

# SADDLEBROOK SUBDIVISION - PHASE 3

A PARCEL OF LAND LOCATED IN THE S 1/2 OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA  
COUNTY, IDAHO

- LEGEND**
- LOT LINE
  - SUBDIVISION BOUNDARY
  - EASEMENT LINE - AS NOTED
  - RIGHT-OF-WAY LINE
  - FOUND 5/8" IRON PIN W/PLASTIC CAP PLS 8861
  - SET 5/8" IRON PIN W/PLASTIC CAP PLS 7316
  - FOUND 1/2" IRON PIN W/PLASTIC CAP PLS 8861
  - SET 1/2" IRON PIN W/PLASTIC CAP PLS 7316
  - CALCULATED CORNER (NOTHING SET)
  - RECORDED DATA
  - FOUND ALUMINUM CAP MONUMENT
  - SET ALUMINUM CAP (WITNESS CORNER) PLS 7316
  - FOUND BRASS CAP MONUMENT
  - POINT OF BEGINNING
  - P.O.B. -
  - IRR
  - PRESSURIZED IRRIGATION EASEMENT

### EASEMENTS

ALL LOTS HAVE (6) FT WIDE EASEMENTS CONVEYING TRAVEL AND EASEMENT LINES FOR PUBLIC UTILITIES AND OR DRAINAGE PURPOSES AND AS SHOWN.

### BLDG. SETBACKS

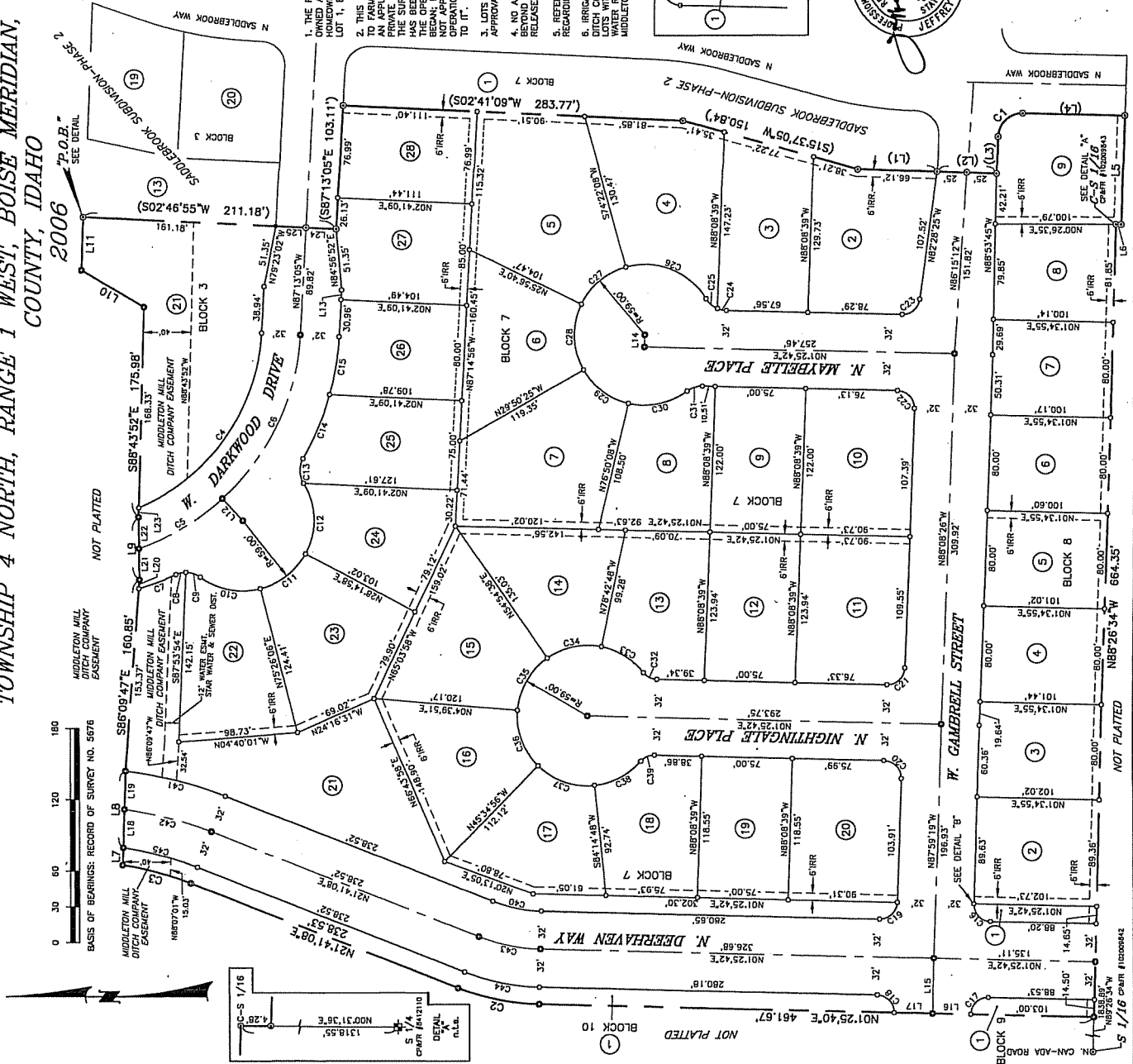
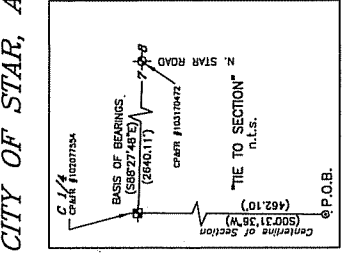
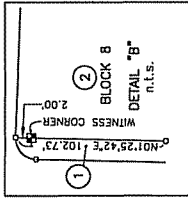
A PORTION OF LOT 21, BLOCK 3, LOT 21, BLOCK 7, AND LOT 1, BLOCK 10, IS ENCUMBERED BY A MIDDLETON MILL DITCH COMPANY EASEMENT, AS SHOWN.

UNLESS OTHERWISE SPECIFIED, ALL MONUMENTS SHALL BE THE PROPERTY OF THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAN.

- NOTES**
- THE FOLLOWING LOTS ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SADDLEBROOK SUBDIVISION: LOT 1, BLOCK 8; LOT 1, BLOCK 9; and LOT 1, BLOCK 10.
  - THIS DOCUMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR USE OF LAND SHALL BE DEEMED TO HAVE BEEN ABANDONED OR PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME OF OPERATION AND THE OPERATION WAS NOT A NUISANCE RESULTING FROM THE IMPROPER OPERATION OF ANY AGRICULTURAL OPERATION OR APPLURANCE TO IT."
  - LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT THE PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
  - NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED UNLESS THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
  - REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
  - IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON-MILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(1). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER FROM THE MIDDLETON-MILL DITCH COMPANY. SEE INSTRUMENT NO. 164015303.

SURVEY	LENGTH	RADIUS	DATA	TANGENT	CHORD	BEARING
C1	31.30	20.00	8639.55'	19.68	28.20	S43°18'27"E
C2	69.48	196.50	2019.78'	35.10	69.11	N11°33'24"E
C3	58.79	166.00	1817.17'	28.53	58.66	N15°02'30"E
C4	188.10	166.00	1649.05'	105.29	178.43	N15°09'32"E
C5	81.73	200.00	2324.46'	41.44	81.16	N31°00'43"W
C6	155.33	200.00	1429.59'	81.82	151.46	N64°39'09"W
C7	8.60	20.00	213.74'	4.39	8.53	N02°39'50"W
C8	12.80	20.00	3640.30'	6.63	12.58	N16°10'57"E
C9	52.60	59.00	5110.05'	28.20	50.88	N10°50'59"E
C10	48.59	59.00	4711.07'	25.77	47.23	N30°09'28"W
C11	62.00	59.00	6012.23'	34.21	59.18	N68°05'47"E
C12	21.40	20.00	6118.03'	11.85	20.39	N85°41'37"E
C13	58.13	232.00	1221.20'	29.22	57.98	N87°50'01"W
C14	29.93	242.00	1217.28'	14.51	29.83	N87°08'53"W
C15	22.78	44.50	8629.58'	14.50	20.51	N43°44'15"W
C16	22.78	44.50	8629.58'	14.50	20.51	N43°44'15"W
C17	22.78	44.50	8629.58'	14.50	20.51	N43°44'15"W
C18	22.63	44.50	8629.01'	14.35	20.40	N43°16'48"W
C19	22.62	44.50	8629.49'	14.65	20.61	N46°43'12"E
C20	22.67	44.50	8629.49'	14.39	20.43	N43°21'22"W
C21	22.67	44.50	8629.49'	14.39	20.43	N43°21'22"W
C22	22.69	44.50	8629.51'	14.81	20.59	N46°36'36"E
C23	21.23	44.50	8629.08'	13.03	19.59	N46°31'21"W
C24	7.81	20.00	2147.56'	3.95	7.59	N12°19'41"E
C25	7.81	20.00	2147.56'	3.95	7.59	N12°19'41"E
C26	77.17	59.00	4425.44'	45.23	71.79	N1°10'25"E
C27	97.86	59.00	4825.78'	26.53	49.39	N38°20'35"W
C28	57.44	59.00	5849.05'	31.23	55.20	N38°03'07"E
C29	48.39	59.00	4659.42'	25.65	47.05	N36°39'43"E
C30	51.32	59.00	5001.99'	27.53	49.00	N1°51'10"W
C31	13.37	20.00	3817.49'	6.94	13.12	N17°43'12"W
C32	12.84	14.50	5945.12'	6.88	12.43	N26°48'19"E
C33	12.84	14.50	5945.12'	6.88	12.43	N26°48'19"E
C34	12.84	14.50	5945.12'	6.88	12.43	N26°48'19"E
C35	51.74	59.00	5014.47'	27.67	50.10	N68°32'45"W
C36	51.74	59.00	5014.47'	27.67	50.10	N68°32'45"W
C37	51.66	59.00	5010.16'	27.62	50.03	N19°19'56"E
C38	44.67	59.00	4334.70'	23.58	43.79	N27°32'22"W
C39	12.84	14.50	5945.12'	6.88	12.43	N26°48'19"E
C40	41.72	118.00	2615.76'	21.08	41.50	N11°33'29"E
C41	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C42	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C43	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C44	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C45	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C46	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C47	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C48	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C49	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E
C50	63.98	332.00	1459.18'	33.23	65.74	N14°25'59"E

LINE	BEARING	LENGTH
L1	S01°51'21"W	66.12
L2	S01°51'34"W	50.00
L3	S86°09'25"E	30.92
L4	S01°31'39"W	65.18
L5	S82°48'49"W	44.78
L6	S86°09'25"E	44.78
L7	S86°09'25"E	44.78
L8	S86°09'25"E	44.78
L9	S86°09'25"E	44.78
L10	S86°09'25"E	44.78
L11	S86°09'25"E	44.78
L12	S86°09'25"E	44.78
L13	S86°09'25"E	44.78
L14	S86°09'25"E	44.78
L15	S86°09'25"E	44.78
L16	S86°09'25"E	44.78
L17	S86°09'25"E	44.78
L18	S86°09'25"E	44.78
L19	S86°09'25"E	44.78
L20	S86°09'25"E	44.78
L21	S86°09'25"E	44.78
L22	S86°09'25"E	44.78
L23	S86°09'25"E	44.78
L24	S86°09'25"E	44.78
L25	S86°09'25"E	44.78



# SADDLEBROOK SUBDIVISION - PHASE 3

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY HERINAFTER DESCRIBED:

A parcel of land located in the South 1/2 of Section 7, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Center 1/4 corner of said Section 7, from which the East 1/4 corner of said section bears S.88°27'48"E., 2640.11 feet; thence, along the longitudinal centerline of said section,

A) S.00°31'36"W., 462.10 feet to the POINT OF BEGINNING; thence leaving said centerline, and following the exterior boundary of Saddlebrook Subdivision - Phase 2, according to the official plat thereof, filed in Book 90 of Plats, at Pages 10560-10564, Records of Ada County, Idaho, the following courses:

- 1) S.02°46'55"W., 211.18 feet;
- 2) S.67°13'05"E., 103.11 feet;
- 3) S.02°41'09"W., 293.77 feet;
- 4) S.15°37'05"W., 150.84 feet;
- 5) S.01°51'21"W., 66.12 feet;
- 6) S.01°51'34"W., 50.00 feet;
- 7) S.88°08'26"E., 30.52 feet to the beginning of a tangent curve; thence,
- 8) Southwesterly along said curve to the right, having a radius of 20.00 feet, an arc length of 31.30 feet, through a central angle of 89°39'58", and a chord bearing and distance of S.43°18'27"E., 28.20 feet; thence, following a line tangent from said curve,
- 9) S.01°31'32"W., 85.18 feet; thence, leaving said boundary,
- 10) N.88°28'28"W., 90.63 feet to a point on the east line of the SW 1/4 of said Section 7; thence, along said line,
- 11) N.00°31'36"E., 4.28 feet to a point marking the C-S 1/16 corner; thence, along the south line of the NE 1/4 of the SW 1/4 of said Section 7;
- 12) N.88°28'34"W., 664.35 feet; thence,
- 13) N.01°25'40"E., 461.67 feet to the beginning of a tangent curve; thence,
- 14) Northeasterly along said curve to the right, having a radius of 196.50 feet, an arc length of 69.48 feet, through a central angle of 20°15'28", and a chord bearing and distance of N.11°33'24"E., 69.11 feet; thence, on a line tangent from said curve,
- 15) N.21°41'08"E., 238.53 feet to the beginning of a tangent curve; thence,
- 16) Northeasterly along said curve to the left, having a radius of 253.50 feet, an arc length of 58.79 feet, through a central angle of 13°17'17", and a chord bearing and distance of N.15°02'30"E., 58.68 feet; thence, on a line non-tangent from said curve,
- 17) S.88°07'01"E., 14.59; thence,
- 18) S.88°08'42"E., 64.30 feet; thence,
- 19) S.66°09'47"E., 160.85 feet; thence,
- 20) N.88°59'18"E., 52.71 feet; thence,
- 21) S.88°43'52"E., 175.98 feet; thence,
- 22) N.30°26'21"E., 61.16 feet; thence,
- 23) S.88°15'57"E., 44.36 feet to the POINT OF BEGINNING.

CONTAINING: 12.98 acres, more or less, SUBJECT TO: All Covenants, Rights, Rights-of-Way, Easements of record, and all other encumbrances.

## CERTIFICATE OF OWNERS CONTINUED

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT; THAT THE UNDERSIGNED DOES BY THESE PRESENTS DEDICATE TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON.

ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM STAR WATER AND SEWER DISTRICT. PUBLIC UTILITY SUBJECT TO THE PROVISIONS OF THE IDAHO PUBLIC UTILITIES COMMISSION, AND SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS DAY OF MAY, 2005

SADDLEBROOK DEVELOPMENT, INC., AN IDAHO CORPORATION

By: Bert A. Brodley  
PRESIDENT

## ACKNOWLEDGMENT

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

ON THIS 17th DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, BERT A. BRODLEY, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.



IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.  
Jeffrey R. Walker  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
DATE 17 JUN 10  
MY COMMISSION EXPIRES



# SADDLEBROOK SUBDIVISION - PHASE 3

### APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 27<sup>th</sup> DAY OF June, 2012, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



*Michelle Ward*  
CITY CLERK 17 STAR, IDAHO

### APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

*R. L. ...*  
CITY ENGINEER 2 STAR, IDAHO

9/27/05  
DATE

### CERTIFICATE OF COUNTY SURVEYOR

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

*W. ...*  
ADA COUNTY PROFESSIONAL SURVEYOR R5570  
2-24-06

### HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING STAR SEWER AND WATER DISTRICT THE OLSE DEVELOPER OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE SANITARY RESTRICTIONS MAY BE REMPOSED, IN ACCORDANCE WITH SECTION 1326, IDAHO CODE. BY ASSUANCE OF A CERTIFICATE OF APPROVAL AND WITH CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER, OR SEWERYSEPTIC FACILITIES SHALL BE ALLOWED.



*Willie R...*  
HEALTH OFFICER 12/15/05

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 12<sup>th</sup> DAY OF OCTOBER, 2005.



*John ...*  
ADA COUNTY HIGHWAY DISTRICT

### CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY 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 2-27-06  
COUNTY TREASURER *Mary Ernst*

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } s.s.  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ... AT 4:45 MINUTES PAST 3 O'CLOCK P.M. ON THIS 27 DAY OF FEBRUARY, 2006.

INSTRUMENT NO. 100030315, BOOK 94 PAGES 1523-1525  
DEPUTY J. SONIA MUMFORD  
EX OFFICIO RECORDER

### CERTIFICATE OF SURVEYOR

I, JEFFREY H. McALLISTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.



JEFFREY H. McALLISTER  
IDAHO NO. 7316