



This document
provided courtesy
of TitleOne

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=1 CHE FOWLER
KM ENGINEERING

2023-011107
02/24/2023 10:18 AM
AMOUNT:\$26.00



01233858202300111070010012

PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

125

PAGE

20097

Thru

20101

SURVEYOR

AARON BALLARD

SUBDIVISION NAME

FALLBROOK SUBDIVISION NO 5

OWNERS

JUSTIN BLACSTOCK
DB DEVELOPMENT LLC

AT THE REQUEST OF

KM ENGINEERING

COMMENTS

E ½ SE ¼ SEC 6 T4N R1W
W ½ NW ¼ SW ¼ SEC 5 T4N R1W

PK 125 Pg 20097

PLAT OF FALLBROOK SUBDIVISION No. 5

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND
A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
5, TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M., CITY OF STAR, ADA COUNTY, IDAHO.
2023

SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP, LINE/CURVE TABLES, AND NOTES
- SHEET 3 - DETAIL PLAT MAP
- SHEET 4 - CERTIFICATE OF OWNERS
- 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
- 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"
- WITNESS CORNER, SET 5/8" REBAR WITH PLASTIC CAP MARKED "WC ALB 12459"
- SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- CALCULATED POINT (NOTHING FOUND OR SET)
- NEW LOT NUMBER
- EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROAD OR EASEMENT CENTERLINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 14)

REFERENCES

- R1. PLAT OF FALLBROOK SUBDIVISION No. 4, RECORDED IN BOOK 122, PAGES 19198-19202, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 3165, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 7793, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 9643, RECORDS OF ADA COUNTY, IDAHO.
- R5. PLAT OF RUSTY SPUR RANCHETTES SUBDIVISION No. 2, RECORDED IN BOOK 64, PAGES 8556-8557, RECORDS OF ADA COUNTY, IDAHO.
- R6. PLAT OF STARCREEK SUBDIVISION Phase 1, RECORDED IN BOOK 108, PAGES 15111-15114, RECORDS OF ADA COUNTY, IDAHO.
- R7. PLAT OF LAKESHORE PARK SUBDIVISION No. 1, RECORDED IN BOOK 91, PAGES 10644-10647, RECORDS OF ADA COUNTY, IDAHO.
- R8. PLAT OF WESTPOINT SUBDIVISION, RECORDED IN BOOK 91, PAGES 10630-10633, RECORDS OF ADA COUNTY, IDAHO.
- R9. DEED PER INSTRUMENT No. 2016-047530, RECORDS OF ADA COUNTY, IDAHO.
- R10. PLAT OF GREINERS HOPE SPRINGS SUBDIVISION No. 5, RECORDED IN BOOK 124, PAGES 19799-19802, RECORDS OF ADA COUNTY, IDAHO.
- R11. PLAT OF RUSTIC RIDGE SUBDIVISION, RECORDED IN BOOK 111, PAGES 16052-16054, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

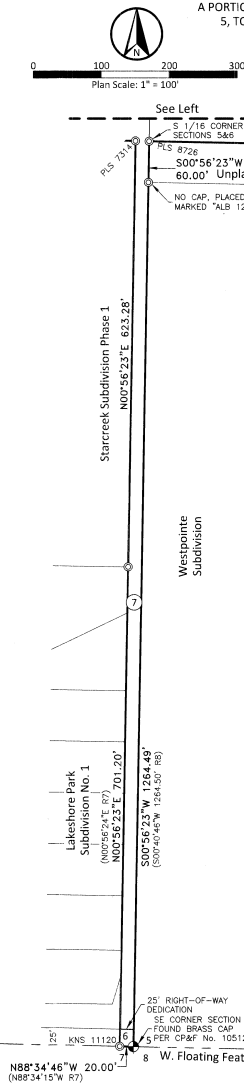
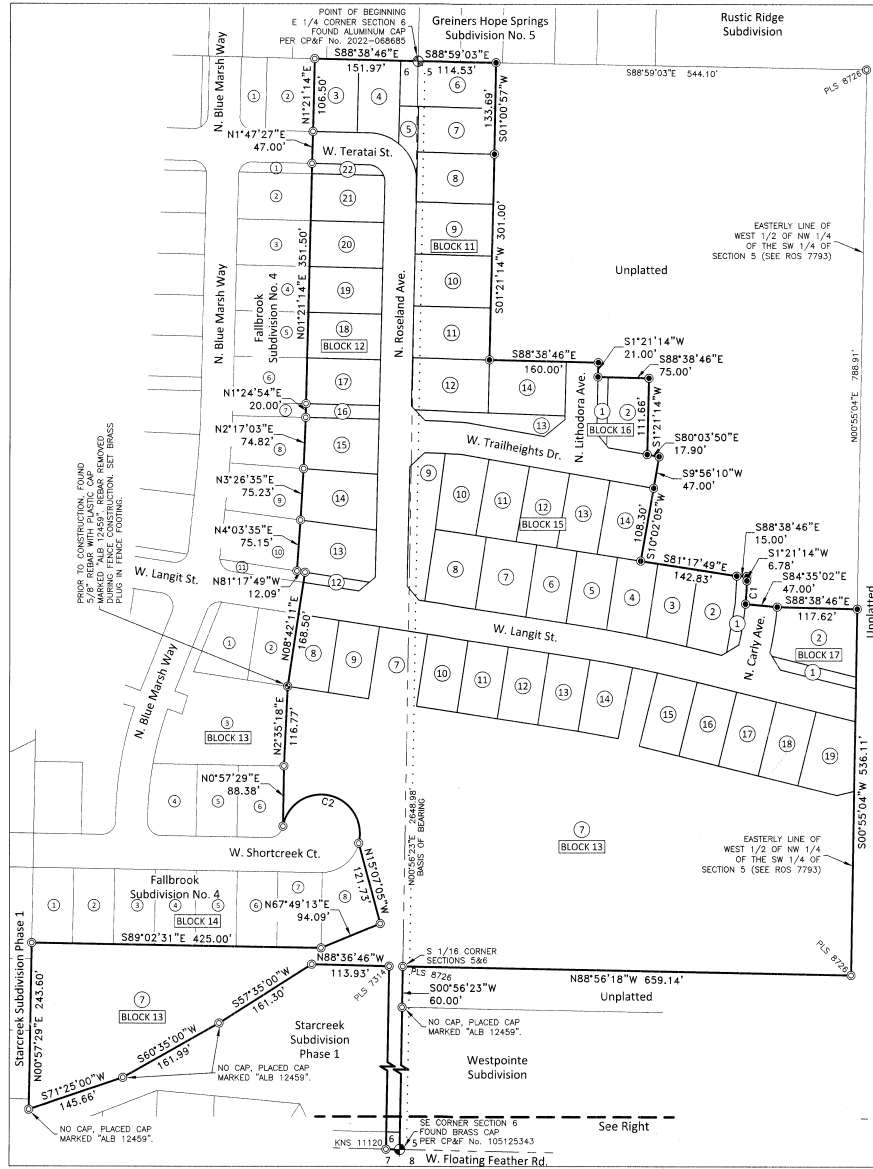
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED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



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

JOB NO. 20-156

SHEET 1 OF 5



PLAT OF
FALLBROOK SUBDIVISION No. 5



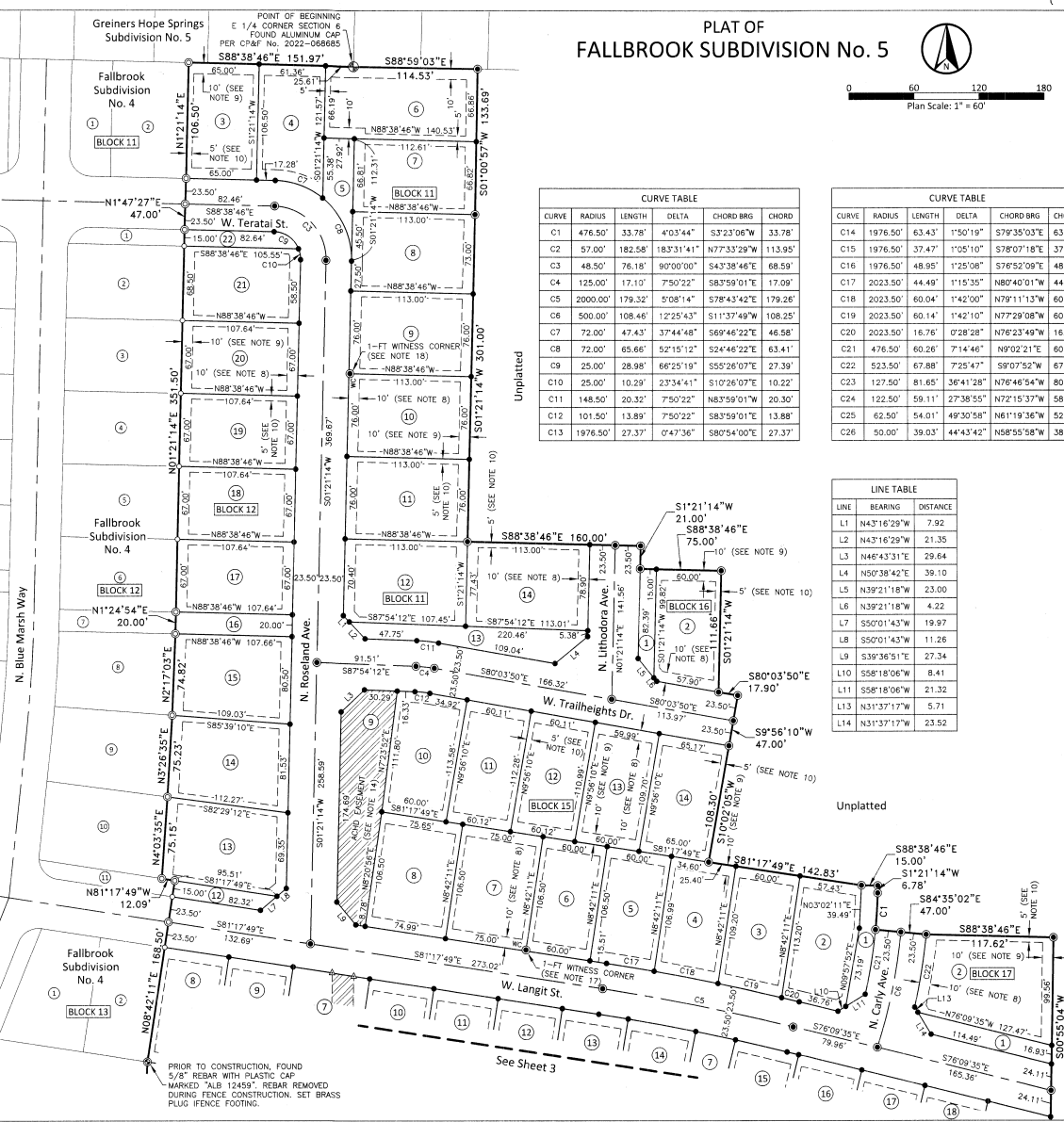
0 60 120 180
Plan Scale: 1" = 60'

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 OR 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 NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. LOT 13, BLOCK 11, LOTS 12, 16 AND 22, BLOCK 12, LOT 7, BLOCK 13, LOTS 1 AND 9, BLOCK 15, LOT 1, BLOCK 18 AND LOT 1, BLOCK 17 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)(c). 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 IMPROPER OR NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
8. 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.
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 SUCH 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. THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILL DITCH COMPANY LICENSE AGREEMENT PER INSTRUMENT No. 2022-044067, OF ADA COUNTY RECORDS. AS SHOWN HEREON A PORTION OF LOT 7, BLOCK 13 IS SUBJECT TO AN EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DITCHES IN FAVOR OF FOOTHILL DITCH COMPANY.
14. ALL OF LOT 9, BLOCK 15 AND A PORTION OF LOT 7, BLOCK 13 ARE SERVED 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 AN ACHD LICENSE AGREEMENT, PER INSTRUMENT No. 2022-057759, OF ADA COUNTY RECORDS.
16. LOT 5, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 6, 7, AND 8, BLOCK 11. SAID LOT 11, SAID LOT 5, BLOCK 11 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 5, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
17. CORNER FALLS IN LIGHT POLE BASE. SET A 1-FT WITNESS CORNER WHICH BEARS N88°38'46"E A DISTANCE OF 1.00 FOOT FROM CALCULATED POSITION.
18. CORNER FALLS IN LIGHT POLE BASE. SET A 1-FT WITNESS CORNER WHICH BEARS S88°38'46"E A DISTANCE OF 1.00 FOOT FROM CALCULATED POSITION.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	476.50'	33.78'	4°03'44"	S73°23'06"W	33.78'
C2	57.00'	182.58'	183°31'41"	N77°33'29"W	113.95'
C3	48.50'	76.18'	90°00'00"	S43°38'46"E	68.59'
C4	125.00'	17.10'	7°50'22"	S83°59'01"E	17.09'
C5	2000.00'	179.32'	5°08'14"	S78°43'42"E	179.26'
C6	500.00'	108.46'	12°25'43"	S11°37'49"W	108.25'
C7	72.00'	47.43'	37°44'48"	S69°46'22"E	46.58'
C8	72.00'	65.66'	52°15'12"	S24°46'22"E	63.41'
C9	25.00'	28.98'	66°25'19"	S55°26'07"E	27.39'
C10	25.00'	10.29'	2°34'41"	S10°26'07"E	10.22'
C11	148.50'	20.32'	7°50'22"	N83°59'01"E	20.30'
C12	101.50'	13.89'	7°50'22"	S83°59'01"E	13.88'
C13	1976.50'	27.37'	0°47'36"	S80°54'00"E	27.37'

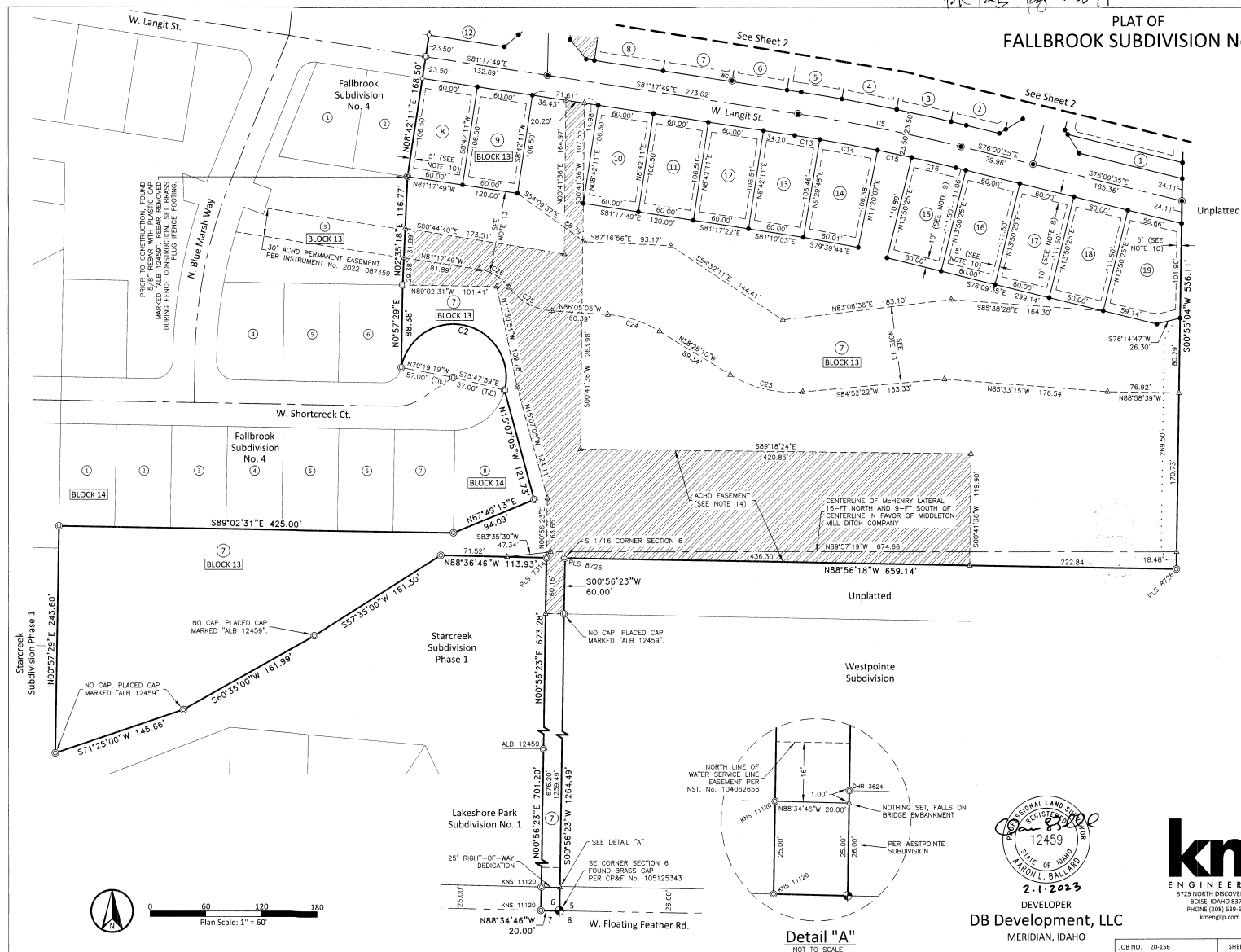
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°16'29"W	7.92
L2	N43°16'29"W	21.35
L3	N46°43'31"E	29.64
L4	N50°38'42"E	39.10
L5	N39°21'18"W	23.00
L6	N39°21'18"W	4.22
L7	S50°01'43"W	19.97
L8	S50°01'43"W	11.26
L9	S39°36'51"E	27.34
L10	S58°18'06"W	8.41
L11	S58°18'06"W	21.32
L13	N31°37'17"W	5.71
L14	N31°37'17"W	23.52



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kme@kme.com

DEVELOPER
DB Development, LLC

PLAT OF
FALLBROOK SUBDIVISION No. 5



PLAT OF
FALLBROOK SUBDIVISION No. 5

Pk 125 Pg 20100

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 EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 6 (ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 5), THENCE BEARS N07°56'23"E A DISTANCE OF 2,648.88 FEET FROM A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 5);

THENCE FOLLOWING THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 5, S88°59'03"E A DISTANCE OF 114.53 FEET TO A SET 5/8-INCH REBAR; THENCE LEAVING SAID NORTHERLY LINE, S01°00'57"W A DISTANCE OF 133.69 FEET TO A SET 5/8-INCH REBAR;

THENCE S01°21'14"W A DISTANCE OF 301.00 FEET TO A SET 5/8-INCH REBAR; THENCE S88°38'46"E A DISTANCE OF 160.00 FEET TO A SET 5/8-INCH REBAR;

THENCE S01°21'14"W A DISTANCE OF 21.00 FEET TO A SET 5/8-INCH REBAR; THENCE S88°38'46"E A DISTANCE OF 75.00 FEET TO A SET 5/8-INCH REBAR;

THENCE S01°21'14"W A DISTANCE OF 111.66 FEET TO A SET 5/8-INCH REBAR; THENCE S80°03'50"E A DISTANCE OF 17.90 FEET TO A SET 5/8-INCH REBAR;

THENCE S09°58'10"W A DISTANCE OF 47.00 FEET TO A SET 5/8-INCH REBAR; THENCE S11°02'05"W A DISTANCE OF 108.30 FEET TO A SET 5/8-INCH REBAR;

THENCE S81°17'46"E A DISTANCE OF 142.83 FEET TO A SET 5/8-INCH REBAR; THENCE S88°38'46"E A DISTANCE OF 15.00 FEET TO A SET 5/8-INCH REBAR;

THENCE S01°21'14"W A DISTANCE OF 6.78 FEET TO A SET 5/8-INCH REBAR; THENCE 33.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 476.50 FEET, A DELTA ANGLE OF 04°03'44", A CHORD BEARING OF S03°23'08"W AND A CHORD DISTANCE OF 33.78 FEET TO A SET 5/8-INCH REBAR;

THENCE S84°35'02"E A DISTANCE OF 47.00 FEET TO A SET 5/8-INCH REBAR; THENCE S88°38'46"E A DISTANCE OF 117.82 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5;

THENCE FOLLOWING SAID EASTERLY LINE, S00°55'04"W A DISTANCE OF 536.11 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5;

THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, N88°54'16"W A DISTANCE OF 659.14 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTH 1/16 CORNER OF SAID SECTIONS 5 & 6;

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6 THE FOLLOWING TWO (2) COURSES:

1. S00°56'23"W A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHWEST CORNER OF WESTPONTE SUBDIVISION (BOOK 91, PAGES 10630-10633, RECORDS OF ADA COUNTY, IDAHO);

2. S00°56'23"W A DISTANCE OF 1,264.49 FEET FORMERLY S00°40'46"W A DISTANCE OF 1,264.50 FEET) TO A FOUND BRASS CAP BEING THE SOUTHWEST CORNER OF SAID WESTPONTE SUBDIVISION AND ALSO MARKING THE SOUTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 5);

THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, N88°34'46"W (FORMERLY N88°34'15"W) A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF LAKESHORE PARK SUBDIVISION No. 1 (BOOK 91, PAGES 10644-10647, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERLY SUBDIVISION BOUNDARY OF SAID LAKESHORE PARK SUBDIVISION No. 1, N00°56'23"E (FORMERLY N00°56'24"E) A DISTANCE OF 701.20 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF STARCREEK SUBDIVISION PHASE 1 (BOOK 108, PAGES 15111-15114, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE EASTERLY SUBDIVISION BOUNDARY OF LAKESHORE PARK SUBDIVISION No. 1 AND FOLLOWING THE SUBDIVISION BOUNDARY OF SAID STARCREEK SUBDIVISION PHASE 1 THE FOLLOWING SIX (6) COURSES:

1. N00°56'23"E A DISTANCE OF 623.28 FEET TO A FOUND 5/8-INCH REBAR;

2. N88°36'46"W A DISTANCE OF 113.93 FEET TO A FOUND 5/8-INCH REBAR;

3. S57°35'00"W A DISTANCE OF 161.30 FEET TO A FOUND 5/8-INCH REBAR;

4. S60°35'00"W A DISTANCE OF 161.69 FEET TO A FOUND 5/8-INCH REBAR;

5. S71°25'00"W A DISTANCE OF 145.66 FEET TO A FOUND 5/8-INCH REBAR;

6. N00°57'29"E A DISTANCE OF 243.60 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 4 (BOOK 122, PAGES 19198-19202, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF STARCREEK SUBDIVISION PHASE 1 AND FOLLOWING THE SUBDIVISION BOUNDARY OF SAID FALLBROOK SUBDIVISION No. 4 THE FOLLOWING FIFTEEN (15) COURSES:

1. S89°02'31"E A DISTANCE OF 425.00 FEET TO A FOUND 5/8-INCH REBAR;

2. N07°49'13"E A DISTANCE OF 94.09 FEET TO A FOUND 5/8-INCH REBAR;

3. N15°07'00"W A DISTANCE OF 121.73 FEET TO A FOUND 5/8-INCH REBAR;

4. 182.58 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A DELTA ANGLE OF 183°31'41", A CHORD BEARING OF N77°33'29"W AND A CHORD DISTANCE OF 113.95 FEET TO A FOUND 5/8-INCH REBAR;

5. N02°57'25"E A DISTANCE OF 86.38 FEET TO A FOUND 5/8-INCH REBAR;

6. N02°35'18"E A DISTANCE OF 116.77 FEET TO A FOUND 5/8-INCH REBAR;

7. N08°42'11"E A DISTANCE OF 168.50 FEET TO A FOUND 5/8-INCH REBAR;

8. N81°17'49"W A DISTANCE OF 12.09 FEET TO A FOUND 5/8-INCH REBAR;

9. N04°03'35"E A DISTANCE OF 75.15 FEET TO A FOUND 5/8-INCH REBAR;

10. N03°26'35"E A DISTANCE OF 75.23 FEET TO A FOUND 5/8-INCH REBAR;

11. N02°17'03"E A DISTANCE OF 74.82 FEET TO A FOUND 5/8-INCH REBAR;

12. N01°24'54"E A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR;

13. N01°21'14"E A DISTANCE OF 351.50 FEET TO A FOUND 5/8-INCH REBAR;

14. N01°47'27"E A DISTANCE OF 47.00 FEET TO A FOUND 5/8-INCH REBAR;

15. N01°21'14"E A DISTANCE OF 106.50 FEET TO A FOUND 5/8-INCH REBAR TO THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6;

THENCE LEAVING THE SAID SUBDIVISION BOUNDARY OF FALLBROOK SUBDIVISION No. 4 AND FOLLOWING SAID NORTHERLY LINE, S88°38'46"E A DISTANCE OF 151.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 18.609 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
JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
ADA COUNTY) SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON February 1st, 2023, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

John D. Ballard
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 9.26.2028



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. 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

km
ENGINEERING
3725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6859
kmmg@a.com

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

JOB NO. 20-158 SHEET 4 OF 5

PLAT OF FALLBROOK SUBDIVISION No. 5

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, January 31, 2023, HEREBY APPROVE THIS PLAT.

Don T. Nguyen PE #1164
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 ____ DAY OF December 7 2021 THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

Jim Z
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 12th DAY OF January, 2023.

John P. Runkling
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.

Jeremy P. Hastings
ADA COUNTY SURVEYOR
PLS 5359

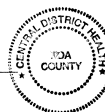


2-16-2023
DATE

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.

Don P. Runkling BEHS
HEALTH OFFICER



4-13-2022
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. 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 M. Munn
COUNTY TREASURER
signed by Deputy: Cleoandra Wyatt

2-23-2023
DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 5 WAS FILED AT THE REQUEST OF KM Engineering AT 15 MINUTES PAST 10 O'CLOCK A.M. THIS 20th DAY OF Feb, 2023 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 125 OF PLATS AT PAGES 2097 THRU 2098.

INSTRUMENT NUMBER 2023-01107

Chad R. Runkling
DEPUTY
FEE: \$26.00

Trent Tripple
EX-OFFICIO RECORDER



2-21-2022
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 20-156

SHEET 5 OF 5

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

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

**SUPPLEMENTAL DECLARATION
FOR
FALLBROOK SUBDIVISION NO. 5**

THIS SUPPLEMENTAL DECLARATION for Fallbrook Subdivision No. 5 is made effective this 9th day of March, 2023, 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. 5 according to the official plat recorded in records of Ada County, Idaho on February 24th, 2023 in Book 125 of Plats at Pages 20097 through 20101, as Instrument Number 2023-011107, 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. 5 is authorized by Section 11.3 of the Declaration.

NOW, THEREFORE, Grantor hereby declares as follows:

1. The property contained in Fallbrook Subdivision No. 5 according to the Plat is hereby expressly made subject to the Declaration described hereinabove. All owners of property in Fallbrook Subdivision No. 5 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 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. Lots 5 and 13, Block 11; Lots 12, 16, and 22, Block 12; Lot 7, Block 13, Lots 1 and 9, Block 15, Lot 1 Block 16, and Lot 1, Block 17 of the Plat shall be common lots owned by the Association as Common Area.

5. Lot 5, Block 11 on the Plat is Common Area and provides access to the Lots described on the Plat and the driveway located thereon shall be maintained by the Association. No vehicles may be parked on any part of the Common Area located on such Lot.

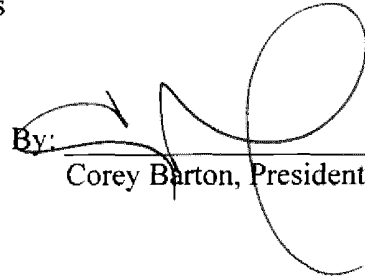
6. The Association shall be responsible to implement and comply with the Storm Drainage Facility Operations & Maintenance Manual attached hereto as Exhibit B and incorporated herein.

Operation and maintenance of the storm water facilities at the Fallbrook Subdivision shall be governed by the operation and maintenance manual of storm drainage system for the Fallbrook Subdivision (the O&M Manual) prepared by KM Engineering dated May 12, 2022, which manual may only be modified at the direction of the Board of the Association, with written approval by ACHD.

7. ACHD Storm Water Drainage System. Lot 3 of Block 13 of Fallbrook Subdivision No. 4 according to the plat thereof file of record in Ada County, Idaho on November 30, 2021, in Book 122 of Plats at Pages 19198-19202 as Instrument Number 2021-170029 is servient to and contain the Ada County Highway District ("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. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

[Signature on the Following Page]

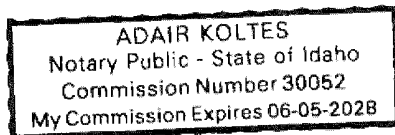
COREY BARTON HOMES, INC., dba CBH
Homes

By: 
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of March, 2023, 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.



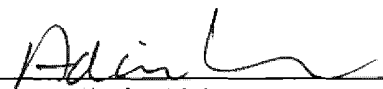

Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-2028

EXHIBIT A
(Plat of Fallbrook Subdivisions No. 5)

CUMULATIVE TABLE					
DATE	ISSUES	ISSUES	PERCENT	CUMULATIVE	CUMULATIVE
1/16	10,000,000	43,437	0.43%	10,000,000	10,000,000
1/15	10,000,000	39,474	0.39%	20,000,000	20,000,000
1/14	10,000,000	44,444	0.44%	30,000,000	30,000,000
1/13	20,000,000	44,444	0.22%	50,000,000	50,000,000
1/12	20,000,000	44,444	0.22%	70,000,000	70,000,000
1/11	30,000,000	44,444	0.15%	100,000,000	100,000,000
1/10	30,000,000	44,444	0.15%	140,000,000	140,000,000
1/9	30,000,000	44,444	0.15%	180,000,000	180,000,000
1/8	30,000,000	44,444	0.15%	220,000,000	220,000,000
1/7	30,000,000	44,444	0.15%	260,000,000	260,000,000
1/6	30,000,000	44,444	0.15%	300,000,000	300,000,000
1/5	30,000,000	44,444	0.15%	340,000,000	340,000,000
1/4	30,000,000	44,444	0.15%	380,000,000	380,000,000
1/3	30,000,000	44,444	0.15%	420,000,000	420,000,000
1/2	30,000,000	44,444	0.15%	460,000,000	460,000,000
1/1	30,000,000	44,444	0.15%	500,000,000	500,000,000

This is a detailed plat map of two adjacent lots, Lot 1 and Lot 2, located along St. Nicholas Ave. The map includes the following details:

- St. Nicholas Ave.**: Runs horizontally across the top of the map. Dimensions shown are 23.90' and 147.86'.
- W. Thompson St.**: Located to the west of Lot 1. Dimensions shown include 11.87' and 11.87'.
- N. Thompson St.**: Located between Lot 1 and Lot 2. Dimensions shown include 11.87' and 11.87'.
- E. Thompson St.**: Located to the east of Lot 2. Dimensions shown include 11.87' and 11.87'.
- Lot 1**: Situated to the north of St. Nicholas Ave. Its dimensions are 11.87' (width) and 11.87' (depth). Area measurement: ACRES 0.17.
- Lot 2**: Situated to the south of St. Nicholas Ave. Its dimensions are 11.87' (width) and 11.87' (depth). Area measurement: SQUARE FEET.
- Other Features**: The map includes various other dimensions and bearings, such as 23.90', 147.86', 11.87', and 11.87'. There are also labels for "LOT 1" and "LOT 2".



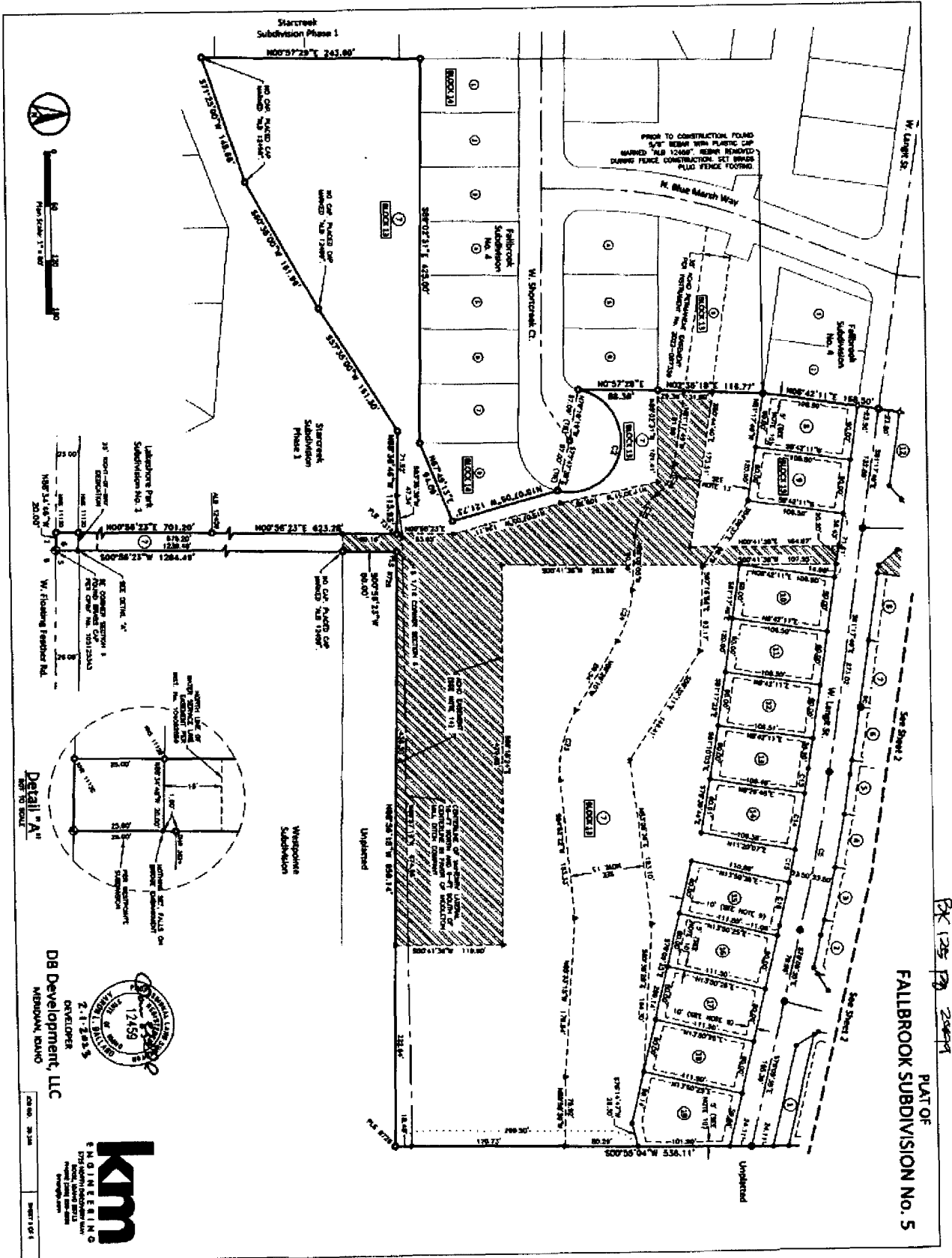
- [illegible]

2.1.1023
DEVELOPER
DB Development, I
MEMPHIS, IDAHO

km
ENGINEERING
1275 KERRY ROAD
SUITE 1000
P.O. BOX 1000
KANSAS CITY, MO 64108
816.481.1275
www.km-engineering.com

PK 125 PG 2049

PLAT OF
FALBROOK SUBDIVISION NO. 5



PLAT OF
FALLBROOK SUBDIVISION NO. 5

PK 125 PA 20304 2010

APPROVAL OF CITY ENGINEER
I, the undersigned, City Engineer of and for the City of Stark, Iowa County, have on this day, January 11, 2023, viewed and approved this plat.

Don E. Johnson
CITY ENGINEER

APPROVAL OF CITY COUNCIL
I, the undersigned, City Council of and for the City of Stark, Iowa County, have on this day, January 11, 2023, viewed and approved this plat.

Don E. Johnson
CITY COUNCIL

NOA COUNTY HIGHWAY DISTRICT COMMISSIONERS
The following plat was accepted and approved by the Board of Noa County Highway District Commissioners on the 11th day of January, 2023.

Steve Paulsen
DISTRICT COMMISSIONER

CERTIFICATE OF COUNTY SUPERVISOR
I, the undersigned, Supervisor of and for the County of Stark, Iowa County, have on this day, January 11, 2023, viewed and approved this plat.

Don E. Johnson
COUNTY SUPERVISOR



HEALTH CERTIFICATE
I, the undersigned, County Treasurer of and for the County of Stark, Iowa County, have on this day, January 11, 2023, viewed and approved this plat.

Don E. Johnson
COUNTY TREASURER

CERTIFICATE OF THE COUNTY TREASURER
I, the undersigned, County Treasurer of and for the County of Stark, Iowa County, have on this day, January 11, 2023, viewed and approved this plat.

Elizabeth Mann
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

I, the undersigned, County Recorder of and for the County of Stark, Iowa County, have on this day, January 11, 2023, viewed and approved this plat.

Tom Witek
COUNTY RECORDER

RE: \$ 26.00

DB Development, LLC
DEVELOPER
MERIDIAN, IOWA

km
ENGINEERING
1505 COUNTY HIGHWAY 10
STARK, IOWA 52243
563-382-1111

EXHIBIT B
(Storm Drainage Facility Operations & Maintenance Manual)

Prepared For:

ACHD

Fallbrook Subdivision Phase 5

Ada County, Idaho

**Storm Drainage Facility
Operations &
Maintenance Manual**



Digitally signed by
Matthew S. Derr, PE
Date: 2022.05.12
11:18:17 -06'00'



Engineers Surveyors Planners

Prepared By:

**KM Engineering, LLP
5725 N Discovery Way
Boise, ID 83713
208.639.6939**

May 2022

Project No: 20-047

TABLE OF CONTENTS

Introduction	1
System Description	1
O&M Responsibility	1
Heavy Duty Maintenance	1
Light Duty Maintenance	1
Component Maintenance	2
Drainage	2
ACHD Storm Water Drainage System	2
ACHD Right to Inspect and Maintain	2
ACHD Approval of Amendments	3
Grading	3
Appendix	
Inspection Checklist	
Roadway and Storm Drainage Plans	
Final Plot	

INTRODUCTION

The purpose of this manual is to assure the continued successful operation of the storm drainage system that collects, transports and disposes of storm water run-off for this site. The primary purpose of the storm water facility is for storm water remediation. Any additions to the facility (such as trail pathways or additional landscaping) should be considered temporary and may be removed when heavy maintenance of the facility is needed. Replacement of these items will be the responsibility of the Fallbrook Subdivision Homeowners Association (HOA).

Phase 5 of the residential subdivision includes 53 lots: 49 single-family residential lots, 3 common lots, and 1 shared driveway. The proposed improvements to the site include roadways, sidewalks, site utilities and lot grading.

SYSTEM DESCRIPTION

The site's storm drain system consists of curb and gutter, inlets, storm drain pipes, storm drain manholes and a retention pond. The storm water within the project site sheet flows into the curb and gutter where it is channeled to the inlets. Storm water then enters the storm drain pipes and is conveyed to the retention pond. The retention pond is built with turf lined forebay and primary basin with sand window to assist with infiltration. Like most systems, the storm drainage facilities at this site require periodic maintenance to assure continued performance of the system components.

O&M RESPONSIBILITY

The maintenance duties for the storm water system exist under two categories: heavy duty maintenance and light duty maintenance. The heavy duty maintenance will be the responsibility of the Ada County Highway District (ACHD). The light duty maintenance will be conducted by the HOA.

Heavy Duty Maintenance

It will be the responsibility of ACHD to maintain and repair the storm drainage system components within the public right-of-way and easements shown on the Fallbrook Subdivision Phase 5 final plat. ACHD shall have the right to maintain and repair the storm water drainage system including, but not limited to, the curb and gutter, inlets, storm drain pipes, storm drain manholes and the retention pond.

Light Duty Maintenance

It will be the responsibility of the HOA to maintain landscape areas within the public right-of-way and easements including:

- Care for grass within the public right-of-way and storm drainage easements during the growing season. Grass should be cut per the landscaper's recommendation to provide adequate cover of the roots and reduce the effects of evaporation.
- Keep shrubs and trees pruned or trimmed as needed to reduce overgrowth.
- Maintain and repair the pressurized irrigation system on an annual basis to ensure the proper irrigation of vegetation in planted areas. The irrigation system shall be drained prior to the winter months to reduce damage caused by freezing.
- Clean trash and debris within the subdivision as needed.

- Inspect pond banks on monthly basis for erosion and rodent holes and repair as necessary.
- Inspect pond forebay for standing water or wet spots that may result from clogged orifices and remove debris as necessary.
- Provide weed control within the detention pond to prevent overgrowth.
- Remove sediment accumulation from sand infiltration areas and rake/hill sand for positive drainage.

At a minimum, storm water facilities should be monitored according to the checklist found in the Appendix. Any maintenance activities should be recorded on the checklist including who performed the activity and an approximate amount of materials removed. More frequent maintenance may be necessary, so periodic inspections should be performed to monitor the level of trapped debris or nonfunctioning storm drainage components. The HOA should contact ACHD if it has determined that a storm drainage component has failed or is not functioning properly.

COMPONENT MAINTENANCE

Operation and maintenance of the storm water facilities at Fallbrook Subdivision Phase 5 shall be governed by this Manual for the storm drainage system, which may only be modified at the direction of the Board of the HOA, with written approval by ACHD.

Drainage

There shall be no interference with the established drainage pattern over any portion of the property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by Ada County and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the property is completed, or that drainage which is shown on any plans approved by Ada County and/or ACHD, which may include drainage from common areas or any building lot in the property.

ACHD Storm Water Drainage System

All of Lot 8, Block 15 and a portion of Lot 7, Block 13 are servant to and contains 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. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

ACHD Right to Inspect and Maintain

ACHD shall have the right at all times to inspect the storm water drainage system and perform any required maintenance and repairs.

ACHD Approval of Amendments

Any amendment of this Manual for Light Maintenance of Storm Water Facilities having any direct impact or effect on the ACHD storm water drainage system shall be subject to prior review and approval by ACHD.

Grading

The owner of any building lot within the property on which grading or other work has been performed pursuant to a grading plan approved under applicable provisions of Ada County Code or by the HOA, shall maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures, means or devices which are not the responsibility of ACHD, or other public agency, and plantings and ground cover installed or completed thereon.

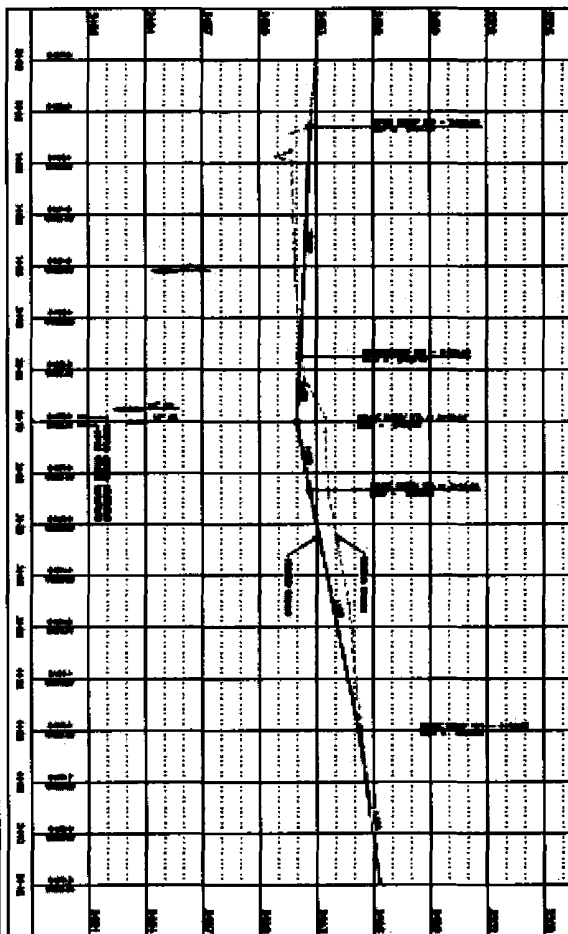
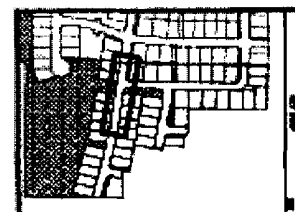
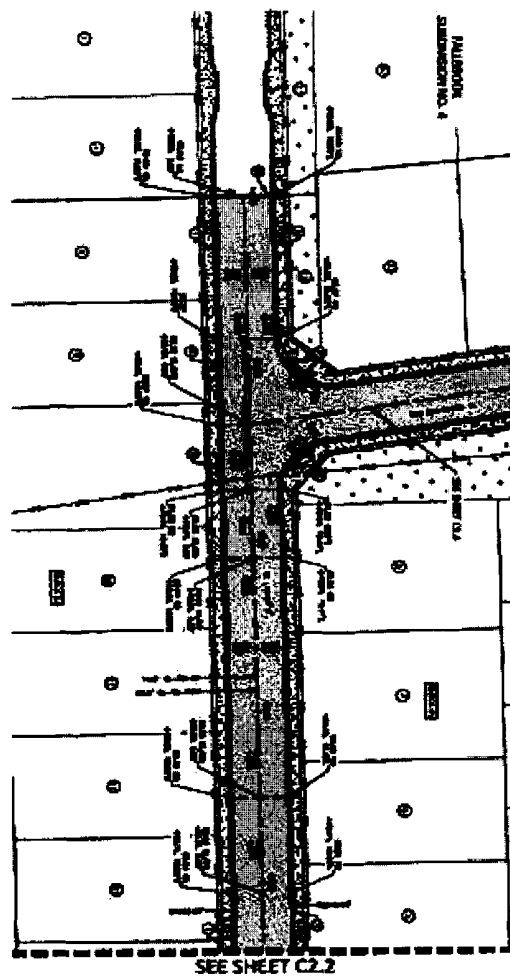
APPENDIX

**FALLBROOK SUBDIVISION NO. 5
OPERATION & MAINTENANCE MANUAL
INSPECTION LIST**

Location				
Date:				
Time:				
Approx. Date & Amount of last Rainfall:				
Inspector:				

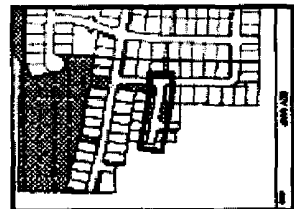
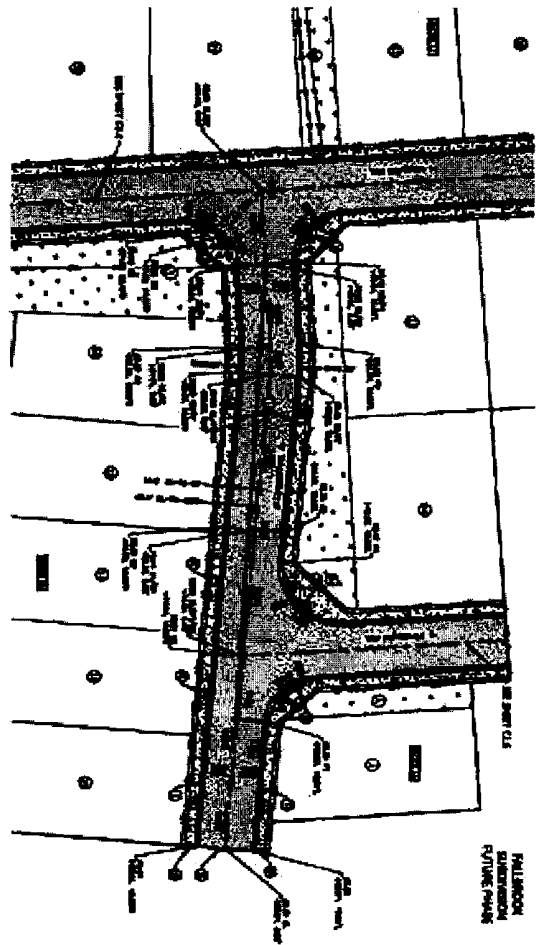
Maintenance Item	Pass/Fail				Comments
	1	2	3	4	
1. Control of excessive water from lots and common areas to streets					
2. Control of water on surface pond hydroplaning					
3. Vegetation and ground cover adequate					
4. Visual control					
5. Unobstructed planting					
6. Slope protection/erosion					
7. Animal burrows					
8. Inlet/Outlet pipe from curb					
9. Debris removal necessary					
10. Corrosion control					
11. Flow spreader					
12. Energy dissipation at inlet (rip-rap)					
13. Removal of litter and debris					
14. Standing water or wet spots, source of noise?					
15. Encroachment of pond or easement area					
16. Complaints from residents					
17. Acid rain					
18. Care for grass within the public right-of-way and storm drainage easements during the growing season. Grass should be cut per the landscaper's recommendation to provide adequate cover of the soil and reduce the effects of evaporation.					
19. Other (specify)					
20. Clean trash and debris within the subdivision as needed.					
21. Snow barrier delineation depth, remove when depth exceed 1/2" design.					
22. Remove silt and sediment accumulation from sand collection area, rate/fill sand for positive drainage.					
23. Any public hazards (specify)					
24. Pressure irrigation - Inspect and repair to ensure the proper irrigation of vegetation in planted areas. The irrigation system shall be drained prior to the winter months to reduce damage caused by freezing.					
25. Other (specify)					

Comments:

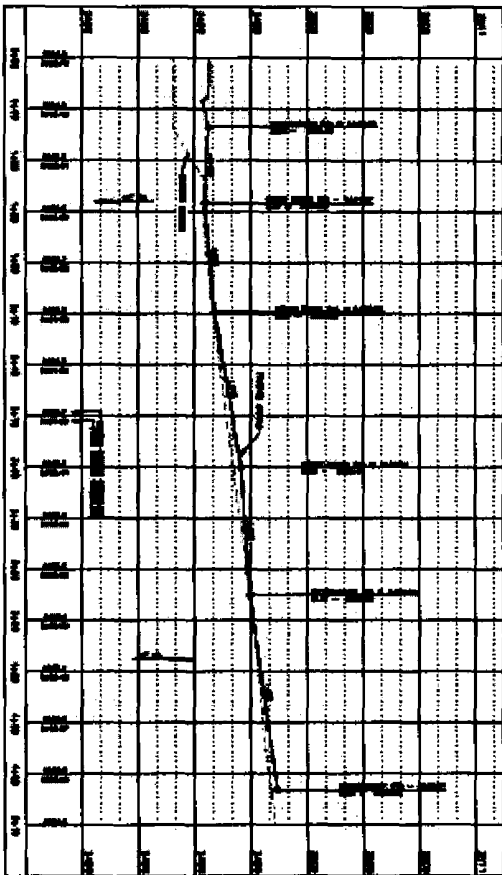
[illegible]

FALLBROOK SUBDIVISION NO. 3
STAR, ID
ROADWAY IMPROVEMENT PLANS
W. LANE 110 - E. ON AND PROFILE





W. TRAILRIGHTS ST. PLAN AND PROFILE



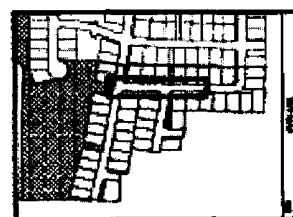
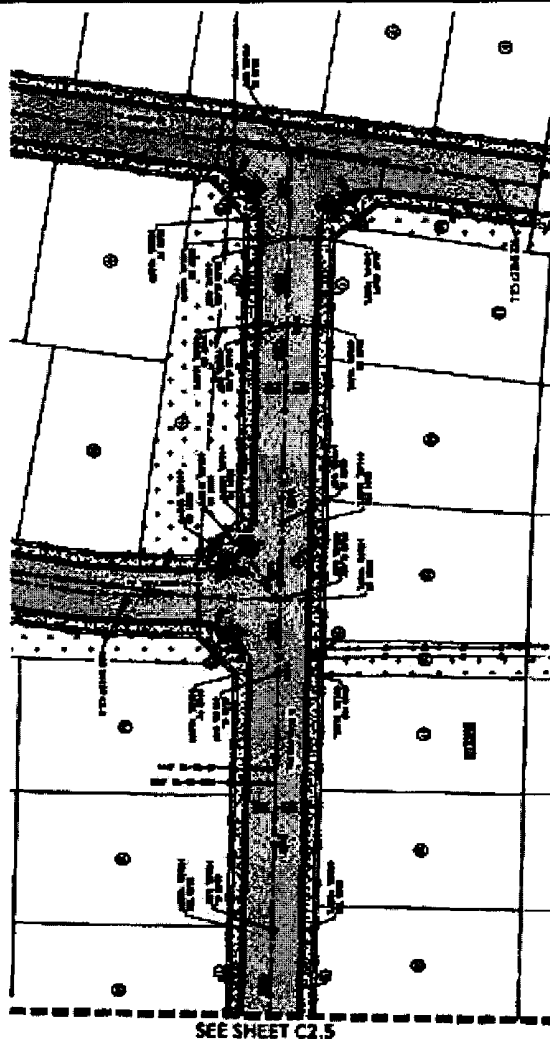
NO.	DESCRIPTION	DATE
1	DESIGNED BY: [Name]	11/11/11
2	CHECKED BY: [Name]	11/11/11
3	APPROVED BY: [Name]	11/11/11
4	DESIGNED BY: [Name]	11/11/11
5	CHECKED BY: [Name]	11/11/11
6	APPROVED BY: [Name]	11/11/11
7	DESIGNED BY: [Name]	11/11/11
8	CHECKED BY: [Name]	11/11/11
9	APPROVED BY: [Name]	11/11/11
10	DESIGNED BY: [Name]	11/11/11
11	CHECKED BY: [Name]	11/11/11
12	APPROVED BY: [Name]	11/11/11

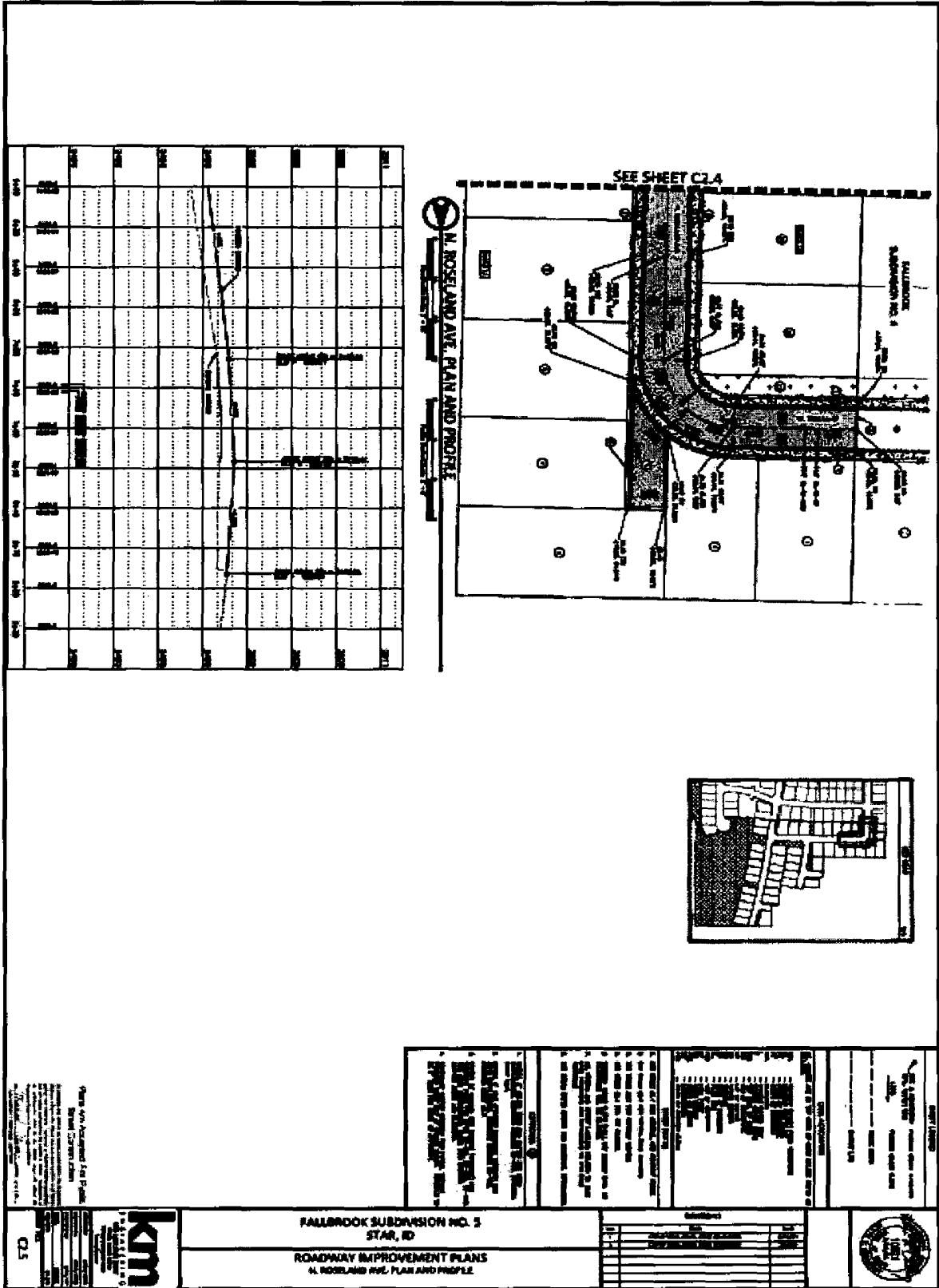
**FALLBROOK SUBDIVISION NO. 3
STAR, ID**

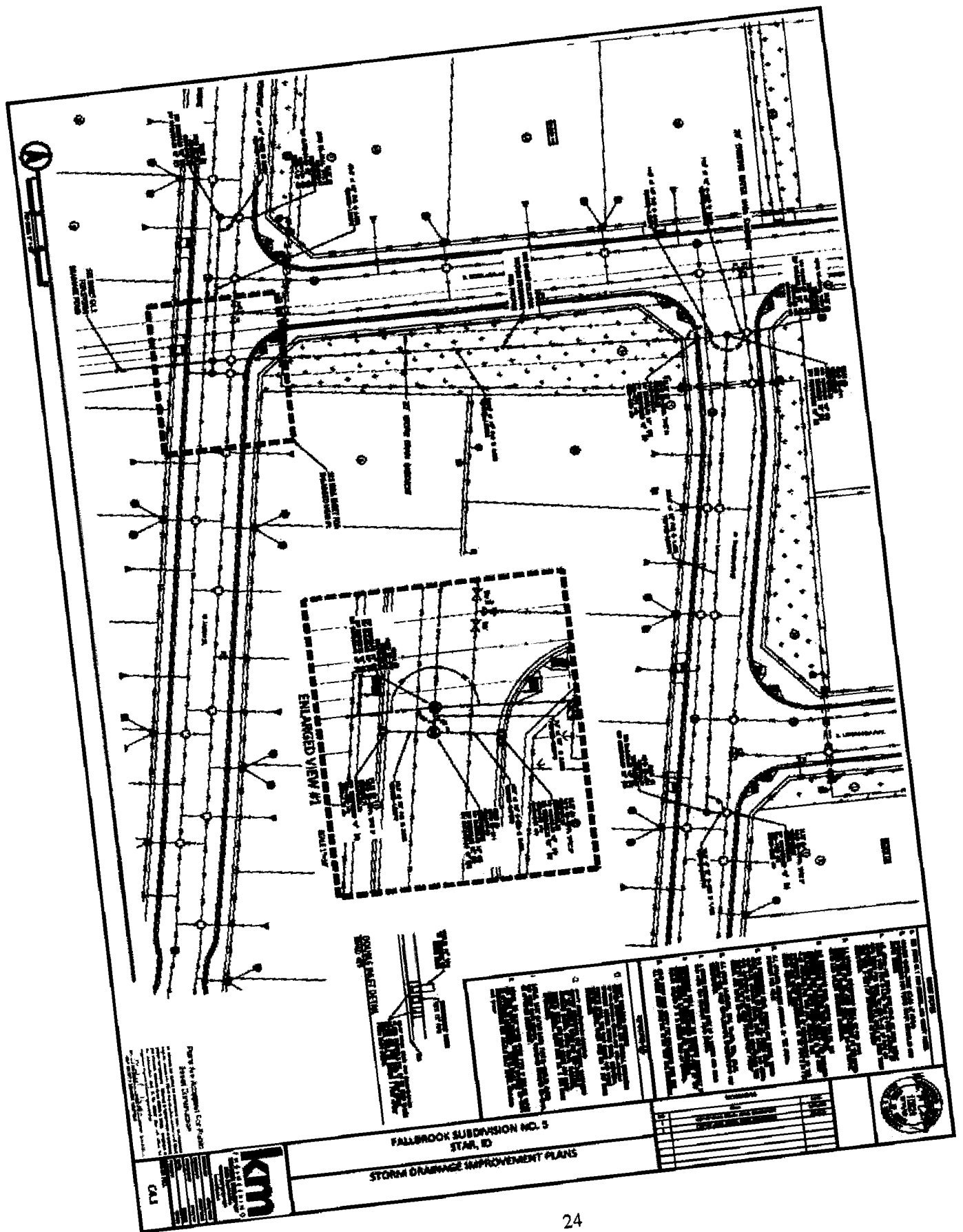
**ROADWAY IMPROVEMENT PLANS
W. TRAILRIGHTS ST. PLAN AND PROFILE**

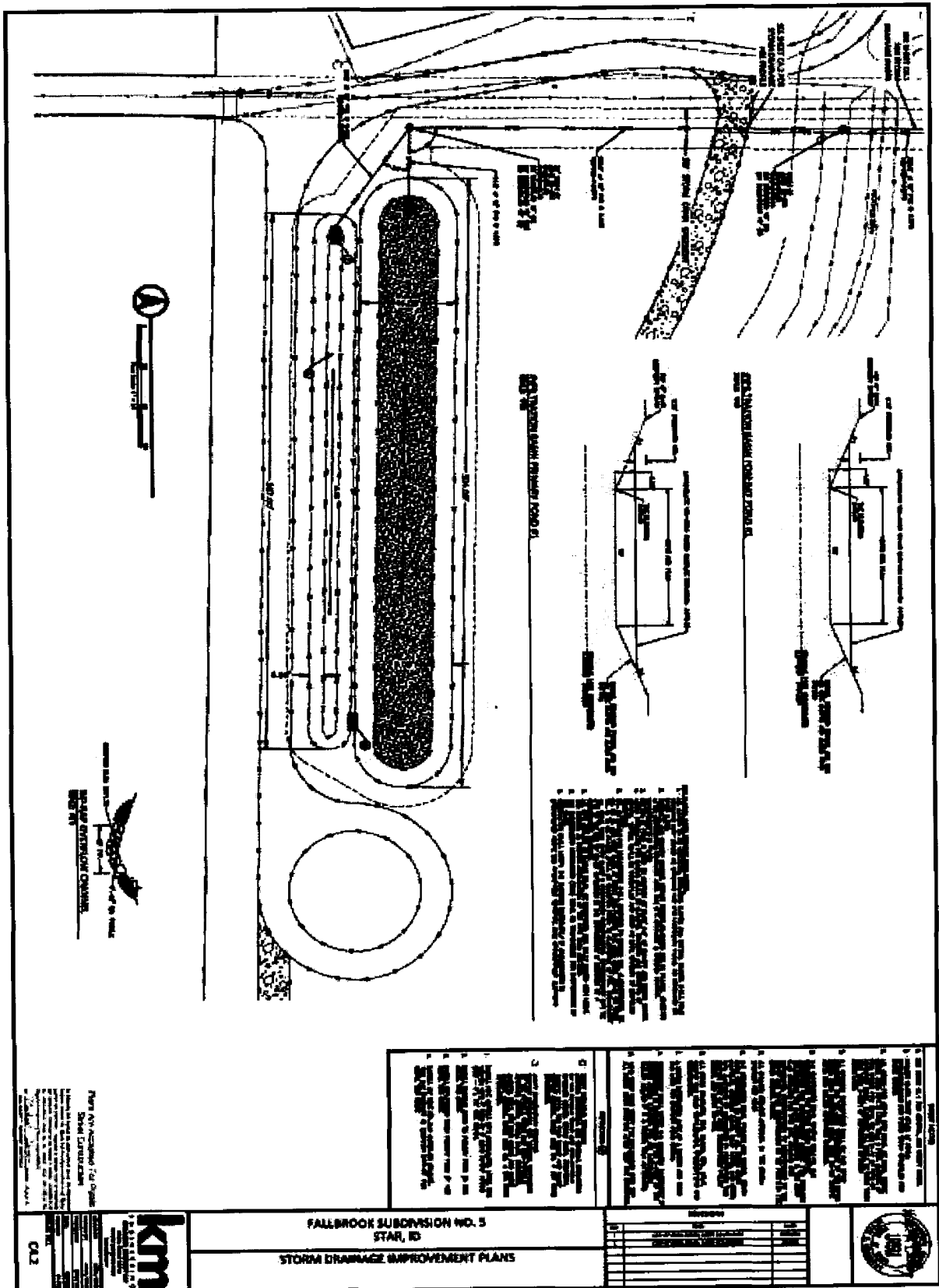
Part of the proposed plan is shown in the plan view. The plan view shows the proposed improvements to the roadway. The profile view shows the vertical alignment of the road. The plan view shows the proposed improvements to the roadway. The profile view shows the vertical alignment of the road.

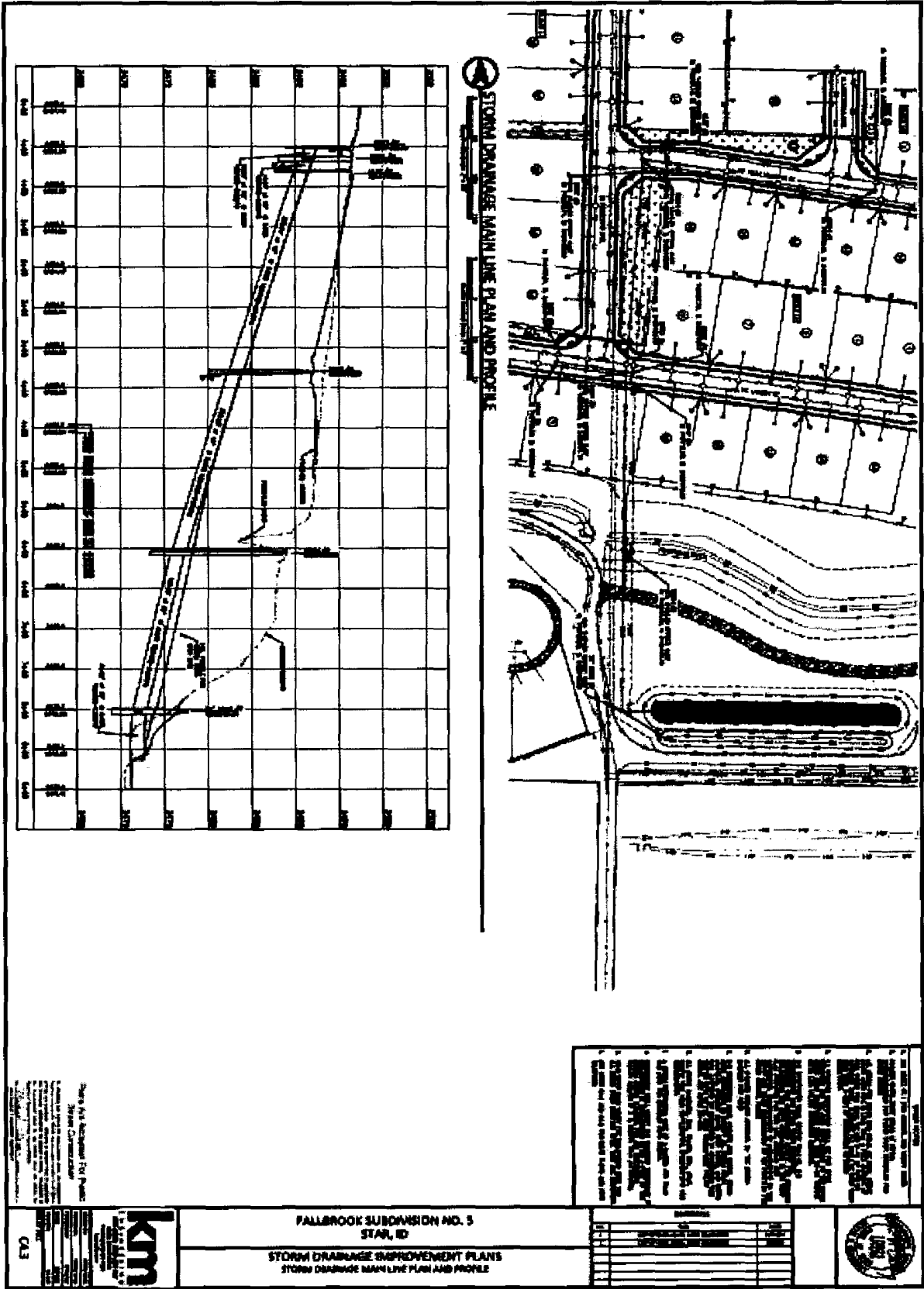


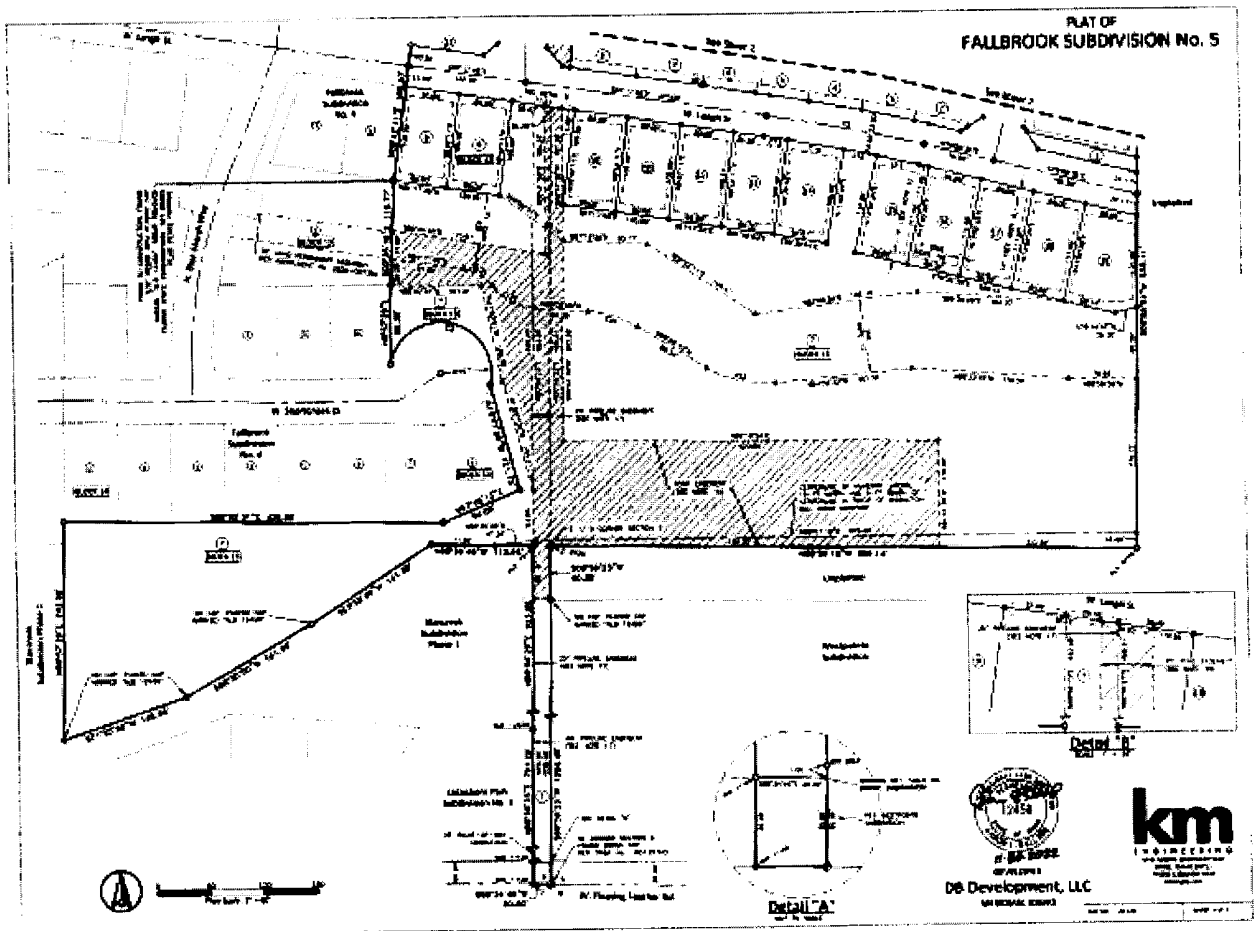












**PLAT OF
FALLBROOK SUBDIVISION No. 5**

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer of the City of Fallbrook, Cal., do hereby approve the plat.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, the undersigned, City Council of the City of Fallbrook, Cal., do hereby approve the plat.

CITY COUNCIL

ALA COUNTY PUBLICITY DISTRICT COMMISSIONERS

We hereby approve the plat of the Fallbrook Subdivision No. 5.

ALA COUNTY PUBLICITY DISTRICT COMMISSIONERS

COMMISSIONER OF COUNTY RECORDS

I, the undersigned, Commissioner of County Records of the County of Alameda, Cal., do hereby approve the plat.

COMMISSIONER OF COUNTY RECORDS

BY

NOTICE TO CREDITORS

NOTICE TO CREDITORS OF THE ESTATE OF _____

NOTICE TO CREDITORS

COMMISSIONER OF THE COUNTY ENGINEER

I, the undersigned, Commissioner of the County Engineer of the County of Alameda, Cal., do hereby approve the plat.

COMMISSIONER OF THE COUNTY ENGINEER

COMMISSIONER OF COUNTY RECORDS

I, the undersigned, Commissioner of County Records of the County of Alameda, Cal., do hereby approve the plat.

COMMISSIONER OF COUNTY RECORDS

BY

BY



DB Development, LLC
SHERMAN, OREGON

