



## PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

**BOOK**

**PAGE**

**Thru**

**SURVEYOR**

**SUBDIVISION NAME**

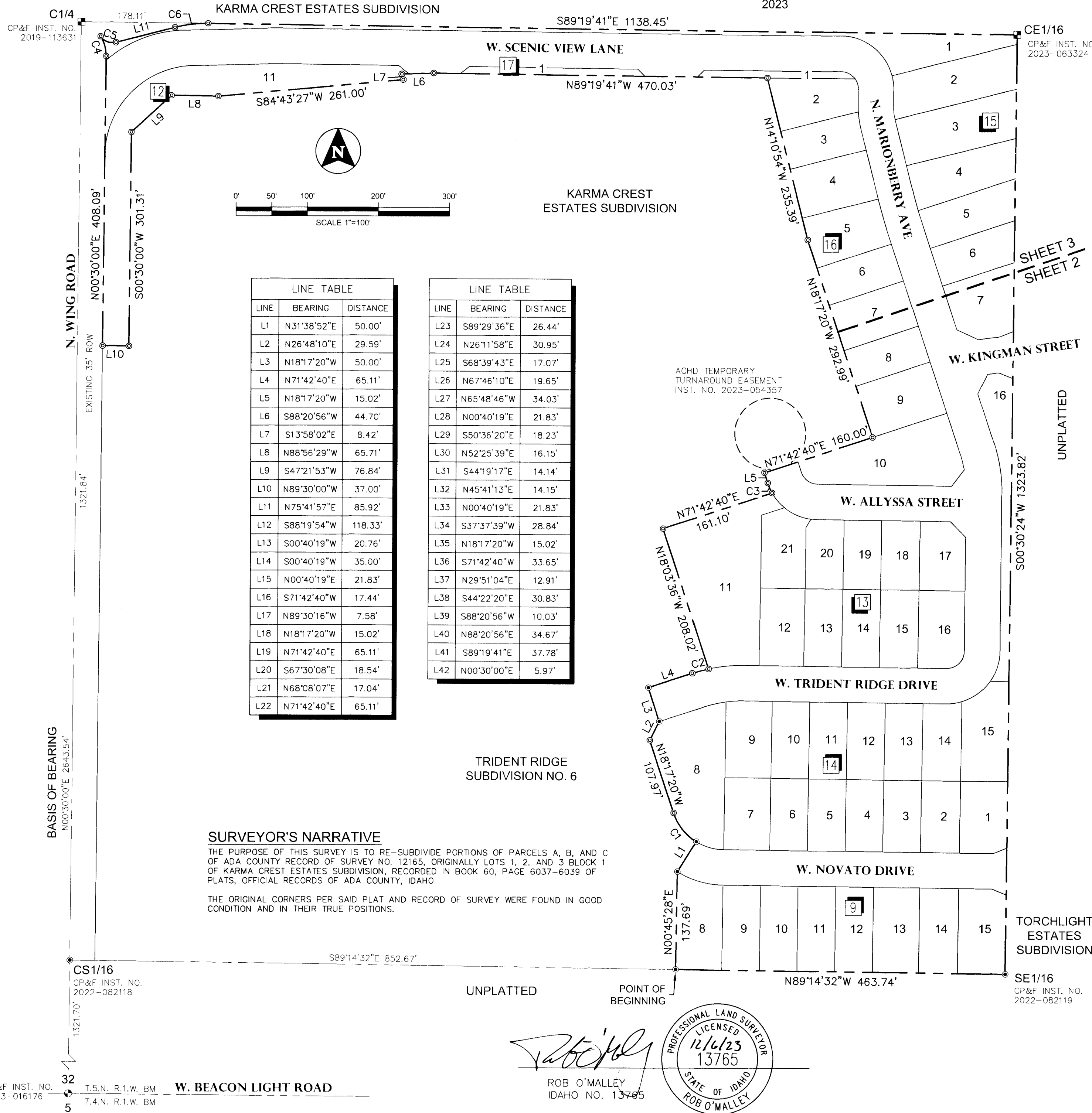
**OWNERS**

**AT THE REQUEST OF**

**COMMENTS**

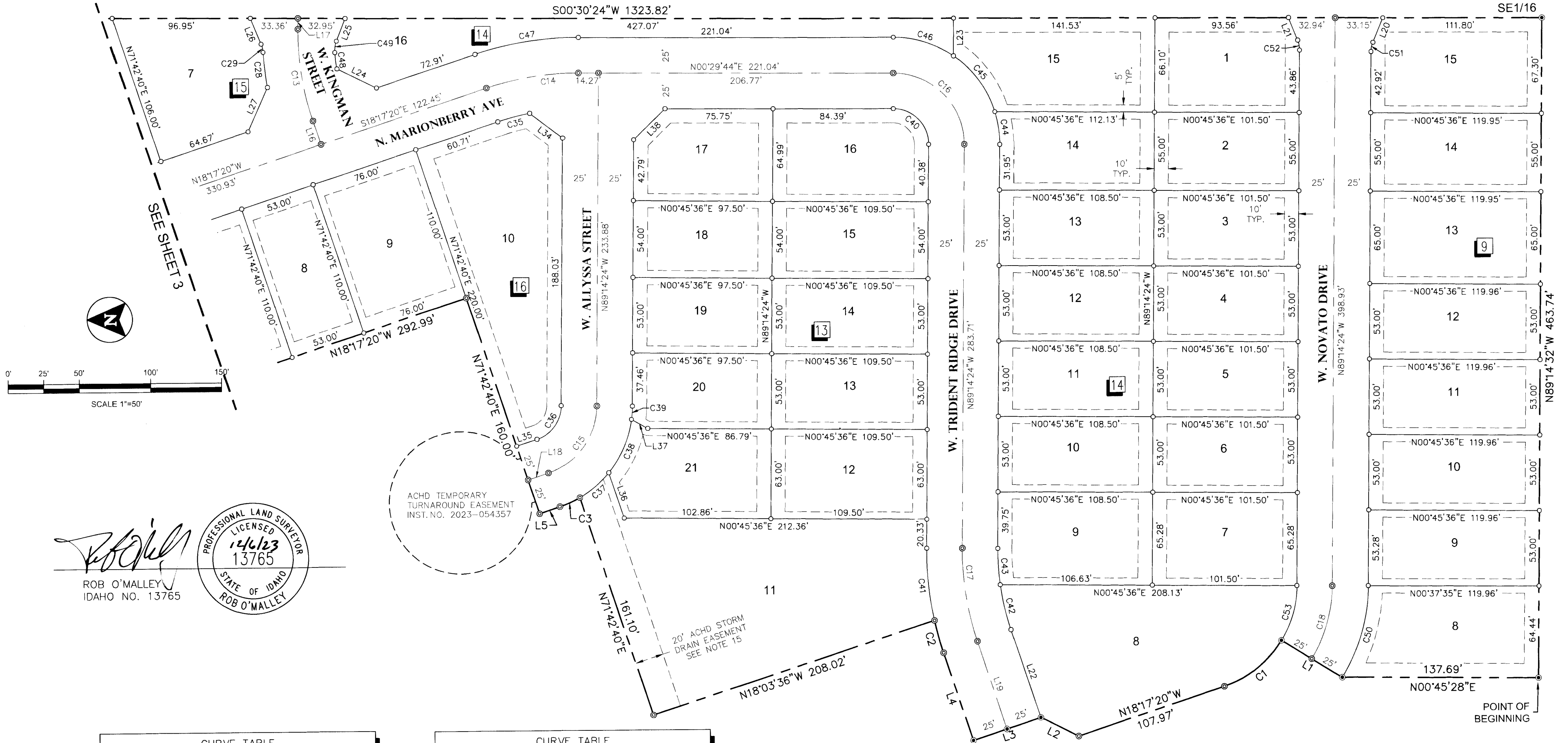
## TRIDENT RIDGE SUBDIVISION NO. 7

A RE-SUBDIVISION OF A PORTION OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION  
LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2023



# TRIDENT RIDGE SUBDIVISION NO. 7

BK 121 Pg 2 of 20



ROB O'MALLEY  
 IDAHO NO. 13765  
 PROFESSIONAL LAND SURVEYOR  
 LICENSED 12/6/23 13765  
 STATE OF IDAHO  
 ROB O'MALLEY

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C1          | 75.00'  | 52.44'  | 40°03'48" | N38°19'14"W | 51.38'  |
| C2          | 225.00' | 23.59'  | 6°00'30"  | N74°42'55"E | 23.58'  |
| C3          | 75.00'  | 15.29'  | 11°41'01" | N24°07'49"W | 15.27'  |
| C4          | 50.00'  | 29.19'  | 33°26'45" | N16°13'17"W | 28.77'  |
| C5          | 20.00'  | 24.91'  | 71°21'24" | S68°37'22"E | 23.33'  |
| C6          | 180.00' | 47.04'  | 14°58'22" | N83°11'08"E | 46.90'  |
| C7          | 150.00' | 125.37' | 47°53'14" | S64°23'17"W | 121.75' |
| C8          | 500.00' | 20.42'  | 2°20'25"  | S89°30'06"W | 20.42'  |
| C9          | 100.00' | 14.29'  | 8°11'12"  | S3°25'17"E  | 14.28'  |
| C10         | 50.00'  | 78.54'  | 90°00'00" | N44°19'41"W | 70.71'  |
| C11         | 100.00' | 25.92'  | 14°51'13" | S6°45'18"E  | 25.85'  |
| C12         | 500.00' | 35.84'  | 4°06'26"  | S16°14'07"E | 35.83'  |
| C13         | 200.00' | 65.57'  | 18°47'04" | S81°06'12"W | 65.28'  |
| C14         | 200.00' | 65.57'  | 18°47'04" | N8°53'48"W  | 65.28'  |
| C15         | 50.00'  | 61.92'  | 70°57'04" | S53°45'52"E | 58.04'  |
| C16         | 50.00'  | 78.77'  | 90°15'53" | N45°37'40"E | 70.87'  |
| C17         | 200.00' | 66.49'  | 19°02'56" | S81°14'08"W | 66.19'  |
| C18         | 100.00' | 53.91'  | 30°53'16" | S73°47'46"E | 53.26'  |
| C19         | 127.00' | 194.68' | 87°49'54" | S44°24'57"W | 176.17' |
| C20         | 475.00' | 19.40'  | 2°20'25"  | S89°30'06"W | 19.40'  |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C21         | 175.00' | 118.86' | 38°54'50" | S68°52'29"W | 116.58' |
| C22         | 525.00' | 21.44'  | 2°20'25"  | S89°30'06"W | 21.44'  |
| C23         | 75.00'  | 97.06'  | 74°09'04" | N52°15'09"W | 90.43'  |
| C24         | 75.00'  | 20.75'  | 15°50'56" | N7°15'09"W  | 20.68'  |
| C25         | 75.00'  | 19.44'  | 14°51'13" | S6°45'18"E  | 19.39'  |
| C26         | 475.00' | 20.26'  | 2°26'38"  | S15°24'13"E | 20.26'  |
| C27         | 475.00' | 13.79'  | 1°39'48"  | S17°27'26"E | 13.79'  |
| C28         | 225.00' | 24.79'  | 6°18'43"  | S83°12'47"W | 24.77'  |
| C29         | 18.00'  | 5.84'   | 18°36'00" | N77°04'09"E | 5.82'   |
| C30         | 25.00'  | 23.18'  | 53°07'48" | N62°45'47"W | 22.36'  |
| C31         | 25.00'  | 16.09'  | 36°52'12" | N17°45'47"W | 15.81'  |
| C32         | 125.00' | 9.28'   | 4°15'19"  | S1°27'21"E  | 9.28'   |
| C33         | 125.00' | 23.12'  | 10°35'53" | S8°52'57"E  | 23.09'  |
| C34         | 525.00' | 37.63'  | 4°06'26"  | S16°14'07"E | 37.63'  |
| C35         | 175.00' | 23.22'  | 7°36'09"  | N14°29'15"W | 23.20'  |
| C36         | 25.00'  | 30.96'  | 70°57'04" | S53°45'52"E | 29.02'  |
| C37         | 75.00'  | 27.12'  | 20°43'02" | S40°19'51"E | 26.97'  |
| C38         | 75.00'  | 41.17'  | 31°27'12" | S66°24'59"E | 40.66'  |
| C39         | 75.00'  | 9.29'   | 7°05'49"  | S85°41'29"E | 9.28'   |
| C40         | 25.00'  | 39.39'  | 90°15'53" | N45°37'40"E | 35.44'  |

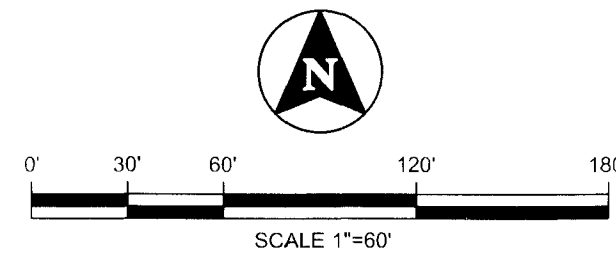
| CURVE TABLE |         |        |           |             |        |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE       | RADIUS  | LENGTH | DELTA     | BEARING     | CHORD  |
| C41         | 225.00' | 51.21' | 13°02'27" | S84°14'23"W | 51.10' |
| C42         | 175.00' | 32.57' | 10°39'46" | S77°02'33"W | 32.52' |
| C43         | 175.00' | 25.61' | 8°23'10"  | S86°34'01"W | 25.59' |
| C44         | 75.00'  | 23.43' | 17°53'47" | N81°48'43"E | 23.33' |
| C45         | 75.00'  | 49.70' | 37°57'53" | N53°52'53"E | 48.79' |
| C46         | 75.00'  | 45.03' | 34°24'13" | N17°41'50"E | 44.36' |
| C47         | 225.00' | 73.77' | 18°47'04" | N8°53'48"W  | 73.44' |
| C48         | 175.00' | 11.48' | 3°45'36"  | S83°12'43"W | 11.48' |
| C49         | 18.00'  | 8.25'  | 26°14'46" | N81°47'06"W | 8.17'  |
| C50         | 125.00' | 67.39' | 30°53'16" | S73°47'46"E | 66.57' |
| C51         | 18.00'  | 6.83'  | 21°44'16" | N78°22'16"W | 6.79'  |
| C52         | 18.00'  | 7.11'  | 22°37'29" | N79°26'52"E | 7.06'  |
| C53         | 75.00'  | 40.43' | 30°53'16" | S73°47'46"E | 39.94' |

**LEGEND**

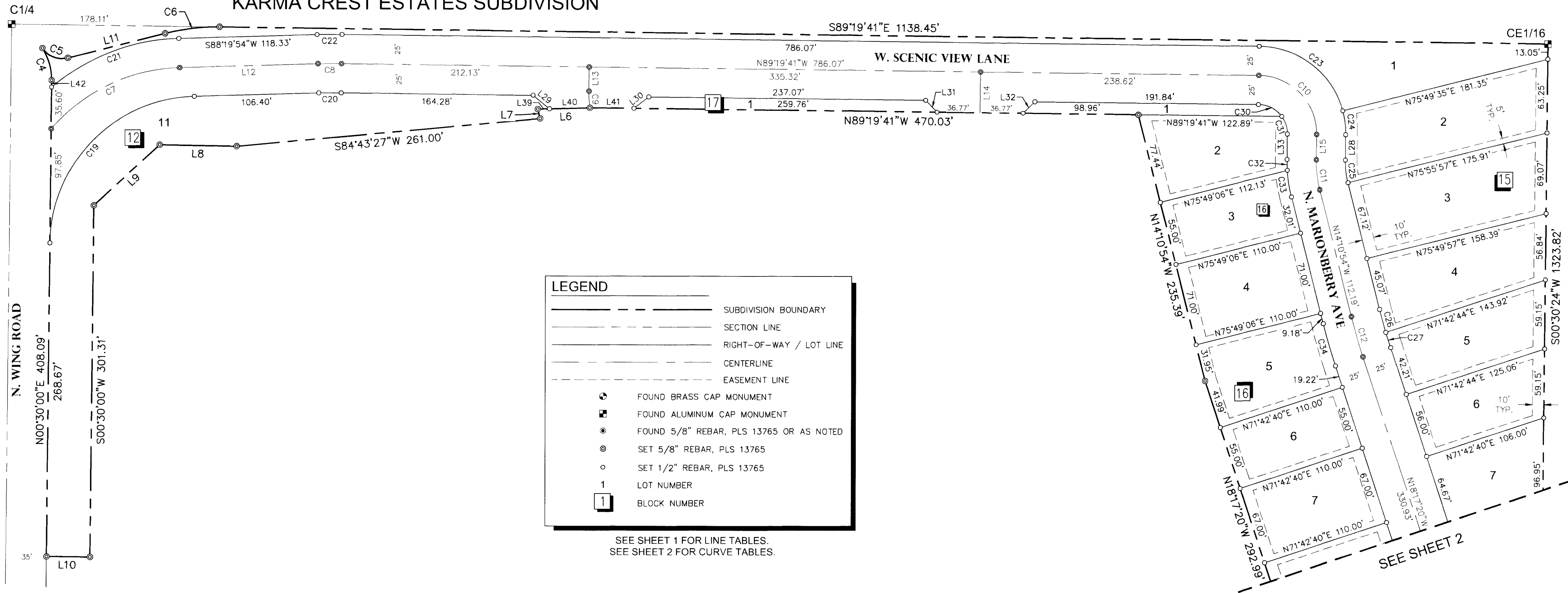
- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY / LOT LINE
- CENTERLINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR, PLS 13765 OR AS NOTED
- SET 5/8" REBAR, PLS 13765
- SET 1/2" REBAR, PLS 13765
- LOT NUMBER
- BLOCK NUMBER

SEE SHEET 1 FOR LINE TABLES.

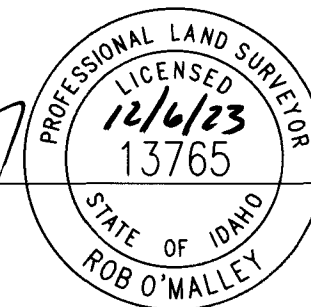
# TRIDENT RIDGE SUBDIVISION NO. 7



## KARMA CREST ESTATES SUBDIVISION



ROB O'MALLEY  
IDAHO NO. 13765



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM

TRIDENT RIDGE SUBDIVISION NO. 7

BK 127 Pg 20522

CERTIFICATE OF OWNERS

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

A RE-SUBDIVISION OF A PORTION OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION, LOCATED IN THE NW1/4 OF THE SE1/4 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 CENTER SOUTH 1/16 CORNER OF SAID SECTION 32; THENCE, ALONG THE SOUTH BOUNDARY OF SAID NW1/4 OF THE SE1/4,

A. S.89°14'32"E., 852.67 FEET TO THE SOUTHEAST CORNER OF TRIDENT RIDGE SUBDIVISION NO.6, RECORDS OF ADA COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, ALONG THE EAST BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO. 6,THE FOLLOWING COURSES:

1. N.00°45'28"E., 137.69 FEET; THENCE,
2. N.31°38'52"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
3. NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 52.44 FEET, THROUGH A CENTRAL ANGLE OF 40°03'48" AND A LONG CHORD WHICH BEARS N.38°19'14"W., 51.38 FEET; THENCE, TANGENT FROM SAID CURVE,
4. N.18°17'20"W., 107.97 FEET; THENCE,
5. N.26°48'10"E., 29.59 FEET; THENCE,
6. N.18°17'20"W., 50.00 FEET; THENCE,
7. N.71°42'40"E., 65.11 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
8. EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 23.59 FEET, THROUGH A CENTRAL ANGLE OF 6°00'30" AND A LONG CHORD WHICH BEARS N.74°42'55"E., 23.58 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
9. N.18°03'36"W., 208.02 FEET; THENCE, LEAVING SAID EAST BOUNDARY,
10. N.71°42'40"E., 161.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
11. NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 15.29 FEET, THROUGH A CENTRAL ANGLE OF 11°41'01" AND A LONG CHORD WHICH BEARS N.24°07'49"W., 15.27 FEET; THENCE, TANGENT FROM SAID CURVE,
12. N.18°17'20"W., 15.02 FEET; THENCE,
13. N.71°42'40"E., 160.00 FEET; THENCE,
14. N.18°17'20"W., 292.99 FEET; THENCE,
15. N.14°10'54"W., 235.39 FEET; THENCE,
16. N.89°19'41"W., 470.03 FEET; THENCE,
17. S.88°20'56"W., 44.70 FEET; THENCE,
18. S.13°58'02"E., 8.42 FEET; THENCE,
19. S.84°43'27"W., 261.00 FEET; THENCE,
20. N.88°56'29"W., 65.71 FEET; THENCE,
21. S.47°21'53"W., 76.84 FEET; THENCE,
22. S.00°30'00"W., 301.31 FEET TO THE NORTH BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO.6; THENCE, ALONG SAID BOUNDARY,
23. N.89°30'00"W., 37.00 FEET TO THE EAST RIGHT-OF-WAY OF NORTH WING ROAD AS SHOWN ON SAID PLAT OF KARMA CREST ESTATES SUBDIVISION; THENCE, ALONG SAID RIGHT-OF-WAY,
24. N.00°30'00"E., 408.09 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
25. NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 29.19 FEET, THROUGH A CENTRAL ANGLE OF 33°26'45" AND A LONG CHORD WHICH BEARS N.16°13'17"W., 28.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND THE NORTH BOUNDARY OF SAID LOT 3; THENCE, LEAVING SAID RIGHT-OF-WAY, ALONG THE NORTH BOUNDARY OF SAID LOT 3 AND LOT 1, THE FOLLOWING COURSES:
26. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 24.91 FEET, THROUGH A CENTRAL ANGLE OF 71°21'24" AND A LONG CHORD WHICH BEARS S.68°37'22"E., 23.33 FEET; THENCE, TANGENT FROM SAID CURVE,
27. N.75°41'57"E., 85.92 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
28. EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 47.04 FEET, THROUGH A CENTRAL ANGLE OF 14°58'22" AND A LONG CHORD WHICH BEARS N.83°11'08"E., 46.90 FEET; THENCE, TANGENT FROM SAID CURVE,
29. S.89°19'41"E., 1138.45 FEET TO THE CENTER EAST ONE-SIXTEENTH CORNER OF SAID SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID NW1/4 OF THE SE1/4,
30. S.00°30'24"W., 1323.82 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 32; THENCE, ALONG THE SOUTH BOUNDARY OF SAID NW1/4 OF THE SE1/4,
31. N.89°14'32"W., 463.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.42 ACRES, MORE OR LESS.

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 OF STAR HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 1 DAY OF DECEMBER, 2023

By: TROY WAHLBERG: VICE PRESIDENT, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

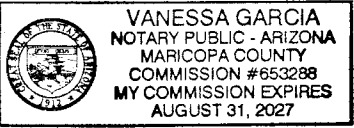
ACKNOWLEDGMENT

STATE OF ARIZONA }  
MARICOPA COUNTY } s.s.

ON THIS 1<sup>st</sup> DAY OF December, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TROY WAHLBERG, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT 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.

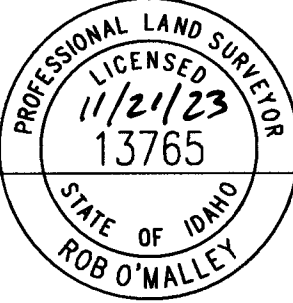
NOTARY PUBLIC FOR THE STATE OF ARIZONA



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.

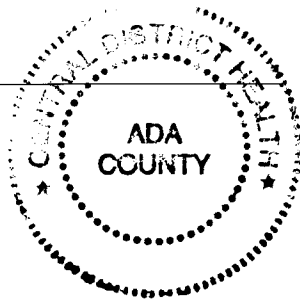
ROB O'MALLEY  
IDAHO NO. 13765



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.

Joni Bodie REHS  
R.E.H.S. DISTRICT HEALTH

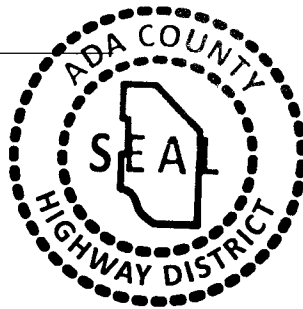


6-7-2023  
DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 12<sup>th</sup> DAY OF October, 2023.

[Signature]  
PRESIDENT - ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF THE CITY ENGINEER

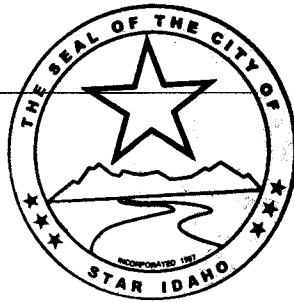
I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, December 13, 2023 HEREBY APPROVE THIS PLAT.

Ryan J. May PE # 11621 12/13/23  
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 21<sup>st</sup> DAY OF November, 2023, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

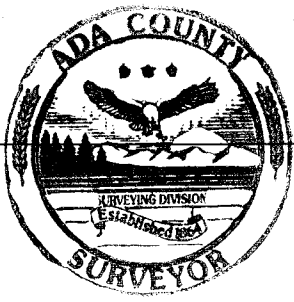
Jm  
CITY CLERK ~ STAR, IDAHO



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. Hatting  
ADA COUNTY SURVEYOR  
PLS 5359



12-15-2023  
DATE

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 December 18<sup>th</sup> 2023  
COUNTY TREASURER DATE  
Signed by Deputy: Julia Prang



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 Ardurra AT 22 MINUTES PAST 4 O'CLOCK P.M. ON THIS 18<sup>th</sup> DAY OF December, 2023 IN BOOK 127 OF PLATS, AT PAGES 20519 THROUGH 20523 AS INSTRUMENT NO. 2023-070241.

N Olson  
DEPUTY

Trent Tappie  
EX OFFICIO RECORDER

Fee: \$26.00

Rob O'Malley  
ROB O'MALLEY  
IDAHO NO. 13765

