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PLAT RECORDING SHEET

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BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

OWNERS

AT THE REQUEST OF

COMMENTS

PLAT OF
Craftsman Estates Subdivision Phase 5

BK 124 Pg 19849



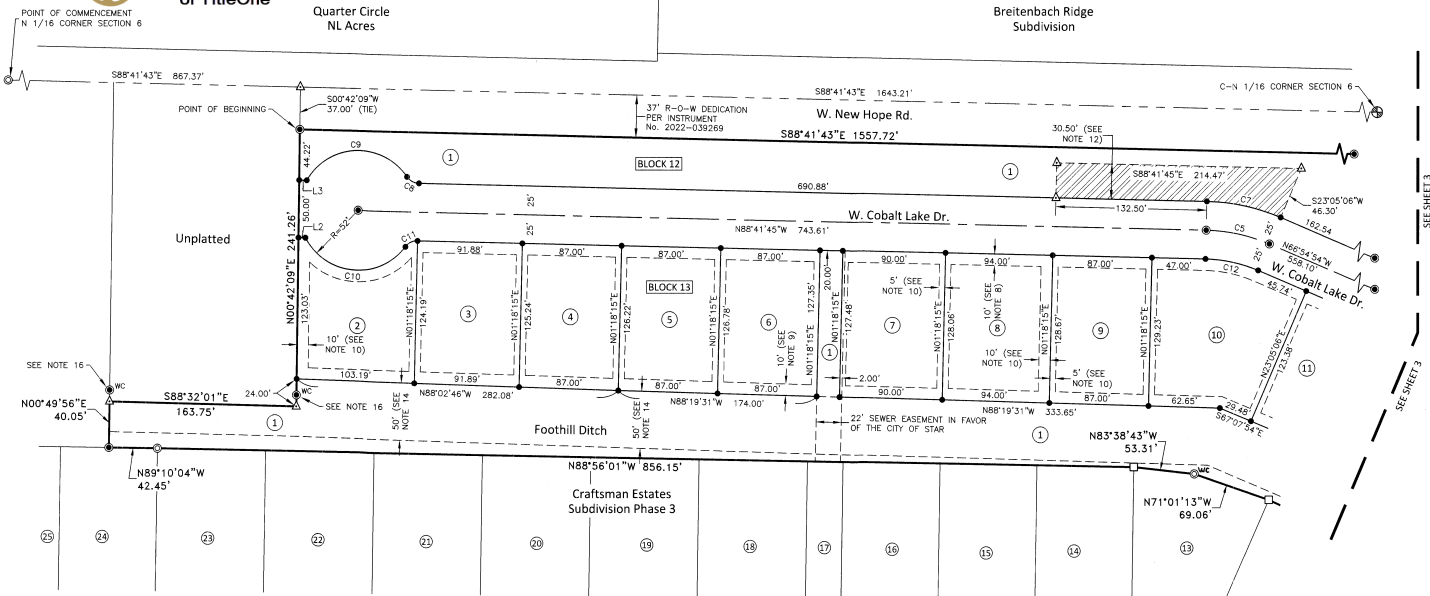
0 60 120 180
Plan Scale: 1" = 60'



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Quarter Circle
NL Acres

Breitenbach Ridge
Subdivision




NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOT 1, BLOCK 12 AND LOT 1, BLOCK 13 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. IRRIGATION.
- ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
- IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH DASH CODE SECTION 31-3802(1)(a). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON IRRIGATION ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT NO. 2016-089772, AS AMENDED FROM TIME TO TIME. FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2016-096688.
- UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. IRRIGATION AND LOT DRAINAGE.
- DIRECT LOT OR PARCEL ACCESS TO W. NEW HOPE ROAD AND N. MUNGER ROAD IS PROHIBITED.
- A PORTION OF LOT 1, BLOCK 12 AND LOT 1, BLOCK 13 ARE SERVED TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENDEMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-12226, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT, PER INSTRUMENT NO. 2022-014582, OF ADA COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILL DITCH COMPANY LICENSE AGREEMENT PER INSTRUMENT NO. 2022-012826 OF ADA COUNTY RECORDS. A PORTION OF LOT 1, BLOCK 13 IS SUBJECT TO A 50.00 FOOT WIDE EASEMENT AS SHOWN HEREON, FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DITCHES IN FAVOR OF FOOTHILL DITCH COMPANY.
- ACHD PUBLIC RIGHT-OF-WAY EASEMENT (SIDEWALK) PER INSTRUMENT NO. 2022-014585, RECORDS OF ADA COUNTY, IDAHO.
- FOUND 10-FT WITNESS CORNER, 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459" PER RECORD OF SURVEY NO. 9157, INSTRUMENT NO. 112025694, RECORDS OF ADA COUNTY, IDAHO. REPLACED AS A 10-FT WITNESS CORNER WITH 5/8-INCH REBAR AS SHOWN HEREON.
- FOUND 5/8-INCH REBAR, NO CAP. PLACED PLASTIC CAP MARKED "ALB 12459".



PK 124 pg 11851

PLAT OF
Craftsman Estates Subdivision Phase 5

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CERTIFICATE OF OWNERS

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

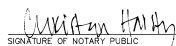
A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, E.M., CITY OF STAR, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR MARKING THE NORTH 1/16 CORNER OF SECTION 1 AND SAID SECTION 6, WHICH BEARS N88°41'43"W A DISTANCE OF 2,510.58 FEET FROM A FOUND 5/8-INCH REBAR MARKING THE CENTER NORTH 1/16 CORNER OF SAID SECTION 6, THENCE FOLLOWING THE NORTHERLY LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, S88°41'43"E A DISTANCE OF 867.37 FEET;
 THENCE LEAVING SAID NORTHERLY LINE, S02°42'09"W A DISTANCE OF 37.00 FEET TO A SET 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. NEW HOPE ROAD AND BEING THE POINT OF BEGINNING.
 THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°41'43"E A DISTANCE OF 1,557.72 FEET TO A SET 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MUNGER ROAD.
 THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE, 43.25 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.50 FEET, A DELTA ANGLE OF 27°22'54", A CHORD BEARING OF S40°52'06"E AND A CHORD DISTANCE OF 42.84 FEET TO A SET 5/8-INCH REBAR.
 THENCE 80.08 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 286.00 FEET, A DELTA ANGLE OF 17°15'00", A CHORD BEARING OF S18°32'48"E AND A CHORD DISTANCE OF 79.78 FEET TO A SET 5/8-INCH REBAR.
 THENCE 29.01 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 390.99 FEET, A DELTA ANGLE OF 4°15'04", A CHORD BEARING OF S7°48'18"E AND A CHORD DISTANCE OF 29.00 FEET TO A SET 5/8-INCH REBAR.
 THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, S88°58'40"E A DISTANCE OF 15.50 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 WHICH BEARS S01°01'20"W A DISTANCE OF 172.31 FEET FROM SAID CENTER NORTH 1/16 CORNER OF SAID SECTION 6.
 THENCE FOLLOWING SAID EASTERLY LINE, S01°01'20"W A DISTANCE OF 463.54 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF CRAFTSMAN ESTATES SUBDIVISION PHASE 3 (BOOK 116, PAGES 17507-17511, RECORDS OF ADA COUNTY, IDAHO).
 THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SUBDIVISION BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 3 THE FOLLOWING EIGHT (8) COURSES:
 1. N88°58'21"W A DISTANCE OF 60.50 FEET TO A FOUND 5/8-INCH REBAR;
 2. N68°22'27"W A DISTANCE OF 276.85 FEET TO A FOUND 5/8-INCH REBAR;
 3. N68°06'51"W A DISTANCE OF 255.12 FEET TO A FOUND 5/8-INCH REBAR;
 4. N65°11'36"W A DISTANCE OF 255.06 FEET TO A 4"x4" VINYL FENCE POST MARKED WITH A BRASS DISK;
 5. N71°01'11"W A DISTANCE OF 69.06 FEET TO A FOUND 5/8-INCH REBAR;
 6. N83°38'43"W A DISTANCE OF 53.31 FEET TO A 4"x4" VINYL FENCE POST MARKED WITH A BRASS DISK;
 7. N88°56'01"W A DISTANCE OF 856.15 FEET TO A FOUND 5/8-INCH REBAR;
 8. N88°10'01"W A DISTANCE OF 42.45 FEET TO A SET 5/8-INCH REBAR.
 THENCE LEAVING THE SUBDIVISION BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 3, N00°49'56"E A DISTANCE OF 40.05 FEET TO A POINT;
 THENCE S88°32'01"E A DISTANCE OF 163.75 FEET TO A POINT.
 THENCE N00°42'09"E A DISTANCE OF 241.25 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS A TOTAL OF 13.882 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 ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.


 JONATHAN HASTINGS, MEMBER
 TH HOLDINGS 2022, LLC

ACKNOWLEDGMENT
 STATE OF IDAHO)
) ss
 ADA COUNTY)
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON October 4, 2022, BY JONATHAN HASTINGS, AS A MEMBER OF TH HOLDINGS 2022, LLC.


 SIGNATURE OF NOTARY PUBLIC
 MY COMMISSION EXPIRES 12.24



CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CRAFTSMAN ESTATES SUBDIVISION PHASE 5 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND 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.

AARON L. BALLARD, P.L.S. 12459



PLAT OF
Craftsman Estates Subdivision Phase 5



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APPROVAL OF CITY ENGINEER


I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, September 27, 2022, HEREBY APPROVE THIS PLAT.

[Signature] *11621
STAR CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR CITY OF STAR, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 6th DAY OF April, 2021 THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

[Signature]
CITY CLERK
STAR, IDAHO



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

 [Signature]
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.


[Signature]
ADA COUNTY SURVEYOR
765415555

 4 October 2022
DATE

HEALTH CERTIFICATE


SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature] PEHS
HEALTH OFFICER

 1.26.2022
DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 20-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

 [Signature]
COUNTY TREASURER

[Signature]
signed by Deputy: [Signature]

10.4.2022
DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CRAFTSMAN ESTATES SUBDIVISION PHASE 5 WAS FILED AT THE REQUEST OF KM Engineering AT 22 MINUTES PAST 11 O'CLOCK AM. THIS 5th DAY OF Oct, 2022 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 124 OF PLATS AT PAGES 19846 THRU 19852.

INSTRUMENT NUMBER 2022-084337

[Signature]
DEPUTY

[Signature]
EX-OFFICIO RECORDER

FEES: \$26.00

