



PLAT RECORDING SHEET

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BOOK

118

PAGE

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18140

SURVEYOR

ROB O'MALLEY

SUBDIVISION NAME

TRIDENT RIDGE SUBDIVISION NO 2

OWNERS

BROOKFIELD HOLDINGS

AT THE REQUEST OF

HAYDEN HOMES

COMMENTS

E ½ SW ¼ SEC 32 T5N R1W

BK 118 pg 1838

TRIDENT RIDGE SUBDIVISION NO. 2

A RE-SUBDIVISION OF A PORTION OF LOT 6, BLOCK 1, KARMA CREST ESTATES SUBDIVISION
LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO.
2020

NOTES

1. 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.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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."
4. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
6. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT 2019-130434, AND MAY BE AMENDED FROM TIME TO TIME.
7. UNLESS OTHERWISE SHOWN, ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY ARE SUBJECT TO A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
8. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, THE TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
9. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A FIVE (5) FOOT WIDE EASEMENT, EACH SIDE, FOR TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
10. LOT SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
11. NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.

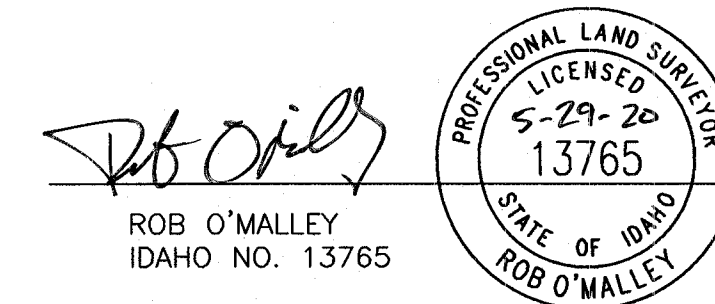
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	55.00'	182.31'	189°55'02"	S58°03'17"E	109.59'
C2	50.00'	49.77'	57°01'52"	N31°48'25"E	47.74'
C3	55.00'	35.35'	36°49'47"	N55°19'07"E	34.75'
C4	26.50'	27.92'	60°22'01"	N30°08'21"E	26.65'
C5	73.50'	35.64'	27°47'01"	N18°22'56"E	35.29'
C6	73.50'	35.98'	28°02'55"	N46°17'54"E	35.62'
C7	15.00'	21.74'	83°01'32"	N18°48'35"E	19.88'
C8	55.00'	47.70'	49°41'23"	N2°08'30"E	46.22'



C1/4 SEC 32
COR CP&F INST. NO.
2019-113631



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N52°29'41"W	54.67'
L2	N00°02'40"W	49.14'
L3	N82°57'42"W	47.13'
L4	S89°57'21"W	106.73'
L5	N00°02'40"W	56.89'
L6	N32°06'25"E	77.20'
L7	S03°53'35"W	84.24'
L8	N29°40'39"W	30.00'
L9	N89°30'00"W	31.00'
L10	N60°19'21"E	7.57'
L11	S60°21'18"E	62.84'



ROB O'MALLEY
IDAHO NO. 13765

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EXISTING BOUNDARY LINE
- RIGHT-OF-WAY LINE / LOT LINE
- EASEMENT LINE
- CENTERLINE
- TIE LINE
- FOUND BRASS CAP MONUMENT AS NOTED
- FOUND ALUMINUM CAP MONUMENT AS NOTED
- FOUND 5/8" REBAR, PLS 13765
- SET 5/8" REBAR, PLS 13765
- FOUND 1/2" REBAR, PLS 13765
- SET 1/2" REBAR, PLS 13765
- CALCULATED POINT
- LOT NUMBER
- BLOCK NUMBER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF LOT 6 BLOCK 1 OF KARMA CREST ESTATES INTO PRIVATE RESIDENTIAL.

DURING THE COURSE OF THE SURVEY FOR LOT 6 OF KARMA CREST ESTATES, MOST OF THE MONUMENTS WERE FOUND IN GOOD CONDITION AND FIT WITH RECORD INFORMATION AND SECTION TIES. THE DAMAGED OR MISSING MONUMENTS OF THE SOUTH BOUNDARY OF LOT 6 WERE REPLACED OR RE-MONUMENTED AS SHOWN ON THE PLAT OF TRIDENT RIDGE SUBDIVISION NO.1. THE WEST BOUNDARY OF THIS SUBDIVISION WAS HELD PER THE WEST BOUNDARY OF LOT 6 OF KARMA CREST ESTATES SUBDIVISION. THE SOUTH AND EAST BOUNDARIES WERE HELD FROM THE PREVIOUS TRIDENT RIDGE SUBDIVISION NO.1 BOUNDARY.

ADDITIONAL REFERENCE SURVEYS:
RECORD OF SURVEY NO. 2123
RECORD OF SURVEY NO. 8695
RECORD OF SURVEY NO. 11592

KARMA CREST ESTATES SUBDIVISION
TRIDENT RIDGE SUBDIVISION NO. 1

T.5N., R.1W.
T.4N., R.1W.

32 W. BEACON
LIGHT RD.
5 CP&F INST. NO.
109114202

1/4 COR

DRAWING NO: 160245-V-FP-PH2.dwg

T-O ENGINEERS

332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 FAX: (208) 466-0944

SHEET NO. 1 OF 3

BK 118 pg 1834

TRIDENT RIDGE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND BEING A RE-SUBDIVISION OF A PORTION OF LOT 6 OF BLOCK 1, AS SHOWN ON THE PLAT OF KARMA CREST ESTATES SUBDIVISION, RECORDED IN BOOK 60 OF PLATS, AT PAGE 6037-6039, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID SW1/4,

A) N.00°30'00"E., 1581.51 FEET; THENCE, ALONG THE PROLONGATION AND NORTH BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO.1, RECORDED IN BOOK 117 OF PLATS, AT PAGES 17876 THROUGH 17881, RECORDS OF ADA COUNTY, IDAHO,

B) N.89°30'00"W., 31.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF N. WING ROAD; THENCE CONTINUING, ALONG THE EXTERIOR BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO.1 THE FOLLOWING COURSES:

C) N.89°30'00"W., 78.91 FEET; THENCE,

D) S.60°19'21"W., 106.50 FEET; THENCE,

E) N.77°02'33"W., 65.93 FEET; THENCE,

F) S.60°19'21"W., 325.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY,

1) S.60°21'18"E., 62.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,

2) EASTERLY AND SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 182.31 FEET, THROUGH A CENTRAL ANGLE OF 189°55'02" AND A LONG CHORD WHICH BEARS S.58°03'17"E., 109.59 FEET; THENCE, NON-TANGENT FROM SAID CURVE,

3) S.86°06'25"E., 71.15 FEET; THENCE,

4) S.03°53'35"W., 84.24 FEET; THENCE

5) S.60°19'21"W., 620.55 FEET; THENCE,

6) N.52°29'41"W., 54.67 FEET TO THE EASTERLY RIGHT-OF-WAY OF N. TANSY PLACE; THENCE, CONTINUING, ALONG SAID EXTERIOR BOUNDARY,

7) N.00°02'40"W., 49.14 FEET; THENCE,

8) N.82°57'42"W., 47.13 FEET; THENCE,

9) S.89°57'21"W., 106.73 FEET; THENCE, LEAVING SAID EXTERIOR BOUNDARY,

10) N.00°02'40"W., 56.89 FEET; THENCE,

11) N.32°06'25"E., 77.20 FEET; THENCE,

12) N.60°19'21"E., 555.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.005 ACRES.

CERTIFICATE OF OWNERS (CONT')

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS 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 LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF STAR, IDAHO, AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 7th DAY OF April, 2020

By: [Signature]
ANDREW BRAUSA: MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT

STATE OF NEW YORK }
NEW YORK COUNTY } S.S.

ON THIS 7th DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

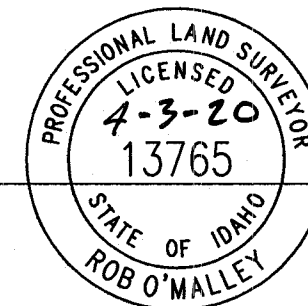
[Signature]
NOTARY PUBLIC FOR THE STATE OF NEW YORK

BRIAN B KO
Notary Public State of New York
No. 01K06371841
Qualified in New York County
Commission Expires 03/05/2022

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT 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 HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

[Signature]
ROB O'MALLEY
IDAHO NO. 13765



DRAWING NO: 160245-V-FP-PH2.dwg

T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 FAX: (208) 466-0944

SHEET NO. 2 OF 3

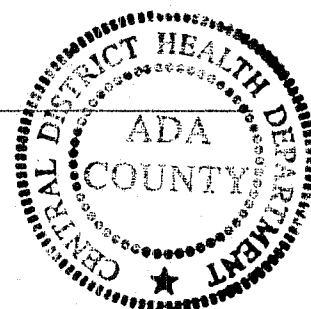
BK 118 PG 1840

TRIDENT RIDGE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Drew P. [Signature] R.E.H.S.
R.E.H.S. DISTRICT HEALTH DEPARTMENT

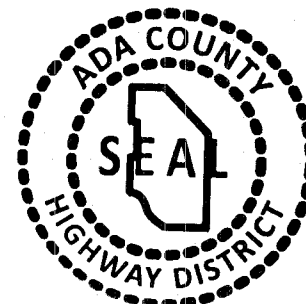


DATE 4.24.19

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 11th DAY OF September, 2019.

[Signature]
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF THE CITY ENGINEER

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

Ryan [Signature] PE #11621 5/27/20
CITY ENGINEER - STAR, IDAHO DATE

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 4 DAY OF June, 2020, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

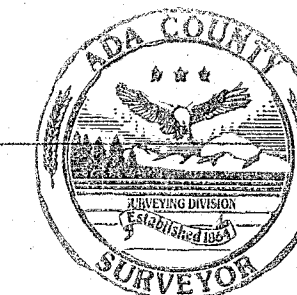
[Signature]
CITY CLERK - STAR, IDAHO



CERTIFICATE OF COUNTY SURVEYOR

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

Jerry L. Hastings
ADA COUNTY SURVEYOR
PLS 5359

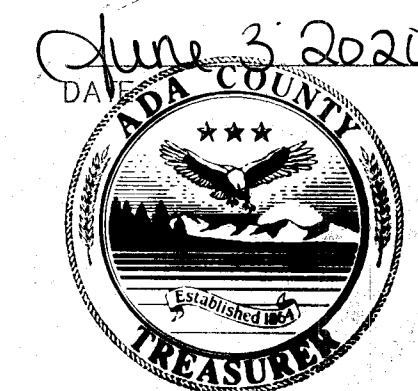


DATE 6-1-2020

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.

Elizabeth Mahn
COUNTY TREASURER
Signed by Deputy: Alexandra [Signature]



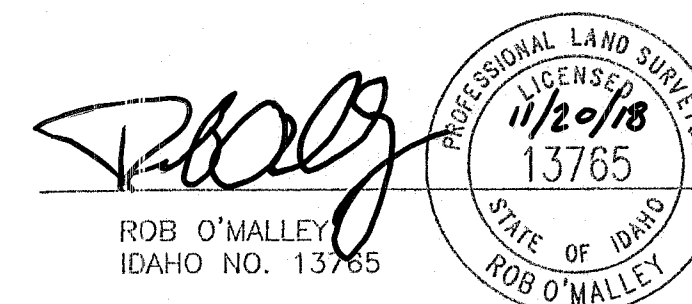
CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hayden [Signature] AT 33 MINUTES PAST 1 O'CLOCK A.M. ON THIS 4th DAY OF JUNE, 2020 IN BOOK 118 OF PLATS, AT PAGES 1838 THROUGH 1840 AS INSTRUMENT NO. 2020-06022

[Signature]
DEPUTY
Fee \$16.00

Phil McGowan
EX OFFICIO RECORDER



DRAWING NO: 160245-V-FP-PH2.dwg

T-O ENGINEERS

332 N. BROADMORE WAY
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SHEET NO. 3 OF 3