

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

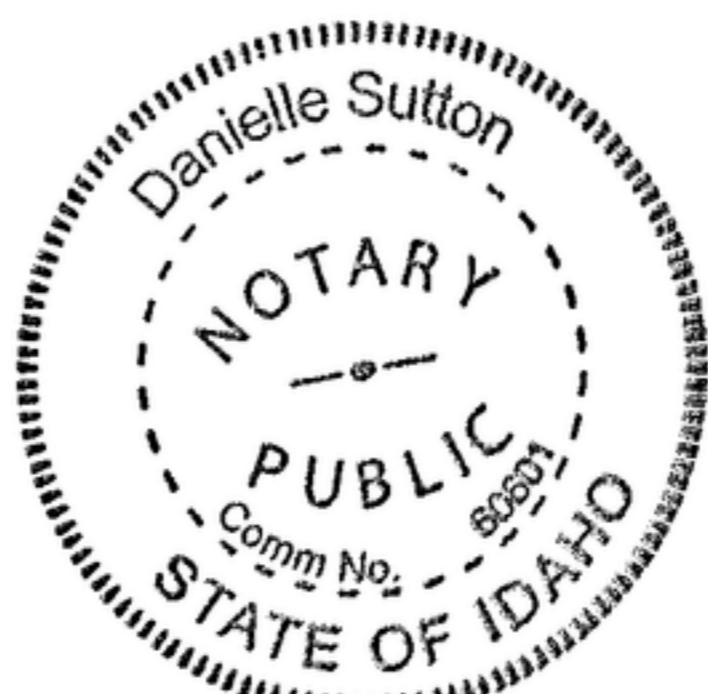
By: [Signature]
Christopher L. Anderson, President

Acknowledgment

State of Idaho }
County of Ada } ss.

On this 24th 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.

[Signature]
Robert L. Kazarinoff, PLS 16642

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF
09 NOV 2020



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