

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

July 27, 2022

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **September 6, 2022**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: Baron Properties Commercial Rezone
Files #'s RZ-22--02 Annexation-Zoning
DA-22-05 Development Agreement

Applicant/Representative: Elizabeth Koeckeritz, Givens Pursely LLP, 601 W Bannock St, Boise, ID 83702

Owner: Calhoun Comm, LLC, 1401 17th Street, Suite 700, Denver, OC, 80202

Action: The Applicant is seeking approval of a Rezone (C-1 to C-2) and a Development Agreement for a parcel of land consisting of 11.38 acres. The property is located at 342 S. Calhoun Place in Star, Idaho.

Property Location: The subject property is generally located on the northeast corner of W. Wildbranch Street and S. Calhoun Place, on the south side of W. State Street. Ada County Parcel No. S0416120900.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at snickel@staridaho.org **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator

342 S Calhoun Place



BARON

PROPERTIES

June 14, 2022

City of Star
Attn: Shawn Nickel
Planning & Zoning Administrator
10769 W. State Street
P.O. Box 130
Star, Idaho 83669

RE: Project Narrative – Star Crest Business Park Rezone

Dear Mayor, City Councilmembers, Planning and Zoning Commissioners and Planning Staff:

On behalf of BPS Calhoun Comm LLC, we are pleased to submit this application for the Star Crest Business Park, a +/-11.386 acre parcel on the southwest corner of State Street and Highway 16. This narrative is in support of our rezone application.

With this application BPS Calhoun Comm LLC proposes to rezone Ada County Tax Parcel No. S0416120900 (the “**Property**”) to Commercial General (C-2) zoning. The Property is annexed into the City of Star and is zoned Commercial Neighborhood (C-1). The Comprehensive Plan’s Future Land Use Map (“**FLUM**”) designates the Property as Commercial.

Approval of the requested rezone is proper because each of the City’s rezone criteria are met:

- A rezone to C-2 complies with the FLUM. The Property is appropriately designated Commercial on the FLUM, which designation supports C-2 zoning. The adjacent property to the west is designated Commercial and Compact Residential and the property to the south is designated High Density Residential. Property across State Street to the north is designated Industrial, and property across Highway 16 to the east is designated Commercial.
- The rezone to C-2 supports many of the Comprehensive Plan’s goals and objectives including 8.5.6.B, which encourages commercial facilities to locate on transportation corridors, and Goal 7.3., which provides for building a stronger community through enhancing and developing Star’s economy. *Implementation Policy 7.5.D* recommends that lands along Highways 16 and 20/26 be considered as the location of a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential. The development associated with this rezone will help fund numerous traffic improvements in this area, improve connectivity throughout the

June 14, 2022


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development and adjacent properties, and maintain the functionality of the roads, in furtherance of *Roadway System Goal 12.3.1*.

- The stated purpose of the C-2 zoning district is to provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales. The Property, situated at the corner of two state highways, is ideally situated for C-2 zoning and more intensive commercial uses.
- The proposed C-2 zoning is compatible with adjoining zoning districts. To the west is limited office (L-O) and commercial general (C-2) zoning, and to the south is high density residential (R-14) zoning. To the east across Highway 16 is mixed use (M-U) zoning, and to the north across State Street is M-U zoning within the City and rural-urban transition (RUT) within the County. C-2 zoning is also compatible with the Property's location at the intersection of two State highways.
- The map amendment meets or exceeds all regulations outlined for the C-2 zone in City code.
- The map amendment will not be materially detrimental to the public health, safety and welfare. Rather, the rezone to C-2 allows for development in conformity with surrounding uses while adding to the City's economic base. It provides for a diversification of future businesses on this highly-visible intersection.
- The map amendment will not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City. The Property is already located within the City; sewer and water are available to the Property; and the Property is within the police and fire response times.

Thank you for your consideration of this request to rezone the Property to C-2. We are excited for this opportunity to bring future businesses to this busy intersection in Star.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Riggs". The signature is written in a cursive, flowing style with large loops and is positioned above the printed name.

Jeff Riggs, Owner



ANNEXATION & ZONING - REZONE APPLICATION

****All information must be filled out to be processed.*

FILE NO.: _____
 Date Application Received: _____ Fee Paid: _____
 Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: Baron Properties
 Applicant Address: 1401 17th Street, Suite 700, Denver, CO Zip: 80202
 Phone: 720-488-2000 Email: GHector@baronproperties.com

Owner Name: Calhoun Comm LLC
 Owner Address: 1401 17th Street, Suite 700, Denver, CO Zip: 80202
 Phone: 720-488-2000 Email: GHector@baronproperties.com

Representative (e.g., architect, engineer, developer): Attorney
 Contact: Elizabeth Koeckeritz Firm Name: Givens Pursley LLP
 Address: 601 W Bannock St Boise, ID Zip: 83702
 Phone: 208-388-1200 Email: eak@givenspursley.com

Property Information:

Site Address: 342 South Calhoun Place Parcel Number: S0416120900
 Total Acreage of Site: +/-11.386 acres
 Total Acreage of Site in Special Flood Hazard Area: _____
 Proposed Zoning Designation of Site: Commercial General (C-2)

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C-1	Commercial	Ag
Proposed	C-2	no change	
North of site	M-U & RUT	Industrial	vacant
South of site	R-14	High Density Residential	Ag
East of site	M-U	Commercial	vacant
West of site	L-O & C-2	Commercial & Compact Residential	Ag / residential

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No
 Evidence of Erosion - No
 Fish Habitat - No
 Floodplain - Portion of the property to be lifted out of current Flood Zone AE.
 Mature Trees - No
 Riparian Vegetation - No
 Steep Slopes - No
 Stream/Creek - Pioneer Canal currently cuts through the property.
 Unique Animal Life - No
 Unique Plant Life - No
 Unstable Soils - No
 Wildlife Habitat - No
 Historical Assets - No

Application Requirements:

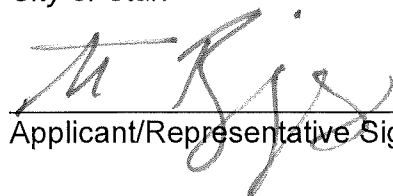
(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
X	Completed and signed Annexation & Zoning/Rezone Application	
X	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Narrative fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal. 	
X	Recorded warranty deed for the subject property	

X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
waived	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
waived	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*



 Applicant/Representative Signature

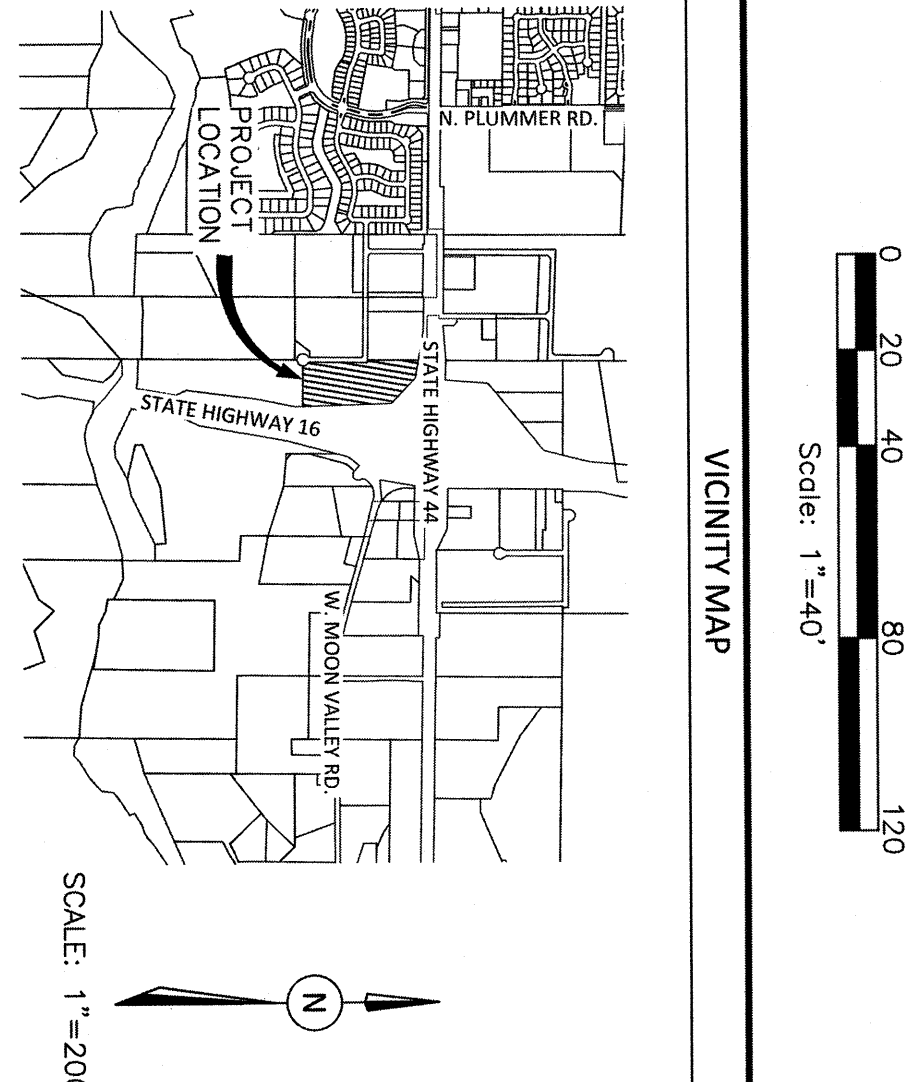
6-14-22

 Date

ALTA/NSPS Land Title Survey

For
Star River Holdings, LLC
Township 4 North, Range 1 West, Boise Meridian, City of Star,
Ada County, Idaho
2021

Situated in a Portion of the West 1/4 of the Northeast 1/4 of Section 16,
N05-108799-00 with a Commencement Date of March 16, 2021.



SURVEY REFERENCES

- R1. RECORD OF SURVEY No. 10793, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 10276, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 10034, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 8922, RECORDS OF ADA COUNTY, IDAHO.
- R5. RECORD OF SURVEY No. 3494, RECORDS OF ADA COUNTY, IDAHO.
- R6. RECORD OF SURVEY No. 2653, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND 5/8-INCH REBAR, AS NOTED
- POWER POLE
- ELECTRICAL VAULT/MANHOLE
- TELEPHONE REESTRAL
- WATER VALVE
- SEWER MANHOLE LID
- SEWER SERVICE STUB MARKER
- STREET SIGN
- SECTION LINE
- PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE, AS NOTED
- FEMA FLOOD ZONE BOUNDARY LINE
- POWER LINE
- OVERHEAD POWER LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- GRANTY IRRIGATION LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- TOP OF BANK
- FENCE LINE (TYPE AS NOTED)
- INDICATES CONTINUATION OF UTILITY LINE
- PROFESSIONAL LAND SURVEYOR

PROPERTY DESCRIPTION

THE FOLLOWING DESCRIPTION IS PER THE TITLE DESCRIPTION PROVIDED IN THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1058799-00 WITH A COMMENCEMENT DATE OF MARCH 16, 2021.

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE FOLLOWING THE NORTH/SOUTH WEST SECTION LINE 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 AND THENCE LEAVING SAID NORTH/SOUTH WEST SECTION LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 79°57'23" EAST A DISTANCE OF 187.15 FEET TO A FOUND ALUMINUM CAP
2. SOUTH 46°34'42" EAST A DISTANCE OF 263.59 FEET TO A FOUND ALUMINUM CAP MARKING THE WESTERLY CORNER OF SAID SECTION 16, THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 A DISTANCE OF 223.84 FEET TO A SET 5/8-INCH REBAR OF 42 1/2 FEET TO A SET 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 AND FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. 63.28 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A BEARING ANGLE OF 57°23'02" A CORNER BEARING OF NORTH 19°12'22" WEST AND A CHORD DISTANCE OF 603.89 FEET TO A FOUND ALUMINUM CAP MARKING THE WESTERLY CORNER OF SAID SECTION 16, THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 A DISTANCE OF 163.97 FEET TO A FOUND ALUMINUM CAP
2. NORTH 0°46'49" EAST A BEARING OF 604.83 FEET TO A FOUND ALUMINUM CAP MARKING THE WESTERLY CORNER OF SAID SECTION 16, THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 A DISTANCE OF 163.97 FEET TO A FOUND ALUMINUM CAP
3. NORTH 0°46'49" EAST A BEARING OF 604.83 FEET TO A FOUND ALUMINUM CAP MARKING THE WESTERLY CORNER OF SAID SECTION 16, THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 A DISTANCE OF 163.97 FEET TO A FOUND ALUMINUM CAP

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°13'05" WEST A DISTANCE OF 421.33 FEET TO A SET 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 AND THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°13'05" WEST A DISTANCE OF 421.33 FEET TO THE POINT OF BEGINNING.

TITLE INFORMATION

1. THE FOLLOWING SCHEDULE B - PART I EASEMENTS ARE PROVIDED FOR THE TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1058799-00 WITH A COMMENCEMENT DATE OF MARCH 16, 2021.
2. ANY TAXES, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASSERTED BY AN INSPECTION OF SAID LAND OR BY RECORDS NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY ENCUMBRANCE, ENCUMBRANCE, VARIATION, VIOLATION, OR EASEMENT ENCUMBRANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, DISCREPANCIES IN AREA, OR DISCREPANCIES IN THE NUMBER AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
5. (A) UNAUTHORIZED MINING CLAIMS, (B) EASEMENTS OR EASEMENTS IN PARTS, OR IN ACRES AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN IN THE PUBLIC RECORDS.
6. ANY LENS OR RIGHT TO A LENS, FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
7. ANY DIRECT LENS, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET.
8. GENERAL AND SPECIAL TAXES FOR THE YEAR 2021, AN ACCRUAL LEFT NOT DUE OR PAYABLE UNTIL THE FORTH MONTH IN NOVEMBER 2021 WHEN THE BILLS ARE DUE, THE FIRST HALF OF WHICH IS NOT DEDUCTIBLE UNTIL AFTER DECEMBER 31, 2021.
9. GENERAL TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY "SUBSEQUENT" OR "FUTURE" DATE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY STAR WATER & SEWER DISTRICT.
10. ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY STAR WATER & SEWER DISTRICT.
11. THE RIGHTS, POWERS AND EASEMENTS OF DRAINAGE DISTRICT NO. 2.
12. ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY POWERS DITCH COMPANY, LTD.
13. RIGHTS OF THE STATE OF IDAHO IN AND TO THE TRACT HEREIN, IF ANY.
14. ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE COURSE OF THE BOISE RIVER.

GENERAL NOTES

1. THIS SURVEY WAS MADE ON THE GROUND ON MARCH 30, 2021.
2. AT THE TIME OF SURVEY, THE SURVEYOR DID NOT OBSERVE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE NOT GUARANTEED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND HAS OBSERVED EVIDENCE OF THE PRESENCE OF UTILITIES. THE SURVEYOR HAS OBSERVED EVIDENCE OF THE PRESENCE OF UTILITIES. THE SURVEYOR HAS OBSERVED EVIDENCE OF THE PRESENCE OF UTILITIES.
4. AT THE TIME OF THIS SURVEY, THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN RIGHT-OF-WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK IMPROVEMENTS TO SAID CALHOUN PLACE THAT HAVE NOT YET BEEN CONSTRUCTED.
5. AT THE TIME OF THIS SURVEY, THE SURVEYOR OBSERVED NO BUILDINGS ON THE SUBJECT PROPERTY.
6. AT THE TIME OF THIS SURVEY, THERE ARE NO DRAWING STALLS ON THE SUBJECT PROPERTY.
7. AS SHOWN HEREON, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "AE". THE SURVEYOR HAS OBSERVED EVIDENCE OF THE PRESENCE OF UTILITIES.
8. THE NUMBER LINES WITH A TERMINUS UNKNOWN SHOWN HEREON AT THE END OF THE LINE, UNLESS OTHERWISE NOTED, ARE INTENDED TO INDICATE THAT THE SURVEYOR HAS OBSERVED EVIDENCE OF THE PRESENCE OF UTILITIES.
9. THE GROSS AREA FOR THE SUBJECT PROPERTY IS 11.864 ACRES.
10. BUSINESS DISTRICT THE DRAINAGE DISTRICT STANDARDS FOR ZONE "X" ARE AS FOLLOWS:
11. PER THE CITY OF STAR CODE OF ORDINANCE, CHAPTER 3, ARTICLE 4, SECTION 3-3A-4, MAXIMUM BUILDING HEIGHT 35'-FEET.
12. PER THE CITY OF STAR CODE OF ORDINANCE, CHAPTER 3, ARTICLE 4, SECTION 3-3A-4, MINIMUM BUILDING HEIGHT 10'-FEET.
13. THE CURRENT ADDRESS FOR THE SUBJECT PROPERTY IS 342 SOUTH CALHOUN PLACE, PER ADA COUNTY ASSESSOR'S OFFICE.
14. THE CURRENT ADDRESS FOR THE SUBJECT PROPERTY IS 342 SOUTH CALHOUN PLACE, PER ADA COUNTY ASSESSOR'S OFFICE.

SURVEYOR'S CERTIFICATION

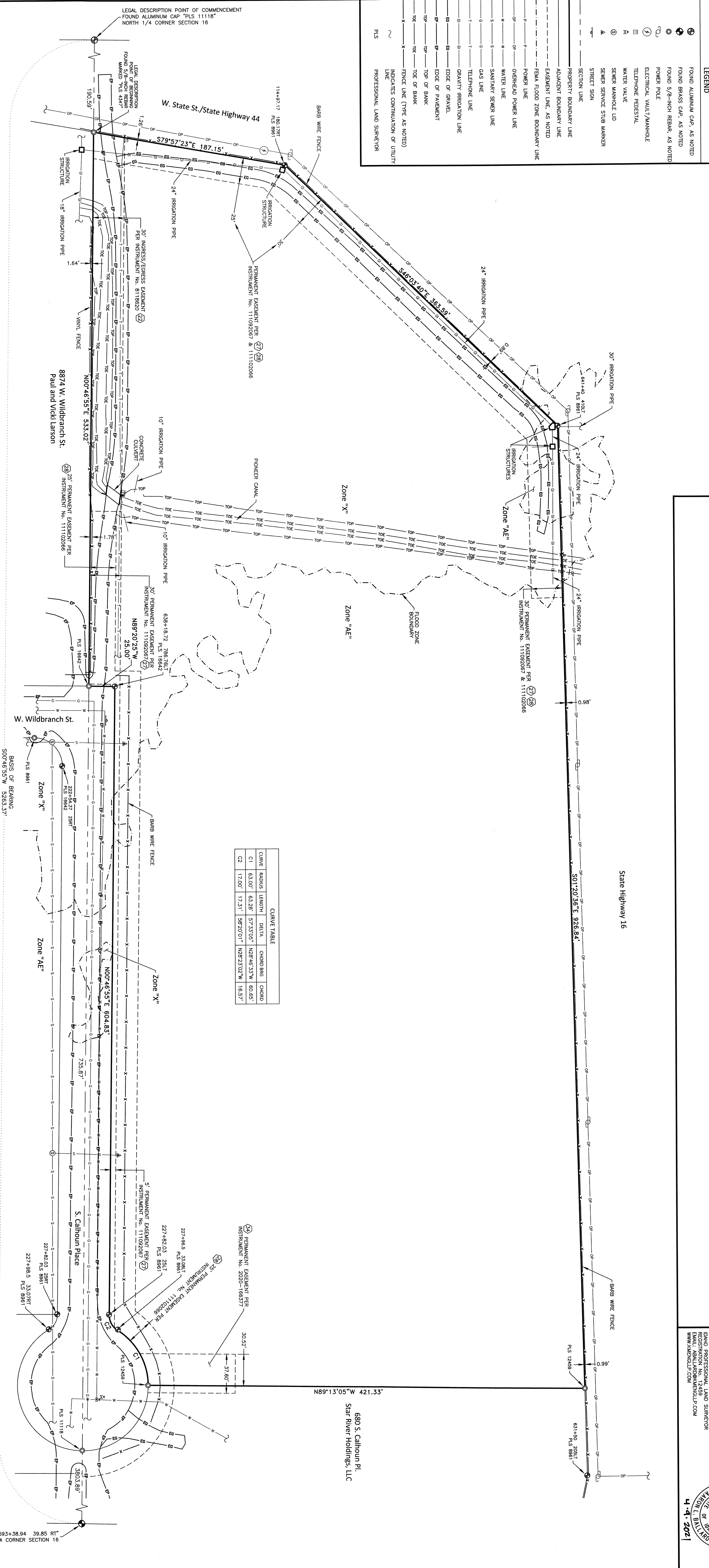
I, AMON L. BALDARO, DAVID PROFESSIONAL LAND SURVEYOR
DUAL: ADALTA@AMONL.COM
WWW.AMONL.COM

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED FOR ALTA/NSPS LAND TITLE SURVEY, DUAL: ADALTA@AMONL.COM, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO. THE SURVEY WAS MADE ON MARCH 30, 2021, AND I AM NOT PROVIDING THIS CERTIFICATION UNTIL I HAVE REVIEWED ALL RECORDS ON FILE FOR SAID SECTION 16.

DATE: 4/1/2021

REVISIONS

NO.	ITEM	DATE



CURVE TABLE

CHORD	LENGTH	DELTA	CHORD BING	CHORD
C1	63.00'	63.28°	S79°57'23" W	60.65'
C2	17.00'	17.31°	S67°20'01" W	16.57'

km
ENGINEERING
5725 NORTH DOUGLASS WAY
BOISE, IDAHO 83720
PHONE (208) 659-6939
www.kmeng.com

DESIGN BY: CAJ
DRAWN BY: AKB
CHECKED BY: AKB
DATE: 4/09/21
SCALE: 2:000

SHEET NO. 1 OF 1

Star River Holdings, LLC
342 South Calhoun Place Star, Idaho
ALTA/NSPS Land Title Survey
Boundary, Easement and Planimetric Map