



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

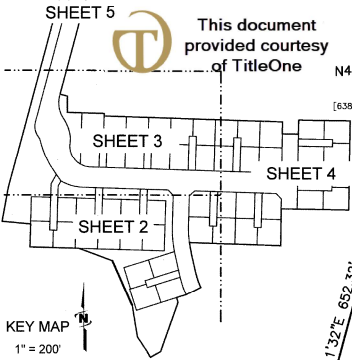
OWNERS

AT THE REQUEST OF

COMMENTS

PLAT OF
MOON VALLEY SUBDIVISION NO. 6

SITUATE IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
2023



1" = 200'

SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

This document provided courtesy of TitleOne

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

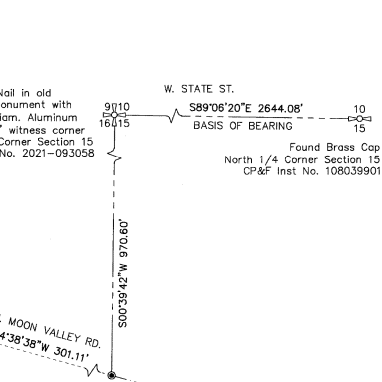
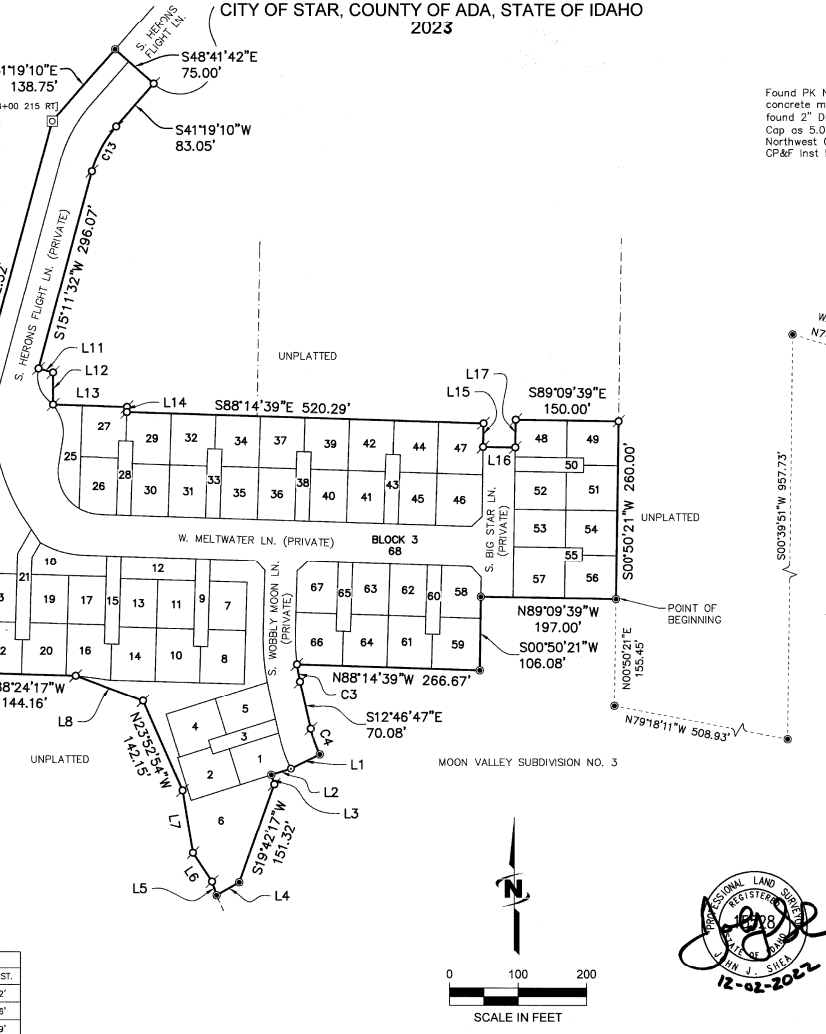
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

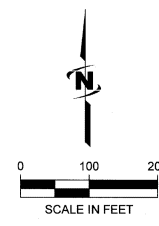
UNPLATTED



- Legend**
- Subdivision Boundary Line
 - Lot Line
 - Right-of-way Line
 - Section Line
 - Adjacent Property Line
 - Match Line
 - Tie Line
 - Utility Easement Line
 - Drainage District No. 2 Easement Line
 - Star Sewer and Water District (SSWD) Easement Line
 - FEMA Flood Hazard Zone Line
 - Section Corner, as noted
 - Quarter-Section Corner, as noted
 - Found Aluminum Cap, as noted
 - Found Right-of-Way Marker, as noted
 - Found 1/2" Rebar w/ Plastic Cap Marked "J-U-B 16642"
 - Found 5/8" Rebar w/ Plastic Cap Marked "J-U-B 16642"
 - Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
 - Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
 - Set 1-3/16" Berntsen BP Cap with Magnet Marked "JUB 15528"
 - Dimension Point
 - Curve Number (Typical)
 - Lot Number (Typical)
 - PLS Number Found on Monument

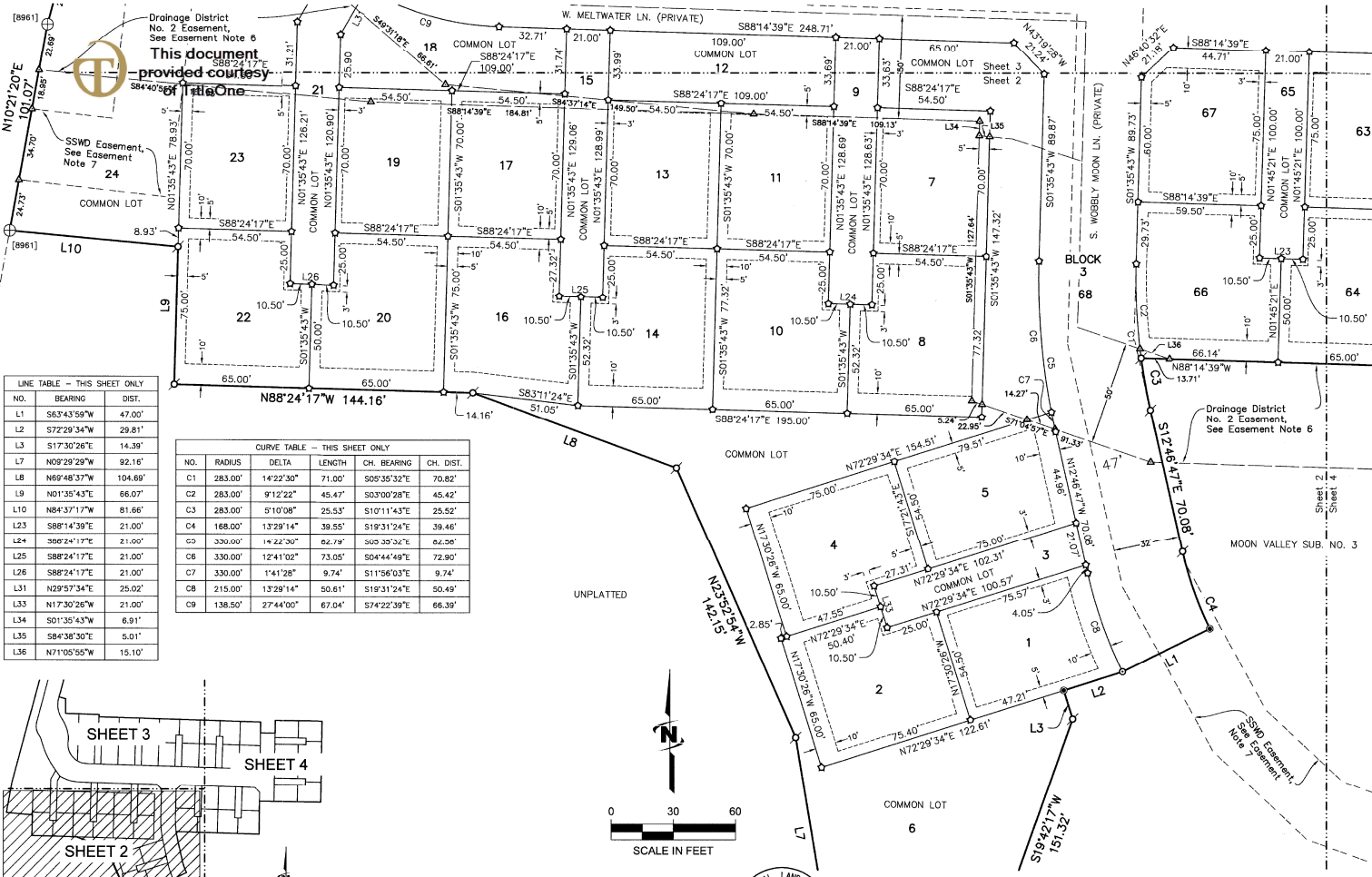
NO.	BEARING	DIST.
L1	S63°43'59"W	47.00'
L2	S72°29'34"W	29.81'
L3	S17°30'26"E	14.39'
L4	S60°33'26"W	37.89'
L5	N18°41'05"W	20.81'
L6	N33°50'44"W	49.99'
L7	N09°29'29"W	92.16'
L8	N69°48'37"W	104.69'
L9	N01°35'43"E	66.07'
L10	N84°37'17"W	81.66'
L11	S74°48'28"E	21.89'
L12	S00°01'18"W	46.47'
L13	S88°14'39"E	107.77'
L14	S01°45'21"W	7.31'
L15	S00°50'21"W	34.91'
L16	S89°24'52"E	47.00'
L17	N00°50'21"E	40.74'

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C3	283.00'	S10°08"	25.53'	S10°11'43"E	25.52'
C4	168.00'	S7°29'14"	39.55'	S19°31'24"E	39.46'
C13	165.00'	26°07'37"	75.24'	S28°15'21"W	74.59'



JUB
J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com
JOB No. 10-20-134 SHEET 1 OF 8

PLAT OF
MOON VALLEY SUBDIVISION NO. 6

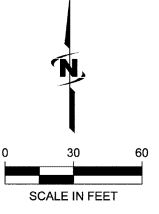
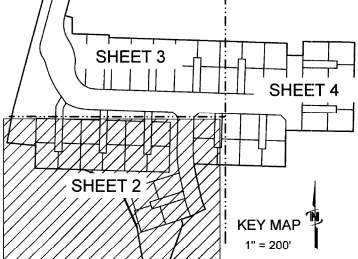


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S63°43'59"W	47.00'
L2	S72°29'34"W	29.81'
L3	S17°30'26"E	14.39'
L7	N09°29'29"W	92.16'
L8	N69°48'37"W	104.69'
L9	N01°35'43"E	66.07'
L10	N84°37'17"W	81.66'
L23	S88°14'39"E	21.00'
L24	S88°24'17"E	21.00'
L25	S88°24'17"E	21.00'
L26	S88°24'17"E	21.00'
L31	N29°57'34"E	25.02'
L33	N17°30'26"W	21.00'
L34	S01°35'43"W	6.91'
L35	S84°38'30"E	5.01'
L36	N71°05'55"W	15.10'

CURVE TABLE - THIS SHEET ONLY

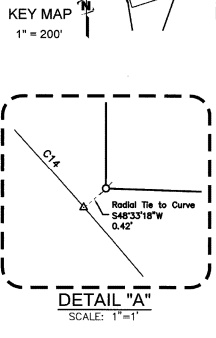
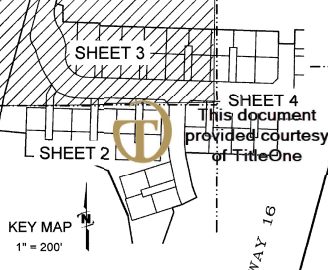
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	283.00'	14°22'30"	71.00'	S05°35'32"E	70.82'
C2	283.00'	9°12'22"	45.47'	S03°00'28"E	45.42'
C3	283.00'	5°10'08"	25.53'	S10°11'43"E	25.52'
C4	168.00'	1°37'01"	39.55'	S19°31'24"E	39.46'
C5	330.00'	1°22'30"	62.79'	S05°35'32"E	62.28'
C6	330.00'	12°41'02"	73.05'	S04°44'49"E	72.90'
C7	330.00'	1°41'28"	9.74'	S11°56'03"E	9.74'
C8	215.00'	1°32'14"	50.61'	S19°31'24"E	50.49'
C9	138.50'	27°44'00"	67.04'	S74°22'39"E	66.39'



J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

PLAT OF
MOON VALLEY SUBDIVISION NO. 6

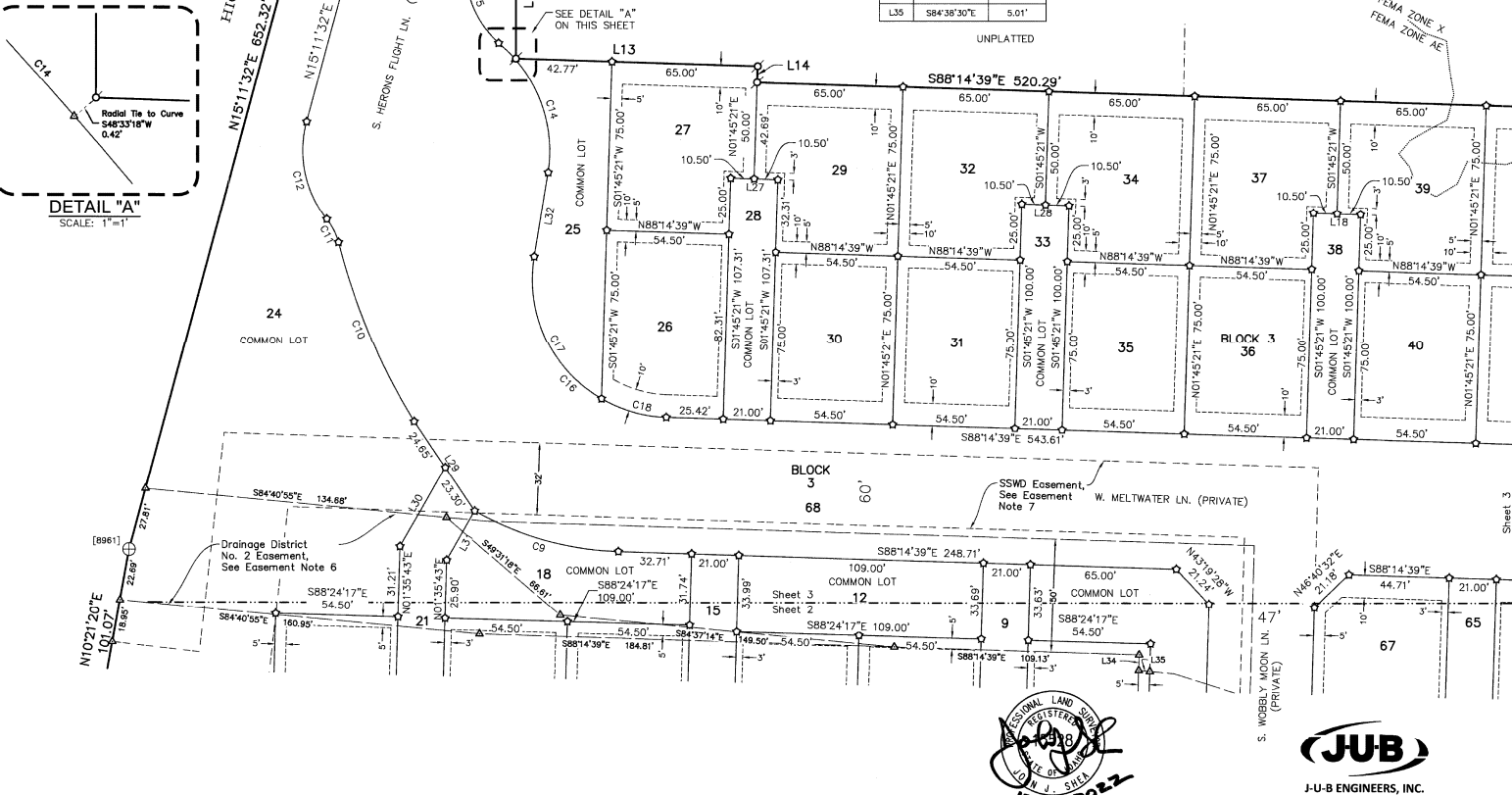
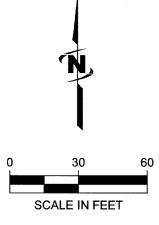


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L11	S74°48'28"E	21.89'
L12	S00°01'18"W	46.47'
L13	S88°14'39"E	107.77'
L14	S01°45'21"W	7.31'
L18	N88°14'39"W	21.00'
L27	N88°14'39"W	21.00'
L28	N88°14'39"W	21.00'
L29	N34°22'22"W	47.95'
L30	S29°57'06"W	40.42'
L31	N29°57'34"E	25.02'
L32	N09°19'13"E	37.89'
L34	S01°35'43"W	6.91'
L35	S84°38'30"E	5.01'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C9	138.50'	27°44'00"	67.04'	S74°22'38"E	66.39'
C10	282.17'	17°01'17"	86.80'	S22°56'41"E	86.48'
C11	27.50'	24°20'20"	11.68'	N2°36'12"W	11.58'
C12	48.50'	53°57'54"	45.66'	S11°47'29"E	44.01'
C13	165.00'	26°07'37"	75.24'	S28°15'21"W	74.59'
C14	61.50'	59°59'04"	64.39'	S21°03'22"E	61.49'
C15	45.13'	65°11'44"	49.78'	S16°24'21"E	47.29'
C16	61.50'	97°38'38"	104.81'	S39°25'20"E	92.58'
C17	61.50'	69°25'29"	74.50'	S25°18'46"E	70.04'
C18	61.50'	28°13'09"	30.29'	S74°08'05"E	29.98'



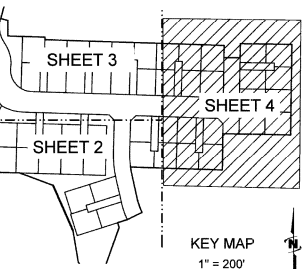
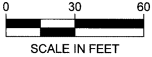
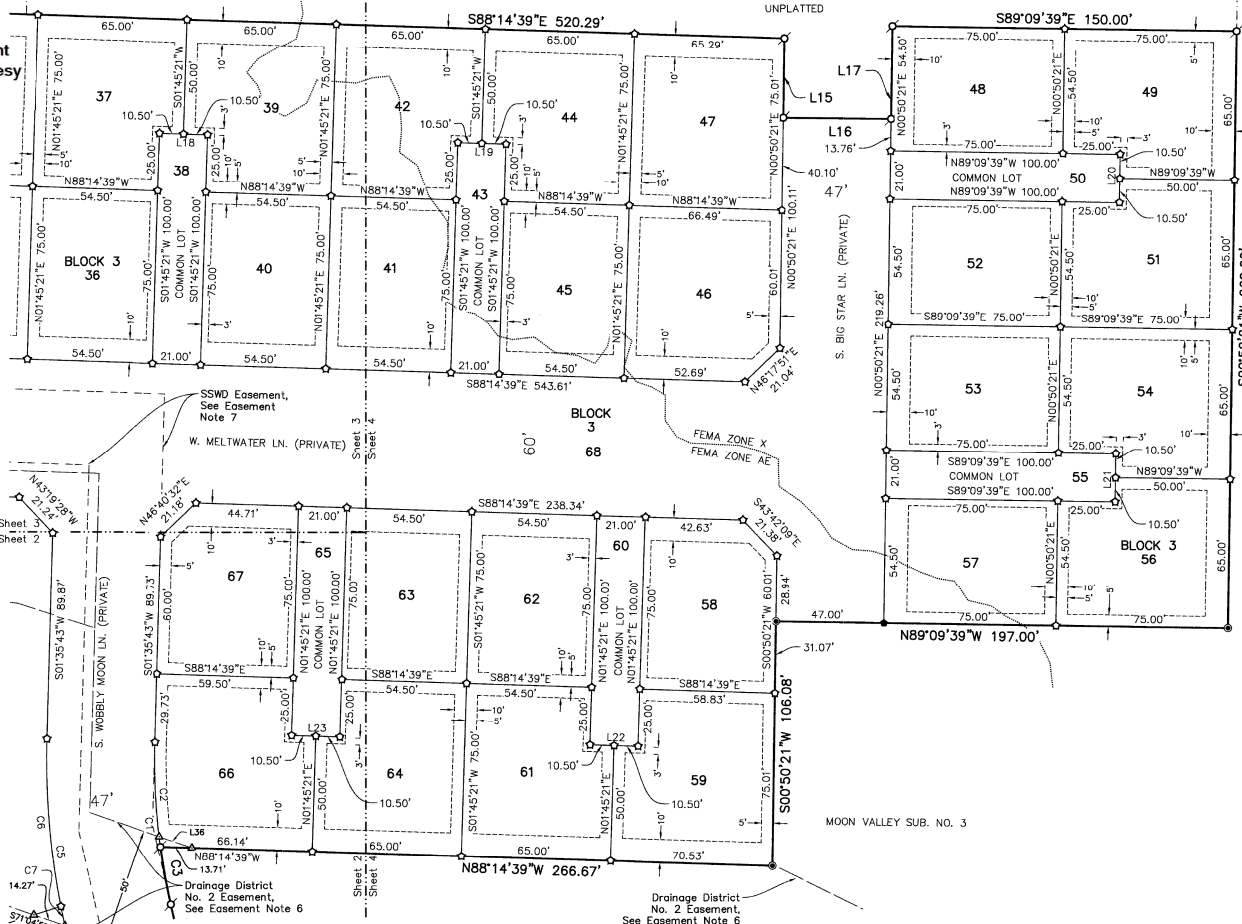
J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

PLAT OF
MOON VALLEY SUBDIVISION NO. 6

LINE TABLE - THIS SHEET ONLY	NO.	BEARING	DIST.
L15	S00°50'21"W	34.91'	
L16	S89°24'52"E	47.00'	
L17	N00°50'21"E	40.74'	
L18	N88°14'39"W	21.00'	
L19	N88°14'39"W	21.00'	
L20	N00°50'21"E	21.00'	
L21	N00°50'21"E	21.00'	
L22	S88°14'39"E	21.00'	
L23	S88°14'39"E	21.00'	
L36	N71°05'55"W	15.10'	

This document provided courtesy of TitleOne



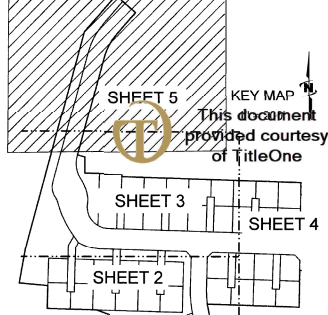
CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	283.00'	14°22'30"	71.00'	S09°35'32"E	70.82'
C2	283.00'	9°12'22"	45.47'	S03°00'28"E	45.42'
C3	283.00'	5°10'08"	25.53'	S10°11'43"E	25.52'
C5	330.00'	14°22'30"	82.79'	S09°35'32"E	82.58'
C6	330.00'	12°41'02"	73.05'	S04°44'49"E	72.90'
C7	330.00'	1°41'28"	9.74'	S11°56'03"E	9.74'



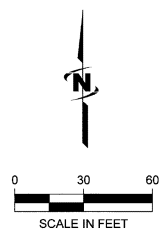
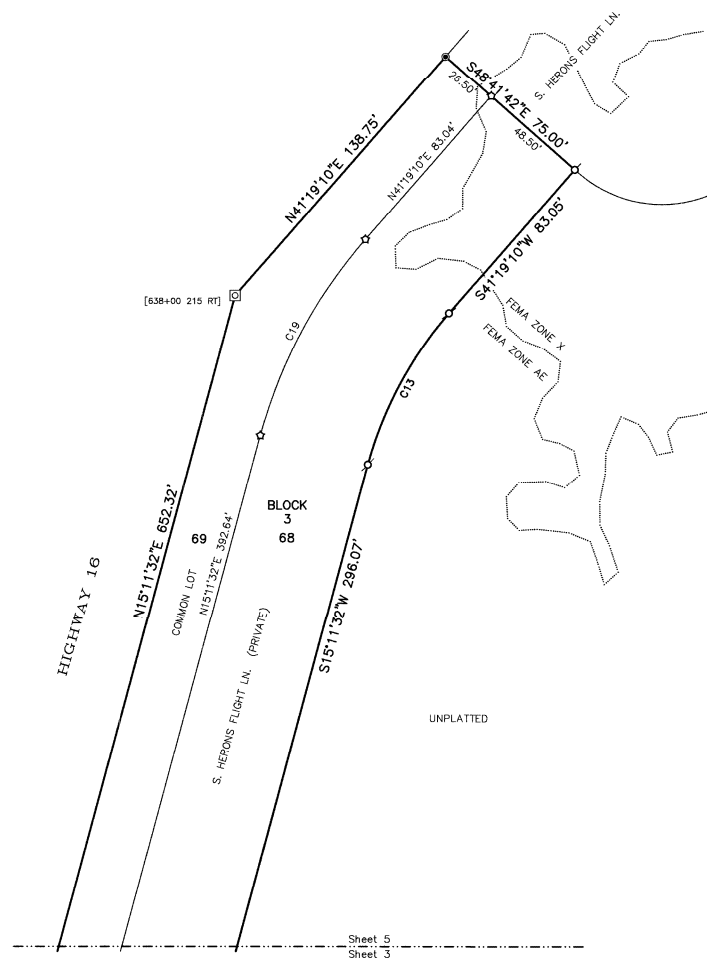
SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

PLAT OF
MOON VALLEY SUBDIVISION NO. 6



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C13	165.00'	26°07'37"	75.24'	S28°15'21"W	74.59'
C19	213.50'	26°07'36"	97.36'	N28°15'21"E	96.52'



J-U-B ENGINEERS, INC.
 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
 p 208.376.7330 w www.jub.com SHEET 5 OF 8

SEE SHEET 1 FOR LEGEND.
 SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

Notes

1. Lot 68 of Block 3 is designated as a private road; and Lots 3, 6, 9, 12, 15, 18, 21, 24, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61, 64, 67, 70, 73, 76, 79, 82, 85, of Block 3 are common lots and will be owned and maintained by Riverstone Homeowners Association, Inc.
2. Lot 3 of Block 3 is a common driveway lot for lot access to Lots 1, 2, 4, and 5 of Block 3. Lot 9 of Block 3 is a common driveway lot for lot access to Lots 7, 8, 10, and 11 of Block 3. Lot 15 of Block 3 is a common driveway lot for lot access to Lots 13, 14, 16, and 17 of Block 3. Lot 21 of Block 3 is a common driveway lot for lot access to Lots 19, 20, 22, and 23 of Block 3. Lot 28 of Block 3 is a common driveway lot for lot access to Lots 26, 27, 29, and 30 of Block 3. Lot 33 of Block 3 is a common driveway lot for lot access to Lots 31, 32, 34, and 35 of Block 3. Lot 38 of Block 3 is a common driveway lot for lot access to Lots 36, 37, 39, and 40 of Block 3. Lot 43 of Block 3 is a common driveway lot for lot access to Lots 41, 42, 44, and 45 of Block 3. Lot 50 of Block 3 is a common driveway lot for lot access to Lots 48, 49, 51, and 52 of Block 3. Lot 55 of Block 3 is a common driveway lot for lot access to Lots 53, 54, 56, and 57 of Block 3. Lot 60 of Block 3 is a common driveway lot for lot access to Lots 58, 59, 61, and 62 of Block 3. Lot 65 of Block 3 is a common driveway lot for lot access to Lots 63, 64, 66, and 67 of Block 3. These common driveway lots shall be owned and maintained by Riverstone Homeowners Association, Inc..
3. The pressurized Irrigation system shall be owned and maintained by Riverstone Homeowners Association, Inc. 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 plot 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. 2019-099108, and amended by that First Amendment to Amended and Restated Development Agreement Instrument No. 2021-076058.
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 Subdivision is located within Special Flood Hazard Areas Zone AE and Zone X, as specified on FEMA Flood Insurance Rate Maps 16001C0130 J and 16001C0140 J, both with effective date of June 19, 2020.
13. 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.
14. This Development is subject to Drainage District No. 2 License Agreement Instrument No. 2020-049626.
15. This Subdivision is subject to Covenants, Conditions & Restrictions contained in Instrument No. 2020-095409, First Supplement Instrument No. 2020-095415, and First Amendment to First Supplement Instrument no. 2021-016388 along with any amendments thereto.

Reference Documents

Subdivisions: Moon Valley Subdivision No. 1 (Bk. 118 Plats. Pgs. 18219-18229)
 Moon Valley Subdivision No. 3 (Bk. 122 Plats. Pgs. 19160-19167)

Surveys: ROSs 10034 & 11900

Deeds: 97026153, 97066505, 104023529, 2022-090258

Easements: 2019-119142 & 2020-049628

Easement Notes

1. Lots 3, 6, 9, 12, 15, 18, 21, 24, 25, 28, 33, 38, 43, 50, 55, 60, and 65 of Block 3 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 68 of Block 3 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, water & sewer service, cable television/data; appurtenances thereto; and lot drainage.
4. Intentionally Removed.
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 Nos. 2020-049627 and 2020-049628 for Drainage District No. 2 Easements.
7. See Instrument No. 2019-119142 for Star Sewer & Water District Easement.
8. 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.
9. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
10. The Access Easements designated hereon are non-exclusive, perpetual, shall run with the land, and are appurtenant to the lots adjoining and fronting thereon. The common driveway lots per Note 2 are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of common driveway; and appurtenances to; See the Covenants, Conditions & Restrictions references in Note 15 for rights, restrictions, maintenance, and assessments.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of a portion of Parcel III of that land as described in that Special Warranty Deed recorded under instrument No. 104023529, Ada County Records, Idaho and of a portion of that land as described in that Warranty Deed recorded under instrument No. 97026153, Ada County Records, Idaho, and to include said portions of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below left.

BOUNDARY CONTROLLED BY: The east boundary is controlled by that land as described in that Warranty Deed recorded under instrument No. 97066505, Ada County Records and as surveyed according to Record of Survey No. 11900.

The southeasterly boundary is controlled by Moon Valley Subdivision No. 3.

The west boundary is controlled by the easterly right-of-way line of State Highway 16 according to Record of Survey No. 10034 recorded under instrument No. 2015-015318, Ada County Records.

The southwesterly and north boundaries and are controlled by a boundary line created by the client reflecting how portions of the lands of hereinabove described Warranty Deeds are desired to be subdivided.



J-U-B ENGINEERS, INC.
 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
 p 208-376-7330 w www.jub.com

MOON VALLEY SUBDIVISION NO. 6

Certificate of Owners

Know all people by these presents: that M3 ID Moon Valley, LLC, an Arizona limited liability company, does hereby certify that it is the owner of that real property to be known as Moon Valley Subdivision No. 6, and that it intends to include said real property, as described below, in this plat:

That portion of the Northeast Quarter of Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, particularly described as follows:

COMMENCEMENT: the corner of 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 South 89°06'20" East, 2644.08 feet; Thence, along the line of said Section 15, South 00°39'42" West, 970.60 feet to the southerly right-of-way line of W. Moon Valley Road; Thence, along said southerly right-of-way line, North 74°38'38" West, 301.11 feet to the northeast corner of the lots of said Akins as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records, said northeast corner being the most northerly corner of Moon Valley Subdivision No. 1 according to the official plat thereof filed in Book 112 of Plats at Pages 112-115, Ada County Records; Thence, along the westerly boundary line of said Moon Valley Subdivision No. 1, South 00°39'51" West, 957.73 feet to an angle point thereon, said angle point being the southeast corner of said lands of Akins and an angle point in the northerly boundary line of Moon Valley Subdivision No. 3 according to the official plat thereof filed in Book 122 of Plats at Pages 19160 through 19167, Ada County Records; Thence N 79°18'11" W, 508.93 feet along said northerly boundary line; Thence N 00°50'21" E, 155.45 feet along said northerly boundary line to the POINT OF BEGINNING;

Thence along said northerly boundary line the following three (3) courses:

- 1. N 89°09'39" W, 197.00 feet;
2. S 0°50'21" W, 106.08 feet;
3. N 88°14'39" W, 266.67 feet to the beginning of a non-tangent curve;

Thence along the westerly boundary line of said Moon Valley Subdivision No. 3 the following eight (8) courses:

- 1. Along said non-tangent curve to the left on an arc length of 25.53 feet, having a radius of 283.00 feet, a central angle of 05°10'08", a chord bearing of S 10°11'43" E and a chord length of 25.52 feet;
2. Along said curve to the left on an arc length of 70.08 feet to the beginning of a curve;
3. Along said curve to the left on an arc length of 39.55 feet, having a radius of 168.00 feet, a central angle of 13°29'14", a chord bearing of S 19°31'24" E and a chord length of 39.46 feet;
4. S 63°43'59" W, 47.00 feet;
5. S 72°29'34" W, 29.81 feet;
6. S 17°30'26" E, 14.39 feet;
7. S 19°42'17" W, 151.32 feet;
8. S 60°33'26" W, 37.89 feet;

Thence N 18°41'05" W, 20.81 feet departing from said westerly boundary line; Thence N 33°50'44" W, 49.99 feet; Thence N 09°29'29" W, 92.16 feet; Thence N 23°52'54" W, 142.15 feet; Thence N 69°48'37" W, 104.69 feet; Thence N 88°24'17" W, 144.16 feet; Thence N 01°35'43" E, 66.07 feet; Thence N 84°37'17" W, 81.66 feet to the easterly right-of-way line of Highway 16 according to Record of Survey No. 10034 recorded under Instrument No. 2015-015318, Ada County Records;

Thence along said easterly right-of-way line for the following three (3) courses:

- 1. N 10°21'20" E, 101.07 feet;
2. N 15°11'32" E, 652.32 feet;
3. N 41°19'10" E, 138.75 feet to the northerly line of S. Nightshade Pl. according to Record of Survey No. 11900 recorded under Instrument No. 2019-056821, Ada County Records;

Thence along said northerly line S 48°41'42" E, 75.00 feet;

Thence along the easterly line of S. Nightshade Pl. according to said Record of Survey No. 11900 for the following three (3) courses:

- 1. S 41°19'10" W, 83.05 feet to the beginning of a curve;
2. Along said curve to the left on an arc length of 75.24 feet, having a radius of 165.00 feet, a central angle of 26°07'37", a chord bearing of S 28°15'21" W and a chord length of 74.59 feet;
3. S 15°11'32" W, 296.07 feet;

Thence, departing from said easterly line, S 74°48'28" E, 21.89 feet; Thence S 00°01'18" W, 46.47 feet; Thence S 88°14'39" E, 107.77 feet; Thence S 01°45'21" W, 7.31 feet; Thence S 88°14'39" E, 520.29 feet; Thence S 00°50'21" W, 34.91 feet; Thence S 89°24'52" E, 47.00 feet; Thence N 00°50'21" E, 40.74 feet; Thence S 89°09'39" E, 150.00 feet to the west line of said lands of Akins; Thence S 00°50'21" W, 260.00 feet to the POINT OF BEGINNING.

The hereinabove-described parcel contains 9.91 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 and private roads are 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 and sewer 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 hand:

M3 ID Moon Valley, LLC, an Arizona limited liability company
By: M3 Builders, L.L.C., an Arizona limited liability company, its Manager
By: The M3 Companies, L.L.C., an Arizona limited liability company, its sole member
By: William I. Brownlee, Manager

Acknowledgment

State of Idaho ss. County of Ada
On this 20th day of December, 2022, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 Builders, L.L.C., the limited liability company that is the Manager of M3 ID Moon Valley, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.
Notary public for Idaho
My commission expires 3.15.2025



Certificate of Surveyor

I, John J. Shea, 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. 6, 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.

John J. Shea, PLS 15528

11-30-2022



J-U-B ENGINEERS, INC. 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313 p 208 376 7330 w www.jub.com

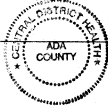


This document provided courtesy of TitleOne

APPROVAL OF CENTRAL DISTRICT HEALTH

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: [Handwritten Signature] PE# 11621 DATE: 8-17-2022



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 13th DAY OF September 2022.

Signature: [Handwritten Signature] COMMISSIONER PRESIDENT ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY

November 17, 2022, HEREBY APPROVE THIS PLAT.

Signature: [Handwritten Signature] PE# 11621 CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 3rd DAY OF May 2022 BY THE CITY OF STAR, IDAHO.

Signature: [Handwritten Signature] CITY CLERK DATE: 11/28/2022



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: [Handwritten Signature] ADA COUNTY SURVEYOR PE# 13553 DATE: 11 January 2023



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.

Signature: Elizabeth Mahn Signed by Deputy: [Handwritten Signature] ADA COUNTY TREASURER DATE: Jan 11, 2023



COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } COUNTY OF ADA } SS. INSTRUMENT NO. 2023-002073

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC.

AT 28 MINUTES PAST 10 O'CLOCK A.M.,

THIS 17th DAY OF January 2023, IN MY OFFICE, AND WAS RECORDED IN

BOOK 125 OF PLATS AT PAGES 1997 THROUGH 2000

FEE: 41

Signature: [Handwritten Signature] DEPUTY

Signature: [Handwritten Signature] EX-OFFICIO RECORDER



After Recording
Return to:

The M3 Companies
PO Box 63245
Phoenix, AZ 85082

①

FOR RECORDING INFORMATION

**SEVENTH SUPPLEMENT TO
MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
RIVERSTONE SUBDIVISION**

This Seventh Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision (this "**Seventh Supplement**") is made this ___ day of _____ 20___, by M3 ID Moon Valley, LLC, an Arizona limited liability company ("**Grantor**").

RECITALS

A. Grantor is the developer and owner of certain real property located in Ada County, Idaho, known as Riverstone Subdivision, as more particularly described in that certain Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, recorded in Ada County, Idaho, on July 29, 2020, as Instrument No. 2020-095409 (the "**Master Declaration**").

B. Grantor subsequently supplemented the Master Declaration by that certain First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, recorded in Ada County, Idaho, on July 29, 2020, as Instrument No. 2020-095415; as amended by that certain First Amendment thereto, recorded in Ada County, Idaho, on January 29, 2021, as Instrument No. 2021-016388 (collectively, the "**First Supplement**").

C. Grantor subsequently supplemented the Master Declaration by that certain Second Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, recorded in Ada County, Idaho, on July 27, 2021, as Instrument No. 2021-112049 (the "**Second Supplement**").

D. Grantor subsequently supplemented the Master Declaration by that certain Third Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, recorded in Ada County, Idaho, on July 27, 2021, as Instrument No. 2021-112061 (the "**Third Supplement**").

E. Grantor subsequently supplemented the Master Declaration by that certain Fourth Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, recorded in Ada County, Idaho, on November 30, 2021, as Instrument No. 2021-169789 (the "**Fourth Supplement**").

F. Grantor subsequently supplemented the Master Declaration by that certain Fifth Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, recorded in Ada County, Idaho, on April 7, 2022, as Instrument No. 2022-034383 (the "**Fifth Supplement**").

G. Grantor subsequently supplemented the Master Declaration by that certain Sixth Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision,

recorded in Ada County, Idaho, on October 31, 2022, as Instrument No. 2022-090259 (the "**Sixth Supplement**").

H. As noted in Section 2.2 of the Master Declaration, the Property is intended to be developed in phases, each of which shall be subject to the Master Declaration as amended or supplemented from time to time.

I. Grantor has caused to be recorded that certain plat identified as Moon Valley Subdivision No. 6, as filed in Book 125 of Plats at Pages 19996 through 20002, in Ada County, Idaho, on January 12, 2023, as Instrument No. 2023-002093 (the "**Phase 6 Plat**"), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the "**Phase 6 Property**").

J. Grantor desires to supplement the Master Declaration, as permitted by Sections 1.1 and 2.2 of the Declaration, to confirm, and to declare that the Phase 6 Property, and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Grantor hereby declares that the Phase 6 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration, and Exhibit A to the Master Declaration is hereby amended to include the Phase 6 Property. The following terms, covenants, conditions, easements, and restrictions are applicable to the Phase 6 Property, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 6 Property, and to enhance the value, desirability, and attractiveness of the Phase 6 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 6 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 6 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 6 Property shall be subject to the following:

1. **Defined Terms.** All capitalized terms not defined herein shall have the meanings set forth in the Master Declaration, as amended.

2. **Association and Voting.** The Phase 6 Property shall be part of Riverstone Homeowners' Association, Inc. (the "**Association**"). The Phase 6 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.

3. **Design Review.** Any and all improvements shall be subject to review by the ACC, which review will be in accordance with the Architectural Guidelines, as the same may be amended from time to time, and all in accordance with the Master Declaration.

4. **Designation of Phase 6 Common Area.** The Common Area established in the Phase 6 Property consists of those lots so designated on the Phase 6 Plat, including: Lots 3, 6, 9, 12, 15, 18, 21, 24, 25, 28, 33, 38, 43, 50, 55, 60, 65, and 68 of Block 3. Lot 3 of Block 3 is a common driveway for purposes of access to Lots 1, 2, 4, and 5 of Block 3. Lot 9 of Block 3 is a common driveway for purposes of access to Lots 7, 8, 10, and 11 of Block 3. Lot 15 of Block 3 is a common driveway for purposes of access to Lots 13, 14, 16, and 17 of Block 3. Lot 21 of Block 3 is a common driveway for purposes of access to Lots 19, 20, 22, and 23 of Block 3. Lot 28 of Block 3 is a common driveway for purposes of access to Lots 26, 27, 29, and 30 of Block 3. Lot 33 of Block 3 is a common driveway for purposes of access to Lots 31, 32, 34, and 35 of Block 3. Lot 38 of Block 3 is a common driveway for purposes of access to Lots 36, 37, 39, and 40 of Block 3. Lot 43 of Block 3 is a common driveway for purposes of access to Lots 41, 42, 44, and 45 of Block 3. Lot



This document
provided courtesy
of TitleOne

50 of Block 3 is a common driveway for purposes of Lots 48, 49, 51, and 52 of Block 3. Lot 55 of Block 3 is a common driveway for purposes of access to Lots 53, 54, 56, and 57 of Block 3. Lot 60 of Block 3 is a common driveway for purposes of access to Lots 58, 59, 61, and 62 of Block 3. Lot 65 of Block 3 is a common driveway for purposes of access to Lots 63, 64, 66, and 67 of Block 3. Lot 68 of Block 3 is designated as a private road. Notwithstanding anything contained in the Phase 6 Plat, said Common Area shall be maintained by the Association in accordance with the Master Declaration.

5. **No Additional Changes.** Except as supplemented by this Seventh Supplement, the Master Declaration shall remain unchanged and in full force and effect.

6. **Effect of Supplement.** This Seventh Supplement shall be binding upon and inure to the benefit of Grantor, all Owners of a Building Lot, and their successors and assigns. If there is any conflict between the terms of this Seventh Supplement and the Master Declaration, this Seventh Supplement shall control.

[end of text – signature on following page]


IN WITNESS WHEREOF, the undersigned has caused this Seventh Supplement to Master Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision, to be duly executed the day and year first above written.

GRANTOR:

M3 ID MOON VALLEY, LLC,
an Arizona limited liability company

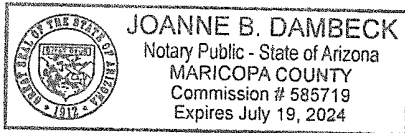
By: M3 Builders, LLC,
an Arizona limited liability company
Its: Manager

By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member


By: William I. Brownlee
Its: Manager

STATE OF Arizona)
County of Maricopa) ss.

This record was acknowledged before me on this 18th day of February, 2023 by William I. Brownlee, the Manager of The M3 Companies, L.L.C., the limited liability company that is the Member of M3 Builders, L.L.C., the limited liability company that is the Manager of M3 ID Moon Valley, LLC.





Notary Public for State of Arizona
Residing at 4014 E. Shomi, OK, AZ
My commission expires: 7-19-24

Exhibit A

Plat of Moon Valley Subdivision No. 6

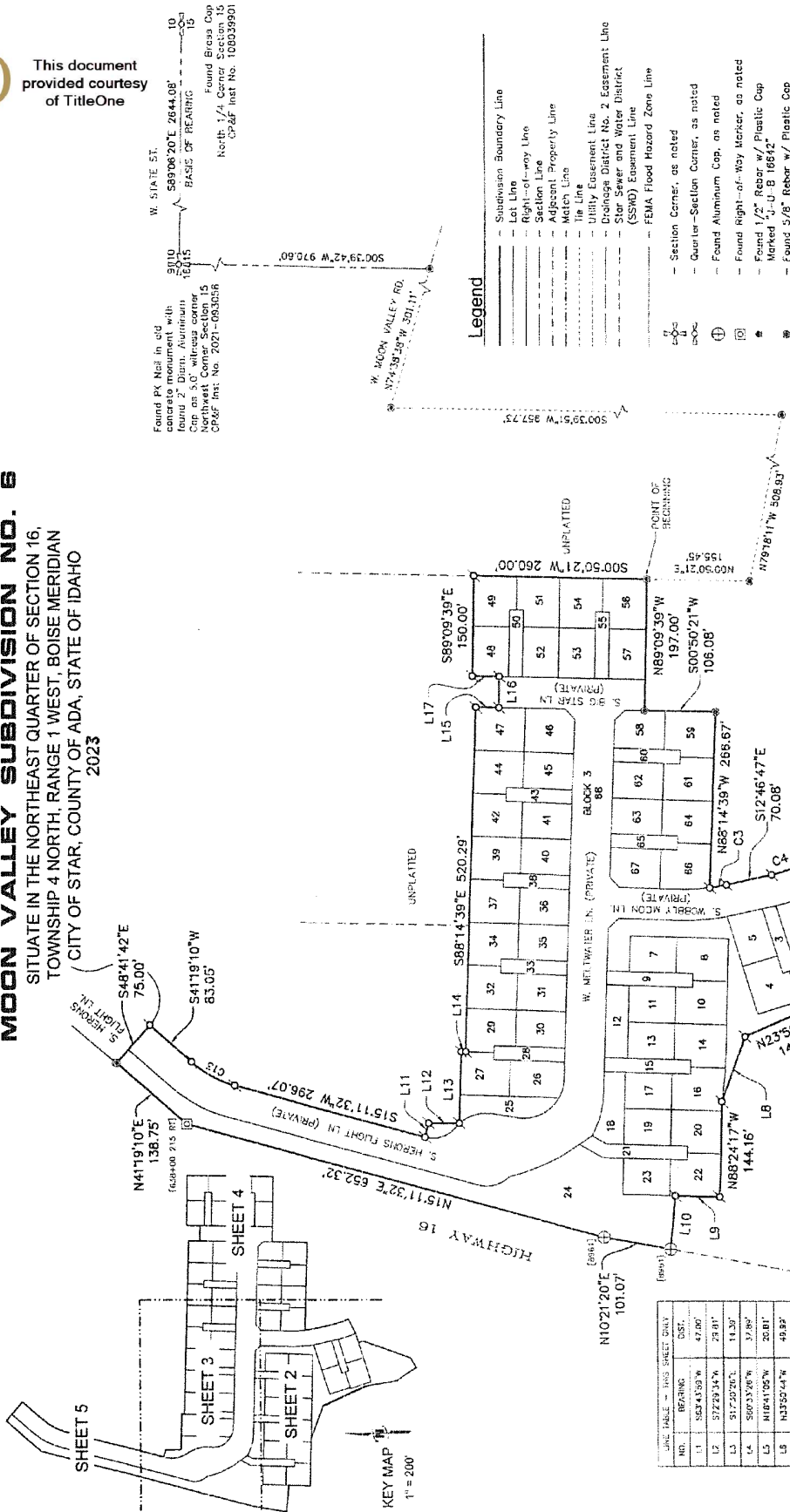
[insert]

MOON VALLEY SUBDIVISION NO. 6

SITUATE IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
2023

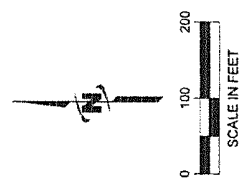
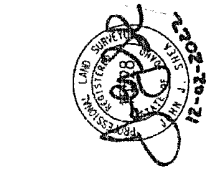
This document provided courtesy of TitleOne

Found PK Nail in old concrete monument with 2" dia. Aluminum Cap
Northwest Corner Section 15
CP&E Inst. No. 2021-093058
North 1/4 Corner Section 15
CP&E Inst. No. 109339901



Legend

- Subdivision Boundary Line
- Easement Line
- Right-of-Way Line
- Section Line
- Adjacent Property Line
- Metes Line
- Line Line
- Utility Easement Line
- Drainage District No. 2 Easement Line
- Star Sewer and Water District (SSWD) Easement Line
- FEMA Flood Hazard Zone Line
- Section Corner, as noted
- Quarter-Section Corner, as noted
- Found Aluminum Cap, as noted
- Found Right-of-Way Marker, as noted
- Found 1/2" Rebar w/ Plastic Cap Marked "J-U-B 16642"
- Found 5/8" Rebar w/ Plastic Cap Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
- Set 3/8"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
- Dimension Point
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)
- PLS Number Found on Measurement



PLAT TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S63°43'59" W	47.00'
L2	S72°29'34" W	29.91'
L3	S17°49'20" S	14.30'
L4	S00°33'28" W	37.88'
L5	N16°41'05" W	20.81'
L6	N3°50'44" W	49.53'
L7	N92°03'22" W	32.18'
L8	N88°48'37" W	104.89'
L9	N01°35'43" E	86.07'
L10	N84°37'17" W	81.68'
L11	S74°48'28" E	21.89'
L12	S60°01'18" W	48.47'
L13	S88°14'39" E	107.77'
L14	S01°42'21" W	7.31'
L15	S89°50'21" W	34.91'
L16	S89°52'52" E	47.00'
L17	N00°59'21" E	40.74'

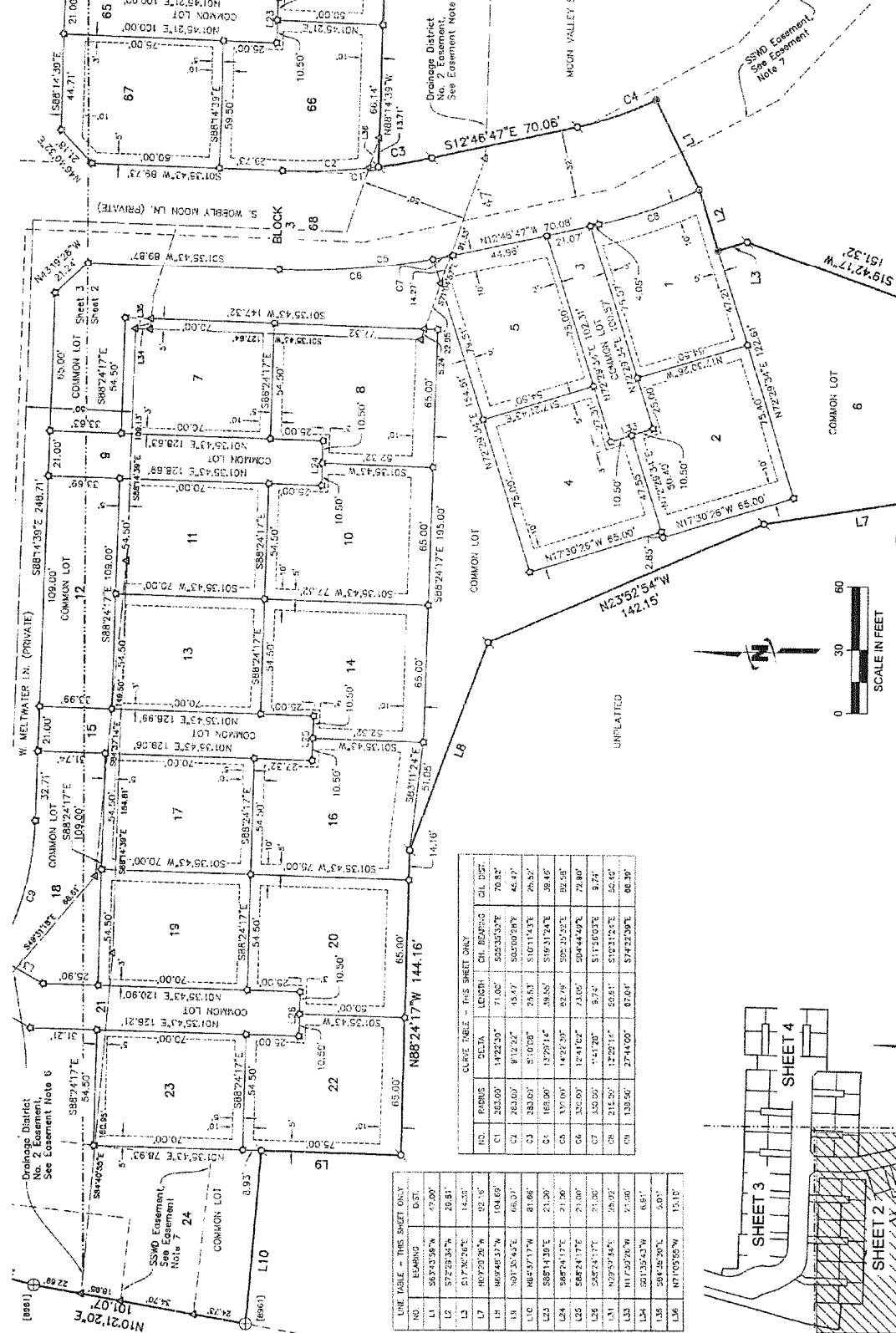
CURVE TABLE - THIS SHEET ONLY

NO.	ANGLE	DELTA	LENGTH	CH. STATIONING	CH. POINT
C3	203.00°	510.06"	25.53'	S19°14'31"	25.92'
C4	166.00°	1329.14"	38.57'	S19°21'24"	39.46'
C15	166.00°	2800.37"	75.24'	S28°12'17"	74.56'

SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

PLAT OF MOON VALLEY SUBDIVISION NO. 6

This document provided courtesy of TitleOne

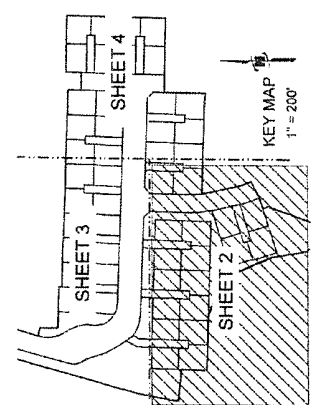


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S83°42'38"W	0.00'
L2	S72°23'34"W	20.81'
L3	S17°36'26"E	14.30'
L4	S83°23'20"W	92.75'
L5	S85°48'32"W	104.65'
L6	S07°35'42"E	66.37'
L7	N84°37'17"W	81.06'
L8	S88°14'30"E	21.30'
L9	S88°24'17"E	21.00'
L10	S82°41'17"E	21.00'
L11	N29°57'54"E	25.92'
L12	N17°50'26"W	21.00'
L13	S01°35'43"W	65.51'
L14	S04°35'30"E	5.01'
L15	S01°09'55"W	15.10'

CURVE TABLE - THIS SHEET ONLY

NO.	POINTS	DETA	LENGTH	CH. BEARING	CH. DIST.
C1	335.00'	142.50'	71.00'	S83°53'37"E	70.82'
C2	263.00'	97.22'	45.47'	S00°07'28"E	45.47'
C3	333.00'	87.038'	25.83'	S10°11'43"E	25.53'
C4	168.00'	127°51'4"	38.55'	S16°31'24"E	38.45'
C5	151.00'	142°2'30"	82.06'	S02°10'53"E	82.58'
C6	320.00'	124°102"	21.00'	S08°44'49"E	21.00'
C7	150.00'	75°1'20"	57.4'	S11°50'07"E	57.41'
C8	215.00'	122°11'4"	50.81'	S10°11'43"E	50.40'
C9	139.50'	274°1'00"	67.60'	S74°32'39"E	66.39'



JUB ENGINEERS, INC.
2160 West Excelsior on Lakes, Suite 400, Mendota, IL 61852-5313
248.979.7355 www.jub.com SHEET 2 OF 8

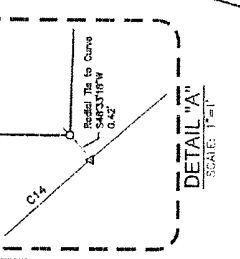
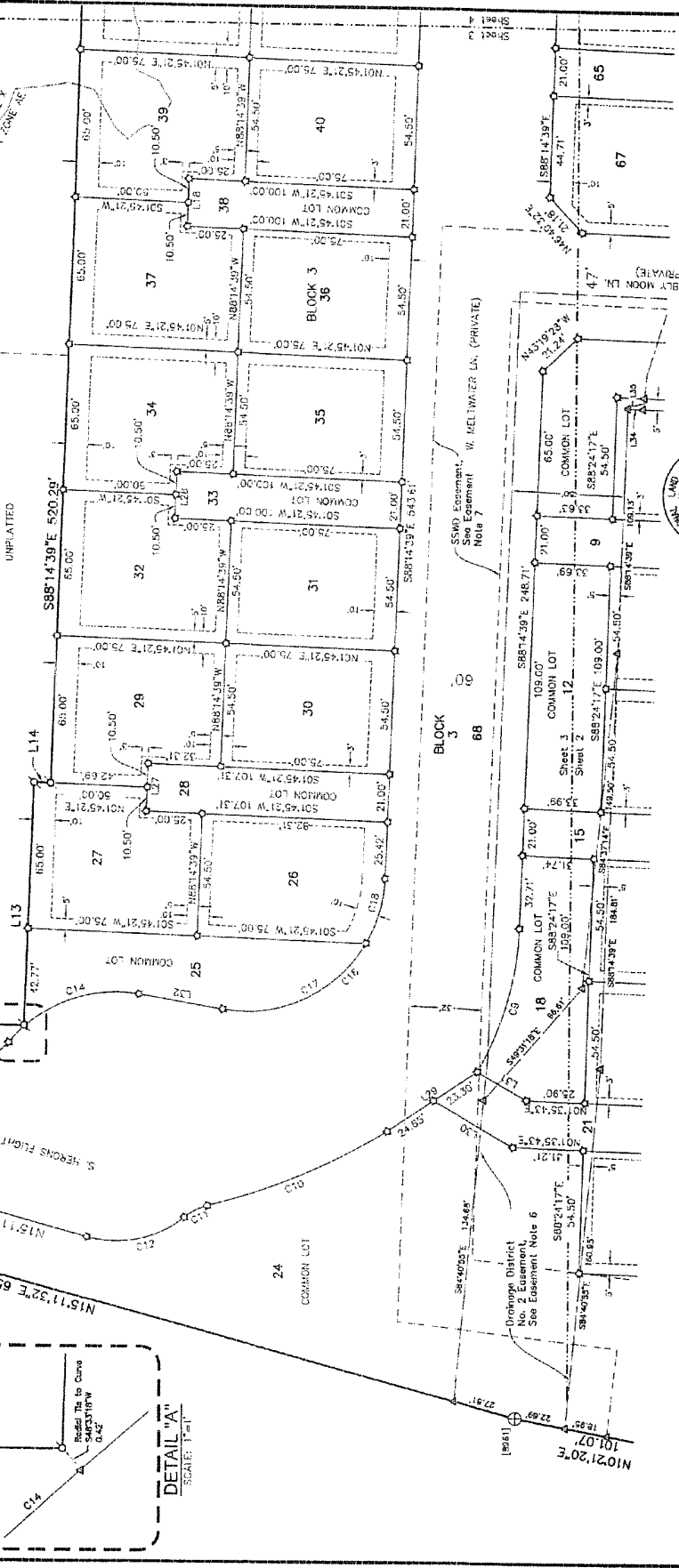
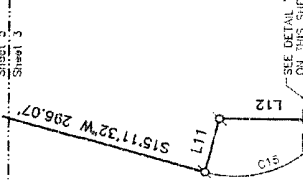
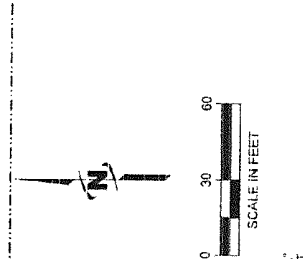
SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

MOON VALLEY SUBDIVISION NO. 6

This document provided courtesy of TitleOne

NO.	AMOUNT	DELTA	LENGTH	CH BEARING	CH DIST.
C9	138.50'	274.00°	87.04'	S74°22'39"E	86.30'
C10	202.17'	170°11'17"	80.00'	S22°58'41"E	88.48'
C11	27.80'	74°29'28"	11.08'	S29°39'12"W	11.50'
C12	48.50'	53°57'54"	45.68'	S11°47'25"E	44.01'
C13	185.00'	260°23'37"	75.24'	S281°02'11"W	74.50'
C14	91.50'	59°59'04"	84.86'	S70°03'27"E	81.48'
C15	45.13'	85°11'44"	40.78'	S167°47'11"E	47.29'
C16	81.50'	97°32'25"	164.81'	S29°22'22"E	52.50'
C17	81.50'	89°24'29"	74.85'	S25°18'46"E	70.04'
C18	81.50'	281°13'08"	100.00'	S74°00'05"E	20.88'

LINE NO.	BEARING	DIST.
L11	S74°48'28"E	21.88'
L12	S50°01'18"W	46.47'
L13	S89°14'39"E	103.77'
L14	S01°45'21"W	7.51'
L15	N88°14'38"W	21.00'
L16	N88°14'38"W	21.00'
L17	S42°22'22"E	17.05'
L18	S79°07'06"W	45.47'
L19	N28°57'24"E	28.32'
L20	S02°18'13"E	37.88'
L21	S01°35'45"W	6.91'
L22	S84°00'00"W	2.01'

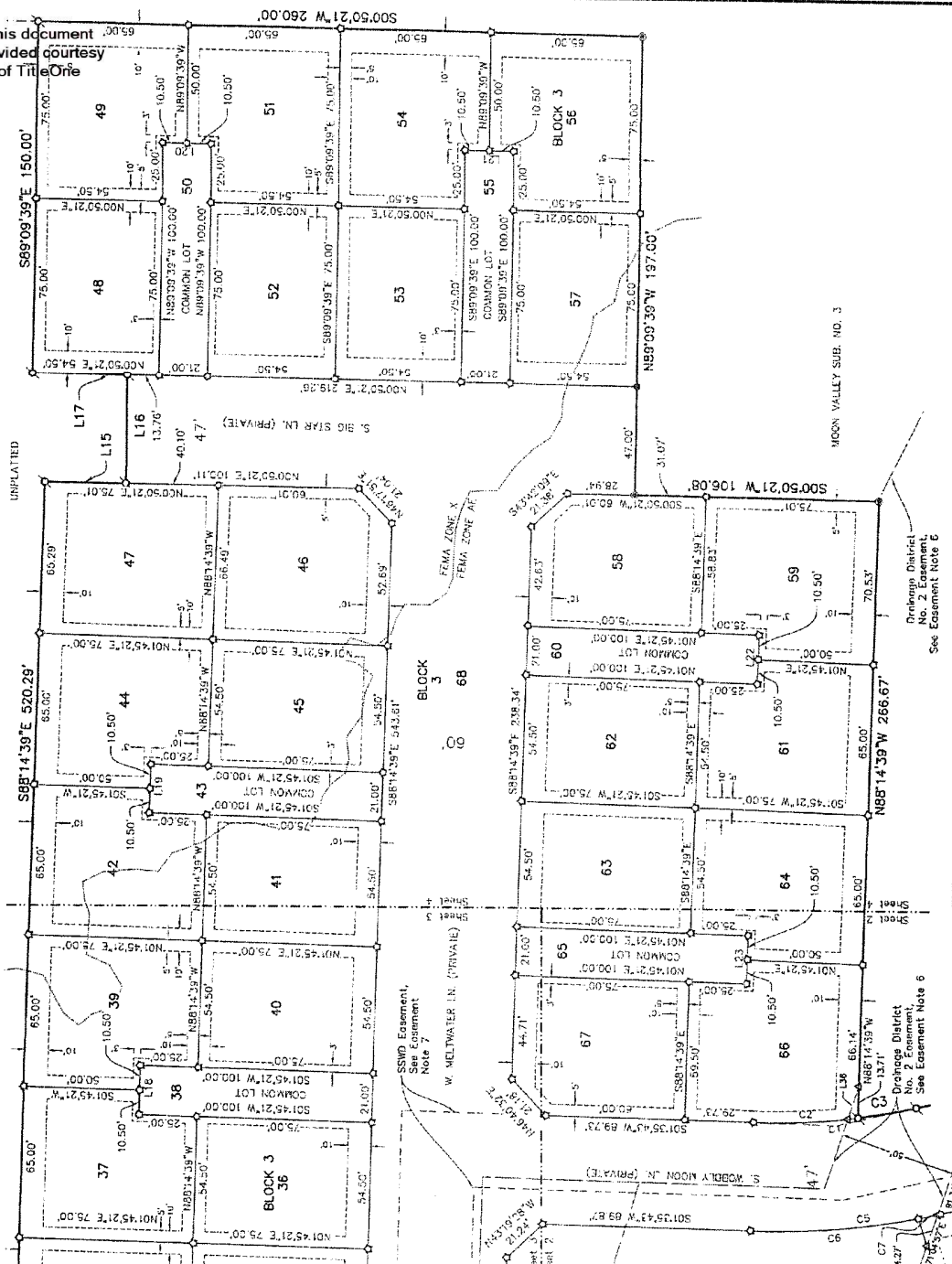


JUB ENGINEERS, INC.
 2700 West Exum Lane, Suite 400, Meridian, ID 83442-5313
 P: 208.376.7139 W: www.jub.com

SEE SHEET 1 FOR LEGEND.
 SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

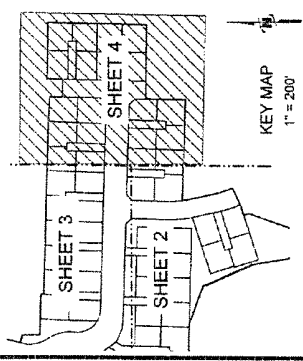
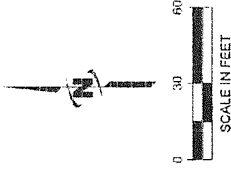
MOON VALLEY SUBDIVISION NO. 6

This document provided courtesy of TitleOne



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L15	S89°50'21"W	54.91'
L16	S89°24'52"E	42.00'
L17	N00°50'21"E	46.74'
L18	N88°14'39"W	21.00'
L19	N88°14'39"W	21.00'
L20	N00°50'21"E	21.00'
L21	N00°50'21"E	21.00'
L22	S90°14'39"E	21.00'
L23	S89°14'39"E	21.00'
L24	N71°09'55"W	15.10'



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	283.00'	112°23'	71.00'	S32°33'37"E	70.82'
C2	283.00'	91°22'	45.47'	S33°02'28"E	45.42'
C3	283.00'	51°00'	29.55'	S10°11'43"E	29.52'
C4	330.00'	142°23'	83.79'	S28°35'32"E	82.59'
C5	330.00'	124°10'	73.00'	S24°44'48"E	72.69'
C7	330.00'	141°28'	97.74'	S15°00'37"E	97.47'

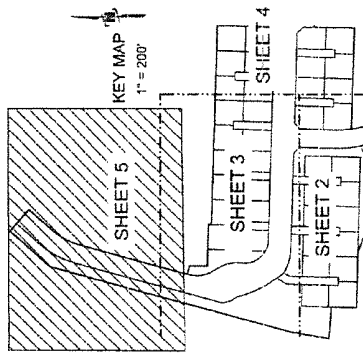


JUB ENGINEERS, INC.
 2750 West Expedition Lane, Suite 400, Mandeville, LA 70462-5313
 P: 282.376.7333 W: www.jub.com

SEE SHEET 1 FOR LEGEND.
 SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

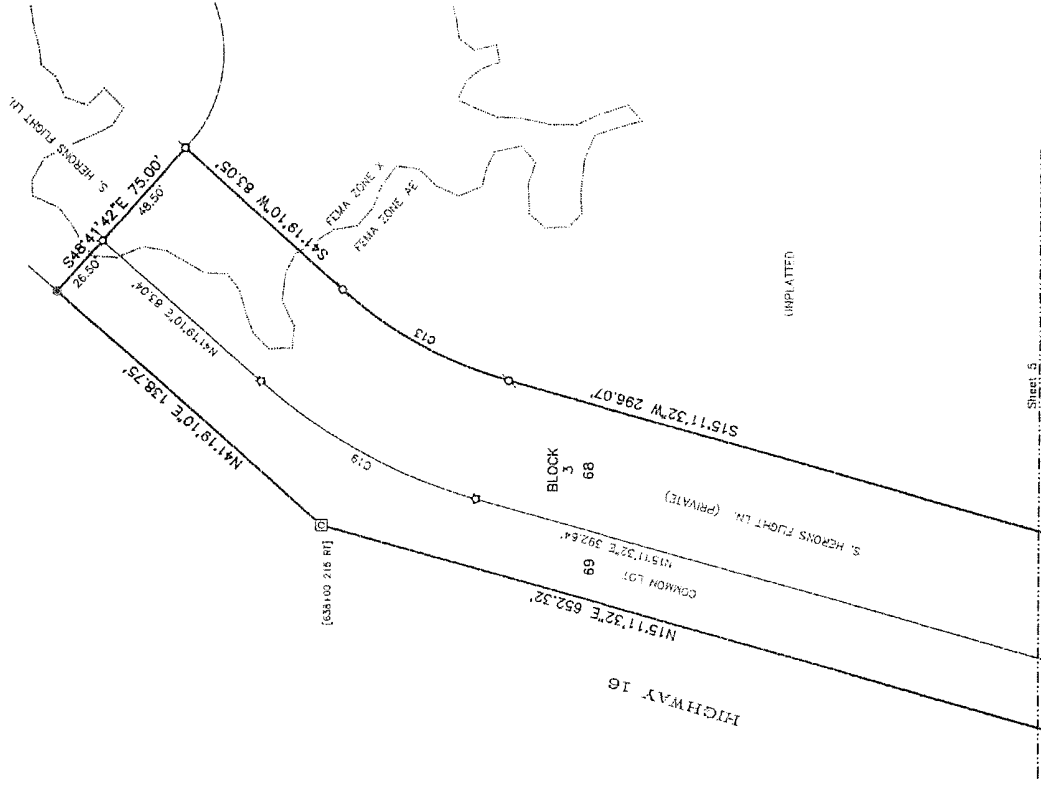
This document provided courtesy of TitleOne

PLAT OF MOON VALLEY SUBDIVISION NO. 6



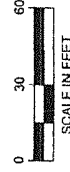
CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C-1	165.00'	29.0737°	75.24'	S28°15'21"W	74.50'
C-2	213.50'	25.6048°	97.35'	N25°15'21"E	95.52'



(UNPLATTED)

Sheet 5
Sheet 3



SCALE IN FEET



JUB ENGINEERS, INC.
2716 West Federation Lane, Suite 400, Meridian, IN 46450-0311
P. 268.376.7330 www.jub.com

SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

This document provided courtesy of TitleOne

PLAT OF MOON VALLEY SUBDIVISION NO. 6

Notes

1. Lot 68 of Block 3 is designated as a private road, and Lots 3, 6, 9, 12, 15, 18, 21, 24, 25, 28, 31, 38, 43, 50, 55, 60, and 65 of Block 3 are common lots and will be owned and maintained by Riverstone Homeowners Association, Inc.
2. Lot 3 of Block 3 is a common driveway lot for lot access to Lots 1, 2, 4, and 5 of Block 3. Lot 9 of Block 3 is a common driveway lot for lot access to Lots 7, 6, 10, and 11 of Block 3. Lot 15 of Block 3 is a common driveway lot for lot access to Lots 13, 14, 16, and 17 of Block 3. Lot 21 of Block 3 is a common driveway lot for lot access to Lots 19, 20, 22, and 23 of Block 3. Lot 28 of Block 3 is a common driveway lot for lot access to Lots 26, 27, 29, and 30 of Block 3. Lot 33 of Block 3 is a common driveway lot for lot access to Lots 31, 32, 34, and 35 of Block 3. Lot 38 of Block 3 is a common driveway lot for lot access to Lots 36, 37, 39, and 40 of Block 3. Lot 43 of Block 3 is a common driveway lot for lot access to Lots 41, 42, 44, 45, 46, 47, 48, 49, 51, and 52 of Block 3. Lot 55 of Block 3 is a common driveway lot for lot access to Lots 53, 54, 56, and 57 of Block 3. Lot 60 of Block 3 is a common driveway lot for lot access to Lots 58, 59, 61, and 62 of Block 3. Lot 65 of Block 3 is a common driveway lot for lot access to Lots 63, 64, 66, and 67 of Block 3. These common driveway lots shall be owned and maintained by Riverstone Homeowners Association, Inc.
3. The pressurized irrigation system shall be owned and maintained by Riverstone Homeowners Association, Inc. 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. 2019-099108, and amended by that First Amendment to Amended and Restated Development Agreement Instrument No. 2021-076058.
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 tables.
9. Reference is made to the public health letter on file with Ada County Responder regarding additional restrictions.
10. This development recognizes Section 22-4603 of Idaho Code, Right to Farm Act, which states, "The purpose of this section is to protect agricultural facilities and operations from nuisance, private or public, by any changed conditions in or about the surrounding area. Nuisance, private or public, by any changed conditions in or about the surrounding area, shall not be deemed to exist if the agricultural facility or operation 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." No work shall be performed within the FEMA Floodway without a permit.
11. No work shall be performed within the FEMA Floodway without a permit.
12. This Subdivision is located within Special Flood Hazard Areas Zone AE and Zone X, as specified on FEMA Flood Insurance Rate Maps 1600100130 J and 1600100140 J, both with effective date of June 19, 2020.
13. 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 without a permit. No new certificates will be required for any work within the Floodway Area.
14. This Development is subject to Drainage District No. 2 License Agreement Instrument No. 2020-049626.
15. This Subdivision is subject to Covenants, Conditions & Restrictions contained in Instrument No. 2020-095408, First Supplement Instrument No. 2020-095415, and First Amendment to First Supplement Instrument no. 2021-016388 along with any amendments thereto.

Reference Documents

- Subdivisions: Moon Valley Subdivision No. 1 (Blk. 118 Plots, Pgs. 18219-18225)
- Moon Valley Subdivision No. 3 (Blk. 122 Plots, Pgs. 19160-19167)
- Surveys: ROSs 10034 & 11900
- Deeds: 97026133, 97066505, 104023529, 2022-090259
- Easements: 2019-19142 & 2020-049628

Easement Notes

1. Lots 3, 6, 9, 12, 15, 18, 21, 24, 25, 28, 33, 38, 43, 50, 55, 60, and 65 of Block 3 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 68 of Block 3 is hereby designated as having a Private Road Easement and a Star Sewer and Water District Easement with said lot.
3. All Utility Easements shown or designated herein are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown herein, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, water & sewer service, cable television/digit, apparatuses thereto, and lot drainage.
4. Intentionally Removed.
5. The Private Road Easement designated herein is non-exclusive, perpetual, shall run with the land, shall appurtenant to the lots shown herein, and are hereby reserved for the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping, and appurtenances thereto.
6. See Instrument Nos. 2020-049627 and 2020-049628 for Drainage District No. 2 Easements.
7. See Instrument No. 2019-119142 for Star Sewer & Water District Easement.
8. No easement shown or designated herein shall preclude the construction and maintenance of hard-surface driveway, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
9. All easements are parcel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
10. The Access Easements designated herein are non-exclusive, perpetual, shall run with the land, and are appurtenant to the lots shown herein, and are hereby reserved for the ingress and egress of emergency vehicles for ingress and egress; the installation, maintenance, operation, and use of common driveway; and appurtenances to. See the Covenants, Conditions & Restrictions referenced in Note 15 for rights, restrictions, maintenance, and assessments.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of a portion of Parcel 111 of that land as recorded in the Ada County Records, Idaho and of a portion of that land as described in that Warranty Deed recorded under Instrument No. 97026133, Ada County Records, Idaho, and to include said portions of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below left.

BOUNDARY CONTROLLED BY: The east boundary is controlled by that land as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records and as surveyed according to Record of Survey No. 11900.

The southeasterly boundary is controlled by Moon Valley Subdivision No. 3.

The west boundary is controlled by the easterly right-of-way line of State Highway 16 and the easterly boundary of Survey No. 10034 recorded under Instrument No. 2019-015318, Ada County Records.

The southeasterly and north boundaries and are controlled by a boundary line created by the client reflecting how portions of the lands of hereinabove described Warranty Deeds are desired to be reflected.



This document provided courtesy of TitleOne

APPROVAL OF CENTRAL DISTRICT HEALTH

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 DISAPPROVAL WITH SECTORS 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Paula...
CENTRAL DISTRICT HEALTH
IDAHO COUNTY
DATE 8/17/2022



Elizabeth Mabin
ADA COUNTY SURVEYOR
752815553
DATE 11/11/2023

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 13 DAY OF SEPTEMBER 2022.

Alan Max
COMMISSIONER PRESIDENT
ADA COUNTY HIGHWAY DISTRICT
DATE 9/13/2022



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY

November 17, 2022, HEREBY APPROVE THIS PLAT.
Alan... PE # 11821
CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 31 DAY OF MAY 2022 BY THE CITY OF STAR, IDAHO.

Jan...
CITY CLERK
DATE 11/28/2022



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.

Elizabeth Mabin
ADA COUNTY SURVEYOR
752815553
DATE 11/11/2023

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 SUBMISSION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Mabin
ADA COUNTY TREASURER
Signed by Deputy *Elizabeth Mabin*
DATE Jan 11 2023



COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO'S INSTRUMENT NO. 18996-2023-002093
COUNTY OF ADA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC. AT 25 MINUTES PAST 10 O'CLOCK A.M. THIS 12 DAY OF Jan 2023 IN MY OFFICE, AND WAS RECORDED IN BOOK 85 OF PLATS AT PAGES 1986 THROUGH 2005.
FEE: 41

Paula...
DEPUTY EX-OFFICIO RECORDER



JUB ENGINEERS, INC.
2760 West Frustration Lane, Suite 400, Meridian, ID 83445-5313
P. 208.376.7330 W. www.jub.com SHEET 8 OF 8