

0 2963

TWIN FALLS COUNTY
RECORDED FOR:
TWIN FALLS, CITY OF
1:15:19 pm 03-12-2009
2009-005302
NO. PAGES: 3 FEE: \$
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BHUNTER

COPY
203

ORDINANCE NO. 2963

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Boser Development, LLC, has made application for annexation of property located southwest of 2850 East 3600 North; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of April, 2007, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 25th day of February, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-4 PUD.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of

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development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services. 203

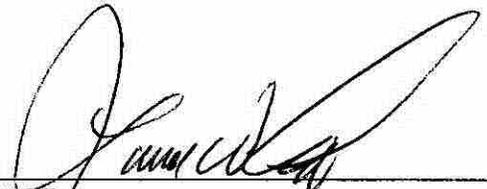
SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL February 17, 2009

SIGNED BY THE MAYOR

March 3, 2009


Mayor




Deputy City Clerk

PUBLISH: Thursday, March 12, 2009

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ATTACHMENT "A"

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Part of the East 1/2 of the NW 1/4, Section 32, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

BEGINNING at the North 1/4 corner of Section 32;

- THENCE North 89°10'06" West 450.00 feet along the North line of the NW 1/4;
- THENCE South 00°40'38" West 1343.24 feet parallel with the East line of the NW 1/4 to a point on the North line of the SE 1/4 of the NW 1/4;
- THENCE North 89°13'56" West 863.62 feet to the NW corner of said SE 1/4 of the NW 1/4;
- THENCE South 00°35'07" West 533.63 feet along the West line of the SE 1/4 of the NW 1/4 to a point on the North Bank of the Low Line Canal;
- THENCE Along said Canal Bank the following Eighteen (18) Courses;

- THENCE North 79°04'30" East 18.78 feet;
- THENCE North 80°32'36" East 93.70 feet;
- THENCE North 81°59'41" East 126.69 feet;
- THENCE North 82°31'04" East 124.32 feet;
- THENCE North 89°46'23" East 63.84 feet;
- THENCE South 82°12'15" East 64.67 feet;
- THENCE South 73°30'57" East 71.71 feet;
- THENCE South 65°07'34" East 101.45 feet;
- THENCE South 65°39'01" East 126.36 feet;
- THENCE South 74°37'19" East 61.98 feet;
- THENCE South 86°22'48" East 92.02 feet;
- THENCE North 69°46'57" East 147.28 feet;
- THENCE North 48°53'33" East 112.67 feet;
- THENCE North 28°49'33" East 153.91 feet;
- THENCE North 21°04'25" East 88.59 feet;
- THENCE North 24°22'12" East 134.14 feet;
- THENCE North 36°08'30" East 29.59 feet;
- THENCE North 41°34'35" East 0.85 feet to a point on the East line of the NW 1/4;

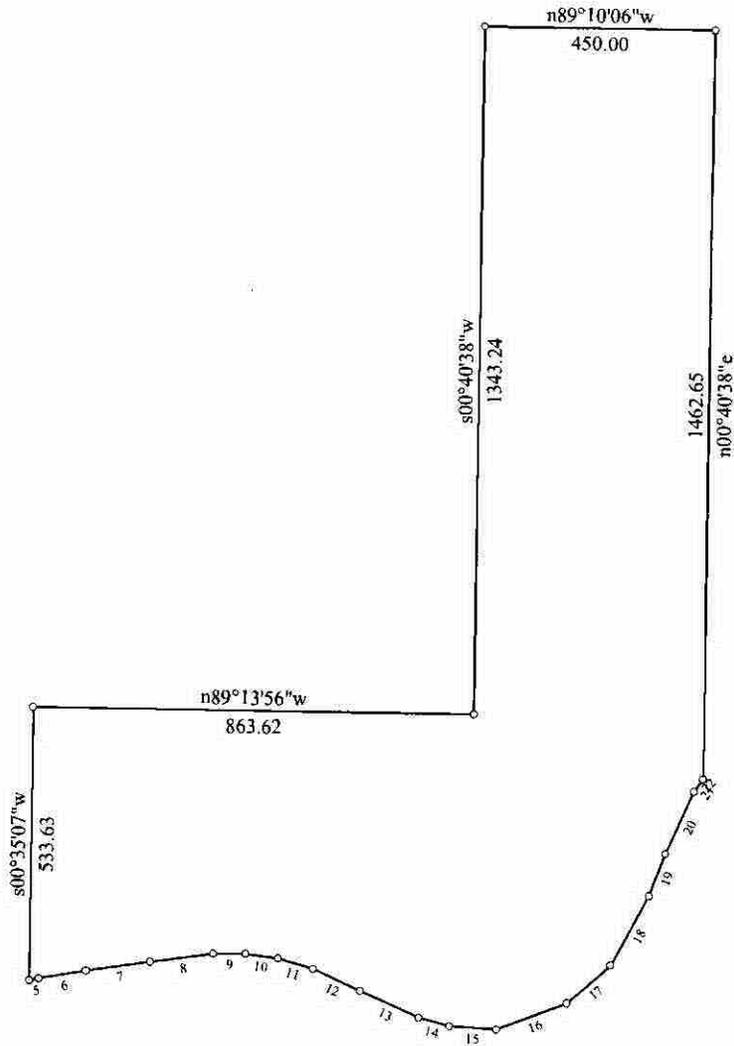
- THENCE North 00°40'38" East 1462.65 feet along the East line of the NW 1/4 to the POINT OF BEGINNING.

Containing 29.04 Acres

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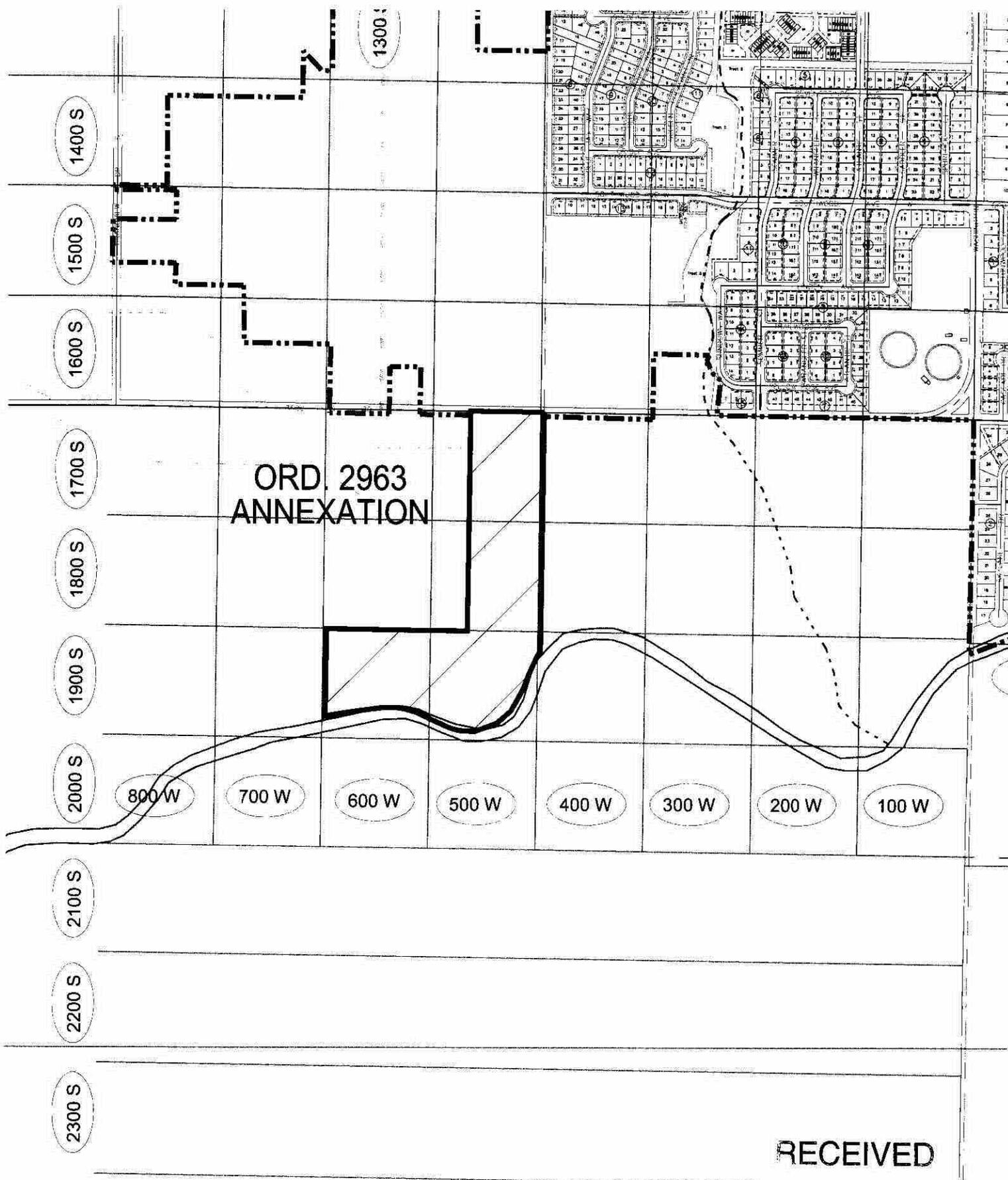


Title:		Date: 02-10-2009
Scale: 1 inch = 374 feet	File: Bosero Legacy Annexation.des	
Tract 1: 29.045 Acres: 1265197 Sq Feet: Closure = s52.5833w 0.01 Feet: Precision = 1/800107: Perimeter = 6266 Feet		
001=n89.1006w 450.00	009=n89.4623e 63.84	017=n48.5333e 112.67
002=s00.4038w 1343.24	010=s82.1215e 64.67	018=n28.4933e 153.91
003=n89.1356w 863.62	011=s73.3057e 71.71	019=n21.0425e 88.59
004=s00.3507w 533.63	012=s65.0734e 101.45	020=n24.2212e 134.14
005=n79.0430e 18.78	013=s65.3901e 126.36	021=n36.0830e 29.59
006=n80.3236e 93.70	014=s74.3719e 61.98	022=n41.3435e .85
007=n81.5941e 126.69	015=s86.2248e 92.02	023=n00.4038e 1462.65
008=n82.3104e 124.32	016=n69.4657e 147.28	

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ORD 2963
ANNEXATION

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Affidavit of Publication

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS.

I, Ruby Aufderheide, being first duly sworn upon oath, depose and say that I am Legal Clerk of the TIMES-NEWS, published daily at, Twin Falls, Idaho, and do solemnly swear that a copy of the notice of advertisement, as per clipping attached, was published in the regular and entire issue of said newspaper, and not in any supplement thereof, for one ~~consecutive~~ publication, commencing with the issue dated 12th day of March, 2009 and ending with the issue dated 12th day of March, 2009

And I do further certify that said newspaper is a consolidation, effective February 16, 1942, of the Idaho Evening Times, published theretofore daily except Sunday, and the Twin Falls News, published theretofore daily except Monday, both of which newspapers prior to consolidation had been published under said names in said city and county continuously and uninterruptedly during a period of more than twelve consecutive months, and said TIMES-NEWS, since such consolidation, has been published as a daily newspaper except Saturday, until July 31, 1978, at which time said newspaper began daily publication under said name in said city and county continuously and uninterruptedly.

And I further certify that pursuant to Section 60-108 Idaho Code, Thursday of each week has been designated as the day on which legal notice by law or by order of any court of competent jurisdiction within the state of Idaho to be issued thereof Thursday is announced as the day on which said legal will be published.

Ruby Aufderheide
Ruby Aufderheide, Legal Clerk

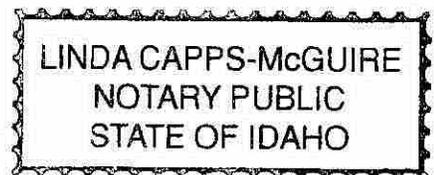
STATE OF IDAHO
COUNTY OF TWIN FALLS

On this 12th day of March, 2009, before me,

a Notary Public, personally appeared Ruby Aufderheide, *Ruby Aufderheide* known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

Linda Capps McGuire
Notary Public for Idaho
Residing at Twin Falls, Idaho.

My commission expires: 5-19-09



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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Bosero Development, LLC, has made application for annexation of property located southwest of 2850 East 3600 North; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of April, 2007, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

ATTACHMENT "A"

Part of the East ½ of the NW ¼, Section 32, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

BEGINNING at the North ¼ corner of Section 32;

THENCE North 89°10'06" West 450.00 feet along the North line of the NW ¼;

THENCE South 00°40'38" West 1343.24 feet parallel with the East line of the

NW ¼ to a point on the North line of the SE ¼ of the NW ¼;

THENCE North 89°13'56" West 863.62 feet to the NW corner of said SE ¼ of the NW ¼;

THENCE South 00°35'07" West 533.63 feet along the West line of the SE ¼ of the NW ¼ to a point on the North Bank of the Low Line Canal;

THENCE Along said Canal Bank the following Eighteen (18) Courses;

THENCE North 79°04'30" East 18.78 feet;

THENCE North 80°32'36" East 93.70 feet;

THENCE North 81°59'41" East 126.69 feet;

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THENCE North 21°04'25" East 88.59 feet;

THENCE North 24°22'12" East 134.14 feet;

THENCE North 36°08'30" East 29.59 feet;

THENCE North 41°34'35" East 0.85 feet to a point on the East line of the NW ¼;

THENCE North 00°40'38" East 1462.65 feet along the East line of the NW ¼ to the POINT OF BEGINNING.

Containing 29.04 Acres

AND all public streets, highways, alleys and public rights-of-way

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P.O. Box 1907
321 Second Avenue East
Twin Falls, ID 83303-1907

Phone: (208) 735-7245
Fax: (208) 732-0741
www.tfid.org

CERTIFICATE

I, Sharon Bryan do hereby certify:

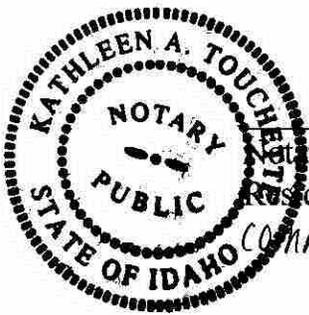
That I am the duly appointed Deputy City Clerk of the City of Twin Falls, Idaho; that I have in my office and under my control the original copy of Ordinance 2963; that said Ordinance was approved by the City Council of the City of Twin Falls, Idaho on February 17, 2009, and signed by the Mayor on March 3, 2009; that the foregoing instrument is a true and correct copy of said Ordinance 2963 that said Ordinance is on file in my office.

Dated this 12th day of August, 2009



Sharon Bryan, Deputy City Clerk
City of Twin Falls, Idaho

Subscribed and sworn to before me this 12th day of August, 2009.





Kathleen A. Touchette
Notary Public
Residing in Twin Falls, Idaho
Commission Expires: 10/2/09

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