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DANIEL J. ENGLISH 3P I 2226536000
KOOTENAI CO. RECORDER Page 1 of 3
BBB Date 08/10/2009 Time 10:46:29
REC-REQ OF CITY OF POST FALLS
RECORDING FEE: 0.00
2226536000 XK 6

ORDINANCE NO. 1181

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

Portion of Section 5, T50N, R4W B.M.

**4.45 Acre Parcel - Generally Located on Maplewood Avenue and East of Everwood Estates
(File No. A-08-06 – CDA Development Annexation)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 4.45 ACRES, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 4 WEST BOISE MERIDIAN AND ZONING SAID ANNEXED PROPERTY AS SINGLE FAMILY RESIDENTIAL (R-1); PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this Ordinance have petitioned the City Council of the City of Post Falls for annexation of said property and zoning as Single Family Residential (R-1);

WHEREAS, public hearings were held before both the Planning and Zoning Commission on 02/10/2009 and City Council on 03/17/2009, in accordance with law, testimony taken, findings of fact and conclusions reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own fact finding, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Post Falls Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls.

NOW, therefore, be it ordained by the City Council of the City of Post Falls, Idaho, as follows:

SECTION 1: That the following described property contiguous and adjacent to the City of Post Falls, to wit:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 5, T.50N., R.4W., B.M., KOOTENAI COUNTY, IDAHO; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N00°00'14"E A DISTANCE OF 398.35 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE C.M. & ST PAUL RAILROAD; THENCE N79°52'50"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 468.94 FEET; THENCE S00°00'14"W A DISTANCE OF 440.74 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OHIO MATCH ROAD; THENCE

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S00°00'14"W A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT -OF-WAY LINE OF OHIO MATCH ROAD; THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 461.65 FEET; THENCE N00°00'14"E A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

be and the same is hereby annexed to and declared to be a part of the City of Post Falls, Kootenai, Idaho.

SECTION 2: That lands described in Section 1 of this Ordinance shall be zoned Single Family Residential (R-1). The Official Zoning Map of the City of Post Falls shall be modified to include the lands described in Section 1 and to reflect the Single Family Residential (R-1) Zoning applied thereto.

SECTION 3: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the the 4th day of August 2009.

CITY OF POST FALLS

BY:

Mayor Clay Larkin
Clay Larkin, Mayor

ATTEST:

Carol Fairhurst
Carol Fairhurst, City Clerk



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EXHIBIT OF ANNEXATION ORDINANCE

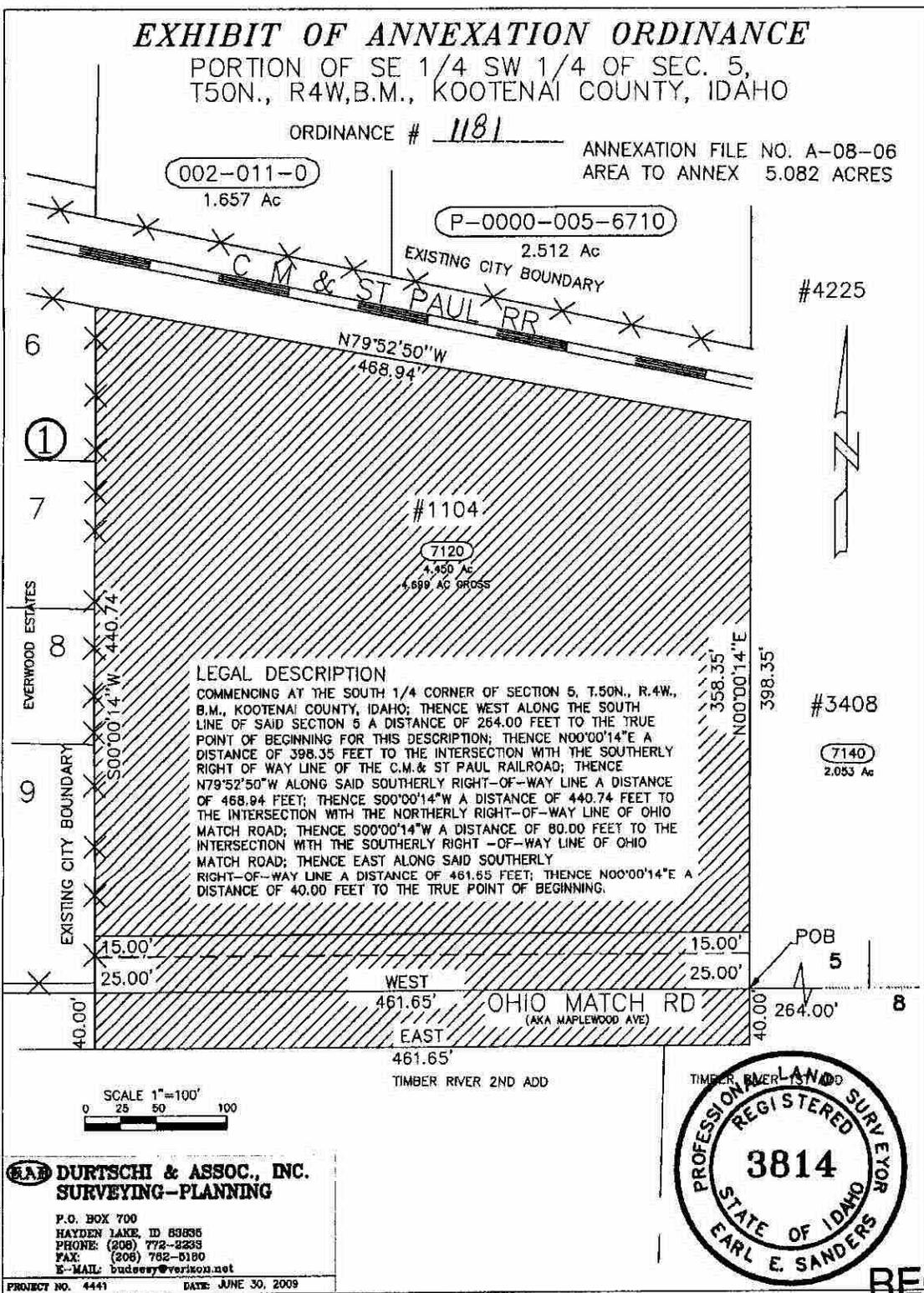
PORTION OF SE 1/4 SW 1/4 OF SEC. 5,
T50N., R4W, B.M., KOOTENAI COUNTY, IDAHO

ORDINANCE # 1181

ANNEXATION FILE NO. A-08-06
AREA TO ANNEX 5.082 ACRES

002-011-0
1.657 Ac

P-0000-005-6710
2.512 Ac



DURTSCHI & ASSOC., INC.
SURVEYING-PLANNING
 P.O. BOX 700
 HAYDEN LAKE, ID 83835
 PHONE: (208) 772-2235
 FAX: (208) 782-0180
 E-MAIL: budseary@verizon.net

PROJECT NO. 4441 DATE: JUNE 30, 2009



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Clerk's Department

August 12, 2009

Idaho State Tax Commission
P.O. Box 36
800 Park Plaza IV
Boise, ID 83722

Attention: Jeff Servatius

RE: Ordinance No. 1181

The City of Post Falls has annexed additional land and passed Ordinance No. 1181 on August 4, 2009. Enclosed please find recorded Ordinance and map.

If you have any questions, please feel free to contact the Post Falls Community Development Department, Planning Division at 773-8708.

Sincerely,

A handwritten signature in cursive script that reads "Carol Fairhurst".

Carol Fairhurst, CMC
City Clerk