



PLAT RECORDING SHEET

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BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

OWNERS

AT THE REQUEST OF

COMMENTS

TRIDENT RIDGE SUBDIVISION NO. 8

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
2024

Bk 129 Pg 20972

CP&F INST. NO.
2023-063324
CE1/16

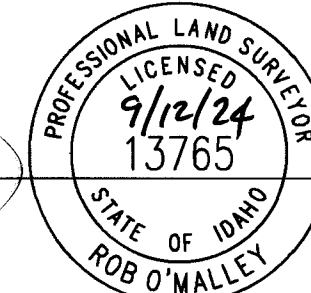


SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-SUBDIVIDE PORTIONS OF PARCELS A, B, AND C OF ADA COUNTY RECORD OF SURVEY NO. 12165, ORIGINALLY LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION, RECORDED IN BOOK 60, PAGE 6037-6039 OF PLATS, OFFICIAL RECORDS OF ADA COUNTY, IDAHO

MANY OF THE ORIGINAL CORNERS FROM THE ABOVE REFERENCED PLAT AND RECORD OF SURVEY HAVE BEEN DESTROYED PRIOR TO AND DURING CONSTRUCTION. ADJACENT PHASES OF TRIDENT RIDGE PINS WERE SEARCHED FOR AND MOST WERE FOUND. DESTROYED CORNERS WERE RESET. ALL OF THE MONUMENTS WITHIN THE BOUNDARIES OF TRIDENT RIDGE ARE PLS 13765 AND ARE SHOWN BASED ON THEIR ORIGINAL SET POSITION. PLSS CORNERS WERE FOUND AS SHOWN IN GOOD CONDITION AND IN THEIR TRUE POSITIONS. NEW CORNERS WERE SET WHERE APPLICABLE.

ROB O'MALLEY
IDAHO NO. 13765



ARDURRA

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

SHEET NO. 1 OF 4

TRIDENT RIDGE SUBDIVISION NO. 8

Bk 129 Pg 20973

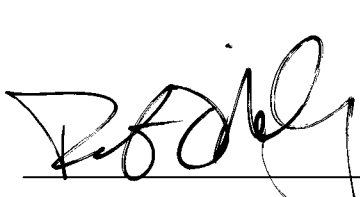
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°58'02"W	8.42'
L2	N88°20'56"E	44.70'
L3	S18°17'20"E	15.02'
L4	N14°10'54"W	19.20'
L5	S75°49'06"W	50.00'
L6	S18°17'20"E	22.95'
L7	S00°40'19"W	1.82'
L8	N89°18'28"W	14.85'
L9	S61°40'38"E	30.20'
L10	S34°22'51"W	7.84'
L11	S34°22'51"W	24.39'
L12	S14°10'54"E	48.32'
L13	S50°36'20"E	14.16'
L14	S44°19'17"E	17.25'
L15	S14°10'54"E	18.32'
L16	N45°41'13"E	15.81'
L17	N52°25'39"E	13.29'
L18	N88°20'56"E	34.67'
L19	S89°19'41"E	37.78'
L20	S89°19'41"E	36.77'

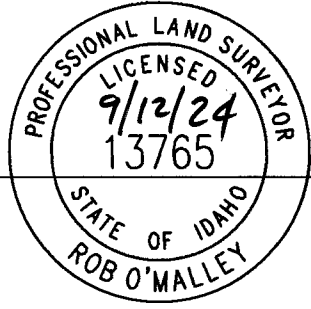
LINE TABLE		
LINE	BEARING	DISTANCE
L21	S89°19'41"E	36.77'
L22	N71°42'40"E	25.00'
L23	N71°42'40"E	25.00'
L24	N75°49'06"E	25.00'
L25	N75°49'06"E	25.00'
L26	N88°20'56"E	10.03'
L27	N14°10'54"W	13.25'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	15.29'	11°41'01"	S24°07'49"E	15.27'
C2	100.00'	11.64'	6°40'01"	S10°50'53"E	11.63'
C3	100.00'	25.92'	14°51'13"	S6°45'18"E	25.85'
C4	345.00'	24.73'	4°06'26"	S16°14'07"E	24.73'
C5	125.00'	7.74'	3°32'55"	S12°24'26"E	7.74'
C6	20.00'	24.79'	71°01'17"	S71°17'09"E	23.23'
C7	57.00'	29.93'	30°04'52"	N49°39'44"W	29.58'
C8	57.00'	114.68'	115°16'22"	S57°39'39"W	96.29'
C9	57.00'	80.72'	81°08'31"	S40°32'47"E	74.14'
C10	57.00'	54.64'	54°55'42"	N71°25'06"E	52.58'
C11	20.00'	10.09'	28°53'41"	S57°16'52"W	9.98'
C12	470.00'	3.07'	0°22'27"	S14°22'07"E	3.07'
C13	470.00'	30.62'	3°43'59"	S16°25'20"E	30.62'
C14	370.00'	23.45'	3°37'55"	S16°28'22"E	23.45'
C15	370.00'	3.07'	0°28'31"	S14°25'09"E	3.07'
C16	125.00'	22.02'	10°05'28"	S9°08'10"E	21.99'
C17	75.00'	10.06'	7°41'15"	S10°20'17"E	10.06'
C18	320.00'	22.94'	4°06'26"	S16°14'07"E	22.93'

NOTES

- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND A SUBDIVISION BOUNDARY, HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- UNLESS OTHERWISE DIMENSIONED, ALL REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
- ALL INTERIOR LOT LINES HAVE A TEN FOOT (10') WIDE PRIVATE PROPERTY DRAINAGE EASEMENT CENTERED ON THE LOT LINE FOR THE PURPOSE OF STORING AND TRANSPORTING PROPERTY DRAINAGE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- 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.
- 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."
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
- LOT 11, BLOCK 12; LOT 25, BLOCK 12; AND LOT 32, BLOCK 13; ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE SUBDIVISION HOMEOWNERS' ASSOCIATION. SAID LOTS ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT NO. 2019-130434, AND MAY BE AMENDED FROM TIME TO TIME.


ROB O'MALLEY
IDAHO NO. 13765





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TRIDENT RIDGE SUBDIVISION NO. 8

Bk 129 Pg 20974

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 SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID NW1/4 OF THE SE1/4,

A.N.00°30'00"E., 866.05 FEET; THENCE,

B.S.89°30'00"E., 72.00 FEET THE TO THE SOUTHERLY BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 7, RECORDED IN BOOK 127 OF PLATS AT PAGES 20519-20523, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO. 7, THE FOLLOWING COURSES:

1. N.00°30'00"E., 301.31 FEET; THENCE,
2. N.47°21'53"E., 76.84 FEET; THENCE,
3. S.88°56'29"E., 65.71 FEET; THENCE,
4. N.84°43'27"E., 261.00 FEET; THENCE,
5. N.13°58'02"W., 8.42 FEET; THENCE,
6. N.88°20'56"E., 44.70 FEET; THENCE,
7. S.89°19'41"E., 470.03 FEET; THENCE,
8. S.14°10'54"E., 235.39 FEET; THENCE,
9. S.18°17'20"E., 292.99 FEET; THENCE,
10. S.71°42'40"W., 160.00 FEET; THENCE,
11. S.18°17'20"E., 15.02 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
12. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, 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 S.24°07'49"E., 15.27 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
13. S.71°42'40"W., 161.10 FEET TO THE EASTERLY BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 6, RECORDED IN BOOK 124 OF PLATS, AT PAGES 19903-19907, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 7 AND ALONG SAID EASTERLY BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 6,
14. N.18°03'36"W., 347.86 FEET TO THE NORTHERLY BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO. 6; THENCE, ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES:
15. S.72°17'37"W., 111.10 FEET; THENCE,
16. N.14°10'54"W., 19.20 FEET; THENCE,
17. S.75°49'06"W., 50.00 FEET; THENCE,
18. N.14°10'54"W., 107.38 FEET; THENCE,
19. S.71°41'55"W., 484.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.46 ACRES, MORE OR LESS.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 25 DAY OF JUNE, 2024

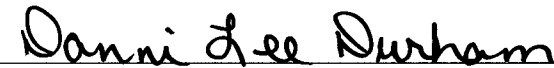
By: 
TROY WAHLBERG: VICE PRESIDENT, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

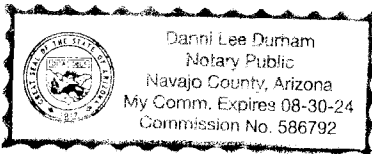
ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
~~MARICOPA~~ COUNTY }
~~NAVASO~~

ON THIS 25 DAY OF June, 2024, 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.

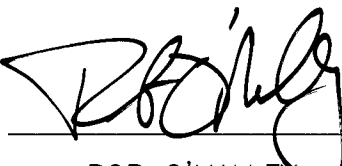
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

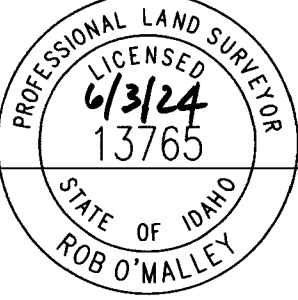

NOTARY PUBLIC FOR THE STATE OF ARIZONA



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




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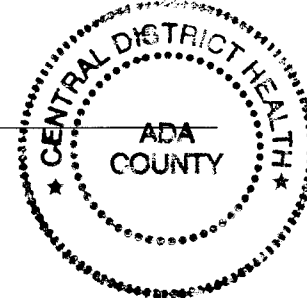
TRIDENT RIDGE SUBDIVISION NO. 8

Bk 129 Pg 20975

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.

Wendy H. Rens RCHS
R.E.H.S. CENTRAL DISTRICT HEALTH



2/7/24
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 22nd DAY OF May, 2024.

Don Pelis
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, September 11, 2024 HEREBY APPROVE THIS PLAT.

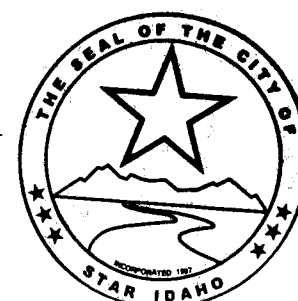
Myron Z. Ziegler PE #11621
CITY ENGINEER ~ STAR, IDAHO

Myron Z. Ziegler
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 7th DAY OF May, 2024, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

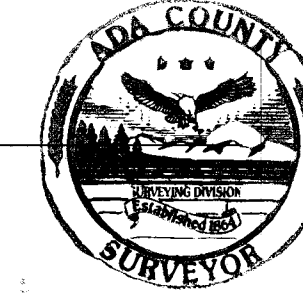
Jm
CITY CLERK ~ STAR, IDAHO



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.

George L. Hastings
ADA COUNTY SURVEYOR
PLS 5359



9-18-2024
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
COUNTY TREASURER
signed by Deputy Treasurer Julie Schell DATE 9/18/2024



CERTIFICATE OF COUNTY RECORDER

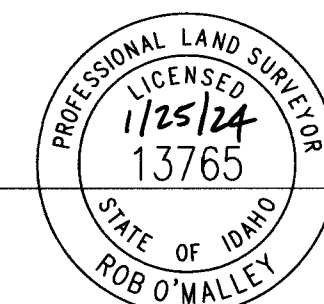
STATE OF IDAHO }
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Ardurra AT 54 MINUTES
PAST 5 O'CLOCK P.M. ON THIS 18 DAY OF September, 2024
IN BOOK 129 OF PLATS, AT PAGES 20972 THROUGH 20975 AS INSTRUMENT
NO. 2024-052041

Don Ryalls
DEPUTY

Trant Tripple
EX OFFICIO RECORDER

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



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SHEET NO. 4 OF 4