

ALSO CORRECTING
ORD 3874 6/1/09

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ORDINANCE NO. 3282

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO, CORRECTING ORDINANCE NO. 3257 WHICH ANNEXED AND ZONED RD-PUD REAL PROPERTY KNOWN AS HUNTERS COVE SUBDIVISION LOCATED EAST OF TRINITY HILLS SUBDIVISION, IN THE CITY OF NAMPA, CANYON COUNTY, IDAHO AND WAS SUBJECT TO THE TERMS OF THAT CERTAIN DEVELOPMENT AGREEMENT, CORRECTING THE LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" OF SAID ORDINANCE NO. 3257 AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NAMPA, IDAHO:

Section 1: That the Exhibit "A" legal description for the real property the subject of Ordinance No. 3257 is incorrect and needs to be corrected.

Section 2: That the correct legal description for the annexed real property known as Hunters Cove Subdivision located east of Trinity Hills Subdivision, in Nampa, Canyon County, Idaho is attached hereto as Exhibit "A1" and is, by this reference, incorporated herein as if set forth in full.

Section 3: That the zone designation of RD-PUD shall apply to the corrected legal description of the property so annexed as described on Exhibit "A1".

Section 4: That this ordinance and the real property described on Exhibit "A1" are subject to and limited by that certain Development Agreement entered into between the parties, a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference.

Section 5: That the City Engineer is hereby directed to alter the Use and Area Map in accordance with this Ordinance.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS 1st DAY OF December, 2003.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS 1st DAY OF December, 2003.

Approved:

By 
Mayor

Attest:

By 
City Clerk

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EARL, MASON, & STANFIELD, INC.
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
314 BADIOLA STREET
CALDWELL, IDAHO 83605

TELEPHONE: (208) 454-0256
FAX: (208) 454-0979
Email: rgray@emands.net

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FOR: Hunters Cove
JOB NO.: JA1402
DATE: February 25, 2003
REV: November 4, 2003

ANNEXATION DESCRIPTION

A parcel of land as shown on that certain Record of Survey for John Good, recorded as Instrument No. 9819848, in the Office of the of the Recorder of Canyon County, Idaho, being a portion of Government Lot 4 of Section 4, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the NW corner of said Government Lot 4, (Section corner common to sections 4, 5, 32 and 33), said corner monumented with a found 1/2 inch diameter iron pin;

Thence S. 0° 00' 52" W., a distance of 1577.69 feet, (formerly S. 0° 00' 04" W., a distance of 1577.93 feet), along the westerly boundary of said Government Lot 4 to the SW corner of said Government Lot 4, said corner monumented with a found 1/2 inch diameter iron pin;

Thence N. 89° 45' 05" E., a distance of 623.68 feet, (formerly N. 89° 45' 37" E., a distance of 623.69 feet), along the southerly boundary of said Government Lot 4 to the POINT OF BEGINNING, said point monumented with a found 5/8 inch diameter iron pin;

Thence leaving the southerly boundary of said Government Lot 4, N. 22° 17' 47" W., a distance of 471.95 feet, (formerly N. 22° 17' 52" W., a distance of 472.02 feet) to a found 5/8 inch diameter iron pin;

Thence N. 83° 31' 46" E., a distance of 64.09 feet, (formerly N. 83° 30' 37" E., a distance of 64.11 feet) to a point;

Thence N. 29° 21' 49" W., a distance of 339.86 feet, (formerly N. 29° 22' 31" W., a distance of 340.00 feet), to a point;

Thence N. 37° 43' 39" W., a distance of 57.61 feet, (formerly N. 37° 50' 56" W., a distance of 57.51 feet), to a point;

Thence N. 28° 37' 49" W., a distance of 387.71 feet, (formerly N. 28° 44' 46" W., a distance of 388.07 feet), to a point;

Thence S. 85° 51' 34" W., a distance of 120.66 feet, (formerly S. 85° 53' 14" W., a distance of 120.24 feet), to a point on the westerly boundary of said Government Lot 4;

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Thence N. 0° 00' 52" E., a distance of 20.06 feet, (formerly N. 0° 00' 04" W., a distance of 20.06 feet), along the westerly boundary of said Government Lot 4 to the SW boundary corner of "Trinity Estates Subdivision" as on file in Book 29 of Plats at Page 44 in the Office of the Recorder of Canyon County, Idaho, said corner monumented with a found 5/8 inch diameter iron pin;

Thence along the westerly boundary of said "Trinity Estates Subdivision" the following courses and distances:

Thence N. 85° 51' 34" E., a distance of 132.07 feet, (formerly N. 85° 44' 24" E., a distance of 132.15 feet), to a found 5/8 inch diameter iron pin;

Thence S. 28° 37' 49" E., a distance of 399.00 feet, (formerly S. 28° 39' 07" E., a distance of 399.13 feet), to a found 1/2 inch diameter iron pin;

Thence S. 37° 43' 39" E., a distance of 57.48 feet, (formerly S. 37° 44' 57" E., a distance of 57.48 feet), to a found 5/8 inch diameter iron pin;

Thence S. 29° 21' 49" E., a distance of 192.08 feet, (formerly S. 29° 22' 48" E., a distance of 192.08 feet), to the most southerly boundary corner of Lot 4 Block 3 of said "Trinity Estates Subdivision", said corner also being the most westerly boundary of that certain deed recorded as Instrument No. 9741701 in the Office of the Recorder of Canyon County, Idaho;

Thence continuing S. 29° 21' 49" E., a distance of 157.69 feet along the southwesterly boundary of said deed to a found 1/2 inch diameter iron pin;

Thence S. 29° 29' 22" E., a distance of 42.17 feet, (formerly S. 29° 13' 16" E., a distance of 42.35 feet), along said westerly boundary of that said deed to the most westerly boundary corner of "Sunrise At Toma Ridge, a Planned Unit Development" as on file in Book 18 of Plats at Page 54 in the Office of the Recorder of Canyon County, Idaho, said corner monumented with a found 5/8 inch diameter iron pin;

Thence along the westerly boundary of said "Sunrise At Toma Ridge" the following courses and distances:

Thence S. 62° 09' 28" E., a distance of 18.90 feet, (formerly S. 62° 24' 59" E., a distance of 19.07 feet), to a found 5/8 inch diameter iron pin;

Thence S. 86° 32' 39" E., a distance of 80.76 feet, (formerly S. 86° 38' 53" E., a distance of 80.69 feet), to a found 5/8 inch diameter iron pin;

Thence S. 42° 44' 39" E., a distance of 139.71 feet, (formerly S. 42° 44' 07" E., a distance of 139.83 feet), to a found 5/8 inch diameter iron pin;

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Thence S. 5° 30' 27" E., a distance of 294.05 feet, (formerly S. 5° 30' 11" E., a distance of 293.95 feet), to a point on the southerly boundary of said Government Lot 4, said point also being the SW boundary corner of said "Sunrise At Toma Ridge" and is monumented with a found 5/8 inch diameter iron pin;

Thence leaving the westerly boundary of said "Sunrise At Toma Ridge" and along the southerly boundary of said Government Lot 4, S. 89° 45' 05" W., a distance of 147.32 feet, (formerly S. 89° 45' 37" W., a distance of 147.39 feet), to the POINT OF BEGINNING.

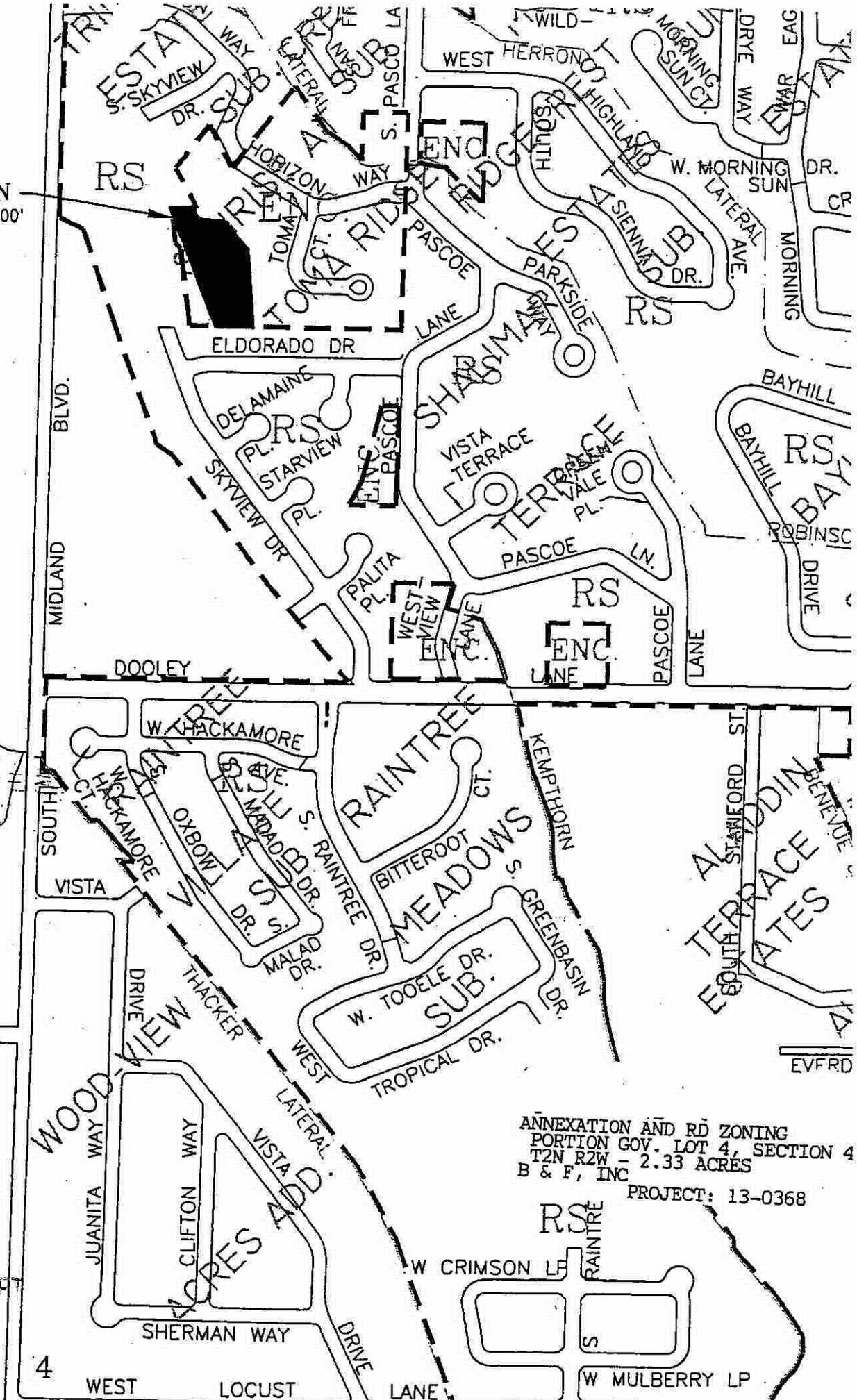
This parcel contains 2.33 acres more or less.

Also, this parcel is SUBJECT TO all easements and rights-of-way of record or implied.



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LOCATION
SCALE: 1" = 500'



ANNEXATION AND RD ZONING
PORTION GOV. LOT 4, SECTION 4
T2N R2W - 2.33 ACRES
B & F, INC
PROJECT: 13-0368

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TECHNICAL SUPPORT

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WEST LOCUST

LANE

W MULBERRY LP