



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651

Ph (208) 454-0256

Email: wmason@masonandassociates.us

NARRATIVE
STARPOINTE CELESTE APARTMENTS
EASEMENT VACATION

There is an existing easement that runs along the south and west of the property. The request is to vacate this easement and move it to different location, more centralized in the project. Please refer to the drawing and the legal descriptions to get a more complete picture of what is being requested.



INVOICE

Permit #: VAC25-000002

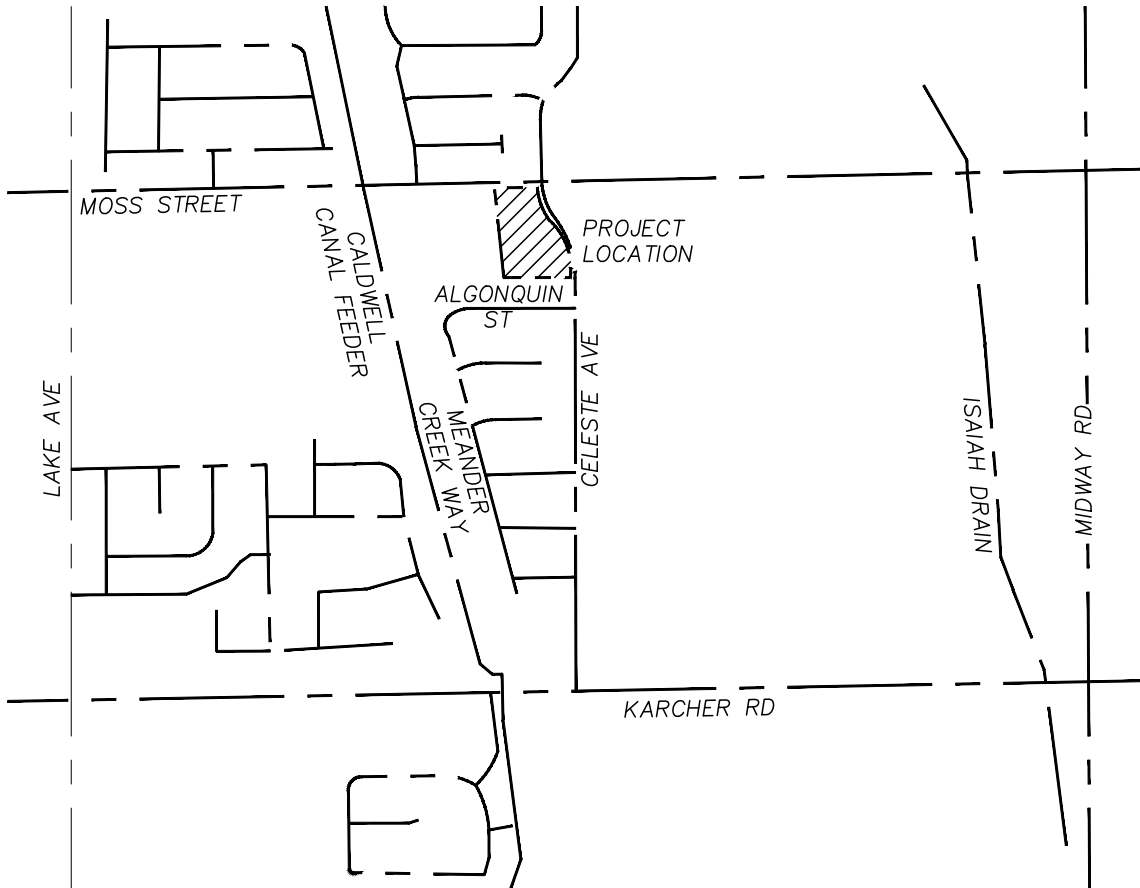
Address: 0 MOSS ST

Fee	Account Code	Amount
P&Z Fees - Vacation (Site Review)	10216	388.00
P&Z Fees - Legal Notices (3 @72.73 each)	10216	218.19
P&Z Fees - Certified Mail (\$11.00 per certified mailing)	10216	330.00
Eng Fees - Vacation (Base Fee)	12560	508.81
TOTAL		1,445.00

STARPOINTE ON CELESTE VICINITY MAP



VICINITY MAP
SCALE: 1"=1000'



STARPOINTE ON CELESTE

VICINITY MAP

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners

924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO. **JA0823**

DWG NO. **JA0823**

VERT SCALE: **N/A**

HORZ SCALE: **1" = 1000'**

FIELD BOOK NO.

REV.

DRAWN BY:

DATE:

SHEET

DL

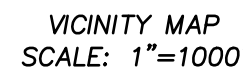
5/10/23

1 of 1

A PART OF THE SW 1/4, SECTION 12, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2025

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2015 edition of the Idaho Standards for Public Works Construction, the City of Caldwell Supplemental Specifications, and the Applicable Irrigation District Standards.

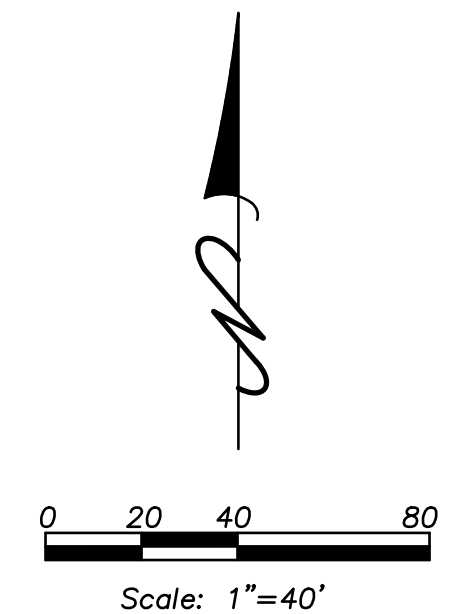


Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	184.39	489.00	21°36'17"	S26°55'23"E	183.30	93.30
C2	279.84	419.00	38°15'57"	N18°40'12"W	274.66	145.36

LEGEND

	Benchmark
	Found Aluminum Cap Monument
	Found 5/8" Iron Pin
	Natural Ground Contour Line
	Property Boundary Line
	Section Line
	Easement Line
	Existing Fence
	Existing Pressure Irrigation
	Existing Edge Dirt Road
	Existing Edge of Pavement
	Centerline
	Existing Slab
	Existing Water
	Existing Sewer
	Existing Gate Valve
	Existing Electrical Box
	Existing PI Pump Out
	Direction of Flow
	Catch Basin
	PI Service
	Water Service
	Water Main
	Water Service
	Sewer Main
	Sewer Service
	Pressure Irrigation
	Sanitary Sewer Manhole
	Fire Hydrant
	Street Light
	Gate Valve
	Sidewalk
	Install 6" Vertical Curb
	Seepage Bed
	Existing Power Pole
	Existing Overhead Power
	Existing Gravity Irrigation Manhole

NATURAL GROUND COGO POINTS
PROVIDED BY DIAMOND LAND SURVEYING



PROJECT DATA
TOTAL ACREAGE: 3.20
TOTAL NUMBER OF LOTS: 1
BUILDABLE LOTS: 1
COMMON LOTS: 0
TOTAL IRRIGABLE ACREAGE: 3.20 (INCLUDING TOTAL AREA)

OWNER/DEVELOPER

S3 INVESTMENTS, LP
CONTACT: TAYLOR SCHMIDT
email: taylorschmidt@outlook.com
1016 W SANETTA ST
NAMPA, ID 83651
(208) 890-2821

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
ATTN: WILLIAM MASON
email: wmason@masonandassociates.us
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

PROJECT BENCHMARKS

TBM #1
FOUND ALUMINUM CAP PLS11120 T3N R3W S11 S12 1/4 SET 2020
NAVD88 ELEVATION=2436.62

TBM #2
FOUND 5/8" IRON, INTERSECTION OF MOSS STREET & CELESTE AVE
NAVD88 ELEVATION=2334.69

TBM #3
FOUND 5/8" IRON, SOUTHEAST PROPERTY CORNER
NAVD88 ELEVATION=2431.78

SHEET INDEX

SHEET 1 - COVER SHEET/EXISTING FEATURES
SHEET 2 - GENERAL NOTES AND SPECIFICATIONS
SHEET 3 -
SHEET 4 -
SHEET 5 -
SHEET 6 -

FOR REVIEW

DRAWING TITLE:				JOB NO.		CLIENT:		 Professional Engineers, Land Surveyors & Planners 904 3rd St. South, Tampa, FL 33601 (800) 454-8286				DESIGNED BY:		NO.		DATE		DESCRIPTION			
STARPOINTE ON CELESTE				JA0823		S3 INVESTMENTS, LP						DRAWN BY: DL		3/23							
COVER SHEET				SCALE: N/A		1016 W SANETTA ST						VERT: 1"=40'									
				HORIZ: 1"=40'		NAMPA, ID 83651															
SHEET NO. 1 OF XX SHEETS				Rev		FIELD BOOK NO.		(208) 890-2821		CHECKED BY:											
										APPROVED BY:											

Nicole & James Hirsch
12633 Moss Street
Nampa, ID 83651

Philip Gibson
12529 Algonquin Street
Nampa, ID 83651

Leslie & Curt Halpin Trust
12484 Moss Street
Nampa, ID 83651

Fins LLC @@
12624 Algonquin Street
Nampa, ID 83651

Veronica & Scott Petersen
12541 Algonquin Street
Nampa, ID 83651

Jammie Simmons & Bruce Winker
12498 Moss Street
Nampa, ID 83651

Cathryn & Bruce Sistrunk
12612 Algonquin Street
Nampa, ID 83651

Alejandra Flores & Juan Alvarez
12553 Algonquin Street
Nampa, ID 83651

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Caldwell, ID 83607

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Nampa, ID 83651

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Nampa, ID 83651

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Larelle & Daniel Biddle
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Nampa, ID 83651

Rachel & Daniel Hrin
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San Jose, CA 95110

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Nampa, ID 83651

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1615 W Whistleberry St
Middleton, ID 83644

Michelle Ruiz & Steven Rivera
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Caldwell, ID 83607

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12552 Algonquin Street
Nampa, ID 83651

Beau Cramer
12601 Algonquin Street
Nampa, ID 83651

Joann & Thomas Gutierrez
12594 Dimarie Court
Caldwell, ID 83607

Christy & Theodore Stineman
12540 Algonquin Street
Nampa, ID 83651

Audry & Marlow Eldridge Trust
12479 Moss Ln
Nampa, ID 83651

Carissa & Anthony Graham
12610 Dimarie Court
Caldwell, ID 83607

Paul Harrison
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Tyler Clark
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Deborah & Darryl Erkel
12624 Dimarie Court
Caldwell, ID 83607



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Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: Starpointe
JOB NO.: JA0823
DATE: April 1, 2025

“EXHIBIT A” IRRIGATION EASEMENT

An easement being a portion of the NE1/4 SW1/4 of Section 12, Township 3 North, Range 3 West, Boise Meridian, Caldwell, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 12;

Thence S 00° 39' 35" W., 2648.53 feet along the west boundary of the NW1/4 to the northwest corner of the SW1/4;

Thence N 89° 23' 17" E., 2656.38 feet along the north boundary of the SW1/4 to the northeast corner of the SW1/4;

Thence S 00° 27' 03" W., 510.48 feet along the east boundary of the SW1/4;

Thence S 89° 23' 25" W., 102.41 feet along the northerly boundary of DAKOTA CROSSING NO 2;

Thence N 03° 57' 49" W., 5.85 feet to the **POINT OF BEGINNING** of said easement;

Thence N 45° 00' 00" W., 45.70 feet;

Thence S 89° 23' 25" W., 119.57 feet;

Thence N 49° 04' 34" W., 37.70 feet;

Thence N 07° 32' 33" W., 323.57 feet;

Thence N 00° 21' 43" W., 79.69 feet;

Thence N 89° 24' 02" E., 10.00 feet;



Thence S 00° 21' 43" E., 79.10 feet;

Thence S 07° 32' 33" E., 319.15 feet;

Thence S 49° 04' 34" E., 30.12 feet;

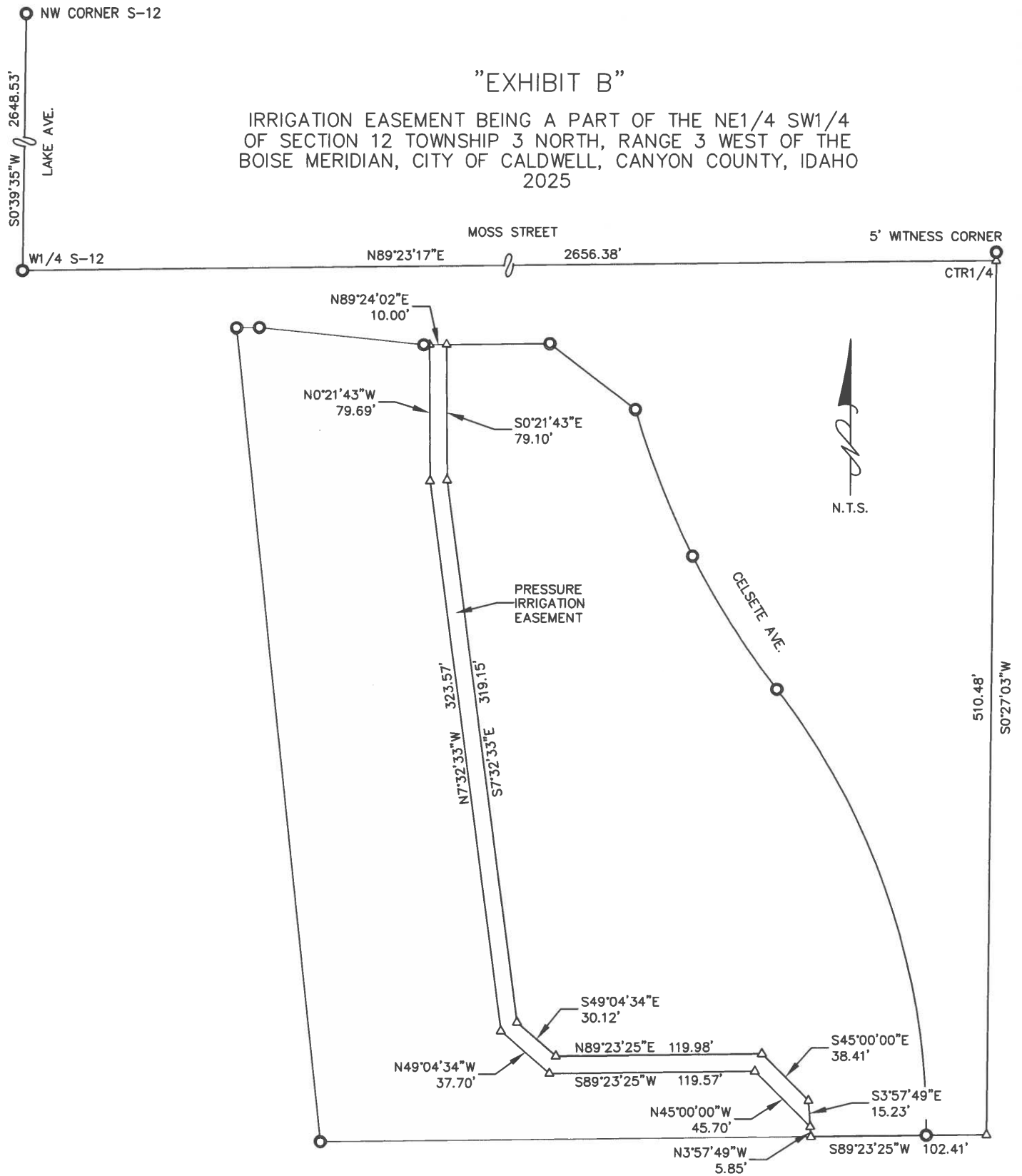
Thence N 89° 23' 25" E., 119.98 feet;

Thence S 45° 00' 00" E., 38.41 feet;

Thence S 03° 57' 49" E., 15.23 feet to the **POINT OF BEGINNING** of said easement;



IRRIGATION EASEMENT BEING A PART OF THE NE1/4 SW1/4
OF SECTION 12 TOWNSHIP 3 NORTH, RANGE 3 WEST OF THE
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025





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FOR: Starpointe
JOB NO.: JA0823
DATE: April 1, 2025

**“EXHIBIT A”
VACATED IRRIGATION EASEMENT**

An easement being a portion of the NE1/4 SW1/4 of Section 12, Township 3 North, Range 3 West, Boise Meridian, Caldwell, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 12;

Thence S 00° 39' 35" W., 2648.53 feet along the west boundary of the NW1/4 to the northwest corner of the SW1/4;

Thence N 89° 23' 17" E., 2656.38 feet along the north boundary of the SW1/4 to the northeast corner of the SW1/4;

Thence S 00° 27' 03" W., 510.48 feet along the east boundary of the SW1/4;

Thence S 89° 23' 25" W., 124.95 feet along the northerly boundary of DAKOTA CROSSING NO 2 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 23' 25" W., 264.13 feet along the northerly boundary of DAKOTA CROSSING NO 2

Thence N 05° 59' 57" W., 477.49 feet;

Thence N 89° 23' 17" E., 13.32 feet;

Thence S 84° 04' 31" E., 22.22 feet to the beginning of a non-tangent curve left;

Thence a distance of 30.46 feet along the curve left, having a radius of 28.00 feet, a central angle of 62° 20' 17", the long chord of which bears S 25° 10' 11" W., 28.98 feet;

Thence S 05° 59' 57" E., 403.16 feet;



Thence S 48° 18' 16" E., 37.69 feet;

Thence N 89° 23' 25" E., 220.45 feet to the beginning of a curve left;

Thence a distance of 7.26 feet along the curve left, having a radius of 28.00 feet, a central angle of 15° 15' 58", the long chord of which bears N 81° 45' 25" E., 7.44 feet;

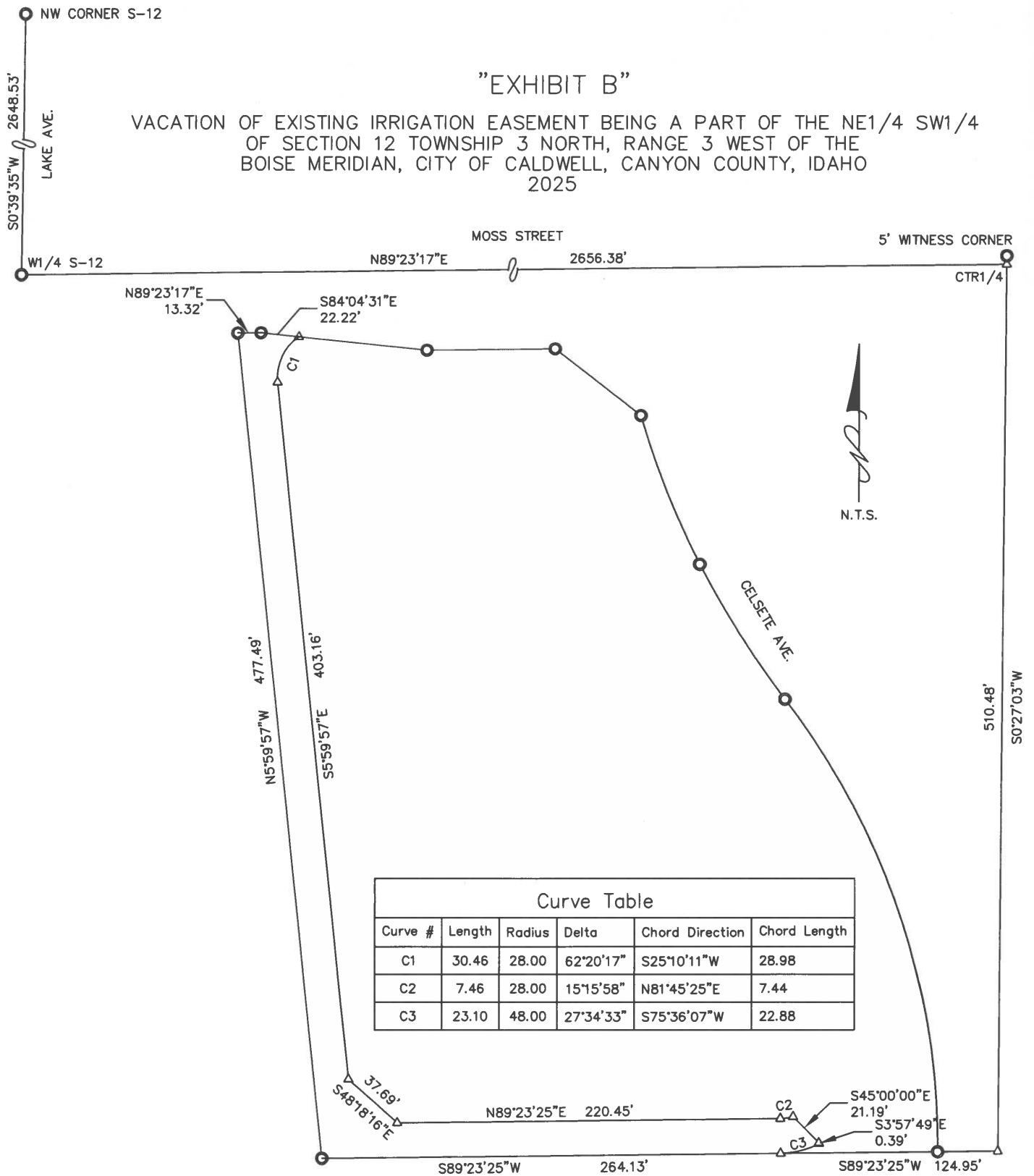
Thence S 45° 00' 00" E., 21.19 feet;

Thence S 03° 57' 49" E., 0.39 feet to the beginning of a curve right;

Thence a distance of 23.10 feet along the curve right, having a radius of 48.00 feet, a central angle of 27° 34' 33", the long chord of which bears S 75° 36' 07" W., 22.88 feet to the **POINT OF BEGINNING** of said easement.



VACATION OF EXISTING IRRIGATION EASEMENT BEING A PART OF THE NE1/4 SW1/4
OF SECTION 12 TOWNSHIP 3 NORTH, RANGE 3 WEST OF THE
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025





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e-mail: dholtzhey@masonandassociates.us

FOR: Starpointe
JOB NO.: JA0823
DATE: April 1, 2025

**“EXHIBIT A”
VACATED PORTION OF IRRIGATION EASEMENT**

An easement being a portion of the NE1/4 SW1/4 of Section 12, Township 3 North, Range 3 West, Boise Meridian, Caldwell, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 12;

Thence S 00° 39' 35" W., 2648.53 feet along the west boundary of the NW1/4 to the northwest corner of the SW1/4;

Thence N 89° 23' 17" E., 2656.38 feet along the north boundary of the SW1/4 to the northeast corner of the SW1/4;

Thence S 00° 27' 03" W., 510.48 feet along the east boundary of the SW1/4;

Thence S 89° 23' 25" W., 102.41 feet along the northerly boundary of DAKOTA CROSSING NO 2;

Thence N 03° 57' 49" W., 37.06 feet to the **POINT OF BEGINNING** of said easement;

Thence N 03° 57' 49" W., 110.47 feet to the beginning of a non-tangent curve right;

Thence a distance of 35.34 feet along the curve right, having a radius of 22.50 feet, a central angle of 90° 00' 00", the long chord of which bears S 79° 05' 30" E., 31.82 feet;

Thence S 34° 05' 30" E., 37.84 feet to the beginning of a curve right;



Thence a distance of 43.89 feet along the curve right, having a radius of 172.50 feet, a central angle of $14^{\circ} 34' 38''$, the long chord of which bears S $26^{\circ} 48' 11''$ E., 43.77 feet to the beginning of a non-tangent curve right;

Thence a distance of 33.30 feet along the curve right, having a radius of 419.00 feet, a central angle of $04^{\circ} 33' 11''$, the long chord of which bears S $06^{\circ} 52' 36''$ E., 33.29 feet;

Thence S $89^{\circ} 23' 25''$ W., 68.55 feet to the **POINT OF BEGINNING** of said easement.



Mason &
Associates Inc.

NW CORNER S-12

"EXHIBIT B"

VACATION OF A PORTION OF AN EXISTING IRRIGATION EASEMENT BEING A PART OF THE
NE1/4 SW/4 OF SECTION 12 TOWNSHIP 3 NORTH, RANGE 3 WEST OF THE
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025

