

THE STADIUM SUBDIVISION NO. 2 - PHASE 1 -A REPLAT OF STADIUM SUBDIVISION

A RE-SUBDIVISION OF A PORTION OF LOT 1 OF STADIUM SUBDIVISION, LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, THE SW 1/4 OF THE SE 1/4, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M., CANYON COUNTY, IDAHO 2024

2025-019863

RECORDED

06/09/2025 03:09 PM



RICK HOGABOAM
CANYON COUNTY RECORDER
Pg#6 JWINSLOW \$11.00
PLAT
HESS PROPERTIES

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.12'	30.00'	90°00'00"	N74°59'59"E	42.43'
C2	165.75'	445.00'	21°20'29"	N19°19'44"E	164.80'
C3	169.86'	505.00'	19°16'19"	N18°38'40"E	169.06'
C4	180.45'	445.00'	23°14'04"	N16°39'47"E	179.22'
C5	306.99'	970.00'	18°08'00"	N4°01'15"W	305.71'
C6	26.65'	30.00'	50°53'51"	N38°32'10"W	25.78'
C7	122.29'	65.00'	107°47'31"	N10°05'20"W	105.03'

Line Table

Line #	Length	Direction
L1	254.15'	S0°54'56"W
L2	257.33'	S13°34'09"E
L3	443.47'	S9°13'58"W
L4	67.34'	S37°20'59"W
L5	42.42'	S0°55'18"W
L6	166.68'	S64°34'36"W
L7	123.62'	S32°16'49"W
L8	189.02'	S25°15'58"W
L9	316.65'	S5°25'20"W
L10	304.56'	N89°09'45"W
L11	443.97'	N89°09'14"W
L12	71.42'	N0°00'00"W
L13	389.03'	N27°05'49"E
L14	19.84'	N29°59'59"E
L15	72.45'	N8°39'57"E
L16	76.92'	N28°16'49"E
L17	65.92'	N5°02'45"E
L18	234.13'	N30°54'01"W
L19	470.87'	S89°23'37"E



0 300' 600'
SCALE: 1" = 300'

SURVEY NARRATIVE

THIS SURVEY AND THE RE-PLAT OF STADIUM SUBDIVISION WAS CONDUCTED AT THE REQUEST OF THE CLIENT. THE INTENT IS TO SUBDIVIDE LOT 1 BLOCK 1 OF THE STADIUM SUBDIVISION TO REFLECT THE CONFIGURATION SHOWN HEREON. THE FOUND MONUMENTS CONFORM TO RECORD DATA WITHIN ACCEPTABLE TOLERANCES.

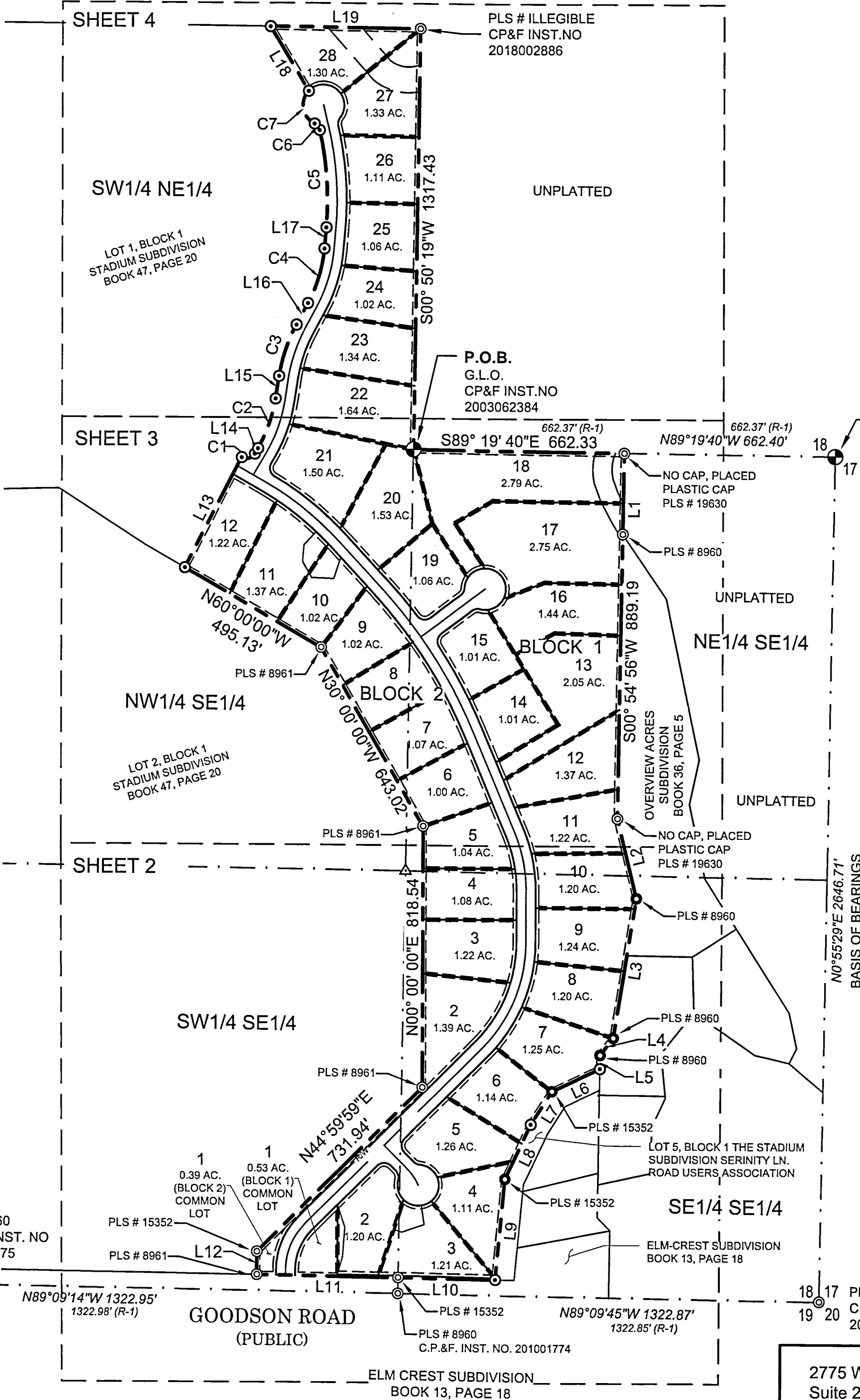
REFERENCE SURVEYS:

THE STADIUM SUBDIVISION, BOOK 47 PAGE 20 (R-1)
RECORD OF SURVEY, INST. NO. 9918679
RECORD OF SURVEY, INST. NO. 200034665
OVERVIEW ACRES SUBDIVISION, BOOK 36 PAGE 5
RECORD OF SURVEY, INST. NO. 200656701
RECORD OF SURVEY, INST. NO. 2012020109

BASIS OF COORDINATES:

THE BEARING ALONG THIS LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES TO THE IDAHO STATE PLANE COORDINATE SYSTEM (WEST ZONE 1103) US SURVEY FEET, USING A COMBINED SCALE FACTOR OF 1.00010495352736 FOR A GRID TO GROUND CONVERSION, (REFERENCE FRAME NAD_83(2011), EPOCH 2010.0000). THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE WEST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

COORDINATE SYSTEM GENERATED FROM GPS OPUS SOLUTION, PROJECTED TO IDAHO STATE PLANE COORDINATE SYSTEM (WEST ZONE 1103) FROM A LOCAL BASE POINT. DISTANCES ARE GROUND, BEARINGS GRID.



LEGEND:

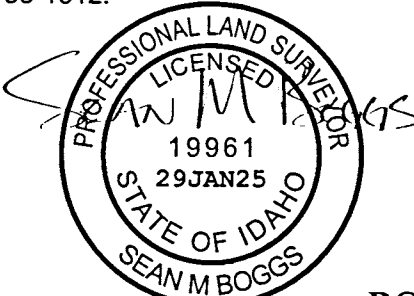
- FOUND ALUMINUM CAP MONUMENT AS NOTED
- FOUND BRASS MONUMENT AS NOTED
- FOUND 1/2 REBAR AS NOTED, REPLACED WITH 5/8 REBAR WITH PLASTIC CAP PLS 19961
- FOUND 5/8 REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP PLS 19961
- CALCULATED POINT
- SET 1/2" REBAR WITH PLASTIC CAP PLS 19961
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- NOT TO SCALE
- CORNER PERPETUATION AND FILING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL BOUNDARY
- SECTION LINE
- EASEMENT LINE AS NOTED
- PUBLIC UTILITY, IRRIGATION, & DRAINAGE EASEMENT (P.U.I.D.)
- PROPOSED RIGHT-OF-WAY LINE
- REFERENCE TO DATA OF RECORD

PLAT NOTES:

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS OF CANYON COUNTY, IDAHO. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- UNLESS OTHERWISE SHOWN, LOT LINES COMMON TO PUBLIC RIGHT-OF-WAYS, AND REAR AND FRONT LOT LINES, SHALL HAVE TEN FOOT WIDE PERMANENT P.U.I.D. EASEMENTS. SIDE LOT LINES SHALL HAVE FIVE FOOT PERMANENT P.U.I.D. EASEMENTS.
- IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY BLACK CANYON IRRIGATION DISTRICT.
- THE PUBLIC ROADS SHOWN HEREON ARE DEDICATED TO NOTUS PARMA HIGHWAY DISTRICT NO. 2.
- NO LOT SHALL HAVE DIRECT ACCESS TO GOODSON ROAD.
- NO LOT SHALL HAVE DIRECT ACCESS TO SERENITY LANE.
- THE LOTS WITHIN THIS PLAT WILL RECEIVE SEWER AND WATER SERVICES FROM INDIVIDUAL WELL AND SEPTIC SYSTEMS.
- POST DEVELOPMENT STORM WATER RUN-OFF FROM EACH LOT IS TO BE MANAGED BY LANDSCAPING MEASURES, SWALES, DITCHES AND SIMILAR RETENTION METHODS, WHOLLY ON THE LOT GENERATING THE RUN-OFF. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE FACILITIES IS TO BE THE RESPONSIBILITY OF EACH LOT OWNER.
- THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
- LOT 1 OF BLOCK 1 AND BLOCK 2 ARE HEREBY DESIGNATED AS COMMON LOTS, FOR USAGE, MAINTENANCE AND OWNERSHIP OF AND BY THE HOMEOWNERS ASSOCIATION.

CERTIFICATE OF SURVEYOR:

I, SEAN M BOGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO. THAT THIS PLAT OF THE STADIUM SUBDIVISION NO. 2 - PHASE 1, AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS PLOTTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT. IDAHO CODE 55-1681 THROUGH 55-1612.



BOOK 59 PAGE 10

SHEET 1 OF 6

DRAW: 01/29/2025

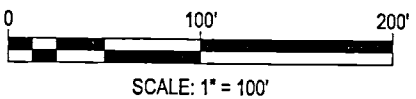
PROJECT # ID-2854-2012

2775 W. Navigator Dr.,
Suite 210
Meridian, ID 83642
(208) 895-2520

HORROCKS
ENGINEERS

REVISION #
REV 1, 11/26/2024

THE STADIUM SUBDIVISION NO. 2 - PHASE 1 - A REPLAT OF STADIUM SUBDIVISION

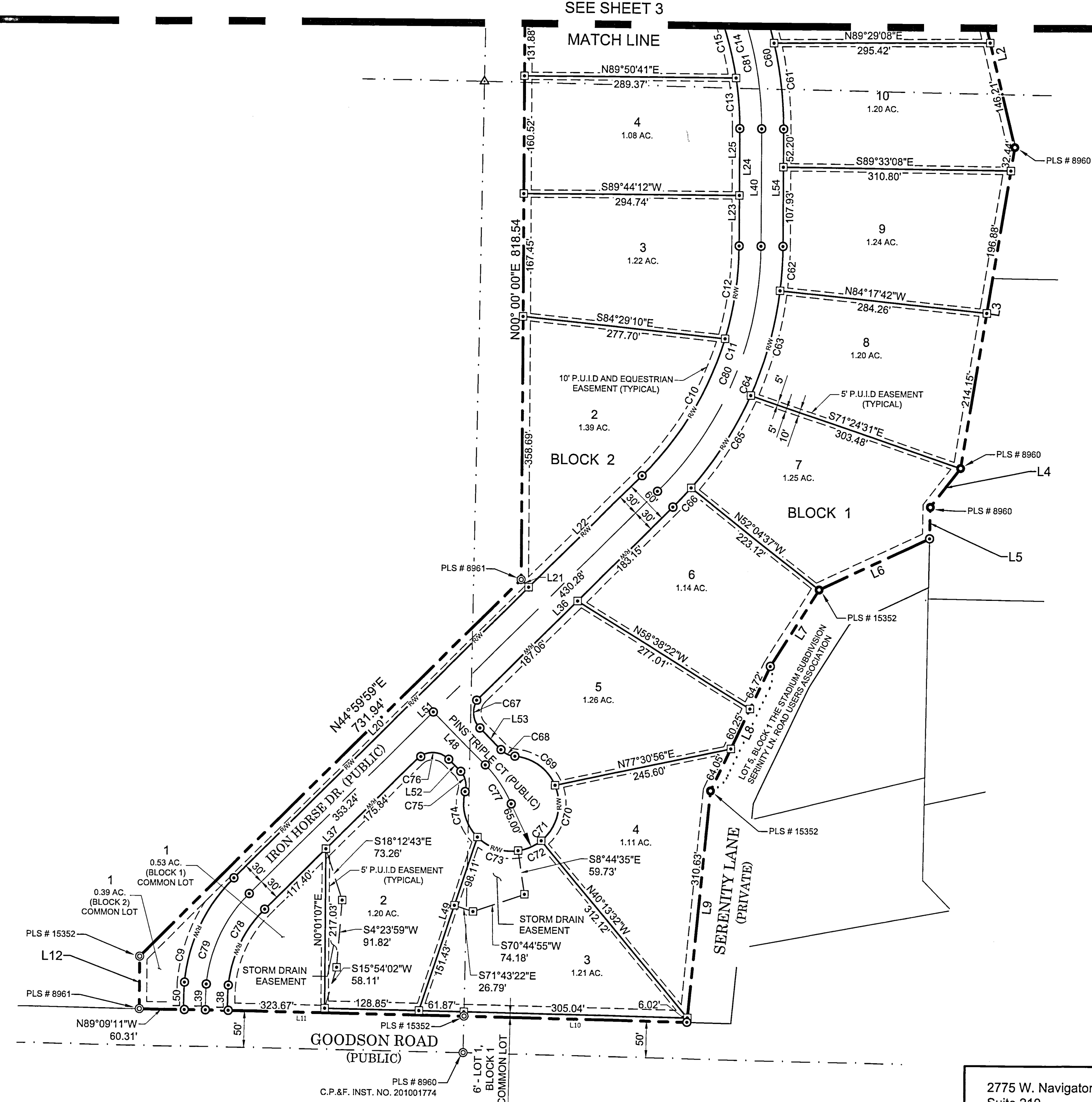
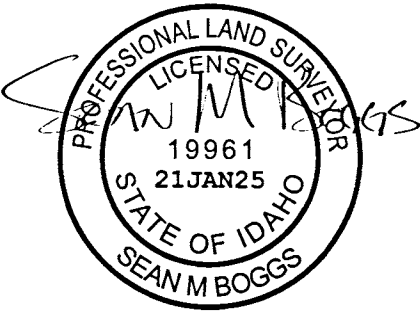


LEGEND:

- ⊙ FOUND 5/8 REBAR AS NOTED
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP PLS 19961
- △ CALCULATED POINT
- ⊠ SET 1/2" REBAR WITH PLASTIC CAP PLS 19961
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- C.P. & F. CORNER PERPETUATION AND FILING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL BOUNDARY
- SECTION LINE
- EASEMENT LINE AS NOTED
- PUBLIC UTILITY, IRRIGATION, & DRAINAGE EASEMENT (P.U.I.D.)
- PROPOSED RIGHT-OF-WAY LINE
- (R-1) REFERENCE TO DATA OF RECORD

SHEET NOTES:

- SEE SHEET 4 FOR LINE AND CURVE TABLES.



REVISION #
REV 1, 11/26/2024

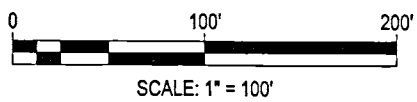
2775 W. Navigator Dr.,
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ENGINEERS

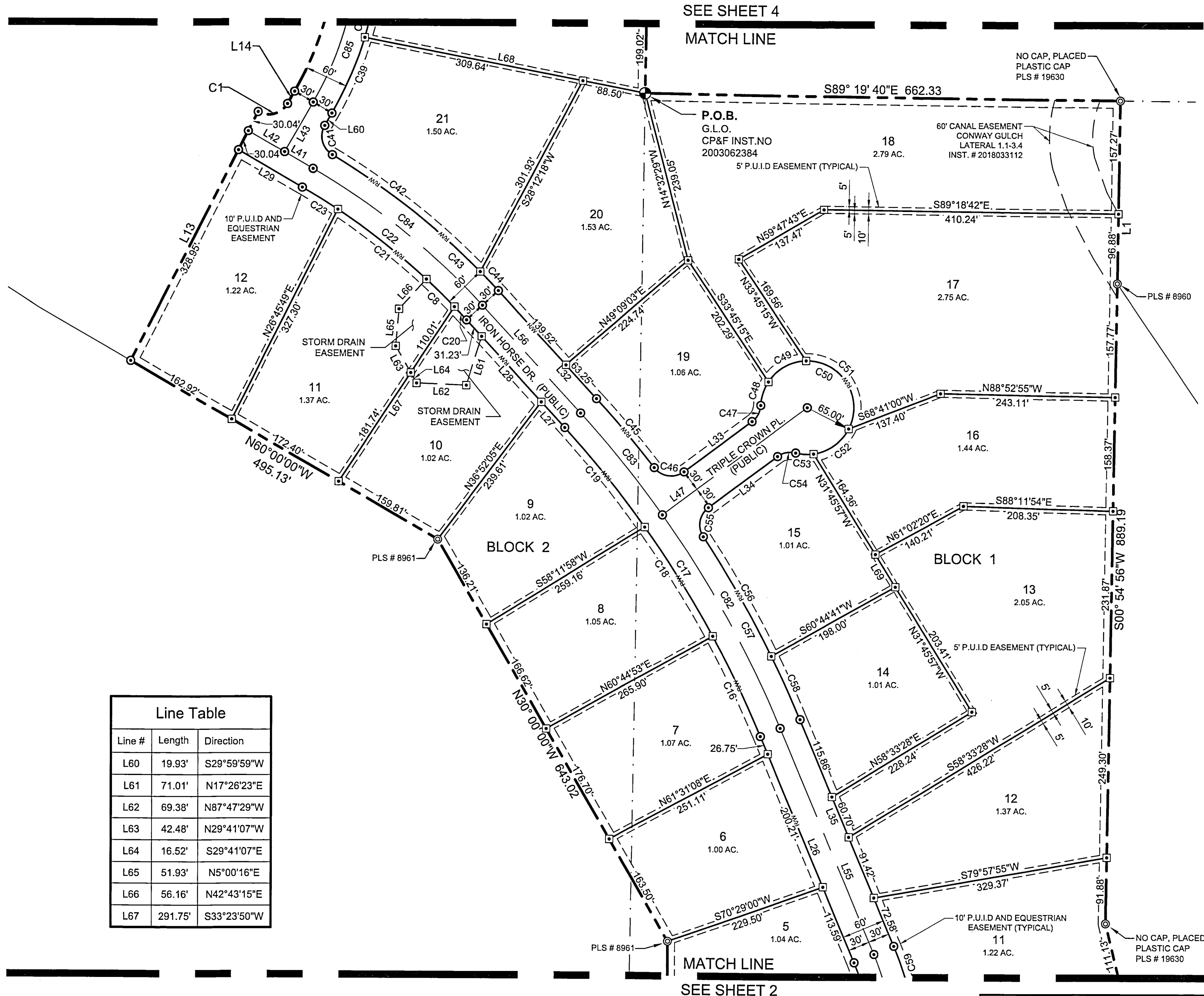
BOOK 59 PAGE 10

SHEET 2 OF 6
DRAW: 01/08/2025
PROJECT # ID-2854-2012

THE STADIUM SUBDIVISION NO. 2 - PHASE 1 - A REPLAT OF STADIUM SUBDIVISION



SEE SHEET 4
MATCH LINE

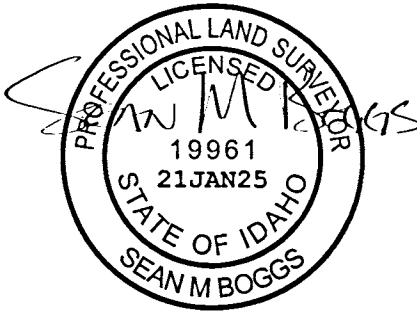


LEGEND:

- FOUND BRASS MONUMENT AS NOTED ON PAGE 1
- FOUND 5/8 REBAR AS NOTED ON PAGE 1
- SET 5/8" REBAR WITH PLASTIC CAP PLS 19961
- SET 1/2" REBAR WITH PLASTIC CAP PLS 19961
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- C.P. & F. CORNER PERPETUATION AND FILING
- SUBDIVISION BOUNDARY
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- PROPOSED RIGHT-OF-WAY LINE
- REFERENCE TO DATA OF RECORD

SHEET NOTES:

1. SEE SHEET 4 FOR ADDITIONAL LINE AND CURVE TABLES.



Line Table		
Line #	Length	Direction
L60	19.93'	S29°59'59"W
L61	71.01'	N17°26'23"E
L62	69.38'	N87°47'29"W
L63	42.48'	N29°41'07"W
L64	16.52'	S29°41'07"E
L65	51.93'	N5°00'16"E
L66	56.16'	N42°43'15"E
L67	291.75'	S33°23'50"W

MATCH LINE
SEE SHEET 2

REVISION #
REV 1, 11/26/2024

2775 W. Navigator Dr.,
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HORROCKS
ENGINEERS

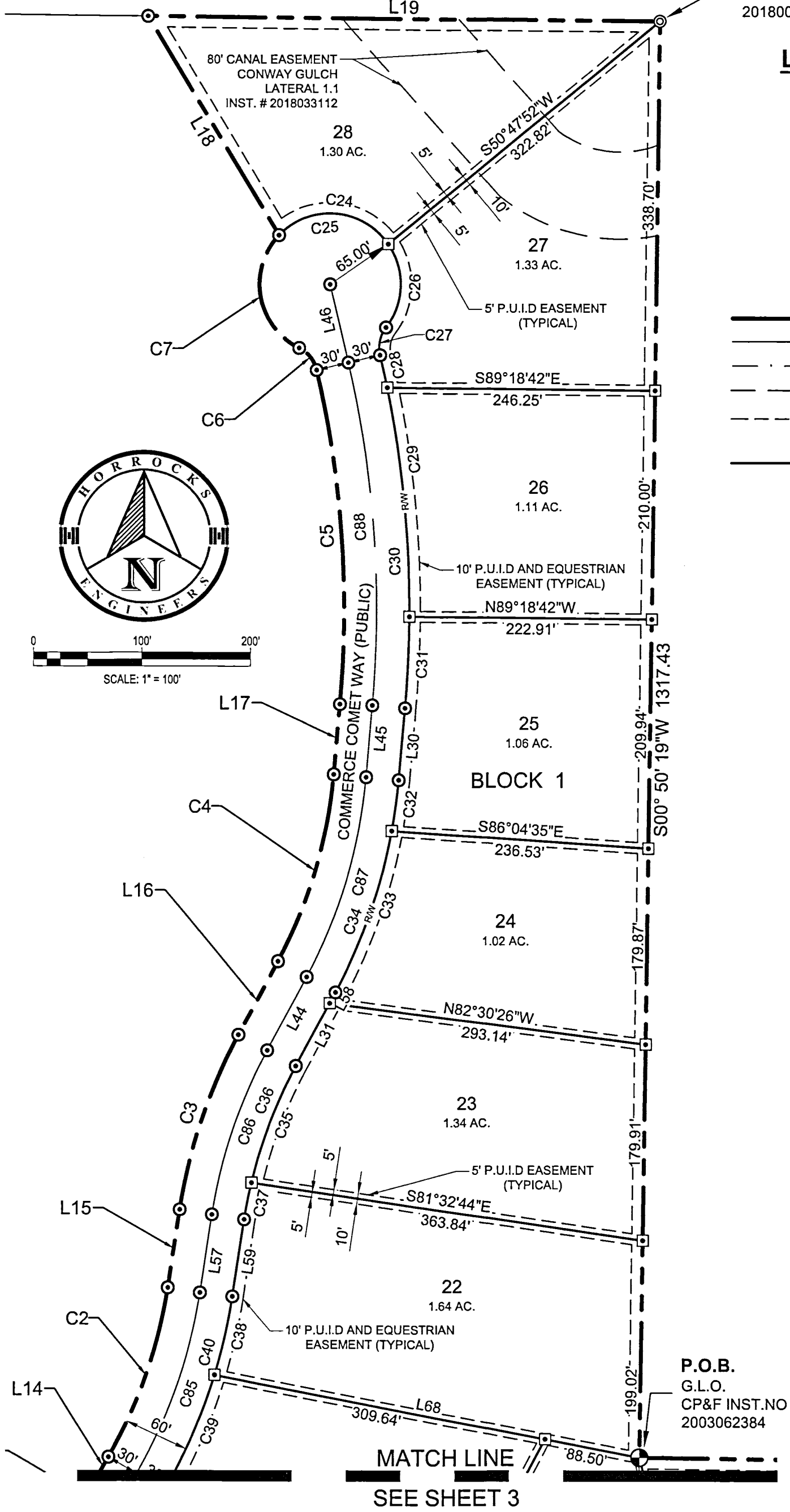
BOOK 59 PAGE 10

SHEET 3 OF 6
DRAW: 01/08/2025
PROJECT # ID-2854-2012

THE STADIUM SUBDIVISION NO. 2 - PHASE 1 - REPLAT OF STADIUM SUBDIVISION

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.12'	30.00'	90°00'00"	N74°59'59"E	42.43'
C2	165.75'	445.00'	21°20'29"	N19°19'44"E	164.80'
C3	169.86'	505.00'	19°16'19"	N18°38'40"E	169.06'
C4	180.45'	445.00'	23°14'04"	N16°39'47"E	179.22'
C5	306.99'	970.00'	18°08'00"	N4°01'15"W	305.71'
C6	26.65'	30.00'	50°53'51"	N38°32'10"W	25.78'
C7	122.29'	65.00'	107°47'31"	N10°05'20"W	105.03'
C8	54.48'	970.00'	3°13'04"	N45°40'13"W	54.47'
C9	177.25'	230.00'	44°09'18"	N22°55'20"E	172.90'
C10	221.35'	444.98'	28°30'07"	N30°45'07"E	219.08'
C11	349.53'	444.98'	45°00'22"	N22°29'59"E	340.61'
C12	128.18'	444.98'	16°30'15"	N8°14'56"E	127.73'
C13	69.19'	445.00'	8°54'31"	N4°27'16"W	69.12'
C14	176.50'	445.00'	22°43'30"	N11°21'46"W	175.34'
C15	107.31'	445.00'	13°49'00"	N15°49'01"W	107.05'
C16	153.85'	1470.00'	5°59'47"	N25°43'25"W	153.78'
C17	509.64'	1470.00'	19°51'51"	N32°39'26"W	507.09'
C18	178.47'	1470.00'	6°57'22"	N32°12'00"W	178.36'
C19	177.32'	1470.00'	6°54'41"	N39°08'01"W	177.21'
C20	24.92'	970.00'	1°28'19"	N43°19'31"W	24.92'
C21	157.13'	970.00'	9°16'52"	N51°55'11"W	156.96'
C22	294.76'	970.00'	17°24'39"	N51°17'41"W	293.63'
C23	58.24'	970.00'	3°26'24"	N58°16'49"W	58.23'
C24	115.31'	65.00'	101°38'26"	N85°22'22"W	100.77'
C25	319.54'	65.00'	281°39'58"	N76°50'53"E	82.11'
C26	81.95'	65.00'	72°14'01"	N1°33'52"E	76.63'
C27	26.62'	30.00'	50°50'00"	S12°15'52"W	25.75'
C28	30.61'	1030.00'	1°42'10"	S12°14'30"E	30.61'
C29	211.60'	1030.00'	11°46'15"	N5°30'17"W	211.23'
C30	325.98'	1030.00'	18°08'00"	S4°01'15"E	324.62'
C31	83.87'	1030.00'	4°39'55"	N2°42'48"E	83.84'
C32	47.45'	505.00'	5°22'59"	N7°44'15"E	47.43'
C33	157.34'	505.00'	17°51'05"	N19°21'16"E	156.70'
C34	204.79'	505.00'	23°14'04"	S16°39'47"W	203.39'
C35	114.70'	445.00'	14°46'04"	S20°53'47"W	114.38'
C36	149.52'	445.02'	19°15'01"	S18°39'18"W	148.82'
C37	34.64'	441.58'	4°29'40"	S11°17'04"W	34.63'
C38	72.98'	505.00'	8°16'49"	N12°47'54"E	72.92'
C39	115.12'	505.00'	13°03'40"	N23°28'09"E	114.87'
C40	188.11'	505.00'	21°20'31"	S19°19'44"W	187.02'
C41	46.73'	30.00'	89°14'24"	S14°37'13"E	42.14'
C42	262.82'	1030.00'	14°37'12"	N51°55'49"W	262.11'
C43	299.33'	1030.00'	16°39'03"	N50°54'53"W	298.28'
C44	36.51'	1030.00'	2°01'52"	N43°36'18"W	36.51'
C45	125.01'	1530.00'	4°40'53"	N40°14'55"W	124.97'
C46	46.55'	30.00'	88°54'22"	S82°21'40"E	42.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C47	26.54'	30.00'	50°41'23"	N27°50'28"E	25.68'
C48	34.87'	65.00'	30°44'10"	S17°51'51"W	34.45'
C49	62.58'	65.00'	55°09'47"	S60°48'50"W	60.19'
C50	319.54'	65.00'	281°39'59"	S36°40'14"E	82.11'
C51	134.69'	65.00'	118°43'46"	N32°14'24"W	111.86'
C52	62.36'	65.00'	54°58'22"	N54°36'40"E	60.00'
C53	25.03'	65.00'	22°03'53"	S86°52'12"E	24.88'
C54	26.69'	30.00'	50°58'36"	S78°40'27"W	25.82'
C55	45.39'	30.00'	86°41'05"	S9°50'37"W	41.18'
C56	190.53'	1530.00'	7°08'06"	N29°55'53"W	190.41'
C57	287.69'	1530.00'	10°46'25"	N28°06'43"W	287.27'
C58	97.16'	1530.00'	3°38'18"	N24°32'40"W	97.14'
C59	82.36'	505.00'	9°20'40"	N18°03'11"W	82.27'
C60	200.30'	505.00'	22°43'30"	N11°21'46"W	198.99'
C61	117.93'	505.00'	13°22'50"	N6°41'26"W	117.67'
C62	60.72'	505.00'	6°53'20"	N3°26'39"E	60.68'
C63	148.68'	505.00'	16°52'10"	N15°19'24"E	148.15'
C64	396.63'	504.98'	45°00'08"	N22°29'59"E	386.51'
C65	151.00'	505.00'	17°07'56"	N32°19'26"E	150.44'
C66	36.22'	505.00'	4°06'35"	N42°56'42"E	36.21'
C67	47.63'	30.12'	90°37'24"	S0°24'10"E	42.82'
C68	21.47'	30.00'	41°00'02"	S65°30'02"E	21.01'
C69	71.30'	65.00'	62°50'41"	S54°34'43"E	67.77'
C70	83.62'	65.00'	73°42'37"	S13°41'57"W	77.97'
C71	317.53'	65.00'	279°53'53"	S53°56'53"W	83.65'
C72	34.83'	65.00'	30°42'10"	S65°54'20"W	34.42'
C73	60.67'	65.00'	53°28'37"	N72°00'16"W	58.49'
C74	67.12'	65.00'	59°09'48"	N15°41'04"W	64.18'
C75	29.44'	30.00'	56°13'06"	N12°17'47"W	28.27'
C76	47.61'	30.00'	90°56'12"	N89°31'55"W	42.77'
C77	63.78'	171.90'	21°15'29"	N34°22'17"W	63.41'
C78	131.01'	170.00'	44°09'18"	N22°55'20"E	127.79'
C79	154.13'	200.00'	44°09'18"	N22°55'20"E	150.34'
C80	373.06'	474.98'	45°00'08"	N22°29'59"E	363.55'
C81	188.40'	475.00'	22°43'30"	N11°21'46"W	187.17'
C82	338.63'	1500.00'	12°56'04"	N29°11'33"W	337.91'
C83	181.41'	1500.00'	6°55'46"	N39°07'29"W	181.30'
C84	303.88'	1000.00'	17°24'39"	N51°17'41"W	302.71'
C85	176.93'	475.00'	21°20'31"	S19°19'44"W	175.91'
C86	159.60'	475.02'	19°15'01"	S18°39'18"W	158.85'
C87	192.62'	475.00'	23°14'04"	S16°39'47"W	191.30'
C88	316.49'	1000.00'	18°08'00"	S4°01'15"E	315.17'



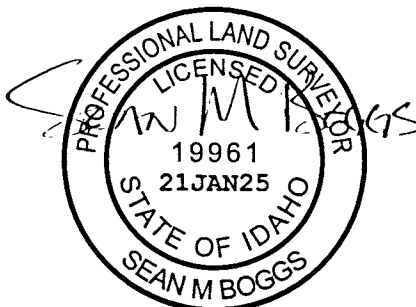
PLS # ILLEGIBLE
CP&F INST.NO
2018002886

LEGEND:

- FOUND BRASS MONUMENT AS NOTED
- FOUND 5/8 REBAR AS NOTED AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP PLS 19961
- CALCULATED POINT
- SET 1/2" REBAR WITH PLASTIC CAP PLS 19961
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- C.P. & F. CORNER PERPETUATION AND FILING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL BOUNDARY
- SECTION LINE
- EASEMENT LINE AS NOTED
- PUBLIC UTILITY, IRRIGATION, & DRAINAGE EASEMENT (P.U.I.D.)
- PROPOSED RIGHT-OF-WAY LINE

Line Table		
Line #	Length	Direction
L14	19.84'	N29°59'59"E
L15	72.45'	N8°39'57"E
L16	76.92'	N28°16'49"E
L17	65.92'	N5°02'45"E
L18	234.13'	N30°54'01"W
L19	470.87'	S89°23'37"E
L20	565.63'	N44°59'59"E
L21	14.61'	N45°01'23"W
L22	217.88'	S44°59'59"W
L23	69.08'	N0°00'01"W
L24	160.11'	N0°00'01"W
L25	91.04'	N0°00'01"W
L26	340.56'	N22°43'31"W
L27	48.39'	S42°35'22"E
L28	123.14'	S42°35'22"E
L29	102.90'	S60°00'01"E
L30	65.92'	S5°02'45"W
L31	65.60'	S28°16'49"W
L32	202.77'	S42°35'22"E
L33	118.21'	N53°11'09"E
L34	120.24'	N53°11'09"E
L35	340.56'	N22°43'31"W
L36	370.22'	N44°59'59"E
L37	293.24'	S44°59'59"W
L38	20.35'	N0°50'41"E
L39	20.35'	N0°50'41"E
L40	160.13'	N0°00'01"W
L41	45.94'	S60°00'01"E

Line Table		
Line #	Length	Direction
L42	58.48'	S60°00'01"E
L43	79.84'	S29°59'59"W
L44	76.92'	S28°16'49"W
L45	65.92'	S5°02'45"W
L46	73.72'	N13°09'06"W
L47	251.74'	N53°13'40"E
L48	101.01'	N45°00'01"W
L49	249.55'	S18°16'38"W
L50	20.35'	N0°50'41"E
L51	783.52'	N44°59'59"E
L52	23.41'	N45°00'01"W
L53	40.52'	S45°00'01"E
L54	160.13'	S0°00'01"E
L55	340.56'	N22°43'31"W
L56	202.77'	S42°35'22"E
L57	72.43'	N8°39'57"E
L58	11.31'	S28°16'49"W
L59	72.42'	N8°39'57"E
L60	19.93'	S29°59'59"W
L61	71.01'	N17°26'23"E
L62	69.38'	N87°47'29"W
L63	42.48'	N29°41'07"W
L64	16.52'	S29°41'07"E
L65	51.93'	N5°00'16"E
L66	56.16'	N42°43'15"E
L67	291.75'	S33°23'50"W
L68	398.13'	S79°01'30"E
L69	52.75'	S31°45'57"E



REVISION #
REV 1, 11/26/2024

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SHEET 4 OF 6
DRAW: 01/08/2025
PROJECT # ID-2854-2012

BOOK 59 PAGE 10

THE STADIUM SUBDIVISION NO. 2 - PHASE 1 - A REPLAT OF STADIUM SUBDIVSION

CERTIFICATE OF OWNERS

A PARCEL, BEING A PORTION OF LOT 1, BLOCK 1 OF THE STADIUM SUBDIVISION, ON FILE IN BOOK 47, PAGE 5, RECORDS OF CANYON COUNTY, SITUATED WITHIN A PORTION OF THE S.W. ¼ OF THE N.E. ¼, THE N.W. ¼ OF THE S.E. ¼, THE N.E. ¼ OF THE S.E. ¼, THE S.E. ¼ OF THE S.E. ¼ AND THE S.W. ¼ OF THE S.E. ¼ OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID N.E. ¼ OF THE S.E. ¼, ALSO BEING THE POINT OF BEGINNING OF SAID LOT 1 AS SHOWN ON SAID STADIUM SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID N.E. ¼ OF THE S.E. ¼ AND BOUNDARY OF SAID LOT 1 THE FOLLOWING EIGHTEEN (18) CALLS:

- 1) S.89°19'40"E., 662.33 FEET TO THE NORTHEAST CORNER OF THE W. ½ OF THE N.E. ¼ OF THE S.E. ¼ OF SAID SECTION 18;
- 2) THENCE ALONG THE EAST BOUNDARY OF SAID W. ½ OF THE N.E. ¼ OF THE S.E. ¼, S.00°54'56"W., 254.15 FEET TO THE MOST NORTHERLY CORNER OF OVERVIEW ACRES SUBDIVISION, ON FILE IN BOOK 36, PAGE 5, RECORDS OF CANYON COUNTY;
- 3) THENCE ALONG THE WEST BOUNDARY OF SAID OVERVIEW ACRES, S.00°54'56"W., 889.19 FEET;
- 4) THENCE CONTINUING, S.13°34'09"E., 257.33 FEET;
- 5) THENCE CONTINUING, S.09°13'58"W., 443.47 FEET;
- 6) THENCE CONTINUING, S.37°20'59"W., 67.34 FEET;
- 7) THENCE CONTINUING, S.00°55'18"W., 42.42 FEET; TO THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1 OF SAID THE STADIUM SUBDIVISION;
- 8) THENCE ALONG THE COMMON BOUNDARY OF SAID LOT 1 AND 5, S.64°34'36"W., 166.68 FEET;
- 9) THENCE CONTINUING, S.32°16'49"W., 123.62 FEET;
- 10)THENCE CONTINUING, S.25°15'58"W., 189.02 FEET;
- 11)THENCE CONTINUING, S.05°25'20"W., 316.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF GOODSON ROAD, WHICH LIES 50.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID S.E. ¼ OF THE S.E. ¼;
- 12)THENCE LEAVING SAID COMMON BOUNDARY AND CONTINUING ALONG THE BOUNDARY OF SAID LOT 1, N.89°09'45"W., 304.56 FEET TO A POINT WHICH LIES N.00°55'42"E.,50.00 FEET FROM THE SOUTHEAST CORNER OF SAID S.W. ¼ OF THE S.E. ¼;
- 13)THENCE PARALLEL WITH THE SOUTH BOUNDARY OF SAID S.W. ¼ OF THE S.E. ¼; N.89°09'14"W., 443.97 FEET TO THE SOUTH EAST CORNER OF SAID LOT 2;
- 14)THENCE ALONG THE COMMON BOUNDARY OF SAID LOT 1 AND 2, NORTH, 71.42 FEET;
- 15)THENCE CONTINUING, N.44°59'59"E., 731.94 FEET;
- 16)THENCE CONTINUING, NORTH, 818.54 FEET;
- 17)THENCE CONTINUING, N.30°00'00"W., 643.02 FEET;
- 18)THENCE CONTINUING, N.60°00'00"W., 495.13 FEET;

THENCE LEAVING SAID COMMON BOUNDARY, N.27°05'49"E., 389.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 47.12 FEET A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD WHICH BEARS N.74°59'59"E., 42.43 FEET;

THENCE, N.29°59'59"E., 19.84 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 165.75 FEET, A RADIUS OF 445.00 FEET THROUGH A CENTRAL ANGLE OF 21°20'29" AND A LONG CHORD WHICH BEARS N.19°19'44"E., 164.80 FEET;

THENCE N.08°39'57"E., 72.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.86 FEET, A RADIUS OF 505.00 FEET, THROUGH A CENTRAL ANGLE OF 19°16'19" AND A LONG CHORD WHICH BEARS N.18°38'40"E., 169.06 FEET;

THENCE, N.28°16'49"E., 76.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 180.45 FEET, A RADIUS OF 445.00 FEET, THROUGH A CENTRAL ANGLE OF 23°14'04" AND A LONG CHORD WHICH BEARS N.16° 39' 47"E., 179.22 FEET;

THENCE, N.05°02'45"E., 65.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 306.99 FEET, A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 18°08'00" AND A LONG CHORD WHICH BEARS N.04°01'15"W., 305.71 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 26.65 FEET, A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 50°53'51" AND A LONG CHORD WHICH BEARS N.38°32'10"W., 25.78 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 122.29 FEET, A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 107°47'13" AND A LONG CHORD WHICH BEARS N.10°05'20"W., 105.03 FEET;

THENCE, N.30°54'01"W., 234.13 FEET TO THE NORTH BOUNDARY OF SAID LOT 1 AND THE S.W. ¼ OF THE N.E. ¼;

THENCE ALONG SAID NORTH BOUNDARY'S, S.89°23'37"E., 470.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE S.W. ¼ OF THE N.E. ¼;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 AND THE S.W. ¼ OF THE N.E. ¼, S.00°50'19"W., 1317.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 57.87 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT. NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITIES ARE TO BE ERECTED WITHIN THE SAID EASEMENTS. THE PUBLIC STREETS AND RIGHTS-OF-WAYS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOREVER. ALL LOTS WITHIN THIS PLAT WILL RECEIVE SEWER AND WATER SERVICES FROM INDIVIDUAL WELL AND SEPTIC SYSTEMS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 23RD DAY OF January, YEAR OF 2025

TRADITION CAPITAL PARTNERS, LLC.

BY: TRADITION CAPITAL PARTNERS, OWNER


SPENCER KOFOED, OWNER

ACKNOWLEDGMENT

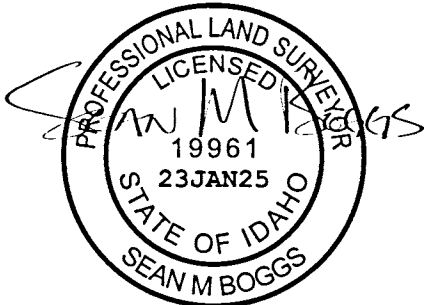
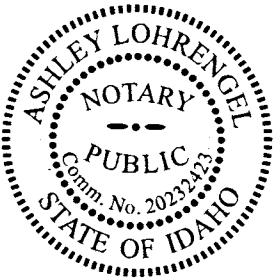
STATE OF IDAHO)
) S.S.
COUNTY OF CANYON)

ON THIS 23 DAY OF January, YEAR OF 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY GIBBONS KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF J.A.P.S OF IDAHO, LLC., THE IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.


NOTARY PUBLIC FOR IDAHO

RESIDING AT Ada County

MY COMMISSION EXPIRES ON 05/25/2029



REVISION #

2775 W. Navigator Dr.,
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(208) 895-2520

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BOOK 59 PAGE 10

SHEET 5 OF 6
DRAW: 01/08/2025
PROJECT # ID-2854-2012

THE STADIUM SUBDIVISION NO. 2 - PHASE 1 - A REPLAT OF STADIUM SUBDIVISION

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Anthony Lee
SOUTHWEST DISTRICT HEALTH, REHS

09/25/2024
DATE

APPROVAL OF NOTUS-PARMA HIGHWAY DISTRICT:

NOTUS-PARMA HIGHWAY DISTRICT NO.2 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS, AND RIGHTS-OF-WAYS AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C.50-1312. PRIVATE STREETS NOT DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OR THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

William J Hartman
CHAIRMAN

10-8-2024
DATE

APPROVAL OF THE COUNTY COMMISSIONERS:

I, THE UNDERSIGNED COUNTY CLERK FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THIS PLAT, OF STADIUM SUBDIVISION NO. 2, WAS DULY ACCEPTED AND APPROVED AT A REGULAR MEETING HELD BY THE COUNTY COMMISSIONERS ON

Brad Holton

Rick Hogaboom
CLERK
by: Jross Deputy Clerk

09-09-2025
DATE



CERTIFICATE OF COUNTY SURVEYOR:

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13 RELATING TO PLATS, AND SURVEYS.

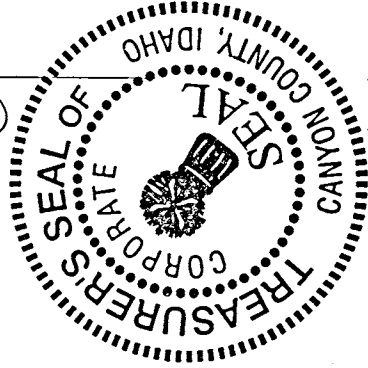
David R. Kinzer
CANYON COUNTY SURVEYOR UNDER I.C. 50-1305
DAVID R. KINZER PE/PLS 2659

11/11/25
DATE

CERTIFICATE OF COUNTY TREASURER:

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED CONDOMINIUM HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

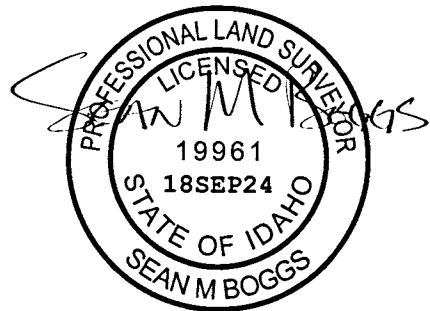
Jennifer Walters
COUNTY TREASURER



4/30/2025
5/14/2025
DATE

CERTIFICATE OF SURVEYOR:

I, SEAN BOGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO. THAT THIS PLAT OF THE STADIUM SUBDIVISION NO. 2 - PHASE 1, AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS PLOTTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT. IDAHO CODE 55-1681 THROUGH 55-1612.



BOOK 59 PAGE 16

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SHEET 6 OF 6
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