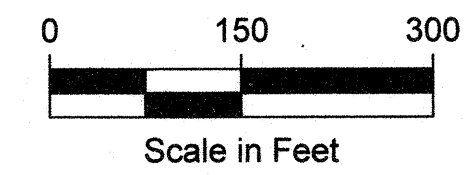


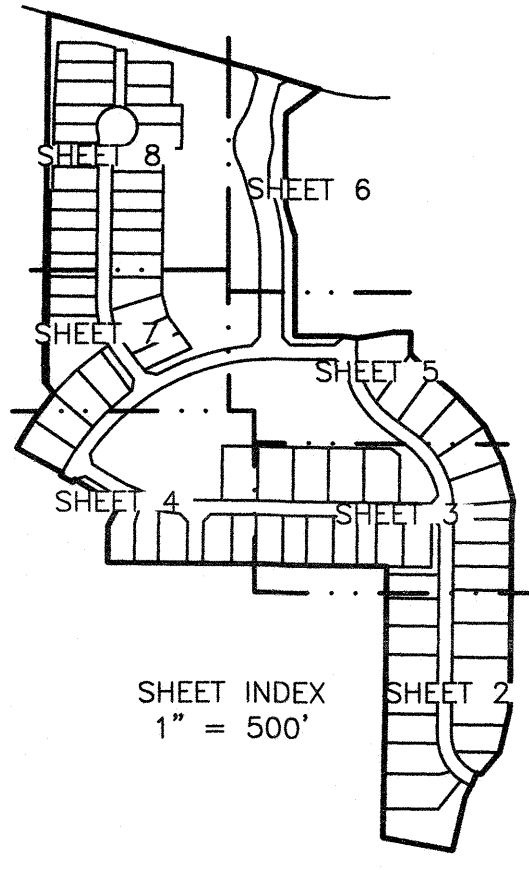
PLAT SHOWING MOON VALLEY SUBDIVISION No. 1

Those portions of the West Half of Section 15 and the East Half of Section 16,
including a portion of Lot 9 of R.L. Hon Subdivision and a portion of Lot 2, Block 1 of Matt Subdivision,
Township 4 North, Range 1 West, Boise Meridian,
City of Star, Ada County, Idaho.
2020



Legend

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Adjacent Property Line
- Match Line
- Utility Easement Line
- Star Sewer & Water District Easement Line
- ACHD Drainage Easement Line
- Little Pioneer Irrigation Easement Line
- Sidewalk Easement Line (See Easement Note #12)
- ACHD Permanent Easement Line
- ACHD Temporary Turn-around Easement Line
- Section Corner, as noted
- Quarter-Section Corner, as noted
- Found Aluminum Cap, as noted
- Found 5/8" Rebar, with Plastic Cap Marked "J-U-B 16642" Unless otherwise noted
- Found Right-of-Way Monument, Brass Cap w/o stamping
- Found 5/8" Rebar, Added Plastic Cap Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Bern'tsen BP Cap with Magnet Marked "J-U-B 16642"
- Calculated Position
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)
- PLS Number Found on Monument
- Indicates Witness Corner

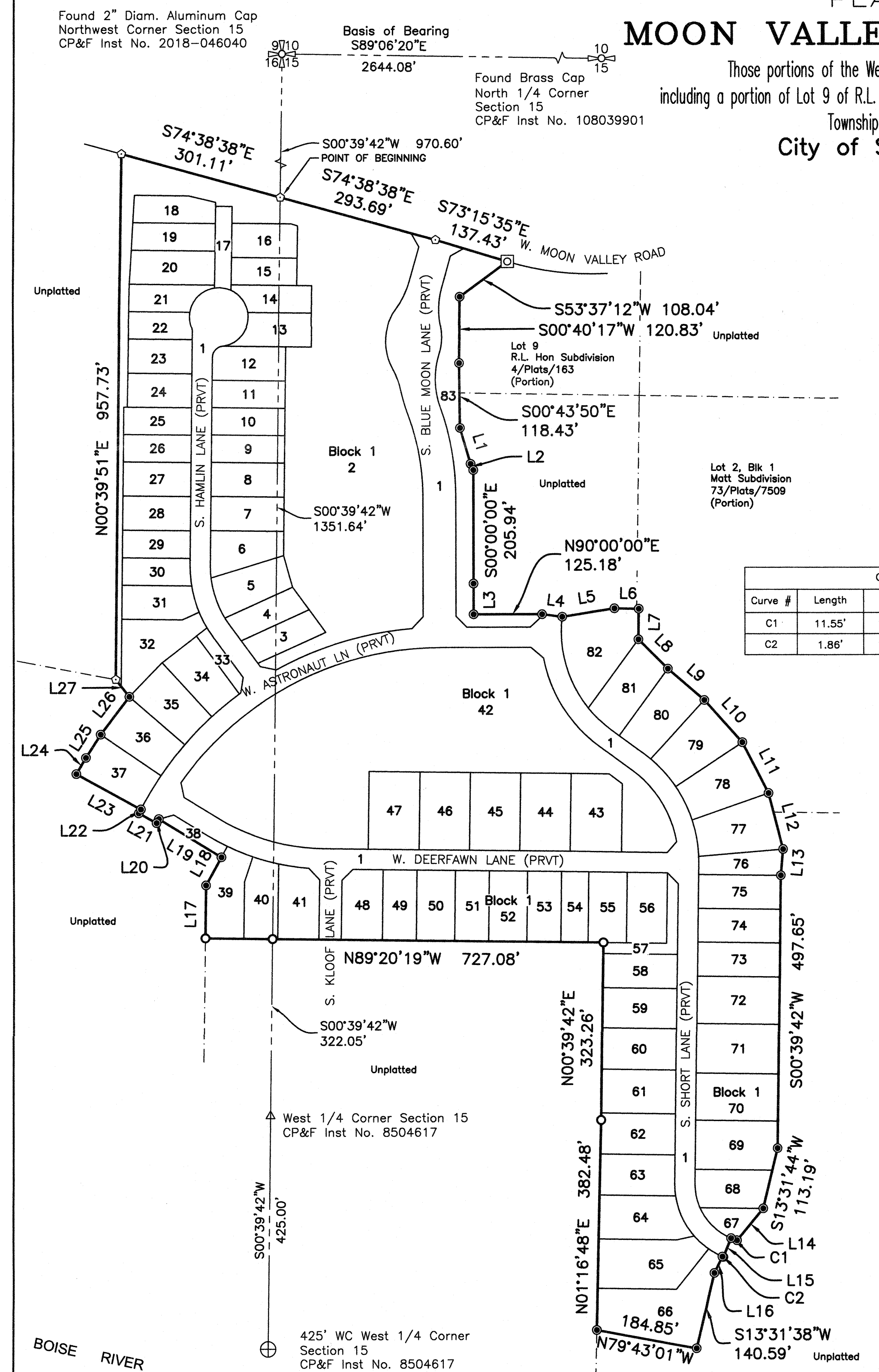


Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	11.55'	106.50'	6°12'47"	N70°37'30"W	11.54'
C2	1.86'	143.50'	0°44'38"	N67°08'48"W	1.86'

Line Table - This Sheet Only

Line #	Direction	Length
L1	S16°26'14"E	68.26'
L2	S23°31'36"E	12.43'
L3	S00°00'00"E	56.00'
L4	S82°54'18"E	37.00'
L5	N81°00'10"E	96.82'
L6	S89°09'13"E	44.41'
L7	S00°50'47"W	55.64'
L8	S45°12'31"E	75.89'
L9	S49°14'42"E	87.76'
L10	S41°58'59"E	103.67'
L11	S27°16'30"E	104.20'
L12	S14°38'21"E	105.14'
L13	S04°51'12"W	48.05'
L14	S39°40'01"W	75.38'
L15	S22°28'53"W	37.00'
L16	S26°25'15"W	33.39'
L17	N00°39'42"E	97.26'
L18	N28°44'06"E	58.23'
L19	N58°33'55"W	133.65'
L20	S28°44'06"W	8.39'
L21	N61°15'54"W	37.00'
L22	N28°44'06"E	8.18'
L23	N61°15'54"W	134.11'
L24	N30°17'36"E	34.28'
L25	N32°08'47"E	50.19'
L26	N37°26'17"E	86.39'
L27	N38°09'21"W	39.95'



Found 2" Diam. Aluminum Cap
Northwest Corner Section 15
CP&F Inst No. 2018-046040

Basis of Bearing
S89°06'20"E
2644.08'

Found Brass Cap
North 1/4 Corner
Section 15
CP&F Inst No. 108039901

BOISE RIVER

425' WC West 1/4 Corner
Section 15
CP&F Inst No. 8504617

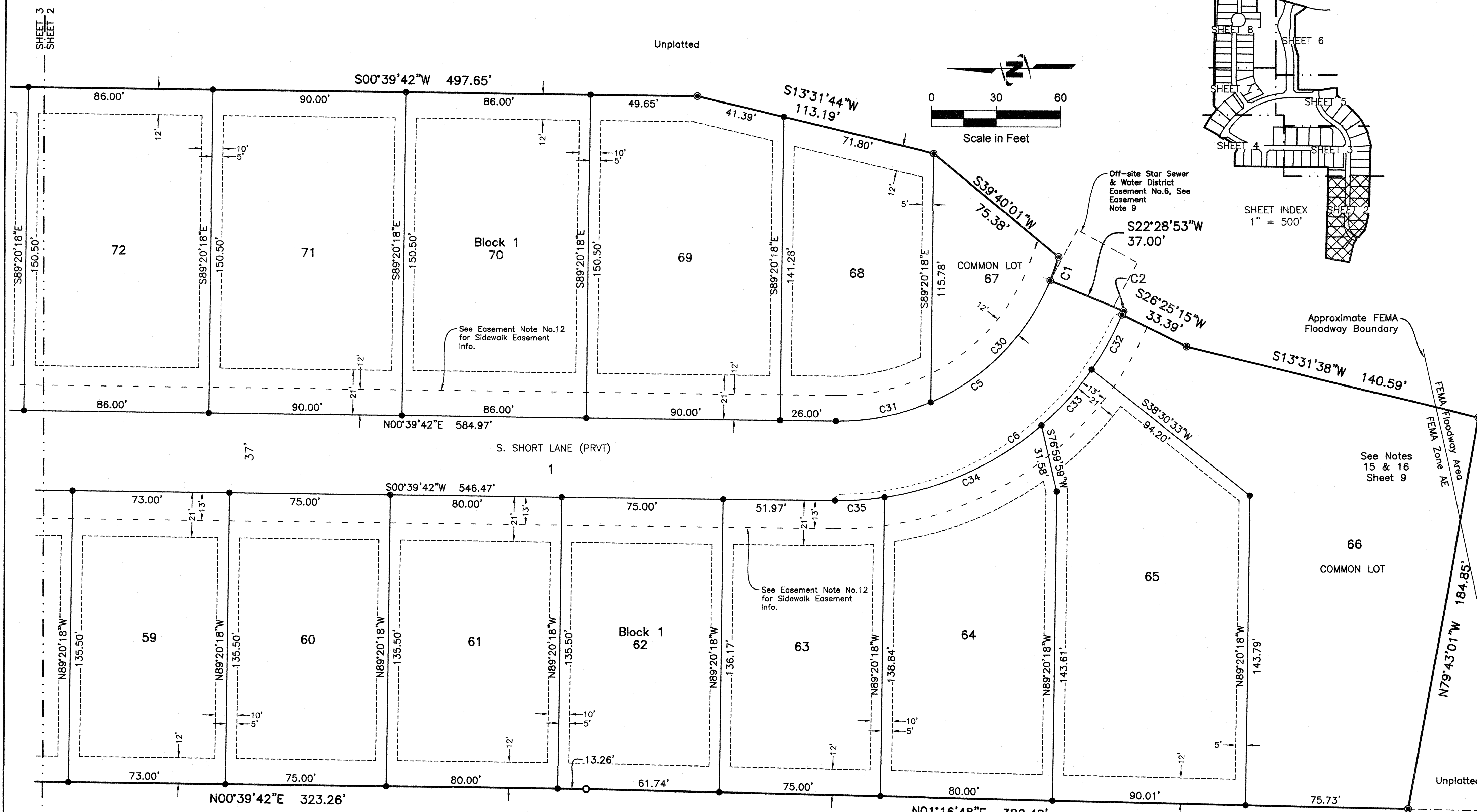


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JUB Project No. 10-19-020



PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

PLAT BOOK 118 PAGE 18220



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	11.55'	106.50'	6°12'47"	N70°37'30"W	11.54'
C2	1.86'	143.50'	0°44'38"	N67°08'48"W	1.86'
C5	126.73'	106.50'	68°10'49"	S33°25'43"E	119.39'
C6	168.90'	143.50'	67°26'11"	S33°03'24"E	159.32'
C30	81.38'	106.50'	43°46'50"	S45°37'42"E	79.41'
C31	45.35'	106.50'	24°23'59"	S11°32'18"E	45.01'
C32	29.22'	143.50'	11°40'01"	N60°56'28"W	29.17'
C33	35.09'	143.50'	14°00'34"	N48°06'11"W	35.00'
C34	81.46'	143.50'	32°31'28"	N24°50'10"W	80.37'
C35	23.13'	143.50'	9°14'08"	N03°57'22"W	23.11'

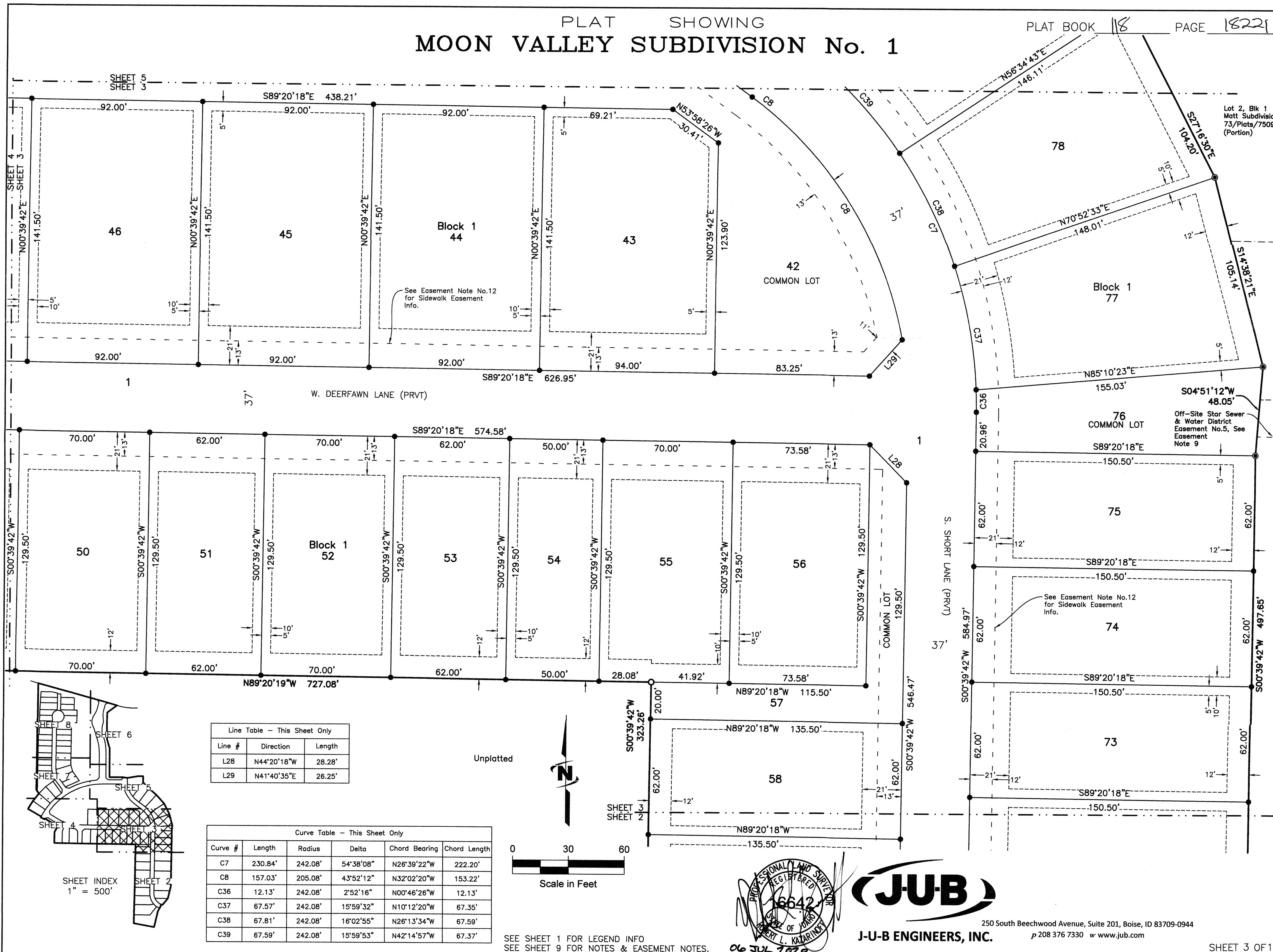


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SEE SHEET 1 FOR LEGEND INFO
SEE SHEET 9 FOR NOTES & EASEMENT NOTES.

PLAT SHOWING MOON VALLEY SUBDIVISION No. 1

PLAT BOOK 118 PAGE 1822



Lot 2, Blk 1
Matt Subdivision
73/Plats/7509
(Portion)

Off-Site Star Sewer
& Water District
Easement No. 5, See
Easement Note 9

See Easement Note No. 12
for Sidewalk Easement
Info.

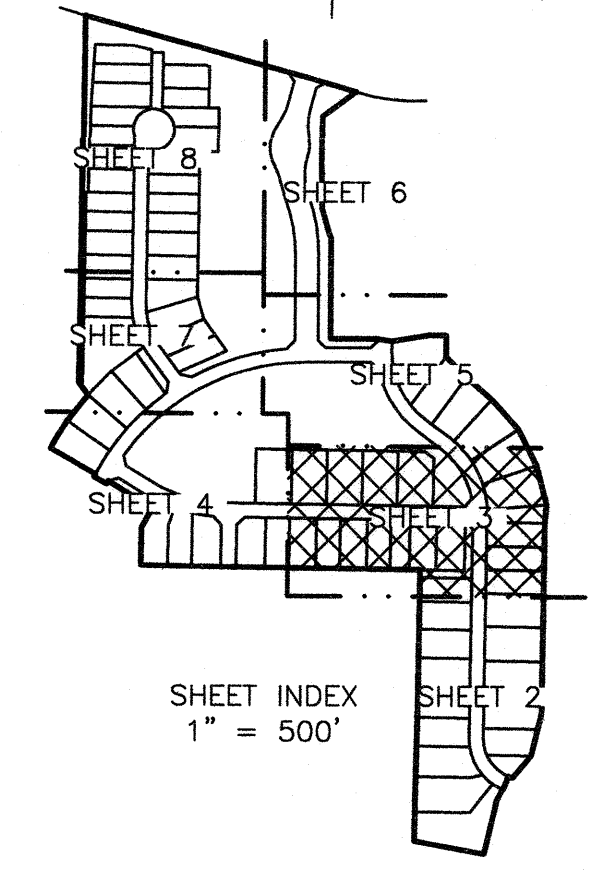
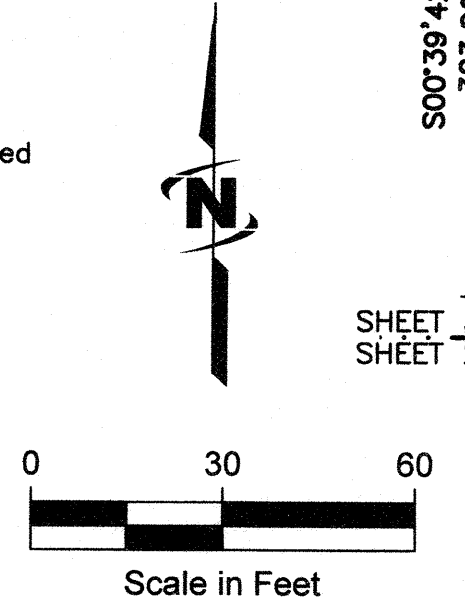
Line Table - This Sheet Only

Line #	Direction	Length
L28	N44°20'18"W	28.28'
L29	N41°40'35"E	26.25'

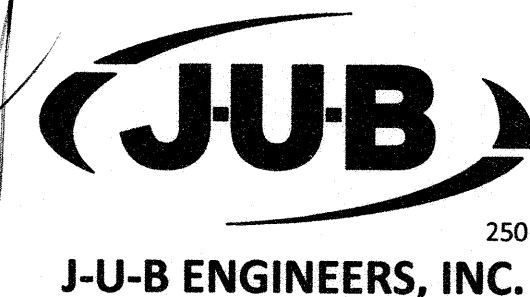
Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	230.84'	242.08'	54°38'08"	N26°39'22"W	222.20'
C8	157.03'	205.08'	43°52'12"	N32°02'20"W	153.22'
C36	12.13'	242.08'	2°52'16"	N00°46'26"W	12.13'
C37	67.57'	242.08'	15°59'32"	N10°12'20"W	67.35'
C38	67.81'	242.08'	16°02'55"	N26°13'34"W	67.59'
C39	67.59'	242.08'	15°59'53"	N42°14'57"W	67.37'

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SEE SHEET 1 FOR LEGEND INFO
SEE SHEET 9 FOR NOTES & EASEMENT NOTES.



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PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

SHEET 7
SHEET 4

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Block 1
36

37

Line Table - This Sheet Only

Line #	Direction	Length
L20	S28°44'06"W	8.39'
L22	N28°44'06"E	8.18'
L32	N45°39'42"E	28.28'
L33	S43°07'13"E	28.88'
L34	N74°18'36"E	27.97'
L35	N12°15'08"W	27.63'

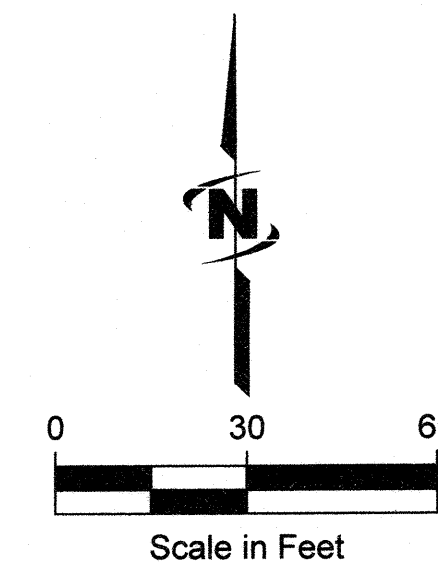
Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	554.11'	577.79'	54°56'51"	S62°31'34"W	533.12'
C27	268.28'	614.79'	25°00'09"	S41°14'11"W	266.16'
C28	204.90'	381.50'	30°46'23"	S73°57'07"E	202.45'
C29	196.98'	418.50'	26°58'03"	S72°02'57"E	195.16'
C40	55.55'	418.50'	7°36'18"	S81°43'49"E	55.51'
C41	48.91'	418.50'	6°41'47"	S74°34'47"E	48.88'
C42	50.19'	418.50'	6°52'18"	S67°47'45"E	50.16'
C43	42.33'	418.50'	5°47'41"	S61°27'45"E	42.31'
C44	57.55'	614.79'	5°21'47"	N31°25'00"E	57.53'
C45	71.10'	614.79'	6°37'35"	N37°24'41"E	71.06'
C46	71.12'	614.79'	6°37'41"	N44°02'19"E	71.08'

Off-site Star Sewer & Water District Easement No.3, See Easement Note 9

See Easement Note No.12 for Sidewalk Easement Info.

SHEET INDEX
1" = 500'



42
COMMON LOT

Block 1
47

46

Unplatted

39

40

Block 1
41

41'

48

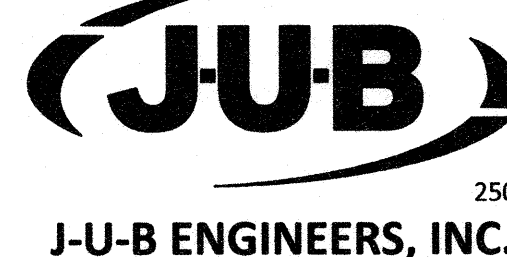
49

50

See Easement Note No.12 for Sidewalk Easement Info.

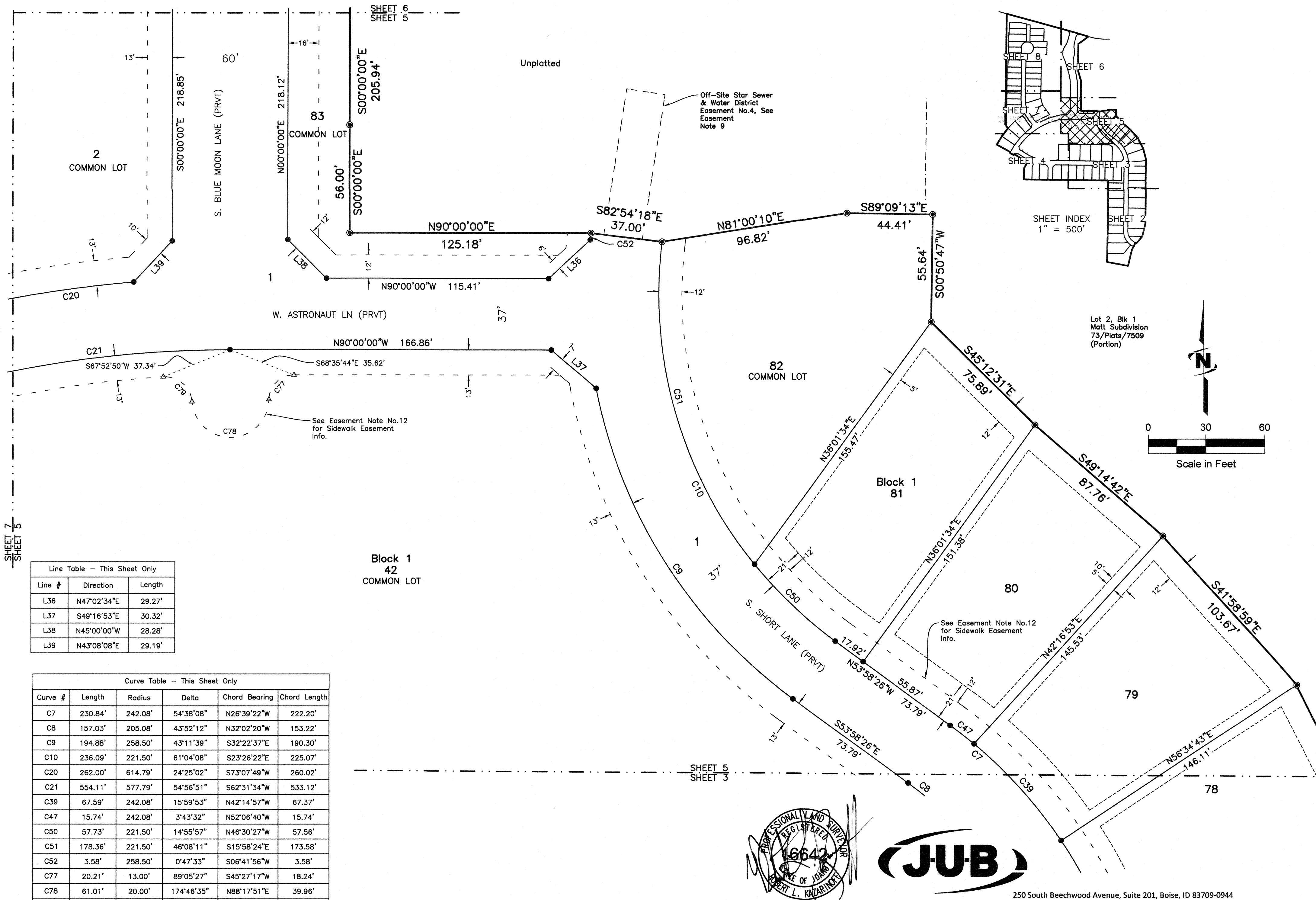


SEE SHEET 1 FOR LEGEND INFO
SEE SHEET 9 FOR NOTES & EASEMENT NOTES.



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PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1



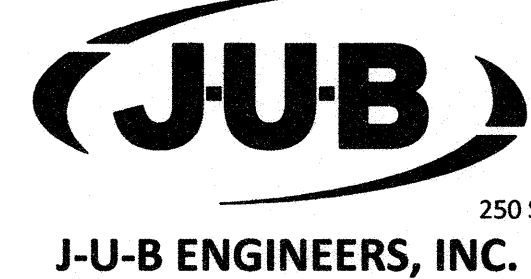
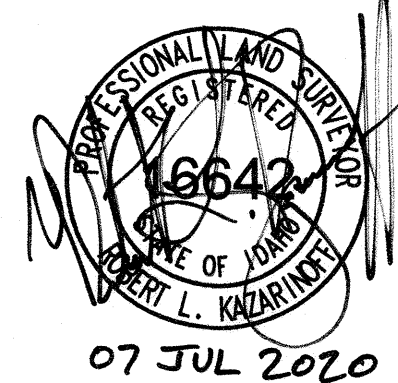
Line Table - This Sheet Only

Line #	Direction	Length
L36	N47°02'34"E	29.27'
L37	S49°16'53"E	30.32'
L38	N45°00'00"W	28.28'
L39	N43°08'08"E	29.19'

Curve Table - This Sheet Only

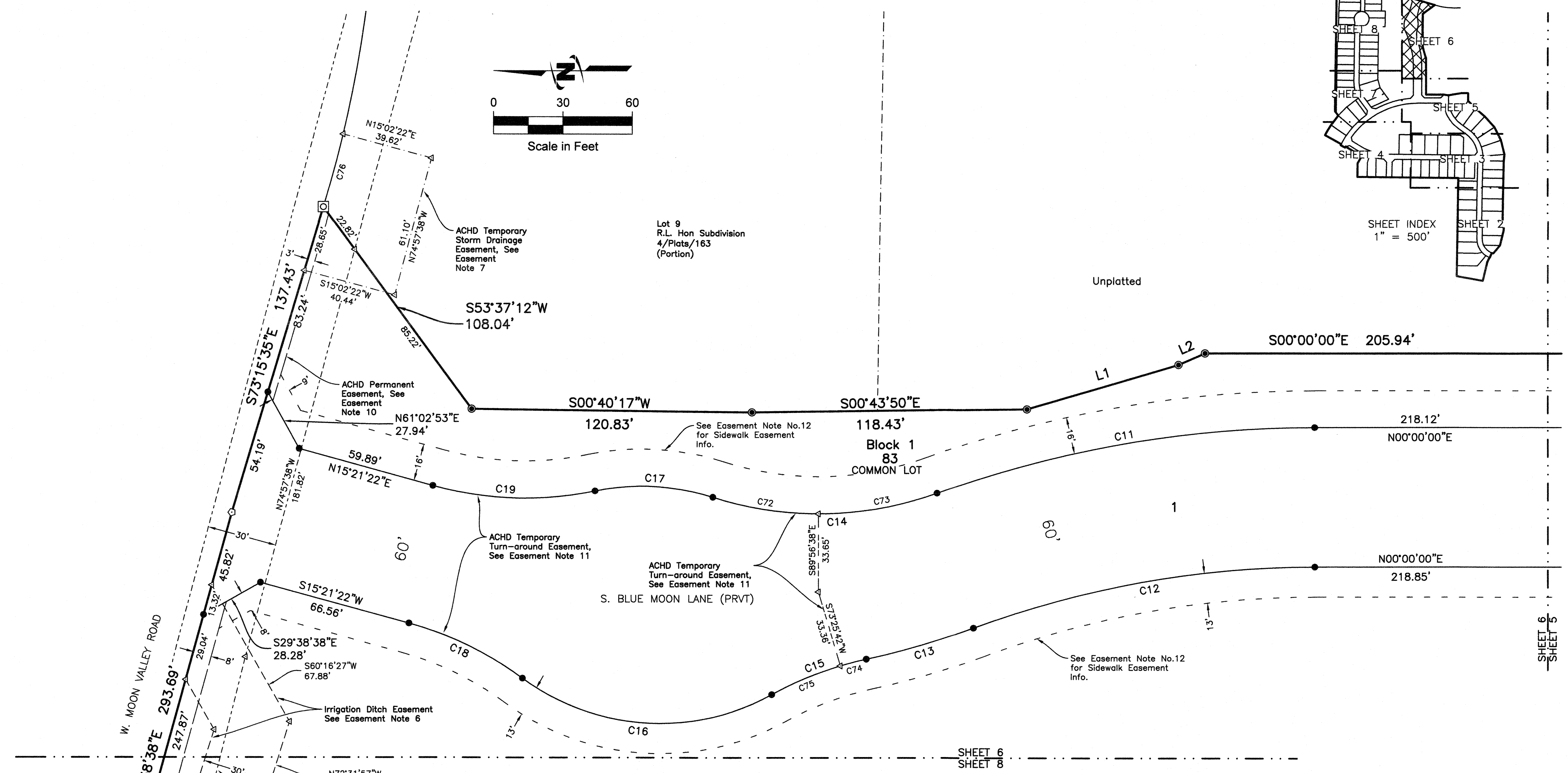
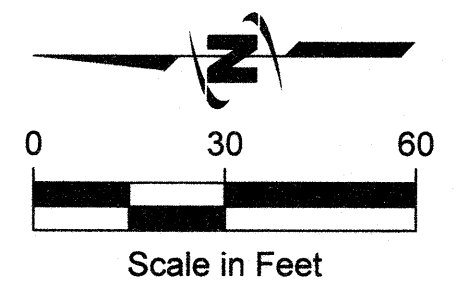
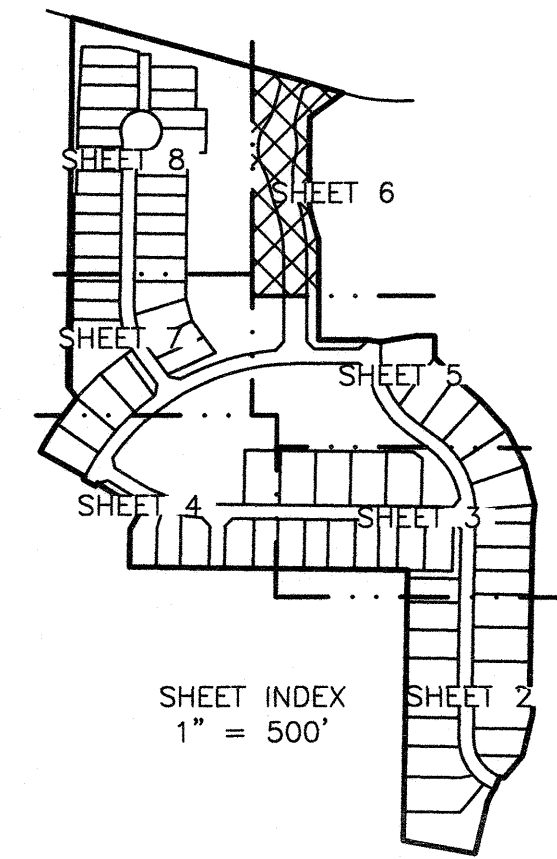
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	230.84'	242.08'	54°38'08"	N26°39'22"W	222.20'
C8	157.03'	205.08'	43°52'12"	N32°02'20"W	153.22'
C9	194.88'	258.50'	43°11'39"	S32°22'37"E	190.30'
C10	236.09'	221.50'	61°04'08"	S23°26'22"E	225.07'
C20	262.00'	614.79'	24°25'02"	S73°07'49"W	260.02'
C21	554.11'	577.79'	54°56'51"	S62°31'34"W	533.12'
C39	67.59'	242.08'	15°59'53"	N42°14'57"W	67.37'
C47	15.74'	242.08'	3°43'32"	N52°06'40"W	15.74'
C50	57.73'	221.50'	14°55'57"	N46°30'27"W	57.56'
C51	178.36'	221.50'	46°08'11"	S15°58'24"E	173.58'
C52	3.58'	258.50'	0°47'33"	S06°41'56"W	3.58'
C77	20.21'	13.00'	89°05'27"	S45°27'17"W	18.24'
C78	61.01'	20.00'	174°46'35"	N88°17'51"E	39.96'
C79	21.79'	14.00'	89°11'50"	N48°54'47"W	19.66'

SEE SHEET 1 FOR LEGEND INFO
SEE SHEET 9 FOR NOTES & EASEMENT NOTES.



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PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1



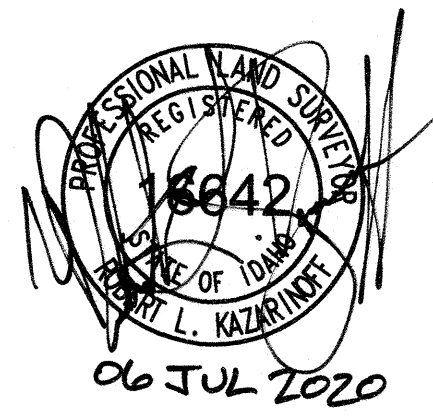
Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	166.19'	480.00'	19°50'13"	N09°55'06"W	165.36'
C12	150.39'	420.00'	20°30'55"	N10°15'28"W	149.58'
C13	48.08'	330.00'	8°20'50"	S16°20'30"E	48.03'
C14	98.33'	150.00'	37°33'39"	S01°03'23"E	96.58'
C15	43.67'	150.00'	16°40'55"	N20°30'33"W	43.52'
C16	113.65'	100.00'	65°06'55"	S03°42'27"W	107.63'
C17	51.31'	100.00'	29°23'54"	N03°01'29"E	50.75'
C18	54.74'	150.00'	20°54'32"	N25°48'38"E	54.44'
C19	70.77'	150.00'	27°01'50"	S01°50'27"W	70.11'
C72	46.25'	150.00'	17°40'04"	S08°53'24"W	46.07'
C73	52.08'	150.00'	19°53'35"	S09°53'26"E	51.82'
C74	11.53'	150.00'	4°24'13"	N14°22'12"W	11.53'
C75	32.15'	150.00'	12°16'43"	N22°42'40"W	32.08'
C76	32.47'	533.00'	3°29'25"	S75°00'29"E	32.46'

Line Table - This Sheet Only

Line #	Direction	Length
L1	S16°26'14"E	68.26'
L2	S23°31'36"E	12.43'

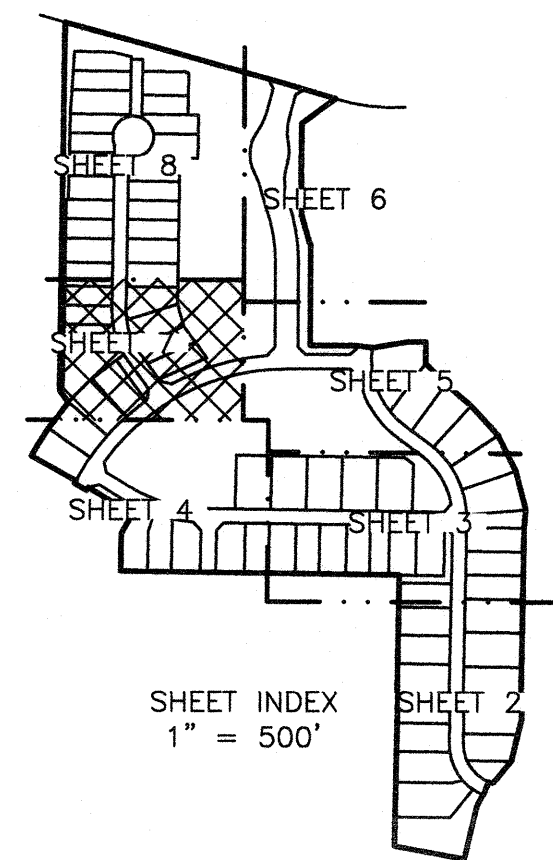
Block 1
2
COMMON LOT



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PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

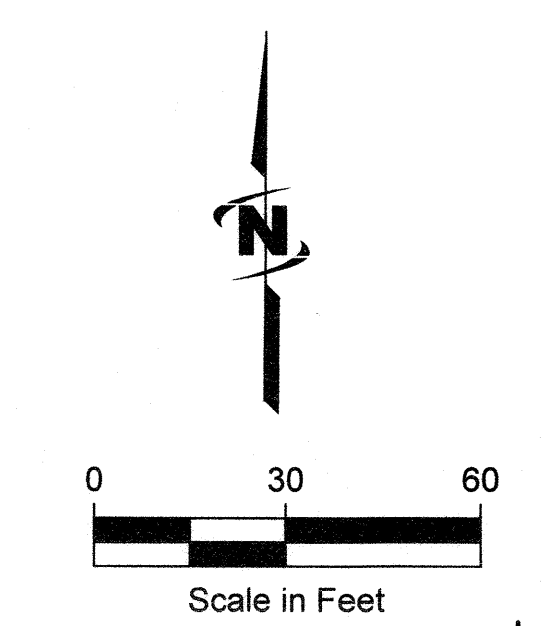
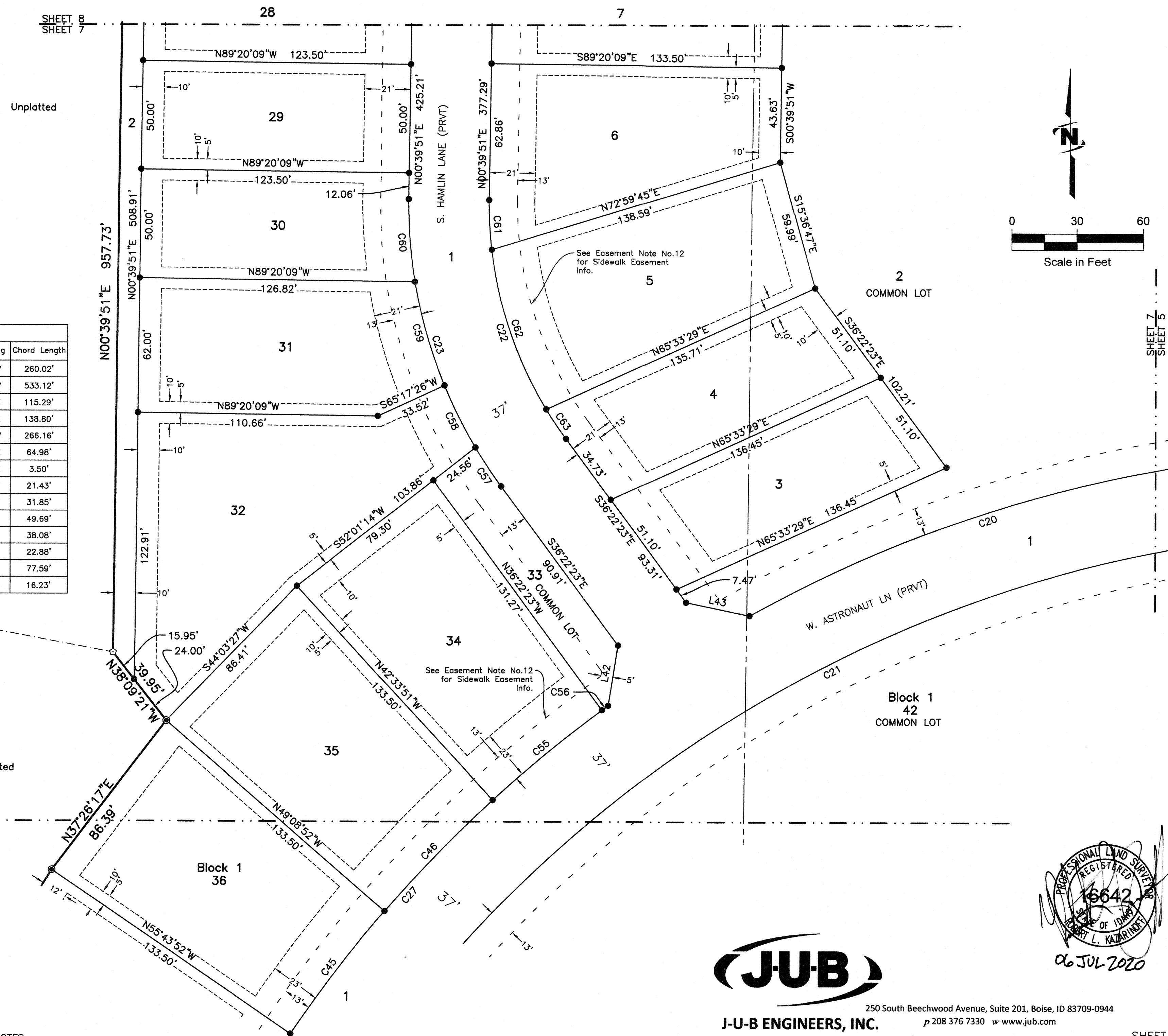


Curve Table - This Sheet Only

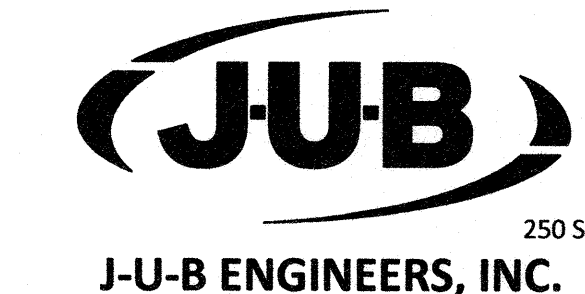
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	262.00'	614.79'	24°25'02"	S73°07'49"W	260.02'
C21	554.11'	577.79'	54°56'51"	S62°31'34"W	533.12'
C22	117.33'	181.50'	37°02'14"	S17°51'16"E	115.29'
C23	141.24'	218.50'	37°02'14"	S17°51'16"E	138.80'
C27	268.28'	614.79'	25°00'09"	S41°14'11"W	266.16'
C55	65.01'	614.79'	6°03'31"	N50°22'55"E	64.98'
C56	3.50'	614.79'	0°19'35"	N53°34'28"E	3.50'
C57	21.44'	218.50'	5°37'17"	S33°33'45"E	21.43'
C58	31.88'	218.50'	8°21'37"	S26°34'18"E	31.85'
C59	49.79'	218.50'	13°03'27"	S15°51'46"E	49.69'
C60	38.13'	218.50'	9°59'54"	S04°20'06"E	38.08'
C61	22.90'	181.50'	7°13'43"	S02°57'00"E	22.88'
C62	78.19'	181.50'	24°40'58"	S18°54'21"E	77.59'
C63	16.24'	181.50'	5°07'33"	S33°48'37"E	16.23'

Line Table - This Sheet Only

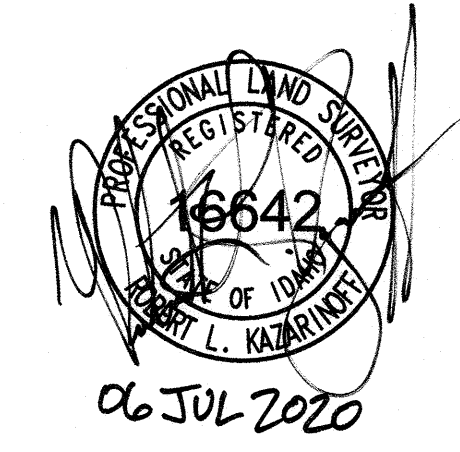
Line #	Direction	Length
L42	N09°08'54"E	28.03'
L43	S78°11'30"E	29.81'



SEE SHEET 1 FOR LEGEND INFO
SEE SHEET 9 FOR NOTES & EASEMENT NOTES.

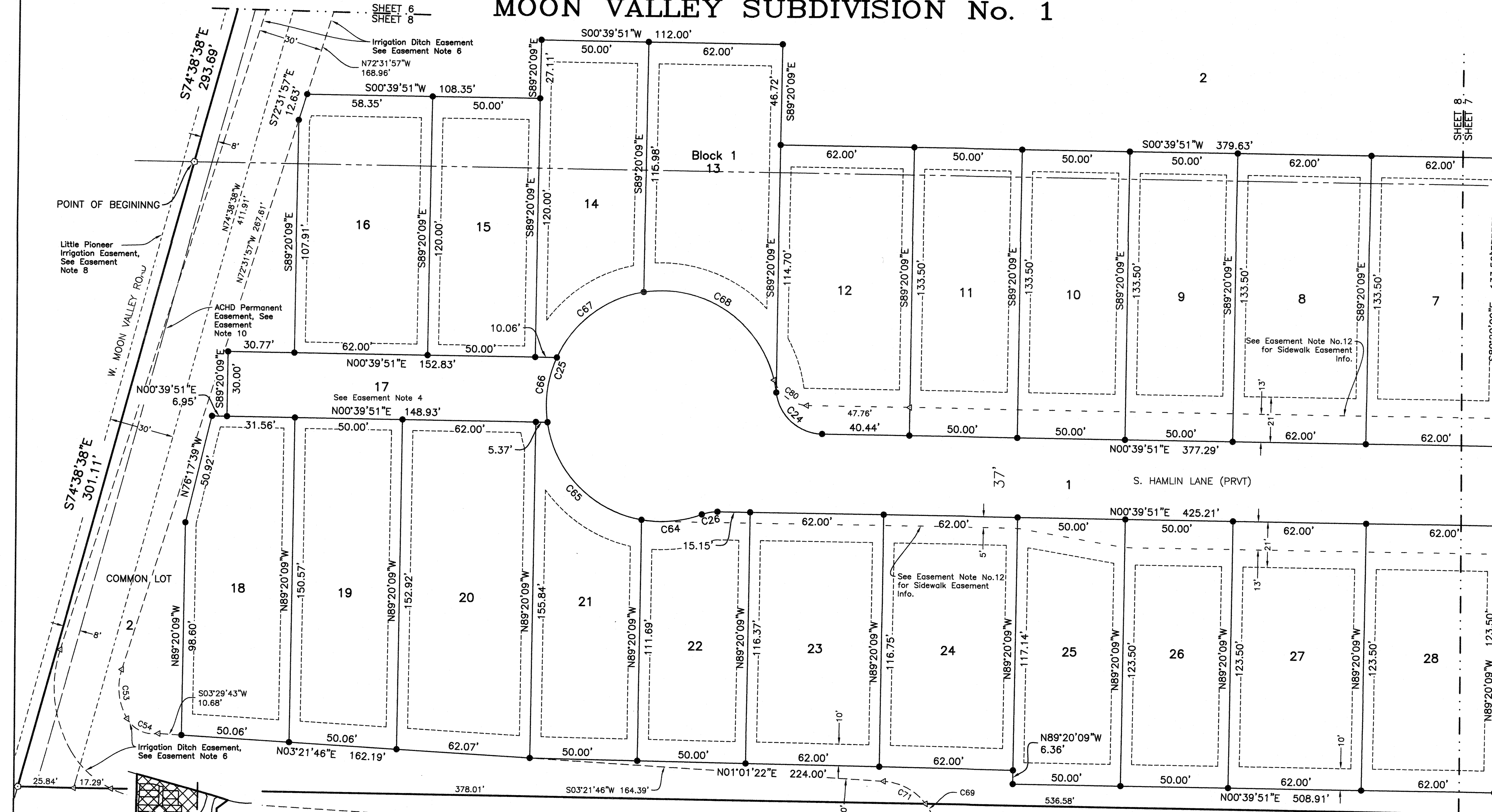


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PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

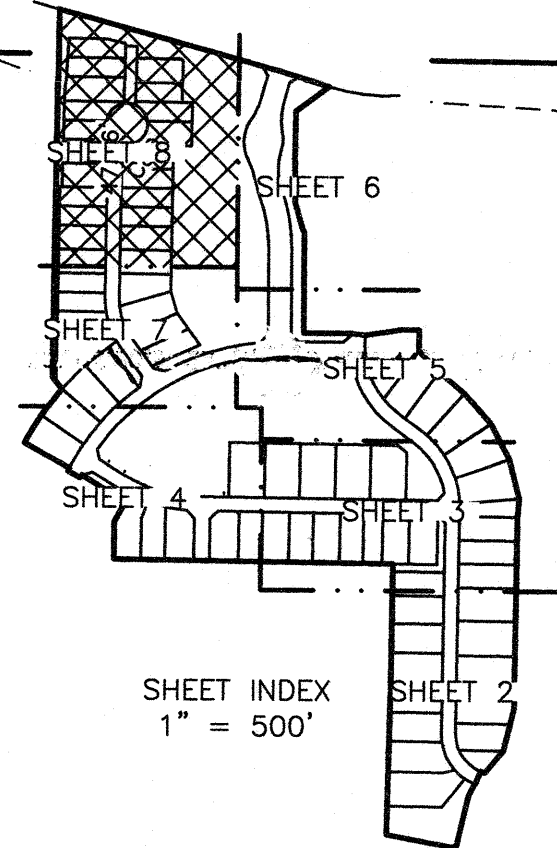
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POINT OF BEGINNING
 Little Pioneer Irrigation Easement, See Easement Note 8

ACHD Permanent Easement, See Easement Note 10

COMMON LOT



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Curve Table - This Sheet Only

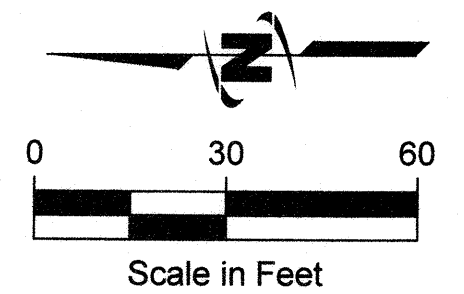
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C24	31.21'	21.77'	82°09'38"	S41°44'40"W	28.61'
C25	264.64'	53.50'	283°24'58"	N58°53'00"W	66.30'
C26	7.42'	20.00'	21°15'20"	N09°57'49"W	7.38'
C53	23.61'	28.22'	47°57'07"	S83°29'29"W	22.93'
C54	17.07'	14.23'	68°44'02"	S25°08'55"W	16.07'
C64	28.09'	53.50'	30°04'53"	N05°33'03"W	27.77'
C65	67.37'	53.50'	72°08'45"	N45°33'46"E	63.00'
C66	30.67'	53.50'	32°50'45"	S81°56'29"E	30.25'
C67	52.76'	53.50'	56°29'53"	S37°16'10"E	50.64'
C68	85.76'	53.50'	91°50'43"	S36°54'08"W	76.87'

SEE SHEET 1 FOR LEGEND INFO
 SEE SHEET 9 FOR NOTES & EASEMENT NOTES.

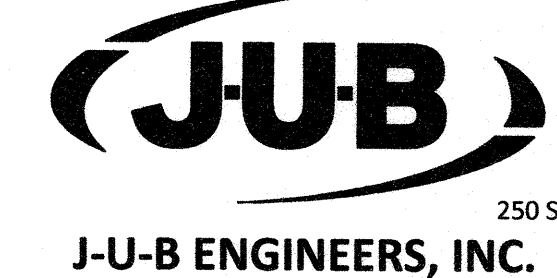
Irrigation Ditch Easement See Easement Note 6

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C69	50.72'	26.86'	108°10'56"	N57°27'14"E	43.52'
C70	27.96'	26.86'	59°37'47"	N81°43'48"E	26.71'
C71	22.77'	26.86'	48°33'09"	N27°38'20"E	22.09'
C80	20.28'	17.75'	65°28'59"	S37°34'53"W	19.20'



07 JUL 2020



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PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

Notes

1. Lot 1 of Block 1 is designated as a private road; and Lots 2, 33, 38, 42, 57, 66, 67, 76, 82 and 83 of Block 1, are common lots and will be owned and maintained by Moon Valley Subdivision Homeowner's Association.
2. Lot 17 of Block 1 is a common driveway lot for lot access to lots 15, 16, 18, 19 & 20 of Block 1. This common driveway lot shall be owned and maintained by the Moon Valley Subdivision Homeowners Association.
3. The pressurized irrigation system shall be owned and maintained by Moon Valley Subdivision Homeowner's Association. Irrigation water will be provided by Pioneer Ditch Company LTD. The Lots within this subdivision will be obligated for assessments from the Pioneer Ditch Company LTD.
4. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
5. 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.
6. This Development is subject to a Development Agreement Instrument No. 2019-099018.
7. Lots shall not be reduced in size without prior approval from the Health Authority.
8. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.
9. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
10. This development recognizes Section 22-4503 of 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."
11. No work shall be performed within the FEMA Floodway without a permit.
12. This development is subject to ACHD License Agreement Instrument No. 2020-051970.
13. This development is subject to Pioneer Ditch Company License Agreement Instrument No. 2019-122483 and Addendum thereto recorded as Instrument No. 2020-058943.
14. Direct lot/parcel access to West Moon Valley Road is prohibited.
15. This Subdivision is located within Special Flood Hazard Area Zone AE and the Floodway Area within Zone AE, as specified on FEMA Flood Insurance Rate Map 16001C0140 J, with effective date of June 19, 2020.
16. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit. No work shall be performed within the Floodway Area without a permit. No rise certificates will be required for any work within the Floodway Area.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of portions of Parcels I and III of that land as described in that Special Warranty Deed recorded under Instrument No. 104023529, Ada County Records, Idaho, and to include a portion of said land within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The northerly boundary is controlled by the southerly right-of-way line of W. Moon Valley Road as surveyed according to Record of Survey No. 11900 recorded under Instrument No. 2019-056821, Ada County Records.

The westerly boundary is controlled by the east line of the lands of Akins as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records and as surveyed according to said Record of Survey No. 11900.

A portion of the southwesterly boundary is controlled by the north and east lines of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records and as surveyed according to said Record of Survey No. 11900.

A portion of the southwesterly boundary and the southerly and easterly boundary are controlled by a boundary line created by the client reflecting how the land of hereinabove described Parcels I and III is desired to be subdivided.

Reference Documents

Subdivisions: R.L. Hon Subdivision (Bk. 4 Plats, Pg. 163)
Matt Subdivision (Bk. 73 Plats, Pgs. 7509-7510)

Surveys: ROSs 706, 1216, 11900.

Deeds: 97066505, 104023529 & 104046780.

Easements: 95048768, 2019-119140, 2019-119141, 2019-119142, 2019-122482, 2020-001323, 2020-001324, 2020-024742, 2020-024743, 2020-024744, 2020-039593, 2020-039594, 2020-04672, 2020-046723, 2020-046724, 2020-049627 & 2020-049628.

Easement Notes

1. Lots 1, 17, 33, 38, 42, 57, 66, 67, 76, 82 & 83 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 1 of Block 1 is hereby designated as having a Private Road Easement and a Star Sewer and Water District Easement co-situate with said lot.
3. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
4. The Access Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots adjoining and fronting thereon. Lots 15, 16, 18, 19, & 20 of Block 1 front upon the easement over Lot 17 of Block 1, and are hereby reserved for ingress & egress; the installation, maintenance, operation, and use of a common driveway; and appurtenances thereto. See the CC&Rs for rights, restrictions, maintenance, and assessments.
5. The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
6. See Instrument No. 95048768 for Irrigation Ditch Easement Agreement.
7. See Instrument No. 2020-046724 for ACHD Temporary Storm Drainage Easement.
8. See Instrument No. 2019-122482 for Little Pioneer Irrigation Easement.
9. See Instrument No. 2019-119142 for Star Sewer & Water District Easements.
10. See Instrument No. 2020-046722 for ACHD Permanent Easement.
11. See Instrument No. 2020-046723 for ACHD Temporary Right-of-Way Easement.
12. Sidewalk Easements as shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto. Moon Valley Subdivision Homeowner's Association shall be responsible for maintenance of sidewalks.
13. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
14. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

PLAT BOOK 118 PAGE 1828

Certificate of Owners

Know all people by these presents: that Sundance Investments, L.L.L.P. (formerly Sundance Investments Limited Partnership), an Idaho limited liability partnership, does hereby certify that it is the owner of that real property to be known as MOON VALLEY SUBDIVISION No. 1, and that it intends to include said real property, as described below, in this plat:

Those portions of the West Half of Section 15 and the East Half of Section 16, including a portion of Lot 9 of R. L. Hon Subdivision and a portion of Lot 2, Block 1 of Matt Subdivision, Township 4 North, Range 1 West, City of Star, Boise Meridian, Ada County Idaho, particularly described as follows:

COMMENCING at the corner common to Sections 9, 10, 15 and 16, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, from which the north quarter corner of said Section 15 bears S 89°06'20" E, 2644.08 feet; Thence along the line common to said Sections 15 and 16, S 00°39'42" W, 970.60 feet to the southerly right-of-way line of Moon Valley Road and the POINT OF BEGINNING;

Thence S 74° 38' 38" E, 293.69 feet along said southerly right-of-way line; Thence S 73° 15' 35" E, 137.43 feet along said southerly right-of-way line; Thence departing from said southerly right-of-way line, S 53°37'12" W, 108.04 feet; Thence S 00°40'17" W, 120.83 feet; Thence S 00°43'50" E, 118.43 feet; Thence S 16°26'14" E, 68.26 feet; Thence S 23°31'36" E, 12.43 feet; Thence South, 205.94 feet; Thence continuing South, 56.00 feet; Thence East, 125.18 feet; Thence S 82°54'18" E, 37.00 feet; Thence N 81°00'10" E, 96.82 feet; Thence S 89°09'13" E, 44.41 feet; Thence S 00°50'47" W, 55.64 feet; Thence S 45°12'31" E, 75.89 feet; Thence S 49°14'42" E, 87.76 feet; Thence S 41°58'59" E, 103.67 feet; Thence S 27°16'30" E, 104.20 feet; Thence S 14°38'21" E, 105.14 feet; Thence S 04°51'12" W, 48.05 feet; Thence S 00°39'42" W, 497.65 feet; Thence S 13°31'44" W, 113.19 feet; Thence S 39°40'01" W, 75.38 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the right an arc length of 11.55 feet, having a radius of 106.50 feet, a central angle of 06°12'47", a chord bearing of N 70°37'30" W and a chord length of 11.54 feet; Thence S 22°28'53" W, 37.00 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the right an arc length of 1.86 feet, having a radius of 143.50 feet, a central angle of 00°44'38", a chord bearing of N 67°08'48" W and a chord length of 1.86 feet; Thence S 26°25'15" W, 33.39 feet; Thence S 13°31'38" W, 140.59 feet; Thence N 79°43'01" W, 184.85 feet to the boundary of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records; Thence, along the boundary of said lands of Thomas the following three (3) courses:
 1. N 01°16'48" E, 382.48 feet;
 2. N 00°39'42" E, 323.26 feet;
 3. N 89°20'19" W, 727.08 feet to the northwest corner of said lands of Thomas;
 Thence N 00°39'42" E, 97.26 feet; Thence N 28°44'06" E, 58.23 feet; Thence N 58°33'55" W, 133.65 feet; Thence S 28°44'06" W, 8.39 feet; Thence N 61°15'54" W, 37.00 feet; Thence N 28°44'06" E, 8.18 feet; Thence N 61°15'54" W, 134.11 feet; Thence N 30°17'36" E, 34.28 feet; Thence N 32°08'47" E, 50.19 feet; Thence N 37°26'17" E, 86.39 feet; Thence N 38°09'21" W, 39.95 feet to the southeast corner of the lands of Akins as described in that Warranty Deed recorded under Instrument No. 7066505, Ada County Records; Thence North 00° 39' 51" East, 957.73 feet along the east line of said lands of Akins to the southerly right-of-way line of Moon Valley Road; Thence South 74° 38' 38" East, 301.11 feet along said southerly right-of-way line to the POINT OF BEGINNING.

The hereinabove-described parcel contains 30.65 acres, more or less.

The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the Star Sewer & Water District and the Star Sewer & Water District has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Pioneer Ditch Company, LTD., in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from the Pioneer Ditch Company, LTD.

In witness whereof, I have hereunto set my hands:

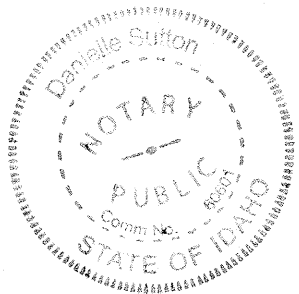
Sundance Investments, L.L.L.P.
(formerly Sundance Investments Limited Partnership),
an Idaho limited liability partnership

By: The Sundance Company, an Idaho corporation,
its general partner
By: CP Anderson
Christopher L. Anderson, President

Acknowledgment

State of Idaho }
County of Ada } ss.
On this 6th day of July, in the year 2020, before me, a Notary Public in and for the State of Idaho, personally appeared Christopher L. Anderson, known or identified to me to be President of The Sundance Company, the general partner of SUNDANCE INVESTMENTS, L.L.L.P. (formerly Sundance Investments Limited Partnership) the entity that executed the within instrument and acknowledged to me that said entity executed the same.

Daniell Smith
Notary public for Idaho
My commission expires 11/9/2024



Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of MOON VALLEY SUBDIVISION No. 1, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff
Robert L. Kazarinoff, PLS 16642
Professional Land Surveyor
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF
01 JUL 2020



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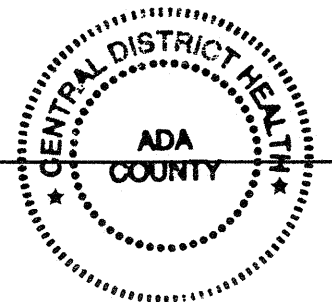
PLAT SHOWING
MOON VALLEY SUBDIVISION No. 1

PLAT BOOK 118 PAGE 18229

Approval of Central District Health Department

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 conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

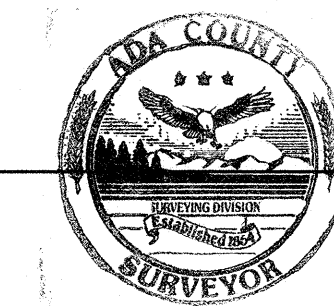
[Signature] PEHS
Central District Health Department
Date 3-11-2020



Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.


[Signature]
Ada County Surveyor
PLS# 13553
Date 7 July 2020



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 19 day of May, 2020.


[Signature]
Commission President
Ada County Highway District
Signed by Bruce S. Wong, Director for President



Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Elizabeth Hahn
Ada County Treasurer
Date 07/07/2020
Per Deputy Treasurer [Signature]



Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this day

June 29, 2020, hereby approve this plat.

[Signature]
City Engineer

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. 2020-084462

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at

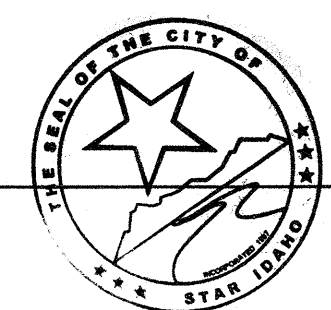
36 minutes past 1 o'clock P.M.,
this 29 day of July, 2020 in my office, and was recorded in
Book 118 of Plats at Pages 1821 through 18229
Fee: \$56.00

[Signature] Deputy
Phil McGorane Ex-Officio Recorder

Approval of City Council

The foregoing plat was accepted and approved this 19th day of November,
2020, by the City of Star, Idaho.

[Signature]
City Clerk



[Signature]
PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
DAVID L. KAZARINOFF
06 FEB 2020



J-U-B ENGINEERS, INC.

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