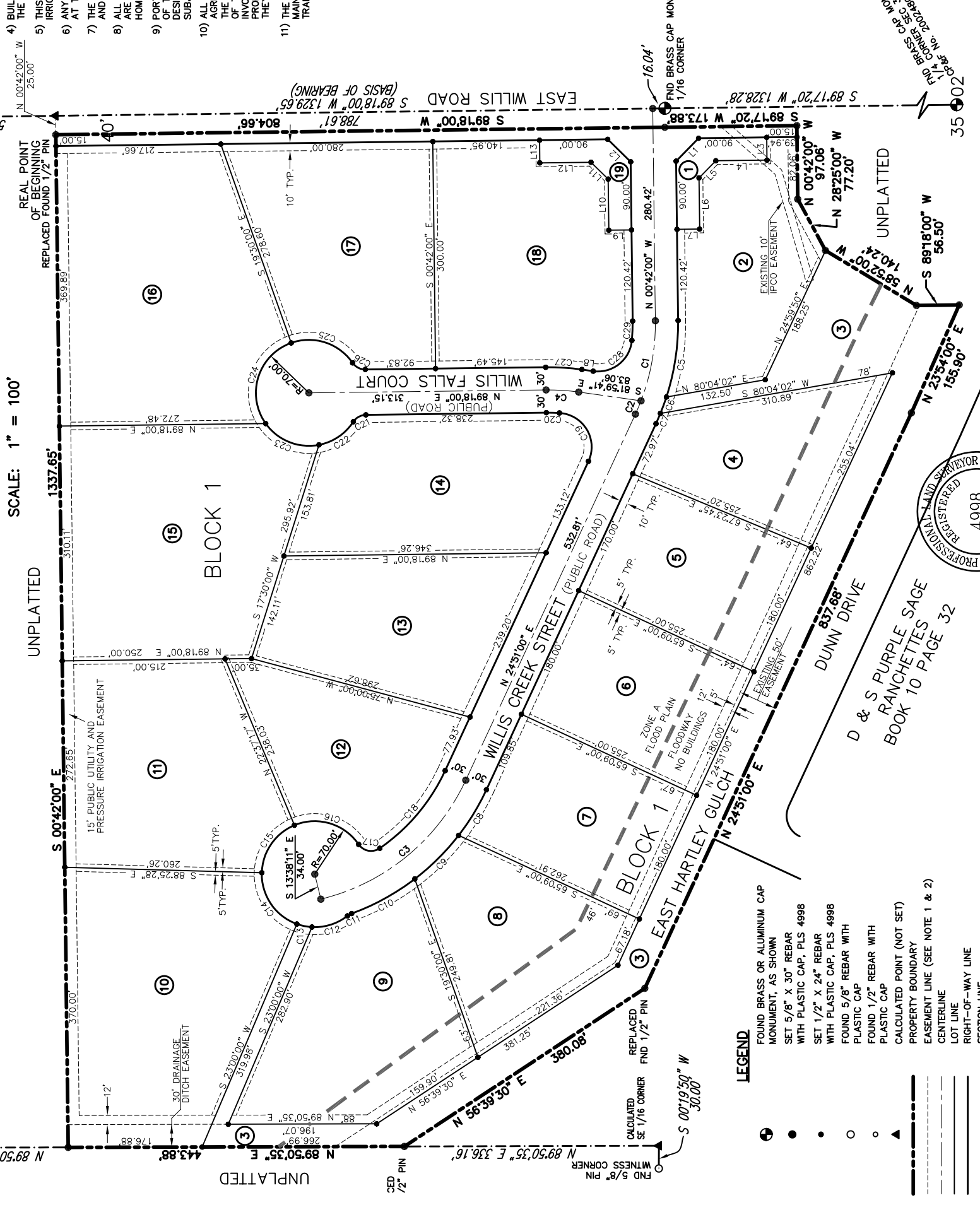
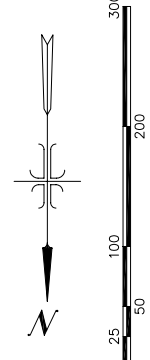
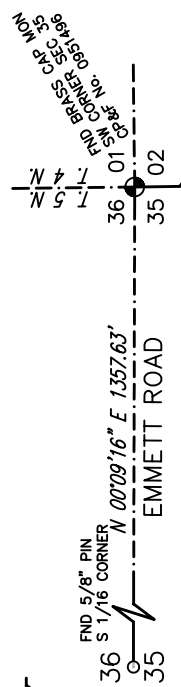


WILLIS CREEK SUBDIVISION

FINAL PLAT OF
 LOCATED IN THE SE 1/4 OF
 SECTION 35, T.5N., R.3W., B.M.,
 CANYON COUNTY, IDAHO
 2004



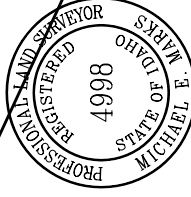
- NOTES:**
- 1) A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT (10') TEN FEET IN WIDTH IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREETS.
 - 2) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, A (12') TWELVE FOOT PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO THE SUBDIVISION BOUNDARY.
 - 3) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, A (5') FIVE FOOT PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES.
 - 4) BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
 - 5) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
 - 6) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 7) THE WILLIS CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE AND IRRIGATION FACILITIES WITHIN THIS SUBDIVISION.
 - 8) ALL LOTS WITHIN THIS SUBDIVISION ARE RESIDENTIAL LOTS, EXCEPT FOR LOTS 1, 3, AND 19, BLOCK 1, WHICH ARE DESIGNATED AS COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE WILLIS CREEK HOMEOWNER'S ASSOCIATION AS ESTABLISHED IN THE COVENANTS.
 - 9) PORTIONS OF LOTS 2 THROUGH 9, BLOCK 1 OF THIS SUBDIVISION FALL IN SPECIAL FLOOD HAZARD ZONES OF THE EAST HARTLEY GULCH. PERMANENT BUILDINGS OR OBSTRUCTIONS ARE PROHIBITED IN THAT AREA DESIGNATED AS FLOODWAY AS SHOWN HEREON. CONSTRUCTION IN THE REMAINDER OF SAID LOTS ARE SUBJECT TO THE REQUIREMENTS FOR A ZONE "A" (100 YEAR FLOODPLAIN) AS DETERMINED BY FEMA.
 - 10) ALL PROPERTIES SHOWN ON THIS PLAT ARE LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ONGOING AND MAY INCLUDE, BUT ARE NOT LIMITED TO, AERIAL SPRAYING, THE PRODUCTION OF CROPS; THE OPERATION OF FEEDLOTS, HOG FARMS, DAIRIES, AND/OR GRAVEL PITS. ALL OF THESE ACTIVITIES MAY RESULT IN THE PRODUCTION OF NOISE AND OTHER INCONVENIENCES. THEY MAY INVOLVE LIGHTS OR THE USE OF MACHINERY IN THE NIGHTTIME OR OTHER INCONVENIENCES. ALL OWNERS OF PROPERTY IDENTIFIED ON THE PLAT ARE PROHIBITED FROM CHALLENGING THE AFOREMENTIONED OPERATIONS IF THEY ARE LAWFULLY CONDUCTED.
 - 11) THE WILLIS CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF A PEDESTRIAN PATH LOCATED IN LOT 3, BLOCK 1. THIS COMMITMENT MAY NOT BE TRANSFERRED OR RELINQUISHED WITHOUT THE APPROVAL OF CANYON COUNTY.

LINE	LENGTH	BEARING
L1	42.43'	N 44°17'40" E
L2	42.43'	S 45°42'00" E
L3	30.03'	S 00°42'00" E
L4	67.57'	N 89°18'00" E
L5	31.72'	S 44°18'00" W
L6	67.57'	N 89°18'00" E
L7	30.00'	N 89°18'00" E

LINE	LENGTH	BEARING
L8	15.09'	N 81°59'41" W
L9	30.00'	S 89°18'00" W
L10	67.57'	N 00°42'00" W
L11	31.72'	S 45°42'00" E
L12	67.57'	N 89°18'00" E
L13	30.00'	S 00°42'00" E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	108.00'	285.00'	21°42'41"	54.65'	S 10°09'21" W	107.35'	107.35'
C2	19.09'	285.00'	3°50'18"	9.55'	S 22°55'50" W	19.09'	19.09'
C3	256.24'	285.00'	51°30'50"	137.51'	S 50°36'24" W	247.70'	247.70'
C4	43.30'	285.00'	8°42'19"	21.69'	S 88°20'50" E	43.26'	43.26'
C5	102.64'	315.00'	18°40'12"	51.78'	S 08°38'08" W	102.19'	102.19'
C6	23.10'	315.00'	4°12'06"	11.56'	S 20°04'15" W	23.09'	23.09'
C7	14.72'	315.00'	2°40'41"	7.36'	S 23°30'39" W	14.72'	14.72'
C8	70.75'	315.00'	12°52'05"	35.52'	S 31°17'02" W	70.60'	70.60'
C9	81.97'	315.00'	14°54'37"	41.22'	S 45°10'24" W	81.74'	81.74'
C10	95.37'	315.00'	17°20'51"	48.05'	S 61°18'08" W	95.01'	95.01'
C11	6.31'	20.00'	18°04'33"	3.18'	N 60°56'17" E	6.28'	6.28'
C12	50.24'	70.00'	41°07'23"	26.26'	N 72°27'42" W	49.17'	49.17'
C13	20.49'	70.00'	16°46'15"	10.32'	N 78°35'29" W	20.42'	20.42'
C14	87.70'	70.00'	71°46'53"	50.65'	N 34°18'55" W	82.07'	82.07'
C15	80.39'	70.00'	65°48'11"	45.29'	N 34°28'37" E	76.05'	76.05'
C16	95.80'	70.00'	78°24'45"	57.10'	N 73°24'55" E	88.50'	88.50'
C17	31.57'	20.00'	90°26'20"	20.15'	N 79°25'42" W	28.39'	28.39'
C18	135.75'	255.00'	30°30'08"	69.53'	S 40°08'04" W	134.16'	134.16'
C19	87.68'	45.00'	111°38'29"	66.27'	S 30°58'15" E	74.46'	74.46'
C20	17.40'	255.00'	3°54'31"	8.70'	S 85°44'45" E	17.39'	17.39'
C21	19.64'	20.00'	56°15'04"	10.69'	N 61°10'28" E	18.86'	18.86'
C22	56.23'	70.00'	46°01'37"	29.73'	S 56°03'45" W	54.73'	54.73'
C23	80.00'	70.00'	68°28'51"	45.01'	N 68°11'01" W	75.72'	75.72'
C24	129.43'	70.00'	106°56'35"	92.80'	N 17°31'42" E	111.77'	111.77'
C25	91.69'	70.00'	75°03'04"	53.76'	S 71°58'28" E	85.28'	85.28'
C26	19.64'	20.00'	56°15'04"	10.69'	N 61°10'28" E	18.86'	18.86'
C27	47.86'	315.00'	8°42'19"	23.98'	S 86°20'50" E	47.81'	47.81'
C28	73.01'	45.00'	92°57'51"	47.39'	S 51°31'24" W	65.26'	65.26'
C29	25.55'	255.00'	5°44'28"	12.79'	S 02°10'14" W	25.54'	25.54'

- LEGEND**
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
 - SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 4998
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP, PLS 4998
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND 1/2" REBAR WITH PLASTIC CAP
 - ▲ CALCULATED POINT (NOT SET)
 - PROPERTY BOUNDARY
 - - - EASEMENT LINE (SEE NOTE 1 & 2)
 - - - CENTERLINE
 - - - LOT LINE
 - - - SECTION LINE
 - - - SECTION LINE
 - ① LOT NUMBER



ENGINEER
 STANLEY CONSULTANTS
 MERIDIAN, IDAHO

DEVELOPER:
 WILLIS CREEK DEVELOPMENT CO.
 BOISE, IDAHO