

MILESTONE RANCH SUBDIVISION NO. 1

PORTIONS OF LOTS 1 AND 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
 T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

2023

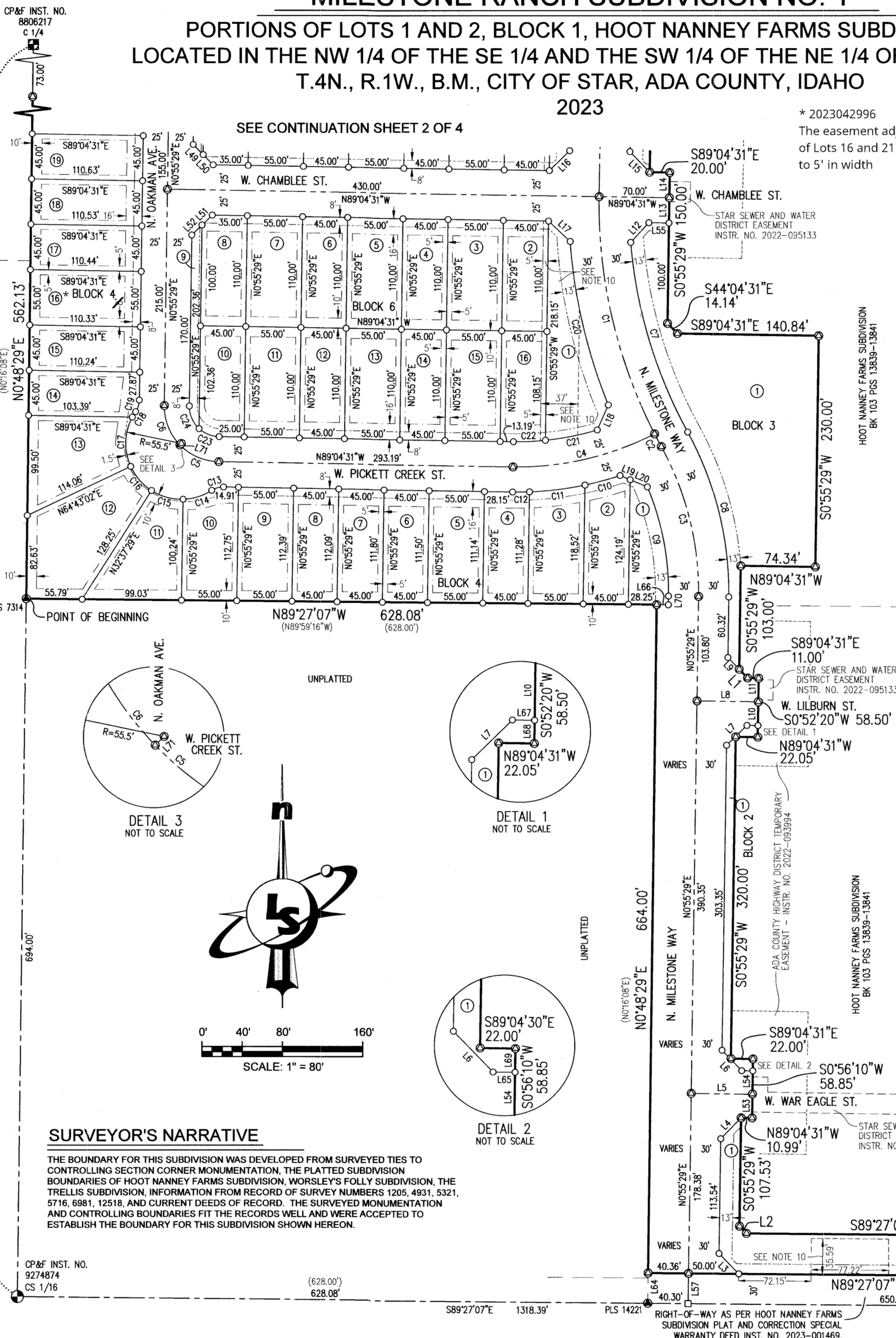
LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
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* 2023042996

The easement adjacent to the southerly lot line of Lots 16 and 21 Block 4 should be corrected to 5' in width

SEE CONTINUATION SHEET 2 OF 4



CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	244.72'	500.00'	28'02'32"	S13'05'47"E	242.28'
C2	14.35'	500.00'	1'38'38"	S27'56'22"E	14.35'
C3	155.44'	300.00'	29'41'11"	N13'55'06"W	153.70'
C4	146.23'	300.00'	27'55'40"	N76'57'39"E	144.79'
C5	43.20'	55.00'	45'00'00"	S66'34'31"E	42.10'
C6	43.20'	55.00'	45'00'00"	S21'34'31"E	42.10'
C7	198.50'	470.00'	24'11'56"	S16'39'43"E	197.03'
C8	170.98'	330.00'	29'41'11"	N13'55'06"W	169.07'
C9	111.50'	270.00'	23'39'44"	N10'54'23"W	110.71'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C10	36.30'	325.00'	6'23'57"	N74'57'11"E	36.28'
C11	55.59'	325.00'	9'48'01"	N83'03'10"E	55.52'
C12	16.86'	325.00'	2'58'18"	N89'26'20"E	16.85'
C13	12.39'	21.00'	33'47'44"	S74'01'37"W	12.21'
C14	30.27'	55.50'	31'14'48"	N72'45'09"E	29.89'
C15	33.18'	55.50'	34'14'56"	S74'29'59"E	32.68'
C16	31.98'	55.50'	33'01'07"	S40'51'57"E	31.54'
C17	50.90'	55.50'	52'32'53"	S1'55'03"W	49.14'
C18	6.32'	55.50'	6'31'44"	S31'27'21"W	6.32'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	12.39'	21.00'	33'47'44"	N17'49'21"E	12.21'
C20	167.74'	530.00'	18'08'02"	S13'00'29"E	167.04'
C21	52.72'	275.00'	10'59'03"	N78'47'27"E	52.64'
C22	31.88'	275.00'	6'38'31"	N87'36'14"E	31.86'
C23	21.89'	30.00'	41'48'37"	S68'10'12"E	21.41'
C24	25.23'	30.00'	48'11'23"	S23'10'12"E	24.49'
C25	37.54'	62.00'	34'41'17"	S46'49'50"W	36.97'

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM SAID IRRIGATION ENTITY, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5; LOTS 1 AND 9, BLOCK 6; LOT 8, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOT 1, BLOCK 10; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13 AND LOT 1, BLOCK 14 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014198, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT 1, BLOCK 1; LOTS 1, 2 AND 16, BLOCK 6; LOTS 1 & 8, BLOCK 7 AND LOT 1, BLOCK 10 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2022-094086, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY IS PROHIBITED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH SUBDIVISION, TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDER'S OFFICE.
- SEE INSTRUMENTS NOS. 2023-039839 AND VAC-23-01, RECORDS OF ADA COUNTY, IDAHO FOR VACATION OF EXISTING PLATTED INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE AND IRRIGATION, AND IDAHO POWER EASEMENTS PER THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.
- SEE INSTRUMENT NOS. 2023-032855 AND 2023-032857 RECORDS OF ADA COUNTY, IDAHO, FOR THE RELEASE OF THE HISTORIC IDAHO POWER OVERHEAD LINE EASEMENTS PER NOTE 8 OF HOOT NANNEY FARMS SUBDIVISION.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, THE TRELIS SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6981, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CP&F INST. NO. 2023-021977
 NE 1/16
 SEE SHEET 2 OF 4 FOR LINE DATA

PROFESSIONAL LAND SURVEYOR FOR REGISTERED STATE OF IDAHO
 11118
 07/12/23
 CLINTON W. HANSEN

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CP&F INST. NO. 9274874
 CS 1/16

CP&F INST. NO. 2023-016707
 SE 1/16

JOB NO. 20-88

SHEET 1 OF 4