

PLAT SHOWING
MOON VALLEY ESTATES SUBDIVISION

Certificate of Owners

Know all people by these presents: that G. Matthew Thomas does hereby certify that I am the owner of that real property to be known as MOON VALLEY ESTATES SUBDIVISION, and that I intend to include said real property, as described below, in this plat:

Those portions of the West Half of Section 15 and the East Half 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, 2,644.08 feet; Thence, along the line common to said Sections 15 and 16, South 00°39'42" West, 2,322.24 feet to the north line of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records and the POINT OF BEGINNING;


Thence S 89°20'19" E, 604.57 feet along said north line;
 Thence S 00°39'42" W, 323.26 feet along the east line of said lands of Thomas;
 Thence S 01°16'48" W, 308.93 feet continuing along said east line;
 Thence N 88°43'12" W, 44.32 feet departing from said east line;
 Thence N 77°39'11" W, 298.78 feet to the beginning of a curve;
 Thence along said curve to the left an arc length of 37.91 feet, having a radius of 100.00 feet, a central angle of 21°43'23", a chord bearing of N 88°30'52" W and a chord length of 37.69 feet;
 Thence S 80°37'27" W, 305.95 feet;
 Thence N 88°43'12" W, 51.15 feet to the west line of said lands of Thomas;
 Thence N 01°16'48" E, 301.71 feet along said west line;
 Thence N 00°39'42" E, 321.72 feet along said west line;
 Thence S 89°20'19" E, 122.51 feet along the north line of said lands of Thomas to the POINT OF BEGINNING.

The above-described parcel of land contains 10.04 acres, more or less.

Private Roads and


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 sewer and 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 Pioneer Ditch Company, LTD..

In witness whereof, I have hereunto set my hands:


 G. Matthew Thomas

Acknowledgment



State of IDAHO }
 County of ADA } ss.
 On this 17 day of NOVEMBER, in the year 2020, before me, a Notary Public in and for the State of IDAHO, personally appeared G. MATTHEW THOMAS, known or identified to me to be OWNER of SAID PROPERTY, that executed the within instrument and acknowledged to me that G. MATTHEW THOMAS executed the same.


 Notary public for Idaho
 My commission expires 7-15-2026



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 ESTATES SUBDIVISION, 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.


 Robert L. Kazarinoff, PLS 16642




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