

APR 09 2024

IN THE MATTER OF THE INCLUSION)	ORDER OF
OF CERTAIN REAL PROPERTY WITHIN THE)	INCLUSION AND
STAR SEWER AND WATER DISTRICT)	ANNEXATION
GENERALLY KNOWN AS STUMP LANE PROPERTY)	

THIS MATTER having come on regularly for hearing on the **15th day of March 2024**, pursuant to a petition filed with the Board of the Star Sewer and Water District (the District) on or about **February 9, 2024**, filed and presented by **Joseph Watson** owner and/or representative of the real property proposed for inclusion, and pursuant to a notice by publication in **The Idaho Statesman**, a newspaper of general circulation within the District, on **March 04, 2024, March 8, 2024 and March 11, 2024 in The Idaho Statesman** the proof of which more fully appears in the Affidavits of Publication attached hereto as Exhibit "A." The Board has heard, considered, and passed upon any protests that were presented at or filed in writing in advance of the hearing held and conducted on **March 15, 2024**, as fully set forth in the proceedings of said hearing, and all of such protests are hereby overruled. No Petitioner has withdrawn his or her petition subsequent to the announcement of the conditions set forth below. Since the property proposed to be annexed was not contained in the original boundaries of the District, the Board will require that the property be annexed subject to the Conditions of Annexation attached hereto as Exhibit "B."

Upon examining the Petition for Annexation (inclusion) of Property, hearing and examining the Petitioners and examining all proof (documentary and oral) submitted for the Board's consideration, the Board found and concluded that (i) the said Petition for Annexation (inclusion) of Property was in substantial compliance with the law and executed by the Petitioners and acknowledged in the manner required by law; (ii) it would be in the best interest of the District and the Property affected to annex and include

the property of the Petitioners, subject to all conditions enumerated in the said Petition and as hereinafter specified; (iii) the Notice of Hearing of said Petition was given in the manner required by law; and (iv) there is not a good cause to deny the Petition for Annexation.

NOW, THEREFORE, IT IS ORDERED that it is in the best interests of the Petitioners and the District that the property (and as more specifically described in Exhibit "B" (Conditions of Annexation), attached hereto) be and the same is hereby included within the District subject to all of the (i) limitations and obligations imposed by Sections 42-3218 and 42-3220, Idaho Code, (ii) all the conditions enumerated and specified in the Petition for Annexation; and (iii) subject to all conditions specified in the Conditions of Annexation as announced and passed at the Board meeting of **March 15, 2024** pursuant to the above conditions.

ADOPTED AND APPROVED by the Board of Directors of the Star Sewer and water District of Ada County, Idaho this 10th day March, 2024.

STAR SEWER AND WATER DISTRICT



Administrative Manager
Star Sewer & Water District

ATTEST:

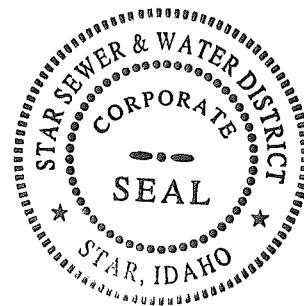
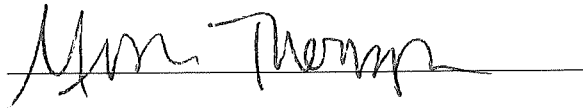


EXHIBIT A

STATE OF IDAHO)
) ss.
County of Ada)

AFFIDAVIT OF PUBLICATION

I, Terra Estrada, do hereby certify that I am an Administrative Manager with the Star Sewer and Water District, Ada County, Idaho (the “District”).

I further certify that the attached Proof of Publication of Notice of Filing of Petitions for Annexation of Properties is a true and correct copy of the original and, as such, show that Notice was given by publication on March 4, 2024, March 8, 2024, and March 11, 2024, in The Idaho Statesman.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature on behalf of the District this 21st day of March 2024.

STAR SEWER AND WATER DISTRICT



Terra Estrada

Administrative Manager

Re: Stump Lane Property



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19222	526995	Print Legal Ad-IPL01625190 - IPL0162519		\$136.54	2	64 L

Attention: Terra Estrada
 STAR SEWER & WATER DISTRICT
 PO BOX 400
 STAR, ID 836690400

TEstrada@starswd.com

LEGAL NOTICE

NOTICE OF HEARING ON PETITIONS AND CONSIDERATION OF INCLUSIONS FOR THE ANNEXATION OF PROPERTY INTO THE STAR SEWER & WATER DISTRICT

NOTICE IS HEREBY GIVEN that the following listed property under consideration by the Board of Directors for inclusion into the District and the petitions of the following listed property owner for the annexation of certain areas into the Star Sewer and Water District, subject to conditions imposed by the District's Board of Directors, will be heard by the Board on March 15, 2024 at 11:00 A.M. Said hearing will be held at the Star Sewer and Water District, located at 10831 W. State Street, Star, Idaho.

Any person or persons opposing this annexation shall show cause, in writing, if any they have, why the petition and/or inclusions should not be granted. Written comments will be accepted during the regular working hours of Star Sewer and Water District until 4:30 p.m. on March 14, 2024.

The failure of any person to show cause, in writing, shall be deemed as an assent to the annexation of such lands into the District as prayed in the petition(s) and those properties listed and under consideration. The Board shall have full discretion to determine if the petitions(s) and/or inclusions shall be granted. The real property that has been petitioned for inclusion and annexation and are being considered for inclusion into the Star Sewer and Water District, situated in Ada County, Idaho, is described more particularly as follows and the proposed annexation agreements are with:

Petitioner: Mary Watson
6281 Stump Ln, Star, ID 83669
Legal Description

A parcel of land lying in the SW 1/4 NE 1/4 of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho, said parcel being more particularly described as follows: Commencing at the iron pin marking the Center 1/4 corner of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho; thence N.00°18'17"E., 989.14 feet along the west line of said NE 1/4 to an iron pin marking the point of beginning; Thence along the following courses and distances to iron pins: Continuing N.00°18'17"E. 329.66 feet (formerly shown of record as 329.71 feet) to the northwest corner of said SW 1/4 NE 1/4; thence N. 89°29'53" E. (formerly shown of record as N.89°29'21"E.) 743.33 feet along the north line of said SW 1/4 NE 1/4; thence S.00°21'31"W. 214.30 feet (formerly shown of record as 214.27 feet); thence S. 89°54'50"E. (formerly shown of record as S.89°55'22"E.) 599.63 feet to the east line of said SW 1/4 NE 1/4; thence along said east line, S.00°21'46"W. 109.22 feet (formerly shown of records as 109.20 feet); thence S.89°29'55"W. (formerly shown of record as S.89°30'27"W.) 1342.70 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO:

A certain Right-of-Way conveyed by Thomas J. Shaffer and Etta Shaffer, Husband and Wife, by Quitclaim Deed Dated July 25, 1936, Recorded August 19, 1936 in Book 128 of Deeds, Page 145, Records of Canyon County, Idaho, being the following described right of way to-wit: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Running thence west along the Quarter section line 1420 feet; thence North 18 feet; thence East 1420 feet; thence South 18 feet, to the Place of Beginning.

AND TOGETHER WITH AND SUBJECT TO:

A certain Right-of Way easement in favor of B. Eugene Hawker and Donna M. Hawker, husband and wife, their heirs and assigns, with the full and free right, in common with partles of the first part and their heirs and assigns, in, to, over, and upon the following described property: Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, running thence North 1320 feet; running thence East 33 feet; running thence South 1320 feet; running thence West 33 feet to the Place of Beginning
 IPL0162519
 Mar 4,8,11 2024

Stephanie Hatcher, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

2 insertion(s) published on:

03/04/24, 03/11/24

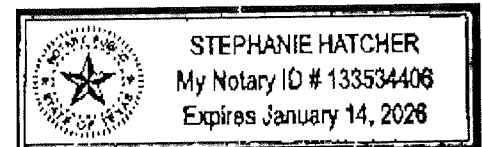
Stephanie Hatcher

(Legals Clerk)

On this 11th day of March in the year of 2024 before me, a Notary Public, personally appeared before me Stephanie Hatcher known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

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IPL0162519
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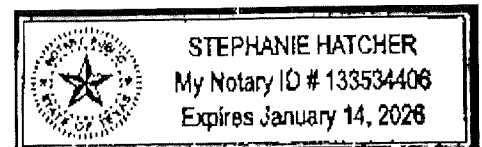
Stephanie Hatcher

(Legals Clerk)

On this 11th day of March in the year of 2024 before me, a Notary Public, personally appeared before me Stephanie Hatcher known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

EXHIBIT B

**BEFORE THE BOARD OF DIRECTORS OF THE
STAR SEWER AND WATER DISTRICT
CANYON COUNTY, IDAHO**

IN THE MATTER OF THE INCLUSION)	
INTO THE STAR SEWER AND WATER)	
DISTRICT CERTAIN REAL PROPERTY)	CONDITIONS OF
GENERALLY KNOWN AS THE)	ANNEXATION
WATSON, STUMP LANE PROPERTY)	
THAT IS MORE PARTICULARLY)	
DESCRIBED IN ATTACHMENT A)	
_____)	

WHEREAS, Petitioner’s filed a Petition for the Inclusion of Certain Real Property in the Star Sewer and Water District on February 9, 2024; and

WHEREAS, the Star Sewer and Water District (“District”) held a public hearing on March 15, 2024, pursuant to Idaho Code Section 42-3218; and

WHEREAS, the Board of Directors (“Board”) of the District has determined that it is in the best interest of the District to annex the petitioned property into the District subject to certain conditions.

NOW THEREFORE, THE STAR SEWER AND WATER DISTRICT BOARD OF DIRECTORS HEREBY MAKES THE FOLLOWING CONDITIONS OF ANNEXATION: SAID CONDITIONS SHALL BE INFORCED AT SUCH TIME AS THE PETITIONER CHOOSE TO CONSTRUCT A SECOND HOME AT THE PROPERTY:

1. The Petitioner shall be required to construct and pay for all sewer lines, sewer service lines, all water lines, water service lines, water meter facilities, fire hydrants, valves, and all other water and sewer appurtenances including road repairs necessary to extend sewer collection lines and water lines from the District’s existing collection lines and water system to and throughout the Petitioner’s property in accordance with the District water and sewer standards and specifications. The Petitioner shall employ an engineer, registered in the State of Idaho, to design and inspect their water and sewer facilities in accordance with DEQ and District standards. The

Petitioner's engineer or District Foreman shall provide full time inspection during major construction activities and Petitioner's engineer shall submit a certification letter to the District certifying that the water and sewer facilities were installed in accordance with District and DEQ standards and specifications.

2. The Sewer Master Plan calls for the need to construct sewer lines through the Petitioner's property at various locations. The Petitioner shall, therefore, provide a platted road or a dedicated easement through the Petitioner's property following a jointly agreed upon alignment at no cost to the District. These required easements or road right-of-ways shall provide a sixty (60) foot temporary construction easement and a twenty (20) foot permanent maintenance easement. These sewer lines may be constructed either by the District or the Petitioner. If the District elects to have the Petitioner responsible for the construction of these sewer lines, they shall do so under the following conditions. When the Petitioner is responsible for constructing the sewer lines, the Petitioner shall construct these sewer lines at the appropriate line and grade as called for on the District Sewer Master Plan and as provided by the District. In this case the Petitioner shall be responsible to pay for all costs associated with design, construction and construction supervision and inspection for all sewer lines.

If the District elects to be responsible for the construction of the sewer lines at the appropriate line and grade as called for in the Master Plan, the Petitioner shall be granted the right to make sewer service line and/or sewer collection line connections to this line where and as needed in accordance with the District standards and construction time frames. The Petitioner shall be required to reimburse the District all expenses relating to all wastewater system improvements that the District has constructed on the Petitioner's final platted property prior to final plat or building permit approval of the Petitioner's proposed development.

3. Where the District's Culinary Water Master Plan calls for the need to construct major water transmission line facilities through the Petitioner's property, the Petitioner shall be required to construct and install, at the Petitioner's expense, these water transmission facilities including water lines, valves, and fire hydrants in accordance with the District Culinary Water Master Plan. Petitioner may be required at the District's discretion to loop waterlines in Petitioner's development with existing waterlines if

existing waterlines are within 500 feet of Petitioner's property. The District will make reasonable efforts to assure that the Master Plan transmission lines are located within the Petitioner's subdivision platted streets so that they can be used for culinary water service. Where the transmission lines cannot be placed within a platted street the Petitioner shall provide a fifty (50) foot temporary construction easement and a twenty (20) foot permanent easement for all such water transmission lines at no additional cost to the District.

If the District elects to be responsible for the construction of the major water transmission line facilities as called for in the District's water Master Plan, the Petitioner shall be granted the right to make service line connections and/or water line connections to this water transmission line where and as needed in accordance with the District's standards and construction time frames. The Petitioner shall be required to reimburse the District all expenses relating to all water system improvements that the District has constructed on the Petitioner's final platted property prior to final plat or building permit approval of the Petitioner's proposed development.

Petitioner agrees to transfer any and all surface or groundwater irrigation water rights to the ultimate property owner and/or Homeowners Association for irrigation use. Petitioner also agrees to transfer any and all groundwater water rights to the District for use in the District Culinary Water System when required by the District. Petitioner and subsequent property owners acknowledge that the District Culinary Water System cannot be used for irrigation purposes. The requirement to provide existing irrigation water rights may be waived by the District.

4. The Petitioner shall be required to pay Service Availability Fees for both water and sewer for each equivalent residential lot or equivalent dwelling unit prior to constructing each home or dwelling unit. These fees represent the cost to the District of providing sewer facilities and water supply facilities in the proper location and of sufficient size and capacity to provide future water and sewer service. The Sewer Service Availability Fee shall be paid at the current rate as set by the Board of the Directors. The current rate for sewer service availability fee is \$3,500.00 per equivalent dwelling unit and the water service availability fee is \$1,000.00 per equivalent dwelling unit. These service availability fees are set by the District periodically and will remain the same for

all equivalent dwelling units until the board adjusts such service availability fees by resolution.

5. The Petitioner shall be responsible to reimburse the District for all costs associated with legal, engineering and administrative fees associated with the annexation and the construction of new sewer and water facilities within the Petitioner's property. These development and annexation fees shall include time required for the District Engineer to review the water and sewer system plans and specifications and additional time necessary for the District to assure that the Petitioner is providing adequate inspection and certification of the construction of all water and sewer facilities. Once the District or District Engineer has accepted the construction and Petitioner certification of the water and sewer facilities, the District will assume maintenance responsibilities of the water and sewer facilities excluding service lines.

6. The Petitioner shall have an engineer design all water and sewer facilities using the new USGS horizontal and control datum. The USGS datum points are based horizontally on the North American Datum of 1983 (NAD 83) and vertically on the North American Vertical Datum of 1988 (NAVD 88). The location and identification number of each control point is available through the USGS. The Star control point has been labeled point number 154 and is located on Star Road just north of State Highway 44. The Petitioner shall be required to verify the xyz coordinates of this point and submit to the District Engineer prior to commencing survey and control work for the subject development.

7. The Petitioner shall be required to submit to the District a set of as-built plans on CD-ROM or disc in AutoCAD and PDF format. The Petitioner shall provide development base map files with as-built conditions including parcel lines, easements, sewer, water, storm, pressure irrigation, service lines, and other utilities in GIS format (shapefile) consistent with the District's GIS system. The CD-ROM shall contain all subdivision coordinates and shall also present, in separate overlays, all separate utilities such as sanitary sewer, storm sewer, water lines, irrigation lines, and all other utilities that are available to the Petitioner's engineer, such as gas lines, power lines, cable T.V. lines, etc. The Petitioner agrees to provide record drawing information in accordance with the District's GIS standards for all phases of the Petitioners development. These record

drawings shall also contain all xyz coordinates for all manholes, gate valves, fire hydrants, water meters, water blowoff valves, and the end of each sanitary service line adjacent to the property lines. An xyz coordinate for each storm sewer, catch basin, and all storm sewer manholes shall also be provided on the as-built data. In summary these record drawings shall contain all subdivision information on separate overlays for property lines, street improvements, water lines, sewer lines, storm sewer lines, irrigation lines, sanitary sewer service lines, water service lines, other utility lines, sidewalks, etc. This record drawing information shall be submitted within 90 days of the completion of construction of each final platted phase of the Petitioner's development.

The developer shall also pay the District \$70 per buildable lot (which can be adjusted from time to time) prior to issuance of a QLPE approval letter for each phase of development to cover costs of District personnel performing GPS surveying and updating GIS database for Petitioner's development, and providing construction observation. Neither sewer nor water permits will be issued until as-built information has been submitted.

8. The Petitioner shall, at their expense, have all sewer collection lines inspected by an approved closed-circuit television camera with videotaping (T.V. inspection) after construction of the sewer lines, sewer service lines, and placement and compaction of the road "pit run" subbase and prior to the placement of the street pavement or if twelve months or more have passed since the original construction of the sewer mains. If any portion or segment of the sewer lines is found to be in noncompliance with the specifications, the Petitioner shall be responsible to excavate and make necessary repairs to the sewer lines as directed by the District Engineer. The Petitioner shall then be responsible to re-T.V. inspect these segments of line that have been repaired. The Petitioner shall provide the District an 18-month warranty guarantee for all sewer and water facilities constructed by the Petitioner. Within 18-month warranty period, and when the water table is high, the District will re-T.V. inspect all the sewer lines constructed by the Petitioner. This cost shall be reimbursed as a direct cost to the District as determined for each phase of development. The District reserves the right to suspend issuance of sewer and/or water permits if the Petitioner fails to comply with this section. During this re-T.V. inspection, the Petitioner shall have a representative present

during this re-T.V. inspection. Should there be evidence of continued or additional noncompliance which, in the opinion of the District Engineer, warrants replacement or repair, the Petitioner shall, upon order of the engineer, correct these defects as required under the contractor's 18-month warranty guarantee. The Petitioner shall then be responsible to re-T.V. inspect the areas that have been repaired to verify, through additional television inspection, that the sewer lines have been corrected.

9. Additional Conditions:

A. The Petitioner shall be required to pay a Sewer Interceptor Line Fee for all equivalent residential lots or proposed dwellings units, including commercial units approved for sewer connections to be located on Petitioner's property before the District will issue a will-serve letter to DEQ for each phase of the Petitioner's development. This fee represents the Petitioner's share of the District's cost for constructing a regional lift station and pressure system that will ultimately provide sewer service for the Petitioner's property. Such Canyon County System Development Charge shall be \$1,600.00 for each equivalent residential lot or equivalent dwelling unit. The District's Canyon County System Development Charge may be adjusted from time to time by board action to cover increases in costs over time.

B. The Petitioner shall be required to pay a Water Distribution Fee for all equivalent residential lots or proposed dwellings units, including commercial units approved for water connections to be located on Petitioner's property. This fee represents the Petitioner's share of the cost for constructing water facilities in the appropriate location and of sufficient size and capacity to provide water service for the Petitioner's property. Such Water Distribution Fee shall be \$1,600.00 for each equivalent residential lot or equivalent dwelling unit. The District Water Distribution Fee may be adjusted from time to time by board action to cover increases in costs over time. Sewer and/or water connections may be withheld until the Petitioners have paid all fees in accordance with these conditions.

C. The Petitioner agrees to pay all fee's including the Sewer Interceptor Fee, Water Distribution fee, engineering review fees, GPS fees, CCTV fees, and any other fee/cost outlined in these Conditions of Annexation prior to issuance of any sewer or water permits being issued for each phase of the subdivision OR within 90 days of the District accepting the public sewer and/or water improvements for a phase of development (whichever occurs first).

D. Petitioner agrees to construct sewer system lines to and through the proposed development as outlined in the District's Sewer Master Plan or in a location or time required by the District the Petitioner also agrees to provide sewer stubs to adjacent properties to the north, south, east, and west as required by the District.

The Petitioner further agrees to receive written approval from the District Engineer of all sewer facilities before construction.

E. The Petitioner understands that all subdivisions will compete for sewer and water permits on a first come first serve basis. The District has the authority to add additional restrictions on permit.

F. The Petitioner agrees to be responsible for extending water service from the District's existing potable water system to and throughout the subject property with pipe diameters of sufficient size to provide adequate potable water service and fire protection to the entire subdivision. These water lines shall be extended in accordance with the District's water system Master Plan or in a location or time required by the District. The Petitioner also agrees to provide water stubs to adjacent properties to the north, south, east, and west for future development as required by the District. The Petitioner further agrees to receive written approval from the District Engineer for all water facilities before construction.

The Petitioner further agrees to construct any improvements necessary to satisfy the Star Fire Department fire protection requirements.

G. The Petitioner will be required to post a financial guarantee of performance in the amount of \$1,000 per equivalent residential lot or

proposed dwellings unit, including commercial units prior to issuance of a “Will Serve” for each phase of the Petitioner’s project. This performance guarantee is to ensure that the District can ensure the integrity of its water and wastewater systems in the event the Petitioner defaults in any way during the construction of the project. The performance guarantee can be a cash deposit, certified check, negotiable bond, an irrevocable bank letter of credit, or another financial guarantee approved by the District. The financial guarantee must remain valid and in force until the District accepts all the proposed Petitioner’s sewer and water improvements.

H. The Petitioner will be required to post a financial guarantee of performance in the amount of \$10,000 per phase of development prior to issuance of a “Will Serve” for each phase of the Petitioner’s property. This performance guarantee is to ensure that the Petitioner will furnish the District record drawings in accordance with District standards for each phase of Petitioner’s development.

10. If payments of all fees are not paid in accordance with these conditions, the District reserves the right to deny all sewer and water connection permits until these conditions has been met. The Petitioner also agrees to pay to the District a monthly penalty equivalent to 1.5% of the amount due for each month that payment is overdue until all fees and penalties are fully paid.

11. The Petitioner agrees to inform all buyers of the Petitioner’s platted lots of these conditions of this annexation, which includes but are not limited to the agreement requiring the payment of the Water and Sewer Service Availability Fees prior to constructing any dwelling units (including apartments, modular homes, mobile homes, houses, etc.)

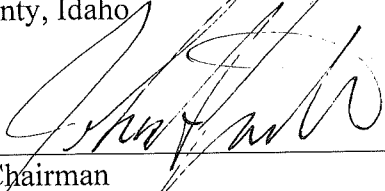
12. Within 10 days after the terms and conditions are announced at the hearing before the Board, the majority of the Petitioners may withdraw their petitions and no further proceedings shall hereafter be had by the Board upon such Petition.

13. If after eighteen months the applicant has failed to begin construction on sewer and water lines and/or comply with these Conditions of Annexation, the District may at their option, begin proceedings to de-annex the property from the Star Sewer and

Water District. In addition, if the improvements have not been accepted by the District within eighteen months of the commencement of construction, the Petitioner or their successors will be required to conduct any testing, repairs, construction, and/or upgrades as required by the District to make the improvements operational. Furthermore, if improvements have been accepted by the District, but no sewer or water permits have been purchased, the Petitioner or their successor(s) will be required to complete any testing, repairs, construction, and/or upgrades as required by the District.

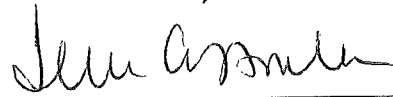
DATED this 15th day of March, 2024.

STAR SEWER AND WATER DISTRICT
Ada County, Idaho

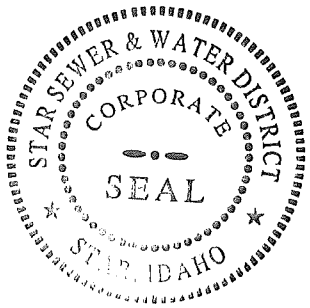


Chairman

ATTEST:



Secretary



I agree to these conditions of annexation

DATED this 21st day of March, 2024.

Joseph Watson
Name

Owner
Title

[Signature]
Signature

State of Idaho)
County of Ada) S.S.

On this 21st day of March, 2024, before me Terra Estrada, a Notary Public in and for said State, personally appeared Joseph Watson, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

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



[Signature]
Notary Public for the State of Idaho
Residing at Star, Idaho
My Commission Expires: 02-24-2026

Exhibit B

A parcel of land lying in the SW 1/4 NE 1/4 of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at the iron pin marking the Center 1/4 corner of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho; thence N.00°18'17"E., 989.14 feet along the west line of said NE 1/4 to an iron pin marking the point of beginning; Thence along the following courses and distances to iron pins: Continuing N.00°18'17"E. 329.66 feet (formerly shown of record as 329.71 feet) to the northwest corner of said SW 1/4 NE 1/4; thence N. 89°29'53" E. (formerly shown of record as N.89°29'21"E.) 743.33 feet along the north line of said SW 1/4 NE 1/4; thence S.00°21'31"W. 214.30 feet (formerly shown of record as 214.27 feet); thence S. 89°54'50"E. (formerly shown of record as S.89°55'22"E.) 599.63 feet to the east line of said SW 1/4 NE 1/4; thence along said east line, S.00°21'46"W. 109.22 feet (formerly shown of records as 109.20 feet); thence S.89°29'55"W. (formerly shown of record as S.89°30'27"W.) 1342.70 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO:

A certain Right-of-Way conveyed by Thomas J. Shaffer and Etta Shaffer, Husband and Wife, by Quitclaim Deed Dated July 25, 1936, Recorded August 19, 1936 in Book 128 of Deeds, Page 145, Records of Canyon County, Idaho, being the-following described right of way to-wit: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Running thence west along the Quarter section line 1420 feet; thence North 18 feet; thence East 1420 feet; thence South 18 feet, to the Place of Beginning.

AND TOGETHER WITH AND SUBJECT TO:

A certain Right-of Way easement in favor of B. Eugene Hawker and Donna M. Hawker, husband and wife, their heirs and assigns, with the full and free right, in common with parties of the first part and their heirs and assigns, in, to, over, and upon the following described property:

Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, running thence North 1320 feet; running thence East 33 feet; running thence South 1320 feet; running thence West 33 feet to the Place of Beginning;

Authentisign

Joseph N. Watson

11/21/23

Authentisign

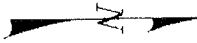
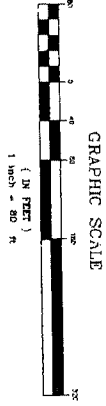
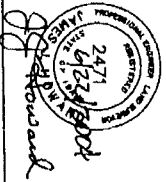
Mary A. Watson

11/21/23

INSTRUMENT NO. 200433774

THIS IS TO CERTIFY THAT J. HOWARD, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1612

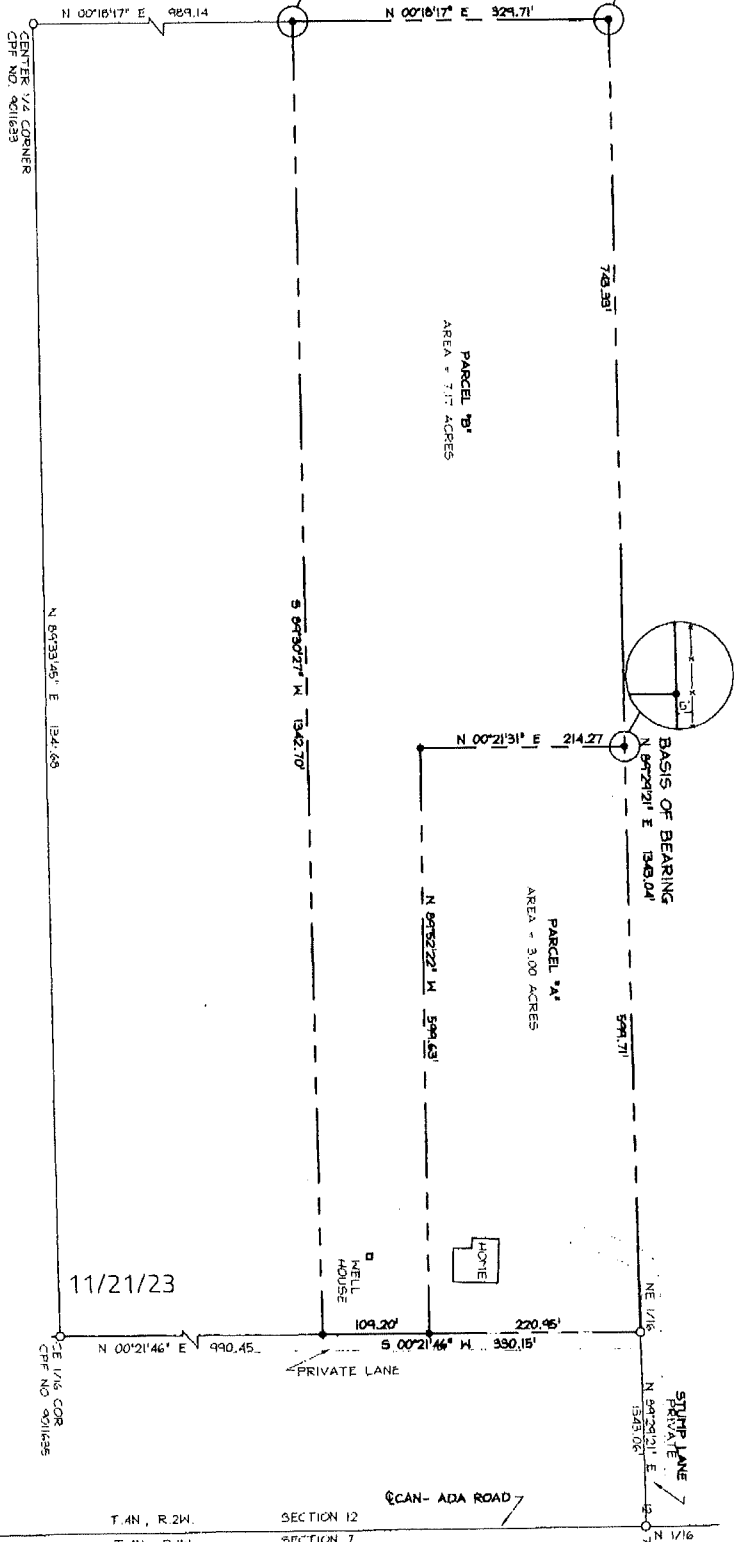
CERTIFICATE OF SURVEYOR



NOTE
REFERENCE SURVEY
R0542904-4595
FOR JEFF STORKAN

LEGEND

PROPERTY BOUNDARY
FENCE LINE PIN
FOUND 5/08/24
SET 1/2" TACKLED IRON PIN
1/2" CAP TACKLED 15/24/21



G NOEL HALES
CANYON CNTY RECORDER
[Signature]
A.B.

RECORDED
16 8 31
200433774

Authentisign
Joseph N. Watson

11/21/23
Authentisign
Mary A. Watson

J.J. HOWARD ENGINEERING / SURVEYING	
RECORD OF SURVEY FOR JANET MEEKS	INDEX NO. 424-12-190-000
LYING IN THE SW 1/4 NE 1/4, SECTION 12, T.4N., R.2W., B.11, CANYON COUNTY, IDAHO	
DATE: 6/04/24 SCALE: 1" = 80' SHEET: 1 OF 1	DRAWING NO.: 424-12-190-000 DRAWING BY: J.J.H.

REC'D APR 09 2024

2024-008824

RECORDED

03/26/2024 12:45 PM



00803211202400088240180184

RICK HOGABOAM

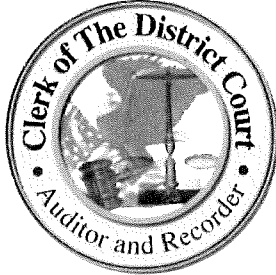
CANYON COUNTY RECORDER

Pgs=18 TYOUREN

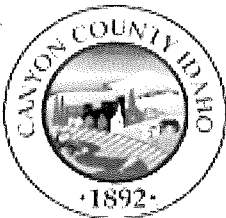
NO FEE

MISC

STAR SEWER & WATER DISTRICT



**Canyon County
Recorder's Office
Document
Cover Sheet**



Star Sewer & Water District

P.O. Box 400 ★ 10831 W. State Street. ★ Star, ID 83669
(208) 286-7388 • Fax (208) 286-7361

REC'D APR 09 2024

April 3, 2024

Idaho State Tax Commission
Geographical Information Systems Division
PO Box 36
Boise, ID 83722

To Whom It May Concern:

The following Star Sewer & Water District annexations have been recorded.

- Watson/Stump Lane Property

If you have any questions or need additional information, please contact me at (208) 286-7388.

Thank you,
Terra Estrada
Star Sewer & Water District