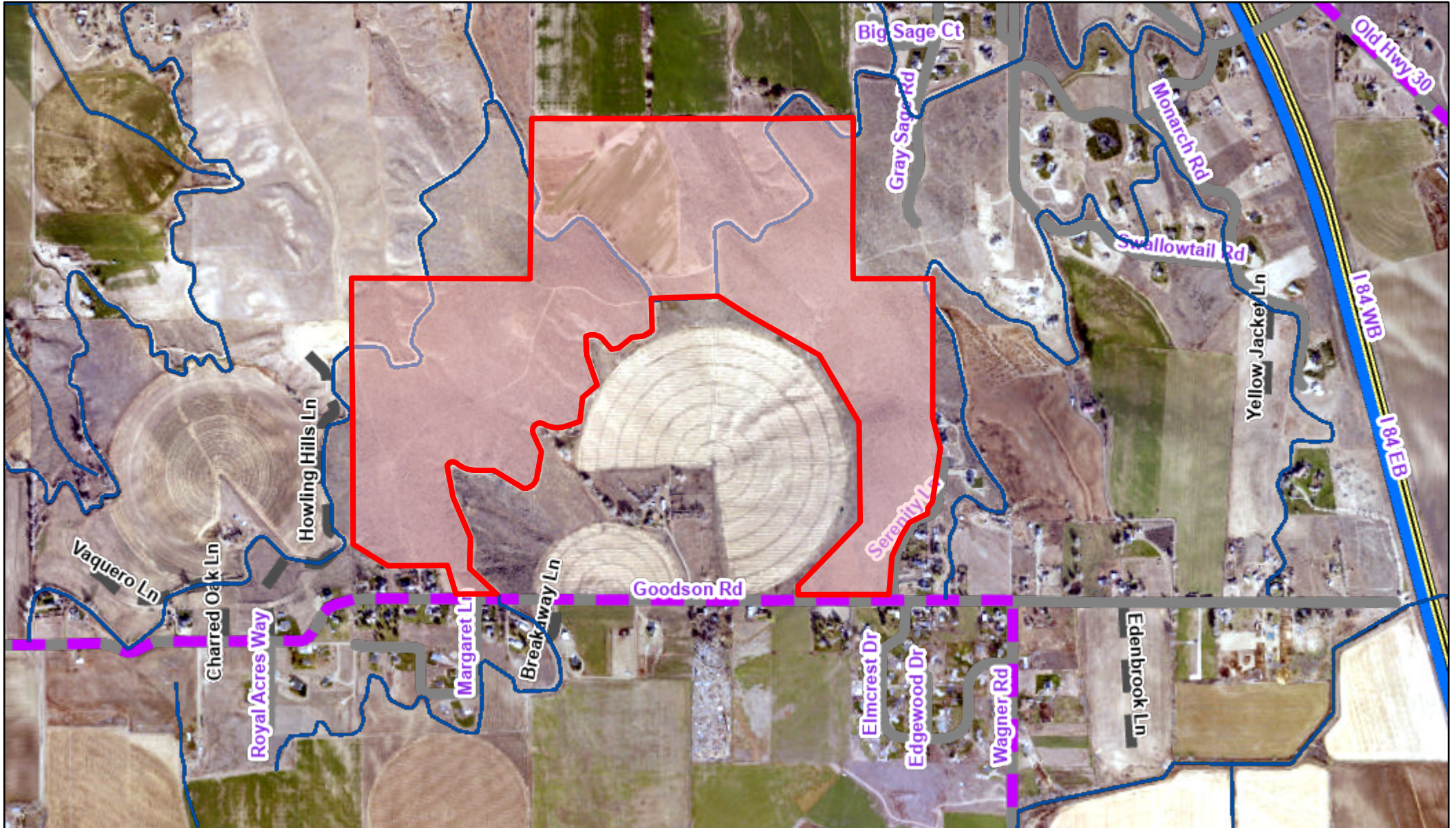











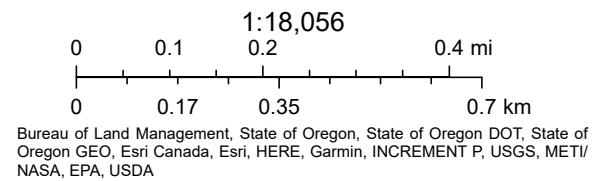


Canyon County, ID Web Map



6/30/2023, 4:51:43 PM

- | | | |
|--|---|---|
|  Multiple Parcel Search_Query result |  CanyonCountyRoads |  ITDFunctionalClassification |
|  Hydro_NHDFlowline |  Interstate |  Interstate |
|  CC_PrivateRoads |  Roads |  Major Collector |
| | |  Canyon County Imagery_2019 |
| | |  Red: Band_1 |



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

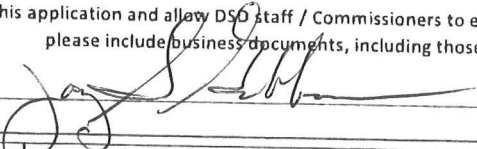
111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: J.A.P.S. of Idaho, LLC
	MAILING ADDRESS: 10167 Willis Rd Middleton, ID 83644
	PHONE: (208) 863-1815 EMAIL: Gibb5953@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: 

Date: 5/3/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mathew Graham P.E.
	COMPANY NAME: Hurrocks Engineers
	MAILING ADDRESS: 2775 W Navigator Suite 210 Meridian, ID 83642
	PHONE: (208) 895-2520 EMAIL: MATT.Graham@Hurrocks.com

SITE INFO	STREET ADDRESS: 0 Goodson Road
	PARCEL #: R 3788710000 LOT SIZE/AREA: 221.789
	LOT: 1 BLOCK: 1 SUBDIVISION: Stadium 2
	QUARTER: SW SECTION: 18 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: CR-RR FLOODZONE (YES/NO): No

R37887100

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input checked="" type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: SD2022-0025	DATE RECEIVED: 5/3/22
RECEIVED BY: JA	APPLICATION FEE: \$1330.00 (CK) MO CC CASH

40 lots total



ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE

JUN 21 PM 1:24
SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

J.A.P.S. of Idaho, LLC

2. The street address of the initial registered office is:

10167 Willis Road, Middleton, Idaho 83644

and the name of the initial registered agent at the above address is:

Jay S. Gibbons

3. The mailing address for future correspondence is:

10167 Willis Road, Middleton, Idaho 83644

4. Management of the limited liability company will be vested in:

Manager(s) or Member(s) (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
<u>Jay S. Gibbons</u>	<u>10167 Willis Road, Middleton, Idaho 83644</u>
<u>Michael H. Conklin</u>	<u>9551 Chadwick Drive, Boise, Idaho 83704</u>
<u>Marilyn H. Gibbons</u>	<u>10167 Willis Road, Middleton, Idaho 83644</u>
<u>Jill K. Conklin</u>	<u>9551 Chadwick Drive, Boise, Idaho 83704</u>
_____	_____
_____	_____

6. Signature of at least one person responsible for forming the limited liability company:

Signature: [Handwritten Signature]
Typed Name: Jay S. Gibbons
Capacity: Member

Signature _____
Typed Name: _____
Capacity: _____

Secretary of State use only

9:11am 6/21/05 10:11am 6/21/05

IDAHO SECRETARY OF STATE
06/21/2005 05:00
CK: 5300 CT: 166257 BH: 817250
1 @ 100.00 = 100.00 ORGAN LLC # 2

W40565

FINAL PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed
- Copy of Final Plat *Paper copy*
- Final Drainage Plan, if applicable *Separate or identify the page C.5.0 through C.6.1*
- Final Irrigation Plan, if applicable ? *Separate or " " " NA*
- Final Grading Plan, if applicable ? *Separate " " " C.5.0 through C.5.8*
- Construction Drawings for all required improvements § 07-17-29 (3)
- \$930 +\$10/lot +\$100(if in an area of impact) non-refundable fee

NOTE:

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.
2. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29 (4) should be provided as needed.

PROCESS: PUBLIC HEARING

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 74219

Date: 5/3/2022

Date Created: 5/3/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: M Conklin

Comments: Stadium Sub No. 2 Ph 1 Plat

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	SD2022-0025	\$930.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0025	\$400.00	\$0.00	\$0.00

Sub Total: \$1,330.00

Sales Tax: \$0.00

Total Charges: \$1,330.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	024452	\$1,330.00

Total Payments: \$1,330.00

ADJUSTMENTS

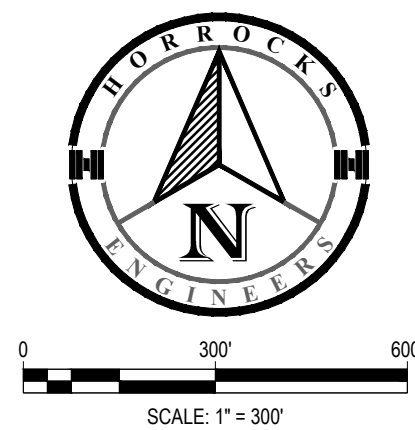
Receipt Balance: \$0.00

THE STADIUM SUBDIVISION NO. 2 - 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
2022

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 #	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

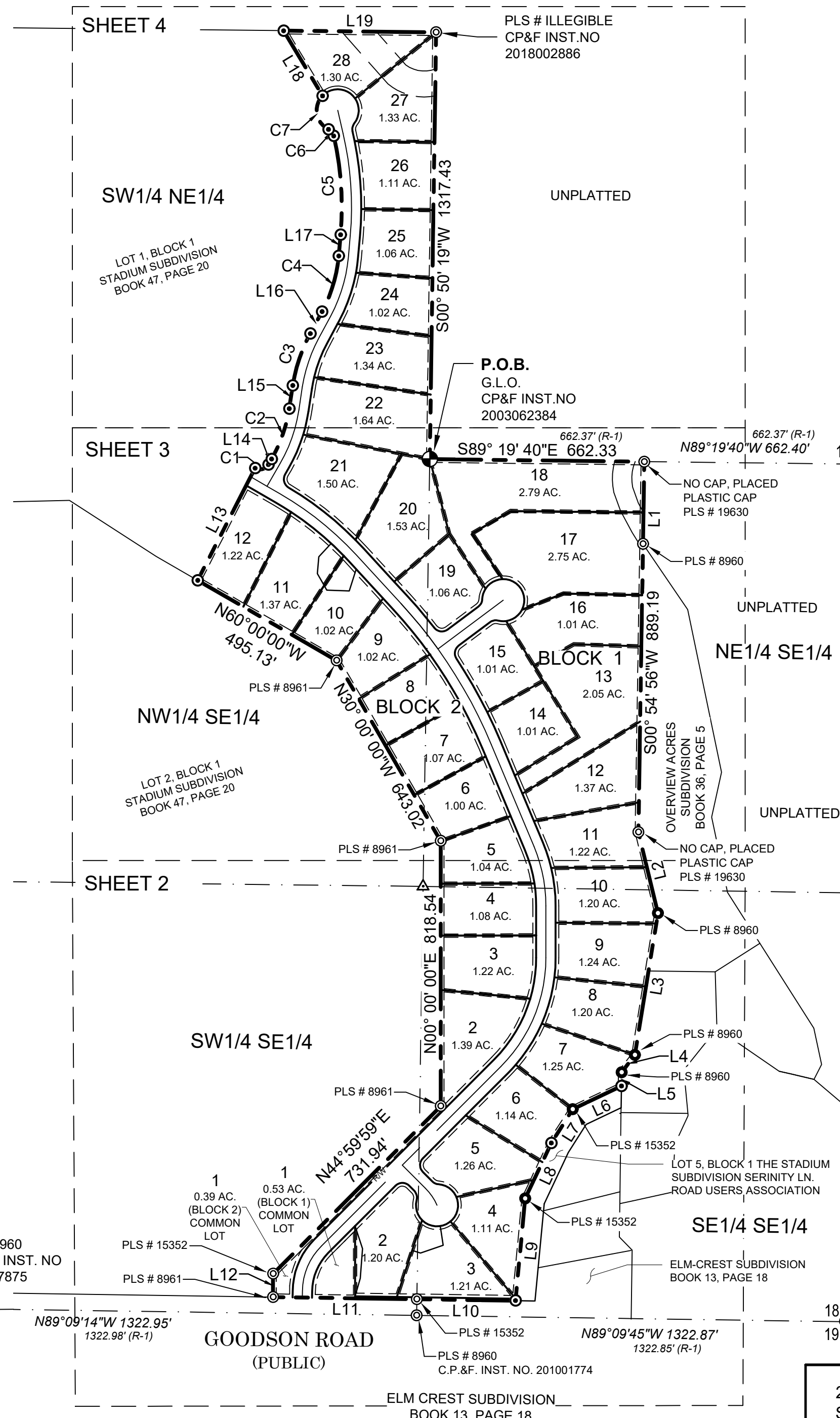


REFERENCE SURVEYS:

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



LEGEND:

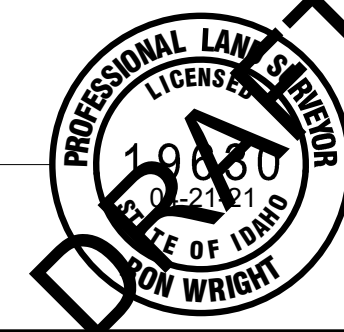
- FOUND ALUMINUM CAP MONUMENT AS NOTED
- FOUND BRASS MONUMENT AS NOTED
- FOUND 1/2 REBAR AS NOTED, REPLACED WITH 5/8 REBAR WITH PLASTIC CAP PLS 19630
- FOUND 1/2 REBAR AS NOTED
- FOUND 5/8 REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP PLS 19630
- CALCULATED POINT
- SET 1/2" REBAR WITH PLASTIC CAP PLS 19630
- 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
- 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 THE CITY OF CALDWELL, 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 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.
- THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE 11-04-07(5) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
- IRRIGATION WATER WILL BE PROVIDED BY INDIVIDUAL WELLS IN COMPLIANCE WITH IDAHO CODE 31-3805.
- ALL LOTS WITHIN THIS PLAT SHALL BE REQUIRED TO MEET CALDWELL CITY LANDSCAPING CODE AT THE TIME OF DEVELOPMENT OR ESTABLISHMENT OF A USE ON A LOT.
- 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

CERTIFICATE OF SURVEYOR:

I, RON WRIGHT, 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, 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.



RON WRIGHT

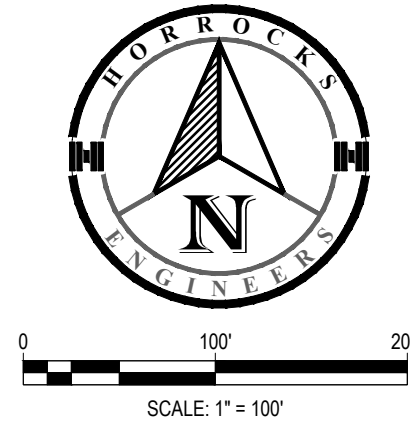
P.L.S. 19630

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

HORROCKS
ENGINEERS

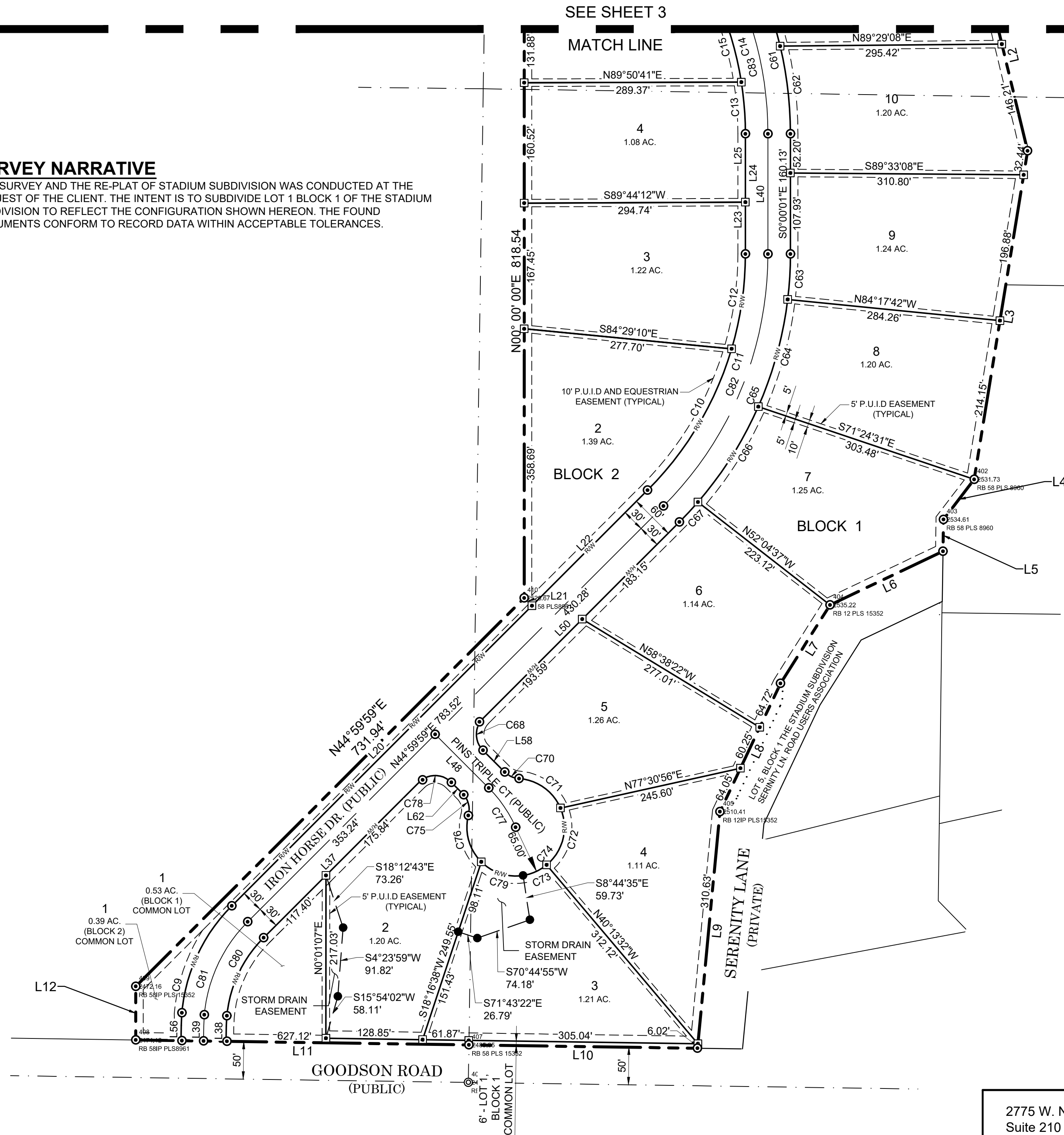
BOOK _____ PAGE _____
SHEET 1 OF 6
DRAW: 5/3/2022
PROJECT # ID-2854-2012

THE STADIUM SUBDIVISION NO. 2 - REPLAT OF STADIUM SUBDIVISION



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.



LEGEND:

- FOUND ALUMINUM CAP MONUMENT AS NOTED
- FOUND BRASS MONUMENT AS NOTED
- FOUND 1/2 REBAR AS NOTED
- SET 1/2 REBAR WITH PLASTIC CAP EASEMENT PLS # 19630
- FOUND 5/8 REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP PLS 19630
- CALCULATED POINT
- SET 1/2" REBAR WITH PLASTIC CAP PLS 19630
- 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
- REFERENCE TO DATA OF RECORD

SHEET NOTES:

1. SEE SHEET 4 FOR LINE AND CURVE TABLES.



RON WRIGHT

P.L.S. 19630

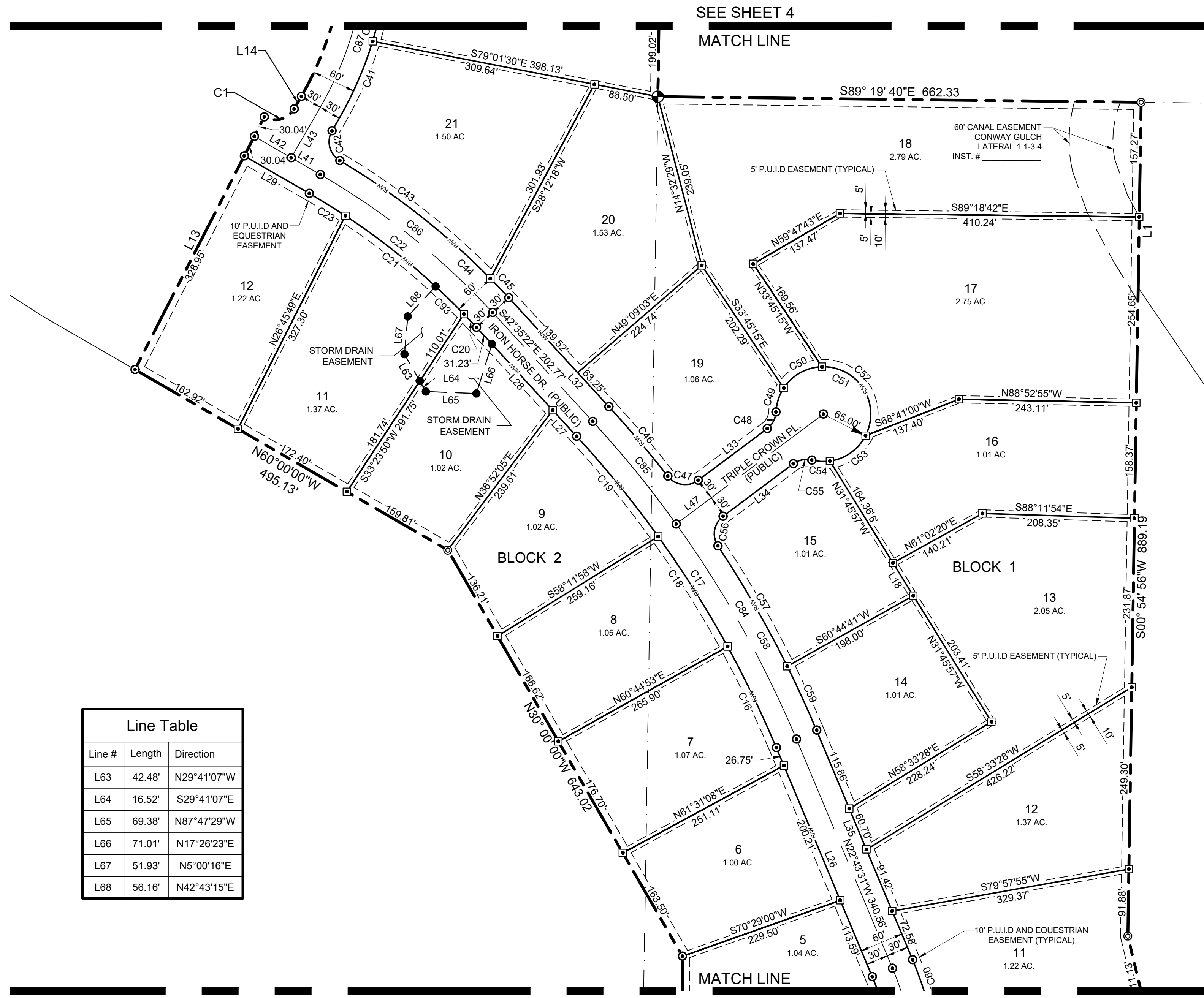
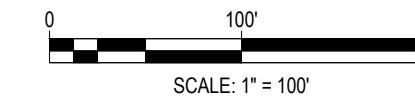
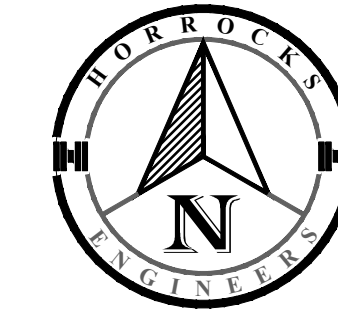
BOOK _____ PAGE _____

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

HORROCKS
ENGINEERS

SHEET 2 OF 6
DRAW: 5/3/2022
PROJECT # ID-2854-2012

THE STADIUM SUBDIVISION NO. 2 - REPLAT OF STADIUM SUBDIVISION



SEE SHEET 4

MATCH LINE

MATCH LINE

SEE SHEET 2

LEGEND:

- FOUND ALUMINUM CAP MONUMENT AS NOTED
- FOUND BRASS MONUMENT AS NOTED ON PAGE 1
- FOUND 1/2 REBAR AS NOTED ON PAGE 1
- SET 1/2 REBAR WITH PLASTIC CAP EASEMENT PLS # 19630
- FOUND 5/8 REBAR AS NOTED ON PAGE 1
- SET 5/8" REBAR WITH PLASTIC CAP PLS 19630
- CALCULATED POINT
- SET 1/2" REBAR WITH PLASTIC CAP PLS 19630
- 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:

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

Line Table		
Line #	Length	Direction
L63	42.48'	N29°41'07"W
L64	16.52'	S29°41'07"E
L65	69.38'	N87°47'29"W
L66	71.01'	N17°26'23"E
L67	51.93'	N5°00'16"E
L68	56.16'	N42°43'15"E



RON WRIGHT

P.L.S. 19630

BOOK _____ PAGE _____

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

HORROCKS
ENGINEERS

SHEET 3 OF 6
DRAW: 5/3/2022
PROJECT # ID-2854-2012

THE STADIUM SUBDIVISION NO. 2 - REPLAT OF STADIUM SUBDIVISION

CERTIFICATE OF OWNERS

THIS PARCEL IS A PORTION OF LOT 1, BLOCK 1 OF THE STADIUM SUBDIVISION, ON FILE IN BOOK 47, PAGE 5, RECORDS OF CANYON COUNTY, BEING 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, BEING THE POINT OF BEGINNING OF SAID LOT 1 AS SHOWN ON THE SAID STADIUM SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID N.E. ¼ OF THE S.E. ¼, THE FOLLOWING 18 CALLS ALSO BEING ON THE BOUNDARY OF SAID LOT 1,

- 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; THENCE ALONG THE EAST BOUNDARY OF SAID W. ½ OF THE N.E. ¼ OF THE S.E. ¼;
- 2) 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; THENCE ALONG THE WEST BOUNDARY OF SAID OVERVIEW ACRES,
- 3) S.00°54'56"W., 889.19 FEET; THENCE CONTINUING,
- 4) S.13°34'09"E., 257.33 FEET; THENCE CONTINUING,
- 5) S.09°13'58"W., 443.47 FEET; THENCE CONTINUING,
- 6) S.37°20'59"W., 67.34 FEET; THENCE CONTINUING,
- 7) S.00°55'18"W., 42.42 FEET; TO THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1 OF SAID THE STADIUM SUBDIVISION; THENCE ALONG THE COMMON BOUNDARY OF SAID LOT 1 AND 5,
- 8) S.64°34'36"W., 166.68 FEET; THENCE CONTINUING,
- 9) S.32°16'49"W., 123.62; THENCE CONTINUING,
- 10) S.25°15'58"W., 189.02 FEET; THENCE CONTINUING,
- 11) 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; THENCE LEAVING SAID COMMON BOUNDARY AND CONTINUING ALONG THE BOUNDARY OF SAID LOT 1,
- 12) 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; THENCE PARALLEL WITH THE SOUTH BOUNDARY OF SAID S.W. ¼ OF THE S.E. ¼;
- 13) N.89°09'14"W., 443.97 FEET TO THE SOUTH EAST CORNER OF SAID LOT 2; THENCE ALONG THE COMMON BOUNDARY OF SAID LOT 1 AND 2,
- 14) N.00°00'00"W., 71.42 FEET; THENCE CONTINUING,
- 15) N.44°59'59"E., 731.94 FEET; THENCE CONTINUING,
- 16) N.00°00'00"W., 818.54 FEET; THENCE CONTINUING,
- 17) N.30°00'00"W., 643.02 FEET; THENCE CONTINUING,
- 18) N.60°00'00"W., 495.13 FEET; THENCE LEAVING SAID COMMON BOUNDARY,
- 19) N.27°05'49"E., 389.03 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT,
- 20) 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,
- 21) N.29°59'59"E., 19.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT,
- 22) 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
- 23) N.08°39'57"E., 72.45 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT,
- 24) 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,
- 25) N.28°16'49"E., 76.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT,
- 26) 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,
- 27) N.05°02'45"E., 65.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT,
- 28) 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,
- 29) 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,
- 30) 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,
- 31) 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,
- 32) 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,
- 33) S.00°50'19"W., 1317.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 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 _____ DAY OF _____, YEAR OF 2022

J.A.P.S. OF IDAHO, LLC.

BY: J.A.P.S. OF IDAHO, REGISTERED AGENT

JAY GIBBONS, REGISTERED AGENT

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, YEAR OF 20____, 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 _____

MY COMMISSION EXPIRES ON _____

RON WRIGHT



P.L.S. 19630

BOOK _____ PAGE _____

2775 W. Navigator Dr., Suite 210 Meridian, ID 83642 (208) 895-2520		SHEET 5 OF 6 DRAW: 5/3/2022 PROJECT # ID-2854-2012
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THE STADIUM SUBDIVISION NO. 2 - REPLAT OF STADIUM SUBDIVISION

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING CANYON COUNTY, IDAHO 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 SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, REHS

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

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

CLERK

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.

CANYON COUNTY SURVEYOR

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.

COUNTY TREASURER

DATE

CERTIFICATE OF SURVEYOR:

I, RON WRIGHT, 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, 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.

RON WRIGHT



P.L.S. 19630

BOOK _____ PAGE _____

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

HORROCKS
ENGINEERS

SHEET 6 OF 6
DRAW: 5/3/2022
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