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

2024-061548
10/30/2024 03:13 PM
AMOUNT \$16.00



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

OWNERS

AT THE REQUEST OF

COMMENTS

PK 124 pg 21062

PLAT OF
FALLBROOK SUBDIVISION No. 6
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
2024



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

POINT OF COMMENCEMENT
W 1/4 CORNER SECTION 5
FOUND ALUMINUM CAP
PER CPA# No. 2022-068685

Greiners Hope Springs
Subdivision No. 5

Rustic Ridge
Subdivision

Fallbrook
Subdivision No. 5

Fallbrook
Subdivision No. 5

SW CORNER SECTION 5
FOUND BRASS CAP
PER CPA# No. 105125343
W. Floating Feather Rd.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°35'02"W	47.00'
L2	N1°21'14"E	6.78'
L3	N88°38'46"W	15.00'
L4	N80°03'50"W	17.90'
L5	N1°21'14"E	21.00'
L6	S43°38'46"E	21.21'
L7	S43°38'46"E	8.24'
L8	N46°21'14"E	29.46'
L9	S43°38'46"E	6.12'
L10	S43°38'46"E	23.33'
L11	S46°21'14"W	23.33'
L12	S46°21'14"W	6.12'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	476.50'	33.78'	4°03'44"	N3°23'06"W	33.78'
C2	500.00'	35.45'	4°03'44"	S3°23'06"W	35.44'
C3	75.00'	11.23'	8°34'56"	S84°21'18"E	11.22'
C4	48.50'	76.18'	90°00'00"	S43°38'46"E	68.59'
C5	48.50'	76.18'	90°00'00"	N46°21'14"E	68.59'
C6	72.00'	49.25'	39°11'37"	N20°57'03"E	48.30'
C7	72.00'	52.12'	41°28'20"	N61°17'01"E	50.99'
C8	72.00'	11.73'	9°20'03"	N88°41'13"E	11.72'
C9	72.00'	47.34'	37°40'12"	S69°48'40"E	46.49'
C10	72.00'	65.76'	52°19'48"	N24°48'40"W	63.50'
C11	523.50'	37.12'	4°03'44"	N3°23'06"E	37.11'
C12	98.50'	14.75'	8°34'56"	S84°21'18"E	14.74'
C13	51.50'	7.71'	8°34'56"	S84°21'18"E	7.71'
C14	25.00'	10.29'	23°34'41"	N10°26'07"W	10.22'
C15	25.00'	28.98'	66°25'19"	N59°26'07"W	27.39'
C16	25.00'	28.98'	66°25'19"	S58°08'35"W	27.39'
C17	25.00'	10.29'	23°34'41"	N10°08'35"E	10.22'

SHEET INDEX

SHEET 1 - OVERALL SUBDIVISION MAP, LEGEND AND LINE/CURVE TABLES
SHEET 2 - CERTIFICATE OF OWNERS AND NOTES
SHEET 3 - 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"
⑭	LOT NUMBER
⑭	EXISTING LOT NUMBERS
—	SUBDIVISION BOUNDARY LINE
—	LOT LINE
—	ROAD CENTERLINE
—	SECTION LINE
—	ADJACENT LOT LINE
---	EASEMENT LINE

REFERENCES

R1. PLAT OF FALLBROOK SUBDIVISION No. 5, RECORDED IN BOOK 125, PAGES 20097-20101, 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 6556-6557, RECORDS OF ADA COUNTY, IDAHO.
R6. PLAT OF RUSTIC RIDGE SUBDIVISION, RECORDED IN BOOK 111, PAGES 16052-16054, RECORDS OF ADA COUNTY, IDAHO.
R7. PLAT OF GREINERS HOPE SPRINGS SUBDIVISION No. 5, RECORDED IN BOOK 124, PAGES 19799-19802, 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 PLATS 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.



DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
5735 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6393
kmleng@icm.com

JOB NO. 20-174 SHEET 3 OF 3

PLAT OF
FALLBROOK SUBDIVISION No. 6

BK 129 PG 21063

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 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 5, WHICH BEARS N00°56'23"E A DISTANCE OF 2,648.98 FEET FROM A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5;
THENCE FOLLOWING THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 5 AND THE SOUTHERLY BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION No. 5, (BOOK 124 OF PLATS, PAGES 19799-19802, RECORDS OF ADA COUNTY, IDAHO), S88°59'03"E (FORMERLY S88°59'12"E) A DISTANCE OF 114.53 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF FALLBROOK SUBDIVISION No. 5 (BOOK 125 OF PLATS, PAGES 20097-20101, RECORDS OF ADA COUNTY, IDAHO) AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID NORTHERLY LINE AND SAID SOUTHERLY BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION No. 5, S88°59'03"E (FORMERLY S88°59'12"E) A DISTANCE OF 233.33 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID GREINERS HOPE SPRINGS SUBDIVISION No. 5 AND ALSO BEING THE SOUTHWEST CORNER OF RUSTIC RIDGE SUBDIVISION (BOOK 111 OF PLATS, PAGES 16052-16054, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SOUTHERLY BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION No. 5 AND FOLLOWING SAID NORTHERLY LINE AND THE SOUTHERLY BOUNDARY OF SAID RUSTIC RIDGE SUBDIVISION, S88°59'03"E (FORMERLY S88°58'45"E), A DISTANCE OF 310.77 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE LEAVING SAID NORTHERLY LINE AND SAID SOUTHERLY BOUNDARY OF RUSTIC RIDGE SUBDIVISION, S00°55'04"W A DISTANCE OF 788.91 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF SAID FALLBROOK SUBDIVISION No. 5;

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES:

1. N88°38'46"W A DISTANCE OF 117.62 FEET TO A 5/8-INCH REBAR;
2. N84°35'02"W A DISTANCE OF 47.00 FEET TO A 5/8-INCH REBAR;
3. 33.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 478.50 FEET, A DELTA ANGLE OF 04°03'44", A CHORD BEARING OF N03°23'06"E AND A CHORD DISTANCE OF 33.78 FEET TO A 5/8-INCH REBAR;
4. N01°21'14"E A DISTANCE OF 6.78 FEET TO A 5/8-INCH REBAR;
5. N88°38'46"W A DISTANCE OF 15.00 FEET TO A 5/8-INCH REBAR;
6. N81°17'49"W A DISTANCE OF 142.83 FEET TO A 5/8-INCH REBAR;
7. N10°02'05"E A DISTANCE OF 108.30 FEET TO A 5/8-INCH REBAR;
8. N09°56'10"E A DISTANCE OF 47.00 FEET TO A 5/8-INCH REBAR;
9. N80°03'50"W A DISTANCE OF 17.90 FEET TO A 5/8-INCH REBAR;
10. N01°21'14"E A DISTANCE OF 111.66 FEET TO A 5/8-INCH REBAR;
11. N88°38'46"W A DISTANCE OF 75.00 FEET TO A 5/8-INCH REBAR;
12. N01°21'14"E A DISTANCE OF 21.00 FEET TO A 5/8-INCH REBAR;
13. N88°38'46"W A DISTANCE OF 160.00 FEET TO A 5/8-INCH REBAR;
14. N01°21'14"E A DISTANCE OF 301.00 FEET TO A 5/8-INCH REBAR;
15. N01°00'57"E A DISTANCE OF 133.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 7.815 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 }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON JULY 9th, 2024, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10-6-25



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 33, BLOCK 11, LOT 17, BLOCK 15, LOTS 5 AND 10, BLOCK 16 AND LOT 7, 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)(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 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 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. LOT 19, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS FOR LOTS 20, AND 21, BLOCK 11. SAID LOT 19, 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 19, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
14. LOT 25, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 26, 27, AND 28, BLOCK 11. SAID LOT 25, 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 25, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.

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. 6 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



7-9-2024

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

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

JOB NO. 20-174 SHEET 2 OF 3

PLAT OF
FALLBROOK SUBDIVISION No. 6

BK 129 pg 21064

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, October 24, 2024, HEREBY APPROVE THIS PLAT.

[Signature] P 6 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 19th DAY OF July, 2024 THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

[Signature]
CITY CLERK
STAR, IDAHO
deputy treasurer/clerk



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 14th DAY OF AUGUST, 2024.



[Signature]
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

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

[Signature]
ADA COUNTY SURVEYOR
PLS # 20920

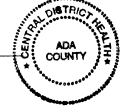


30 OCTOBER 2024
DATE

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



1-10-2024
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 deputy: [Signature]

10-30-2024
DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
ADA COUNTY) SS

I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 6 WAS FILED AT THE REQUEST OF KM Engineering AT 13 MINUTES PAST 3 O'CLOCK P.M. THIS 30th DAY OF OCT, 2024 A.D. IN MY OFFICE AND WAS DULY RECORDED AS BOOK 129 OF PLATS AT PAGES 21062 THRU 21064.

INSTRUMENT NUMBER 2024-061548.

[Signature]
DEPUTY
FEE: \$16.00

[Signature]
EX-OFFICIO RECORDER



1-9-2024
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
9333 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kme@kisp.com

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

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

**SUPPLEMENTAL DECLARATION
FOR
FALLBROOK SUBDIVISION NO. 6**

THIS SUPPLEMENTAL DECLARATION for Fallbrook Subdivision No. 6 is made effective this 7th day of November, 2024, 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. 6 according to the official plat recorded in records of Ada County, Idaho on October 30, 2024 in Book 129 of Plats at Pages 21062-21064 as Instrument Number 2024-061548, 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. 6 is authorized by Section 11.3 of the Declaration.

NOW, THEREFORE, Grantor hereby declares as follows:

1. The property contained in Fallbrook Subdivision No. 6 according to the Plat is hereby expressly made subject to the Declaration described hereinabove. All owners of property in Fallbrook Subdivision No. 6 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").

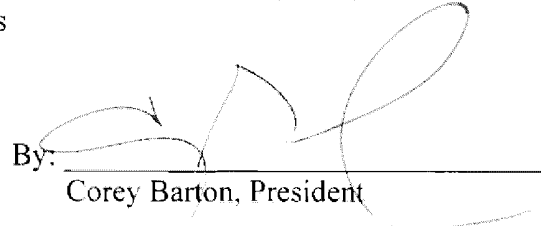
2. Grantor hereunder remains a Class B Member in the Association as provided for in Section 5.3.2 of the Declaration and is be entitled to cast ten (10) votes for each Building Lot owned by Grantor on any matter submitted to the members of the Association.

3. Lots 19, 25, 33, Block 11; Lot 17, Block 15; Lots 5 and 10, Block 16; and Lot 7, Block 17 of the Plat shall be common lots owned by the Association as Common Area.

4. Lots 19 and 25, Block 11 on the Plat are Common Area and provide access to the Lots described on the Plat and the driveways located thereon shall be maintained by the Association. No vehicles may be parked on any part of the Common Area located on such Lot.

[Signature on the Following Page]

COREY BARTON HOMES, INC., dba CBH
Homes

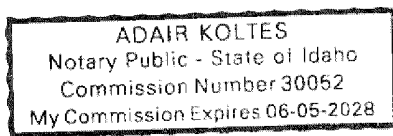
By: 

Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 7th day of November, 2024, 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 Koltes
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-2028

EXHIBIT A
(Plat of Fallbrook Subdivisions No. 6)

PK 129 P3 21062



SHEET INDEX

SHEET 1 - OVERALL SUBMISSION MAP, LEGEND AND LINE/CURVE TABLES
SHEET 2 - CERTIFICATE OF OWNERS AND NOTES
SHEET 3 - CERTIFICATES AND APPROVALS

LEGEND

FOUND BRASS CAP

FOUND ALUMINUM CAP

FOUND 3/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459". UNLESS NOTED OTHERWISE

FOUND 1/2" REBAR WITH PLASTIC CAP MARKED
"A.B. 12458". UNLESS NOTED OTHERWISE

SET 5/8" REBAR WITH PLASTIC CAP MARKED
"A.B. 12459"

SET 1/2" REBAR WITH PLASTIC CAP MARKED
"ALB 12498"
LOT NUMBER

④
EXISTING LOT NUMBERS
SUBDIVISION BOUNDARY LINE
LOT LINE

ROAD CENTERLINE
SECTION LINE
ADJACENT LOT LINE

----- EXHIBIT ONE

REFERENCES

1. REPORT OF THE FBI LABORATORY No. 5, RECORDED IN BOOK 121

R1. PART OF TRANSMISSION RECORDS OF ADA COUNTY, IDAHO, PAGES 20297-20301, 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.

95. PLAT OF RUSTY SPUR RANCHETTES SUBMISSION No. 2, RECORD BOOK 64, PAGES 6550-6557, RECORDS OF ADA COUNTY, IDAHO

PAGES 14022-14094, RECORDS OF ADA COUNTY, IDAHO.

R7. PLAT OF GARDENERS HOPE SPRINGS SUBDIVISION No. 3, RECORDED BOOK 124, PAGES 18789-19402, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBMIT THE LAND SHOWN HEREON
TO THE BUREAU OF LAND MANAGEMENT FOR PLAIN SURVEYS AND PLAT
SURVEY IS BASED UPON THE RETICULATION OF PLAIN SURVEYS AND PLAT
IN THE INTERIOR REGION AND A FIELD SURVEY OF DISTANT MONUMENTS.
MONUMENTATION RECOMMENDED WAS FOUND TO BE IN SUFFICIENT CONFORMANCE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW

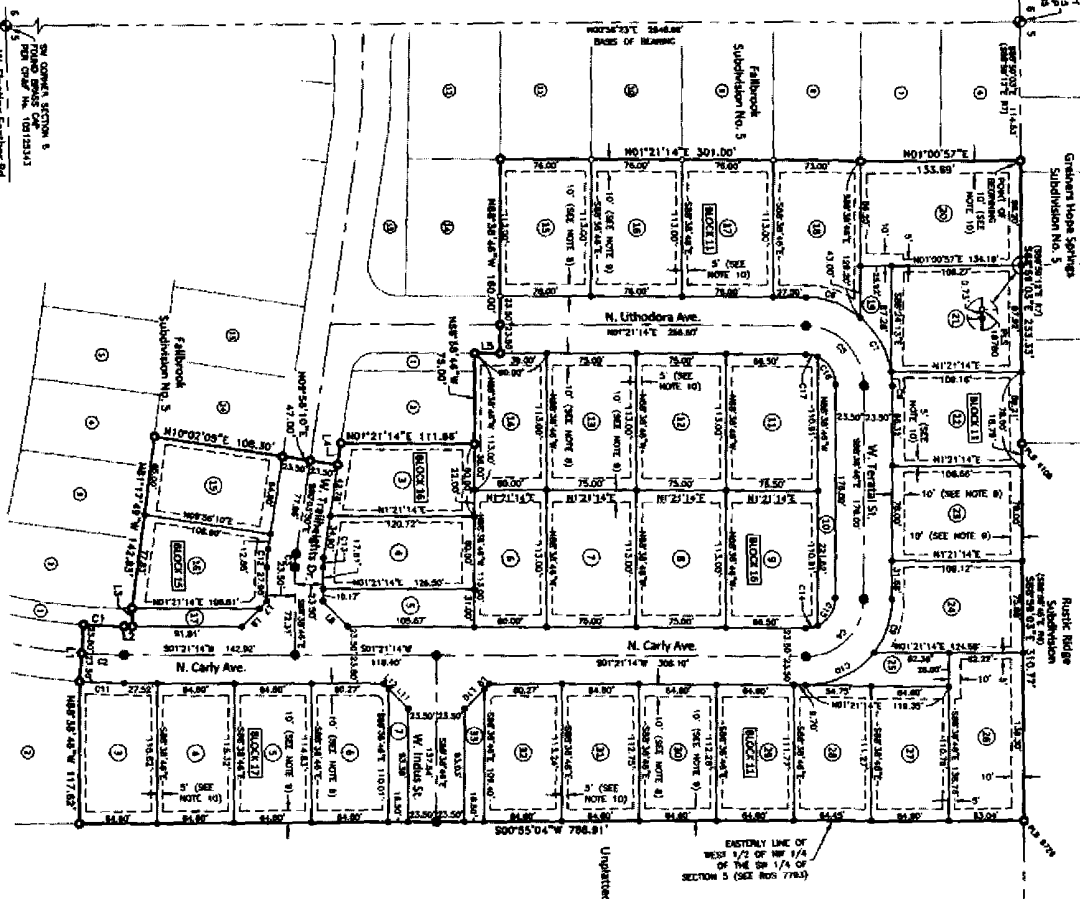
12459

ENGINEER
1728 NORTH DAKOTA
BOZEMAN IDAHO 83727
PHONE (208) 688-4646

DB Development, LLC		800-441-4444
MERIDIAN, IDAHO		
DOB NO.	25-174	INSTR

[illegible]

CUMULATIVE TABLE					
DATE	AMOUNT	INTEREST	CHECK NO.	CHECK	BALANCE
1/1	478.00	32.79	6703.44	4753.95	13.76
2/1	500.00	32.87	6703.44	5753.26	11.44
3/1	75.00	11.52	6703.44	5828.78	1.52
4/1	48.50	7.91	6707.00	5876.79	68.50
5/1	48.50	7.91	6707.00	5925.29	68.50
6/1	75.00	11.57	6707.00	5997.31	11.57
7/1	75.00	12.17	6707.00	6064.17	12.17
8/1	75.00	12.17	6707.00	6139.34	12.17
9/1	75.00	12.17	6707.00	6214.51	12.17
10/1	75.00	12.17	6707.00	6289.68	12.17
11/1	75.00	12.17	6707.00	6364.85	12.17
12/1	75.00	12.17	6707.00	6439.99	12.17
1/1	75.00	12.17	6707.00	6515.16	12.17
2/1	75.00	12.17	6707.00	6590.33	12.17
3/1	75.00	12.17	6707.00	6665.50	12.17
4/1	75.00	12.17	6707.00	6740.67	12.17
5/1	75.00	12.17	6707.00	6815.84	12.17
6/1	75.00	12.17	6707.00	6891.01	12.17
7/1	75.00	12.17	6707.00	6966.18	12.17
8/1	75.00	12.17	6707.00	7041.35	12.17
9/1	75.00	12.17	6707.00	7116.52	12.17
10/1	75.00	12.17	6707.00	7191.69	12.17
11/1	75.00	12.17	6707.00	7266.86	12.17
12/1	75.00	12.17	6707.00	7342.03	12.17



SN CORNER SECTION 6
FOUND BRASS CAP
PDR CRAT. No. 103123343

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