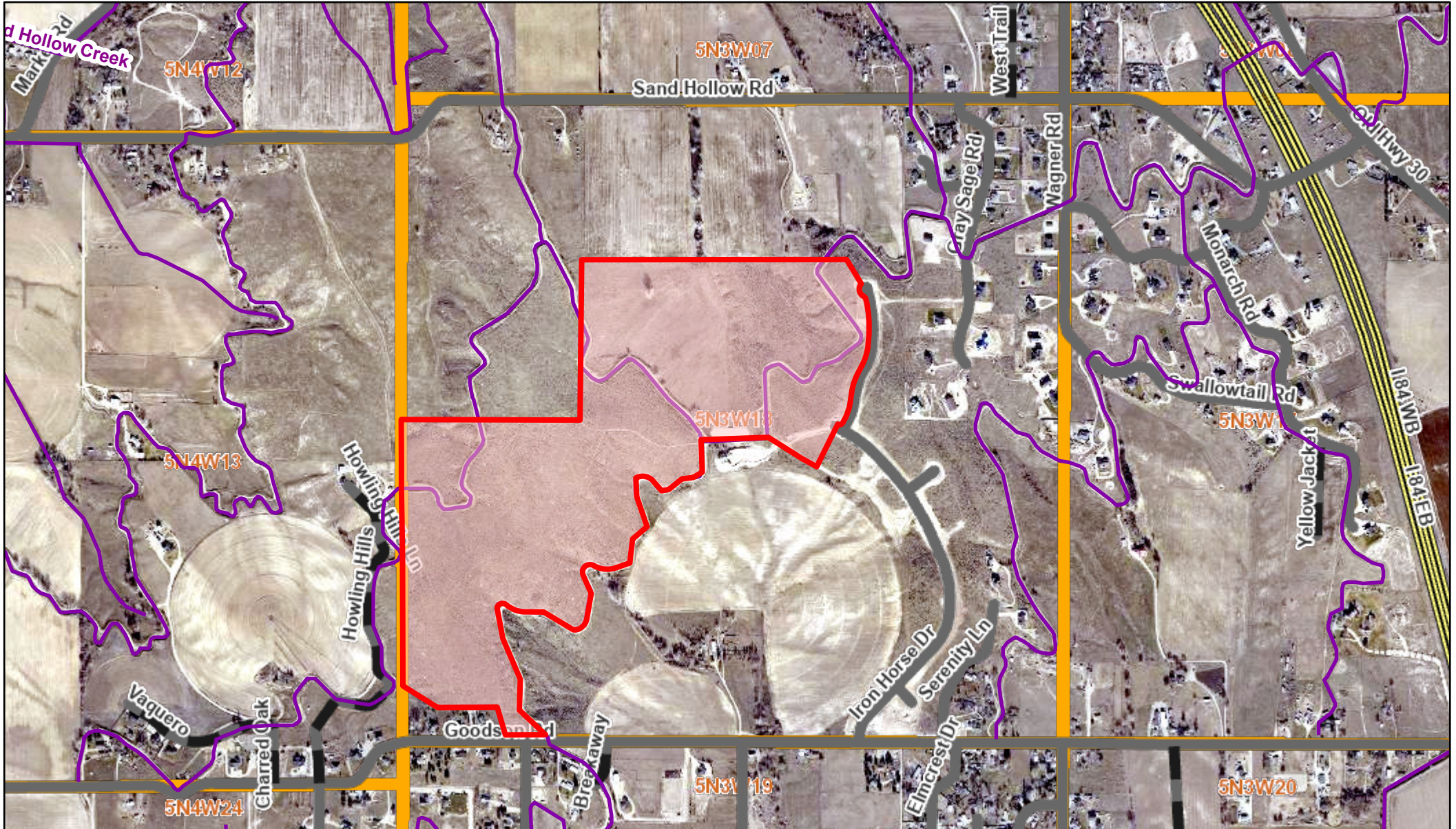
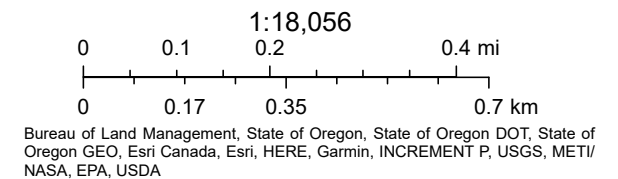


Canyon County, ID Web Map



11/6/2025, 11:09:25 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Interstate
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_3in
- Red: Band_1





FINAL PLAT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Tradition Capital Partners, LLC. (Spencer Kofoed)	
	MAILING ADDRESS: 21570 Lansing Ln. Middleton, ID 83644	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u> Date: <u>11-6-2025</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: same as above	
	COMPANY NAME: same as above	
	MAILING ADDRESS: same as above	
	PHONE: same as above	EMAIL: same as above

SITE INFO	STREET ADDRESS: 0 Goodson Rd Caldwell ID 83607	
	PARCEL NUMBER: R37887100	
	PARCEL SIZE: Total = 222+/- acres, Phase 2 = 84+/- acres	
	NUMBER OF LOTS: Phase 3 total = 54, Residential = 54, Common = 0	
	PROPOSED SUBDIVISION NAME: Stadium Subdivision No. 2	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>SD 2025-0014</u>	DATE RECEIVED:	<u>11/6/25</u>
RECEIVED BY:	<u>N. Olachea</u>	APPLICATION FEE:	<u>\$3030</u> <u>CK</u> MO CC CASH



FINAL PLAT

PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Copy of Final Plat: 1 Hard Copy, 1 Digital	X	
Final Drainage Plan, if applicable	X	
Final Irrigation Plan, if applicable	X	
Final Grading Plan, if applicable	X	
Completed Final Plat Checklist	X	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	NA	
Condition Compliance Proof (Conditional Rezone/D.A.)	X	
Proof of approval from:		
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
City Impact Area	NA	
Bonding Instructions	NA	
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule + Per lot fee + for Area of City Impact Fee		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

NOTES:

- Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
- Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.



Development Services Department



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Final Plat Check-List

Applicant:	Case Number:
Subdivision Name:	Plat Date:

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	<u>Meets Code / Comments</u>
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD <i>prior to submission</i> .	
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	
B. Name, address and official seal of the surveyor preparing the plat.	
C. North arrow.	
D. Date of preparation.	
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	

3. SURVEY DATA REQUIRED	<u>Meets Code / Comments</u>
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. • <i>Check boundary measurements on plat with legal description measurements, verify they are the same</i> • <i>Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.</i>	
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	
C. Basis of bearing on the plat shall be referenced. • <i>Make sure it matches the legal description</i> • <i>Reference to point of beginning</i>	

4. DESCRIPTIVE DATA REQUIRED	<u>Meets Code / Comments</u>
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	
B. All drainage ways.	
C. All easements provided for public services or utilities and any limitations of the easements. • <i>Applicable description for easements</i>	
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	
E. All sites to be dedicated to the public will be indicated and the intended use specified.	
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	
G. The area of each lot shall be stated in acres and decimals thereof.	
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	
I. A note as to the type of sewage disposal facilities to be provided.	

J. A note as to the type of water supply facilities to be provided.	
K. Required section and quarter-section line setbacks.	
5. DEDICATION AND ACKNOWLEDGMENT	<u>Meets Code / Comments</u>
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	
6. REQUIRED CERTIFICATIONS	<u>Meets Code / Comments</u>
A. Landowner's signature.	
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. <i>Make sure stamp is signed and dated.</i>	
C. Certification of plat approval by the County Surveyor.	
D. Certification of plat approval by the Board.	
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, Recorder, and State and Federal agencies having jurisdiction.	



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 10/07/2025 Signed: _____

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

STADIUM SUBDIVISION NO.2 - PHASE 3

Date: 11-5-2025

Applicant: TRADITIONAL CAPITAL PARTNERES, LLC

Parcel Number: R37887100 - STADIUM II Phase 3

Site Address: 0 GOODSON RD. CALDWELL, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: MIDDLETON RFD

☒ Applicant submitted/met for informal review.

Date: 11/5/25 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Notus - Parma Highway District #9

☒ Applicant submitted/met for informal review.

Date: 10-2-25 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

October 15, 2025

Spencer Kofoed
Owner/Developer
Traditional Capital Partners LLCa
8454 Brookhaven Place
Middleton, ID 83644

**Subject: BCID SUB25-19 – Stadium Subdivision No. 2 - Phase 3 – Pre-Plat
Development Meeting – Canyon County Agency Acknowledgement**

Dear Mr. Kofoed:

The Black Canyon Irrigation District (District) staff met with Horrocks Engineering (development design engineer) for BCID SUB25-19 **Stadium Subdivision No. 2 - Phase 3** on October 13, 2025. This letter is being provided to document several significant items reviewed based on the following submitted plans:

- Pre-Plat design documents stamped on September 29, 2025 by Horrocks Engineering (Mathew Graham, PE).

The following items briefly summarize topics of the conversation and/or items that have been identified as needing revision/resolution. This letter is provided as a courtesy to pro-actively assist the Developer in making changes ahead of formal County submittal. This letter is not an approval of the pre-plat layout or subdivision construction drawings.

Attached is a signed copy of Canyon County's Agency Acknowledgment form notifying the County that you have met the conditions required for Agency Acknowledgement with the District.

The District will be providing a separate estimate for review costs that will be required to be paid in full prior to moving forward with any additional review.

October 13, 2025 Development Meeting Comments:

1. Developer will need to clarify how access to the proposed irrigation pond (located on an adjacent parcel) will be designed. Access across the existing District siphon will not be allowed. Currently no access is shown. Ownership is not clear on plans how pond is incorporated with this development for future water delivery.

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

2. The Developer will need to protect the existing siphon infrastructure during construction from all encroachment.
3. Individual lateral easements are shown but are not at the correct widths. Revisions are needed that will affect the pre-plat documents. A recorded easement document 2025-007354 is noted on the plans, however the District does not have record of this document. A District easement, with District language, will be required.
4. Deed verification has been requested by the Title company for the proposed sale of portions of the property (Stadium Subdivision Block 1, Lot 1.) The District has requested more details on what is being proposed for sale from the Developer in order to verify water assessment divisions, if any, and to correct outstanding account balances.
5. The Developer has an existing water assessment that is outstanding (Spring 2025). This is likely due to recent sale of the property. Please work with the District to ensure all water assessments have been paid in full.
6. 3-0921 Bureau of Reclamation agreement is not shown on the submitted drawings. This agreement shows widths of easements that differ from what is shown. This easement needs to be memorialized on the plans.
7. Based on location and elevation, the private irrigation pipe crossing the District's siphon likely needs to be relocated.
8. Stormwater crossings under the newly proposed piped canal will need to be reviewed by the District once updated.
9. Hydraulic calculations for the canal crossings will be required from the Developer for the design plans. RCP is not an allowed material for the canal crossing piping, this will need to be revised.
10. Water accounting will need to be completed for the development, as multiple parcels have water that is shown in different locations that will need to be transferred onto irrigated lots.
11. The District will need to review existing and proposed irrigation deliveries. Check structures and other irrigation structures may need to be added to irrigation design. It is unclear how

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

water is being fed to the irrigated circle below with new infrastructure being proposed. A weir will be required for all deliveries.

12. Domestic well, septic, and storm pond locations for any residential lots or drainage facilities will need to be located at required distances from all unlined canals to not impede on the canal operations.

Sincerely,



Don Popoff P.E.
District Engineer
Black Canyon Irrigation District

Cc; Mike Meyers – Black Canyon Irrigation District
Markus Rocca EIT – Horrocks
Matt Graham PE – Horrocks
Dan Lister – Canyon County

Att: CC Agency Acknowledgement – Signed



AGENCY ACKNOWLEDGMENT

STADIUM SUBDIVISION NO.2 - PHASE 3

Date: 10/15/2025

Applicant: TRADITONAL CAPITAL PARTNERES, LLC

Parcel Number: R37887100

Site Address: 0 GOODSON RD. CALDWELL, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Black Canyon Irrigation District

☒ Applicant submitted/met for informal review.

Date: 10/15/2025 Signed: _____

 District Engineer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86805

Date: 11/6/2025

Date Created: 11/6/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jay Gibbons

Comments: SD2025-0014

Site Address: 0 GOODSON RD, Caldwell ID 83607 / Parcel Number: 37887100 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Final Plat Engineering Fee	SD2025-0014	\$500.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee - Per Lot Fee	SD2025-0014	\$1,080.00	\$0.00	\$0.00
Planning - Final Plat	SD2025-0014	\$700.00	\$0.00	\$0.00
Planning - Final Plat Per Lot Fee if Greater Than 29 Lots	SD2025-0014	\$500.00	\$0.00	\$0.00
Planning - Final Plat - Conformity Review with Development Agreement (If Applicable)	SD2025-0014	\$250.00	\$0.00	\$0.00

Sub Total: \$3,030.00

Sales Tax: \$0.00

Total Charges: \$3,030.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1218	\$3,030.00

Total Payments: \$3,030.00

ADJUSTMENTS

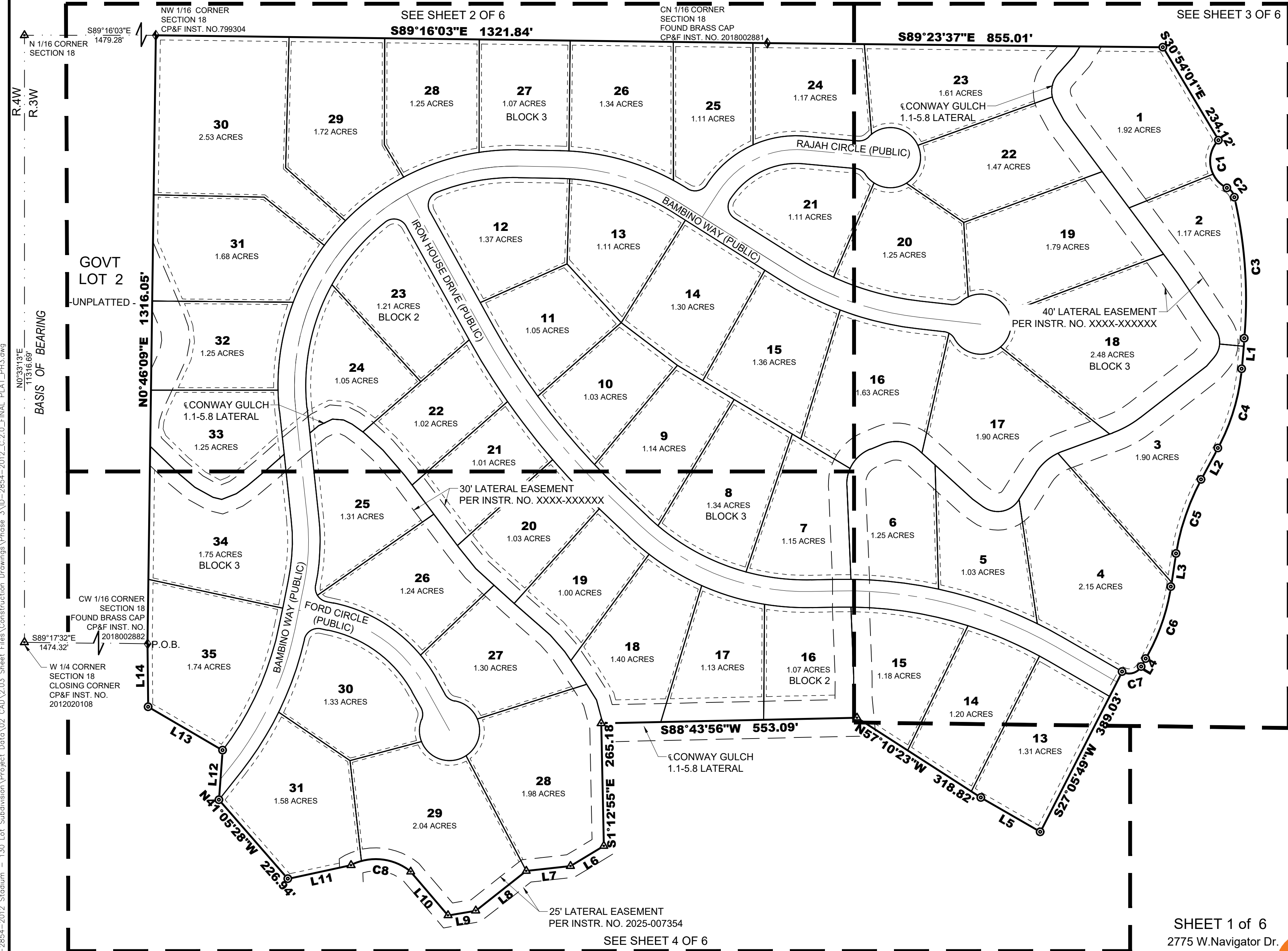
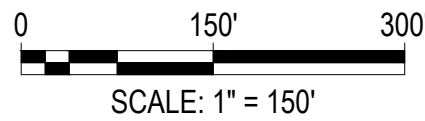
Receipt Balance: \$0.00



THE STADIUM SUBDIVISION NO. 2 - PHASE 3

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

2025



REFERENCES

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 BEARING

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.

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.

SURVEYOR'S CERTIFICATE

I, SEAN M. BOGGS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS STADIUM SUBDIVISION NO. 2 - PHASE 3, A REPLAT OF STADIUM SUBDIVISION, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND, CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

LEGEND

- ▲ CALCULATED POINT
- SET 5/8" REBAR W/ PLASTIC CAP - P.L.S. 19961
- ⊙ FOUND 5/8" REBAR LS 19961 OR AS NOTED
- ⊕ FOUND P.L.S.S. CORNER AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - PUBLIC UTILITIES EASEMENT LINE (P.U.E.)
- - - CONWAY LATERAL EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- - - P.U.E. PUBLIC UTILITIES EASEMENT



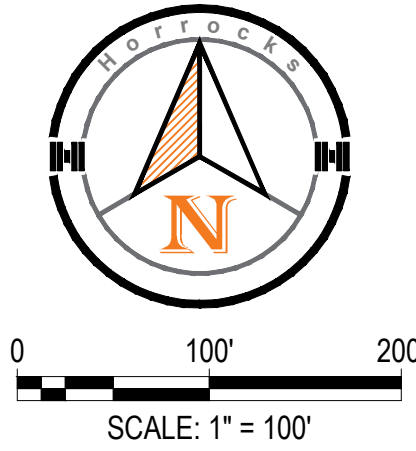
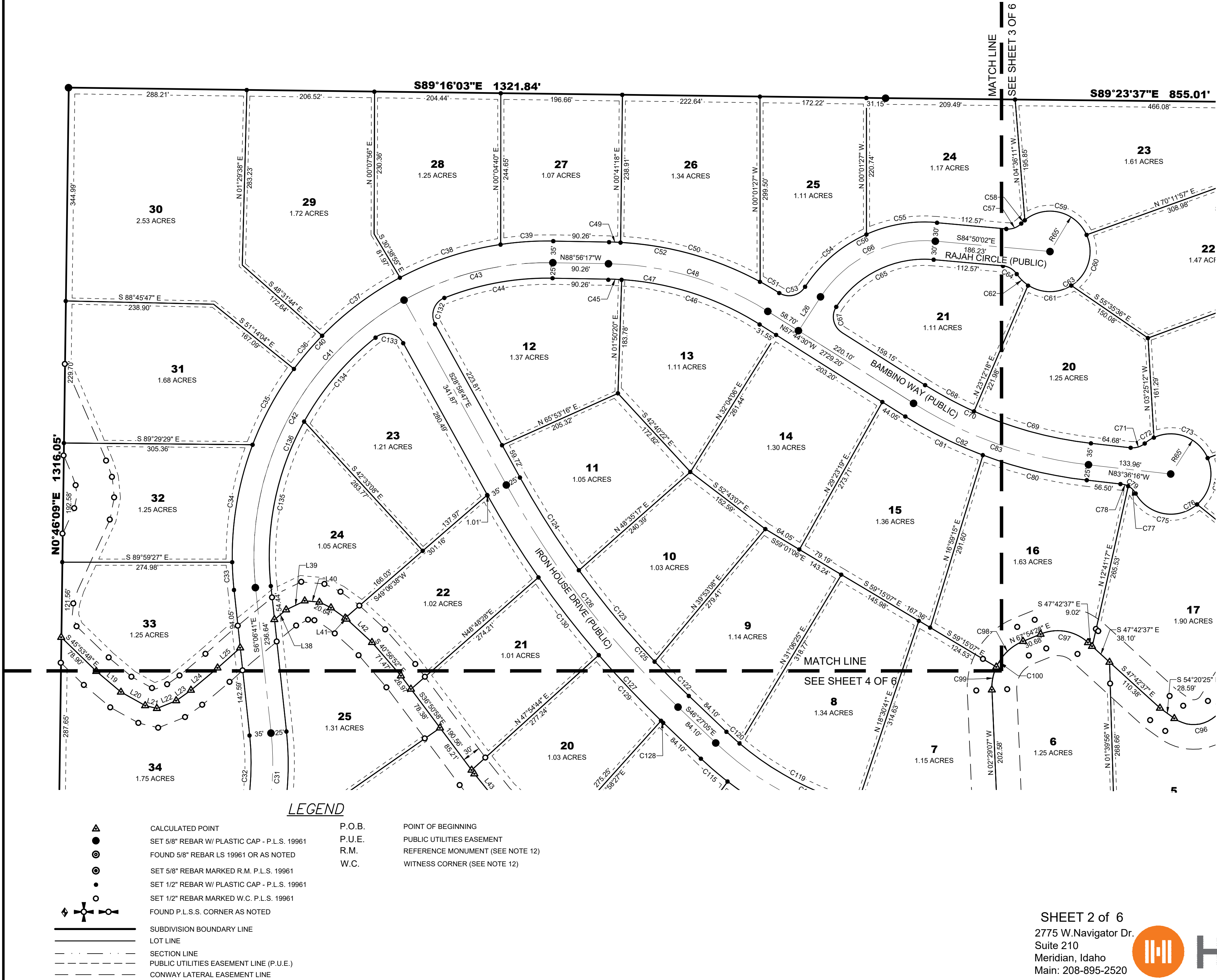
SHEET 1 of 6
2775 W. Navigator Dr.
Suite 210
Meridian, Idaho
Main: 208-895-2520



REVISION #

H:\2020\ID-2854-2012 Stadium - 130 Lot Subdivision\Project Data\02 CAD\2.03 Sheet Files\Construction Drawings\Phase 3\ID-2854-2012_C2.0_FINAL_PLAT_PH3.dwg

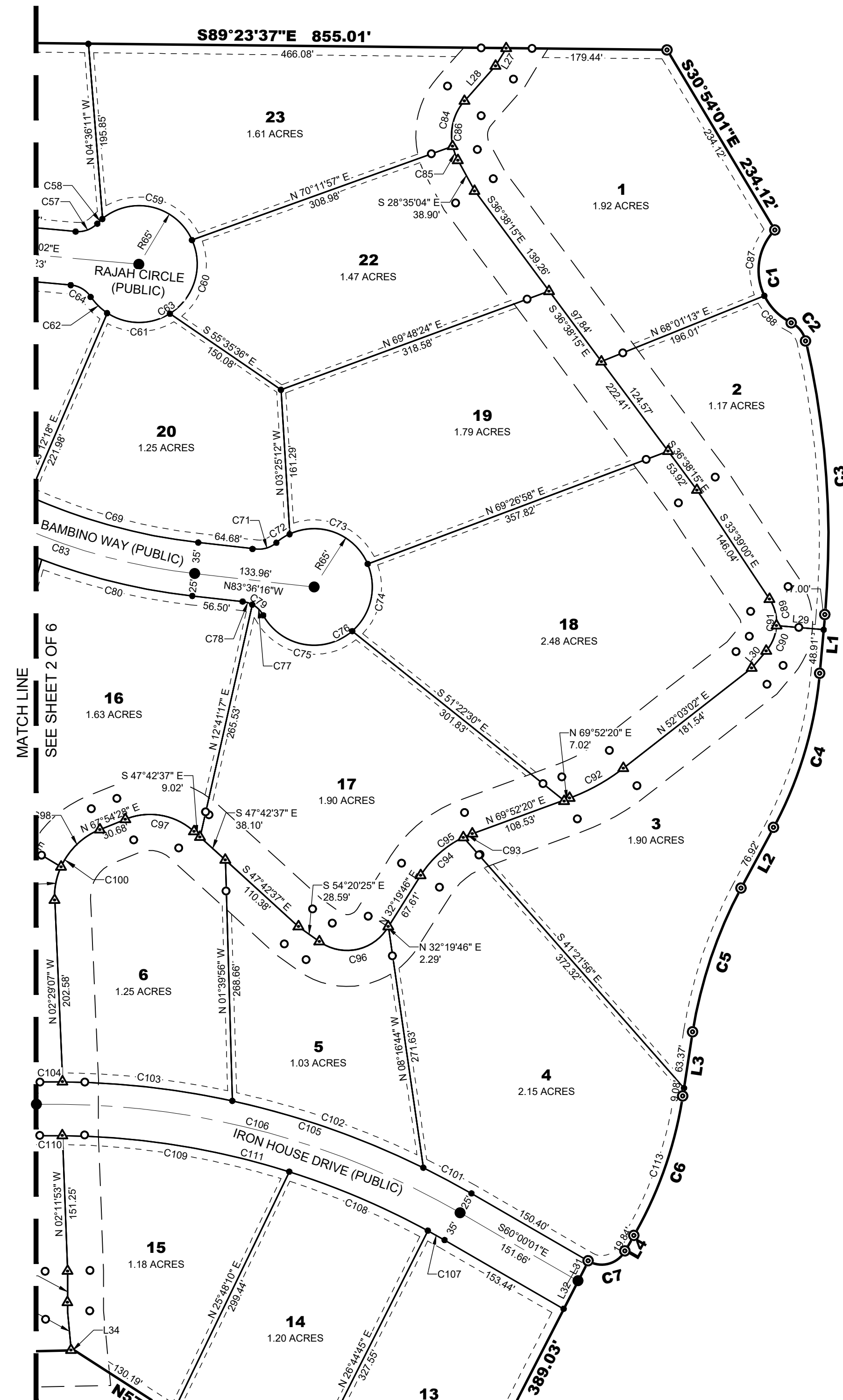
THE STADIUM SUBDIVISION NO. 2 - PHASE 3



SHEET 2 of 6
2775 W. Navigator Dr.
Suite 210
Meridian, Idaho
Main: 208-895-2520



THE STADIUM SUBDIVISION NO.2 - PHASE 3



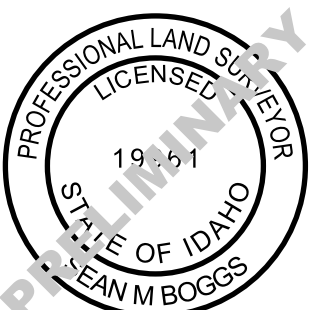
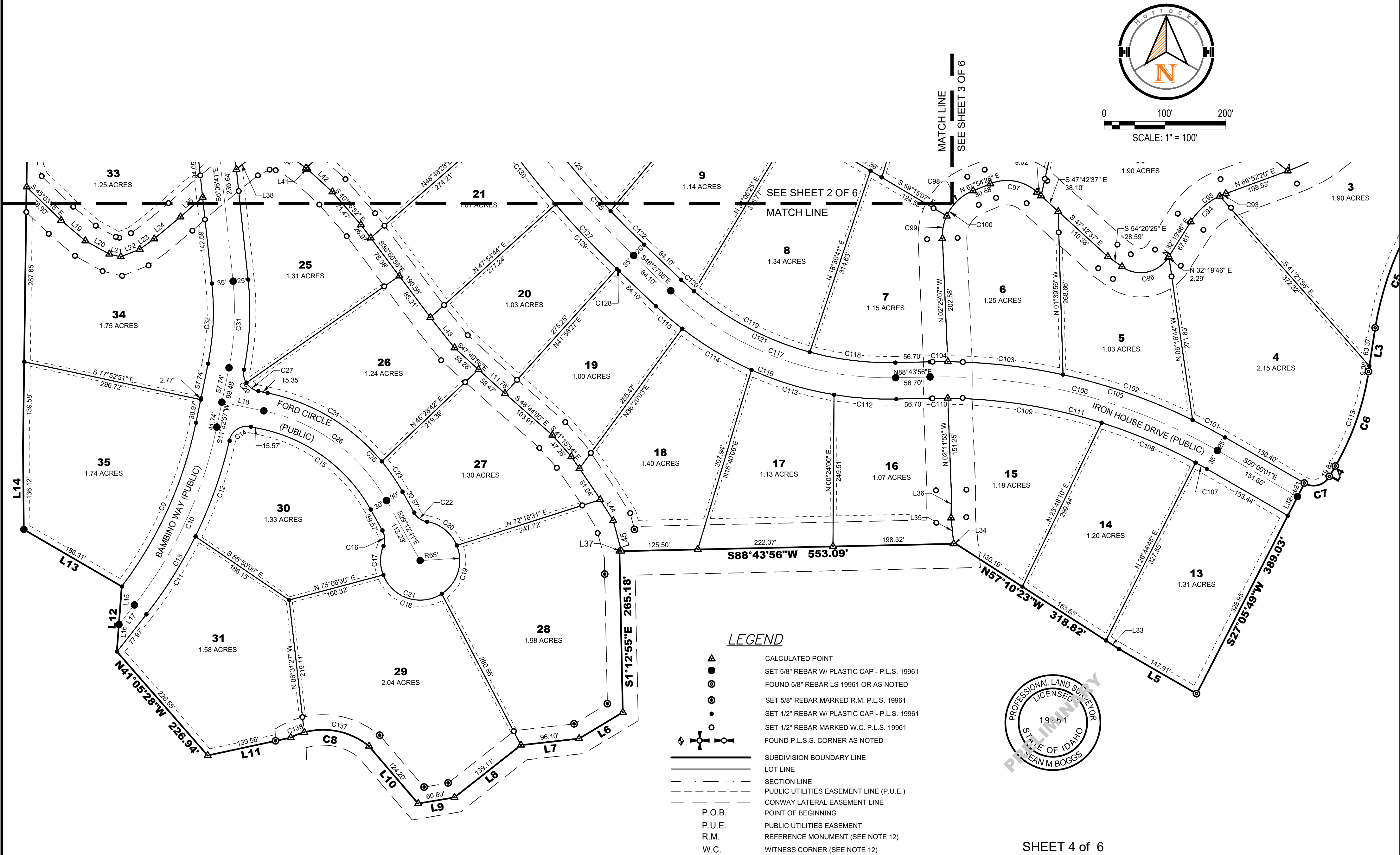
0 100' 200'
SCALE: 1" = 100'

LEGEND

- CALCULATED POINT
-
-
-
-
-
- FOUND P.L.S.S. CORNER AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITIES EASEMENT LINE (P.U.E.)
- CONWAY LATERAL EASEMENT LINE
- POINT OF BEGINNING
- PUBLIC UTILITIES EASEMENT
- REFERENCE MONUMENT (SEE NOTE 12)
- WITNESS CORNER (SEE NOTE 12)



THE STADIUM SUBDIVISION NO. 2 - PHASE 3



SHEET 4 of 6
2775 W. Navigator Dr.
Suite 210
Meridian, Idaho
Main: 208-895-2520



THE STADIUM SUBDIVISION NO. 2 - PHASE 3

LINE TABLE		
LINE #	DISTANCE	DIRECTION
L1	65.92'	S 05°02'45" W
L2	76.92'	S 28°16'49" W
L3	72.45'	S 08°39'57" W
L4	19.84'	S 29°59'59" W
L5	147.91'	N 60°00'01" W
L6	83.94'	S 58°57'37" W
L7	96.10'	S 83°40'30" W
L8	139.11'	S 51°48'27" W
L9	60.60'	S 80°22'44" W
L10	124.20'	N 40°32'24" W
L11	139.56'	S 77°49'45" W
L12	107.20'	N 04°19'36" E
L13	186.31'	N 59°45'35" W
L14	136.12'	N 00°32'21" W
L15	63.01'	N 04°19'36" E
L16	44.20'	S 04°19'36" W
L17	41.19'	S 38°10'24" W
L18	70.35'	S 78°27'03" E
L19	52.25'	S 49°50'10" E
L20	44.92'	S 60°58'56" E
L21	19.37'	S 76°27'54" E
L22	33.62'	N 68°26'21" E
L23	29.33'	N 54°19'39" E
L24	56.17'	N 50°06'14" E
L25	48.90'	N 48°23'39" E
L26	65.56'	N 33°05'08" E
L27	22.87'	N 31°17'08" E
L28	52.29'	N 41°24'25" E
L29	52.65'	S 84°57'15" E
L30	25.05'	N 40°39'43" E
L31	25.03'	N 27°05'49" E
L32	35.04'	N 27°05'49" E
L33	25.10'	S 57°10'23" E
L34	3.52'	N 88°43'56" E
L35	42.70'	N 05°33'16" W
L36	45.73'	N 00°13'30" E
L38	24.57'	N 50°27'25" E
L39	33.44'	N 64°09'58" E
L40	23.96'	N 84°53'15" W
L41	3.02'	S 54°13'17" E
L42	55.63'	S 47°26'30" E
L43	56.21'	S 38°39'32" E
L44	40.44'	S 31°50'21" E
L45	51.97'	S 15°05'34" E

CURVE TABLE					
CURVE #	Δ	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	107° 47' 31"	122.29'	65.00'	S 10°05'20" E	105.03'
C2	050° 53' 51"	26.65'	30.00'	S 38°32'10" E	25.78'
C3	018° 08' 00"	306.99'	970.00'	S 04°01'15" E	305.71'
C4	023° 14' 04"	180.45'	445.00'	S 16°39'47" W	179.22'
C5	019° 16' 19"	169.86'	505.00'	S 18°38'40" W	169.06'
C6	021° 20' 29"	165.75'	445.00'	S 19°19'44" W	164.80'
C7	090° 00' 00"	47.12'	30.00'	S 74°59'59" W	42.43'
C8	065° 52' 30"	137.13'	119.27'	S 83°46'35" E	129.70'
C9	025° 39' 52"	297.87'	665.00'	N 24°22'52" E	295.39'
C10	026° 37' 27"	325.28'	700.00'	S 24°51'40" W	322.36'
C11	011° 59' 29"	151.74'	725.00'	S 32°10'39" W	151.46'
C12	013° 14' 49"	167.62'	725.00'	S 19°33'30" W	167.25'
C13	025° 14' 18"	319.36'	725.00'	S 25°33'15" W	316.78'
C14	088° 36' 51"	46.40'	30.00'	S 57°14'31" W	41.91'
C15	049° 14' 22"	232.04'	270.00'	N 53°49'52" W	224.96'
C16	050° 50' 00"	26.62'	30.00'	N 03°47'41" W	25.75'
C17	042° 51' 37"	48.62'	65.00'	N 00°11'30" E	47.50'
C18	101° 48' 33"	115.50'	65.00'	N 72°08'35" W	100.89'
C19	079° 34' 09"	90.27'	65.00'	S 17°10'04" W	83.19'
C20	057° 25' 41"	65.15'	65.00'	S 51°19'51" E	62.46'
C21	281° 40' 00"	319.54'	65.00'	S 60°47'19" W	82.11'
C22	050° 50' 00"	26.62'	30.00'	S 54°37'41" E	25.75'
C23	010° 29' 16"	60.41'	330.00'	S 34°27'19" E	60.32'
C24	038° 45' 06"	223.19'	330.00'	S 59°04'30" E	218.96'
C25	049° 14' 22"	283.60'	330.00'	S 53°49'52" E	274.95'
C26	049° 14' 22"	257.82'	300.00'	S 53°49'52" E	249.96'
C27	047° 06' 48"	24.67'	30.00'	S 54°53'39" E	23.98'
C29	089° 45' 02"	46.99'	30.00'	S 33°34'32" E	42.33'
C31	017° 39' 37"	143.33'	465.00'	S 02°43'08" W	142.76'
C32	017° 39' 37"	132.54'	430.00'	N 02°43'08" E	132.02'
C33	005° 03' 50"	45.07'	510.00'	N 03°34'46" W	45.06'
C34	021° 47' 01"	193.90'	510.00'	N 09°50'40" E	192.73'
C35	015° 44' 19"	140.09'	510.00'	N 28°36'20" E	139.65'
C36	007° 54' 59"	70.46'	510.00'	N 40°25'59" E	70.41'
C37	017° 42' 27"	157.62'	510.00'	N 53°14'42" E	156.99'
C38	019° 21' 07"	172.26'	510.00'	N 71°46'29" E	171.44'
C39	009° 36' 41"	85.55'	510.00'	N 86°15'23" E	85.45'
C40	097° 10' 24"	864.96'	510.00'	S 42°28'31" W	764.96'
C41	097° 10' 24"	805.60'	475.00'	S 42°28'31" W	712.46'
C42	066° 52' 59"	554.48'	475.00'	N 27°19'50" E	523.53'
C43	030° 17' 24"	251.11'	475.00'	N 75°55'02" E	248.20'
C44	022° 48' 00"	179.07'	450.00'	S 79°39'43" W	177.89'
C45	002° 34' 44"	21.38'	475.00'	N 87°38'55" W	21.38'
C46	028° 37' 02"	237.25'	475.00'	N 72°03'01" W	234.79'
C47	031° 11' 46"	258.63'	475.00'	S 73°20'24" E	255.44'
C48	031° 11' 46"	272.24'	500.00'	N 73°20'24" W	268.89'
C49	001° 59' 33"	18.61'	535.00'	S 87°56'30" E	18.60'
C50	025° 18' 18"	236.29'	535.00'	S 74°17'35" E	234.37'
C51	003° 51' 44"	36.06'	535.00'	S 59°42'34" E	36.06'
C52	031° 09' 35"	290.96'	535.00'	N 73°21'29" W	287.38'
C53	089° 27' 28"	46.84'	30.00'	N 77°30'02" E	42.23'
C54	033° 13' 12"	133.35'	230.00'	N 49°22'54" E	131.49'
C55	029° 10' 29"	117.11'	230.00'	N 80°34'44" E	115.85'
C56	062° 04' 51"	249.21'	230.00'	S 64°07'33" W	237.20'
C57	050° 50' 00"	26.62'	30.00'	N 69°44'59" E	25.75'
C58	006° 46' 24"	7.68'	65.00'	N 47°43'11" E	7.68'
C59	104° 22' 12"	118.40'	65.00'	S 76°42'31" E	102.70'
C60	082° 26' 07"	93.52'	65.00'	S 16°41'38" W	85.66'
C61	065° 15' 13"	74.03'	65.00'	N 89°27'42" W	70.09'
C62	022° 50' 04"	25.90'	65.00'	N 45°25'04" W	25.73'
C63	281° 40' 00"	319.54'	65.00'	N 05°09'58" E	82.11'

CURVE TABLE					
CURVE #	Δ	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C64	050° 50' 00"	26.62'	30.00'	N 59°25'02" W	25.75'
C65	062° 00' 27"	183.98'	170.00'	S 64°09'45" W	175.13'
C66	062° 04' 51"	216.70'	200.00'	N 64°07'33" E	206.26'
C67	090° 39' 11"	47.47'	30.00'	S 12°24'55" E	42.67'
C68	008° 05' 49"	89.74'	635.00'	S 61°47'25" E	89.66'
C69	017° 45' 57"	196.90'	635.00'	S 74°43'18" E	196.11'
C70	025° 51' 46"	286.63'	635.00'	N 70°40'23" W	284.21'
C71	046° 49' 35"	24.52'	30.00'	N 72°58'56" E	23.84'
C72	015° 29' 40"	17.58'	65.00'	N 57°18'59" E	17.52'
C73	091° 31' 11"	103.83'	65.00'	S 69°10'36" E	93.13'
C74	072° 33' 45"	82.32'	65.00'	S 12°51'52" W	76.93'
C75	101° 52' 24"	115.57'	65.00'	N 79°55'04" W	100.94'
C76	281° 27' 00"	319.29'	65.00'	N 10°17'38" E	82.30'
C77	032° 57' 31"	17.26'	30.00'	N 45°27'37" W	17.02'
C78	021° 39' 53"	11.34'	30.00'	N 72°46'20" W	11.28'
C79	054° 37' 24"	28.60'	30.00'	S 56°17'34" E	27.53'
C80	014° 17' 53"	173.44'	695.00'	N 76°27'20" W	172.99'
C81	011° 33' 53"	140.28'	695.00'	N 63°31'27" W	140.04'
C82	025° 51' 46"	313.72'	695.00'	S 70°40'23" E	311.06'
C84	053° 27' 15"	54.11'	58.00'	S 14°40'48" W	52.17'
C85	016° 32' 14"	16.74'	58.00'	S 20°18'57" E	16.68'
C86	069° 59' 30"	70.85'	58.00'	N 06°24'40" E	66.53'
C87	069° 28' 17"	78.81'	65.00'	N 09°04'16" E	74.07'
C88	038° 19' 13"	43.47'	65.00'	N 44°49'29" W	42.67'
C89	037° 09' 22"	31.13'	48.00'	N 15°04'19" W	30.59'
C90	037° 09' 22"	31.13'	48.00'	N 22°05'02" E	30.59'
C91	074° 18' 43"	62.26'	48.00'	S 03°30'21" W	57.98'
C92	017° 49' 19"	68.74'	221.00'	S 60°57'41" W	68.47'
C93	005° 24' 23"	10.85'	115.00'	N 67°10'09" E	10.85'
C94	032° 08' 12"	64.50'	115.00'	N 48°23'52" E	63.66'
C95	037° 32' 35"	75.35'	115.00'	N 51°06'03" E	74.01'
C96	093° 19' 50"	86.33'	53.00'	N 78°59'41" E	77.10'
C97	064° 22' 55"	82.03'	73.00'	S 79°54'05" E	77.78'
C98	043° 26' 52"	61.42'	81.00'	N 46°11'02" E	59.96'
C99	026° 58' 59"	38.15'	81.00'	N 10°58'06" E	37.79'
C100	070° 25' 51"	99.57'	81.00'	N 32°41'32" E	93.42'
C101	003° 44' 53"	60.84'	930.00'	S 61°52'28" E	60.83'
C102	013° 56' 34"	226.31'	930.00'	S 70°43'11" E	225.75'
C103	011° 45' 34"	190.87'	930.00'	S 83°34'15" E	190.54'
C104	001° 49' 02"	29.50'	930.00'	N 89°38'27" E	29.50'
C105	031° 16' 03"	507.52'	930.00'	N 75°38'03" W	501.25'
C106	031° 16' 03"	493.88'	905.00'	S 75°38'03" E	487.77'
C107	001° 24' 51"	21.48'	870.00'	N 60°42'27" W	21.47'
C108	011° 04' 26"	168.15'	870.00'	N 66°57'06" W	167.89'
C109	016° 56' 01"	257.13'	870.00'	N 80°57'19" W	256.19'
C110	001° 50' 44"	28.02'	870.00'	S 89°39'18" W	28.02'
C111	031° 16' 03"	474.78'	870.00'	N 75°38'03" W	468.91'
C112	010° 34' 43"	102.47'	555.00'	N 85°58'43" W	102.33'
C113	014° 39' 55"	142.06'	555.00'	N 73°21'24" W	141.67'
C114	013° 42' 35"	132.80'	555.00'	N 59°10'09" W	132.48'
C115	005° 51' 46"	56.79'	555.00'	N 49°22'58" W	56.77'
C116	044° 48' 59"	434.12'	555.00'	N 68°51'35" W	423.13'
C117	044° 48' 59"	406.74'	520.00'	S 68°51'35" E	396.45'
C118	016° 27' 54"	142.25'	495.00'	S 83°02'07" E	141.76'
C119	025° 04' 50"	216.68'	495.00'	S 62°15'44" E	214.96'
C120	003° 16' 14"	28.26'	495.00'	S 48°05'12" E	28.25'
C121	044° 48' 59"	387.19'	495.00'	N 68°51'35" W	377.39'
C122	003° 03' 12"	78.34'	1470.00'	S 44°55'29" E	78.33'
C123	007° 29' 19"	192.13'	1470.00'	S 39°39'13" E	191.99'
C124	006° 55' 47"	177.79'	1470.00'	S 32°26'40" E	177.68'
C125	017° 28' 18"	448.26'	1470.00'	N 37°42'56" W	446.53'

CURVE TABLE					
CURVE #	Δ	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C126	017° 28' 18"	455.88'	1495.00'	S 37°42'56" E	454.12'
C127	017° 28' 18"	466.56'	1530.00'	N 37°42'56" W	464.75'
C128	000° 10' 59"	4.89'	1530.00'	N 46°21'36" W	4.89'
C129	005° 28' 56"	146.39'	1530.00'	N 43°31'38" W	146.34'
C130	005° 57' 35"	159.14'	1530.00'	N 37°48'23" W	159.07'
C132	097° 14' 30"	50.92'	30.00'	S 19°38'28" W	45.02'
C133	099° 11' 14"	51.93'	30.00'	N 78°34'24" W	45.69'
C134	022° 50' 30"	179.40'	450.00'	S 40°24'44" W	178.21'
C135	035° 06' 10"	275.70'	450.00'	S 11°26'24" W	271.40'
C136	057° 56' 40"	455.09'	450.00'	S 22°51'39" W	435.95'

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

THE STADIUM SUBDIVISION NO.2 - PHASE 3

RECORDER’S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF STADIUM SUBDIVISION NO. 2 - PHASE 3, CANYON COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF CANYON COUNTY, IDAHO ON THE _____ DAY OF _____, 202__ AT _____ AND RECORDED AS INSTRUMENT NO. _____.

TREASURER’S CERTIFICATE

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

COUNTY TREASURER _____ DATE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CANYON COUNTY, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH, EHS _____ DATE: _____

APPROVAL OF COUNTY COMMISSIONERS

I, THE UNDERSIGNED COUNTY CLERK FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THIS PLAT, OF STADIUM SUBDIVISION NO. 2 - PHASE 3, WAS DULY ACCEPTED AND APPROVED AT A REGULAR MEETING HELD BY THE COUNTY COMMISSIONERS ON _____.

CLERK _____ 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.

CHAIRMAN _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, AND TITLE 55, CHAPTER 16 RELATING TO PLATS AND SURVEYS.

DATE: _____ COUNTY SURVEYOR _____ DATE _____

SURVEYOR’S CERTIFICATE

I, SEAN M. BOGGS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS STADIUM SUBDIVISION NO. 2 - PHASE 3, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND, CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

P.L.S.19961 _____



BOUNDARY DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 1, BLOCK 1 OF THE STADIUM SUBDIVISION, INSTRUMENT NO. 2018-033112 AS RECORDED IN CANYON COUNTY, IDAHO, LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 18, FROM WHICH THE WEST QUARTER CORNER OF THE SAME BEARS N89°17'32"W 1474.32 FEET, THENCE N00°46'09"E 1316.05 FEET ALONG THE WESTERLY LINE OF SAID LOT 1, TO THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 18;

THENCE S89°16'03"E 1321.84 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, S89°23'37"E 855.01 FEET TO A POINT ON THE WESTERLY LINE OF THE STADIUM SUBDIVISION NO.2 – PHASE 1, INSTRUMENT NO. 2025-019863;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID STADIUM NO. 2 THE FOLLOWING THIRTEEN (13) COURSES:

1. S30°54'01"E 234.12 FEET TO A NON-TANGENT CURVE LEFT;
2. ALONG SAID CURVE AN ARC LENGTH OF 122.29 FEET (RADIUS=65.00'; DELTA=107°47'31"; CHORD=S10°05'20"E 105.03') TO A REVERSE CURVE RIGHT;
3. ALONG SAID CURVE AN ARC LENGTH OF 26.65 FEET (RADIUS=30.00'; DELTA=50°53'51"; CHORD=S38°32'10"E 25.78") TO A TANGENT CURVE RIGHT;
4. ALONG SAID CURVE AN ARC LENGTH OF 306.99 FEET (RADIUS=970.00'; DELTA=18°08'00"; CHORD=S04°01'15"E 305.71");
5. S05°02'45"W 65.92 FEET TO TANGENT CURVE RIGHT;
6. ALONG SAID CURVE AN ARC LENGTH OF 180.45 FEET (RADIUS=445.00'; DELTA=23°14'04"; CHORD=S16°39'47"W 179.22");
7. S28°16'49"W 76.92 FEET TO A TANGENT CURVE LEFT;
8. ALONG SAID CURVE AN ARC LENGTH OF 169.86 FEET (RADIUS=505.00'; DELTA=19°16'19"; CHORD=S18°38'40"W 169.06");
9. S08°39'57"W 72.45 FEET TO A TANGENT CURVE RIGHT;
10. ALONG SAID CURVE AN ARC LENGTH OF 165.75 FEET (RADIUS=445.00'; DELTA=21°20'29"; CHORD=S19°19'44"W 164.80");
11. S29°59'59"W 19.84 FEET TO A TANGENT CURVE RIGHT;
12. ALONG SAID CURVE AN ARC LENGTH OF 47.12 FEET (RADIUS=30.00'; DELTA=90°00'00"; CHORD=S74°59'59"W 42.43");
13. S27°05'49"W 389.03 FEET;

THENCE N60°00'01"W 147.91 FEET;

THENCE N57°10'23"W 318.82 FEET TO A POINT IN THE CENTERLINE OF CONWAY GULCH 1.1-5.8 LATERAL;

THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1. S88°43'56"W 553.09 FEET;
2. S01°12'55"E 265.18 FEET;
3. S58°57'37"W 83.94 FEET;
4. S83°40'30"W 96.10 FEET;
5. S51°48'27"W 139.11 FEET;
6. S80°22'44"W 60.60 FEET;
7. N40°32'24"W 124.20 FEET TO A TANGENT CURVE LEFT;
8. ALONG SAID CURVE AN ARC LENGTH OF 137.13 FEET (RADIUS=119.27'; DELTA=65°52'30"; CHORD=N83°46'35"W 129.70');

THENCE DEPARTING SAID CENTERLINE S77°49'45"W 139.56 FEET;

THENCE N41°05'28"W 226.94 FEET;

THENCE N04°19'36"E 107.20 FEET;

THENCE N59°45'35"W 186.31 FEET;

THENCE N00°32'21"W 136.12 FEET TO SAID CENTER-WEST ONE-SIXTEENTH CORNER AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 84.070 ACRES, MORE OR LESS.

OWNER’S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED J.A.P.S. OF IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY, ("OWNERS") , ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS AND STREETS AND EASEMENTS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS STADIUM SUBDIVISION NO. 2 - PHASE 3, AN ADDITION TO CANYON COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT OWNERS DO HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT IT ALSO GRANTS AND CONVEYS TO CANYON COUNTY ALL PUBLIC UTILITY EASEMENTS SHOWN ON THE PLAT AND OWNERS DO HEREBY WARRANT AND AGREE TO DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF CANYON COUNTY AND IT'S HEIRS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY HOLDS OR LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE BY OR THROUGH ACTS OF THE OWNER AND NO OTHERS, AS OF THE DATE HEREOF.

OWNER AND ITS HEIRS AND ASSIGNS, SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURE WITHIN OR UPON ANY PUBLIC UTILITY EASEMENT SHOWN HEREON, AND CANYON COUNTY AND ITS SUCCESSORS, ASSIGNS OR PERMITEES SHALL ALSO HAVE THE RIGHT, AT THE OWNER'S OR ITS HEIRS', SUCCESSORS' OR ASSIGNS' EXPENSE, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED PURPOSES. ANY OPEN CHANNEL IRRIGATION CANALS OR DITCHES CONVERTED TO UNDERGROUND PIPES WILL BE MAINTAINED TO ENSURE ADEQUATE FLOW BY OWNERS SIGNED HEREON.

IN WITNESS WHEREOF, IT HAS HEREUNTO SET ITS SIGNATURE THIS _____ DAY ___, 20 ____.

TRADITION CAPITAL PARTNERS, LLC.

BY: TRADITION CAPITAL PARTNERS, OWNER

SPENCER KOFOED, OWNER

ACKNOWLEDGMENT

STATE OF IDAHO)
 :SS.
COUNTY OF)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY GIBSON, KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF J.A.P.S. OF IDAHO, LLC, AND THE MANAGER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME AS A PERSON AUTHORIZE TO BIND SUCH LIMITED LIABILITY COMPANY.

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

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING IN MADISON COUNTY, IDAHO
COMMISSION EXPIRATION DATE: _____

SHEET 6 of 6

2775 W.Navigator Dr.
Suite 210
Meridian, Idaho
Main: 208-895-2520



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