

B 83 Pg 9225  
#102039399

Rockbridge  
#1

**FLAT SHOWING  
ROCKBRIDGE SUBDIVISION PHASE 1**

PARCEL 3 AND A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY NO. 5308, AND A PORTION OF LOT 4 OF THE STEVENS SUBDIVISION WITHIN A PORTION OF THE EAST 1/2 OF SECTION 8 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, ADA COUNTY, IDAHO 2001

LOT 1  
STEVENS  
SUBDIVISION  
C.P. & F. INSTR. No. 8412108  
C.P. & F. INSTR. No. 100018161

LOT 4  
STEVENS  
SUBDIVISION  
C.P. & F. INSTR. No. 8636570  
C.P. & F. INSTR. No. 101012792

SHOOTING CORNER  
SUBDIVISION NO. 6  
MIDDLE CREEK 4  
N 00°26'33" E 679.62(R)  
N 00°26'33" E 679.62(R)

**BASIS OF BEARING**

The Basis of Bearing of this survey was established by G.P.S., projected to the Idaho West Zone Coordinate System, NAD83 Datum, referenced to the Ada County H.A.R.N. densification survey of June, 1997. All bearings shown are clockwise azimuth. The convergence angle -00°29'59" was calculated at the true north corner of Section 8, Township 4 North, Range 1 West, Boise Meridian. All distances shown are at ground.

AN EGRESS OVER A 15.00' UTILITY, DRAINAGE & IRRIGATION EASEMENT AND EGRESS TO AN EXISTING IRRIGATION CANAL, NECESSARY FOR THE MAINTENANCE OF REPLACEMENT AND INDIVIDUAL AND REPAIR AND INDIVIDUAL INSTRUMENTS SET FORTH IN AN INSTRUMENT DATED FEBRUARY 8, 1986, AS INSTRUMENT NO. 8412108, TO BE MADE TO THE EAST 1/4 SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CURRENTLY USED FOR IRRIGATION PURPOSES.

**LEGEND**  
Boundary Line  
Section Line  
Quarter Section Line  
16th Section Line  
Lot Line

- Permanent Public Utility, Drainage & Irrigation Easement, 12'-Foot From Property or Lot Line Per This Plat. Unless Noted Otherwise
- Right-of-Way Line
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Set 5/8" x 30" Iron Rebar with Plastic Cap, "FLSI PLS 7612"
- Set 1/2" x 30" Iron Rebar with Plastic Cap, "FLSI PLS 7612"
- Unless Otherwise Noted
- Found 5/8" x 30" Iron Rebar with Plastic Cap, "FLSI PLS 7612"
- Found 1/2" x 30" Iron Rebar with No Cap, Unless Otherwise Noted
- Calculation Point (Nothing set)
- Witness Corner
- Record Data Per Record of Survey No. 5308
- Record Data Per Stevens Subdivision, Bk. 64, Pgs 6531 & 6532

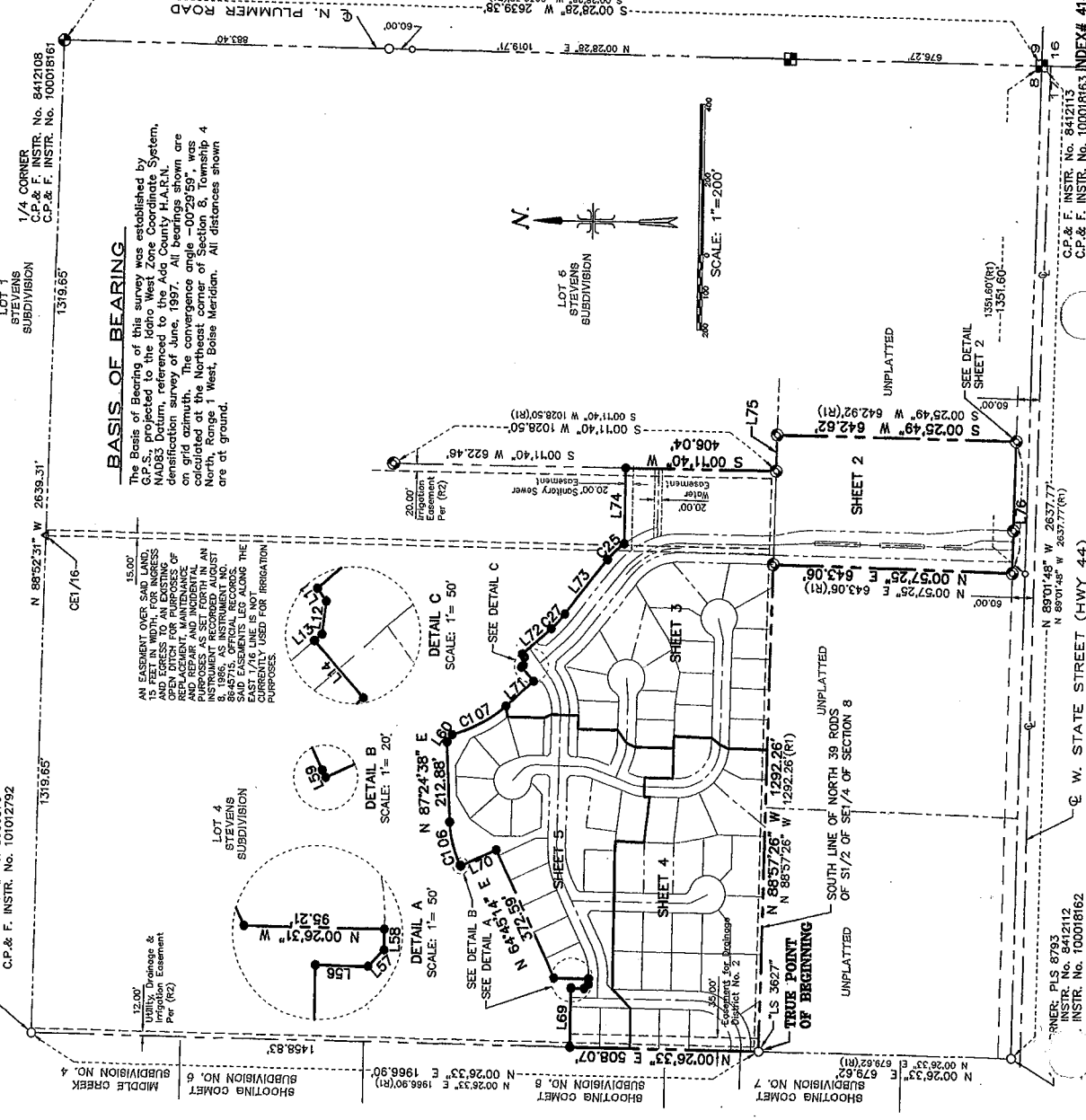
**NOTE:**  
SEE SHEET 2 FOR FINAL PLAT NOTES.

LINE	LENGTH	BEARING	CURVE TABLE
L11	10.19	N54°09'55"E	DELTA
L12	22.18	S83°45'33"E	LENGTH
L13	6.62	S41°41'01"E	TANGENT
L14	50.00	N48°18'59"E	CHORD
L15	35.33	S00°26'31"W	BEARING
L16	15.71	S44°33'29"W	LENGTH
L17	13.85	S89°33'29"E	TANGENT
L18	2.12	N64°45'14"E	CHORD
L19	23.04	S56°35'28"E	BEARING
L20	155.82	S89°33'29"E	LENGTH
L21	105.00	N2°41'46"W	TANGENT
L22	98.15	S41°41'01"E	CHORD
L23	185.39	S52°11'03"E	BEARING
L24	201.31	S89°30'28"E	LENGTH
L25	94.82	S66°57'26"W	TANGENT
L26	357.36	N89°02'04"W	CHORD
L27	357.36	N89°02'04"W	BEARING
L28	357.36	N89°02'04"W	LENGTH

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C25	250.00	14°01'39"	61.21	30.76	S45°10'14"E	61.05	61.05
C27	300.00	10°30'02"	54.95	27.57	S46°56'02"E	54.90	54.90
C168	300.00	22°39'25"	118.63	60.10	N76°04'56"E	117.86	117.86
C107	375.00	25°11'30"	164.88	83.73	S28°05'16"E	163.55	163.55



**FOX LAND SURVEYS, INC.**  
913 S LATAH SUITE D BOISE, ID 83705  
208-342-7957 - FAX 208-342-7437



INDEX# 414-08-2-0-0-00-00  
INDEX# 414-08-1-0-0-00-00

C.P. & F. INSTR. No. 8412113  
C.P. & F. INSTR. No. 100018163

C.P. & F. INSTR. No. 8636570  
C.P. & F. INSTR. No. 101012792

C.P. & F. INSTR. No. 8412112  
C.P. & F. INSTR. No. 100018162

B83 Pg 9226  
# 102039399

**NOTES**

- A twelve (12) foot wide easement is hereby reserved to all lot lines common to a public right-of-way and adjacent to the subdivision boundary for public utilities, street lights, drainage and irrigation facilities unless otherwise dimensioned. This easement shall not preclude the construction of hard surface driveways and walkways to each lot.
- A twelve (12) foot wide easement being six (6) feet of both sides of the common interior side and rear property lines within this subdivision shall be reserved for the purpose of transportation of property drainage and/or the installation of a pressure irrigation system unless shown otherwise.
- Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required, or as shown on this plat.
- Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision and shall be subject to the City of Star approval.
- The Developer and/or Owner(s) will comply with Idaho Code, Section 31-3805 concerning irrigation use.
- This development recognizes Section 22-4603 of the Idaho Code, Right to Appear. No agricultural operation or an apartment to it shall be used, unless, private or public, by any changed condition or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided results from the improper or negligent operation of any agricultural operation or apartment to it.
- There are blanket easements for access and storm water basins on Lot 1, Block 2, Lot 1 of Block 3 and Lot 7 of Block 5 to Ada County Highway District. These easements shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- There are access easements and storm water basin easements on Lot 1 of Block 2, Lot 1 of Block 3 and Lot 7 of Block 5 to Ada County Highway District. These easements shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- Lot 1 of Block 1, Lot 1 of Block 2, Lot 1 of Block 3 and Lot 5 and 4 of Block 4, Lots 1, 7, 19, 50 and 51 of Block 5, Lot 7 of Block 6 and Lot 1 of Block 7 are common areas to be owned and maintained by the Rockbridge Home Owners Association, Inc., for such uses as designated within the easement for the subdivision.
- Lots 32, 33, 34, 45 and 46 of Block 5 are denied direct access to Seneca Springs Way via Lot 50 of Block 5.
- Lots 1, 2 and 3 of Block 6 are denied direct access to Seneca Springs Way via Lot 7, Block 6.
- There is a License Agreement (Inst. No. 101037716) and an Addendum to the License Agreement (Inst. No. 101092220) with Drainage District No. 2. The Agreements provide for an easement thirty-five feet (35.00') in width on the west side of the Rockbridge Subdivision Phase One.

**FLAT SHOWING**

**ROCKBRIDGE SUBDIVISION PHASE 1**  
PARCEL 3 AND A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY NO. 5308, AND A PORTION OF LOT 4, OF THE STEVENS SUBDIVISION WITHIN A PORTION OF THE EAST 1/2 OF SECTION 8 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, ADA COUNTY, IDAHO 2001

STEVENS SUBDIVISION  
LOT 6

**LEGEND**

- Boundary Line
- Quarter Section Line
- 16th Section Line
- Lot Line
- Permanent Public Utility, Drainage & Irrigation Easement (2'-Foot) From Property or Lot Line Per This Plat. Unless Noted Otherwise
- Easement Line as Noted
- Right-of-Way Line
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Set 5/8" x 30" Iron Rebar with Plastic Cap, "FLSI PLS 7612"
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- Calculation Point (Nothing set)
- Witness Corner
- (R1)
- (R2)

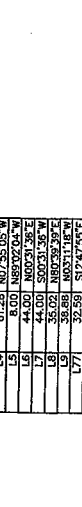
Record Data Per Record of Survey No. 5308  
Record Data Per Stevens Subdivision, Bk 64, Pgs 6531 & 6532

UNPLATTED

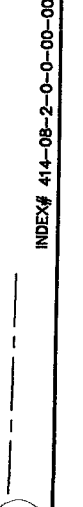
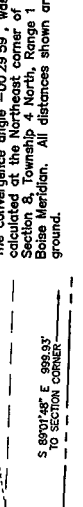
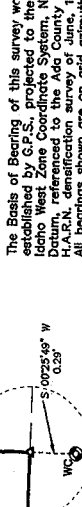
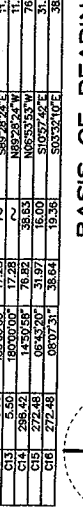
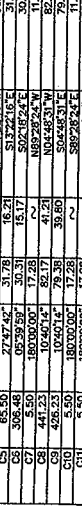
LINE	LENGTH	BEARING
L1	43.50	N89°02'04"W
L2	43.50	N89°02'04"W
L3	40.50	N89°02'04"W
L4	61.28	N07°35'05"W
L5	8.00	N89°02'04"W
L6	44.00	N00°31'36"E
L7	35.00	N00°31'36"E
L8	38.86	N03°11'18"W
L9	32.59	S12°47'35"E

UNPLATTED

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
C1	7.50	80°33'40"	11.71	S42°15'42"E	10.97
C2	307.48	05°38'59"	30.41	N02°18'24"W	30.40
C3	64.50	27°47'42"	31.29	N13°22'16"W	30.88
C4	308.48	27°47'42"	31.78	S13°22'16"E	31.48
C5	5.50	180°00'00"	17.28	N00°31'36"E	30.50
C6	441.23	10°40'14"	82.17	N04°48'31"W	82.05
C7	426.23	10°40'14"	79.38	S04°48'31"E	79.27
C8	5.50	180°00'00"	17.28	N00°31'36"E	30.50
C9	5.50	180°00'00"	17.28	N00°31'36"E	30.50
C10	5.50	180°00'00"	17.28	N00°31'36"E	30.50
C11	5.50	180°00'00"	17.28	N00°31'36"E	30.50
C12	5.50	180°00'00"	17.28	N00°31'36"E	30.50
C13	298.42	14°50'55"	76.92	S08°28'24"W	76.61
C14	272.48	08°53'20"	31.97	N03°52'52"W	31.95
C15	272.48	08°53'20"	31.97	S03°52'52"E	31.95
C16	272.48	08°53'20"	31.97	S03°52'52"E	31.95



**BASIS OF BEARING**  
The Basis of Bearing of this survey was established by G.P.S. projected to the Idaho West Zone Coordinate System, NAD83 Datum, referenced to the Ada County H.A.R.N. demarcation survey of June, 1997. The bearings shown are on grid azimuth. The convergence angle -0°29'59\"/>



B 8 3 Pg 9227  
# 102039399

**FLAT SHOWING**  
**ROCKBRIDGE SUBDIVISION PHASE 1**

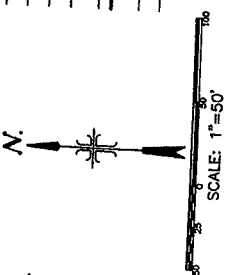
PARCEL 3 AND A PORTION OF RECORD OF SURVEY NO. 5308, AND A PORTION OF LOT 4 OF THE STEVENS SUBDIVISION WITHIN A PORTION OF THE SE1/4 AND THE NE1/4 OF SECTION 8 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, ADA COUNTY, IDAHO 2001

**LEGEND**

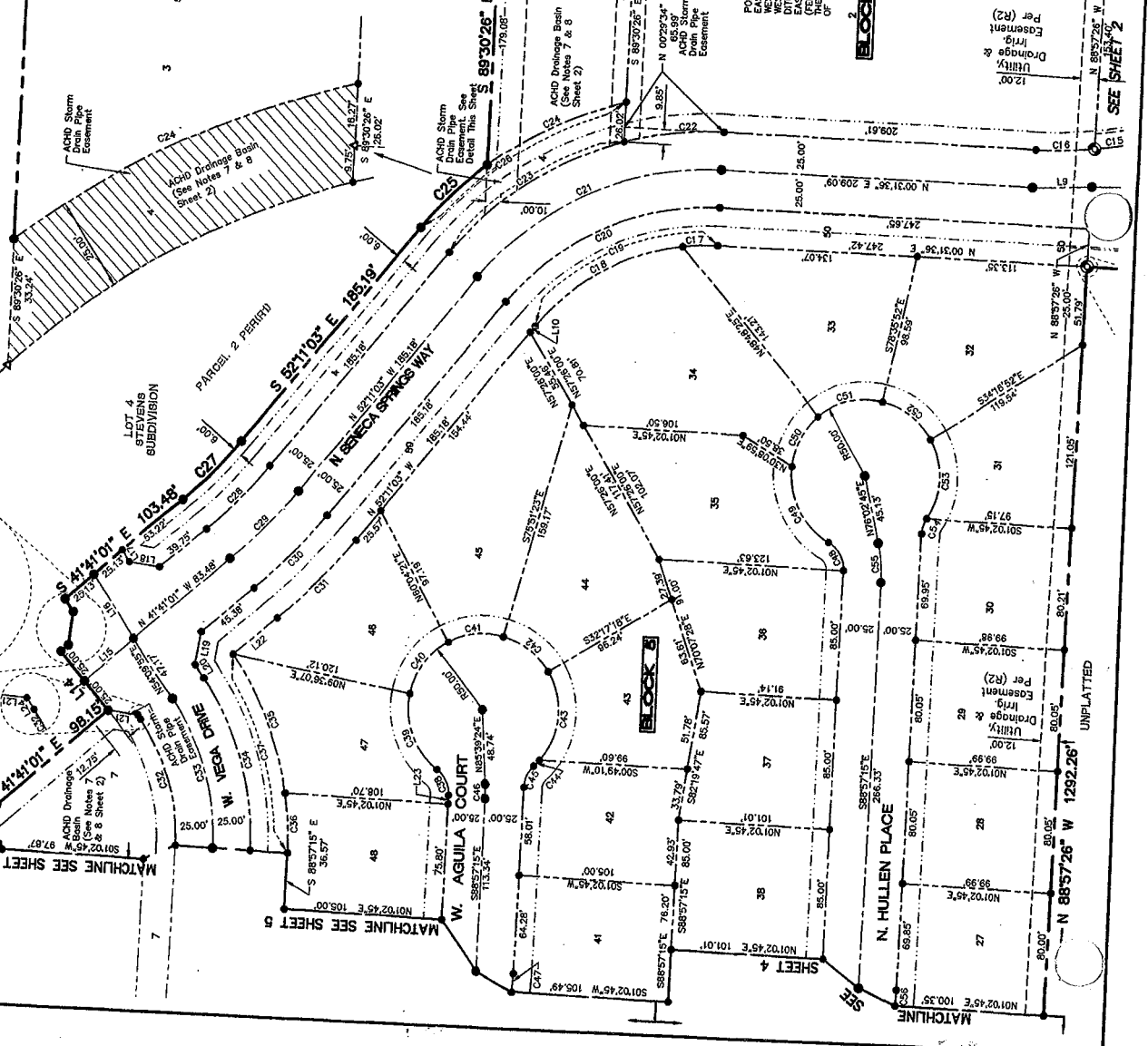
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- Calculation Point (Nothing set)
- Witness Corner
- WC
- (R1)
- (R2)

Record Data Per Record of Survey No. 5308  
Record Data Per Stevens Subdivision, Bk 64, Pgs 6631 & 6532

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	272.48	98.0731	38.64	19.38
C17	150.00	98.3337	22.83	11.54
C18	150.00	44.9492	115.37	60.71
C19	150.00	52.4338	138.00	74.32
C20	175.00	52.4338	184.00	96.70
C21	200.00	52.4338	184.00	96.70
C22	225.00	17.0308	68.86	33.73
C23	250.00	38.3839	102.00	51.72
C24	250.00	37.7139	91.21	46.76
C25	300.00	10.3004	54.93	26.85
C26	300.00	10.3004	54.93	26.85
C27	300.00	10.3004	54.93	26.85
C28	325.00	10.3004	54.93	26.85
C29	350.00	10.3004	54.93	26.85
C30	350.00	10.3004	54.93	26.85
C31	400.00	10.3004	54.93	26.85
C32	135.00	38.3839	102.00	51.72
C33	150.00	38.3839	102.00	51.72
C34	150.00	38.3839	102.00	51.72
C35	200.00	38.3839	102.00	51.72
C36	210.00	37.2807	137.29	69.71
C37	210.00	37.2807	137.29	69.71
C38	20.00	55.0113	19.29	10.45
C39	50.00	63.7434	55.61	31.08
C40	50.00	63.7434	55.61	31.08
C41	50.00	63.7434	55.61	31.08
C42	50.00	63.7434	55.61	31.08
C43	50.00	63.7434	55.61	31.08
C44	50.00	63.7434	55.61	31.08
C45	50.00	63.7434	55.61	31.08
C46	20.00	44.7231	15.50	8.16
C47	20.00	44.7231	15.50	8.16
C48	50.00	63.7434	55.61	31.08
C49	50.00	63.7434	55.61	31.08
C50	50.00	63.7434	55.61	31.08
C51	50.00	63.7434	55.61	31.08
C52	50.00	63.7434	55.61	31.08
C53	50.00	63.7434	55.61	31.08
C54	20.00	30.6542	10.91	5.85
C55	100.00	15.0000	28.18	13.17
C56	145.00	94.0056	101.8	5.08



LINE	LENGTH	BEARING
L10	5.17	S 82°11'03" E
L11	10.19	S 54°09'59" W
L12	22.18	S 52°52'33" W
L13	50.00	N 41°10'11" E
L14	44.13	N 41°10'11" E
L15	50.26	N 54°09'59" E
L16	31.10	N 54°09'59" E
L17	31.10	N 54°09'59" E
L18	24.93	N 08°14'27" E
L19	10.21	S 82°11'03" E
L20	10.21	S 82°11'03" E
L21	35.34	S 41°14'01" E
L22	3.65	S 54°09'59" E
L23	35.49	S 54°09'59" E
L24	37.71	N 01°18'07" E



NOTE: SEE SHEET 2 FOR FINAL PLAT NOTES.

PREPARED BY  
**FOX LAND SURVEYS, INC.**  
913 S LATAH SUITE D BOISE, ID. 83705  
208-342-7957 - FAX 208-342-7457

B83 Pg 9228  
# 1020397897

**FLAT SHOWING**

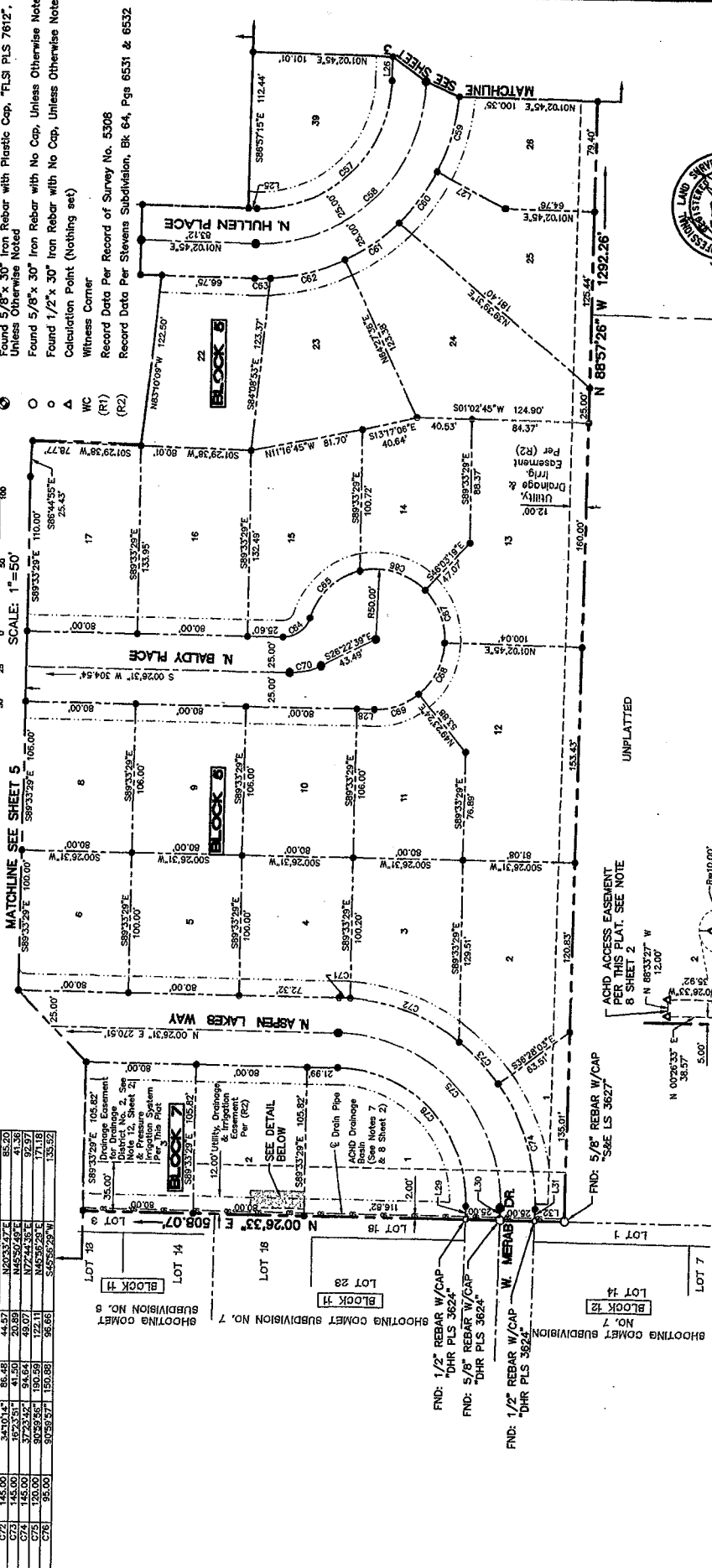
**ROCKBRIDGE SUBDIVISION PHASE 1**  
OF LOT 4 OF THE STEVENS SUBDIVISION WITHIN A PORTION OF THE EAST 1/2 OF SECTION 8  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, ADA COUNTY, IDAHO  
2001

LINE	LENGTH	BEARING
L26	17.44	N101°15'15"W
L28	59.26	S07°22'57"W
L27	59.26	S07°22'57"W
L29	12.68	S00°28'31"W
L30	9.17	N88°33'33"W
L31	6.31	N88°33'33"W
L32	21.29	S04°24'33"W

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C57	95.00	90°00'00"	149.23	95.00	S45°52'15"E	134.35
C58	120.00	90°00'00"	186.50	120.00	S43°52'15"E	169.71
C59	145.00	242°22'00"	58.70	28.78	S72°44'13"E	56.34
C60	145.00	181°01'31"	43.88	23.19	S55°25'56"E	45.73
C61	145.00	242°00'00"	56.02	28.36	S72°22'07"E	54.62
C62	145.00	242°00'00"	56.02	28.36	S72°22'07"E	54.62
C63	145.00	042°27'00"	11.26	5.63	S01°10'45"E	11.26
C64	20.00	73°23'55"	25.62	14.91	S54°19'26"E	23.90
C65	30.00	58°54'12"	31.25	18.17	N43°36'16"W	49.02
C66	30.00	47°27'42"	41.49	21.98	N37°17'42"E	49.23
C67	30.00	47°27'42"	41.49	21.98	N37°17'42"E	49.23
C68	30.00	48°33'59"	42.38	22.56	S84°53'31"E	41.72
C69	50.00	48°33'59"	54.63	18.04	S19°24'00"E	53.94
C70	50.00	26°39'07"	25.40	11.92	S19°24'00"E	25.19
C71	145.00	162°23'51"	41.50	20.89	N01°37'38"E	41.50
C72	145.00	162°23'51"	41.50	20.89	N01°37'38"E	41.50
C73	145.00	37°23'52"	94.64	49.07	N72°44'35"E	92.97
C74	190.00	80°59'35"	190.58	127.11	N45°36'29"E	171.18
C75	95.00	90°58'57"	150.88	96.85	S45°56'29"W	135.52

**NOTE:**  
SEE SHEET 2 FOR FINAL PLAT NOTES.

- LEGEND**
- Boundary Line
  - Section Line
  - Quarter Section Line
  - 16th Section Line
  - Lot Line
  - Permanent Public Utility, Drainage & Irrigation Easement, 12-(Foot) From Property or Lot Line Per This Plat. Unless Noted Otherwise
  - Easement Line as Noted
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  - HC
  - (R1)
  - (R2)
  - Record Data Per Stevens Subdivision, Bk. 64, Pgs. 6531 & 6532



PREPARED BY  
**FOX LAND SURVEYS, INC.**  
913 S LATAH SUITE D BOISE ID 83705  
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INDEX# 414-08-2-0-0-00-00

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SHEET 4 OF 6

B.3 Pg 9229  
# 102039399

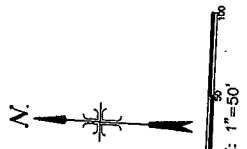
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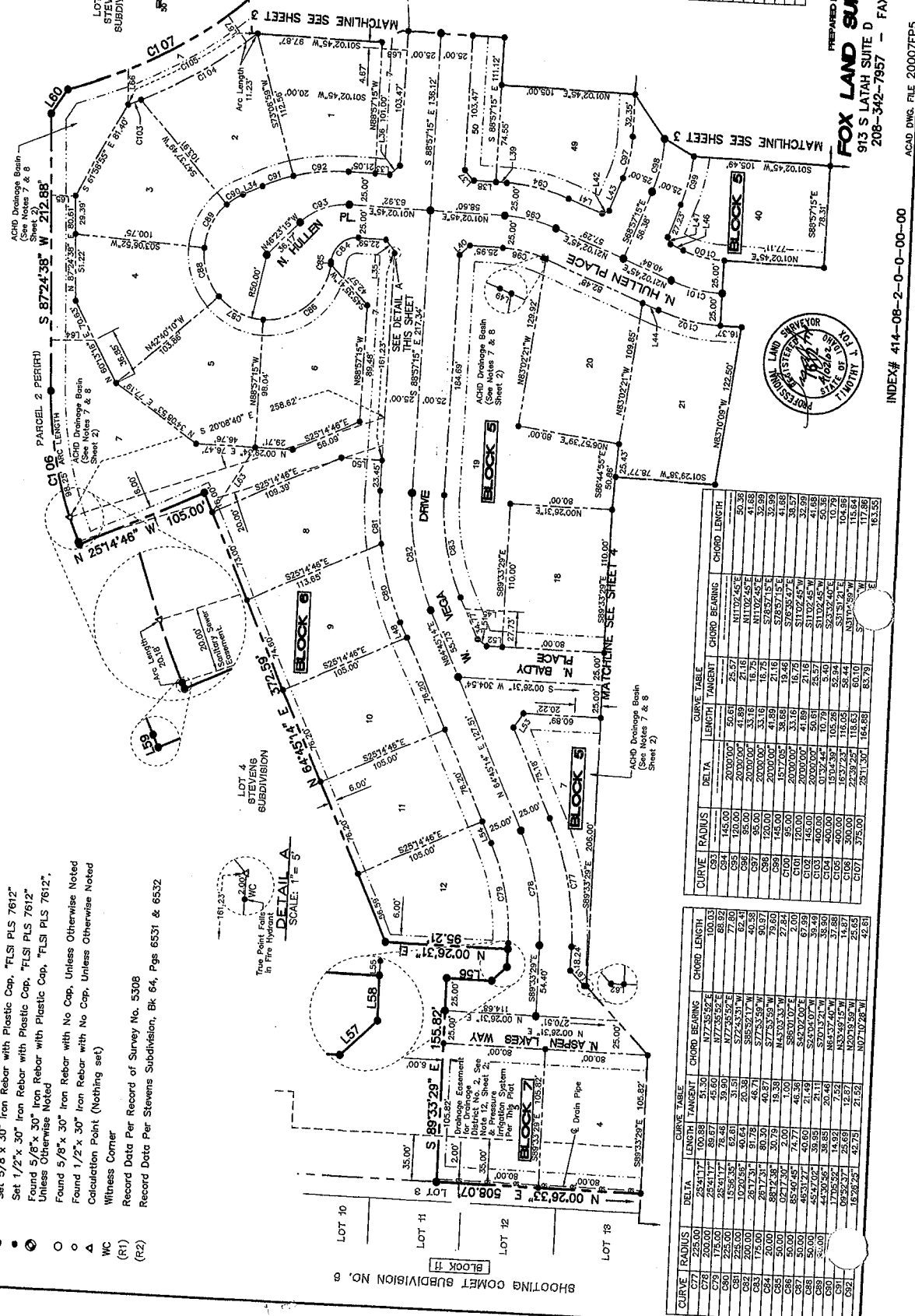
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Record Data Per Stevens Subdivision, Bk. 64, Pgs 6531 & 6532



LOT 4  
STEVENS  
SUBDIVISION



**LINE TABLE**

LINE	LENGTH	BEARING
L31	12.45	S0109.45°W
L32	10.82	N0109.45°E
L33	10.82	S0109.45°W
L34	10.82	N0109.45°E
L35	10.82	S0109.45°W
L36	10.82	N0109.45°E
L37	10.82	S0109.45°W
L38	17.35	N0109.45°E
L39	17.35	S0109.45°W
L40	16.80	N0109.45°E
L41	28.14	S0109.45°W
L42	5.87	N0109.45°E
L43	27.23	N0109.45°E
L44	15.68	N0109.45°E
L45	11.68	N0109.45°E
L46	11.68	N0109.45°E
L47	5.87	N0109.45°E
L48	12.80	S0109.45°W
L49	1.97	N0109.45°E
L50	32.90	S0109.45°W
L51	15.21	N0109.45°E
L52	12.21	N0109.45°E
L53	13.37	S0109.45°W
L54	18.04	S0109.45°W
L55	4.40	N0109.45°E
L56	15.71	N0109.45°E
L57	13.85	S0109.45°W
L58	21.2	N0109.45°E
L59	23.04	S0109.45°W
L60	17.79	N0109.45°E
L61	17.79	S0109.45°W
L62	60.15	S0109.45°W
L63	35.44	N0109.45°E
L64	35.44	N0109.45°E
L65	20.00	N0109.45°E
L66	25.90	N0109.45°E
L67	25.90	N0109.45°E
L68	20.00	N0109.45°E

**CURVE TABLE**

CURVE	RADIUS	DELTA	CURVE LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C93	145.00	2000.00'	41.88	28.57	N1109.45°E	30.35
C94	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C95	95.00	2000.00'	33.16	16.75	N1109.45°E	32.59
C96	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C97	145.00	2000.00'	41.88	28.57	N1109.45°E	32.59
C98	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C99	145.00	2000.00'	41.88	28.57	N1109.45°E	32.59
C100	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C101	145.00	2000.00'	41.88	28.57	N1109.45°E	32.59
C102	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C103	145.00	2000.00'	41.88	28.57	N1109.45°E	32.59
C104	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C105	145.00	2000.00'	41.88	28.57	N1109.45°E	32.59
C106	120.00	2000.00'	41.88	28.57	N1109.45°E	41.88
C107	145.00	2000.00'	41.88	28.57	N1109.45°E	32.59

**CURVE TABLE**

CURVE	RADIUS	DELTA	CURVE LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C77	225.00	23.4171'	100.88	31.30	N77.33.52°E	100.03
C78	225.00	23.4171'	89.67	45.60	N77.33.52°E	88.92
C79	225.00	23.4171'	78.46	39.00	N77.33.52°E	78.00
C80	225.00	23.4171'	67.25	32.40	N77.33.52°E	66.75
C81	225.00	23.4171'	56.04	25.80	N77.33.52°E	55.60
C82	225.00	23.4171'	44.83	19.20	N77.33.52°E	44.40
C83	225.00	23.4171'	33.62	12.60	N77.33.52°E	33.20
C84	225.00	23.4171'	22.41	6.00	N77.33.52°E	22.00
C85	225.00	23.4171'	11.20	0.00	N77.33.52°E	11.00
C86	225.00	23.4171'	0.00	-3.60	N77.33.52°E	0.00
C87	225.00	23.4171'	-11.20	-7.20	N77.33.52°E	-11.00
C88	225.00	23.4171'	-22.41	-10.80	N77.33.52°E	-22.00
C89	225.00	23.4171'	-33.62	-14.40	N77.33.52°E	-33.20
C90	225.00	23.4171'	-44.83	-18.00	N77.33.52°E	-44.40
C91	225.00	23.4171'	-56.04	-21.60	N77.33.52°E	-55.60
C92	225.00	23.4171'	-67.25	-25.20	N77.33.52°E	-66.75



PREPARED BY  
**FOX LAND SURVEYS, INC.**  
913 S LATAH SUITE D BOISE, ID 83705  
208-342-7987 - FAX 208-342-7437

INDEX# 414-08-2-0-00-00  
ACAD DWG. FILE 200007FP5

BY 80 14

**PLAT SPLITTING**  
**ROCKBRIDGE SUBDIVISION PHASE 2**  
 A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE SOUTH-EAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO 2003

**1/4 CORNER**  
 FOUND 5/8" INCH IRON ROD W/PC "5AE" I.S. 5827 PER C94E 10/01/2792

**1/4 CORNER**  
 FOUND 5/8" INCH IRON ROD W/PC "5AE" I.S. 5933 PER C94E 10/01/8162

**POINT OF BEGINNING**  
 REPLACED A FOUND 5/8" I.R. WITH 2" ALUMINUM CAP

**FOUND MONUMENT AS NOTED**  
 FOUND 5/8" IRON ROD W/PC MARKED "FLSI PLS 7612"  
 FOUND 1/2" X 24" IRON ROD W/PC MARKED "FLSI PLS 7612"  
 SET 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP MARKED "DHR PLS 3624"  
 SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "DHR PLS 3624"  
 SET 1/2" X 24" IRON ROD WITH RED PLASTIC CAP MARKED "DHR PLS 3624"

**LEGEND**  
 FOUND MONUMENT AS NOTED  
 FOUND 5/8" IRON ROD W/PC MARKED "FLSI PLS 7612"  
 FOUND 1/2" X 24" IRON ROD W/PC MARKED "FLSI PLS 7612"  
 SET 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP MARKED "DHR PLS 3624"  
 SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "DHR PLS 3624"  
 SET 1/2" X 24" IRON ROD WITH RED PLASTIC CAP MARKED "DHR PLS 3624"

**LOT NUMBER**  
 BLOCK NUMBER

**RECORD INFORMATION PER**  
 ROCKBRIDGE SUBDIVISION PHASE 1 FINAL PLAT RECORDED ON APRIL 03, 2002, BOOK 83, PAGE 9225.

**W/PC WITH YELLOW PLASTIC CAP**  
 SUBDIVISION BOUNDARY  
 INTERIOR LOT LINE  
 EASEMENT LINE  
 RIGHT-OF-WAY LINE  
 CENTER LINE

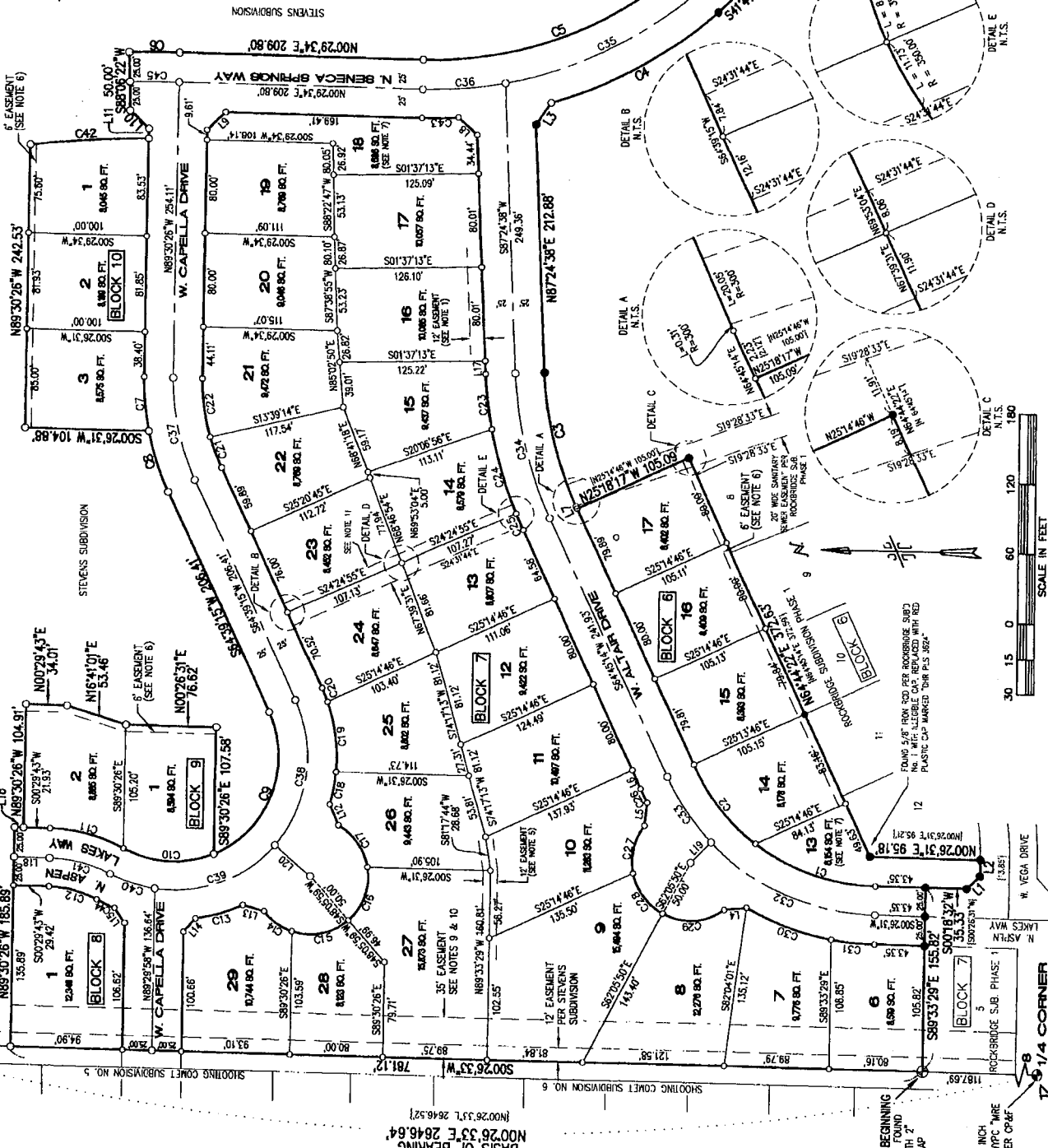
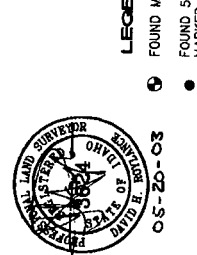
**SHEET INDEX**  
 SHEET 1 - PLAT MAP  
 SHEET 2 - CURVE TABLE, LINE TABLE AND PLAT NOTES  
 SHEET 3 - CERTIFICATES AND APPROVALS

**RESTRICTIVE COVENANTS**  
 A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN EFFECT FOR THIS SUBDIVISION, INSTRUMENT #102046958

**DEVELOPER**  
 OLYMPIC INVESTMENTS, LLC  
 9801 W. State Street, Suite 203  
 Boise, Idaho 83703  
 (208) 939-6000  
 FAX (208) 939-6118

**PREPARED BY**  
 ROYLANE AND ASSOCIATES PA  
 Engineers - Surveyors - Land Planners  
 391 W. State Street, Suite E  
 Eagle, Idaho 83616  
 (208) 939-2824  
 FAX (208) 939-2855

**THE WESTERLY LINE OF THE SOUTH-EAST 1/4 OF SECTION 8 BETWEEN FOUND MONUMENTS AS SHOWN, HOLDING THE RECORD BEARING PER R.O.S. NO. 5308.**



0109-2210 X:\PROJECTS\ROCKBRIDGE\2210\PLAT\FINAL\2210PLT\_1203.DWG SHEET 1 OF 3



**ROCKBRIDGE SUBDIVISION PHASE 2**  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE  
SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2003

**CERTIFICATE OF SURVEYOR**

I, DAVID H. ROYLANCE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL  
LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF  
ROCKBRIDGE SUBDIVISION PHASE 2 AS DESCRIBED IN THE CERTIFICATE OF OWNERS  
WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS AND  
AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND  
SURVEYS.



02-21-03

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**  
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY  
HIGHWAY DISTRICT COMMISSIONERS ON THE 23rd DAY OF April, 2003.



ADA COUNTY HIGHWAY DISTRICT

*Murray R. Wheeler*  
CHAIRMAN

**APPROVAL OF CENTRAL DISTRICT  
HEALTH DEPARTMENT**

SANITARY RESTRICTIONS FOR THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE  
LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE  
CONDITIONS OF APPROVAL.

3-26-03  
DATE



*Mabalen McEwen*  
HEALTH OFFICER

**APPROVAL OF STAR CITY ENGINEER**  
ACCEPTED AND APPROVED THIS 6th DAY OF MARCH, A.D. 2003  
BY THE CITY ENGINEER OF THE CITY OF STAR, ADA COUNTY, IDAHO.

*Michael W. Sauer*, PE #8823  
STAR CITY ENGINEER

**APPROVAL OF THE CITY OF STAR**  
I, City Clerk, CITY CLERK IN AND FOR THE CITY OF STAR, ADA  
COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL  
HELD ON THE 21st DAY OF JANUARY, 2003, THIS PLAT WAS DULY ACCEPTED  
AND APPROVED.

*Michael W. Sauer*  
CITY CLERK

**CERTIFICATE OF THE COUNTY TREASURER**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE  
50-1306, DOES HEREBY CERTIFY THAT ALL CURRENT AND/OR DELINQUENT  
COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID  
IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

5-28-03  
DATE

*Synda Fischer* by *Jack Blagman*  
ADA COUNTY TREASURER Deputy Treas.



**CERTIFICATE OF ADA COUNTY SURVEYOR**

I, THE UNDERSIGNED COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY  
THAT I HAVE CHECKED THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 2, AND THAT IT  
COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*John E. Blagman*, 5/28/03  
ADA COUNTY SURVEYOR PELS 9390

**CERTIFICATE OF ADA COUNTY RECORDER**

STATE OF IDAHO) ss  
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 2 WAS FILED  
AT THE REQUEST OF OLYMPIC INVESTMENTS, L.L.C. AT 11 MINUTES PAST 11 O'CLOCK  
A.M. THIS 27th DAY OF MAY, A.D. 2003 IN MY OFFICE  
AND WAS DULY RECORDED IN BOOK 30 OF PLATS AT PAGES 9169 AND 9170.

*Alvin*  
DEPUTY  
FEE: \$16.00

*J. Nina Munn*  
EX-OFFICIO RECORDER

**DEVELOPER**  
OLYMPIC INVESTMENTS, L.L.C.  
9801 W. State Street, Suite 203  
Boise, Idaho 83703  
(208) 939-6000  
FAX (208) 939-6118

**PREPARED BY**  
ROYLANCE AND ASSOCIATES PA  
Engineers - Surveyors - Landplanners  
381 W State Street, Suite E  
Eagle, Idaho 83616  
(208) 939-2824  
FAX (208) 939-2855



020

**PLAT SHOWING  
ROCKBRIDGE SUBDIVISION PHASE 3  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2008**

**BASIS OF BEARING**  
THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 8  
BETWEEN FOUND MONUMENTS AS SHOWN, HOLDING THE RECORD  
BEARING PER R.O.S. NO. 5308.



**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND 5/8" STEEL PIN W/PC MARKED "DHR PLS 3624"
- FOUND 5/8" STEEL PIN W/PC MARKED "FLS PLS 7612" UNLESS OTHERWISE NOTED
- SET 5/8" X 30" STEEL PIN WITH A 2" ALUMINUM CAP MARKED "DHR PLS 3624"
- SET 5/8" X 30" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3624"
- SET 1/2" X 24" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3624"
- 14 LOT NUMBER

**BLOCK 11**

- RECORD INFORMATION PER ROCKBRIDGE SUBDIVISION PHASE 1 BOOK 83, PAGE 9225 TO 9230.
- SF SQUARE FEET
- W/PC WITH RED PLASTIC CAP
- W/PC WITH YELLOW PLASTIC CAP
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- SECTION LINE

**SHEET INDEX**

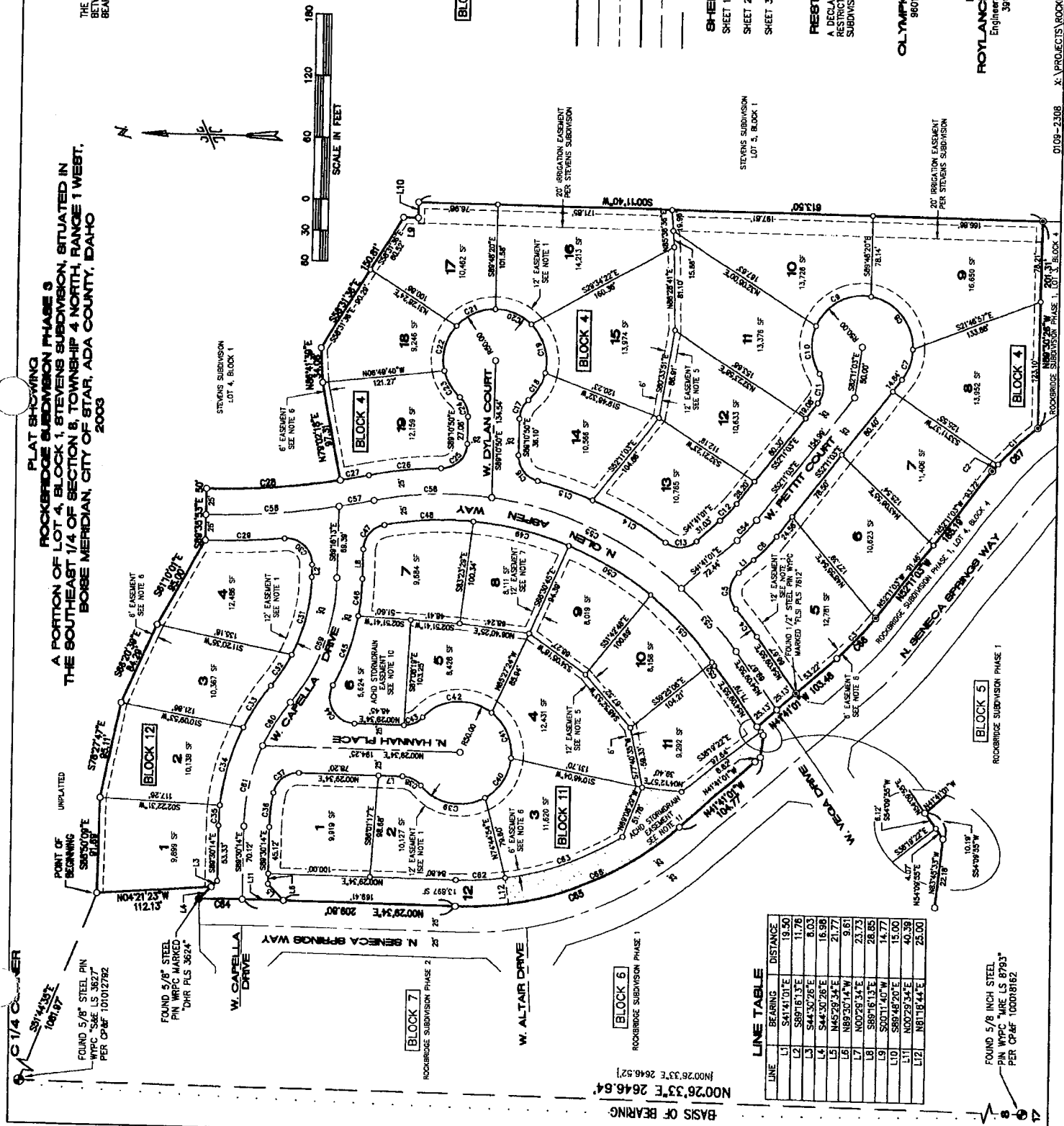
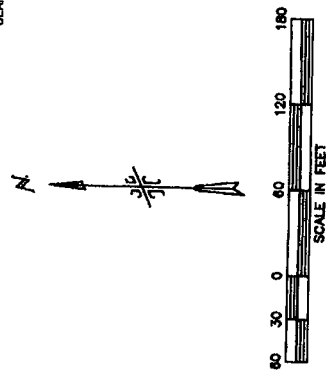
- SHEET 1 - PLAT MAP AND LINE TABLE
- SHEET 2 - CURVE TABLE AND PLAT NOTES
- SHEET 3 - CERTIFICATES AND APPROVALS

**RESTRICTIVE COVENANTS**

A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS IS IN EFFECT FOR THIS SUBDIVISION. INSTRUMENT #102046958

**DEVELOPER**  
**OLYMPIC INVESTMENTS, LLC**  
9601 W. State Street, Suite 203  
Boise, Idaho 83702  
(208) 939-6000  
FAX (208) 939-5118

**PREPARED BY**  
**ROYLANE AND ASSOCIATES PA**  
Engineers - Surveyors - Land Planners  
301 W. State Street, Suite E  
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(208) 939-2824  
FAX (208) 939-2855



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S41°41'01"E	19.50
L2	S89°16'13"E	11.76
L3	S44°32'26"E	8.03
L4	S44°30'26"E	16.89
L5	N45°29'34"E	21.27
L6	N89°50'14"E	6.61
L7	N00°28'34"E	23.73
L8	S89°16'13"E	28.85
L9	S00°11'40"W	14.77
L10	S89°48'20"E	15.00
L11	N00°29'34"E	40.39
L12	N81°18'44"E	25.00

FOUND 5/8 INCH STEEL PIN W/PC "MRE LS 8793" PER CP#F 100018162

**BASIS OF BEARING**  
N00°26'33"E 2646.64'  
[N00°26'33"E 2646.52']

**CERTIFICATE OF OWNER**  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF  
 THE REAL PROPERTY HEREAFTER DESCRIBED.

A TRACT OF LAND BEING A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION (A RECORDED  
 SUBDIVISION ON FILE IN BOOK 64 OF PLATS AT PAGES 6531 AND 6532, RECORDS OF ADA COUNTY,  
 IDAHO), SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 5/8-INCH STEEL PIN MONUMENTING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE  
 QUARTER OF SAID SECTION 8; THENCE NORTH 00°25'33" EAST, A DISTANCE OF 2646.64 FEET TO A FOUND 5/8-INCH  
 STEEL PIN MONUMENT; THENCE NORTH 00°25'33" EAST, A DISTANCE OF 191.37 FEET TO A FOUND 5/8-INCH STEEL PIN AND THE POINT OF BEGINNING;  
 DISTANCE OF 1081.97 FEET TO A SET 5/8-INCH STEEL PIN AND THE POINT OF BEGINNING.

THENCE SOUTH 88°50'09" EAST A DISTANCE OF 91.69 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 78°27'47" EAST A DISTANCE OF 86.31 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 66°20'39" EAST A DISTANCE OF 94.21 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 61°10'01" EAST A DISTANCE OF 95.00 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 89°35'53" EAST A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE 132.09 FEET FOLLOWING THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A  
 RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 107°25'20", A CHORD BEARING OF SOUTH 04°49'03" EAST AND A  
 CHORD DISTANCE OF 131.91 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE NORTH 79°02'18" EAST A DISTANCE OF 97.31 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE NORTH 88°41'39" EAST A DISTANCE OF 34.08 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 58°31'36" EAST A DISTANCE OF 150.81 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 09°11'40" WEST A DISTANCE OF 14.77 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 89°48'20" EAST A DISTANCE OF 15.00 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE SOUTH 09°11'40" WEST A DISTANCE OF 813.50 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE FOLLOWING THE NORTHERLY LINE OF SAID LOT 3, NORTH 89°30'26" WEST A DISTANCE OF 201.31 FEET TO  
 A FOUND 5/8-INCH STEEL PIN;  
 THENCE 61.21 FEET FOLLOWING THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS  
 OF 250.00 FEET, A CENTRAL ANGLE OF 14°01'39", A CHORD BEARING OF NORTH 45°10'14" WEST AND A CHORD  
 DISTANCE OF 61.05 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE NORTH 52°11'03" WEST A DISTANCE OF 1851.9 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE 44.98 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF  
 308.00 FEET, A CENTRAL ANGLE OF 10°30'02", A CHORD BEARING OF NORTH 45°56'02" WEST AND A CHORD  
 DISTANCE OF 44.10 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE NORTH 41°10'12" WEST A DISTANCE OF 103.48 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE SOUTH 54°09'58" WEST A DISTANCE OF 10.19 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE NORTH 83°45'33" WEST A DISTANCE OF 221.8 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE FOLLOWING NORTH 41°10'12" WEST A DISTANCE OF 657.18 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE 239.24 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS  
 OF 325.00 FEET, A CENTRAL ANGLE OF 42°10'55", A CHORD BEARING NORTH 20°35'44" WEST, AND A CHORD  
 DISTANCE OF 233.87 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE NORTH 00°29'34" EAST A DISTANCE OF 209.80 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE 42.70 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF  
 1025.00 FEET, A CENTRAL ANGLE OF 2°23'12", A CHORD BEARING NORTH 09°42'02" WEST, AND A CHORD  
 DISTANCE OF 42.69 FEET TO A FOUND 5/8-INCH STEEL PIN;  
 THENCE SOUTH 44°30'26" EAST A DISTANCE OF 18.98 FEET TO A SET 5/8-INCH STEEL PIN;  
 THENCE NORTH 04°21'23" WEST A DISTANCE OF 112.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 10.12 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS  
 AND RIGHTS-OF-WAY.  
 IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON  
 THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY  
 RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OR UTILITIES  
 SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS  
 NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC USE FOREVER ALL  
 PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE STAR  
 SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVICE ALL OF THESE  
 LOTS.

**NOT SHOWING ROCKBRIDGE SUBDIVISION PHASE 3  
 A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
 THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
 2003**

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BRG.	CH. D.ST
C1	52.92	250.00	12°06'18"	N44°12'33" W	52.72
C2	6.39	250.00	1°57'22"	N51°13'23" W	6.39
C3	54.98	300.00	10°30'02"	S46°56'02" E	54.90
C4	34.03	375.00	5°11'55"	S45°33'57" E	34.01
C5	38.99	250.00	8°21'30"	N86°21'30" W	35.15
C6	32.07	175.00	10°30'02"	S46°26'02" E	32.03
C7	32.07	50.00	36°44'42"	S70°33'21" E	31.52
C8	71.98	50.00	10°10'15"	N50°33'21" E	65.62
C9	66.67	50.00	76°23'43"	N29°09'12" W	61.84
C10	48.31	50.00	53°21'43"	S84°38'05" W	46.45
C11	30.71	125.00	10°30'02"	S87°26'45" W	28.87
C12	20.91	125.00	10°30'02"	S45°36'02" E	22.88
C13	33.25	25.00	76°11'35"	S03°35'14" E	30.85
C14	62.10	375.00	12°32'38"	N28°14'15" E	61.84
C15	57.41	375.00	8°45'18"	N17°34'48" E	57.36
C16	33.87	25.00	77°37'33"	S52°00'24" W	31.34
C17	21.03	25.00	48°11'33"	N65°05'08" W	20.41
C18	31.90	50.00	36°33'11"	S59°16'03" E	31.36
C19	51.25	50.00	58°43'26"	N73°05'39" E	49.03
C20	39.04	30.00	44°44'11"	N21°21'50" E	38.06
C21	42.15	50.00	48°17'54"	N25°09'12" W	40.91
C22	46.97	50.00	53°48'04"	N76°12'11" W	45.26
C23	29.86	50.00	34°14'40"	S59°45'07" W	28.44
C24	21.03	25.00	48°11'33"	N65°05'08" W	20.41
C25	38.36	25.00	87°57'18"	S45°17'15" E	34.72
C26	72.48	375.00	11°04'25"	N08°45'45" W	72.36
C27	28.64	725.00	2°18'48"	S11°10'07" E	28.64
C28	132.09	725.00	0°28'20"	S04°49'03" E	131.91
C29	78.03	725.00	5°46'03"	S02°28'54" E	77.98
C30	41.93	25.00	96°05'42"	N42°50'55" E	41.93
C31	79.10	171.74	26°23'21"	S75°27'00" E	78.40
C32	36.83	49.11	17°17'20"	S75°05'40" E	36.76
C33	49.11	220.79	12°44'39"	N57°20'19" W	49.03
C34	80.02	220.79	20°45'59"	N74°05'38" W	79.59
C35	19.37	220.79	5°01'35"	N68°59'26" W	19.36
C36	33.46	170.78	11°13'39"	N83°53'24" W	33.41
C37	34.37	25.00	78°48'18"	N38°53'44" W	31.73
C38	21.03	25.00	48°11'33"	N24°35'15" E	20.41
C39	68.74	50.00	78°24'23"	S08°17'45" W	63.45
C40	48.04	50.00	55°03'02"	S53°27'00" E	46.22
C41	50.74	50.00	58°08'26"	N65°47'14" E	48.59
C42	73.66	50.00	84°24'26"	N05°29'44" W	67.18
C43	21.03	25.00	48°11'33"	S23°35'06" E	20.41
C44	51.48	25.00	17°59'13"	S52°35'06" E	42.86
C45	72.71	225.00	18°30'58"	S50°46'42" E	72.40
C46	36.76	225.00	9°14'02"	N50°39'12" E	36.22
C47	33.88	25.00	77°51'56"	S05°20'16" W	31.42
C48	86.08	325.00	15°31'39"	N03°38'28" W	87.81
C49	93.95	325.00	16°30'34"	N29°23'40" E	96.17
C50	89.96	325.00	15°30'54"	N45°39'36" E	89.27
C51	4.13	325.00	0°43'39"	N53°48'05" E	4.13
C52	81.32	350.00	13°18'43"	N47°30'33" E	81.14
C53	27.49	150.00	10°30'02"	S46°56'02" E	27.45
C54	208.77	350.00	34°10'35"	N23°45'54" E	205.69
C55	115.92	350.00	18°58'38"	N02°48'42" W	115.40
C56	34.88	750.00	2°39'52"	S04°37'01" E	34.88
C57	131.39	750.00	10°02'15"	S04°37'01" E	131.22
C58	132.73	196.74	38°39'12"	S70°17'36" E	130.22
C59	51.05	195.79	14°56'20"	N55°26'10" W	50.60
C60	48.07	300.00	23°35'54"	N77°42'17" W	48.02
C61	123.35	300.00	9°10'30"	S04°05'51" E	122.48
C62	42.70	1025.00	2°23'12"	N00°28'02" E	42.69
C63	29.24	325.00	4°21'35"	N20°35'44" W	23.87
C64	54.98	300.00	10°30'02"	N45°36'02" W	54.90
C65	61.21	250.00	14°01'35"	N45°10'14" W	61.05
C66	187.15	325.00	32°59'45"	N25°11'09" W	184.59



*[Signature]*  
 DAVID H. ROYLANCE, MEMBER  
 OLYMPIC INVESTMENTS, LLC

12-24-03

**DEVELOPER**  
**OLYMPIC INVESTMENTS, LLC ROYLANCE AND ASSOCIATES PA**  
 Engineers - Surveyors - Land Planners  
 9601 W. State Street, Suite 203  
 Boise, Idaho 83703  
 (208) 939-6000  
 (208) 939-2824  
 FAX (208) 939-6118

RESIDING AT: *[Signature]* IDAHO  
 MY COMMISSION EXPIRES: 12.24.03

**ACKNOWLEDGMENT**

STATE OF IDAHO) ss  
 COUNTY OF ADA) ss  
 ON THIS 24 DAY OF December, 2003, BEFORE ME, THE UNDERSIGNED, A  
 NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID H. ROYLANCE, KNOWN  
 OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF OLYMPIC INVESTMENTS, LLC, AND  
 ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.  
 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE  
 DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

- NOTES**
- A TWELVE (12) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY FOR PUBLIC UTILITIES, STREET LIGHTS, ERECTION OF SIGNAGE FACILITIES, UNLESS OTHERWISE NOTED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT.
  - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE AS PER THE APPROVAL OF THE ROCKBRIDGE SUBDIVISION PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT AMENDMENT DATED AUGUST 19, 2002. AS WAY BE AMENDED, ON FILE IN THE RECORDS OF THE CITY OF STAR. THE REAR SETBACKS SHALL BE A MINIMUM OF FIFTEEN (15) FEET; ALL OTHER SETBACKS SHALL BE IN ACCORDANCE WITH THE SETBACK STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
  - OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCUSSION.
  - A TWELVE (12) FOOT WIDE EASEMENT BEING SIX (6) FEET ON EACH SIDE OF COMMON REAR PROPERTY LOTS 5, 6 AND 7 AND LOTS 10 THROUGH 13 INCLUSIVE, BLOCK 11, AND LOTS 10 THROUGH 16 INCLUSIVE, BLOCK 12, SHALL BE RESERVED FOR THE PURPOSE OF TRANSPORTATION OF PROPERTY DRAINAGE, AND/OR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
  - A SIX (6) FOOT WIDE EASEMENT AS SHOWN ON LOTS 5 THROUGH 10 INCLUSIVE, AND LOTS 16 THROUGH 19 INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 3, INCLUSIVE AND LOT 11, BLOCK 11, AND LOTS 1 THROUGH 4 INCLUSIVE, BLOCK 12 SHALL BE RESERVED FOR THE PURPOSE OF TRANSPORTATION OF PROPERTY DRAINAGE, AND/OR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
  - A TWELVE (12) FOOT WIDE EASEMENT BEING SIX (6) FEET ON EACH SIDE OF THE SIDE LOT LINE COMMON TO LOTS 8 AND 9, BLOCK 11 SHALL BE RESERVED FOR PURPOSE OF THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
  - LOTS 6 AND 12, BLOCK 11, ARE NON-BUILDABLE COMMON AREA LOTS WHICH WILL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, FOR RESTRICTIONS FOR THE SUBDIVISION.
  - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME SUCH OPERATION BEGAN. UNLESS THE REVERSE IS SHOWN, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO OPERATIONS BEING CONDUCTED AT THE TIME OF THE IMPROPER OR NEGLECTFUL OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
  - THERE IS A BLANKET EASEMENT FOR ACCESS AND A STORM WATER BASIN ON LOT 6, BLOCK 11 TO ADA COUNTY HIGHWAY DISTRICT. THESE EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.
  - THERE IS A BLANKET EASEMENT FOR ACCESS AND A STORM WATER BASIN ON A PORTION OF LOT 12, BLOCK 11, TO ADA COUNTY HIGHWAY DISTRICT. THESE EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.

PLAT DRAWING

ROCKBRIDGE SUBDIVISION PHASE 3  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2003

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT  
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY  
HIGHWAY DISTRICT COMMISSIONERS ON THE 5th DAY OF NOV, 2003.



ADA COUNTY HIGHWAY DISTRICT  
*Sherry R. Allen*  
CHAIRMAN

APPROVAL OF CENTRAL DISTRICT  
HEALTH DEPARTMENT

SANITARY RESTRICTIONS FOR THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE  
RECORDED AND FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF  
APPROVAL.

10-15-03  
DATE



*M. Helen McHage*  
HEALTH OFFICER

APPROVAL OF STAR CITY ENGINEER  
ACCEPTED AND APPROVED THIS 14th DAY OF NOVEMBER, A.D. 2003,  
BY THE CITY ENGINEER OF THE CITY OF STAR, ADA COUNTY, IDAHO.



STAR CITY ENGINEER

APPROVAL OF THE CITY OF STAR  
CITY CLERK AND FOR THE CITY OF STAR, ADA  
COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL  
HELD ON THE 29th DAY OF NOVEMBER, 2003, THIS PLAT WAS DULY ACCEPTED  
AND APPROVED.



*Kathleen Ward*  
CITY CLERK

CERTIFICATE OF SURVEYOR

I, DAVID H. ROYLANCE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND  
SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION  
RECORDED IN THE COUNTY OF ADA COUNTY, IDAHO, WAS DRAWN FROM AN ACTUAL SURVEY  
MADE ON THE GROUND IN THE CITY OF STAR, ADA COUNTY, IDAHO, AND THAT THIS PLAT ACCURATELY REPRESENTS  
THE POINTS THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO  
PLATS AND SURVEYS.



10-15-03

CERTIFICATE OF THE COUNTY TREASURER

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1308,  
DOES HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY  
TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION  
IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

12/30/03  
DATE



*Shirley Fischer*  
ADA COUNTY TREASURER  
by *Yogi Diamant*  
Deputy Trust

CERTIFICATE OF ADA COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I  
HAVE CHECKED THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 3, AND THAT IT COMPLIES WITH  
THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*John E. Sawyer*  
ADA COUNTY SURVEYOR 10-15-03

CERTIFICATE OF ADA COUNTY RECORDER

STATE OF IDAHO) #  
COUNTY OF ADA)

INSTRUMENT NUMBER 103212737  
I HEREBY CERTIFY THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 3 WAS FILED  
AT THE REQUEST OF OLYMPIC INVESTMENTS, L.L.C. AT 11 O'CLOCK  
A.M. THIS 21st DAY OF NOVEMBER, A.D. 2003, IN MY OFFICE  
AND WAS DULY RECORDED IN BOOK 1102 OF PLATS AT PAGES 102, 103 AND 102B

*Alison D.*  
DEPUTY  
FEE: \$10.00

*J. MONA MINARD*  
EX-OFFICIO RECORDER

DEVELOPER  
OLYMPIC INVESTMENTS, L.L.C.  
9601 W. State Street, Suite 203  
Boise, Idaho 83703  
(208) 939-6000  
FAX (208) 939-6118

PREPARED BY  
ROYLANCE AND ASSOCIATES PA  
Engineers - Surveyors - Landplanners  
391 W State Street Suite E  
Eagle, Idaho 83616  
(208) 939-2824  
FAX (208) 939-2855

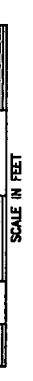
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**FLAT SHOWING  
ROCKBRIDGE SUBDIVISION PHASE 4  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION,  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2004**

- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND 5/8" STEEL PIN W/PC MARKED "DHR PLS 3024" UNLESS OTHERWISE NOTED
  - FOUND 1/2" STEEL PIN W/PC MARKED "DHR PLS 3024"
  - SET 5/8" X 30" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3024"
  - SET 1/2" X 24" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3024"
  - △ CALCULATED POINT
  - △ SET WITNESS CORNER
  - △ SET REFERENCE CORNER
  - 14 LOT NUMBER
  - BLOCK 9** BLOCK NUMBER
  - W/PC WITH YELLOW PLASTIC CAP
  - W/PC WITH RED PLASTIC CAP
  - SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - EASEMENT LINE
  - RIGHT-OF-WAY LINE
  - CENTER LINE
  - SECTION LINE

**SHEET INDEX**  
SHEET 1 - PLAT MAP AND LINE TABLE  
SHEET 2 - CURVE TABLE AND NOTES  
SHEET 3 - CERTIFICATES AND APPROVALS

**RESTRICTIVE COVENANTS**  
A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS IS IN EFFECT FOR THIS SUBDIVISION. INSTRUMENT #102848958



12-09-04

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N24°43'46"E	21.64
L2	N20°20'50"W	15.73
L3	N71°33'54"E	25.01
L4	N71°33'54"E	25.01
L5	S20°20'50"W	14.06
L6	S85°17'22"E	21.86
L7	S12°20'09"E	25.00
L8	S12°20'09"E	25.00
L9	S24°43'48"W	21.64
L10	S88°06'22"W	25.00
L11	S88°06'22"W	25.00
L12	S44°21'39"W	21.64
L13	N89°30'26"W	9.48
L14	N00°29'43"E	7.50
L15	N89°30'26"W	25.00
L16	N89°30'26"W	25.00
L17	N24°06'18"E	25.05
L18	N65°17'24"W	21.86
L19	N69°39'08"E	35.11
L20	N69°39'08"E	35.11
L21	N01°07'33"E	19.00
L22	S45°27'43"W	20.37

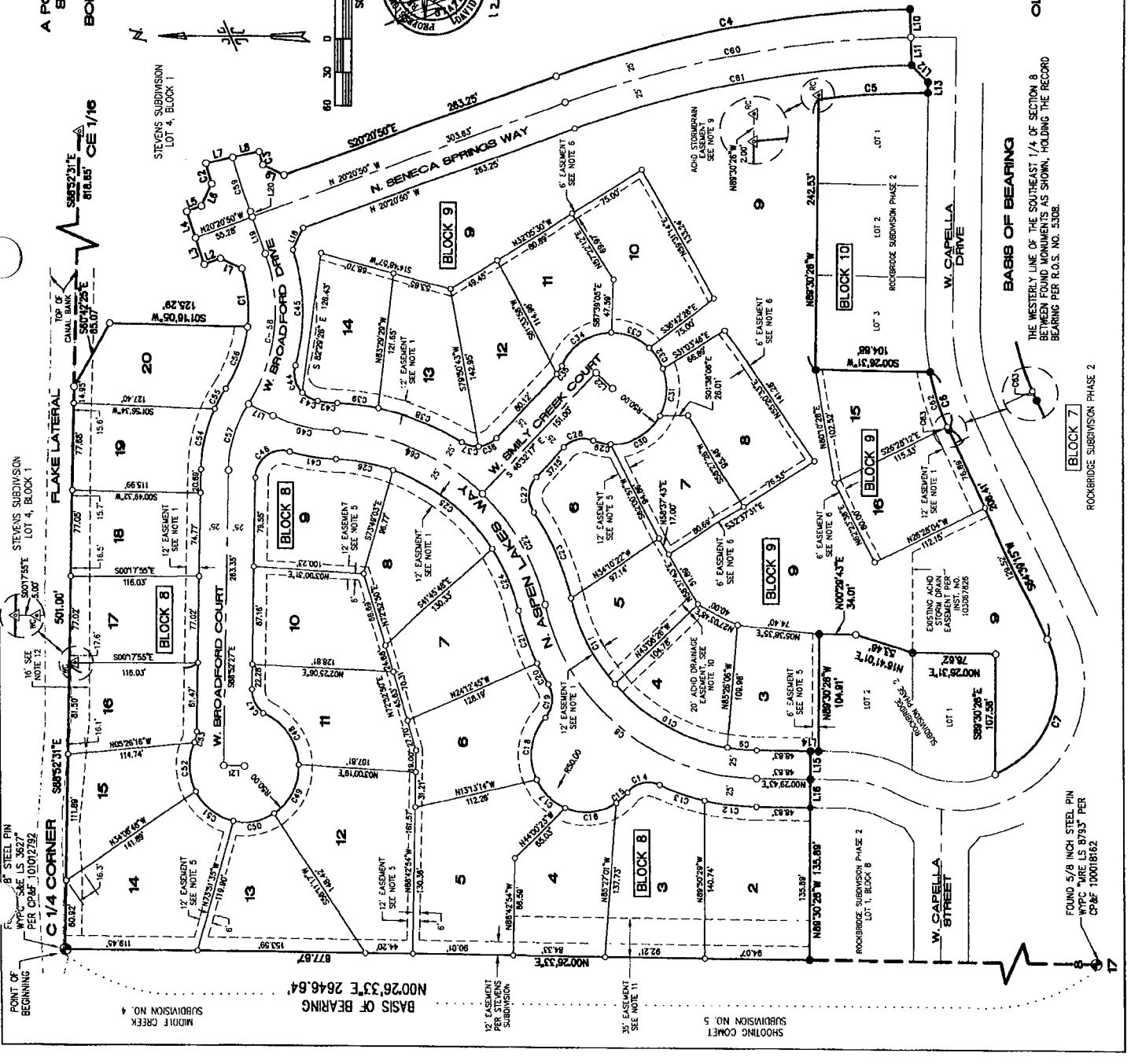
**HEALTH CERTIFICATE**  
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR THE CONTINUED SATISFACTION OF SANITARY RESTRICTIONS ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. BUYER IS CAUTIONED THAT THE TIME OF THIS APPROVAL NO DRINKING WATER OR SEWER / SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THEM. THESE RESTRICTIONS ARE IN FORCE IN ACCORDANCE WITH SECTION 5306 OF THE IDAHO CODE OF DEC. THEN SANITARY RESTRICTIONS ARE IN FORCE IN ACCORDANCE WITH SECTION 5306 OF IDAHO CODE. AND NO CONSTRUCTION OF ANY BUILDING OR SHED REQUIRING DRINKING WATER OR SEWER / SEPTIC FACILITIES SHALL BE ALLOWED.

*Melinda McElyea, R.L.S.*  
HEALTH OFFICER

12-10-04  
DATE

**DEVELOPER**  
**OLYMPIC INVESTMENTS, LLC ROYLAND AND ASSOCIATES PA**  
Engineers - Surveyors - Land Planners  
391 W State Street, Suite 203  
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FAX (208) 939-2824

**PREPARED BY**  
**OLYMPIC INVESTMENTS, LLC ROYLAND AND ASSOCIATES PA**  
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391 W State Street, Suite 203  
Boise, Idaho 83616  
(208) 939-8000  
FAX (208) 939-2824



POINT OF BEGINNING  
W/PC - SAE LS 3627  
PER CP&F 101012792

8" STEEL PIN  
W/PC - SAE LS 3627  
PER CP&F 101012792

16" S&S  
W/PC - SAE LS 3627  
PER CP&F 101012792

12" EASEMENT  
SEE NOTE 3

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Bk 91 P 2628

PLAT SHOWING ROCKBRIDGE SUBDIVISION PHASE 4 A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO 2004

CERTIFICATE OF OWNER KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED. A TRACT OF LAND BEING A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION (A RECORDED SUBDIVISION ON FILE IN BOOK 64, OF PLATS AT PAGES 6531 AND 6532, RECORDS OF ADA COUNTY, IDAHO), SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" STEEL PIN MONUMENTING THE NORTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER, AND THE POINT OF BEGINNING.

THESE PRESENTS, DEDICATED TO THE PUBLIC USE FOREVER ALL PUBLIC STREETS AS SHOWN ON THIS PLAT, ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO PROVIDE WATER SERVICE TO THESE LOTS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT, THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTICED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATED TO THE PUBLIC USE FOREVER ALL PUBLIC STREETS AS SHOWN ON THIS PLAT, ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO PROVIDE WATER SERVICE TO THESE LOTS.

DAVID H. ROYLAND, MEMBER OLYMPIC INVESTMENTS, L.L.C. STATE OF IDAHO) COUNTY OF ADA) ON THIS 14th DAY OF Dec., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID H. ROYLAND KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF OLYMPIC INVESTMENTS, L.L.C. AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT Boise, IDAHO MY COMMISSION EXPIRES JUL. 12, 2006

NOTES

- 1. A TWELVE (12) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO PUBLIC UTILITIES OR OWNERS OF PUBLIC UTILITIES. STREET LIGHTS, DRAINAGE, AND IRRIGATION FACILITIES ARE HEREBY NOTICED AND SAID EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE AS PER THE APPROVAL OF THE ROCKBRIDGE SUBDIVISION PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT AMENDMENT DATED AUGUST 18, 2002, AS MAY BE AMENDED, ON FILE IN THE RECORDS OF THE CITY OF STAR. THE REAR SETBACKS SHALL BE A MINIMUM OF FIFTEEN (15) FEET. ALL OTHER SETBACKS SHALL BE IN ACCORDANCE WITH THE SETBACK STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
5. A TWELVE (12) FOOT WIDE EASEMENT IN FAVOR OF THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, BEING SIX (6) FEET ON EACH SIDE OF COMMON BEARS AND SIX (6) FEET ON EACH SIDE OF LOTS 5 THROUGH 12 INCLUSIVE, AND LOTS 13 AND 14 OF BLOCK 8 AND LOTS 1, 5 AND 7 OF BLOCK 9 SHALL BE RESERVED FOR THE PURPOSE OF TRANSPORTATION OF PROPERTY DRAINAGE, AND/OR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
6. A SIX (6) FOOT WIDE EASEMENT IN FAVOR OF THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, BEING SIX (6) FEET ON EACH SIDE OF COMMON BEARS AND SIX (6) FEET ON EACH SIDE OF LOTS 5 THROUGH 12 INCLUSIVE, AND LOTS 13 AND 14 OF BLOCK 8 AND LOTS 1, 5 AND 7 OF BLOCK 9 SHALL BE RESERVED FOR THE PURPOSE OF TRANSPORTATION OF PROPERTY DRAINAGE, AND/OR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
7. LOT 9, BLOCK 9, IS A COMMON AREA LOT WHICH WILL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, FOR SUCH USES AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO PLUM ACT, WHICH STATES: 'NO AGRICULTURAL OPERATION OR AN APURTENANCE TO IT SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE EXISTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APURTENANCE TO IT.'
9. LOT 9 OF BLOCK 9 IS SERVIENT TO AND CONTAINS THE ACID STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NUMBER 10406841, OFFICIAL RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE 'MASTER EASEMENT'). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACID PURSUANT TO IDAHO CODE SECTION 40-2302. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
10. A TWENTY (20) FOOT WIDE STORM DRAINAGE EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT FOR MAINTENANCE AND REPAIR OF DRAINAGE FACILITIES.
11. A THIRTY FIVE (35) FOOT EASEMENT ADJACENT TO THE WEST LINE OF LOTS 2, 3, AND 4 OF BLOCK 8, IS HEREBY RESERVED TO THE BENEFIT OF THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
12. THE EASEMENT FOR THE FLAKE LATERAL SHOWN IS A PRESCRIPTIVE EASEMENT FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE FACILITY. THE COURSES FOR THE EASEMENT SHOWN ARE BASED UPON THE FOLLOWING DESCRIPTION: '16' MEASURED FROM THE TOP OF THE DITCH BANK SOUTH TO THE EASEMENT IN FAVOR OF MIDDLETON WILL DITCH COMPANY.
THE TOP OF BANK AND CENTERLINE OF DITCH FOR THIS EASEMENT IS BASED UPON AN ON THE GROUND TOPOGRAPHIC SURVEY CONDUCTED IN NOVEMBER, 2004. IMPACTS OF THESE EASEMENTS ON BUILDABLE LOTS ARE DIMENSIONED HEREON.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BEG., CH. END., CH. DIST. (C1-C64)



DEVELOPER 12-04-04 PREPARED BY OLYMPIC INVESTMENTS, L.L.C. ROYLAND AND ASSOCIATES PA Engineers - Surveyors - Land planners 9601 W. State Street, Suite 203 Boise, Idaho 83616 (208) 939-8000 (208) 939-2824 FAX (208) 939-2855

BK 91 P 0629

PLAT WING  
**ROCKBRIDGE SUBDIVISION PHASE 4**  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO 2004

**CERTIFICATE OF SURVEYOR**

I, DAVID H. ROYLANCE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 4 AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



8-9-04

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21st DAY OF Sept., 2004.

ADA COUNTY HIGHWAY DISTRICT



[Signature]  
CHAIRMAN

**CERTIFICATE OF THE COUNTY TREASURER**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DOES HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



12/28/04  
DATE

[Signature]  
ADA COUNTY TREASURER Colborn & Mulholland, Agents

**CERTIFICATE OF ADA COUNTY SURVEYOR**

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 4, AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



[Signature]  
ADA COUNTY SURVEYOR

**APPROVAL OF STAR CITY ENGINEER**

ACCEPTED AND APPROVED THIS 21st DAY OF September, A.D. 2004, BY THE CITY ENGINEER OF THE CITY OF STAR, ADA COUNTY, IDAHO.

[Signature]  
STAR CITY ENGINEER

**CERTIFICATE OF ADA COUNTY RECORDER**

STATE OF IDAHO  
COUNTY OF ADA

INSTRUMENT NUMBER 104165030  
I HEREBY CERTIFY THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 3 WAS FILED AT THE REQUEST OF OLYMPIC INVESTMENTS, L.L.C. AT 11:42 MINUTES PAST 11:00 O'CLOCK AM THIS 31st DAY OF September, A.D. 2004 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 10631 OF PLATS AT PAGES 1632 AND 1631



[Signature]  
DEPUTY RECORDER  
FEE: \$ 16.00

**APPROVAL OF THE CITY OF STAR**

I, [Signature], CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21st DAY OF September, 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature]  
STAR CITY CLERK

**DEVELOPER**

**OLYMPIC INVESTMENTS, LLC ROYLANCE AND ASSOCIATES PA**  
Engineers - Surveyors - Land Planners  
391 W. State Street Suite E  
Eagle, Idaho 83616  
(208) 939-2824  
FAX (208) 939-2855

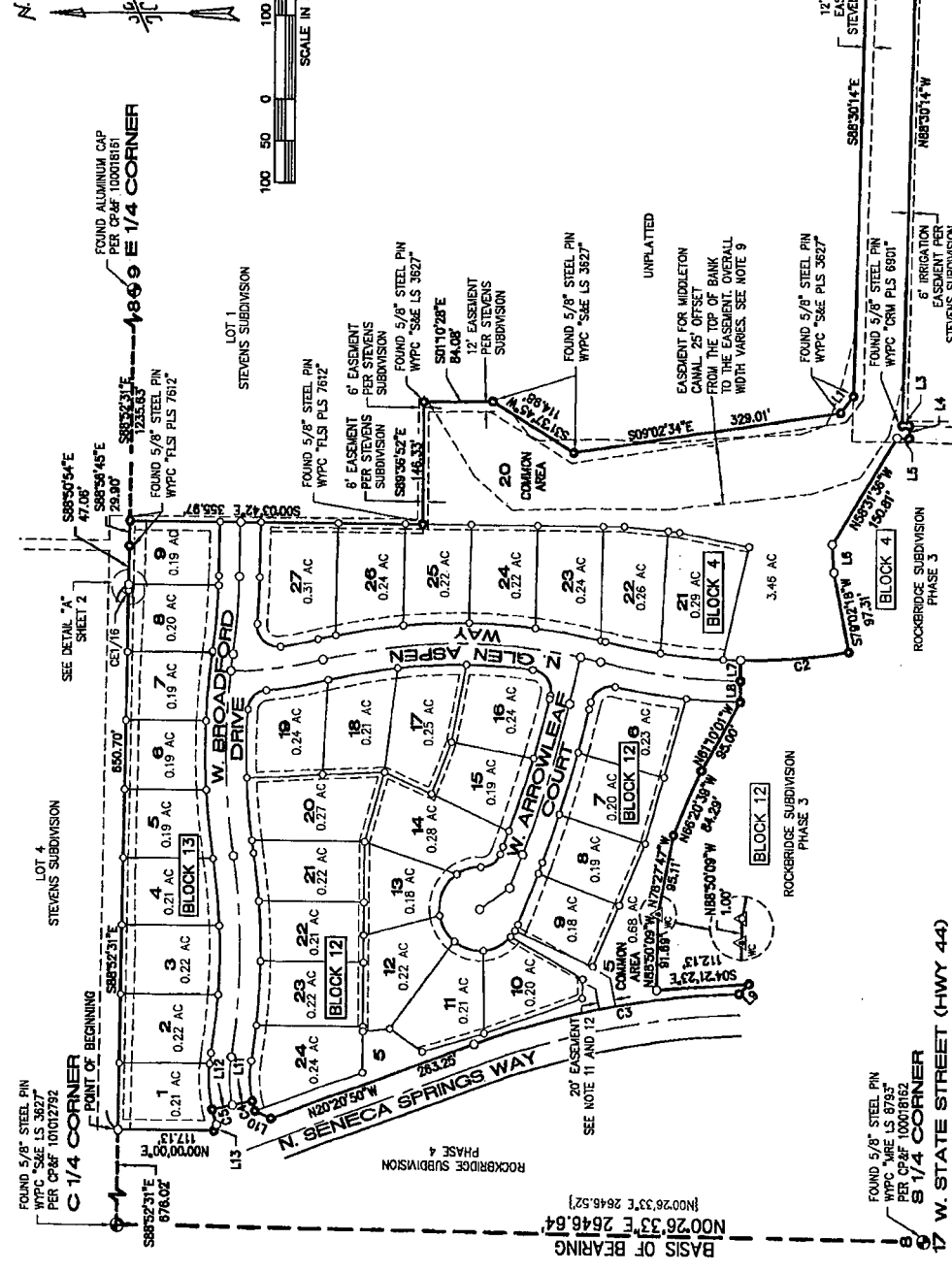
**SHEET INDEX**  
 SHEET 1 - BOUNDARY PLAT MAP AND LINE TABLE  
 SHEET 2 - DETAIL PLAT MAP  
 SHEET 3 - LATERAL AND CANAL EASEMENTS  
 SHEET 4 - CURVE TABLE AND PLAT NOTES  
 SHEET 5 - CERTIFICATES AND APPROVALS

**REFERENCES**  
 1. BOOK 83 OF PLATS, PAGES 9225-9230, INSTRUMENT NO. 10018395  
 2. RECORD OF SURVEY NO. 5354, INSTRUMENT NO. 101052410.

**RESTRICTIVE COVENANTS**  
 A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS IS IN EFFECT FOR THIS SUBDIVISION. INSTRUMENT #102046958

**LEGEND**  
 FOUND MONUMENT AS NOTED  
 FOUND 5/8" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3624" UNLESS NOTED OTHERWISE  
 SET 5/8" X 30" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3624"  
 SET 1/2" X 24" STEEL PIN WITH RED PLASTIC CAP MARKED "DHR PLS 3624"  
 CALCULATED POSITION, NOTHING FOUND OR SET  
 SET WITNESS CORNER  
 LOT NUMBER  
 BLOCK NUMBER  
 RECORD INFORMATION PER ROCKBRIDGE SUBDIVISION PHASE 1 BOOK 83, PAGE 9225 TO 9230.  
 SF SQUARE FEET  
 WPC WITH YELLOW PLASTIC CAP  
 SUBDIVISION BOUNDARY  
 INTERIOR LOT LINE  
 EASEMENT LINE  
 RIGHT-OF-WAY LINE  
 CENTER LINE  
 SECTION LINE

**PLAT INDEX**  
 ROCKBRIDGE SUBDIVISION PHASE 5  
 A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO 2005



**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.76	S81°51'39"E
L2	79.65	S00°28'28"W
L3	8.95	S00°11'40"W
L4	15.00	N89°48'20"W
L5	14.77	N00°11'40"E
L6	34.08	S86°41'39"W
L7	25.00	S89°35'53"E
L8	25.00	S89°04'13"W
L9	16.98	N43°00'25"W
L10	21.84	N24°34'48"E
L11	25.00	N12°20'09"W
L12	25.00	N12°20'09"W
L13	7.89	N65°17'22"W
L14	65.37	S85°52'27"E
L15	25.01	N00°03'42"W

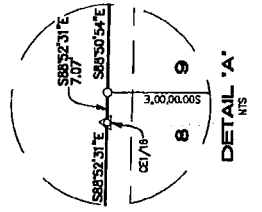
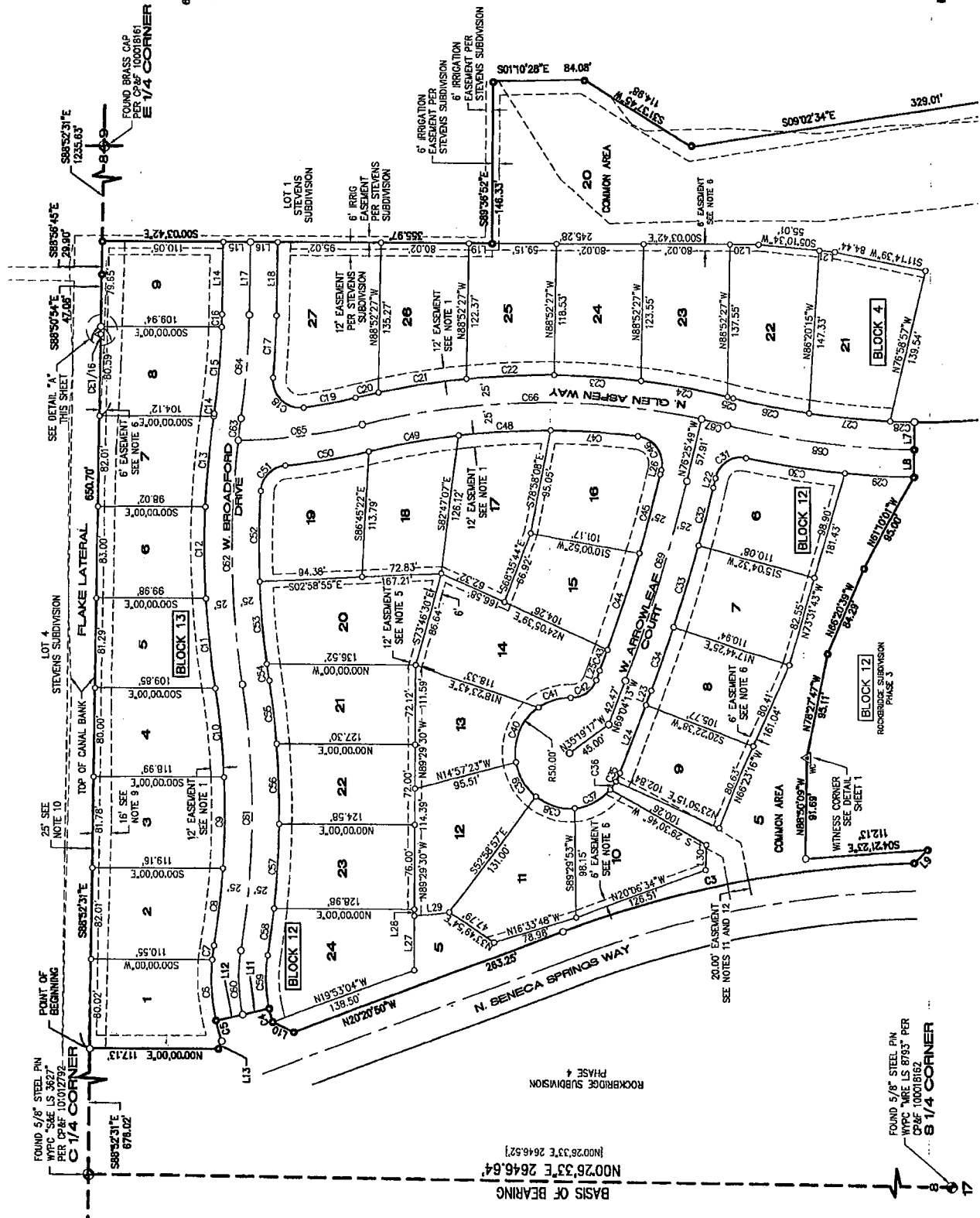
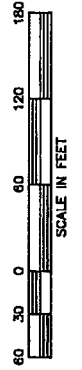
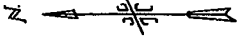
LINE	LENGTH	BEARING
L16	25.01	N00°03'42"W
L17	65.89	S85°52'27"E
L18	66.41	S85°52'27"E
L19	20.87	N00°03'42"W
L20	26.09	S00°03'42"E
L21	14.47	S05°10'34"W
L22	8.75	N76°25'49"W
L23	14.01	N67°04'13"W
L24	65.88	N87°04'13"W
L25	9.18	N93°04'13"W
L26	4.01	N78°25'49"W
L27	48.58	N69°23'30"W
L28	3.85	S89°29'30"E
L29	32.91	N06°12'59"W
L30	22.44	N87°55'48"W

**PREPARED BY**  
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 8601 W. State Street, Suite 203  
 Boise, Idaho 83703  
 (208) 939-6000  
 FAX (208) 939-6118

**BASIS OF BEARING**  
 THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 8 BETWEEN FOUND MONUMENTS AS SHOWN, HOLDING THE RECORD BEARING PER R.O.S. NO. 5308.

PLAT 5  
ROCKBRIDGE SUBDIVISION PHASE 5  
A PORTION OF LOT 4, BLOCK 4, STEVENS SUBDIVISION, SITUATED IN  
THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2005



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FOUND 5/8" STEEL PIN  
WPC, S&E LS 3627  
PER CP&E 1001018162  
C 1/4 CORNER  
S88°52'31"E  
678.02'

FOUND BRASS CAP  
PER CP&E 1001018161  
E 1/4 CORNER  
S88°52'31"E  
1235.63'

FOUND 5/8" STEEL PIN  
WPC, N&E LS 8703' PER  
CP&E 100018162  
S 1/4 CORNER

002°56'33"E 2646.64'  
BASIS OF BEARING

ROCKBRIDGE SUBDIVISION  
PHASE 4

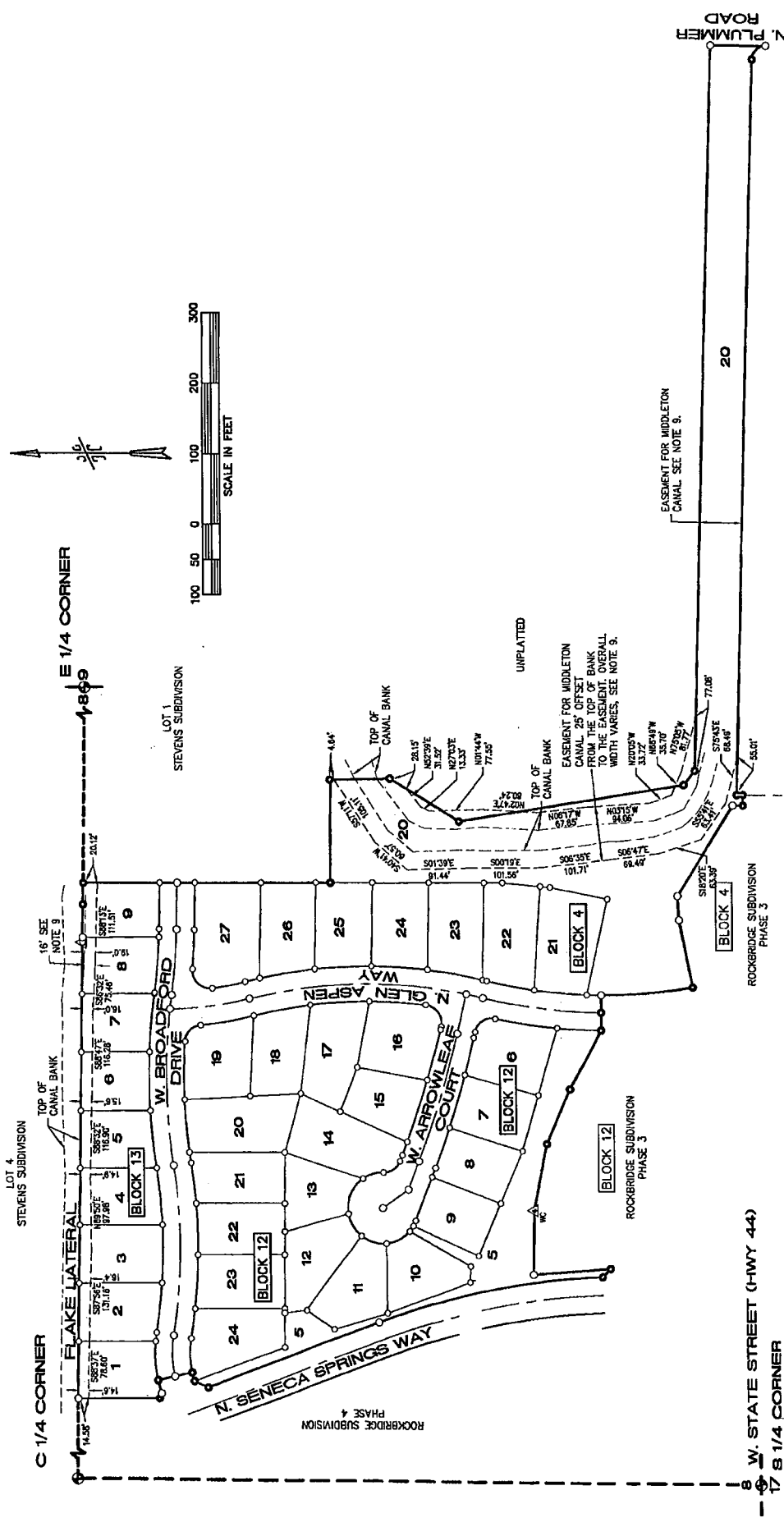
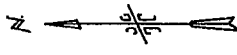
20.00' EASEMENT  
SEE NOTES 11 AND 12

WITNESS CORNER  
SEE DETAIL  
SHEET 1

FOUND 5/8" STEEL PIN  
WPC, S&E LS 3627  
PER CP&E 1001018162  
C 1/4 CORNER



FLAT 5  
ROCKBRIDGE SUBDIVISION PHASE 6  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2005



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AT SHOWING ROCKBRIDGE SUBDIVISION PHASE 5 A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO 2005

NOTES

- 1. A TWELVE (12) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY FOR PUBLIC UTILITIES, STREET LIGHTS, DRAINAGE, AND IRRIGATION FACILITIES, UNLESS OTHERWISE NOTED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. BUILDING SETBACKS AND DURATIONAL STANDARDS IN THIS SUBDIVISION SHALL BE AS PER THE APPROVAL OF THE ROCKBRIDGE SUBDIVISION PLANNING UNIT DEVELOPMENT AND PRELIMINARY PLAY AMENDMENT DATED AUGUST 19, 2004. AS MAY BE AMENDED, ON FILE IN THE RECORDS OF THE CITY OF STAR. THE REAR SETBACKS SHALL BE A MINIMUM OF FIFTEEN (15) FEET. ALL OTHER SETBACKS SHALL BE IN ACCORDANCE WITH THE SETBACK STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. THIS SUBDIVISION IS PROVIDED IRRIGATION SERVICES BY THE MIDDLETON IRRIGATION COMPANY, AND THE OWNER HAS COMPLIED WITH IDAHO CODE, SECTION 31-3605 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, WHO SHALL CONDUCT ASSESSMENTS AND EASEMENTS FOR THE SUBDIVISION.
5. A TWELVE (12) FOOT WIDE EASEMENT BEING SIX (6) FEET ON EACH SIDE OF COMMON REAR AND SIDE PROPERTY LINES OF LOTS 12 THROUGH 23 INCLUSIVE OF BLOCK 12 SHALL BE RESERVED FOR THE PURPOSE OF TRANSPORTATION OF PROPERTY DRAINAGE, AND/OR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
6. A SIX (6) FOOT WIDE EASEMENT AS SHOWN ON LOTS 1 THROUGH 9 INCLUSIVE OF BLOCK 13, LOTS 21 THROUGH 27 INCLUSIVE OF BLOCK 4, LOTS 6 THROUGH 11 INCLUSIVE OF BLOCK 12, SHALL BE RESERVED FOR THE PURPOSE OF TRANSPORTATION OF PROPERTY DRAINAGE, AND/OR THE INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.
7. LOT 5, BLOCK 12, AND LOT 20, BLOCK 4, ARE NON-BUILDABLE CORNER AREA LOTS WHICH WILL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION. FOR SUCH USES AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: 'NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO SUCH SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, UNLESS IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.'
9. THE EASEMENTS SHOWN FOR FLANK LATERAL AND THE MIDDLETON CANAL ARE DESCRIPTIVE ELEMENTS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE FACILITIES. THE COURSES FOR THE EASEMENTS ARE BASED UPON THE FOLLOWING DESCRIPTIONS:
A) FLANK LATERAL - 16' OFFSET FROM THE SOUTHERLY CANAL BANK AND 25' OFFSET FROM THE NORTHERLY CANAL BANK IN FAVOR OF MIDDLETON WILL DITCH COMPANY.
B) MIDDLETON CANAL - 25' OFFSET EACH SIDE OF CANAL BANK IN FAVOR OF MIDDLETON WILL DITCH COMPANY.
THE TOP OF BANK AND CENTERLINE OF DITCH FOR THESE EASEMENTS ARE BASED UPON AN ON-THE-GROUND TOPOGRAPHIC SURVEY COMPLETED IN NOVEMBER, 2004.
10. 25' IRRIGATION EASEMENT PER STEVENS SUBDIVISION.
11. A 20' EASEMENT SITUATED IN A PORTION OF LOTS 5, 9, AND 10 OF BLOCK 12, IN FAVOR OF THE STAR SEWER AND WATER DISTRICT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SEWER FACILITIES.
12. A PORTION OF LOTS 5, 9, AND 10 OF BLOCK 12 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NUMBER 14060411, RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS INSTRUMENT. AS SET FORTH IN THE MASTER EASEMENT, IDAHO CODE SECTION 40-2302, THE MASTER EASEMENTS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

Table with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BEG., CH. END., CH. DIST. It lists 69 curve data points for the subdivision.

CERTIFICATE OF OWNER KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED.
A TRACT OF LAND BEING A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION (A RECORDED SUBDIVISION ON FILE IN BOOK 64 OF PLATS AT PAGES 6531 AND 6532, RECORDS OF ADA COUNTY, IDAHO), SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 5/8 INCH STEEL PIN MONUMENTING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MONUMENTING THE NORTHEAST CORNER OF SAID SOUTHEAST ONE QUARTER, THENCE FOLLOWING THE NORTHERLY BOUNDARY OF SAID SOUTHEAST ONE QUARTER SOUTH 88°52'31" EAST A DISTANCE OF 676.02 FEET TO A SET 5/8 INCH STEEL PIN AND THE POINT OF BEGINNING.
THENCE FOLLOWING SAID NORTHERLY BOUNDARY SOUTH 88°52'31" EAST A DISTANCE OF 650.70 FEET TO A SET 5/8-INCH STEEL PIN;
THENCE LEAVING SAID NORTHERLY BOUNDARY SOUTH 88°50'54" EAST A DISTANCE OF 47.08 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 88°56'45" EAST A DISTANCE OF 28.90 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 88°52'31" EAST A DISTANCE OF 365.97 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE SOUTH 0°03'42" EAST A DISTANCE OF 146.33 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 88°58'52" EAST A DISTANCE OF 84.08 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 0°10'28" EAST A DISTANCE OF 114.98 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 89°02'34" EAST A DISTANCE OF 252.01 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 89°11'14" EAST A DISTANCE OF 108.34 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 0°02'28" WEST A DISTANCE OF 78.65 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE 31.08 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 28.03 FEET, A CENTRAL ANGLE OF 88°56'42", A CHORD BEARING OF NORTH 44°00'53" WEST AND A CHORD DISTANCE OF 20.00 FEET, TO A FOUND 5/8 INCH STEEL PIN;
THENCE NORTH 88°30'14" WEST A DISTANCE OF 1,642.58 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 0°01'40" WEST A DISTANCE OF 8.95 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE NORTH 88°48'20" WEST A DISTANCE OF 15.00 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE NORTH 89°11'14" WEST A DISTANCE OF 150.81 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 88°54'39" WEST A DISTANCE OF 34.08 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE SOUTH 73°02'18" WEST A DISTANCE OF 97.31 FEET TO A FOUND 5/8-INCH STEEL PIN;
RIGHT-OF-WAY OF GLEN ASPEN WAY;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY 132.09 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 10°26'20", A CHORD BEARING OF NORTH 04°48'03" WEST AND A CHORD DISTANCE OF 131.97 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 89°38'55" WEST A DISTANCE OF 25.00 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 88°52'31" WEST A DISTANCE OF 25.00 FEET TO A FOUND 5/8-INCH STEEL PIN ON THE WESTERLY RIGHT-OF-WAY OF GLEN ASPEN WAY;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 61°10'01" WEST A DISTANCE OF 95.00 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 68°20'39" WEST A DISTANCE OF 84.29 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 78°27'47" WEST A DISTANCE OF 95.11 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 88°50'09" EAST A DISTANCE OF 112.13 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 44°50'26" WEST A DISTANCE OF 16.98 FEET TO A FOUND 5/8-INCH STEEL PIN ON THE EASTERLY RIGHT-OF-WAY OF SENECA SPRINGS WAY;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY 330.12 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 18°27'12", A CHORD BEARING OF NORTH 11°07'14" WEST AND A CHORD DISTANCE OF 328.70 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY NORTH 20°20'50" WEST A DISTANCE OF 263.25 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF BROADFORD STREET;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF BROADFORD STREET;
THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY 12.27 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 05°37'24", A CHORD BEARING OF NORTH 74°51'09" EAST AND A CHORD DISTANCE OF 12.26 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY NORTH 12°20'09" WEST A DISTANCE OF 25.00 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 12°20'09" WEST A DISTANCE OF 25.00 FEET TO A FOUND 5/8-INCH STEEL PIN ON THE NORTHERLY RIGHT-OF-WAY OF BROOKHURST;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY 19.14 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 05°16'02", A CHORD BEARING OF SOUTH 74°37'51" WEST AND A CHORD DISTANCE OF 19.13 FEET TO A FOUND 5/8 INCH STEEL PIN;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 85°17'22" WEST A DISTANCE OF 7.88 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 00°00'00" EAST A DISTANCE OF 117.13 FEET TO THE POINT OF BEGINNING.

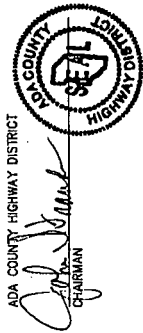
THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 13.91 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS OF USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH RIGHTS ARE TO BE EXERCISED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED AND SHOWN ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC USE FOREVER ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

DAVID H. ROYLAND, President
OLYMPIC INVESTMENTS, LLC
PREPARED BY OLYMPIC INVESTMENTS, LLC ROYLAND AND ASSOCIATES PA
Engineers and Surveyors
397 W. State Street, Suite E
Eagle, Idaho 83616
(208) 938-6000
(208) 938-2824 FAX (208) 938-2855
0108-2387 A:\PROJECTS\ROCKBRIDGE\2387\PLAT\FINAL\2387PLAT.DWG SHEET 4 OF 5

ACKNOWLEDGMENT STATE OF IDAHO
NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Nampa, IDAHO
MY COMMISSION EXPIRES 6/15/10
DAVID H. ROYLAND

**FLAT WING  
ROCKBRIDGE SUBDIVISION PHASE 5**  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2005

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**  
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY  
HIGHWAY DISTRICT COMMISSIONERS ON THE 15 DAY OF JUNE, 2005.



**APPROVAL OF CENTRAL DISTRICT  
HEALTH DEPARTMENT**

SANITARY RESTRICTIONS FOR THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE  
READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF  
APPROVAL.



05-25-05  
DATE

Michelle Madge REKS  
HEALTH OFFICER

**APPROVAL OF STAR CITY ENGINEER**  
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR,  
ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.



STAR CITY ENGINEER

**APPROVAL OF THE CITY OF STAR**

I, Cheryl L. Lillard CITY CLERK IN AND FOR THE CITY OF STAR, ADA  
COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL  
HELD ON THE 17th DAY OF May, 2005, THIS PLAT WAS DULY ACCEPTED  
AND APPROVED.



STAR CITY CLERK

**CERTIFICATE OF THE COUNTY TREASURER**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1306,  
DOES HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY  
TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION  
IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



3-25-05  
DATE

Linda H. Reynolds  
ADA COUNTY TREASURER

**CERTIFICATE OF SURVEYOR**

I, DAVID H. ROYLANCE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND  
SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ROCKBRIDGE, SUBDIVISION  
PHASE 5, IS ACCURATELY REPRESENTED BY THE POINTS THEREON AND THAT THIS PLAT ACCURATELY REPRESENTS  
THE POINTS THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO  
PLATS AND SURVEYS.



5-25-05

**CERTIFICATE OF ADA COUNTY SURVEYOR**

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I  
HAVE CHECKED THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 5, AND THAT IT COMPLIES WITH  
THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



John E. Brantley  
ADA COUNTY SURVEYOR

**CERTIFICATE OF ADA COUNTY RECORDER**

STATE OF IDAHO) SS  
COUNTY OF ADA)

INSTRUMENT NUMBER 105122704 ROCKBRIDGE SUBDIVISION PHASE 5, WAS FILED  
HERE BY CERTIFY THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 5, WAS FILED  
AT THE REQUEST OF OLYMPIC INVESTMENTS, LLC AT 04 MINUTES PAST 3 O'CLOCK  
P. M. THIS 23 DAY OF AUGUST, A.D. 2005, IN MY OFFICE  
AND WAS DULY RECORDED IN BOOK 923 OF PLATS AT PAGES 1188 AND 1189  
105122704

ANANDA  
DEPUTY  
FEE: \$24.00

ANANDA  
EX-OFFICIO RECORDER

**DEVELOPER**  
**OLYMPIC INVESTMENTS, LLC**  
9601 W. State Street, Suite 203  
Boise, Idaho 83703  
(208) 939-6000  
FAX (208) 938-6118

**PREPARED BY**  
**ROYLANCE AND ASSOCIATES PA**  
Engineers - Surveyors - Land Planners  
381 W. State Street, Suite E  
Eagle, Idaho 83616  
(208) 939-2824 FAX (208) 939-2855

PLAT SHOWING  
 ROCKBRIDGE SUBDIVISION PHASE 6  
 A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
 THE EAST 1/2 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
 B.M., CITY OF STAR, ADA COUNTY, IDAHO  
 2006

- SHEET INDEX**
- SHEET 1 - BOUNDARY PLAT MAP
  - SHEET 2 - DETAIL PLAT MAP
  - SHEET 3 - DETAIL PLAT MAP AND LINE TABLE
  - SHEET 4 - CURVE TABLE AND PLAT NOTES
  - SHEET 5 - CERTIFICATE OF OWNER
  - SHEET 6 - CERTIFICATES AND APPROVALS

- REFERENCES**
1. RECORD OF SURVEY No. 5308, INSTRUMENT No. 101017564
  2. RECORD OF SURVEY No. 5395, INSTRUMENT No. 101052410
  3. BOOK 91 OF PLATS, PAGES 104150-104152, INSTRUMENT No. 104150-104152
  4. BOOK 93 OF PLATS, PAGES 11093-11097, INSTRUMENT No. 105122704

**RESTRICTIVE COVENANTS**  
 A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS IS IN EFFECT FOR THIS SUBDIVISION. INSTRUMENT #102046558

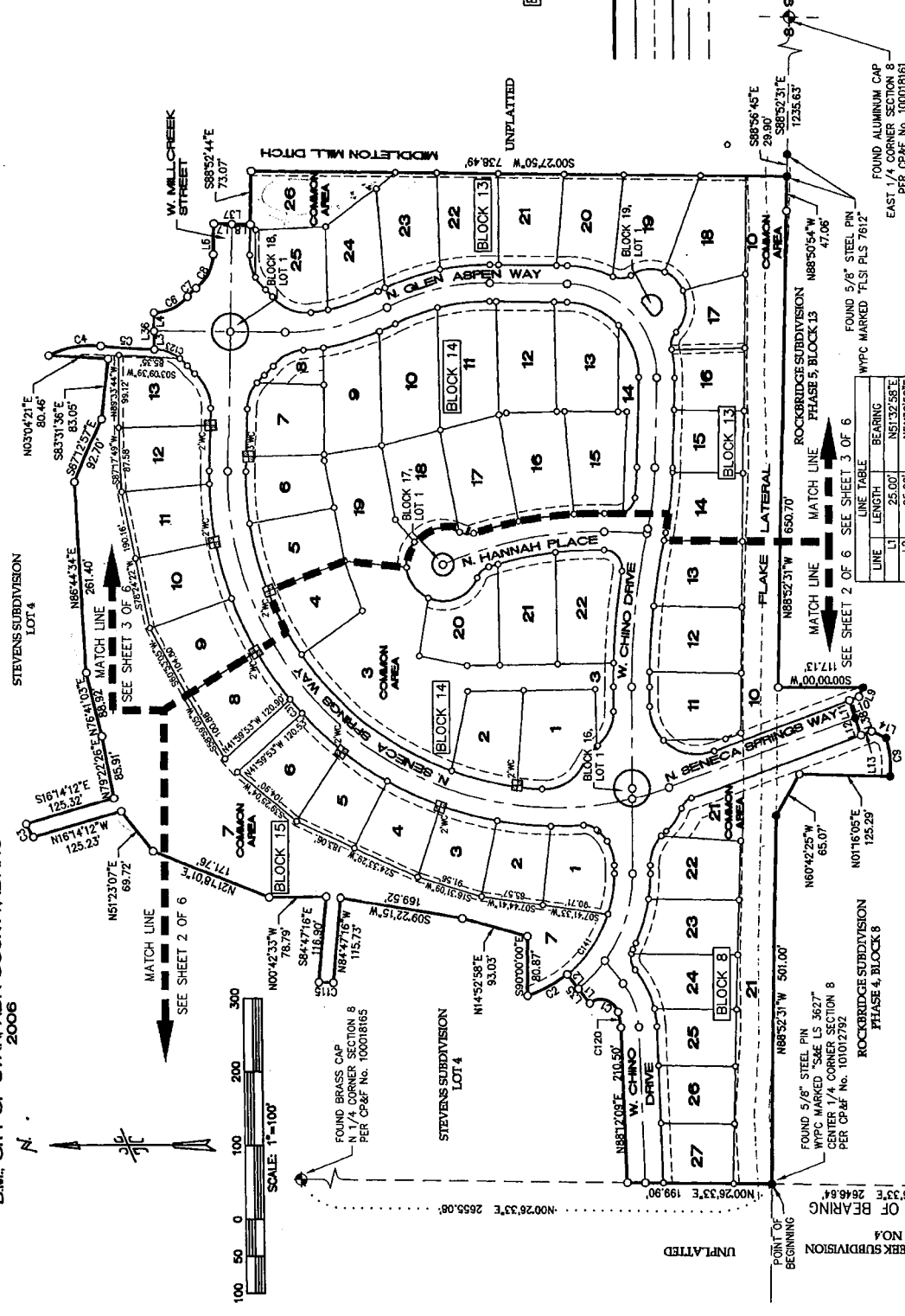
- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND 5/8" STEEL PIN W/PC MARKED "DIR PLS 3627" UNLESS NOTED OTHERWISE
  - SET 5/8" X 3/8" STEEL PIN W/PC MARKED "DL PLS 11575"
  - SET 1/2" X 24" STEEL PIN W/PC MARKED "DL PLS 11575"
  - SET WITNESS CORNER, 2" ALUMINUM CAP MARKED "2" WC PLS 11575"
  - SET WITNESS CORNER, 2" ALUMINUM CAP MARKED "3" WC PLS 11575"
  - △ CALCULATED POINT, NOTHING FOUND OR SET
  - 14 LOT NUMBER
  - BLOCK 13

- W/PC WITH RED PLASTIC CAP
- W/PC WITH YELLOW PLASTIC CAP
- W/PC WITH ORANGE PLASTIC CAP
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION LINE

*Vernie Davis*  
 PROFESSIONAL LAND SURVEYOR  
 IDAHO  
 11575  
 10-23-01

**THE LAND GROUP, INC.**  
 11575  
 10-23-01

**DEVELOPER/OWNER**  
 CORINTHIAN COMMUNITIES, INC  
 391 W. State Street, Suite E  
 Eagle, Idaho 83616  
 (208) 938-8070  
 (208) 938-4446  
 www.theindgroup.com



LINE TABLE

LINE	LENGTH	BEARING
L1	25.00	N51°32'58"E
L2	25.00	N51°32'58"E
L3	25.00	N89°25'59"E
L4	25.03	N89°25'59"E
L5	NOT USED	
L6	42.09	S88°52'44"E
L7	25.00	S01°07'16"W
L8	25.00	S01°07'16"W
L9	13.98	N65°17'22"W
L10	14.08	N29°20'56"W
L11	25.01	S71°33'54"W
L12	25.01	S71°33'54"W
L13	15.73	S29°20'50"E
L14	21.64	S24°13'45"W
L15	50.00	N01°32'58"E
L16	50.11	N89°25'59"E
L17	50.00	S01°07'16"W
L18	50.02	S71°33'54"W

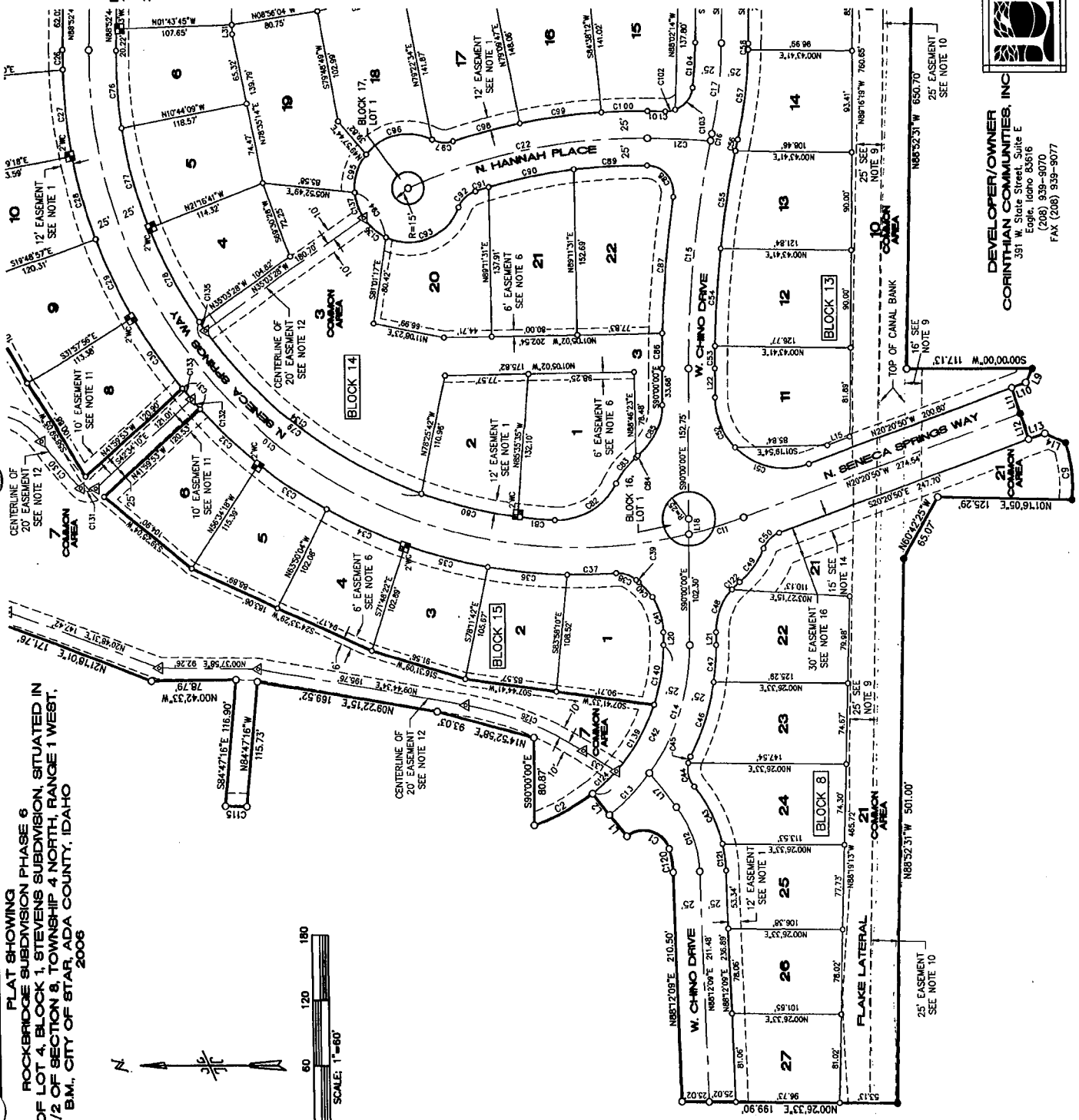
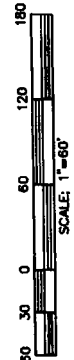
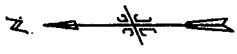
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BRG.	CHORD
C1	48.00	25.00	110°00'32"	N16°33'14"E	40.96	
C2	61.72	175.00	201°22'33"	N28°20'51"W	61.40	
C3	20.47	275.00	416°57'	N61°28'02"E	20.47	
C4	72.43	175.00	331°20'33"	S10°51'58"E	71.42	
C5	74.63	825.00	51°05'58"	S03°28'34"W	74.61	
C6	53.81	60.00	51°23'18"	S244°7'35"E	52.03	
C7	16.47	75.00	123°50'9"	S441°14'0"E	16.44	
C8	53.38	60.00	50°58'38"	S65°23'25"E	51.84	
C9	53.05	125.00	241°9'05"	S84°12'01"W	52.66	
C10	20.64	1025.00	107°11'3"	N01°35'39"E	20.04	
C11	21.79	75.00	16°38'40"	N79°52'49"E	21.71	
C12	38.72	60.00	51°92'12"W	S68°05'16"	38.05	
C13	101.34	175.00	331°0'31"	S55°02'27"E	99.93	

Bk 96 Pg 12026

PLAT SHOWING  
ROCKBRIDGE SUBDIVISION PHASE 6  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE EAST 1/2 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2008

**NOTES**  
1. SEE SHEET 3 OF 6 FOR LINE TABLE.  
2. SEE SHEET 4 OF 6 FOR CURVE TABLE.



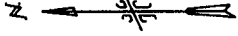
*Donna Land*  
PROFESSIONAL LAND SURVEYOR  
IDaho State Board of Surveyors  
11875  
10-25-06

**DEVELOPER/OWNER**  
CORINTHIAN COMMUNITIES, INC.  
391 W. State Street, Suite E  
Engle, Idaho 83616  
(208) 939-9070  
FAX (208) 939-9077



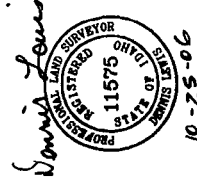
BK 96 Pg 120

PLAT SHOWING  
ROCKBRIDGE SUBDIVISION PHASE 6  
A PORTION OF LOT 4, SECTION 1, STEVENS SUBDIVISION, SITUATED IN  
THE EAST 1/2 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2006

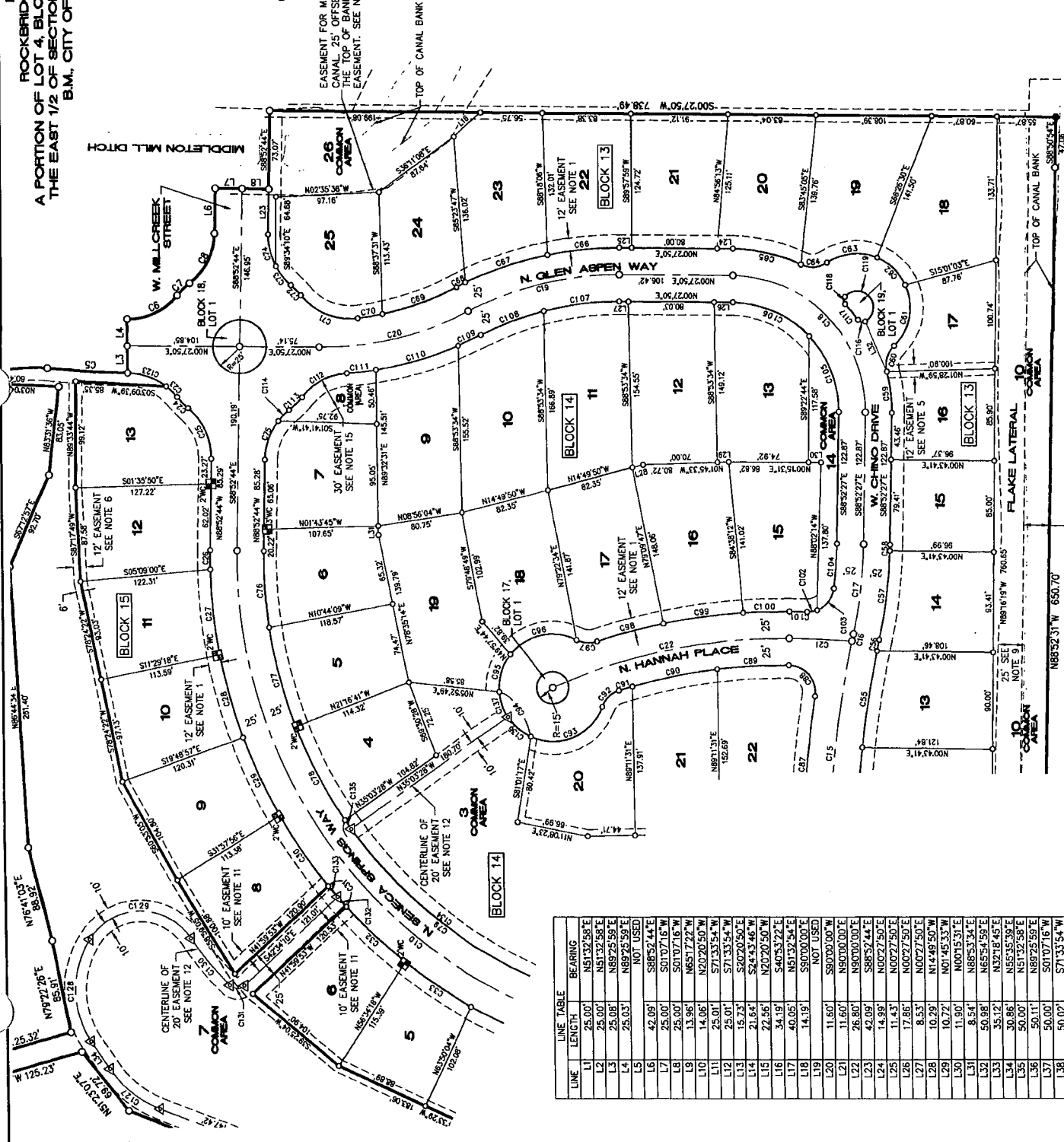


**NOTES**

1. SEE SHEET 4 OF 6 FOR CURVE TABLE



**DEVELOPER/OWNER**  
**CORINTHIAN COMMUNITIES, INC**  
391 W. State Street, Suite E  
Eagle, Idaho 83616  
(208) 939-9070  
FAX (208) 939-9077



LINE	LENGTH	BEARING
L1	25.00'	N51°32'58"E
L2	25.00'	N51°32'58"E
L3	25.08'	N89°25'59"E
L4	25.03'	N89°25'59"E
L5	NOT USED	
L6	42.09'	S88°52'44"E
L7	25.00'	S01°07'16"W
L8	25.00'	S01°07'16"W
L9	13.96'	N65°17'22"W
L10	14.06'	N20°20'50"W
L11	25.01'	S71°35'54"W
L12	25.01'	S71°35'54"W
L13	15.73'	S20°20'50"E
L14	21.64'	S24°43'46"E
L15	22.96'	N20°20'50"W
L16	34.19'	S40°53'22"E
L17	40.05'	N51°32'54"E
L18	14.19'	S90°00'00"E
L19	NOT USED	
L20	11.60'	S90°00'00"W
L21	11.60'	N90°00'00"E
L22	26.80'	N90°00'00"E
L23	42.09'	S88°52'44"E
L24	14.99'	N00°22'50"E
L25	11.43'	N00°22'50"E
L26	17.86'	N00°22'50"E
L27	8.33'	N00°22'50"E
L28	10.29'	N11°46'15"W
L29	10.72'	N01°46'33"W
L30	11.90'	N00°15'31"E
L31	8.54'	N88°53'34"E
L32	50.98'	N65°54'59"E
L33	35.12'	N32°18'45"E
L34	30.86'	N55°35'39"E
L35	50.00'	N51°32'58"E
L36	50.11'	N89°25'59"E
L37	50.00'	S01°07'16"W
L38	50.07'	S71°33'54"W



PLAT SHOWING

ROCKBRIDGE SUBDIVISION PHASE 6  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE EAST 1/2 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2006

CERTIFICATE OF OWNER

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED.  
A TRACT OF LAND SITUATED IN A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN THE EAST 1/2 OF SECTION 8, TOWNSHIP 4  
NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

THE SOUTHERLY LINE OF THE NORTHWEST CORNER OF THE SAID SOUTHEAST ONE QUARTER AND FOLLOWING THE WESTERLY LINE OF THE NORTHEAST ONE  
QUARTER OF SAID SECTION 8, NORTH 00°26'33" EAST A DISTANCE OF 199.90 FEET TO A 5/8-INCH STEEL PIN;  
THENCE LEAVING SAID WESTERLY LINE, NORTH 88°22'09" EAST A DISTANCE OF 210.50 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 21.79 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL  
ANGLE OF 16°38'40"; A CHORD BEARING OF NORTH 79°26'24" EAST AND A CHORD DISTANCE OF 21.71 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 48.00 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL  
ANGLE OF 110°00'32"; A CHORD BEARING OF NORTH 65°33'14" EAST AND A CHORD DISTANCE OF 40.96 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 61.71 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A  
CENTRAL ANGLE OF 20°12'23"; A CHORD BEARING OF NORTH 28°20'51" WEST AND A CHORD DISTANCE OF 61.40 FEET TO A 5/8-INCH STEEL  
PIN;  
THENCE SOUTH 90°00'00" EAST A DISTANCE OF 80.87 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 14°52'58" EAST A DISTANCE OF 93.03 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 09°22'15" EAST A DISTANCE OF 169.52 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 84°47'16" WEST A DISTANCE OF 115.73 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 20.04 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET, A  
CENTRAL ANGLE OF 01°07'13"; A CHORD BEARING OF NORTH 01°35'39" EAST AND A CHORD DISTANCE OF 20.04 FEET TO A 5/8-INCH STEEL  
PIN;  
THENCE SOUTH 84°47'16" EAST A DISTANCE OF 116.90 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 00°42'33" WEST A DISTANCE OF 78.79 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 21°18'01" EAST A DISTANCE OF 171.78 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 51°23'07" EAST A DISTANCE OF 69.72 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 16°14'12" WEST A DISTANCE OF 125.23 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 20.47 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.47 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 16°14'12" EAST A DISTANCE OF 85.91 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 78°22'25" EAST A DISTANCE OF 88.92 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 84°47'16" EAST A DISTANCE OF 261.40 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 84°47'16" EAST A DISTANCE OF 92.70 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 81°31'36" EAST A DISTANCE OF 83.05 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 03°04'21" EAST A DISTANCE OF 80.46 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 72.43 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A  
CENTRAL ANGLE OF 33°12'03"; A CHORD BEARING OF SOUTH 10°31'58" EAST AND A CHORD DISTANCE OF 71.42 FEET TO A 5/8-INCH STEEL  
PIN;  
THENCE 74.63 FEET FOLLOWING THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 825.00 FEET, A CENTRAL  
ANGLE OF 05°10'59"; A CHORD BEARING OF SOUTH 03°28'54" WEST AND A CHORD DISTANCE OF 74.61 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 89°25'59" EAST A DISTANCE OF 50.11 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 53.81 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL  
ANGLE OF 51°23'18"; A CHORD BEARING OF SOUTH 24°47'36" EAST AND A CHORD DISTANCE OF 50.00 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 16.47 FEET FOLLOWING THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL  
ANGLE OF 12°35'09"; A CHORD BEARING OF SOUTH 81°31'36" EAST AND A CHORD DISTANCE OF 16.44 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 53.38 FEET FOLLOWING THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL  
ANGLE OF 50°58'38"; A CHORD BEARING OF SOUTH 63°23'25" EAST AND A CHORD DISTANCE OF 51.64 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 85°52'31" WEST A DISTANCE OF 42.09 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 88°52'16" WEST A DISTANCE OF 50.00 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 88°52'16" WEST A DISTANCE OF 73.07 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 00°27'50" WEST A DISTANCE OF 738.48 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 88°50'54" WEST A DISTANCE OF 47.06 FEET TO A 5/8-INCH STEEL PIN ON THE SOUTHERLY LINE OF THE NORTHEAST  
ONE QUARTER OF SAID SECTION 8;  
THENCE FOLLOWING SAID SOUTHERLY LINE, NORTH 88°52'31" WEST A DISTANCE OF 650.70 FEET TO A 5/8-INCH STEEL PIN;  
THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°00'00" WEST A DISTANCE OF 117.13 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 65°17'22" WEST A DISTANCE OF 13.96 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 20°20'50" WEST A DISTANCE OF 14.06 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 71°33'54" WEST A DISTANCE OF 50.02 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 20°20'50" EAST A DISTANCE OF 15.73 FEET TO A 5/8-INCH STEEL PIN;  
THENCE SOUTH 24°43'46" WEST A DISTANCE OF 21.64 FEET TO A 5/8-INCH STEEL PIN;  
THENCE 53.05 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A  
CENTRAL ANGLE OF 24°19'05"; A CHORD BEARING OF SOUTH 84°12'01" WEST AND A CHORD DISTANCE OF 52.66 FEET TO A 5/8-INCH STEEL  
PIN;  
THENCE NORTH 01°16'05" EAST A DISTANCE OF 125.29 FEET TO A 5/8-INCH STEEL PIN;  
THENCE NORTH 60°42'25" WEST A DISTANCE OF 65.07 FEET TO A 5/8-INCH STEEL PIN ON THE SOUTHERLY LINE OF THE NORTHEAST  
ONE QUARTER OF SAID SECTION 8;  
THENCE FOLLOWING SAID SOUTHERLY LINE, NORTH 88°52'31" WEST A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 23.24 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.  
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT  
DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH  
OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN OR SUCH AS UTILITIES ARE TO BE CONSTRUCTED OR MAINTAINED ON ANY LOT OR  
ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES  
TO THE PUBLIC USE FOREVER ALL BELIEFS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM  
THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

RACHEL BARROS, PRESIDENT  
CORINTHIAN COMMUNITIES, INC.

ACKNOWLEDGMENT

STATE OF Idaho ss  
COUNTY OF Ada

ON THIS 24 DAY OF June 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN  
AND FOR SAID STATE, PERSONALLY APPEARED RACHEL BARROS KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT  
OF CORINTHIAN COMMUNITIES, INC. AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

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

Valerie  
NOTARY PUBLIC FOR STATE OF Idaho

RESIDING AT Nampa ID  
MY COMMISSION EXPIRES 6-15-12



*Norval Lewis*



DEVELOPER/OWNER  
CORINTHIAN COMMUNITIES, INC.  
391 W. State Street, Suite E  
Eagle, Idaho 83616  
(208) 939-9070  
FAX (208) 939-9077





PLAT SHOWING  
ROCKBRIDGE SUBDIVISION PHASE 6  
A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION, SITUATED IN  
THE EAST 1/2 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2006

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT  
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY  
HIGHWAY DISTRICT COMMISSIONERS ON THE 2 DAY OF August, 2006.

*John J. ...*  
CHAIRMAN



CERTIFICATE OF THE COUNTY TREASURER

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1308,  
DOES HEREBY CERTIFY THAT ANY AND ALL TAXES AND CHARGES DUE TO ANY COUNTY, CITY, TOWNSHIP,  
OR DISTRICT ARE PAID OR PROVIDED FOR BY THIS PLAT. THIS CERTIFICATION  
IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



*Allyssa ...*  
ADA COUNTY TREASURER

DATE 10/27/06

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.



*Michelle ...*  
DISTRICT HEALTH DEPARTMENT

DATE 6/17/06

CERTIFICATE OF SURVEYOR

I, DENNIS LEWIS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF IDAHO AND THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 6  
AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS  
THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND  
SURVEYS.



*Dennis Lewis*

016-877-04

APPROVAL OF STAR CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO,  
ON THIS DAY, August 23, 2006, HEREBY APPROVE THIS PLAT.

*R. J. ...*  
CITY OF STAR ENGINEER

CERTIFICATE OF ADA COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I  
AM A CHARTERED MEMBER OF THE BOARD OF SURVEYORS AND THAT IT COMPLIES WITH  
THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

*David ...*  
ADA COUNTY SURVEYOR 10-26-06  
FES 970

CERTIFICATE OF ADA COUNTY RECORDER

STATE OF IDAHO )  
COUNTY OF ADA )

INSTRUMENT NUMBER 106170020

I HEREBY CERTIFY THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 6 WAS FILED  
AT THE REQUEST OF CORINTHIAN COMMUNITIES, INC. AT 1 O'CLOCK  
P.M. THIS 27th DAY OF September A.D. 2006 IN MY OFFICE  
AND WAS DULY RECORDED IN BOOK 96 OF PLATS AT PAGES 12025 THROUGH 12030

*A. Olson*  
DEPUTY  
FEE: \$31.-

*David ...*  
EX-OFFICIO RECORDER

APPROVAL OF THE CITY OF STAR

I, *Christine ...* CITY CLERK IN AND FOR THE CITY OF STAR, ADA  
COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL  
HELD ON THE 15 DAY OF August, 2006, THIS PLAT WAS DULY ACCEPTED  
AND APPROVED.



*Christine ...*  
CITY OF STAR CLERK

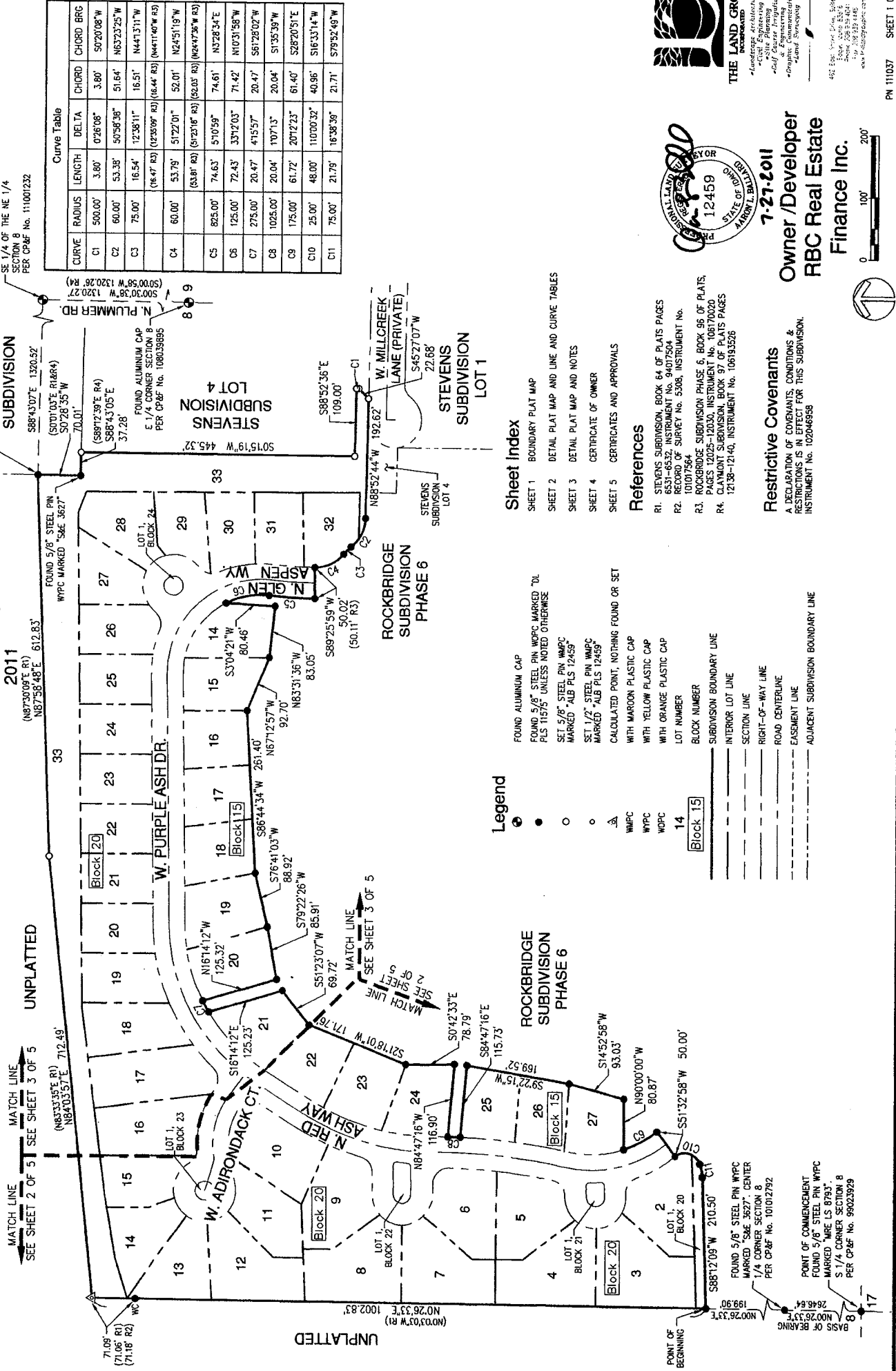
DEVELOPER/OWNER  
CORINTHIAN COMMUNITIES, INC  
381 W. State Street, Suite 300  
Boise, Idaho 83720  
(208) 338-8070  
FAX: (208) 338-9077



BK 103 P. 13460

# Rockbridge Subdivision Phase 7

A Portion of Lot 4, Block 1, Stevens Subdivision  
Situated in the South 1/2 of the Northeast 1/4 of Section 8  
Township 4 North, Range 1 West, B.M.  
City of Star, Ada County, Idaho



Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BRC
C1	500.00'	3.80'	0°26'08"	3.80'	5020°08'W
C2	60.00'	53.38'	50°58'38"	51.64'	N63°23'25"W
C3	75.00'	16.54'	12°38'11"	16.51'	N44°13'11"W
C4	60.00'	53.79'	51°22'01"	52.01'	N24°51'19"W
C5	825.00'	74.63'	5°10'59"	74.61'	N32°28'34"E
C6	125.00'	72.43'	33°42'03"	71.42'	N10°31'58"W
C7	275.00'	20.47'	4°15'57"	20.47'	S61°28'02"W
C8	1025.00'	20.04'	1°07'13"	20.04'	S1°35'39"W
C9	175.00'	61.72'	20°12'23"	61.40'	S28°20'51"E
C10	25.00'	48.00'	10°00'32"	40.96'	S16°33'14"W
C11	75.00'	21.79'	16°38'39"	21.71'	S79°52'49"W

### Sheet Index

- SHEET 1 BOUNDARY PLAT MAP
- SHEET 2 DETAIL PLAT MAP AND LINE AND CURVE TABLES
- SHEET 3 DETAIL PLAT MAP AND NOTES
- SHEET 4 CERTIFICATE OF OWNER
- SHEET 5 CERTIFICATES AND APPROVALS

### Legend

- FOUND ALUMINUM CAP
- FOUND 5/8" STEEL PIN W/PC MARKED "DL PLS 11975" UNLESS NOTED OTHERWISE
- SET 5/8" STEEL PIN W/PC MARKED "ALB PLS 12459"
- SET 1/2" STEEL PIN W/PC MARKED "ALB PLS 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- WITH MAROON PLASTIC CAP
- WITH YELLOW PLASTIC CAP
- WITH ORANGE PLASTIC CAP
- LOT NUMBER
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION BOUNDARY LINE

### References

- R1. STEVENS SUBDIVISION, BOOK 64 OF PLATS PAGES 6531-6532, INSTRUMENT No. 9407504
- R2. RECORD OF SURVEY No. 5308, INSTRUMENT No. 10017584
- R3. ROCKBRIDGE SUBDIVISION PHASE 6, BOOK 96 OF PLATS, PAGES 120-123, INSTRUMENT No. 10017002
- R4. CLAYMONT SUBDIVISION, BOOK 97 OF PLATS PAGES 121-123, INSTRUMENT No. 100193526

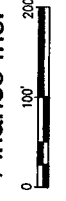
### Restrictive Covenants

A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS IS IN EFFECT FOR THIS SUBDIVISION, INSTRUMENT No. 102046958

**Owner /Developer**  
**RBC Real Estate**  
**Finance Inc.**



7-27-2011



Fir

# Rockbridge Subdivision Phase 7

A Portion of Lot 4, Block 1, Stevens Subdivision  
Situated in the South 1/2 of the Northeast 1/4 of Section 8  
Township 4 North, Range 1 West, B.M.  
City of Star, Ada County, Idaho  
2011

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BRG
C1	500.00'	3.80'	0°28'08"	3.80'	S020°08'W
C2	60.00'	53.38'	50°58'38"	51.64'	S62°22'25"E
C3	75.00'	16.54'	1°28'11"	18.51'	N44°13'11"W
C4	60.00'	53.79'	51°22'01"	52.01'	S24°51'19"E
C5	825.00'	74.63'	5°10'59"	74.61'	S32°34'34"W
C6	125.00'	72.43'	3°31'20.3"	71.42'	N03°31'38"W
C7	275.00'	20.47'	4°15'57"	20.47'	S61°28'02"W
C8	1025.00'	61.72'	1°07'13"	20.04'	N13°53'39"E
C9	175.00'	61.72'	2°01'23.3"	61.40'	S28°20'51"E
C10	25.00'	48.00'	11°00'32"	40.95'	N16°33'14"E
C11	75.00'	21.79'	16°38'39"	21.71'	N79°52'48"E
C12	200.00'	176.44'	50°32'42"	170.77'	S13°10'41"E
C13	1000.00'	216.81'	1°25'20"	216.38'	N53°30'0"E
C14	400.00'	224.91'	3°21'25.5"	221.96'	S15°46'47"W
C15	300.00'	24.07'	4°35'51"	24.07'	S34°11'11"W
C16	300.00'	276.33'	5°46'32"	266.67'	S62°52'22"W
C17	150.00'	263.44'	9°48'25"	224.35'	N42°20'09"W
C18	800.00'	71.74'	5°08'16"	71.71'	S32°59'56"W
C19	125.00'	105.09'	48°10'09"	102.02'	N77°35'58"W
C20	225.00'	74.29'	18°55'08"	73.96'	S28°59'28"E
C21	25.00'	33.30'	7°19'56"	30.89'	N57°41'12"W
C22	50.00'	30.85'	35°21'23"	30.37'	S78°09'49"E
C23	50.00'	50.77'	58°10'51"	48.62'	S31°23'42"E
C24	50.00'	38.91'	44°35'14"	37.94'	S19°59'20"W
C25	50.00'	42.72'	48°57'00"	41.43'	S66°45'27"W
C26	25.00'	34.90'	7°58'39"	32.13'	N81°14'37"E
C27	975.00'	93.26'	5°28'49"	93.22'	N83°05'53"E
C28	975.00'	77.96'	4°34'52"	77.94'	N278°02"E
C29	25.00'	39.91'	91°27'55"	35.80'	N44°32'21"W
C30	50.00'	39.04'	44°44'16"	38.06'	S57°54'11"E
C31	50.00'	39.50'	45°15'44"	38.48'	S22°34'11"E
C32	50.00'	42.07'	48°12'18"	40.84'	S2349°50"W
C33	50.00'	36.47'	41°47'42"	35.67'	S68°49'50"W
C34	25.00'	32.27'	7°57'35"	30.08'	N5244°53"E
C35	425.00'	57.28'	74°3'18"	57.23'	S19°37'45"W
C36	425.00'	62.29'	8°23'51"	62.23'	S2741°19"W
C37	25.00'	38.11'	8°70'15"	34.52'	N11°46'52"W
C38	100.00'	86.69'	46°14'03"	78.52'	N78°34'01"W

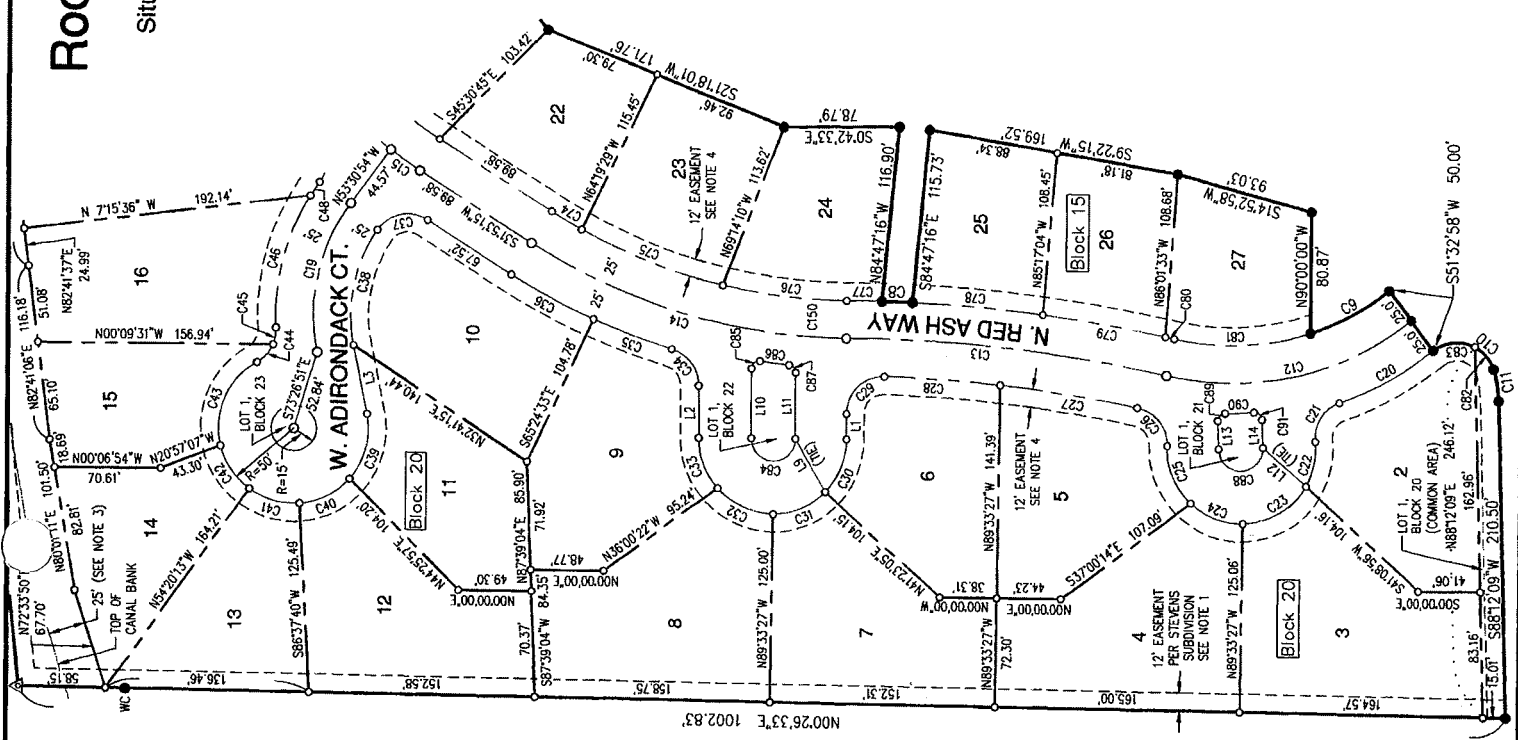
Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BRG
C39	50.00'	46.26'	53°00'23"	44.62'	S75°10'51"E
C40	50.00'	38.29'	43°52'50"	37.36'	S2644°14"E
C41	50.00'	35.31'	40°27'36"	34.58'	S15°25'58"W
C42	50.00'	35.02'	40°08'07"	34.31'	S55°43'51"W
C43	50.00'	64.98'	74°27'58"	60.51'	N66°58'07"W
C44	25.00'	16.43'	37°39'18"	16.14'	S48°33'46"E
C45	25.00'	11.42'	26°09'41"	11.32'	S80°28'16"E
C46	150.00'	92.32'	35°15'50"	90.87'	N75°55'12"W
C48	150.00'	10.92'	41°01'6"	10.92'	N66°12'09"W
C49	25.00'	35.42'	81°11'11"	32.53'	N65°17'24"E
C50	325.00'	49.71'	8°45'47"	49.66'	S49°04'42"W
C51	325.00'	76.86'	13°32'58"	76.68'	S6014°04"W
C52	325.00'	83.24'	14°40'32"	83.02'	S7420°48"W
C53	325.00'	42.97'	7°54'33"	42.94'	S85°28'22"W
C54	175.00'	29.71'	9°43'34"	29.67'	N85°52'35"W
C55	175.00'	40.78'	13°21'05"	40.69'	N74°20'16"W
C56	25.00'	28.68'	65°14'10"	27.14'	N79°28'12"E
C57	50.00'	4.24'	4°51'40"	4.24'	S48°01'57"W
C58	50.00'	57.99'	66°27'05"	54.79'	S8441°19"W
C59	50.00'	40.84'	48°48'09"	39.72'	N3841°04"W
C60	50.00'	54.00'	61°53'06"	51.42'	N15°39'33"E
C61	25.00'	17.83'	40°52'25"	17.46'	S26°09'54"W
C62	25.00'	12.79'	29°18'24"	12.65'	S85°51'E
C63	175.00'	62.23'	2°02'24"	61.90'	N13°33'31"W
C64	175.00'	28.32'	9°16'22"	28.29'	N12°53'53"E
C65	175.00'	51.58'	34°48'47"	51.57'	S4°09'40"W
C66	775.00'	17.26'	11°6'35"	17.26'	S13°36'59"W
C67	60.00'	18.25'	17°25'24"	18.18'	S46°36'48"E
C68	60.00'	35.14'	33°33'14"	34.64'	S72°06'07"E
C69	125.00'	114.39'	52°25'54"	110.44'	N53°20'56"W
C70	125.00'	24.38'	11°10'29"	24.34'	N85°09'07"W
C71	275.00'	37.28'	7°46'12"	37.26'	S85°22'32"W
C72	275.00'	85.87'	17°53'25"	85.52'	S72°32'43"W
C73	275.00'	131.74'	27°26'48"	130.48'	S45°36'40"W
C74	375.00'	23.45'	3°34'56"	23.44'	S30°05'47"W
C75	375.00'	102.66'	15°41'06"	102.34'	S2027'47"W
C76	375.00'	84.75'	12°56'54"	84.57'	S6°08'47"W
C77	1025.00'	24.37'	1°21'43"	24.36'	N02°11'11"E

Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BRG
C78	1025.00'	88.07'	4°58'45"	88.05'	N4°38'38"E
C79	1025.00'	82.63'	4°37'07"	82.60'	N9°26'34"E
C80	1025.00'	6.12'	0°20'32"	6.12'	N11°55'24"E
C81	175.00'	92.66'	30°20'19"	91.58'	S3°04'30"E
C82	25.00'	19.38'	44°25'19"	18.90'	N49°20'50"W
C83	25.00'	28.62'	55°35'13"	27.08'	N53°39'26"W
C84	15.00'	47.12'	180°00'00"	30.00'	S0°16'19"E
C85	5.00'	8.55'	98°01'34"	7.55'	N41°15'32"E
C86	420.00'	18.90'	2°42'54"	18.90'	S6°23'48"W
C87	5.00'	7.39'	84°41'20"	6.74'	N47°23'01"E
C88	15.00'	47.12'	180°00'00"	30.00'	S2°06'42"W
C89	5.00'	8.08'	92°32'50"	7.23'	N45°50'19"W
C90	220.00'	18.56'	5°05'41"	18.56'	S2°06'44"E
C91	5.00'	8.08'	92°32'50"	7.23'	N41°35'16"E

Line Table		
LINE	LENGTH	BEARING
L1	16.89'	S89°43'41"W
L2	34.72'	N89°43'41"E
L3	46.55'	S78°18'58"W
L4	14.85'	N46°36'06"E
L5	9.03'	S46°36'06"W
L6	74.28'	N88°52'44"W
L7	20.21'	S52°32'25"E
L8	52.16'	S59°56'27"E
L9	40.74'	N69°29'13"E
L10	46.36'	S89°43'41"W
L11	44.02'	N89°43'41"E
L12	38.05'	N41°26'43"E
L13	18.64'	S87°53'16"W
L14	18.64'	N87°53'16"E

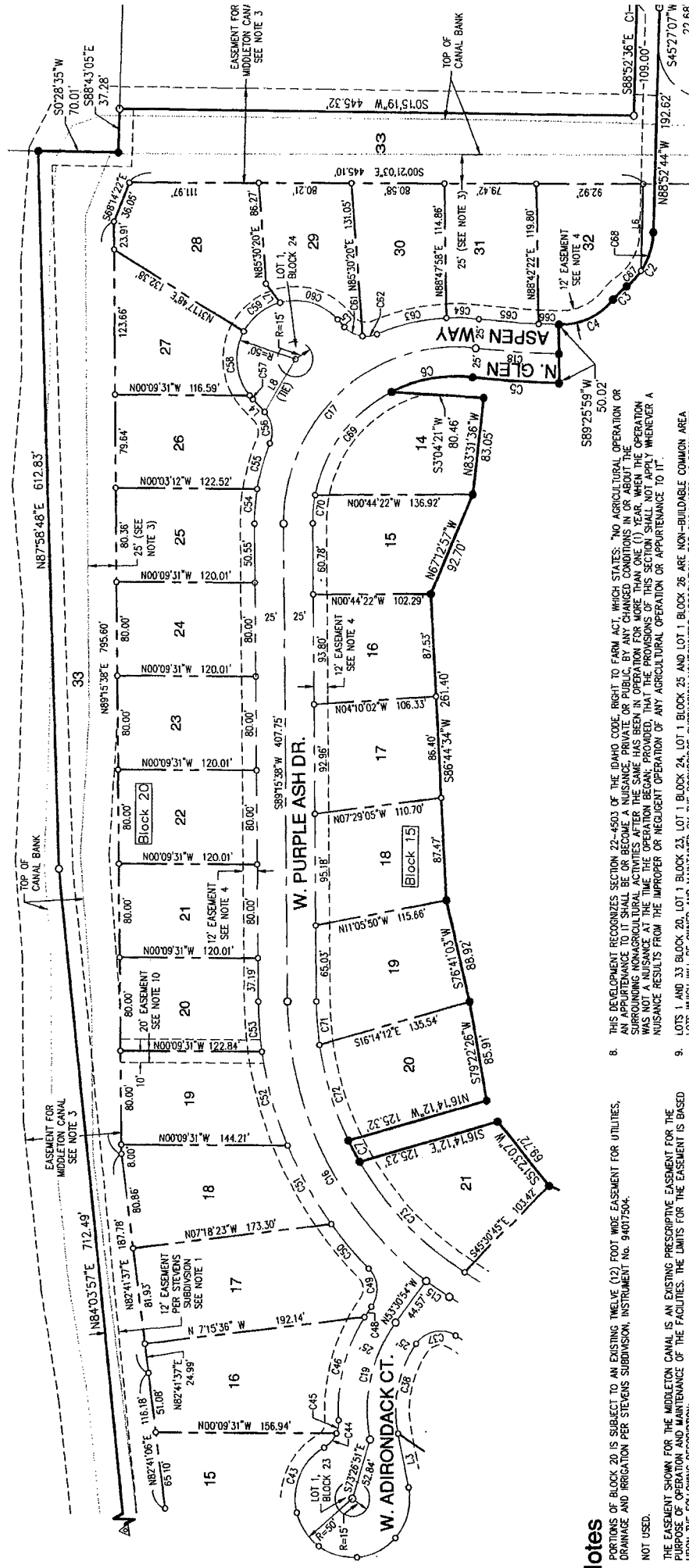


**Owner / Developer**  
**RBC Real Estate**  
**Finance Inc.**



# Rockbridge Subdivision Phase 7

A Portion of Lot 4, Block 1, Stevens Subdivision  
 Situated in the South 1/2 of the Northeast 1/4 of Section 8  
 Township 4 North, Range 1 West, B.M.  
 City of Star, Ada County, Idaho  
 2011



**THE LAND GROUP**  
 LANDSCAPE ARCHITECTURE  
 -Landscape Architecture  
 -Civil Engineering  
 -Civil Surveying  
 -Civil Engineering  
 -Civil Surveying  
 -Civil Engineering  
 -Civil Surveying

12459  
 7-27-2011

PN 111037 SHEET 3 OF 120

**Owner/Developer**  
**RBC Real Estate**  
**Finance Inc.**

0 60' 120'

### Notes

- PORTIONS OF BLOCK 20 IS SUBJECT TO AN EXISTING TWELVE (12) FOOT WIDE EASEMENT FOR UTILITIES, DRAINAGE AND IRRIGATION PER STEVENS SUBDIVISION, INSTRUMENT NO. 9407504.
- NOT USED.
- THE EASEMENT SHOWN FOR THE MIDDLETON CANAL IS AN EXISTING PRESCRIPTIVE EASEMENT FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE FACILITIES. THE LIMITS FOR THE EASEMENT IS BASED UPON THE FOLLOWING DESCRIPTION:  
 A) MIDDLETON CANAL - 25' OFFSET FROM EACH SIDE OF THE CANAL BANK IN FAVOR OF MIDDLETON MILL DITCH COMPANY.
- A TWELVE (12) FOOT EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY FOR PUBLIC UTILITIES, STREET LIGHTS, DRAINAGE AND PRESSURIZED IRRIGATION UNLESS OTHERWISE NOTED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 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 PLAN.
- ANY RESUBDIVISION OF THIS PLAN SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND SHALL BE SUBJECT TO THE CITY OF STAR APPROVAL.
- THIS SUBDIVISION IS PROVIDED IRRIGATION WATER BY THE MIDDLETON MILL DITCH COMPANY, AND THE OWNER HAS COMPLIED WITH IDAHO CODE, SECTION 31-3805(16) AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, WHO SHALL COLLECT ASSESSMENTS FOR THIS PURPOSE AS DESIGNATED WITHIN THE DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS (INSTRUMENT NO. 102046958) FOR THE SUBDIVISION.

- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPLICANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF ANY AGRICULTURAL OPERATION OR APPLICANCE TO IT."
- LOTS 1 AND 33 BLOCK 20, LOT 1 BLOCK 24, LOT 1 BLOCK 25 AND LOT 1 BLOCK 26 ARE NON-BUILDABLE COMMON AREA LOTS WHICH WILL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, FOR SUCH USES AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS, RESTRICTIONS & RESTRICTIONS FOR THE SUBDIVISION (INSTRUMENT NO. 102046958) AND THE NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATIONS FOR ROCKBRIDGE PHASE 7 THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
- A TWENTY (20) FOOT WIDE EASEMENT IN FAVOR OF ADA COUNTY HIGHWAY DEPARTMENT IS HEREBY RESERVED OVER THE EAST 10 FEET OF LOT 19, BLOCK 20 AND THE WEST 10 FEET OF LOT 20, BLOCK 20 FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM DRAINAGE PIPE.
- LOTS 19, 20 AND 33 OR A PORTION OF SAID LOTS OF BLOCK 20 ARE SERVED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 10905295, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL. THIS EASEMENT IS HEREBY REAFFIRMED AND THE STORM WATER DRAINAGE SYSTEM IS DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS
- A TEN (10) FOOT WIDE EASEMENT IN FAVOR OF THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION IS HEREBY RESERVED BEING CENTERED FIVE (5) FEET ON EACH SIDE OF ALL INTERIOR PROPERTY LINES IS HEREBY RESERVED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A PRESSURIZED IRRIGATION SYSTEM.

Final Plat of

# Rockbridge Subdivision Phase 7

A Portion of Lot 4, Block 1, Stevens Subdivision  
Situating in the South 1/2 of the Northeast 1/4 of Section 8  
Township 4 North, Range 1 West, B.M.  
City of Star, Ada County, Idaho  
2011



4/11/2011

Owner / Developer  
RBC Real Estate  
Finance Inc.

### Certificate of Owner

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A TRACT OF LAND SITUATED IN A PORTION OF LOT 4, BLOCK 1, STEVENS SUBDIVISION SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOOSE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH STEEL PIN MONUMENTING THE SOUTH ONE QUARTER CORNER OF SAID SECTION 8, AND THEN FOLLOWING THE WESTERLY LINE OF THE QUARTER CORNER OF SAID SECTION 8;

THENCE LEAVING SAID WESTERLY LINE OF SAID SECTION 8, NORTH 00°28'33" EAST A DISTANCE OF 2646.64 FEET TO A 5/8-INCH STEEL PIN MONUMENTING THE CENTER ONE QUARTER CORNER OF SAID SECTION 8;

THENCE LEAVING SAID WESTERLY LINE OF SAID SECTION 8, NORTH 00°28'35" WEST A DISTANCE OF 70.01 FEET TO A 5/8-INCH STEEL PIN MONUMENTING THE SOUTHWEST CORNER OF SAID CLAYMONT SUBDIVISION;

THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID CLAYMONT SUBDIVISION, SOUTH 88°43'05" EAST A DISTANCE OF 37.28 FEET TO A 5/8-INCH STEEL PIN;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°15'19" WEST A DISTANCE OF 445.32 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 88°52'36" EAST A DISTANCE OF 109.00 FEET TO A 5/8-INCH STEEL PIN;

THENCE 3.80 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 00°28'08"; A CHORD BEARING OF SOUTH 00°20'08" WEST AND A CHORD DISTANCE OF 3.80 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 45°27'07" WEST A DISTANCE OF 22.68 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 88°52'44" WEST A DISTANCE OF 192.62 FEET TO A 5/8-INCH STEEL PIN;

THENCE 53.38 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 50°58'38"; A CHORD BEARING OF NORTH 63°23'25" WEST AND A CHORD DISTANCE OF 51.64 FEET TO A 5/8-INCH STEEL PIN AND POINT OF REVERSE CURVATURE;

THENCE 16.54 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 12°38'11"; A CHORD BEARING OF NORTH 44°13'11" WEST AND A CHORD DISTANCE OF 16.51 FEET TO A 5/8-INCH STEEL PIN AND POINT OF REVERSE CURVATURE;

THENCE 35.78 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 51°20'11"; A CHORD BEARING OF NORTH 24°11'11" WEST AND A CHORD DISTANCE OF 52.00 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 89°25'59" WEST A DISTANCE OF 50.02 FEET TO A 5/8-INCH STEEL PIN;

THENCE 74.63 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 57°01'59"; A CHORD BEARING OF NORTH 03°28'34" EAST AND A CHORD DISTANCE OF 74.61 FEET TO A 5/8-INCH STEEL PIN AND POINT OF REVERSE CURVATURE;

THENCE 70.13 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 33°17'03"; A CHORD BEARING OF NORTH 10°41'58" WEST AND A CHORD DISTANCE OF 71.42 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 03°04'21" WEST A DISTANCE OF 80.46 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 83°31'36" WEST A DISTANCE OF 83.05 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 67°12'57" WEST A DISTANCE OF 92.70 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 85°44'34" WEST A DISTANCE OF 76.82 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 95°41'03" WEST A DISTANCE OF 88.92 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 79°22'26" WEST A DISTANCE OF 86.91 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 16°14'12" WEST A DISTANCE OF 125.32 FEET TO A 5/8-INCH STEEL PIN;

THENCE 20.47 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 4°15'57"; A CHORD BEARING OF SOUTH 67°28'02" WEST AND A CHORD DISTANCE OF 20.47 TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 16°14'12" EAST A DISTANCE OF 125.23 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 51°23'07" WEST A DISTANCE OF 68.72 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 21°18'01" WEST A DISTANCE OF 177.76 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 00°42'33" EAST A DISTANCE OF 78.79 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 84°47'16" WEST A DISTANCE OF 116.60 FEET TO A 5/8-INCH STEEL PIN;

THENCE 20.04 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 1°07'13"; A CHORD BEARING OF SOUTH 07°35'39" WEST AND A CHORD DISTANCE OF 20.04 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 84°47'16" EAST A DISTANCE OF 115.73 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 09°22'15" WEST A DISTANCE OF 169.52 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 14°52'58" WEST A DISTANCE OF 93.03 FEET TO A 5/8-INCH STEEL PIN;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 86.87 FEET TO A 5/8-INCH STEEL PIN;

THENCE 61.72 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°12'23"; A CHORD BEARING OF SOUTH 28°20'51" EAST AND A CHORD DISTANCE OF 61.40 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 51°32'58" WEST A DISTANCE OF 50.00 FEET TO A 5/8-INCH STEEL PIN;

THENCE 46.00 FEET FOLLOWING THE ARC OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°00'32"; A CHORD BEARING OF SOUTH 16°33'14" WEST AND A CHORD DISTANCE OF 40.96 FEET TO A 5/8-INCH STEEL PIN;

THENCE 21.79 FEET FOLLOWING THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 16°38'59"; A CHORD BEARING OF SOUTH 79°52'49" WEST AND A CHORD DISTANCE OF 21.71 FEET TO A 5/8-INCH STEEL PIN;

THENCE SOUTH 88°12'09" WEST A DISTANCE OF 210.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 17.10 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY. IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC FOREVER ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

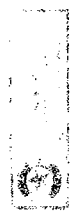
*Chad Botkin*  
CHAD BOTKIN, VICE PRESIDENT  
RBC REAL ESTATE FINANCE INC., A DELAWARE CORPORATION

### Acknowledgment

STATE OF Texas )  
COUNTY OF Harris ) ss  
ON THIS 22nd DAY OF April, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHAD BOTKIN, KNOWN AND IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF RBC REAL ESTATE FINANCE INC., A DELAWARE CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

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

*Chad Botkin*  
NOTARY PUBLIC FOR STATE OF Texas  
RESIDING AT Harris County  
MY COMMISSION EXPIRES 1-28-14



Final

# Rockbridge Subdivision Phase 7

A Portion of Lot 4, Block 1, Stevens Subdivision  
Sited in the South 1/2 of the Northeast 1/4 of Section 8  
Township 4 North, Range 1 West, B.M.  
City of Star, Ada County, Idaho  
2011

### Approval of Ada County Highway District

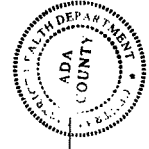
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 1st DAY OF May, 2011.



ADA COUNTY HIGHWAY DISTRICT  
*Kelvin Arnold*  
CHAIRMAN

### 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.



DATE 5/5/11  
*Michelle Williams*  
DISTRICT HEALTH DEPARTMENT, EHS

### Approval of Star City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, May 27, 2011 HEREBY APPROVE THIS PLAT.

*Justin Well*  
CITY OF STAR ENGINEER

### Approval of the City of Star

I, Christy A. Wood CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 1st DAY OF August, 2011 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



*Christy A. Wood*  
CITY CLERK

### Certificate of the County Treasurer

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DOES HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE 7/28/11  
*Vicky A. McCarty*  
ADA COUNTY TREASURER

### Certificate of Ada County Surveyor

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 7, AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*John L. Bullard*  
ADA COUNTY SURVEYOR  
PLS 5359  
7-27-2011

### Certificate of Ada County Recorder

STATE OF IDAHO) ss  
COUNTY OF ADA)

INSTRUMENT NUMBER 11060613  
I HEREBY CERTIFY THAT THIS PLAT OF ROCKBRIDGE SUBDIVISION PHASE 7 WAS FILED AT THE REQUEST OF The Land Group AT 3:30 MINUTES PAST 3 O'CLOCK P.M. THIS Tuesday DAY OF July, A.D. 2011 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 103 OF PLATS AT PAGES 104 THROUGH 104.

*Christopher D. Rich*  
DEPUTY RECORDER  
EX-OFFICIO RECORDER

Fee \$ 26.00



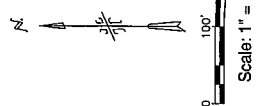
THE LAND GROUP  
Professional Association  
Professional Engineers  
Professional Surveyors  
Professional Planners  
Professional Architects  
Professional Engineers  
Professional Surveyors  
Professional Architects

Owner /Developer  
RBC Real Estate  
Finance Inc.

# Final Plat

## Rockbridge Subdivision Phase 8

A Resubdivision of a Portion of Lot 3 and Lot 4, Block 1 of Stevens Subdivision,  
Located in the SE1/4 of the NE1/4 of Section 8, T.4N., R.1W., Boise Meridian,  
City of Star, Ada County, Idaho  
2016

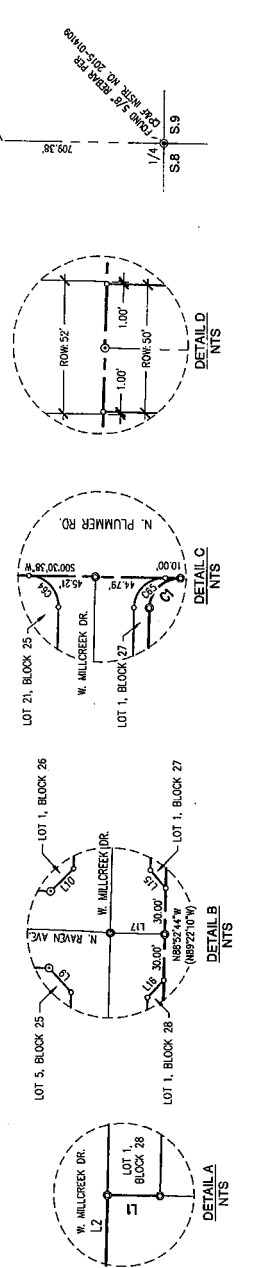
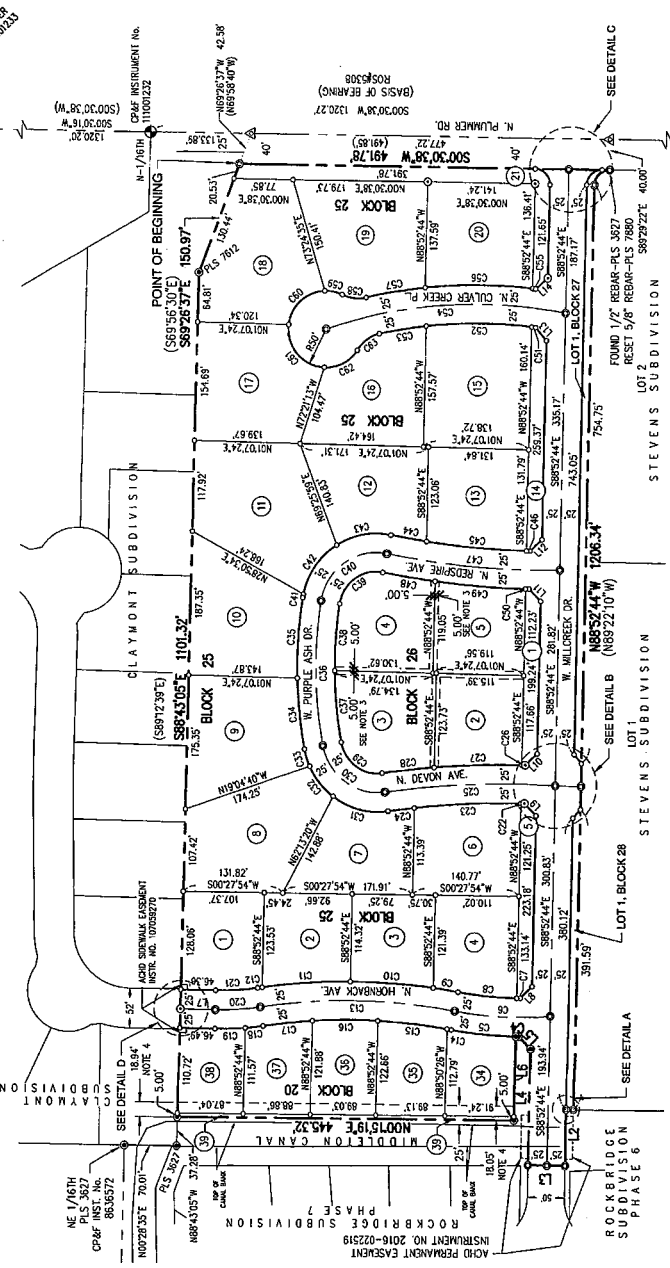


- Legend**
- FOUND ALUMINUM CAP AS SHOWN
  - FOUND 3/8" REBAR WITH PLASTIC CAP, PLS 12459, OR AS SHOWN
  - SET 5/8" x 24" REBAR WITH PLASTIC CAP, PLS 7880
  - SET 1/2" x 24" REBAR WITH PLASTIC CAP, PLS 7880
  - SET 1 1/4" COPPER DISC WITH MAGNET IN CONCRETE, PLS 7880
  - ▲ CALCULATED POINT, NOT SET

- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ROAD CENTERLINE
- LOT NUMBER
- EASEMENT LINE
- DATA OF RECORD

**Notes**

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND PROPERTY EASEMENTS ARE RESERVED FOR THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR ASSIANS.
2. EACH SIDE OF INTERIOR LOT LINES HAVE A ONE (1) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND PROPERTY IRRIGATION EASEMENTS ARE RESERVED FOR THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR ASSIANS.
3. A TEN (10) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT ARE RESERVED FOR THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR ASSIANS.
4. THE EASEMENT SHOWN FOR THE MIDLETON CANAL IS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE FACILITIES. THE COURSES FOR THE EASEMENTS ARE BASED UPON THE 25' OFFSET FROM EACH SIDE OF THE CANAL BANK IN FAVOR OF MIDLETON IRRIGATION COMPANY.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
6. ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR.
7. IN COMPLIANCE WITH THE DAHO CODE SECTION 31-3002(1)(D) THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE REQUIRED TO MAINTAIN AND OPERATE THE UNDERGROUND IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4903 OF THE DAHO CODE RIGHT TO FARM ACT WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE DEEMED TO BE A NUISANCE OR A SOURCE OF NEIGHBORHOOD CONFLICT IN AN AREA MORE THAN ONE (1) YEAR WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE OR SOURCE OF NEIGHBORHOOD CONFLICT AT THE TIME OF THE AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF." ALL NOT APPLICABLE TO THIS DEVELOPMENT.
9. LOT 39 BLOCK 20, LOTS 5, 14 AND 21 BLOCK 25, AND LOT 1, BLOCKS 26, 27 AND 28 ARE NON-BUILDABLE COMMON AREA LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
10. FOR ADDITIONAL BOUNDARY INFORMATION SEE THE PLAT OF STEVENS SUBDIVISION, BOOK 64 OF RECORDS, PAGE 1202 OF CLAYMONT SUBDIVISION, BOOK 97 OF RECORDS, PAGE 1202 OF CLAYMONT SUBDIVISION, BOOK 97 OF RECORDS, PAGE 1213B, AND RECORD OF SURVEY NUMBER 5306 OF ADA COUNTY RECORDS.
11. THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT WITH ACID AS RECORDED IN INSTRUMENT NO. 10958466, OF ADA COUNTY RECORDS.



CURVE & LINE TABLES ON  
SHEET 2

462 East Shure Drive, Suite 100  
Boise, Idaho 83716  
Ph. 208.333.4444  
www.thelandgroupinc.com

PK 110 17 1557

# Rockbridge Subdivision Phase 8

2016

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRC.	CHORD DIST.
C1	31.20'	20.00'	892322°	N44°11'03"W	28.13'
C2			NOT USED		
C3			NOT USED		
C4	3.81'	500.00'	028°10'	N00°20'09"E	3.81'
C5	86.11'	500.00'	932°02'	N05°29'15"E	86.00'
C6	127.17'	475.00'	152924°	N02°45'04"E	126.79'
C7	4.76'	450.00'	036°21'	S00°11'03"W	4.76'
C8	78.02'	450.00'	936°03'	S08°27'15"W	77.92'
C9	32.64'	800.00'	220°16'	S09°15'06"W	32.64'
C10	110.23'	800.00'	735°41'	S04°03'09"W	110.14'
C11	117.69'	800.00'	825°44'	S04°10'33"E	117.58'
C12	6.12'	800.00'	026°18'	S08°27'34"E	6.12'
C13	254.35'	776.00'	1905°59'	N05°52'16"E	257.15'
C14	5.47'	750.00'	025°05'	N01°12'44"E	5.47'
C15	89.86'	750.00'	650°35'	N08°34'42"E	89.61'
C16	89.09'	750.00'	648°23'	N07°15'58"W	89.04'
C17	65.79'	750.00'	570°34'	N05°09'55"W	65.77'
C18	23.85'	375.00'	335°38'	N05°57'24"W	23.85'
C19	40.30'	375.00'	679°29'	N01°57'21"W	40.28'
C20	59.86'	350.00'	948°07'	N03°46'40"W	59.80'
C21	55.60'	325.00'	948°07'	S03°46'40"E	55.53'
C22	4.65'	1050.00'	015°13'	N01°15'03"E	4.65'
C23	141.18'	1050.00'	742°14'	N02°43'40"W	141.08'

Line Table		
LINE	BEARING	LENGTH
L1	N02°27'54"E	10.00'
L2	N86°52'44"W	73.07'
L3	N01°07'16"E	50.00'
L4	S86°52'44"E	150.53'
L5	N45°27'07"E	22.88'
L6	N86°52'44"W	109.00'
L7	N01°07'24"E	46.42'
L8	S44°39'52"E	21.86'
L9	N46°16'56"E	21.79'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRC.	CHORD DIST.
C24	33.39'	1050.00'	149°19'	N07°29'27"W	33.39'
C25	223.74'	1075.00'	155°53'	N02°26'21"W	223.54'
C26	4.57'	1100.00'	0°14'17"	N01°14'35"E	4.57'
C27	115.60'	1100.00'	60°16'	N01°53'12"W	115.55'
C28	67.29'	1100.00'	330°17'	N06°38'58"W	67.28'
C29	76.60'	50.00'	87°46'34"	N35°29'10"E	69.35'
C30	114.90'	75.00'	87°46'34"	N35°29'10"E	103.99'
C31	78.79'	100.00'	480°39'	N14°10'13"E	78.77'
C32	50.56'	100.00'	285°02'	N51°13'54"E	50.02'
C33	23.85'	100.00'	133°52'	N72°29'31"E	23.79'
C34	93.45'	500.00'	102°21'	N85°59'24"E	93.35'
C35	104.97'	500.00'	102°21'	S86°17'33"E	104.83'
C36	188.87'	555.00'	151°05'	N89°10'30"E	188.95'
C37	84.46'	530.00'	107°40'	N89°28'47"E	84.35'
C38	86.88'	530.00'	93°25'	S85°43'10"E	86.77'
C39	80.64'	50.00'	92°24'15"	S34°49'20"E	72.18'
C40	120.86'	75.00'	232°25'	S79°45'15"E	4.43'
C41	4.43'	100.00'	232°25'	S79°45'15"E	4.43'
C42	80.41'	100.00'	670°26'	S55°26'49"E	78.26'
C43	76.43'	100.00'	434°24'	S10°30'55"E	74.58'
C44	46.79'	1000.00'	740°51'	S10°02'22"W	46.78'
C45	132.22'	1000.00'	734°33'	S04°54'40"W	132.13'
C46	4.85'	1000.00'	0°15'59"	S00°59'24"W	4.85'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRC.	CHORD DIST.
C47	228.50'	1025.00'	124°24'	S04°59'36"W	228.03'
C48	68.14'	1050.00'	343°06'	S08°31'14"W	68.13'
C49	119.82'	1050.00'	63°21'8"	S04°23'52"W	119.76'
C50	4.57'	1050.00'	0°14'58"	S00°59'54"W	4.57'
C51	5.22'	598.41'	029°59'	N08°58'05"E	5.22'
C52	139.08'	598.41'	131°83'	N00°03'39"E	138.75'
C53	61.24'	598.41'	55°14'	N08°31'42"W	61.21'
C54	322.17'	623.41'	293°35'	N04°09'24"W	318.60'
C55	4.08'	648.41'	021°39'	S06°27'57"W	4.08'
C56	141.54'	648.41'	123°02'	S00°01'54"W	141.26'
C57	76.96'	648.41'	635°38'	S09°42'38"E	76.91'
C58	33.70'	50.00'	383°06'	S06°06'35"W	33.07'
C59	24.14'	50.00'	273°56'	S11°35'11"W	23.91'
C60	71.05'	50.00'	81°25'11"	S42°57'22"E	65.27'
C61	81.91'	50.00'	935°15'	N49°24'04"E	73.05'
C62	52.00'	50.00'	594°10'4"	N27°22'26"W	49.76'
C63	39.06'	50.00'	44°45'22"	N34°55'17"W	38.07'
C64	31.62'	20.00'	90°35'31"	N46°46'57"E	28.43'
C65	31.20'	20.00'	89°32'22"	N44°11'03"W	28.13'

**THE LAND GROUP**  
INCORPORATED  
462 East Shore Drive, Suite 100  
Ft. Worth, Texas 76116  
Phone: 817.339.4445  
www.thelandgroup.com





PK 118 Pg 15858

# Rockbridge Subdivision Phase 8

2016

## Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED: A RESUBDIVISION OF A PORTION OF LOT 3 AND LOT 4, BLOCK 1 OF STEVENS SUBDIVISION, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8, AND 9 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST; THENCE SOUTH 00°30'16" WEST A DISTANCE OF 1,320.20 FEET (FORMERLY DESCRIBED AS SOUTH 00°30'38" WEST) ON THE SECTION LINE COMMON TO SAID SECTIONS 8 AND 9 TO THE NORTH 1/16TH SECTION CORNER COMMON TO SAID SECTIONS 8 AND 9; THENCE SOUTH 00°30'08" WEST A DISTANCE OF 133.89 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 8 AND 9 TO THE NORTHEAST CORNER OF SAID SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 64 OF PLATS AT PAGE 6531 OF ADA COUNTY RECORDS; THENCE NORTH 89°26'37" WEST A DISTANCE OF 42.58 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID STEVENS SUBDIVISION TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLUMMER ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°30'36" WEST A DISTANCE OF 461.78 FEET TO A POINT OF CURVE; THENCE 31.20 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°23'22"; A CHORD BEARING OF NORTH 44°11'03" WEST, AND A CHORD DISTANCE OF 28.13 FEET; THENCE NORTH 89°52'44" WEST A DISTANCE OF 1206.34 FEET (FORMERLY DESCRIBED AS NORTH 89°22'07" WEST) TO A POINT ON THE EASTERLY BOUNDARY LINE OF ROCKBRIDGE SUBDIVISION PHASE 6, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 96 OF PLATS AT PAGE 12025 OF ADA COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MILL CREEK; THENCE NORTH 89°22'54" EAST A DISTANCE OF 10.00 FEET ON THE EASTERLY BOUNDARY LINE OF SAID ROCKBRIDGE SUBDIVISION PHASE 6; THENCE NORTH 01°07'16" EAST A DISTANCE OF 50.00 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID ROCKBRIDGE SUBDIVISION PHASE 6; TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF ROCKBRIDGE SUBDIVISION PHASE 7, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 103 OF PLATS AT PAGE 13960 OF ADA COUNTY RECORDS; THENCE SOUTH 86°25'44" EAST A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE NORTH 49°27'07" EAST A DISTANCE OF 22.68 FEET TO A POINT OF CURVE; THENCE 3.81 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 00°26'10", A CHORD BEARING OF NORTH 00°20'09" EAST, AND A CHORD DISTANCE OF 3.81 FEET; THENCE NORTH 89°52'44" WEST A DISTANCE OF 109.00 FEET; THENCE NORTH 00°15'19" EAST A DISTANCE OF 445.32 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CLAYMONT SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 87 OF PLATS AT PAGE 12138 OF ADA COUNTY RECORDS; THENCE LEAVING THE BOUNDARY LINE OF SAID ROCKBRIDGE SUBDIVISION PHASE 7, THENCE SOUTH 89°22'36" EAST) ON THE SOUTHERLY BOUNDARY LINE OF SAID CLAYMONT SUBDIVISION; THENCE SOUTH 89°22'37" EAST A DISTANCE OF 150.97 FEET (FORMERLY DESCRIBED AS SOUTH 89°26'30" EAST) ON THE SOUTHERLY BOUNDARY LINE OF SAID CLAYMONT SUBDIVISION TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.86 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES, AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE CONSTRUCTED OR MAINTAINED ON ANY OF SAID EASEMENTS. THE UNDERSIGNED, BY THESE PRESENTS, HEREBY AGREES TO WAIVE ALL CLAIMS TO THE PUBLIC USE FOREVER ALL PUBLIC SERVICES SHOWING ON THIS PLAT, INCLUDING WATER SERVICES FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

STAR 27, INC.

BY:  BRECK DUNCAN, DIRECTOR

## Certificate of Surveyor

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT WAS DESCRIBED AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JAMES R. WASHBURN  
117880  
11-23-16  
IDAHO NO. 7880  
STATE OF IDAHO  
SURVEYOR

## Acknowledgment

STATE OF IDAHO )  
COUNTY OF ADA ) S.S.  
ON THIS 10<sup>th</sup> DAY OF NOVEMBER, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRECK DUNCAN, KNOWN OR IDENTIFIED TO ME TO BE THE DIRECTOR OF STAR 27, A LIMITED LIABILITY CORPORATION, WHO HAS REQUESTED THAT I BE THAT THE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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



02-24-2020  
MY COMMISSION EXPIRES



4102 East Stone Drive, Suite 100  
Boise, Idaho 83616  
Ph. 208.352.4941 | Fax 208.352.4446  
www.thelandgroupinc.com

PK 110 Pg 15-857

# Rockbridge Subdivision Phase 8

2016

## 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.



Dale Babin Health Department  
CENTRAL DISTRICT HEALTH DEPARTMENT  
8-10-16



Jenny L. Hastings  
COUNTY RECORDER  
PLS 5337  
10-16-2016

## Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7 DAY OF September, 2016.



Kent Gschwendt  
PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT  
BOARD OF COMMISSIONERS

## Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1509 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



11/2/16 DATE  
Jenny L. Hastings  
COUNTY TREASURER  
Signed by Deputy Treasurer  
Jenny L. Hastings

## County Recorder's Certificate

STATE OF IDAHO }  
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT 12 MINUTES PAST 3 O'CLOCK P.M. ON THIS 16th DAY OF NOV, 2016.  
BOOK 110 OF PLATS AT PAGES 1826 THROUGH 1827. INSTRUMENT NO. 2016-112352

Jenny L. Hastings COUNTY RECORDER  
Fee \$ 21.00  
Christina D. Nix EX-OFFICIO RECORDER

## Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Chris Z... CITY ENGINEER  
10/16/16

## Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 14th DAY OF July, 2016, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Christina D. Nix  
CITY CLERK STAR, ADA COUNTY, IDAHO



THE LAND GROUP  
INCORPORATED

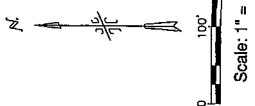
462 East Shure Drive, Suite 100  
P.O. Box 208, Star, Idaho 83414  
Ph. 208.539.4041 Fax 208.539.4415  
www.thelandgroupinc.com



# Final Plat

## Rockbridge Subdivision Phase 8

A Resubdivision of a Portion of Lot 3 and Lot 4, Block 1 of Stevens Subdivision,  
Located in the SE1/4 of the NE1/4 of Section 8, T.4N., R.1W., Boise Meridian,  
City of Star, Ada County, Idaho  
2016

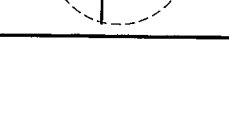
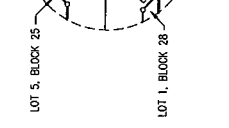
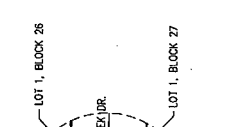
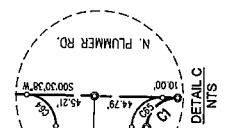
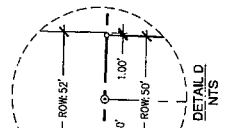
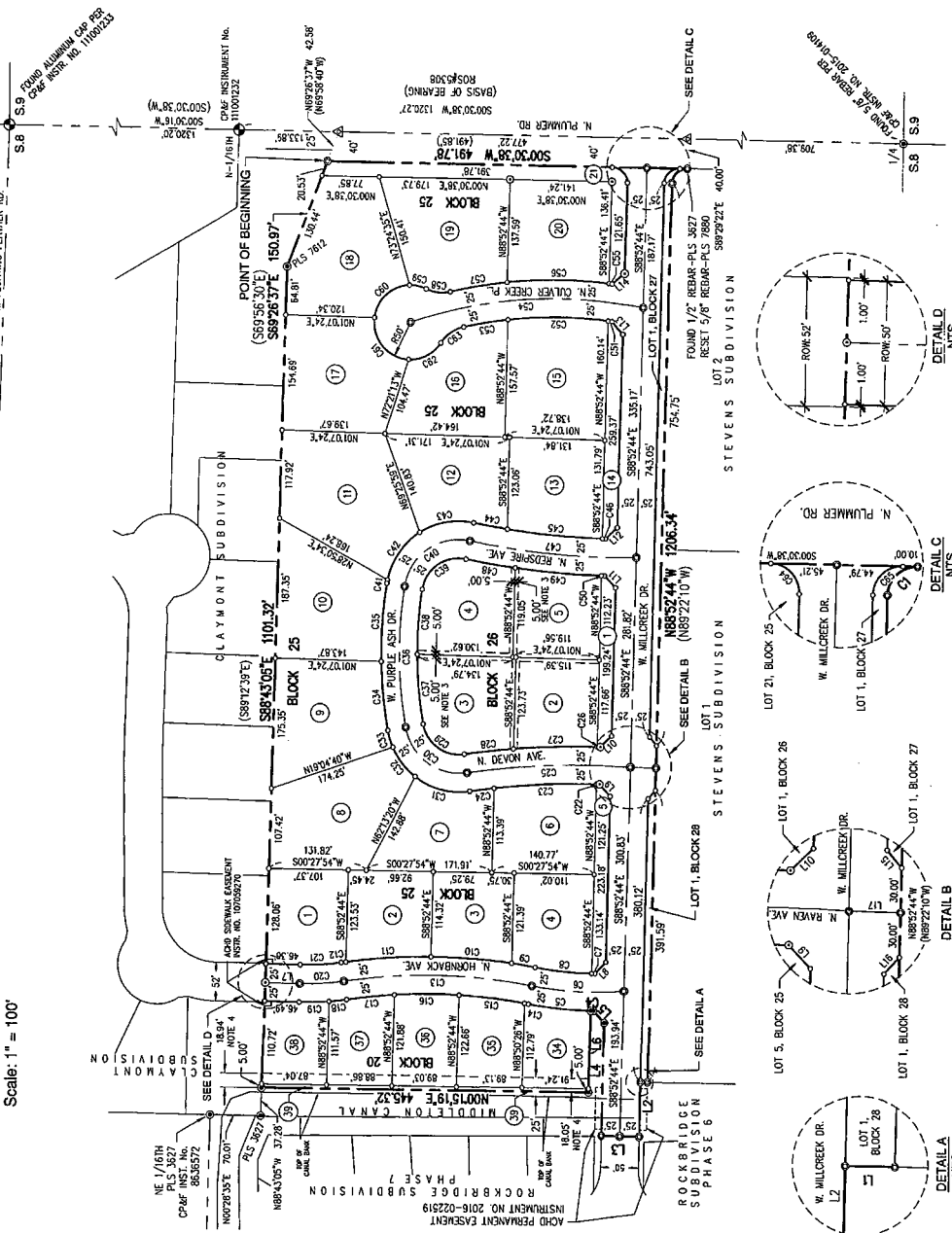


### Legend

- FOUND ALUMINUM CAP AS SHOWN
  - FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12459, OR AS SHOWN
  - SET 5/8" x 24" REBAR WITH PLASTIC CAP, PLS 7880
  - SET 1/2" x 24" REBAR WITH PLASTIC CAP, PLS 7880
  - SET 1/4" COPPER DISC WITH MAGNET IN CONCRETE, PLS 7880
  - ▲ CALCULATED POINT, NOT SET
- SECTION LINE
  - SUBDIVISION BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - ROAD CENTERLINE
  - LOT NUMBER
  - EASEMENT LINE
  - DATA OF RECORD

### Notes

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND THE EXISTING SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & IRRIGATION EASEMENT. THE EASEMENT IS SHOWN BY A DASHED LINE WITH THE WORDS "EASEMENT" AND "FOR PUBLIC UTILITIES, PROPERTY DRAINAGE & IRRIGATION" WRITTEN THEREON. THE EASEMENT IS TO BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ASSIGNS.
- EACH SIDE OF INTERIOR LOT LINES HAVE A ONE (1) FOOT WIDE STRIP FOR THE PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR ASSIGNS.
- A TEN (10) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT IS SHOWN BY A DASHED LINE WITH THE WORDS "EASEMENT" AND "FOR PUBLIC UTILITIES, PROPERTY DRAINAGE & IRRIGATION" WRITTEN THEREON. THE EASEMENT IS TO BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ASSIGNS.
- THE EXISTING SHOWN FOR THE MIDDLETON CANAL FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE FACILITIES. THE COURSES FOR THE EASEMENTS ARE BASED UPON A 25' OFFSET FROM EACH SIDE OF THE CANAL BANK IN FAVOR OF MIDDLETON HILL DITCH COMPANY.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR.
- IN COMPLIANCE WITH THE DAHO CODE SECTION 31-3004(V)(6) THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED AN UNDERGROUND IRRIGATION SYSTEM WITHIN THE SUBDIVISION WITHIN THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE DAHO CODE RIGHT TO FARM ACT WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF 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 VIOLANCE OF ANY APPLICABLE ZONING OR SUBDIVISION REGULATIONS OF THIS SECTION SHALL NOT APPLY WHEN A VIOLANCE RESULTS FROM THE IMPROVEMENTS OF THIS SECTION SHALL NOT APPLY TO AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOT 19 BLOCK 20, LOTS 5, 14 AND 21 BLOCK 23, AND LOT 1, BLOCKS 26, 27 AND 28 ARE NON-BUILDABLE COMMON AREA LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ROCKBRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
- FOR ADDITIONAL BOUNDARY INFORMATION SEE THE PLAT OF STEVENS SUBDIVISION, BOOK 64 OF ROCKBRIDGE SUBDIVISION PLATS, BOOK 97 OF PLATS, BOOK 103 OF PLATS AT PAGE 13860, ROCKBRIDGE SUBDIVISION PLATS, BOOK 98 OF PLATS, BOOK 103 OF PLATS AT PAGE 13860, BOOK 97 OF PLATS AT PAGE 12138, AND RECORD OF SURVEY NUMBER 3308 OF ADA COUNTY RECORDS.
- THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD AS RECORDED IN INSTRUMENT NO. 10986468 OF ADA COUNTY RECORDS.



**CURVE & LINE TABLES ON SHEET 2**

**THE LAND GROUP**  
INCORPORATED

462 East Shore Drive, Suite 100  
Boise, Idaho 83616  
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www.thelandgroupinc.com

7880  
1-16-20  
PLAT NO. 10986468  
BOOK 97 OF PLATS  
PAGE 13860

PK 110 P 15857

# Rockbridge Subdivision Phase 8

2016

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	31.20'	20.00'	892322'	N44°103'W	28.13'
C2			NOT USED		
C3			NOT USED		
C4	3.81'	500.00'	026°10'	N00°20'09"E	3.81'
C5	86.11'	500.00'	932°02'	N05°29'15"E	86.00'
C6	127.17'	475.00'	1520°24'	N02°45'04"E	128.79'
C7	4.76'	450.00'	039°21'	S00°11'03"W	4.76'
C8	78.02'	450.00'	936°03'	S05°27'15"W	77.92'
C9	32.64'	800.00'	220°16'	S09°53'08"W	32.64'
C10	110.23'	800.00'	753°41'	S04°08'09"W	110.14'
C11	117.69'	800.00'	825°44'	S04°01'33"E	117.58'
C12	6.12'	800.00'	026°18'	S08°27'34"E	6.12'
C13	258.35'	775.00'	1905°59'	N00°52'18"E	257.15'
C14	5.47'	750.00'	025°05'	N01°24'4"E	5.47'
C15	89.66'	750.00'	650°58'	N05°34'42"E	89.61'
C16	89.09'	750.00'	648°23'	N00°14'58"W	89.04'
C17	65.79'	750.00'	501°34'	N06°09'56"W	65.77'
C18	23.85'	375.00'	339°36'	N05°51'24"W	23.85'
C19	40.30'	375.00'	609°29'	N01°57'21"W	40.28'
C20	59.88'	350.00'	948°07'	N03°46'40"W	59.80'
C21	55.60'	325.00'	948°07'	S03°46'40"E	55.53'
C22	4.65'	1050.00'	015°13'	N01°15'03"E	4.65'
C23	141.18'	1050.00'	742°14'	N02°43'40"W	141.08'

Line Table		
LINE	BEARING	LENGTH
L10	N43°41'50"W	21.75'
L11	S45°56'00"W	21.75'
L12	S44°04'52"E	21.76'
L13	N49°19'35"E	22.22'
L14	S41°02'35"E	21.50'
L15	S00°19'14"W	15.30'
L16	N48°04'41"W	15.30'
L17	N01°07'16"E	35.00'

Line Table		
LINE	BEARING	LENGTH
L1	N02°27'54"E	10.00'
L2	N85°52'44"W	73.07'
L3	N01°07'16"E	50.00'
L4	S85°52'44"E	150.53'
L5	N45°27'07"E	22.88'
L6	N85°52'44"W	109.00'
L7	N01°07'24"E	46.42'
L8	S44°39'52"E	21.86'
L9	N46°18'58"E	21.79'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C24	33.38'	1050.00'	149°19'	N07°29'27"W	33.38'
C25	223.74'	1075.00'	115°53'	N02°28'21"W	223.34'
C26	4.57'	1100.00'	014°17'	N01°14'32"E	4.57'
C27	115.60'	1100.00'	601°16'	N01°53'12"W	115.55'
C28	67.29'	1100.00'	330°17'	N06°38'36"W	67.28'
C29	76.60'	50.00'	874°534'	N35°29'10"E	68.33'
C30	114.89'	75.00'	874°534'	N35°29'10"E	103.89'
C31	76.79'	100.00'	450°39'	N44°10'13"E	76.77'
C32	50.56'	100.00'	285°02'	N51°33'4"E	50.02'
C33	23.85'	100.00'	133°52'	N72°32'31"E	23.79'
C34	53.45'	580.00'	913°54'	N81°52'44"E	53.35'
C35	104.97'	580.00'	1022°10'	S86°12'33"E	104.83'
C36	188.87'	555.00'	193°05'	N89°10'30"E	188.85'
C37	94.48'	530.00'	1072°40'	N84°28'47"E	94.33'
C38	86.86'	530.00'	923°25'	S85°43'10"E	86.77'
C39	80.64'	50.00'	922°45'	S344°20'E	72.18'
C40	120.98'	75.00'	9224'15'	S344°20'E	108.27'
C41	4.43'	100.00'	232°25'	S79°46'15"E	4.43'
C42	80.41'	100.00'	480°28'	S52°28'49"E	78.26'
C43	76.43'	100.00'	434°24'	S103°05'5"E	74.58'
C44	46.79'	1000.00'	240°51'	S100°22'W	46.78'
C45	132.22'	1000.00'	754°13'	S04°54'40"W	132.13'
C46	4.65'	1000.00'	015°59'	S00°59'24"W	4.65'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C47	228.50'	1025.00'	124°23'	S04°59'35"W	228.03'
C48	68.14'	1050.00'	343°06'	S08°31'4"W	68.13'
C49	119.82'	1050.00'	632°18'	S04°23'32"W	119.76'
C50	4.57'	1050.00'	014°58'	S00°59'54"W	4.57'
C51	5.22'	598.41'	029°59'	N05°58'02"E	5.22'
C52	138.06'	598.41'	131°53'	N00°03'29"E	138.75'
C53	61.24'	598.41'	591°48'	N09°31'42"W	61.21'
C54	322.17'	623.41'	283°36'	N04°08'24"W	318.60'
C55	4.08'	648.41'	021°39'	S08°27'57"W	4.08'
C56	141.54'	648.41'	123°02'	S00°01'54"W	141.26'
C57	78.86'	648.41'	639°38'	S09°42'38"E	78.81'
C58	33.70'	50.00'	393°08'	S06°05'36"W	33.07'
C59	24.14'	50.00'	273°58'	S11°35'11"W	23.91'
C60	71.05'	50.00'	612°51'	S42°57'22"E	65.22'
C61	81.91'	50.00'	935°15'	N49°24'04"E	73.06'
C62	52.08'	50.00'	594°104'	N27°22'26"W	49.76'
C63	39.06'	50.00'	444°22'	N34°50'77"W	38.07'
C64	31.62'	20.00'	903°53'	N45°48'57"E	28.43'
C65	31.20'	20.00'	892°22'	N44°11'03"W	28.13'



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 Eagle, Idaho 83616  
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 www.thelandgroup.com



PK 110 Pg 15858

# Rockbridge Subdivision Phase 8

2016

## Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED: A RESUBDIVISION OF A PORTION OF LOT 3 AND LOT 4, BLOCK 1 OF STEVENS SUBDIVISION, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8 AND 9 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST; THENCE SOUTH 00°01'06" WEST A DISTANCE OF 1,320.20 FEET (FORMERLY DESCRIBED AS SOUTH 00°30'38" WEST) ON THE SECTION LINE COMMON TO SAID SECTIONS 8 AND 9 TO THE NORTH 1/16TH SECTION CORNER COMMON TO SAID SECTIONS 8 AND 9; THENCE SOUTH 00°00'30" WEST A DISTANCE OF 133.89 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 8 AND 9 TO THE NORTHEAST CORNER OF SAID SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 64 OF PLATS AT PAGE 6531 OF ADA COUNTY RECORDS; THENCE NORTH 89°26'37" WEST A DISTANCE OF 42.58 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID STEVENS SUBDIVISION TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLUMMER ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°10'30" WEST A DISTANCE OF 491.79 FEET TO A POINT OF CURVE; THENCE SOUTH 00°10'30" WEST A DISTANCE OF 10.12 FEET TO THE LEFT END OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°23'32"; A CHORD BEARING OF NORTH 44°11'03" WEST, AND A CHORD DISTANCE OF 28.13 FEET; THENCE NORTH 89°52'44" WEST A DISTANCE OF 1206.34 FEET (FORMERLY DESCRIBED AS NORTH 89°22'10" WEST) TO A POINT ON THE EASTERLY BOUNDARY LINE OF ROCKBRIDGE SUBDIVISION PHASE 6, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 96 OF PLATS AT PAGE 12025 OF ADA COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MILL CREEK; THENCE NORTH 09°27'54" EAST A DISTANCE OF 10.00 FEET ON THE EASTERLY BOUNDARY LINE OF SAID ROCKBRIDGE SUBDIVISION PHASE 6; THENCE NORTH 89°52'44" WEST A DISTANCE OF 73.00 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID ROCKBRIDGE SUBDIVISION PHASE 6; TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF ROCKBRIDGE SUBDIVISION PHASE 6, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 103 OF PLATS AT PAGE 1980 OF ADA COUNTY RECORDS; THENCE SOUTH 89°52'44" EAST A DISTANCE OF 150.53 FEET TO THE POINT OF BEGINNING OF SUBDIVISION PHASE 7 FOR THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 45°27'07" EAST A DISTANCE OF 22.66 FEET TO A POINT OF CURVE; THENCE NORTH 45°27'07" EAST A DISTANCE OF 22.66 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 09°26'10"; A CHORD BEARING OF NORTH 00°20'09" EAST, AND A CHORD DISTANCE OF 3.81 FEET; THENCE NORTH 89°52'44" WEST A DISTANCE OF 109.00 FEET; THENCE SOUTH 09°15'19" EAST A DISTANCE OF 445.32 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CLAYMONT SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 112 OF PLATS AT PAGE 12138 OF ADA COUNTY RECORDS; THENCE LEAVING THE BOUNDARY LINE OF SAID ROCKBRIDGE SUBDIVISION PHASE 6, THENCE SOUTH 89°52'44" WEST A DISTANCE OF 1101.32 FEET (FORMERLY DESCRIBED AS SOUTH 89°12'39" EAST) ON THE SOUTHERLY BOUNDARY LINE OF SAID CLAYMONT SUBDIVISION; THENCE SOUTH 69°26'37" EAST A DISTANCE OF 150.97 FEET (FORMERLY DESCRIBED AS SOUTH 69°26'30" EAST) ON THE SOUTHERLY BOUNDARY LINE OF SAID CLAYMONT SUBDIVISION TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.86 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE CONSTRUCTED OR MAINTAINED ON SAID EASEMENTS OR THEREIN. THE UNDERSIGNED, BY THESE PRESENTS, AGREES TO WAIVE ALL CLAIMS AND DEMANDS TO THE PUBLIC USE FOREVER ALL PUBLIC UTILITIES, WATER, GAS, SEWER, AND WATER DISTRICTS, THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

STAR 27, INC.

BY:  BRECK DUNCAN, DIRECTOR

## Certificate of Surveyor

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

  
JAMES R. WASHBURN  
IDAHO NO. 7880  
PROFESSIONAL LAND SURVEYOR  
STATE OF IDAHO  
11-4-2016  
JAMES R. WASHBURN

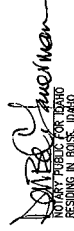
## Acknowledgment

STATE OF IDAHO )  
COUNTY OF ADA ) S.S.  
ON THIS 10<sup>th</sup> DAY OF NOVEMBER, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRECK DUNCAN, KNOWN TO ME TO BE THE DIRECTOR OF STAR 27, INC., A CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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



02-24-2000  
MY COMMISSION EXPIRES

  
NOTARY PUBLIC FOR IDAHO  
RESIDING IN BOISE, IDAHO



THE LAND GROUP  
INCORPORATED

4162 East Shore Drive, Suite 100  
Boise, Idaho 83716  
Ph: 208.333.9191 Fax: 208.330.4445  
www.thelandgroup.com

BK 110 PA 15859

# Rockbridge Subdivision Phase 8

2016

### 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.



*Debi Babin*  
CENTRAL DISTRICT HEALTH DEPARTMENT  
R-10-16

### Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7 DAY OF September, 2016.



*Kent Gschlatter*  
PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT  
BOARD OF COMMISSIONERS

### Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

*Gregory M. ...*  
CITY ENGINEER  
10/18/16

### Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 14th DAY OF July, 2016, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



*Christy ...*  
CITY CLERK  
ADA COUNTY, IDAHO

### Certificate of County Surveyor

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*Larry O. Hastings*  
COUNTY SURVEYOR  
PLS 5359  
10-16-2016

### Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ALL TAXES DUE ON THIS PLAT AND ALL TAXES DUE ON ANY PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



11/17/16  
DATE  
*Jessie McIntyre*  
COUNTY TREASURER  
Signed by Deputy Treasurer  
*Jessie McIntyre*

### County Recorder's Certificate

STATE OF IDAHO }  
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT 12 MINUTES PAST 3 O'CLOCK P.M. ON THIS 18th DAY OF NOV, 2016, IN BOOK 116 OF PLATS AT PAGES 1826 THROUGH 1829, INSTRUMENT NO. 2016-112533.

*Christy ...*  
COUNTY RECORDER  
REC \$ 21.00



THE LAND GROUP  
INCORPORATED  
462 East Shore Drive, Suite 100  
Boise, Idaho 83726  
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