



## PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

**BOOK**

119

**PAGE**

18507

**Thru**

18511

**SURVEYOR**

ROB O'MALLEY

**SUBDIVISION NAME**

TRIDENT RIDGE SUBDIVISION NO 3

**OWNERS**

BROOKFIELD HOLDINGS

**AT THE REQUEST OF**

T O ENGINEERS

**COMMENTS**

E ½ SW ¼ SEC 32 T5N R1W

BK 111 Pg 18507

# TRIDENT RIDGE SUBDIVISION NO. 3

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

## LEGEND

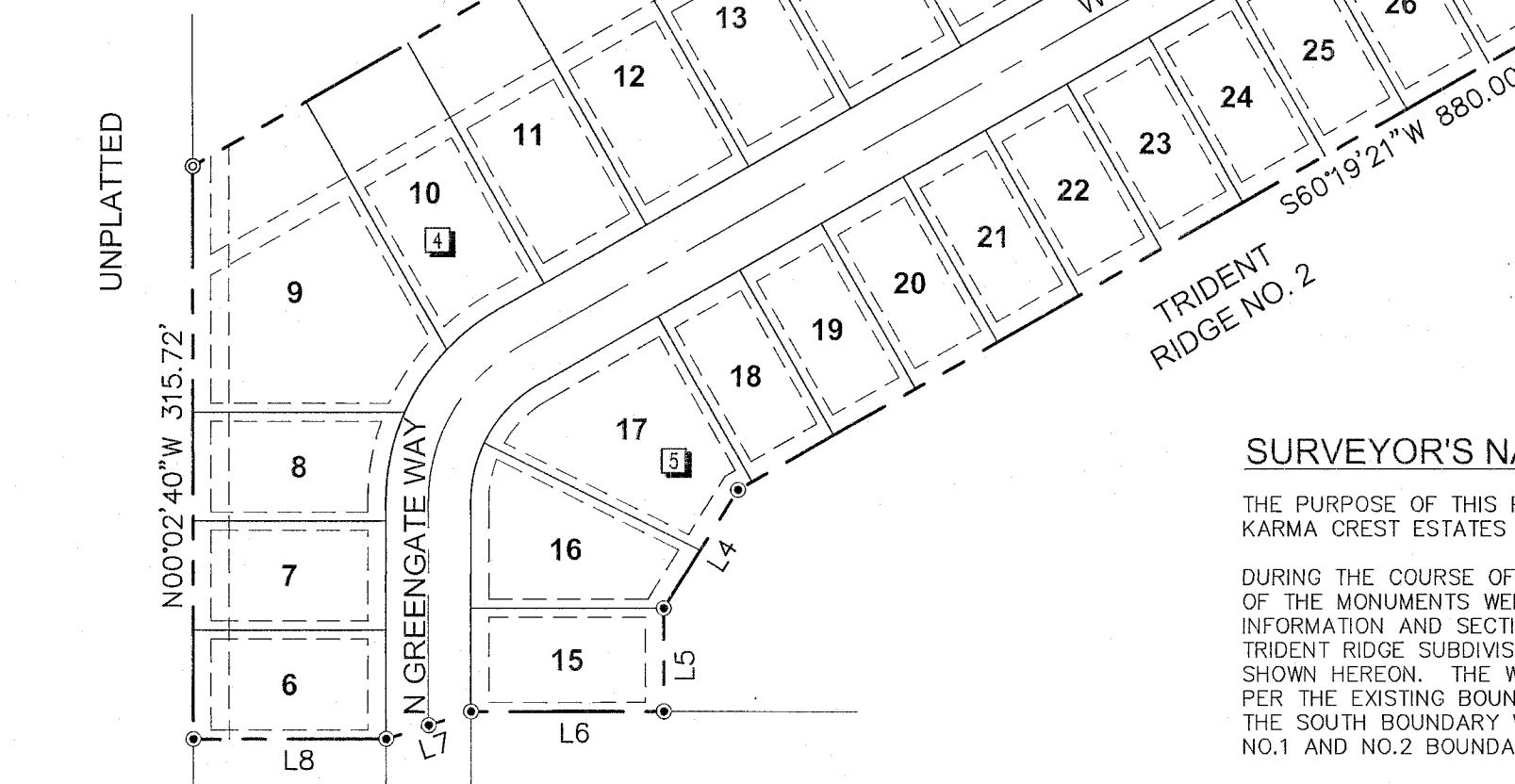
- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE / LOT LINE
- EXISTING PARCEL LINE
- TIE LINE
- EASEMENT LINE
- CENTERLINE
- FOUND 5/8" REBAR, PLS 13765 OR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND BRASS CAP MONUMENT AS NOTED
- FOUND ALUMINUM CAP MONUMENT AS NOTED
- SET 5/8" REBAR, PLS 13765
- SET 1/2" REBAR, PLS 13765
- CALCULATED POINT—NOTHING SET OR FOUND
- {2471} PLS NUMBER ON FOUND MONUMENT
- (100.00') RECORD DATA
- 1 LOT NUMBER
- 1 BLOCK NUMBER

| BOUNDARY LINE TABLE |             |          |
|---------------------|-------------|----------|
| LINE                | BEARING     | DISTANCE |
| L1                  | N89°30'00"W | 84.91'   |
| L2                  | S60°19'21"W | 106.50'  |
| L3                  | N77°02'33"W | 65.93'   |
| L4                  | S32°06'25"W | 77.20'   |
| L5                  | S00°02'40"E | 56.89'   |
| L6                  | S89°57'21"W | 106.50'  |
| L7                  | S72°15'19"W | 49.34'   |
| L8                  | S89°57'20"W | 106.50'  |
| L9                  | N74°40'39"W | 20.70'   |

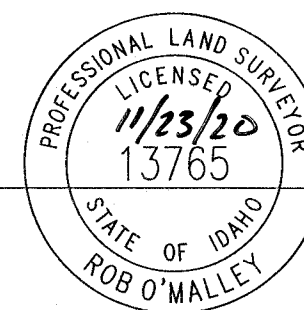
| BOUNDARY LINE TABLE |             |          |
|---------------------|-------------|----------|
| LINE                | BEARING     | DISTANCE |
| L10                 | N60°19'21"E | 75.28'   |
| L11                 | S15°19'21"W | 19.23'   |
| L12                 | S89°30'00"E | 106.41'  |

| BOUNDARY CURVE TABLE |         |        |           |             |        |
|----------------------|---------|--------|-----------|-------------|--------|
| CURVE                | RADIUS  | LENGTH | DELTA     | BEARING     | CHORD  |
| C1                   | 169.00' | 89.03' | 30°10'58" | N75°24'50"E | 88.00' |
| C22                  | 169.97' | 98.30' | 33°08'15" | S50°50'06"E | 96.94' |
| C23                  | 216.97' | 93.81' | 24°46'27" | N45°55'58"W | 93.08' |

UNPLATTED



ROB O'MALLEY  
IDAHO NO. 13765



## 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 FOR TRIDENT RIDGE SUBDIVISION NO.1 AND NO.2 WERE REPLACED OR RE-MONUMENTED AS SHOWN HEREON. THE WEST AND EAST BOUNDARIES OF THIS SUBDIVISION WERE HELD PER THE EXISTING BOUNDARIES OF LOT 6 OF KARMA CREST ESTATES SUBDIVISION. THE SOUTH BOUNDARY WAS HELD FROM THE PREVIOUS TRIDENT RIDGE SUBDIVISION NO.1 AND NO.2 BOUNDARIES.

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

31 32  
6 5

CP&F INST. NO.  
2017-051886

N89°24'18"W 2636.04'

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

32

1/4 COR.  
CP&F INST. NO.  
109114202

W. BEACON LIGHT ROAD

C 1/4 COR.  
CP&F INST. NO.  
2019-113631



## NOTES

- 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 AND THE PROJECT GEOTECHNICAL REPORT DATED AUGUST 8, 2017 OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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."
- LOT 5, BLOCK 7 IS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
- 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. SAID LOTS ARE ALSO SUBJECT TO AN AGREEMENT WITH FARMER'S UNION DITCH COMPANY RECORDED AS INSTRUMENT NO. 2020-127672, RECORDS OF ADA COUNTY, IDAHO.
- 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, RECORDS OF ADA COUNTY, IDAHO AND MAY BE AMENDED FROM TIME TO TIME.
- 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.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A TEN (10) FOOT WIDE EASEMENT FOR THE TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT TO BE OFFSET FROM THE SLOPE EASEMENT LINE FOR LOTS 9 THROUGH 17, BLOCK 4 AND LOTS 6 THROUGH 17, BLOCK 7.
- LOTS 9 THROUGH 17, BLOCK 4 AND LOTS 6 THROUGH 17, BLOCK 7 ARE SUBJECT TO A SLOPE SETBACK EASEMENT DIMENSIONED AS SHOWN. BUILDING SETBACK SHALL BE A MINIMUM FIFTEEN (15) FEET FROM THE EASEMENT. SLOPES ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- 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.
- LOT SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS PLAT IS SUBJECT TO AN ACHD TEMPORARY LICENSE AGREEMENT PER INSTRUMENT NO. 2020-107047, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO AN ACHD STORM WATER DRAINAGE LICENSE AGREEMENT PER INSTRUMENT NO. 2020-110344, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO NORTH WING ROAD IS PROHIBITED.
- PORTIONS OF LOT 17, BLOCK 4 AND LOT 17, BLOCK 7 ARE SUBJECT TO AN ACHD PERMANENT SLOPE EASEMENT AGREEMENT PER INSTRUMENT NO. 2020-107046, RECORDS OF ADA COUNTY, IDAHO.
- LOTS 6 THROUGH 9 BLOCK 4 ARE SUBJECT TO A CROSSING AGREEMENT FOR THE HUTTON LATERAL PER INSTRUMENT NO.S 2019-011645 AND 2020-029032, RECORDS OF ADA COUNTY, IDAHO.

**T-O ENGINEERS**

332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123  
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

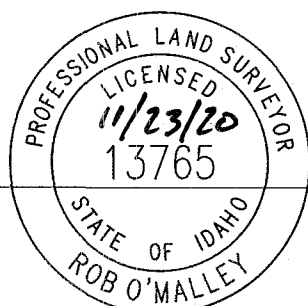
SHEET NO. 1 OF 5

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TRIDENT RIDGE SUBDIVISION NO. 3



ROB O'MALLEY  
IDAHO NO. 13765



### LEGEND

- |           |                                         |
|-----------|-----------------------------------------|
| -----     | SUBDIVISION BOUNDARY                    |
| -----     | SECTION LINE                            |
| -----     | RIGHT-OF-WAY LINE / LOT LINE            |
| -----     | EXISTING PARCEL LINE                    |
| -----     | TIE LINE                                |
| -----     | EASEMENT LINE                           |
| -----     | CENTERLINE                              |
| ⊙         | FOUND 5/8" REBAR, PLS 13765 OR AS NOTED |
| ●         | FOUND 1/2" REBAR AS NOTED               |
| ⊕         | FOUND BRASS CAP MONUMENT AS NOTED       |
| ■         | FOUND ALUMINUM CAP MONUMENT AS NOTED    |
| ⊙         | SET 5/8" REBAR, PLS 13765               |
| ○         | SET 1/2" REBAR, PLS 13765               |
| □         | CALCULATED POINT--NOTHING SET OR FOUND  |
| {2471}    | PLS NUMBER ON FOUND MONUMENT            |
| (100.00') | RECORD DATA                             |
| 1         | LOT NUMBER                              |
| 1         | BLOCK NUMBER                            |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L4         | S32°06'25"W | 77.20'   |
| L5         | S00°02'40"E | 56.89'   |
| L6         | S89°57'21"W | 106.50'  |
| L7         | S72°15'19"W | 49.34'   |
| L8         | S89°57'20"W | 106.50'  |
| L9         | N74°40'39"W | 20.70'   |
| L10        | N60°19'21"E | 75.28'   |
| L11        | S15°19'21"W | 19.23'   |
| L15        | N00°02'40"W | 10.48'   |
| L16        | S60°19'21"W | 9.00'    |
| L17        | N15°19'21"E | 21.97'   |
| L18        | S74°40'39"E | 22.53'   |
| L19        | N29°40'39"W | 23.50'   |

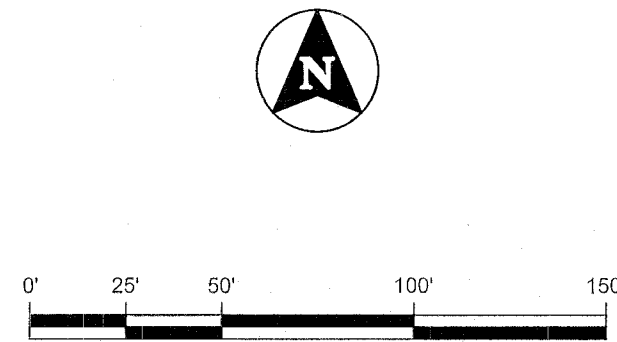
| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C2          | 75.00'  | 33.75'  | 25°47'10" | N12°50'56"E | 33.47'  |
| C3          | 75.00'  | 45.27'  | 34°34'50" | N43°01'56"E | 44.58'  |
| C4          | 98.50'  | 103.78' | 60°22'01" | N30°08'21"E | 99.05'  |
| C5          | 122.00' | 51.00'  | 23°56'58" | N11°55'50"E | 50.63'  |
| C6          | 122.00' | 41.96'  | 19°42'24" | N33°45'31"E | 41.75'  |
| C7          | 122.00' | 35.58'  | 16°42'38" | N51°58'02"E | 35.46'  |
| C8          | 169.97' | 97.62'  | 32°54'34" | N51°22'35"W | 96.29'  |
| C9          | 169.97' | 9.70'   | 3°16'11"  | N69°27'57"W | 9.70'   |
| C10         | 216.97' | 48.40'  | 12°46'52" | N64°42'37"W | 48.30'  |
| C11         | 193.47' | 139.87' | 41°25'24" | N50°23'21"W | 136.87' |
| C12         | 193.47' | 139.87' | 41°25'24" | N50°23'21"W | 136.87' |
| C13         | 169.97' | 10.97'  | 3°41'49"  | S69°15'08"E | 10.97'  |
| C14         | 216.97' | 47.26'  | 12°28'47" | S64°51'39"E | 47.16'  |
| C15         | 216.97' | 93.66'  | 24°43'58" | S46°15'17"E | 92.93'  |
| C22         | 169.97' | 98.30'  | 33°08'15" | S50°50'06"E | 96.94'  |
| C23         | 216.97' | 93.81'  | 24°46'27" | N45°55'58"W | 93.08'  |

# TRIDENT RIDGE SUBDIVISION NO. 3

BK 119 Pg 18509

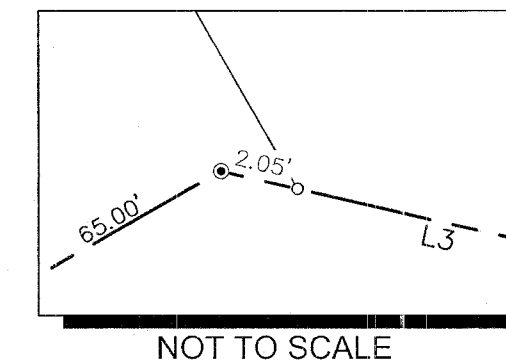
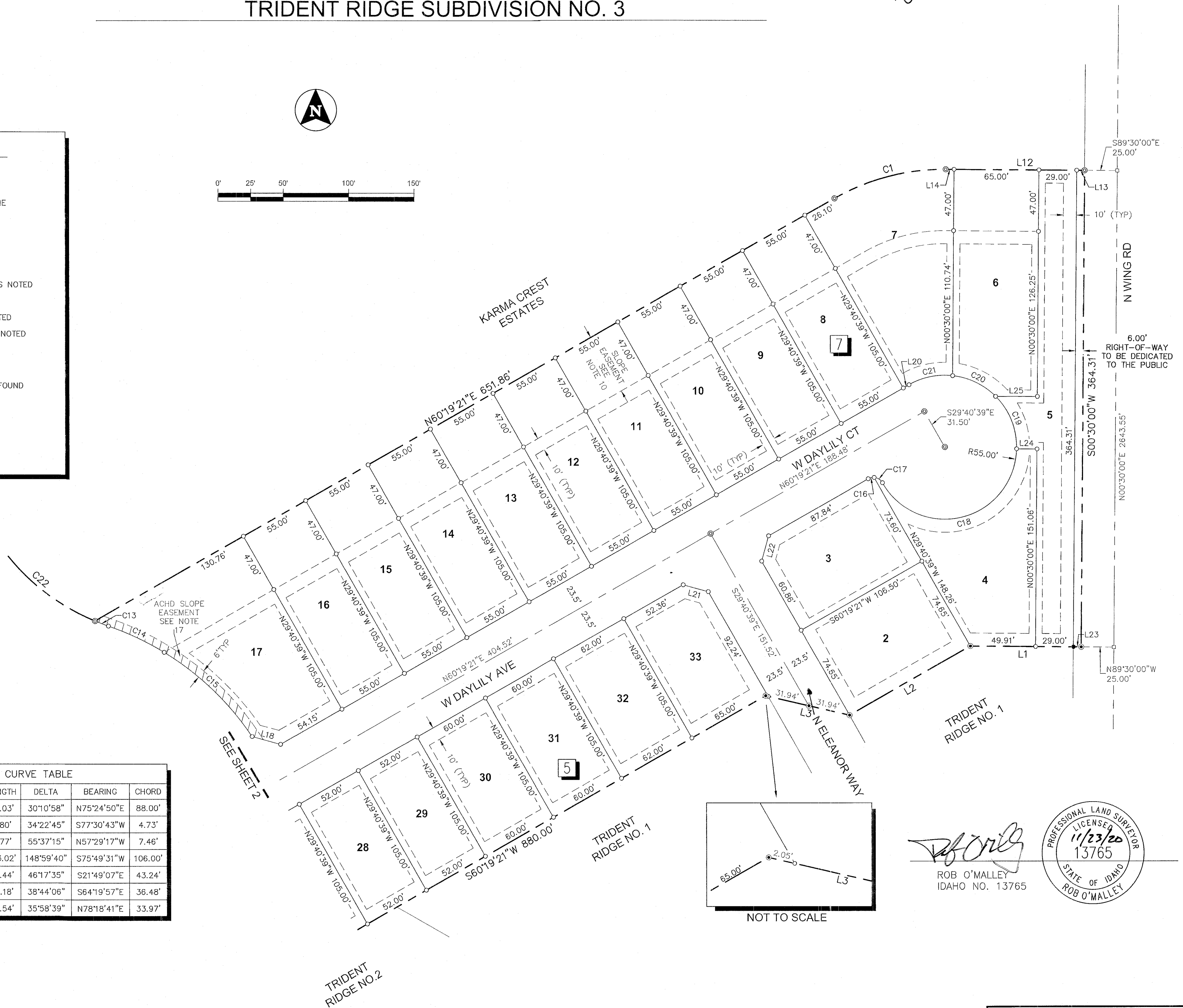
## LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE / LOT LINE
- EXISTING PARCEL LINE
- TIE LINE
- EASEMENT LINE
- CENTERLINE
- FOUND 5/8" REBAR, PLS 13765 OR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- ⊙ FOUND BRASS CAP MONUMENT AS NOTED
- ⊠ FOUND ALUMINUM CAP MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR, PLS 13765
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- CALCULATED POINT—NOTHING SET OR FOUND
- {2471} PLS NUMBER ON FOUND MONUMENT
- (100.00') RECORD DATA
- 1 LOT NUMBER
- 1 BLOCK NUMBER



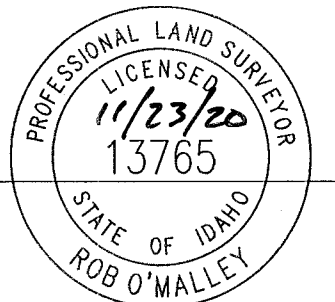
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N89°30'00"W | 84.91'   |
| L2         | S60°19'21"W | 106.50'  |
| L3         | N77°02'33"W | 65.93'   |
| L12        | S89°30'00"E | 106.41'  |
| L13        | S89°30'00"E | 6.00'    |
| L14        | S89°30'00"E | 6.41'    |
| L20        | N60°19'21"E | 5.00'    |
| L21        | S74°40'39"E | 20.00'   |
| L22        | S15°19'21"W | 20.00'   |
| L23        | N89°30'00"W | 6.00'    |
| L24        | S89°30'00"E | 15.56'   |
| L25        | S89°30'00"E | 31.98'   |

| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
| C1          | 169.00' | 89.03'  | 30°10'58"  | N75°24'50"E | 88.00'  |
| C16         | 8.00'   | 4.80'   | 34°22'45"  | S77°30'43"W | 4.73'   |
| C17         | 8.00'   | 7.77'   | 55°37'15"  | N57°29'17"W | 7.46'   |
| C18         | 55.00'  | 143.02' | 148°59'40" | S75°49'31"W | 106.00' |
| C19         | 55.00'  | 44.44'  | 46°17'35"  | S21°49'07"E | 43.24'  |
| C20         | 55.00'  | 37.18'  | 38°44'06"  | S64°19'57"E | 36.48'  |
| C21         | 55.00'  | 34.54'  | 35°58'39"  | N78°18'41"E | 33.97'  |



NOT TO SCALE

ROB O'MALLEY  
IDAHO NO. 13765



# TRIDENT RIDGE SUBDIVISION NO. 3

## 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; THENCE,
- B) N.89°30'00"W., 25.00 FEET TO THE NORTHEAST CORNER OF TRIDENT RIDGE SUBDIVISION NO.1, RECORDED IN BOOK 117 OF PLATS, AT PAGE 17876-17881, RECORDS OF ADA COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO.1 THE FOLLOWING COURSES:
- 1) N.89°30'00"W., 84.91 FEET; THENCE,
  - 2) S.60°19'21"W., 106.50 FEET; THENCE,
  - 3) N.77°02'33"W., 65.93 FEET; THENCE CONTINUING ALONG SAID EXTERIOR BOUNDARY AND THE EXTERIOR BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO.2, RECORDED IN BOOK 118 OF PLATS, AT PAGE 18138-18140, RECORDS OF ADA COUNTY, IDAHO THE FOLLOWING COURSES:
  - 4) S.60°19'21"W., 880.00 FEET; THENCE,
  - 5) S.32°06'25"W., 77.20 FEET; THENCE,
  - 6) S.00°02'40"E., 56.89 FEET; THENCE, LEAVING THE EXTERIOR BOUNDARY OF SAID TRIDENT RIDGE SUBDIVISION NO.2, CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID TRIDENT RIDGE NO.1 THE FOLLOWING COURSES:
  - 7) S.89°57'21"W., 106.50 FEET
  - 8) S.72°15'19"W., 49.34 FEET; THENCE,
  - 9) S.89°57'20"W., 106.50 FEET TO THE WEST BOUNDARY OF SAID LOT 6 BLOCK 1 KARMA CREST ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY,
  - 10) N.00°02'40"W., 315.72 FEET; THENCE,
  - 11) N.60°19'21"E., 580.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
  - 12) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 216.97 FEET, AN ARC LENGTH OF 93.81 FEET, THROUGH A CENTRAL ANGLE OF 24°46'27" AND A LONG CHORD WHICH BEARS N.45°55'58"W., 93.08 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
  - 13) N.74°40'39"W., 20.70 FEET; THENCE,
  - 14) N.60°19'21"E., 75.28 FEET; THENCE,
  - 15) S.15°19'21"W., 19.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
  - 16) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 169.97 FEET, AN ARC LENGTH OF 98.30 FEET, THROUGH A CENTRAL ANGLE OF 33°08'15" AND A LONG CHORD WHICH BEARS S.50°50'06"E., 96.94 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
  - 17) N.60°19'21"E., 651.86 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
  - 18) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 169.00 FEET, AN ARC LENGTH OF 89.03 FEET, THROUGH A CENTRAL ANGLE OF 30°10'58" AND A LONG CHORD WHICH BEARS N.75°24'50"E., 88.00 FEET; THENCE, TANGENT FROM SAID CURVE,
  - 19) S.89°30'00"E., 106.41 FEET TO THE WEST RIGHT-OF-WAY OF N. WING ROAD AS SHOWN ON SAID KARMA CREST ESTATES SUBDIVISION; THENCE, ALONG SAID RIGHT-OF-WAY
  - 20) S.00°30'00"W., 364.31 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.995 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 16th DAY OF July, 2020

By: Andrew Brausa  
ANDREW BRAUSA: MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

## ACKNOWLEDGMENT

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

ON THIS 16th DAY OF July, 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.

Brian B Ko  
NOTARY PUBLIC FOR THE STATE OF NEW YORK

BRIAN B KO  
Notary Public-State of New York  
No. 01KO6371841  
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.

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

PROFESSIONAL LAND SURVEYOR  
LICENSED  
7-8-20  
13765  
STATE OF IDAHO  
ROB O'MALLEY

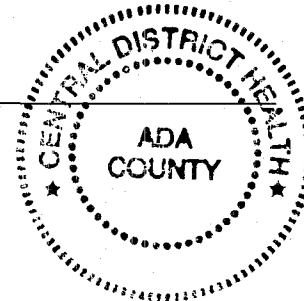
# TRIDENT RIDGE SUBDIVISION NO. 3

BK 119 Pg 18511

## 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.

[Signature] REHS  
R.E.H.S. CENTRAL DISTRICT HEALTH



7-15-2020  
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 25 DAY OF September, 2020

[Signature]  
PRESIDENT - ADA COUNTY HIGHWAY DISTRICT  
Signed by Bruce S. Wong,  
Director for President



## 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.

[Signature]  
CITY ENGINEER - STAR, IDAHO

PE # 11621

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

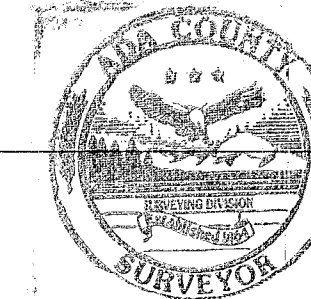
[Signature]  
CITY CLERK - STAR, IDAHO



## 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.

[Signature]  
ADA COUNTY SURVEYOR  
PLS # 13553



24 November 2020  
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: Alwandra Uyath

11-24-2020  
DATE



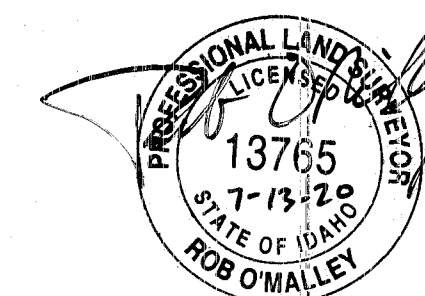
## CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF T.O. Engineers AT 25 MINUTES PAST 3 O'CLOCK P.M. ON THIS 24th DAY OF NOV, 2020. IN BOOK 119 OF PLATS, AT PAGES 18507 THROUGH 18511 AS INSTRUMENT NO. 2020-1162112.

[Signature]  
DEPUTY  
Fee \$ 26.00

Phil McGrane  
EX OFFICIO RECORDER



NOTICE OF ANNEXATION  
Trident Ridge Subdivision

In compliance with the laws of the State of Idaho and the requirements of the Declaration of Covenants, Conditions and Restrictions for Trident Ridge Subdivision recorded December 27<sup>th</sup> 2019 as Instrument number 2019-130434 ("Declaration") in the Records of Ada County, the land legally described in Exhibit "A" to this notice, Trident Ridge Subdivision No. 3, Instrument Number 2020-162112 in the records of Ada County is hereby annexed into the Trident Ridge Subdivision, and here after each purchaser of land shall be a member of the Trident Ridge Subdivision Inc., its successors, or assigns ("Association")

All Property described in Exhibit "A" is hereafter subject to the covenants, conditions, and restrictions contained in the Declaration as if it were originally covered by the Declaration and originally constituted a portion of the Trident Ridge Subdivision. All use restrictions contained in the Declaration are applicable to the property described in Exhibit "A".

The annexation of Trident Ridge Subdivision No. 3 has been approved by the Declarant, the owner of such property and by the Board of Directors for the Association.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed by an Authorized Agent of the company, duly authorized to execute contracts and agreements.

DATE: December 7, 2020

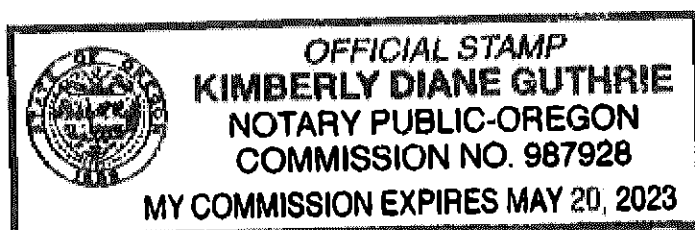
Hayden Homes Idaho, LLC

By: David Woods  
Name: David Woods  
Title: Controller

State of Oregon )  
County of Deschutes )

On this 7 day of Dec, in the year of 2020, before me, Kimberly Guthrie (Notary's name) a notary public, personally appeared David Woods, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal



Kimberly D. Guthrie  
Notary Public  
My Commission Expires on May 20, 2023

Trident Ridge Notice of Annexation

CONSENT OF BCP

BCP hereby consents to the foregoing annexation of Trident Ridge Subdivision No. 3.

DATE: December 1, 2020

Brookfield Holdings (Hayden II), LLC

By: [Signature]  
Andrew Brausa  
Member

State of New York )  
County of New York )

On this 1st day of December, in the year of 2020, before me, Brian Ko (Notary's name) a notary public, personally appeared Andrew Brausa, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

[Signature]  
Notary Public  
My Commission Expires on \_\_\_\_\_

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

Trident Ridge Notice of Annexation

CONSENT OF ASSOCIATION

The Association hereby consents to the foregoing annexation of Trident Ridge Subdivision No. 3.

DATE: DEC. 7th, 2020

Trident Ridge Homeowners Association, Inc.

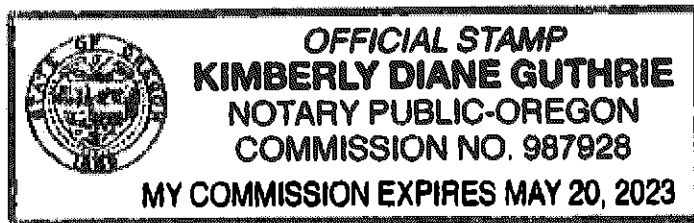
By: K. Ringis  
Kristi Ringis  
President

State of OREGON )  
County of Deschutes )

On this 7 day of December, in the year of 2020, before me, Kimberly Guthrie (Notary's name) a notary public, personally appeared Kristi Ringis, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

Kimberly D. Guthrie  
Notary Public  
My Commission Expires on May 20, 2023



Trident Ridge Notice of Annexation



## T-O ENGINEERS

Project No: 190343

Date: July 8, 2020

Page 1 of 2

### Trident Ridge Phase 3 Land Description

A parcel of land being a re-subdivision of a portion of Lots 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, lying 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; thence,

B) N.89°30'00"W., 25.00 feet to the northeast corner of Trident Ridge Subdivision No.1, recorded in Book 117 of Plats, at page 17876-17881, records of Ada County, Idaho and the **POINT OF BEGINNING**; thence, along the exterior boundary of said Trident Ridge Subdivision No.1 the following courses:

1) N.89°30'00"W., 84.91 feet; thence,

2) S.60°19'21"W., 106.50 feet; thence,

3) N.77°02'33"W., 65.93 feet; thence continuing along said exterior boundary and the exterior boundary of Trident Ridge Subdivision No.2, recorded in Book 118 of Plats, at page 18138-18140, records of Ada County, Idaho the following courses:

4) S.60°19'21"W., 880.00 feet; thence,

5) S.32°06'25"W., 77.20 feet; thence,

6) S.00°02'40"E., 56.89 feet; thence, leaving the exterior boundary of said Trident Ridge Subdivision No.2, continuing along the exterior boundary of said Trident Ridge No.1 the following courses:

7) S.89°57'21"W., 106.50 feet

8) S.72°15'19"W., 49.34 feet; thence,



## T-O ENGINEERS

Project No: 190343

Date: July 8, 2020

Page 2 of 2

- 9) S.89°57'20"W., 106.50 feet to the west boundary of said Lot 6 Block 1 of Karma Crest Estates Subdivision; thence along said boundary,
- 10) N.00°02'40"W., 315.72 feet; thence,
- 11) N.60°19'21"E., 580.20 feet to the beginning of a non-tangent curve; thence,
- 12) Northwesterly along said curve to the right, having a radius of 216.97 feet, an arc length of 93.81 feet, through a central angle of 24°46'27" and a long chord which bears N.45°55'58"W., 93.08 feet; thence, non-tangent from said curve,
- 13) N.74°40'39"W., 20.70 feet; thence,
- 14) N.60°19'21"E., 75.28 feet; thence,
- 15) S.15°19'21"W., 19.23 feet to the beginning of a non-tangent curve; thence,
- 16) Southeasterly along said curve to the left, having a radius of 169.97 feet, an arc length of 98.30 feet, through a central angle of 33°08'15" and a long chord which bears S.50°50'06"E., 96.94 feet; thence, non-tangent from said curve,
- 17) N.60°19'21"E., 651.86 feet to the beginning of a tangent curve; thence,
- 18) Northeasterly along said curve to the right, having a radius of 169.00 feet, an arc length of 89.03 feet, through a central angle of 30°10'58" and a long chord which bears N.75°24'50"E., 88.00 feet; thence, tangent from said curve,
- 19) S.89°30'00"E., 106.41 feet to the west right-of-way of N. Wing Road as shown on said Karma Crest Estates Subdivision; thence, along said right-of-way
- 20) S.00°30'00"W., 364.31 feet to the **POINT OF BEGINNING**.

**CONTAINING: 10.995 Acres.**

