

MOON VALLEY SUBDIVISION NO. 7

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

POINT OF COMMENCEMENT
SECTION CORNER
FOUND NAIL IN CONCRETE
RIGHT-OF-WAY MONUMENT
CP&F 2021-093058

W. STATE STREET (STATE HIGHWAY 44)

FOUND 5/8-INCH REBAR W/
3-1/4-INCH ALUM. CAP
AS 5-FOOT WITNESS CORNER
FOUND 2-1/2-INCH
BRASS CAP [737]
CP&F 108039901

W. MOON VALLEY ROAD

W. DEERFAWN LANE (PRIVATE)

W. SHAMS LANE (PRIVATE)

W. ASTRONAUT LANE (PRIVATE)

W. WINNING LANE (PRIVATE)

W. PROCTOR LANE (PRIVATE)

MOON VALLEY SUBDIVISION NO. 1
(BK 118 OF PLATS,
PGS 18219-18229, ACR)

MOON VALLEY SUBDIVISION NO. 3
(BK 122 OF PLATS, PGS 19160-19167, ACR)

MOON VALLEY ESTATES SUBDIVISION
(BK 121 OF PLATS,
PGS 18915-18918, ACR)

QUARTER CORNER
FOUND 3-1/4-INCH
ALUM. CAP [16642]
CP&F 2021-093059

BASIS OF BEARINGS
S89°06'20"E 2644.08'

970.60'

500.39'42"W

1673.70'

122.52'

500.39'42"W 301.72'

189.13'

512.85'

189.13'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

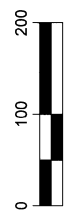
30.00'

30.00'

30.00'

30.00'

30.00'



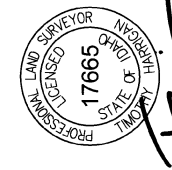
SCALE IN FEET

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	CH. DIST.
C1	180.00'	15°09'51"	47.84'	N35°39'35"E 47.50'
C2	95.00'	40°21'10"	66.91'	N06°57'22"E 65.53'
C3	370.50'	5°56'21"	38.41'	N02°22'26"E 38.39'
C4	81.50'	19°44'03"	28.07'	S08°12'20"E 27.93'

LINE TABLE		
NO.	BEARING	DIST.
L1	S01°16'48"W	9.66'
L2	N10°42'18"E	170.75'
L3	N39°35'25"W	139.06'
L4	S45°13'39"W	24.81'
L5	N44°46'21"W	37.00'
L6	S61°55'21"E	30.00'
L7	N67°10'03"E	105.56'
L8	N84°39'24"W	54.08'
L9	S84°39'24"E	156.40'
L10	S00°39'42"W	14.90'
L11	S89°20'18"E	177.50'

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- UTILITY EASEMENT LINE
- SIDEWALK EASEMENT LINE
- FLOODWAY LINE
- FEMA FLOOD HAZARD ZONE LINE
- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- SET 1/2-INCH X 24-INCH REBAR WITH PLASTIC CAP MARKED "JOB PLS 17665"
- SET 3/8-INCH X 24-INCH REBAR WITH PLASTIC CAP MARKED "JOB PLS 17665"
- SET 1-3/16-INCH COPPER PLUG IN CONCRETE MARKED "PLS 17665"
- FOUND 1/2-INCH REBAR W/ PLASTIC CAP MARKED "PLS 16642" OR AS NOTED
- FOUND 5/8-INCH REBAR W/ PLASTIC CAP MARKED "PLS 16642" OR AS NOTED
- DIMENSION POINT - NOT FIELD LOCATED
- CURVE COURSE NUMBER (TYPICAL)
- LINE COURSE NUMBER (TYPICAL)
- LOT NUMBER (TYPICAL)
- PLS NUMBER AND/OR OTHER MARKINGS AS FOUND ON MONUMENT CAP
- OFFICIAL RECORDS OF ADA COUNTY
- ADA COUNTY RECORDS
- WITNESS CORNER
- REFERENCE MONUMENT



SEE SHEET 3 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
P. 208.376.7330 or www.jub.com

12/12/2023

MOON VALLEY SUBDIVISION NO. 7

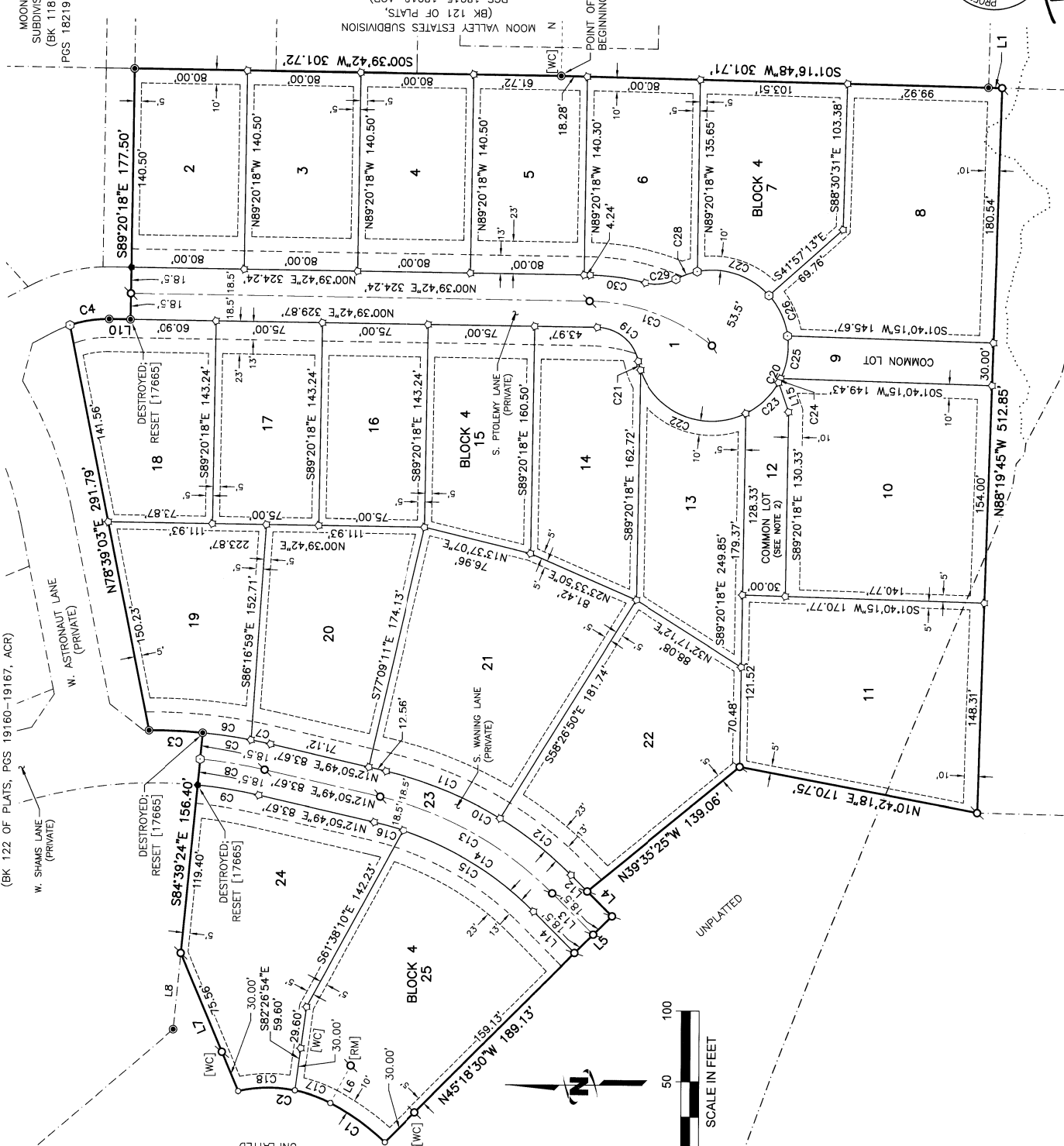
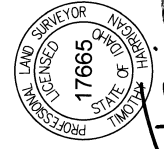
MOON VALLEY SUBDIVISION NO. 3
(BK 122 OF PLATS, PGS 19160-19167, ACR)
W. SHAMS LANE (PRIVATE)
W. ASTRONAUT LANE (PRIVATE)

MOON VALLEY SUBDIVISION NO. 1
(BK 118 OF PLATS, PGS 18219-18229, ACR)

NO.	BEARING	DIST.
L1	S07°16'48"W	9.66'
L4	S45°13'39"W	24.81'
L5	N44°46'21"W	37.00'
L6	S61°55'21"E	30.00'
L7	N67°10'03"E	105.56'
L8	N84°39'24"W	54.08'
L10	S00°39'42"W	14.90'
L12	N45°13'39"E	16.30'
L13	N45°13'39"E	41.11'
L14	N45°13'39"E	41.11'
L15	N71°06'25"E	22.13'

NO.	RADIUS	DELTA	CURVE LENGTH	CH. BEARING	CH. DIST.
C1	180.00'	15°09'51"	47.64'	N35°39'35"E	47.50'
C2	95.00'	40°21'10"	68.91'	N06°57'22"E	65.53'
C3	370.50'	5°56'21"	38.41'	N02°22'25"E	38.39'
C4	81.50'	19°44'03"	28.07'	S09°12'20"E	27.83'
C5	370.50'	7°30'13"	46.52'	N09°05'43"E	48.49'
C6	370.50'	5°19'42"	34.46'	N08°00'27"E	34.44'
C7	370.50'	2°10'31"	14.07'	N11°45'34"E	14.07'
C8	352.00'	7°30'13"	46.10'	N09°05'43"E	46.07'
C9	333.50'	7°30'13"	43.68'	N09°05'43"E	43.65'
C10	268.50'	32°22'50"	151.74'	N29°02'14"E	149.73'
C11	268.50'	18°42'20"	87.66'	N22°12'00"E	87.27'
C12	268.50'	13°40'29"	64.08'	N36°23'24"E	63.93'
C13	250.00'	32°22'50"	141.29'	N29°02'14"E	139.41'
C14	231.50'	32°22'50"	130.83'	N29°02'14"E	129.10'
C15	231.50'	27°05'50"	109.48'	N31°40'44"E	108.47'
C16	231.50'	5°17'00"	21.35'	N15°29'19"E	21.34'
C17	95.00'	16°02'37"	26.60'	N19°06'38"E	26.51'
C18	95.00'	24°18'33"	40.31'	N01°03'57"W	40.00'
C19	30.00'	77°11'58"	40.42'	N39°15'41"E	37.43'
C20	53.50'	266°31'23"	267.54'	S85°24'01"E	64.00'
C21	53.50'	6°49'21"	6.37'	S74°26'59"W	6.37'
C22	53.50'	97°45'58"	91.28'	S22°09'30"W	80.61'
C23	53.50'	34°32'02"	32.25'	S43°59'20"W	31.76'
C24	53.50'	3°31'30"	3.29'	S85°01'06"E	3.29'
C25	53.50'	32°49'35"	30.65'	S81°11'39"E	30.23'
C26	53.50'	34°20'47"	32.07'	N85°13'10"E	31.99'
C27	53.50'	59°34'25"	55.63'	N18°15'35"E	53.15'
C28	53.50'	17°08'05"	16.00'	N20°05'40"W	15.94'
C29	30.00'	43°23'57"	22.72'	S06°57'45"E	22.18'
C30	159.81'	14°04'32"	39.26'	N07°41'58"E	39.16'
C31	141.31'	35°01'43"	93.79'	N19°40'33"E	92.08'

SEE SHEET 1 FOR LEGEND.
SEE SHEET 3 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE.



UNPLATTED

UNPLATTED

NOTES

1. LOTS 1, AND 23 OF BLOCK 4 ARE DESIGNATED AS PRIVATE ROADS. LOT 9 OF BLOCK 4 IS HEREBY DESIGNATED AS A COMMON LOT. ALL OF THE ABOVE-REFERENCED LOTS SHALL BE OWNED AND MAINTAINED BY THE RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
2. LOT 12 OF BLOCK 4 IS DESIGNATED AS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 10, AND 11 OF BLOCK 4. THIS COMMON DRIVEWAY LOT SHALL BE OWNED AND MAINTAINED BY THE 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 AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
5. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR'S 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, ORAC, AND AMENDED BY THAT FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT INSTRUMENT NO. 2021-076058, ORAC.
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 THE 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 NEGLECTFUL 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 A PIONEER DITCH COMPANY LICENSE AGREEMENT INST. NO. 2019-124463, ORAC, AND ADDENDUM THERE TO RECORDED AS INST. NO. 2020-058943, ORAC.
13. THIS SUBDIVISION IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE AND ZONE X, AND THE FLOODWAY AREA WITHIN ZONE AE AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001C0140 J, WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
14. 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.
15. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2020-095409, FIRST SUPPLEMENTAL INSTRUMENT NO. 2020-095415, AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL INSTRUMENT NO. 2021-016388 ALONG WITH ANY AMENDMENTS THERETO.

REFERENCE DOCUMENTS

SUBDIVISIONS: R.L. HON SUBDIVISION (BK 4 OF PLATS, PG 163, ACR), MATT SUBDIVISION (BK 73 OF PLATS, PGS 7509-7510, ACR), MOON VALLEY ESTATES SUBDIVISION (BK 121 OF PLATS, PGS 18915-18918, ACR), MOON VALLEY SUBDIVISION NO. 1 (BK 118 OF PLATS, PGS 18219-18229, ACR), AND MOON VALLEY SUBDIVISION NO. 3 (BK 122 OF PLATS, PGS 19160-19167, ACR)

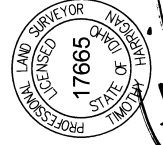
SURVEYS: ROS NO. 10034, 11900, 12191
 DEEDS: 2023-080288
 EASEMENTS: N/A

EASEMENT NOTES

1. LOTS 9 AND 12 OF BLOCK 4 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. LOT 1 AND 23 OF BLOCK 4 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET PRIVATE ROAD EASEMENT AS NOTED IN NOTE 5 BELOW, AND A BLANKET STAR SEWER AND WATER DISTRICT EASEMENT OVER SAID LOTS.
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 AND PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES THERETO; AND LOT DRAINAGE.
4. ALL SIDEWALK EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS PLATTED HEREON, AND ARE HEREBY RESERVED FOR INGRESS, EGRESS, AND, THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF SIDEWALKS, AND APPURTENANCES THERETO. RIVERSTONE HOMEOWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS.
5. THE PRIVATE ROAD EASEMENTS SHOWN AND DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS PLATTED HEREON, AND IS HEREBY RESERVED FOR INGRESS, EGRESS, INGRESS, AND EGRESS OF EMERGENCY VEHICLES, AND THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, AND APPURTENANCES THERETO.
6. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
7. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
8. THE ACCESS EASEMENT SHOWN OR DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND IS APPURTENANT TO THE LOTS ADJOINING AND FRONTING THEREON. THE COMMON DRIVEWAY LOT REFERENCED IN NOTE 2 IS HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF A COMMON DRIVEWAY; AND APPURTENANCES THERETO. SEE THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS REFERENCED IN NOTE 15 FOR RIGHTS, RESTRICTIONS, MAINTENANCE, AND ASSESSMENTS.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF MOON VALLEY ESTATES SUBDIVISION TO THE EAST, MOON VALLEY SUBDIVISION NO. 1 TO THE NORTHEAST, AND MOON VALLEY SUBDIVISION NO. 3 TO THE NORTH.



12/12/2023



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
 P 208-376-7330 www.jub.com

PLAT OF MOON VALLEY SUBDIVISION NO. 7

CERTIFICATE OF OWNERS

KNOW ALL MEN 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 AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE EAST HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN BEARS SOUTH 89°06'20" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 2,644.08 FEET; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE EAST LINE OF SAID SECTION 16, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 00°39'42" WEST, A DISTANCE OF 970.60 FEET TO A 5/8-INCH REBAR MARKING A POINT OF INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY LINE OF W. MOON VALLEY ROAD, AND CONTINUING SOUTH 00°39'42" WEST, A DISTANCE OF 1,673.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 16;

THENCE LEAVING SAID EAST LINE, NORTH 89°16'10" WEST, COINCIDENT WITH THE EAST-WEST CENTERLINE OF SAID SECTION 16, A DISTANCE OF 1,225.52 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN THE WESTERLY BOUNDARY OF THE PLAT OF MOON VALLEY ESTATES SUBDIVISION, RECORDED IN BOOK 121 OF PLATS, PAGES 18915 THROUGH 18918, ADA COUNTY RECORDS, HEREINAFTER REFERRED TO AS MOON VALLEY ESTATES SUBDIVISION, SAID ANGLE POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, SOUTH 01°16'48" WEST, COINCIDENT WITH SAID WESTERLY BOUNDARY, A DISTANCE OF 301.71 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWESTERLY CORNER OF SAID MOON VALLEY ESTATES SUBDIVISION; THENCE LEAVING SAID WESTERLY BOUNDARY, THE FOLLOWING TEN (10) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 01°16'48" WEST, A DISTANCE OF 9.66 FEET,
2. NORTH 88°19'45" WEST, A DISTANCE OF 512.85 FEET,
3. NORTH 10°42'18" EAST, A DISTANCE OF 170.75 FEET,
4. NORTH 39°35'25" WEST, A DISTANCE OF 139.06 FEET,
5. SOUTH 45°13'39" WEST, A DISTANCE OF 24.81 FEET,
6. NORTH 44°46'21" WEST, A DISTANCE OF 37.00 FEET,
7. NORTH 45°18'30" WEST, A DISTANCE OF 189.13 FEET,
8. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 15°09'51", AN ARC LENGTH OF 47.64 FEET, AND A CHORD BEARING NORTH 35°39'35" EAST, A DISTANCE OF 47.50 FEET,
9. ALONG THE ARC OF A BROKEN-BACK CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 40°21'10", AN ARC LENGTH OF 66.91 FEET, AND A CHORD BEARING NORTH 06°57'22" EAST, A DISTANCE OF 65.53 FEET, AND
10. NORTH 67°10'03" EAST, A DISTANCE OF 105.56 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE PLAT OF MOON VALLEY SUBDIVISION NO. 3, RECORDED IN BOOK 122 OF PLATS, PAGES 19160 THROUGH 19167, ADA COUNTY RECORDS, HEREINAFTER REFERRED TO AS MOON VALLEY SUBDIVISION NO. 3;

THENCE COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID MOON VALLEY SUBDIVISION NO. 3, THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 84°39'24" EAST, A DISTANCE OF 156.40 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY LINE.
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 370.50 FEET, THROUGH A CENTRAL ANGLE OF 05°56'21", AN ARC LENGTH OF 38.41 FEET, AND A CHORD BEARING NORTH 02°22'25" EAST, A DISTANCE OF 38.39 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY LINE.
3. NORTH 78°39'03" EAST, A DISTANCE OF 291.79 FEET TO A COPPER PLUG MARKING AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY LINE.
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 81.50 FEET, THROUGH A CENTRAL ANGLE OF 19°44'03", AN ARC LENGTH OF 28.07 FEET, AND A CHORD BEARING SOUTH 09°12'20" EAST, A DISTANCE OF 27.93 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY LINE.
5. SOUTH 00°39'42" WEST, A DISTANCE OF 14.90 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY LINE, AND
6. SOUTH 88°20'18" EAST, A DISTANCE OF 177.50 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWESTERLY CORNER OF SAID MOON VALLEY SUBDIVISION NO. 3, SAID CORNER ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THE AFORESAID MOON VALLEY ESTATES SUBDIVISION;

THENCE LEAVING THE BOUNDARY LINE OF SAID MOON VALLEY SUBDIVISION NO. 3, SOUTH 00°39'42" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF SAID MOON VALLEY ESTATES SUBDIVISION, A DISTANCE OF 301.72 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.39 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

CERTIFICATE OF OWNERS (CONTINUED)

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 DEDICATED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERRECTED 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 AND WATER DISTRICT, AND THE STAR SEWER AND 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(O)(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 T. BROWNLEE, MANAGER

ACKNOWLEDGMENT

STATE OF Arizona } COUNTY OF Maricopa } ON THIS 10th DAY OF November, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Arizona, PERSONALLY APPEARED WILLIAM T. BROWNLEE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE M3 COMPANIES, L.L.C., THE LLC THAT IS THE SOLE MEMBER OF M3 BUILDERS, L.L.C.; THE LLC THAT IS THE MANAGER OF M3 ID MOON VALLEY, LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT M3 ID MOON VALLEY, LLC EXECUTED THE SAME.

Joanne B. Dambreck Notary Public for State of Arizona My Commission Expires 7-19-24



CERTIFICATE OF SURVEYOR

I, TIMOTHY HARRIGAN, JUB ENGINEERS, INC. SUCCESSOR LICENSEE, PER IDAHO CODE 54-1223(O), REPLACING BRAD DALEY, PLS 20908, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF MOON VALLEY SUBDIVISION NO. 7 IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.



Timothy Harrigan 11/8/2023 DATE

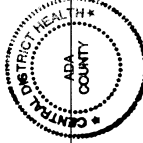
TIMOTHY HARRIGAN S 17665



J-U-B ENGINEERS, INC.

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.



Roni Beal PEH
CENTRAL DISTRICT HEALTH
DATE 6-28-2023

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 11 DAY OF February, 2023.

[Signature]
COMMISSIONER
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 21, 2023, HEREBY APPROVE THIS PLAT.
[Signature] PE # 11821
CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 9th DAY OF May, 2023, BY THE CITY OF STAR, IDAHO.



[Signature]
CITY CLERK

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 14 December 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.



Elizabeth Maho
ADA COUNTY TREASURER Signed by Deputy Julia Sprang DATE December 14, 2023

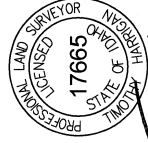
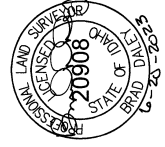
COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } SS. INSTRUMENT NO. 2023-009723
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC. AT 10 MINUTES PAST 10 O'CLOCK A.M., THIS 15 DAY OF December 2023 IN MY OFFICE, AND WAS RECORDED IN BOOK 127 OF PLATS AT PAGES 20514 THROUGH 20518 FEE: 28

[Signature]
DEPUTY

[Signature]
EX-OFFICIO RECORDER



11/29/2023