

MINOR LAND DIVISION RECORD OF SURVEY FOR
STAR CLINICS L.L.C.

RECORD OF SURVEY NO. 14819

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
COUNTY OF ADA }
INSTRUMENT NO. 2025-021914
FILED FOR RECORD AT THE REQUEST OF TIMBERLINE SURVEYING,
AT 03 MINUTES PAST 10 O'CLOCK P.M.,
THIS 11th DAY OF April, IN 2025.
EX-OFFICIO RECORDER: Trent Triplett
DEPUTY: [Signature]
FEE: \$5.00

LOT 1 BLOCK 2 OAKLAWN CROSSING SUBDIVISION BOOK 128 PAGE 20733
A PORTION OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4,
OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.,
ADA COUNTY, IDAHO
-2025-

E. 1/4 COR.
ALUMINUM CAP
P.L.S. 11779
CP&F #2023-047556

BASIS OF BEARING
WEST JOPLIN ROAD
S88°56'02"E - 1308.86'

E. 1/4 COR.
ALUMINUM CAP
P.L.S. 11779
CP&F #2023-047553 19

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT STAR CLINICS L.L.C., OWNER OF LOT 1 OF BLOCK 2 OF
OAKLAWN CROSSING SUBDIVISION, DOES HEREBY APPROVE
THIS LOT LINE ADJUSTMENT SURVEY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS 11th DAY OF April, 2025.

KEVIN DINIUS

4/11/25
DATE

ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF ADA }

ON THIS 10 DAY OF April, 2025, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
KEVIN DINIUS, WHO SUBSCRIBED HIS NAME TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
SAID HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES: 7/17/2025

NOTES:

- EASEMENTS DEPICTED HEREON ALONG THE BOUNDARY
WERE CREATED BY THE PLAT OF OAKLAWN CROSSING
SUBDIVISION.
- THESE PARCELS MAY NOT BE DIVIDED UNLESS
APPROVED BY THE CITY OF STAR, THE ORIGINAL
PARCELS ARE NO LONGER BUILDABLE PARCELS
PURSUANT TO THIS RECORD OF SURVEY.
- THIS PROPERTY IS CURRENTLY ZONED "R-4-D."
- MINIMUM BUILDING SETBACKS 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.

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY
OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, April 11, 2025
HEREBY APPROVE THIS LOT LINE ADJUSTMENT SURVEY.

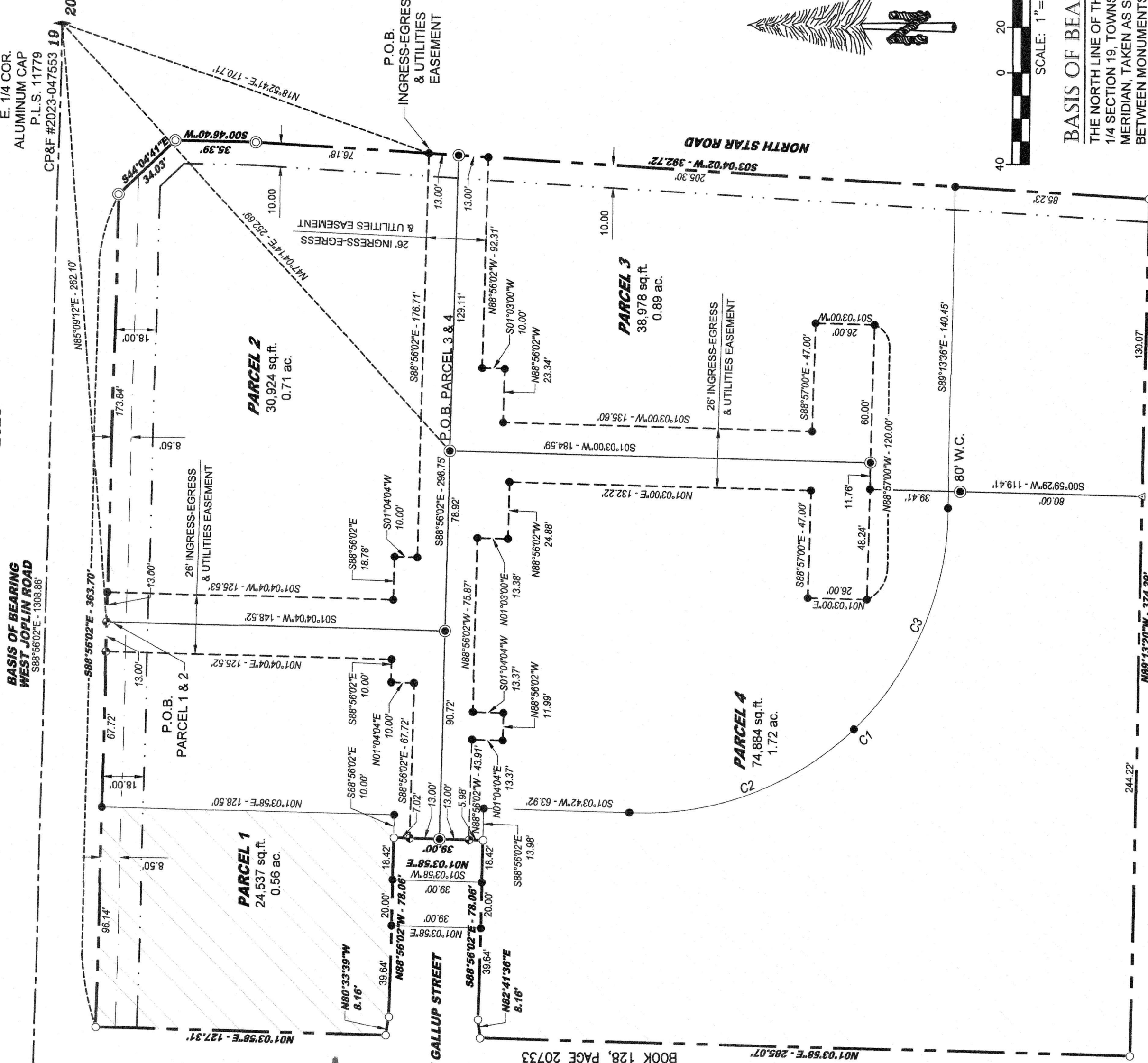
Apr 2, 2025 PE # 11621
STAR CITY ENGINEER

OAKLAWN CROSSING SUBDIVISION
BOOK 128, PAGE 20733

CURVE	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
C1	132.85'	93°03'06"	215.76'	140.12'	S44°04'59"E	192.82'
C2	132.85'	46°31'33"	107.88'	57.11'	S20°49'12"E	104.94'
C3	132.85'	46°31'33"	107.88'	57.11'	S67°20'45"E	104.94'

DISCLAIMER

Timberline Surveying assumes no responsibility for
present or future compliance or noncompliance of
this instrument to include building permits or the
issuance thereof.



LEGEND

1/4 COR. MONUMENT AS NOTED

1/16 COR. MONUMENT AS NOTED

FOUND 1/2" REBAR P.L.S. 11779 OR OTHERWISE NOTED

FOUND 5/8" REBAR P.L.S. 11779 OR OTHERWISE NOTED

SET 5/8" REBAR W/ CAP "KHC PLS 9895"

SET MINI BRASS CAP "KHC PLS 9895"

SET 1/2" REBAR W/ CAP "KHC PLS 9895"

CALC POINT

POINT OF BEGINNING

WITNESS CORNER

BOUNDARY LINE

EASEMENT LINE

A.C.H.D. PERMANENT EASEMENT No. 2023-008394.

PUBLIC UTILITY EASEMENT PER OAKLAWN CROSSING SUBDIVISION

LOT LINE

SECTION LINE

TIE LINE

AREA OF A.C.H.D. NON-EXCLUSIVE WATER DRAINAGE EASEMENT

INSTRUMENT NO. 2023-058471

CERTIFICATE:

I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF
IDAHO, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCE OF STAR CLINICS L.L.C.
- THE LANDS SURVEYED LIE WITHIN SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON JANUARY 13, 2025.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND
OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND
DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING
ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

KENNETH H. COOK

P.L.S. 9895

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST
1/4 SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE
MERIDIAN, TAKEN AS SOUTH 88°56'02" EAST AND DISTANCE
BETWEEN MONUMENTS FOUND TO BE 1308.86 FEET.

RECORD DATA

OAKLAWN CROSSING SUBDIVISION
- BOOK 128, PAGE 20733

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF STAR CLINICS
L.L.C. TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY
WAS DEFINED FROM FOUND MONUMENTS OF RECORD AS
SHOWN ON FINAL PLAT OF OAKLAWN CROSSING SUBDIVISION
BOOK 128 PAGE 20733 ADA COUNTY RECORDS

