

PLAT OF FALLBROOK SUBDIVISION No. 4

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6
TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M.,
CITY OF STAR, ADA COUNTY, IDAHO.
2021

BOOK 122 PAGE 1419



0 100 200 300
Plan Scale: 1" = 100'

SHEET INDEX

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

LEGEND

- ⊕ FOUND BRASS CAP, AS NOTED
- ⊙ FOUND ALUMINUM CAP, AS NOTED
- ⊙ FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- ⑭ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ////// ACHD EASEMENT (SEE NOTE 14)

REFERENCES

- R1. PLAT OF RUSTY SPUR RANCHETTES SUBDIVISION No. 2, BOOK 64 OF PLATS AT PAGE 6556, RECORDS OF ADA COUNTY, IDAHO.
- R2. PLAT OF STARCREEK SUBDIVISION PHASE 1, BOOK 108 OF PLATS AT PAGE 15111, RECORDS OF ADA COUNTY, IDAHO.
- R3. PLAT OF STARCREEK SUBDIVISION PHASE 2, BOOK 110 OF PLATS AT PAGE 15701, RECORDS OF ADA COUNTY, IDAHO.
- R4. PLAT OF FALLBROOK SUBDIVISION No. 3, BOOK 119 OF PLATS AT PAGE 18533, RECORDS OF ADA COUNTY, IDAHO.
- R5. RECORD OF SURVEY No. 3165, RECORDS OF ADA COUNTY, IDAHO.
- R6. RECORD OF SURVEY No. 7793, RECORDS OF ADA COUNTY, IDAHO.
- R7. RECORD OF SURVEY No. 9643, RECORDS OF ADA COUNTY, IDAHO.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	57.00'	182.58'	183°31'41"	S77°33'29"E	113.95'

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS AND SURVEYS 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.

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

W. Floating Feather Rd.



DEVELOPER

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JOB NO. 19-184

SHEET 1 OF 5

PLAT OF FALLBROOK SUBDIVISION No. 4

BOOK 122 PAGE 1019



0 50 100 150
Plan Scale: 1" = 50'



CURVE TABLE					LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	LINE	BEARING
C1	57.00'	182.58'	183°31'41"	S77°33'29"E	113.95'	L1	N74°22'29"W
C2	1258.50'	105.65'	4°48'36"	N3°45'32"E	105.62'	L2	N1°39'14"W
C3	1001.50'	84.08'	4°48'36"	S3°45'32"W	84.05'	L3	S69°39'33"E
C4	525.00'	198.35'	21°38'49"	S11°09'03"W	197.17'	L4	S71°16'35"E
C5	46.00'	29.48'	36°43'04"	N72°35'57"E	28.98'	L5	S17°36'59"W
C6	20.00'	10.47'	30°00'00"	S76°21'14"W	10.35'	L6	N69°59'53"W
C7	20.00'	20.94'	60°00'00"	S31°21'14"W	20.00'		
C8	20.00'	31.42'	90°00'00"	S43°38'46"E	28.28'		
C9	20.00'	26.36'	75°31'21"	N53°35'34"E	24.49'		
C10	20.00'	5.05'	14°28'39"	N8°35'34"E	5.04'		
C11	1282.00'	10.46'	0°28'04"	N1°35'16"E	10.46'		
C12	1282.00'	69.16'	3°05'28"	N3°22'02"E	69.16'		
C13	1282.00'	28.00'	1°15'04"	N5°32'18"E	27.99'		
C14	20.00'	4.17'	11°56'17"	N0°11'41"E	4.16'		
C15	20.00'	26.36'	75°31'21"	N43°32'08"W	24.49'		
C16	20.00'	26.78'	76°43'43"	S60°20'20"W	24.83'		
C17	501.50'	83.13'	9°29'51"	S15°01'29"W	83.03'		
C18	501.50'	85.52'	9°46'13"	S5°23'28"W	85.41'		
C19	20.00'	31.26'	89°32'52"	S44°16'05"E	28.17'		
C20	20.00'	28.02'	80°16'56"	N50°49'05"E	25.79'		
C21	57.00'	73.79'	74°10'34"	N51°17'38"E	68.75'		
C22	57.00'	2.56'	2°34'34"	N89°40'12"E	2.56'		
C23	20.00'	31.55'	90°22'59"	N45°46'00"E	28.38'		
C24	548.50'	169.72'	17°43'43"	N9°26'22"E	169.04'		
C25	548.50'	9.63'	1°00'21"	S21°28'17"W	9.63'		
C26	20.00'	36.05'	103°16'17"	S29°39'40"E	31.36'		
C27	20.00'	26.36'	75°31'21"	S60°56'31"W	24.49'		
C28	20.00'	5.94'	17°01'01"	S14°40'20"W	5.92'		
C29	978.00'	41.63'	2°26'19"	S4°58'40"W	41.62'		
C30	978.00'	40.48'	2°22'16"	S2°32'22"W	40.47'		
C31	20.00'	3.52'	10°04'43"	S3°41'08"E	3.51'		
C32	20.00'	27.90'	79°55'17"	S48°41'08"E	25.69'		
C33	20.00'	5.05'	14°28'16"	S8°35'22"W	5.04'		
C34	20.00'	26.36'	75°31'21"	S53°35'22"W	24.50'		
C35	20.00'	26.34'	75°27'36"	N50°54'58"W	24.48'		
C36	20.00'	5.08'	14°32'24"	N5°54'58"W	5.06'		
C37	1235.00'	39.14'	1°48'57"	N2°15'42"E	39.14'		
C38	1235.00'	64.54'	2°59'39"	N4°40'00"E	64.53'		
C39	20.00'	5.94'	17°01'01"	N14°40'20"E	5.92'		
C40	20.00'	26.36'	75°31'21"	N60°56'31"E	24.49'		
C41	20.00'	26.36'	75°31'21"	S43°32'08"E	24.49'		
C42	20.00'	4.17'	11°56'17"	S0°11'41"W	4.16'		
C43	1025.00'	51.24'	2°51'52"	S4°43'54"W	51.24'		
C44	1025.00'	34.81'	1°56'44"	S2°19'36"W	34.80'		

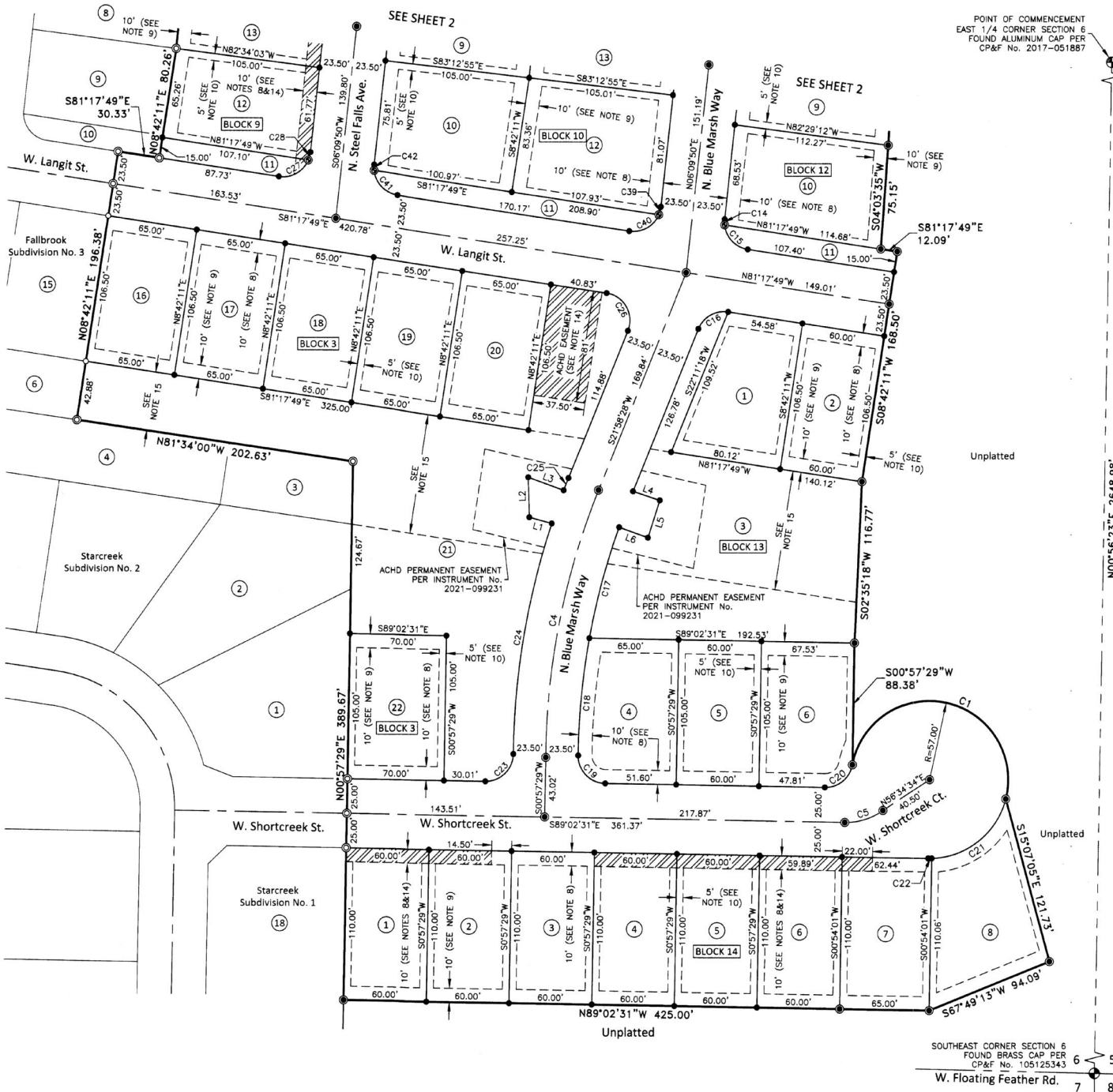


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PLAT OF FALLBROOK SUBDIVISION No. 4

BOOK 122 PAGE 19200



POINT OF COMMENCEMENT
EAST 1/4 CORNER SECTION 6
FOUND ALUMINUM CAP PER
CP&F No. 2017-051887

0 50 100 150
Plan Scale: 1" = 50'

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 21, BLOCK 3, LOT 47, BLOCK 7, LOTS 11, 15, AND 21, BLOCK 9, LOTS 1, 7, AND 11, BLOCK 10, LOT 1, BLOCK 11, LOTS 1, 7 AND 11, BLOCK 12, AND LOT 3, BLOCK 13 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. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. 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.
7. 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.
8. UNLESS OTHERWISE SHOWN, ALL 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.
9. 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.
10. 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.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. AS SHOWN HEREON, LOT 21, BLOCK 3, LOTS 11-14, 20 AND 21, BLOCK 9, LOTS 6-8, BLOCK 10, LOTS 6-8, BLOCK 12 AND LOTS 1-2 AND 4-7, BLOCK 14 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE 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 AND THE STORM WATER DRAINAGE SYSTEM ARE 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.
15. THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILL DITCH COMPANY LICENSE AGREEMENT PER INSTRUMENT No. 2021-146170, OF ADA COUNTY RECORDS. AS SHOWN HEREON, A PORTION OF LOT 21, BLOCK 3 AND LOT 3, BLOCK 13 ARE SUBJECT TO AN EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DITCHES IN FAVOR OF FOOTHILL DITCH COMPANY.
16. THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT, PER INSTRUMENT No. 2021-094787, OF ADA COUNTY RECORDS.



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PLAT OF
FALLBROOK SUBDIVISION No. 4

BOOK 172 PAGE 19201

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 NORTHEAST 1/4 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°38'46"W A DISTANCE OF 151.97 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 106.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°47'27"W A DISTANCE OF 47.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°21'14"W A DISTANCE OF 351.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°24'54"W A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S02°17'03"W A DISTANCE OF 74.82 FEET TO A SET 5/8-INCH REBAR;
THENCE S03°26'35"W A DISTANCE OF 75.23 FEET TO A SET 5/8-INCH REBAR;
THENCE S04°03'35"W A DISTANCE OF 75.15 FEET TO A SET 5/8-INCH REBAR;
THENCE S81°17'49"E A DISTANCE OF 12.09 FEET TO A SET 5/8-INCH REBAR;
THENCE S08°42'11"W A DISTANCE OF 168.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S02°35'18"W A DISTANCE OF 116.77 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°57'29"W A DISTANCE OF 88.38 FEET TO A SET 5/8-INCH REBAR;
THENCE 182.58 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A DELTA ANGLE OF 183°31'41", A CHORD BEARING OF S77°33'29"E AND A CHORD DISTANCE OF 113.95 FEET TO A SET 5/8-INCH REBAR;
THENCE S15°07'05"E A DISTANCE OF 121.73 FEET TO A SET 5/8-INCH REBAR;
THENCE S67°49'13"W A DISTANCE OF 94.09 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°02'31"W A DISTANCE OF 425.00 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY BOUNDARY LINE OF STARCREEK SUBDIVISION NO. 1;
THENCE FOLLOWING SAID EASTERLY BOUNDARY LINE, N00°57'29"E A DISTANCE OF 389.67 FEET TO A 5/8-INCH REBAR ON THE NORTHERLY BOUNDARY LINE OF STARCREEK SUBDIVISION NO. 1;
THENCE FOLLOWING SAID NORTHERLY BOUNDARY LINE, N81°34'00"W A DISTANCE OF 202.63 FEET TO A 5/8-INCH REBAR ON THE EASTERLY BOUNDARY LINE OF FALLBROOK SUBDIVISION NO. 3;

THENCE FOLLOWING SAID EASTERLY BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES:

1. THENCE N08°42'11"E A DISTANCE OF 196.38 FEET TO A 5/8-INCH REBAR;
 2. THENCE S81°17'49"E A DISTANCE OF 30.33 FEET TO A 5/8-INCH REBAR;
 3. THENCE N08°42'11"E A DISTANCE OF 80.26 FEET TO A 5/8-INCH REBAR;
 4. THENCE N05°30'59"E A DISTANCE OF 65.94 FEET TO A 5/8-INCH REBAR;
 5. THENCE N02°05'22"E A DISTANCE OF 62.10 FEET TO A 5/8-INCH REBAR;
 6. THENCE N01°21'14"E A DISTANCE OF 336.50 FEET TO A 5/8-INCH REBAR;
 7. THENCE N88°38'46"W A DISTANCE OF 47.81 FEET TO A 5/8-INCH REBAR;
 8. THENCE N01°21'14"E A DISTANCE OF 153.50 FEET TO A 5/8-INCH REBAR ON THE NORTHERLY LINE OF SAID SOUTHEAST 1/4;
- THENCE LEAVING SAID EASTERLY BOUNDARY LINE AND FOLLOWING SAID NORTHERLY LINE, S88°38'46"E A DISTANCE OF 564.81 FEET TO A SET 5/8-INCH REBAR BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 15.083 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 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) SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON November 19, 2021, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 12/07/2024



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. 4 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



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PLAT OF FALLBROOK SUBDIVISION No. 4

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY October 19, 2021, HEREBY APPROVE THIS PLAT.

[Signature] PE #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 1 DAY OF September, 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 7 DAY OF October, 2021.



[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
PLS #13553



30 November 2021
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] RCHS
HEALTH OFFICER

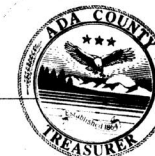


6-23-2021
DATE

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.

[Signature]
COUNTY TREASURER
Signed by Cindy Stewart
Deputy Treasurer



11-30-2021
DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 4 WAS FILED AT THE REQUEST OF KM Engineering AT 22 MINUTES PAST 4 O'CLOCK P.M., THIS 21 DAY OF November, 2021 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 122 OF PLATS AT PAGES 1918 THRU 1920.

INSTRUMENT NUMBER 2021-17007A

[Signature]
DEPUTY
FEE: 22.00

[Signature]
EX-OFFICIO RECORDER



6-7-2021
DEVELOPER

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MERIDIAN, IDAHO

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

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

**SUPPLEMENTAL DECLARATION
FOR
FALLBROOK SUBDIVISION NO. 4**

THIS SUPPLEMENTAL DECLARATION for Fallbrook Subdivision No. 4 is made effective this 26th day of July, 2022, 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. 4 according to the official plat thereof recorded on November 30, 2021, recorded as Instrument Number 2021-170029 and in Book 122 of Plats, Pages 19198-19202, 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. 4 is authorized by Section 11.3 of the Declaration.

NOW, THEREFORE, Grantor hereby declares as follows:

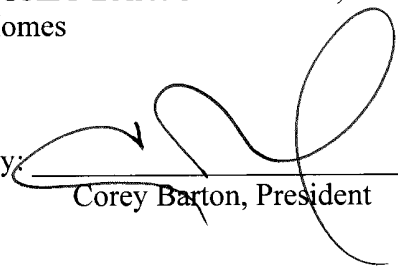
1. The property contained in Fallbrook Subdivision No. 4 according to the Plat is hereby expressly made subject to the Declaration described hereinabove. All owners of property in Fallbrook Subdivision No. 4 shall be entitled to membership in Fallbrook Homeowners Association, Inc., and shall be entitled 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 21, Block 3, Lot 47, Block 7; Lots 11, 15, and 21, Block 9; Lots 1, 7, and 11, Block 10; Lot 1, Block 11; Lots 1, 7, and 11, Block 12; and Lot 3, Block 13 of the Plat shall be common lots owned by the Association as Common Area.

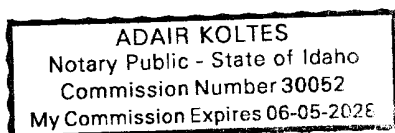
COREY BARTON HOMES, INC., dba CBH
Homes

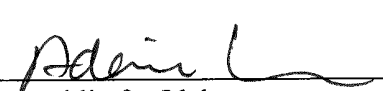
By: 
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

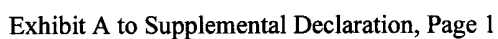
On this 26th day of July, 2022, before me, Adair Koltes, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of COREY BARTON HOMES, INC., the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

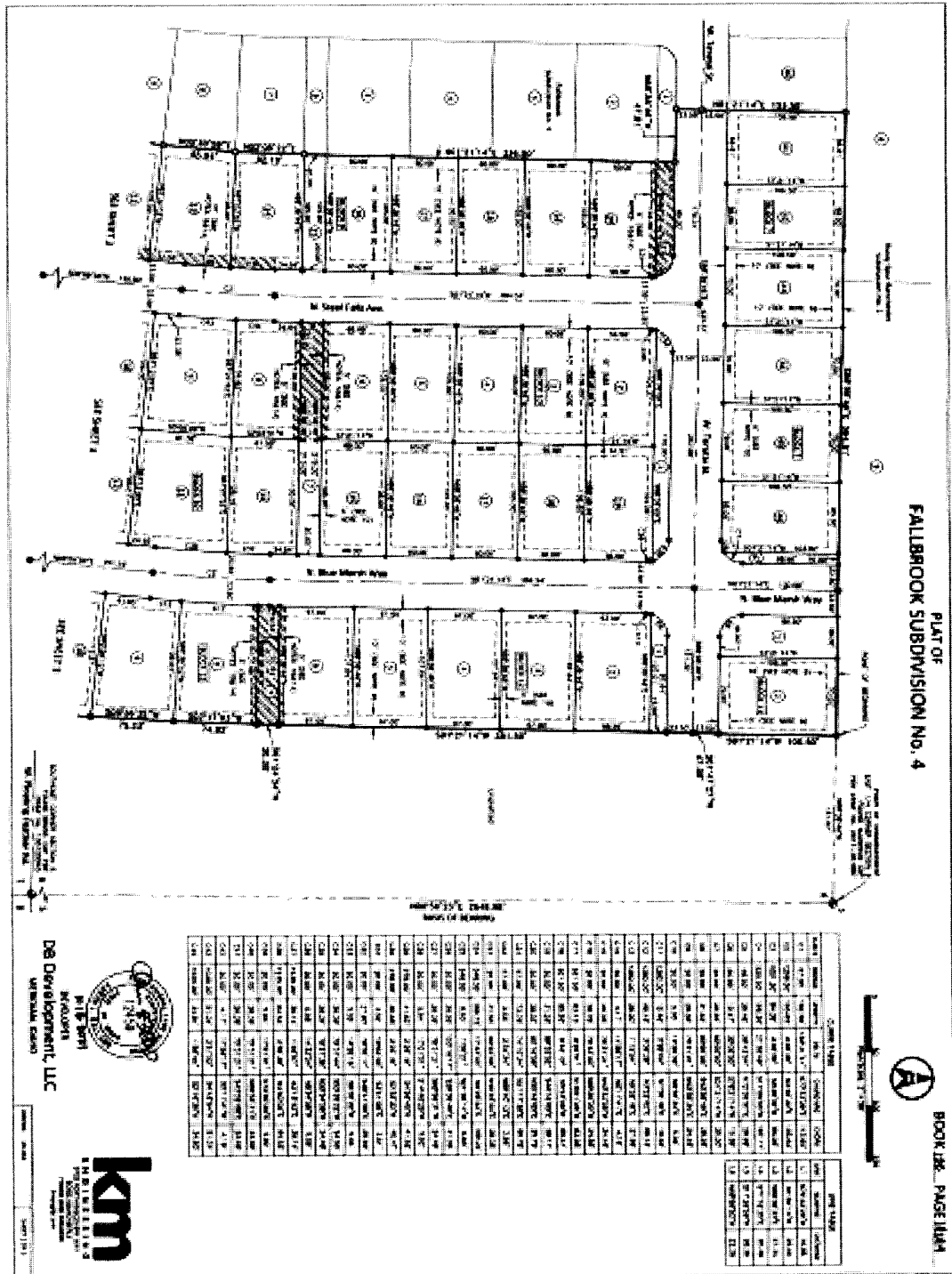
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

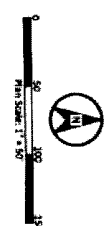



Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-28

(Plat of Fallbrook Subdivision No. 4)





BOOK 172 PAGE 14110

- DB Development, LLC**
MERIDIAN, IDAHO



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

[illegible][illegible][illegible]

SAID PARCEL CONTAINS A TOTAL OF 15,000 ACRES, MORE OR LESS

[illegible]

THE POLYMERIZATION OF

STATE OF IDAHO }
AGA COUNTY } ss

THIS RECEIPT WAS ACKNOWLEDGED BEFORE ME ON November 19, 2021, BY AUSTIN BLAUSTOCK, AS MANAGER OF OR CORPORATION, LLC

Cinder Smiley
SIGNATURE OF MORTGAGEE PURSUANT

MY COMMISSION EXPIRES 12/07/2024

[illegible]

ANTHONY L. GALLARD, P.L.S. 12458



11-18-2021

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

FOR INFO, 13-144

SHEET 4 OF 5

km
ENGINEERING
5725 NORTH DISCOVERY WAY
ACRED, IDAHO 83415
PHONE (208) 658-0279
ben@km.com

PLAT OF
FALLBROOK SUBDIVISION NO. 4

SEE PAGE 1000

APPROVAL OF CITY ENGINEER
THE UNDERSIGNED CITY ENGINEER HAS REVIEWED THE CITY OF STATE AND COUNTY ENGINEER'S
THE DAY October 19, 2021 AND APPROVED THE PLAT.

for 2.000 10/19/21
CITY ENGINEER

APPROVAL OF CITY COUNCIL
THE UNDERSIGNED CITY COUNCIL HAS REVIEWED THE CITY OF STATE AND COUNTY ENGINEER'S
CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 1 DAY
OF September, 2021, THE PLAT WAS APPROVED AND ACCEPTED.



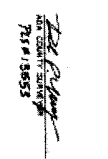
Q.M. 2
CITY COUNCIL

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS
THE FOLLOWING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY
DISTRICT COMMISSIONERS ON THE 1 DAY OF October, 2021.



for 2.000
RESIDENT COUNTY HIGHWAY DISTRICT COMMISSIONERS
for 2.000

CERTIFICATE OF COUNTY SURVEYOR
THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, DATED, HEREBY CERTIFY
THAT I HAVE EXAMINED THE PLAT AND THAT IT COMPLIES WITH THE STATE OF OREGON CODE
AND THE STATE OF OREGON SURVEYOR'S ACT.



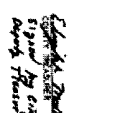
for 2.000
DATE 30 November 2021
751915553

HEALTH CERTIFICATE
THE UNDERSIGNED HEALTH OFFICER HAS REVIEWED THE PLAT AND CERTIFICATE OF COUNTY SURVEYOR
AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE HEALTH DEPARTMENT'S
REQUIREMENTS FOR THE SUBDIVISION OF LAND. THE HEALTH DEPARTMENT'S REQUIREMENTS
FOR THE SUBDIVISION OF LAND ARE SET FORTH IN THE HEALTH DEPARTMENT'S
REQUIREMENTS FOR THE SUBDIVISION OF LAND, WHICH ARE AVAILABLE TO THE PUBLIC
ON THE HEALTH DEPARTMENT'S WEBSITE.



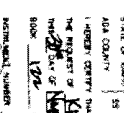
for 2.000 10/19/21
HEALTH OFFICER

CERTIFICATE OF THE COUNTY TREASURER
THE UNDERSIGNED COUNTY TREASURER HAS REVIEWED THE PLAT AND CERTIFICATE OF COUNTY SURVEYOR
AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE COUNTY TREASURER'S
REQUIREMENTS FOR THE SUBDIVISION OF LAND. THE COUNTY TREASURER'S REQUIREMENTS
FOR THE SUBDIVISION OF LAND ARE SET FORTH IN THE COUNTY TREASURER'S
REQUIREMENTS FOR THE SUBDIVISION OF LAND, WHICH ARE AVAILABLE TO THE PUBLIC
ON THE COUNTY TREASURER'S WEBSITE.



for 2.000 10/19/21
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER
THE UNDERSIGNED COUNTY RECORDER HAS REVIEWED THE PLAT AND CERTIFICATE OF COUNTY SURVEYOR
AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE COUNTY RECORDER'S
REQUIREMENTS FOR THE SUBDIVISION OF LAND. THE COUNTY RECORDER'S REQUIREMENTS
FOR THE SUBDIVISION OF LAND ARE SET FORTH IN THE COUNTY RECORDER'S
REQUIREMENTS FOR THE SUBDIVISION OF LAND, WHICH ARE AVAILABLE TO THE PUBLIC
ON THE COUNTY RECORDER'S WEBSITE.



for 2.000 10/19/21
COUNTY RECORDER



for 2.000 10/19/21
DATE



DB Development, LLC
DEVELOPER
6-7-2021
MERRIDIAN, IDAHO

