

PLAT OF FALLBROOK SUBDIVISION No. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6
TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M.,
CITY OF STAR, ADA COUNTY, IDAHO.
2020

SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
SHEET 2 - DETAIL PLAT MAP
SHEET 3 - DETAIL PLAT MAP AND LINE AND CURVE TABLES
SHEET 4 - CERTIFICATE OF OWNERS AND NOTES
SHEET 5 - CERTIFICATES AND APPROVALS

LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- W.C. WITNESS CORNER (AS SHOWN HEREON). FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET METAL DISK MARKED "ALB PLS 12459" ON FENCE POST. DISK PLACED ABOUT 2-FT HIGH ON EAST SIDE OF POST
- CALCULATED POINT (NOTHING FOUND OR SET)
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 10)

REFERENCES

- R1. PLAT OF FALLBROOK SUBDIVISION No. 1, RECORDED IN BOOK 112, PAGES 16481-16485, RECORDS OF ADA COUNTY, IDAHO.
R2. PLAT OF FALLBROOK SUBDIVISION No. 2, RECORDED IN BOOK 116, PAGES 17554-17558, RECORDS OF ADA COUNTY, IDAHO.
R3. RECORD OF SURVEY No. 3165, RECORDS OF ADA COUNTY, IDAHO.
R4. RECORD OF SURVEY No. 7793, RECORDS OF ADA COUNTY, IDAHO.
R5. RECORD OF SURVEY No. 9643, RECORDS OF ADA COUNTY, IDAHO.
R6. PLAT OF RUSTY SPUR RANCHETTES, A SUBDIVISION, RECORDED IN BOOK 64, PAGES 6463-6464, RECORDS OF ADA COUNTY, IDAHO.
R7. PLAT OF RUSTY SPUR RANCHETTES SUBDIVISION No. 2, RECORDED IN BOOK 64, PAGES 6556-6557, RECORDS OF ADA COUNTY, IDAHO.
R8. PLAT OF STARCREEK SUBDIVISION PHASE 2, RECORDED IN BOOK 110, PAGES 15701-15704, RECORDS OF ADA COUNTY, IDAHO.
R9. PLAT OF SAILING HAWKS SUBDIVISION, RECORDED IN BOOK 117, PAGES 17747-17749, RECORDS OF ADA COUNTY, IDAHO.
R10. DEEDS PER INSTRUMENT Nos. 2016-047530 AND 2020-024338, RECORDS OF ADA COUNTY, IDAHO.

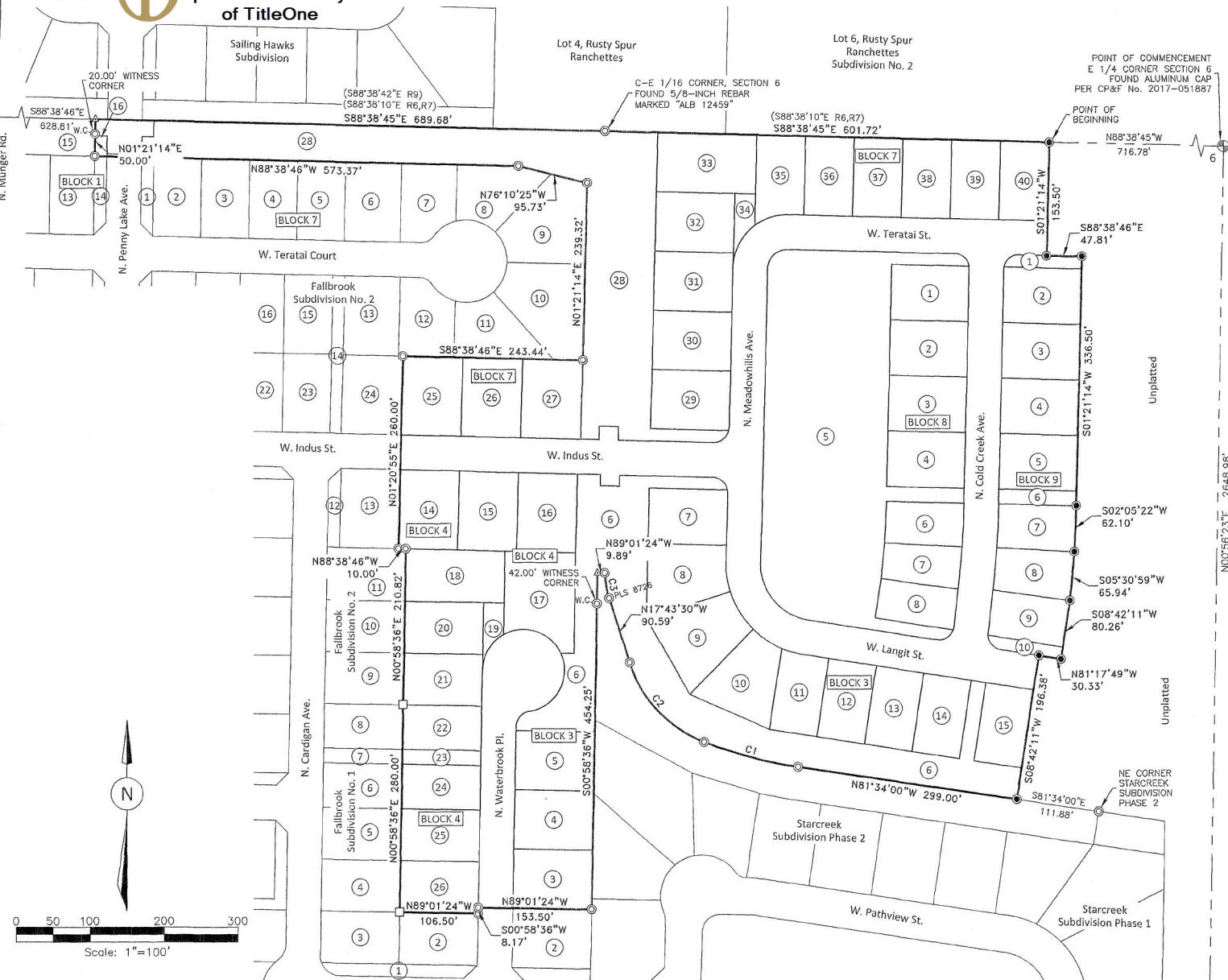


DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

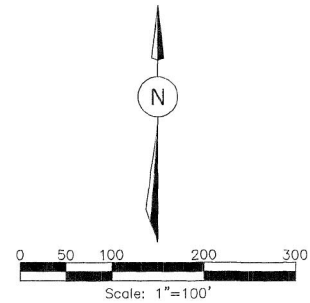
km
ENGINEERING
ENGINEERS. SURVEYORS. PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

This document
provided courtesy
of TitleOne

C 1/4 CORNER SECTION 6
FOUND 5/8-INCH REBAR
MARKED "ALB 12459"
PER CP&F No. 2017-0 963



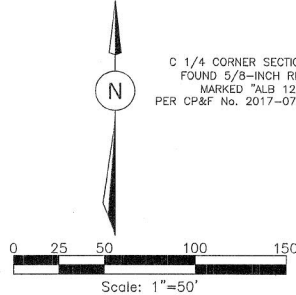
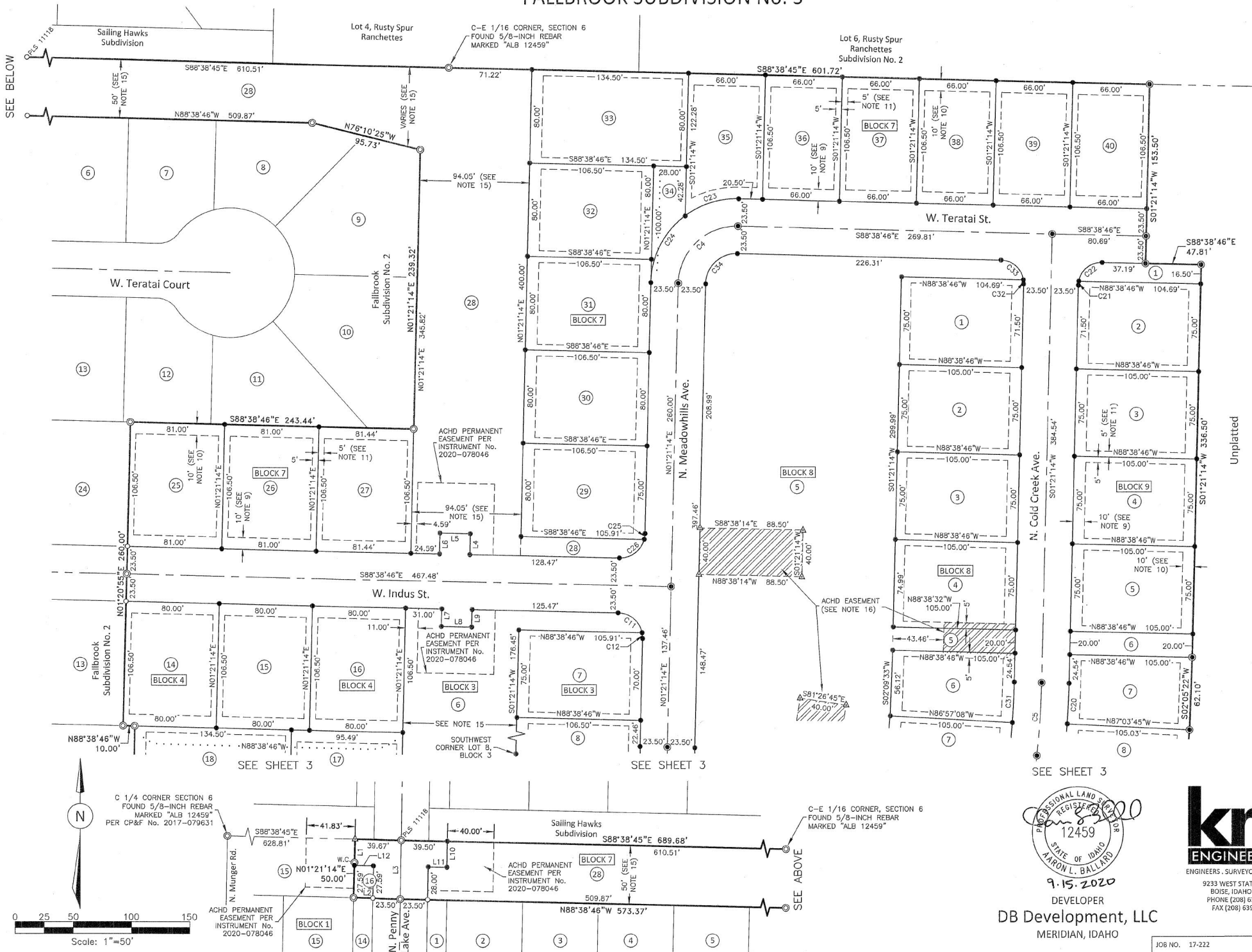
SURVEY NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



SE CORNER SECTION 6
FOUND BRASS CAP
PER CP&F No. 105125343

BK 119 Pg 1853A

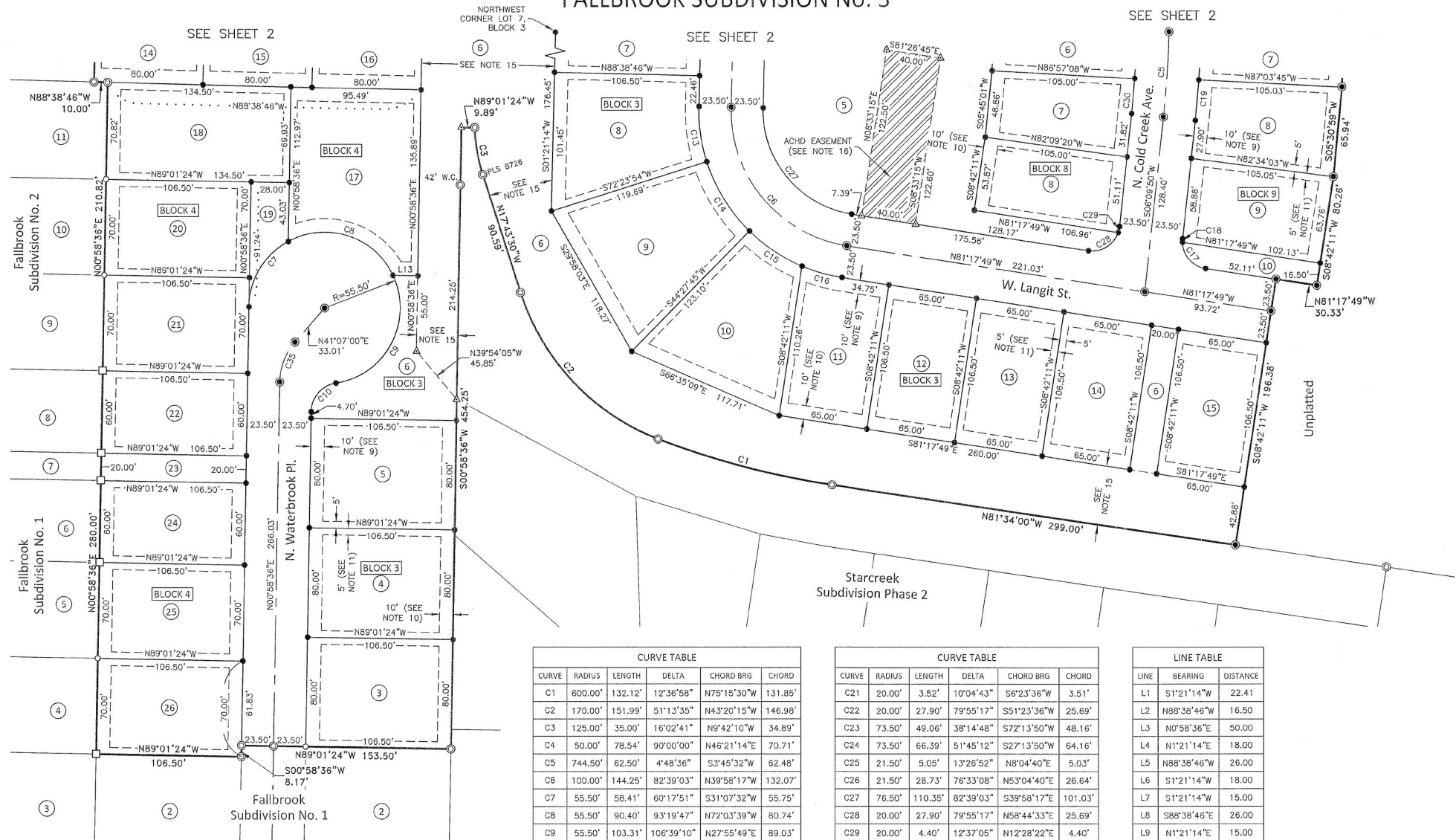
PLAT OF FALLBROOK SUBDIVISION No. 3



DB Development, LLC
MERIDIAN, IDAHO

BK 119 Pg 18535

PLAT OF FALLBROOK SUBDIVISION No. 3



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	600.00'	132.12'	12°36'58"	N75°15'30"W	131.85'
C2	170.00'	151.99'	51°13'35"	N43°20'15"W	146.98'
C3	125.00'	35.00'	16°02'41"	N9°42'10"W	34.89'
C4	50.00'	78.54'	90°00'00"	N46°21'14"E	70.71'
C5	744.50'	62.50'	4°48'36"	S3°46'32"W	62.48'
C6	100.00'	144.25'	82°39'03"	N39°58'17"W	132.07'
C7	55.50'	58.41'	60°17'51"	S31°07'32"W	55.75'
C8	55.50'	90.40'	93°19'47"	N72°03'39"W	80.74'
C9	55.50'	103.31'	106°39'10"	N27°55'49"E	89.03'
C10	21.50'	30.12'	80°16'48"	N41°07'00"E	27.72'
C11	21.50'	28.73'	76°33'08"	N50°22'12"W	26.64'
C12	21.50'	5.05'	13°26'52"	N5°22'12"W	5.03'
C13	123.50'	40.86'	18°57'20"	S8°07'26"E	40.67'
C14	123.50'	60.22'	27°56'09"	S31°34'11"E	59.62'
C15	123.50'	46.52'	21°34'53"	S58°19'42"E	46.24'
C16	123.50'	30.56'	14°10'40"	S74°12'28"E	30.48'
C17	20.00'	27.90'	79°55'17"	S41°20'10"E	25.69'
C18	20.00'	2.63'	7°32'22"	S2°23'39"W	2.63'
C19	768.00'	29.80'	2°13'24"	N5°03'08"E	29.80'
C20	768.00'	34.67'	2°35'12"	N2°38'50"E	34.67'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C21	20.00'	3.52'	10°04'43"	S6°23'36"W	3.51'
C22	20.00'	27.90'	79°55'17"	S51°23'36"W	25.69'
C23	73.50'	49.06'	38°14'48"	S72°13'50"W	48.16'
C24	73.50'	66.39'	51°45'12"	S27°13'50"W	64.16'
C25	21.50'	5.05'	13°26'52"	N8°04'40"E	5.03'
C26	21.50'	28.73'	76°33'08"	N53°04'40"E	26.64'
C27	76.50'	110.35'	82°39'03"	S39°58'17"E	101.03'
C28	20.00'	27.90'	79°55'17"	N58°44'33"E	25.69'
C29	20.00'	4.40'	12°37'05"	N12°28'22"E	4.40'
C30	721.00'	25.83'	2°03'10"	N5°08'15"E	25.83'
C31	721.00'	34.70'	2°45'26"	N2°43'57"E	34.69'
C32	20.00'	3.52'	10°04'43"	N3°41'08"W	3.51'
C33	20.00'	27.90'	79°55'17"	N48°41'08"W	25.69'
C34	26.50'	41.63'	90°00'00"	S46°21'14"W	37.48'
C35	45.50'	31.88'	40°08'23"	N21°02'49"E	31.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S1°21'14"W	22.41
L2	N88°38'46"W	16.50
L3	N0°58'36"E	50.00
L4	N1°21'14"E	18.00
L5	N88°38'46"W	26.00
L6	S1°21'14"W	18.00
L7	S1°21'14"W	15.00
L8	S88°38'46"E	26.00
L9	N1°21'14"E	15.00
L10	S0°58'36"W	22.00
L11	N88°38'46"W	16.00
L12	S88°38'46"E	16.32
L13	S89°01'24"E	18.27



9.15.2020
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
ENGINEERS - SURVEYORS - PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PLAT OF
FALLBROOK SUBDIVISION No. 3

CERTIFICATE OF OWNERS

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

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

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 6, WHICH BEARS N00°56'23"E A DISTANCE OF 2,648.98 FEET FROM A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE FOLLOWING THE NORTHERLY LINE OF THE SAID SOUTHEAST 1/4, N88°38'45"W A DISTANCE OF 716.78 FEET TO A SET 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID NORTHERLY LINE, S01°21'14"W A DISTANCE OF 153.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°38'46"E A DISTANCE OF 47.81 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°21'14"W A DISTANCE OF 336.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S02°05'22"W A DISTANCE OF 62.10 FEET TO A SET 5/8-INCH REBAR;
THENCE S05°30'59"W A DISTANCE OF 65.94 FEET TO A SET 5/8-INCH REBAR;
THENCE S08°42'11"W A DISTANCE OF 80.26 FEET TO A SET 5/8-INCH REBAR;
THENCE N81°17'49"W A DISTANCE OF 30.33 FEET TO A SET 5/8-INCH REBAR;
THENCE S08°42'11"W A DISTANCE OF 196.38 FEET TO A SET 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF STARCREEK SUBDIVISION PHASE 2 (BOOK 110, PAGES 15701-15704, RECORDS OF ADA COUNTY, IDAHO);

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY OF STARCREEK SUBDIVISION PHASE 2 THE FOLLOWING SEVEN (7) COURSES:

1. N81°34'00"W A DISTANCE OF 299.00 FEET TO A FOUND 5/8-INCH REBAR;
2. 132.12 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 12°36'58", A CHORD BEARING OF N75°15'30"W AND A CHORD DISTANCE OF 131.85 FEET TO A FOUND 5/8-INCH REBAR;
3. 151.99 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 51°13'35", A CHORD BEARING OF N43°20'15"W AND A CHORD DISTANCE OF 146.98 FEET TO A FOUND 5/8-INCH REBAR;
4. N17°43'30"W A DISTANCE OF 90.59 FEET TO A FOUND 5/8-INCH REBAR;
5. 35.00 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 16°02'41", A CHORD BEARING OF N09°42'10"W AND A CHORD DISTANCE OF 34.89 FEET TO A FOUND 5/8-INCH REBAR;
6. THENCE N89°01'24"W A DISTANCE OF 9.89 FEET TO A POINT BEING WITNESSED BY A FOUND 5/8-INCH REBAR WHICH BEARS S00°58'36"W A DISTANCE OF 42.00 FEET FROM SAID POINT;
7. THENCE S00°58'36"W A DISTANCE OF 454.25 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 1 (BOOK 112, PAGES 16481-16485, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF STARCREEK SUBDIVISION PHASE 2 AND FOLLOWING THE SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 1 THE FOLLOWING FOUR (4) COURSES:

1. N89°01'24"W A DISTANCE OF 153.50 FEET TO A FOUND 5/8-INCH REBAR;
2. S00°58'36"W A DISTANCE OF 8.17 FEET TO A FOUND 5/8-INCH REBAR;
3. N89°01'24"W A DISTANCE OF 106.50 FEET TO A FOUND FENCE POST (PLACED METAL DISK MARKED "ALB PLS 12459" ON EAST SIDE OF POST);
4. N00°58'36"E A DISTANCE OF 280.00 FEET TO A FOUND FENCE POST (PLACED METAL DISK MARKED "ALB PLS 12459" ON EAST SIDE OF POST) ON THE SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 2 (BOOK 116, PAGES 17554-17558, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 1 AND FOLLOWING THE SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 2 THE FOLLOWING EIGHT (8) COURSES:

1. N00°58'36"E A DISTANCE OF 210.82 FEET TO A FOUND 5/8-INCH REBAR;
2. N88°38'46"W A DISTANCE OF 10.00 FEET TO A FOUND 5/8-INCH REBAR;
3. N01°20'55"E A DISTANCE OF 260.00 FEET TO A FOUND 5/8-INCH REBAR;
4. S88°38'46"E A DISTANCE OF 243.44 FEET TO A FOUND 5/8-INCH REBAR;
5. N01°21'14"E A DISTANCE OF 239.32 FEET TO A FOUND 5/8-INCH REBAR;
6. N78°10'25"W A DISTANCE OF 95.73 FEET TO A FOUND 5/8-INCH REBAR;
7. N88°38'46"W A DISTANCE OF 573.37 FEET TO A FOUND 5/8-INCH REBAR;
8. N01°21'14"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 6 BEING WITNESSED BY A FOUND 5/8-INCH REBAR WHICH BEARS S01°21'14"W A DISTANCE OF 20.00 FEET FROM SAID POINT;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 2 AND FOLLOWING SAID NORTHERLY LINE, S88°38'45"E A DISTANCE OF 689.68 FEET TO A FOUND 5/8-INCH REBAR MARKING THE CENTER-EAST 1/16 CORNER OF SAID SECTION 6;
THENCE FOLLOWING SAID NORTHERLY LINE, S88°38'45"E A DISTANCE OF 601.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 17.429 ACRES, MORE OR LESS.

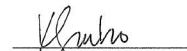
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN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


JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON September 24, 2020 BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 2-20-24



NOTES

1. 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 AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. 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."
4. LOT 16, BLOCK 1, LOT 6, BLOCK 3, LOT 23, BLOCK 4, LOT 28, BLOCK 7, LOT 5, BLOCK 8 AND LOTS 1, 6 AND 10, BLOCK 9 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND FALLBROOK HOMEOWNER'S ASSOCIATION IRRIGATION.
5. LOT 19, BLOCK 4 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 18 AND 20, BLOCK 4, LOT 34, BLOCK 7 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 32 AND 33, BLOCK 7, LOT 19, BLOCK 4 AND LOT 34, BLOCK 7 SHALL BE OWNED BY THE FALLBROOK HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOT 19, BLOCK 4 AND LOT 34, BLOCK 7 ARE ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
6. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
7. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL IRRIGATION COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON MILL IRRIGATION COMPANY AND THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2018-017636, AS AMENDED FROM TIME TO TIME.
9. 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, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
10. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION IRRIGATION AND LOT DRAINAGE.
12. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
13. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
14. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
15. THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOTTHILL DITCH COMPANY LICENSE AGREEMENT PER INSTRUMENT No. 2020-099728 OF ADA COUNTY RECORDS. ALL OF LOT 16, BLOCK 1, A PORTION OF LOT 6, BLOCK 3 AND A PORTION OF LOT 28 BLOCK 7 AS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DITCHES IN FAVOR OF FOTTHILL DITCH COMPANY.
16. A PORTION OF LOTS 4, 5 AND 6, BLOCK 8 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. SAID LOT IS ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT No. 2015-103256, 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.
17. THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT, PER INSTRUMENT No. 2020-084865, OF ADA COUNTY RECORDS.

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 FALLBROOK SUBDIVISION No. 3 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



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PLAT OF
FALLBROOK SUBDIVISION No. 3

BK 119 Pg 18537

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON
THIS DAY, November 24, 2020, HEREBY APPROVE THIS PLAT.

[Signature] PEG 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 24 DAY
OF November, 2020, 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 17 DAY OF November, 2020.



[Signature]
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT
Signed by Bruce S. Wong, Director
for President

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
PL S 5359



11-30-2020
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] DEHS
HEALTH OFFICER



6-24-2020
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. 50-1308, 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.



Elizabeth Mahn
COUNTY TREASURER
signed by Deputy: [Signature]

11-30-2020
DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 3 WAS FILED AT
THE REQUEST OF KM Engineering AT 32 MINUTES PAST 9 O'CLOCK A.M.,
THIS 17 DAY OF Dec, 2020 A.D., IN MY OFFICE AND WAS DULY RECORDED AS
BOOK 114 OF PLATS AT PAGES 18533 THRU 18537.
INSTRUMENT NUMBER 2020-164816.

[Signature]
DEPUTY
FEE: \$ 25.00

Phil McGowan
EX-OFFICIO RECORDER



5-22-2020
DEVELOPER

DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

After Recording Return To:
CBH
1977 E. Overland Road
Meridian Idaho

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

**SUPPLEMENTAL DECLARATION
FOR
FALLBROOK SUBDIVISION NO. 3**

THIS SUPPLEMENTAL DECLARATION for Fallbrook Subdivision No. 3 is made effective this 8th day of December, 2020, by Corey Barton Homes, Inc., an Idaho corporation, dba CBH Homes (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the property contained in Fallbrook Subdivision No. 3 according to the official plat thereof recorded on December 1, 2020, recorded as Instrument Number 2020-164816 and in Book 119 of Plats, Pages 18533-18537, official records of Ada County, Idaho, a copy of which is attached hereto as Exhibit A (the "Plat") and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Fallbrook Subdivision was recorded on or about February 27, 2018, as Instrument No. 2018-017636, records of Ada County, Idaho, as may have been amended or supplemented (the "Declaration"); and

WHEREAS, this Supplemental Declaration for Fallbrook Subdivision No. 3 is authorized by Section 11.3 of the Declaration.

NOW, THEREFORE, Grantor hereby declares as follows:

1. The property contained in Fallbrook Subdivision No. 3 according to the Plat is hereby expressly made subject to the Declaration described hereinabove. All owners of property in Fallbrook Subdivision No. 3 shall be entitled to membership in Fallbrook Homeowners Association, Inc., and shall be entitled to all the rights and responsibilities associated with ownership of property under the Declaration and membership in Fallbrook Subdivision Homeowners Association, Inc. (the "Association").

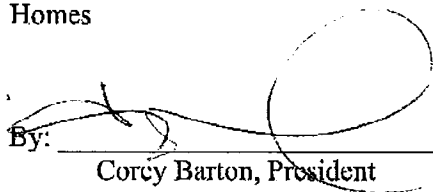
2. Grantor hereunder remains a Class B Member in the Association as provided for in Section 5.3.2 of the Declaration and is be entitled to cast ten (10) votes for each Building Lot owned by Grantor on any matter submitted to the members of the Association.

3. Except as specifically provided for herein, each and every provision of the Declaration, as heretofore amended and supplemented shall remain in full force and effect, including but not limited to the obligations under the Declaration related to the ACHD storm water drainage system as provided in Article 14 of the Declaration.

4. Lot 16, Block 1; Lot 6, Block 3; Lot 23, Block 4; Lot 28, Block, 7; Lot 5, Block 8; Lots 1,6, and 10, Block 9, Lot 19 Block 4, and Lot 34, Block 7 of the Plat shall be common lots owned by the Association as Common Area.

5. Notwithstanding the foregoing, Lot 19 of Block 4 of the Plat, shall be owned by the Association as Common Area, but the use of such Common Area shall be for the limited use of Lots 18 and 20 of Block 4 of the Plat as a common driveway serving those two lots. Notwithstanding the foregoing, Lot 34 of Block 7 of the Plat, shall be owned by the Association as Common Area, but the use of such Common Area shall be for the limited use of Lots 32 and 33 of Block 7 of the Plat as a common driveway serving those two lots. The Association shall maintain, repair and replace all elements of Lot 19 of Block 4 and Lot 34 of Block 7 of the Plat.

COREY BARTON HOMES, INC., dba CBH
Homes

By: 

Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

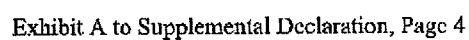
On this 8th day of December, 2020, before me, Adair Koltes, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of COREY BARTON HOMES, INC., the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



Adair L
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-22

(Plat of Fallbrook Subdivision No. 3)



1947-1948

1 10/11/74

2 10/11/74

3 10/11/74

4 10/11/74

5 10/11/74

6 10/11/74

7 10/11/74

8 10/11/74

9 10/11/74

10 10/11/74

11 10/11/74

12 10/11/74

13 10/11/74

14 10/11/74

15 10/11/74

16 10/11/74

17 10/11/74

18 10/11/74

19 10/11/74

20 10/11/74

21 10/11/74

22 10/11/74

23 10/11/74

24 10/11/74

25 10/11/74

26 10/11/74

27 10/11/74

28 10/11/74

29 10/11/74

30 10/11/74

31 10/11/74

32 10/11/74

33 10/11/74

34 10/11/74

35 10/11/74

36 10/11/74

37 10/11/74

38 10/11/74

39 10/11/74

40 10/11/74

41 10/11/74

42 10/11/74

43 10/11/74

44 10/11/74

45 10/11/74

46 10/11/74

47 10/11/74

48 10/11/74

49 10/11/74

50 10/11/74

51 10/11/74

52 10/11/74

53 10/11/74

54 10/11/74

55 10/11/74

56 10/11/74

57 10/11/74

58 10/11/74

59 10/11/74

60 10/11/74

61 10/11/74

62 10/11/74

63 10/11/74

64 10/11/74

65 10/11/74

66 10/11/74

67 10/11/74

68 10/11/74

69 10/11/74

70 10/11/74

71 10/11/74

72 10/11/74

73 10/11/74

74 10/11/74

75 10/11/74

76 10/11/74

77 10/11/74

78 10/11/74

79 10/11/74

80 10/11/74

81 10/11/74

82 10/11/74

83 10/11/74

84 10/11/74

85 10/11/74

86 10/11/74

87 10/11/74

88 10/11/74

89 10/11/74

90 10/11/74

91 10/11/74

92 10/11/74

93 10/11/74

94 10/11/74

95 10/11/74

96 10/11/74

97 10/11/74

98 10/11/74

99 10/11/74

100 10/11/74

[illegible]

