

SADDLEBROOK SUBDIVISION - PHASE 5

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

70 HIGHWAY 44 N. CAN-ADA ROAD (BASIS OF BEARINGS - ROS #5976) 2006

NOTES

1. THE FOLLOWING LOTS ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SADDLEBROOK SUBDIVISION HOMEOWNERS ASSOCIATION, LOT 5, BLOCK 11.
2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-5504, RIGHT-OF-WAY ACT, WHICH STATES: "NO AGRICULTURAL OPERATION 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 OPERATION BEGINS, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A MISFEASANCE RESULTS FROM THE IMPROPER OPERATION OF ANY AGRICULTURAL OPERATION OR OPERATION OF ANY OTHER BUSINESS OR INDUSTRY."
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT THE PRIOR APPROVAL FROM THE CENTRAL DISTRICT HEALTH DEPARTMENT.
4. ALL LOTS WILL BE GRADED TO REMAIN AT STORM WATER AND IRRIGATION RUNOFF WITHIN THE LIMITS OF EACH LOT. IT WILL BE THE RESPONSIBILITY OF THE BUILDERS TO ATAIN PROPER LOT DRAINAGE.

IRRIGATIONS

IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON-HILL DITCH COMPANY IN COMPLIANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF SUBDIVISION. THE IRRIGATION WATER RIGHTS AND WILL BE OBTAINED FOR ASSESSMENTS FROM MIDDLETON-HILL DITCH COMPANY.

BLDG. SETBACKS

MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF SUBDIVISION. THE IRRIGATION WATER RIGHTS AND WILL BE OBTAINED FOR ASSESSMENTS FROM MIDDLETON-HILL DITCH COMPANY.

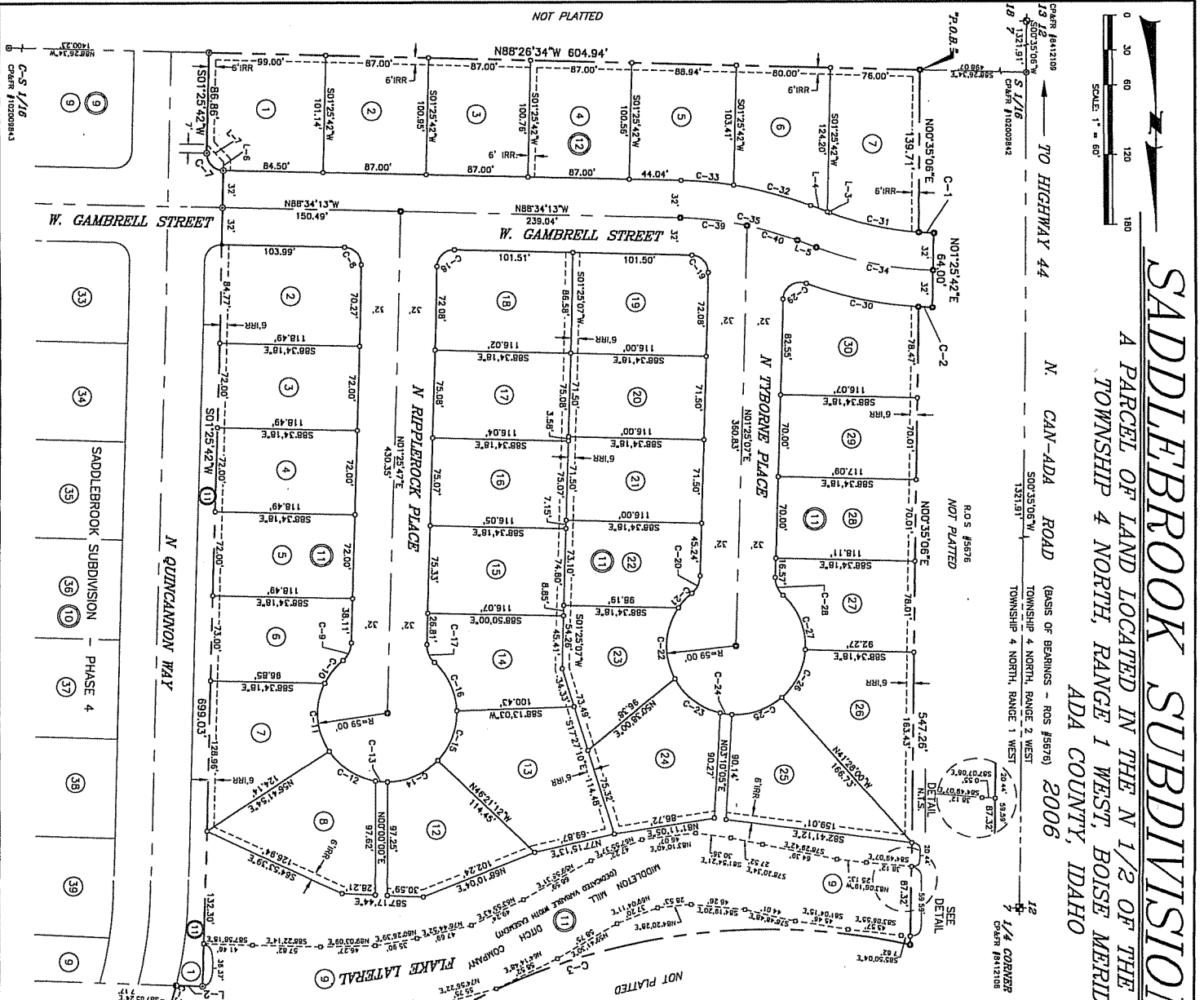


LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTIONAL LINE
- EXISTING LINE
- GENERALS
- FOUND 5/8" IRON PIN W/PLASTIC CAP PLS 6961
- FOUND 3/8" IRON PIN W/PLASTIC CAP PLS 7316
- FOUND 1/2" IRON PIN W/PLASTIC CAP PLS 6961
- FOUND 1/2" IRON PIN W/PLASTIC CAP PLS 7316
- FOUND 1/2" IRON PIN W/PLASTIC CAP PLS 2016
- REMOVED PIN
- CALCULATED POINT - MOVING SET
- FOUND ALUMINUM CAP MOVEMENT
- FOUND BRASS CAP MOVEMENT
- ROCK NUMBER
- LOT NUMBER
- 6-INCH PRESSURIZED IRRIGATION EXHAUST
- POINT OF BEGINNING

LINE	LENGTH	BEARING
L-1	22.48	N87°30'51"W
L-2	2.01	S89°08'38"E
L-3	2.01	S89°08'38"E
L-4	15.16	S89°08'38"E
L-5	7.49	N01°25'42"E
L-6	7.49	N01°25'42"E
L-7	20.51	N43°34'18"W

LINE	LENGTH	BEARING	AREA	PERIMETER	PERIMETER	PERIMETER
C-1	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-2	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-3	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-4	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-5	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-6	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-7	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-8	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-9	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-10	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-11	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-12	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-13	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-14	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-15	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-16	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-17	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-18	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-19	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-20	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-21	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-22	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-23	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-24	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-25	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-26	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-27	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-28	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-29	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-30	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-31	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-32	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-33	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-34	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-35	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-36	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-37	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-38	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-39	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50
C-40	14.50	S90°00'00"E	14.50	20.51	N43°34'18"W	14.50



SADDLEBROOK SUBDIVISION - PHASE 5

BK 97 Pg 12088

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF SPOK, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT A POINT MARKING THE QUARTER CORNER COMMON TO SAID SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, FROM WHICH THE CORNER COMMON TO SECTIONS 7 AND 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, AND SECTIONS 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEARS S.00°35'06"N, 2643.82 FEET; THENCE ALONG THE SECTION LINE;
- A) S.00°35'06"N, 1321.91 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE, ALONG THE SOUTHERLY LINE THEREOF;
- B) S.88°26'34"E, 498.07 FEET TO THE POINT OF BEGINNING; THENCE, PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 7;
- 1) N.00°35'06"E, 139.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 2) NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2682.00 FEET, AN ARC LENGTH OF 13.14 FEET, THROUGH A CENTRAL ANGLE OF 02°48'30" AND A CHORD BEARING AND DISTANCE OF N.87°10'03"N, 13.13 FEET; THENCE, ON A NON-TANGENT LINE;
- 3) N.01°35'42"E, 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 4) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 12.19 FEET, THROUGH A CENTRAL ANGLE OF 02°06'13" AND A CHORD BEARING AND DISTANCE OF S.87°31'11"E, 12.19 FEET; THENCE, PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 7;
- 5) N.00°35'06"E, 547.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 6) NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5572.00 FEET, AN ARC LENGTH OF 574.11 FEET, THROUGH A CENTRAL ANGLE OF 59°03'22" AND A CHORD BEARING AND DISTANCE OF N.73°04'32"E, 549.03 FEET; THENCE, ALONG A TANGENT LINE;
- 7) N.43°32'51"E, 160.42 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 22.78 FEET, THROUGH A CENTRAL ANGLE OF 88°25'43" AND A CHORD BEARING AND DISTANCE OF N.87°45'43"E, 20.22 FEET; THENCE, ALONG A TANGENT LINE;
- 9) S.48°01'28"E, 871.2 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 10) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 22.78 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S.03°01'28"E, 20.51 FEET; THENCE, ALONG A TANGENT LINE;
- 11) S.41°58'34"N, 32.24 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 12) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 162.37 FEET, THROUGH A CENTRAL ANGLE OF 28°01'16" AND A CHORD BEARING AND DISTANCE OF S.27°57'56"N, 160.75 FEET; THENCE, ALONG A NON-TANGENT LINE AND FOLLOWING THE EXTENDED BOUNDARY OF SADDLEBROOK SUBDIVISION - PHASE 4, BEGINNING AT THE POINT OF BEGINNING THEREOF, FILED IN BOOK 94 OF PLATS AT PAGES 4, 1153B - 1154D, RECORDS OF ADA COUNTY, IDAHO, THE FOLLOWING COURSES:
- 13) N.87°30'51"N, 22.40 FEET; THENCE,
- 14) S.01°25'42"N, 699.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 15) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 22.78 FEET, THROUGH A CENTRAL ANGLE OF 89°59'55" AND A CHORD BEARING AND DISTANCE OF S.43°34'15"E, 20.51 FEET; THENCE, ALONG A TANGENT LINE;
- 16) S.01°25'42"N, 86.86 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NW 1/4 OF THE SW 1/4 OF SECTION 7; THENCE, LEAVING SAID EXTERIOR BOUNDARY,
- 17) N.88°26'34"N, 804.94 FEET TO THE POINT OF BEGINNING,
- CONTAINING 11.53 ACRES, MORE OR LESS.

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 TO THE EXTENT OF THE PUBLIC AND THE PORTION THEREOF TO THE EXTENT OF THE PUBLIC AND 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 SEWER AND WATER DISTRICT A PUBLIC UTILITY SUBJECT TO THE REGULATIONS 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 HEREBY SET OUR HANDS THIS 1st DAY OF September, 2008

SADDLEBROOK DEVELOPMENT I, LLC, an Idaho Limited Liability Company
 By: Michael S. Homam
 Michael S. Homam, Manager

ACKNOWLEDGMENT

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

ON THIS 1st DAY OF September, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MICHAEL S. HOMAM, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF SADDLEBROOK DEVELOPMENT I, LLC THAT EXECUTED THE 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.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIRMED MY OFFICIAL SEAL.



WITNESSED AND SEALED BY ME, A NOTARY PUBLIC FOR THE STATE OF IDAHO, ON THIS _____ DAY OF _____, 2008.



SADDLEBROOK SUBDIVISION - PHASE 5

BK 97 Pg 12089

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 5th DAY OF April, 2006, THIS PLAN WAS DULY ACCEPTED AND APPROVED.

William Wood
CITY CLERK, STAR, IDAHO



APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY September 25, 2006, HEREBY APPROVE THIS PLAN.

Pat Star
CITY ENGINEER, STAR, IDAHO
DATE 9/25/06

CERTIFICATE OF COUNTY SURVEYOR

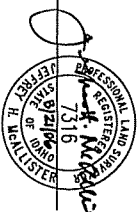
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAN AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLANS AND SURVEYS.

W. H. H. H.
ADA COUNTY PROFESSIONAL SURVEYOR PLS 575

CERTIFICATE OF SURVEYOR

I, JEFFREY H. MCALLISTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAN AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREOF, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLANS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE SS-1601 THROUGH SS-1612.

JEFFREY H. MCALLISTER
IDAHO NO. 2316



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 (PLPE) REPRESENTING STAR SENIOR AND WATER DISTRICT THE DUE APPROVAL 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. THE DEVELOPER IS RESPONSIBLE FOR THE PROVISION OF SANITARY RESTRICTIONS. THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Pat Star
HEALTH OFFICER
DATE 9-14-06



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAN WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 6th DAY OF September, 2006.

Pat Star
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 SUBMISSION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE 11/15/2006
David H. H. H.
COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Toshana Otonari ESQ 33 MINUTES PAST 3 O'CLOCK P.M. ON THIS 16th DAY OF November, 2006

INSTRUMENT NO. 106180886, BOOK 97 PAGES 12087-12089
David H. H. H.
DEPUTY COUNTY RECORDER
EX OFFICIO RECORDER
Fee: \$16.-