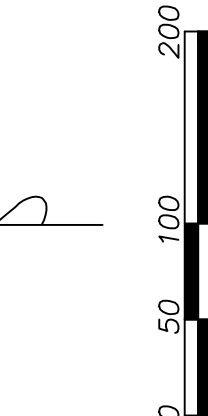


NORTH SLOPE AT HUNTERS POINT PLANNED UNIT DEVELOPMENT "A GOLF COMMUNITY"

A PART OF THE SW 1/4, SECTION 31, T. 3 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2006



LEGEND

- △ Calculated point
- ⊕ Found aluminum cap monument
- ⊙ Found brass cap monument
- Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- Found 5/8 inch dia. iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 9366
- Block Number
- Property boundary line
- Lot Line
- Utility, drainage and irrigation easement. Unless otherwise noted widths shall be: 12 feet along subdivision boundary (Only where shown) 10 feet along street frontage and common driveways as shown
- ▨ Easement for common driveway

NOTES

1. All street rights of way shown hereon are dedicated to the public for public use, as stated in the Owner's Certificate on sheet 2 of 3.
2. Lot 20 Block 1 is a common area lot with a blanket easement for utility, drainage, irrigation and landscaping purposes and shall be owned and maintained by the Hunter's Point Homeowners Association.
3. Lots 3 Block 2 is subject to a 5' wide storm drain easement along the easterly boundary of said lot, Lots 4 & 5 Block 2, are subject to a 5' wide pressure irrigation and storm drain easement along the westerly boundary of said Lots, Lot 10 Block 2, and Lot 11 Block 2 are subject to a 10' pressure irrigation easement along the westerly boundary of said lots. Lot 9 Block 2 and Lot 16 Block 2 are subject to a 10' pressure irrigation easement along a portion of the the Westerly boundary of said lots as shown hereon.
4. Lot 1 Block 1 and Lot 17 Block 2 are common area lots with a blanket easement for utility, drainage, irrigation and landscaping purposes and shall be owned and maintained by the Hunter's Point Homeowners Association. Said lots are also subject to a pedestrian pathway easement.
5. Irrigation water has been provided from Hunter's Point Homeowners Association, in compliance with Idaho Code 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Hunter's Point Homeowners Association.
6. Direct Lot access to W. Iowa Ave. and S. Hunter's Point Dr. is prohibited unless specifically allowed by the City of Nampa. Instrument No. 200552750.
7. For further boundary information see Record of Survey Instrument No. 200552750.
8. All buildable lots are subject to a 5 foot wide drainage easement along each side lot line.
9. Easement for common driveway per City of Nampa Ordinance 10-27-3 (A)(3).

LINE	BEARING	DISTANCE
L1	S00°37'38"E	5.00
L2	S00°37'38"E	22.50
L3	S00°37'38"E	20.00
L4	S69°22'22"E	8.82
L5	S66°04'11"E	13.76
L6	N66°19'48"E	22.44
L7	N66°19'48"E	12.14
L8	N66°04'11"W	7.50
L9	S23°55'49"W	23.00
L10	S66°04'11"E	23.00
L11	S66°04'11"E	23.00
L12	N00°37'48"W	42.51
L13	N00°37'48"W	5.00
L14	S60°01'18"E	48.29
L15	N66°04'11"W	7.50
L16	S00°37'38"E	40.00
L17	S00°37'38"E	86.26
L18	S25°20'18"E	85.32
L19	S34°05'28"E	56.94
L20	S23°20'18"E	53.26
L21	N66°19'48"E	17.28
L22	N66°04'11"W	46.00
L23	S70°52'03"E	8.59
L24	S00°01'06"E	25.00
L25	N66°04'11"W	16.62
L26	S66°04'11"E	23.00
L27	S66°04'11"E	23.00
L28	S23°55'49"W	23.00
L29	S24°16'41"W	24.81
L30	N84°58'58"W	24.31
L31	N23°55'49"E	54.94
L32	S23°55'49"W	62.82
L33	N23°55'49"E	10.00
L34	N23°55'49"E	28.00
L35	S23°55'49"W	15.50

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	BRC.	LONG CH.
C1	31.42	20.00	90°00'00"	20.00	N45°37'38"W	28.28	
C2	74.71	28.00	54°52'42"	40.50	S28°03'59"E	71.89	
C3	20.91	78.00	15°21'43"	10.52	S63°11'11"E	20.85	
C4	24.16	472.00	2°55'56"	12.08	N67°32'09"W	24.15	
C5	58.23	128.00	26°03'58"	29.63	S79°06'10"E	57.73	
C6	59.82	72.00	47°36'01"	31.76	S89°52'11"E	58.11	
C7	31.42	20.00	90°00'00"	20.00	S21°04'11"E	28.28	
C8	24.35	15.50	90°00'00"	15.50	S68°55'49"W	21.92	
C9	24.35	15.50	90°00'00"	15.50	S21°04'11"E	21.92	
C10	31.42	20.00	90°00'00"	20.00	N68°55'49"E	28.28	
C11	31.42	20.00	90°00'00"	20.00	S21°04'11"E	28.28	
C12	31.42	20.00	90°00'00"	20.00	N68°55'49"E	28.28	
C13	197.32	457.50	24°42'41"	100.22	S12°58'58"E	195.79	
C14	44.21	528.00	4°47'52"	22.12	N68°28'07"W	44.20	
C15	26.97	22.00	70°14'25"	15.47	S35°44'50"E	25.31	
C16	31.42	20.00	90°00'00"	20.00	S44°22'22"W	28.28	
C17	8.57	457.50	1°04'22"	4.28	S01°09'49"E	8.57	
C18	119.95	457.50	15°01'18"	60.32	S09°12'39"E	119.60	
C19	68.80	457.50	8°37'01"	34.47	S21°01'48"E	68.74	
C20	144.74	357.00	23°13'46"	73.38	N13°43'25"W	143.75	
C21			NOT USED				
C22	48.11	128.00	21°32'03"	24.34	N77°05'49"E	47.83	
C23	31.42	20.00	90°00'00"	20.00	N45°37'38"W	28.28	
C24	100.85	442.50	24°42'40"	96.93	S12°58'58"E	189.37	
C25	26.36	20.00	75°31'21"	15.49	N12°25'22"E	24.50	
C26	26.36	20.00	75°31'21"	15.49	N63°05'57"W	24.50	
C27	158.11	372.00	24°21'11"	80.27	N13°09'43"W	158.93	
C28	61.30	500.00	7°014'25"	35.17	S35°44'50"E	57.53	
C29	41.87	500.00	4°47'52"	20.95	N68°28'07"W	41.86	
C30	83.08	100.00	47°36'01"	44.11	S89°52'11"E	80.71	
C31	15.37	472.00	1°51'56"	7.69	S69°56'05"W	15.37	
C32	4.47	20.00	12°48'33"	2.24	S72°44'05"W	4.46	
C33	4.47	20.00	16°08'45"	2.84	N58°15'25"E	5.62	
C34	32.00	20.00	91°40'06"	20.59	S20°29'45"W	28.69	
C35	30.83	20.00	88°19'56"	19.43	S69°30'14"E	27.87	

Mason & Stanfield, Inc.
Professional Engineers,
Land Surveyors
& Planners
314 Baticha St. Caldwell, ID 83605
(208) 454-0226 Fax (208) 454-0270

MRT106002 09/13/06
SHEET 1 of 3
BK. _____, PG. _____

S1/4 Cor. Sec. 31
Hubble PLS 4437
CP&F #20016892

W. GREENHURST ROAD

UNPLATTED

UNPLATTED HUNTER'S POINT GOLF COURSE

S. CROSS SLOPE PL.

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