4 by 5 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID N ½ OF THE NW ½, ALSO BEING THE NORTHERLY BOUNDARY OF SAID QUARTER CIRCLE N. ACRES SUBDIVISION, S 80/28/38° E (FORMERLY S 80/23/43° E) A DISTANCE OF 1184.08 FEET TO THE NORTH

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S 89°26'36" E A DISTANCE OF 667.61 FEET (FORMERLY S 89°23'43" E, 667.62 FEET) TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID SUBDIVISION;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 3 S 1°01'08" W (FORMERLY S 1°03'48" W) A DISTANCE OF 1305.41 FEET TO A POINT BEING 37.00 FEET NORTH OF THE SOUTHERLY BOUNDARY OF SAID N % OF THE NW 1/4;

THENCE ALONG A LINE 37.00 FEET NORTH OF AND PARALLEL TO SAID SOUTHERLY BOUNDARY N 88°41'57" W A DISTANCE OF 667.60 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4;

THENCE ALONG SAID WESTERLY BOUNDARY N 1"01"08" E (FORMERLY N 1"03"48" E) A DISTANCE OF 1296.74 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 19.94 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIBITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 5/4 DAY OF 1/4 DAY

SARAH A JOHNSON

SARAH A JOHNSON

OWNERS OF LOT 7, BLOCK 4

WHO ACQUISED TITLE AS SARAH ARVANNE JOHNSON & AU STIN ARTHUR JOHNSON

WHO ACQUISED TITLE AS SARAH ARVANNE JOHNSON & AU STIN ARTHUR JOHNSON

BY: TODDS: CUNNINGRAM, MANAGER WOODRIDGE PACIFIC GROUP, LLC, MANAGER WPG STAR 20, LLC OWNER OF ALL LOTS EXCEPT LOTS 6 & 7, BLOCK 4

ACKNOWLEDGMENT

STATE OF | daho COUNTY OF | Ada

ON THIS \$\frac{1\lambda}{2}\text{L}\$ DAY OF \$\frac{1\lambda}{2}\text{L}\$ BEFORE ME. THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED TOOD S. CUNNINGHAM, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF WOODERINGE POACHEC GROUP, L.C. A CALIFORNIA LIMITED LABBLITY COMPANY, THOU FOR ANY THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LABBLITY COMPANY EXECUTED THE SAME IN THE MAME OF SAID WPG STAR 20, LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

COMMISSION #37848 OF OF IDE

MY COMMISSION EXPIRES 03-26-26

IDINGAT Meridian, Idaho NOTARY PUBLIC FOR THE STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO S.S.

ON THIS $^{\begin{subarray}{c} \end{subarray}} \begin{subarray}{c} \end{subarray} 0.2 $$\mathcal{U}$$ before Me. The undersigned, a notary public in and for said state personally appeared saraha. Johnson and austina. Johnson, known or identified to me to be the persons who executed the foregoing "certificate of owners" and acknowledged to me that they executed the same that they executed the same$

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES 3-24-76

RESIDING AT Meridian, Idaho

NOTARY PUBLIC FOR THE STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO S.S.

ON THIS $\frac{M}{N}$ DAY OF $\frac{M}{M}$ 2272 BEFORE ME. THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED LAYEA G. THOMAS AND WADE D. THOMAS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES 3-4-74

Meridian, Idaho

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND LINDER BY DIRECT SUPERVISION AND ACCURATE REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEY.



andSolutions Land Surveying and Consulting

231 E. 5TH ST., STE. A MERIDIAN, ID 83642 (208) 288-2040 fax (208) 288-2557 www.landsolutions.biz

SHEET 2 OF 3

BREITENBACH RIDGE SUBDIVISION

HEALTH CERTIFICATE

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 50-1328, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



CENTRAL DISTRICT HEALTH, EHS

2.23.2022 DATE

APPROVAL OF CITY COUNCIL

, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT A TA REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \underline{S} DAY OF \underline{RpriL} 20 $\underline{21}$, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



mz - 08-04-2022

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, ל א ביינים בייל א ביינים בייל א ביינים ביילים אוניים ביילים ביילים



Fran 7 Pary # 11621

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE SE DAY OF TOLY, 20



Mary Many

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



1 September 2022

CERTIFICATE OF THE COUNTY TREASURER

LTHE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. SO 1308, DO HERBEY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: 9. | 2022

Elizabeth Mahn county Tipesuner Signed by Beputy: Alwande Wytth

CERTIFICATE OF COUNTY RECORDER

FEE: \$\6"

INSTRUMENT NO. 2022 - 071,991

Dul McGraue EX-OFFICIO RECORDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF

LAND SOLUTIONS, P.C., AF \bigcirc MINUTES PAST $\boxed{2}$ O'CLOCK $\boxed{2}$ M. ON THIS LAND THAT OF SEPTEMBEY 2022 IN BOOK 124 OF PLATS AT PAGES 19752-19754



SHEET 3 OF 3