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CITY OF MERIDIAN ORDINANCE NO. 10-1467

BY THE CITY COUNCIL: BIRD, HOAGLUN, ROUNTREE, ZAREMBA

AN ORDINANCE (AZ 09-008 MERIDIAN CROSSING) FOR ANNEXATION OF A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AS DESCRIBED IN ATTACHMENT "A" AND ANNEXING CERTAIN LANDS AND TERRITORY, SITUATED IN ADA COUNTY, IDAHO, AND ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MERIDIAN AS REQUESTED BY THE CITY OF MERIDIAN; ESTABLISHING AND DETERMINING THE LAND USE ZONING CLASSIFICATION OF SAID LANDS FROM RUT TO C-C (COMMUNITY BUSINESS DISTRICT); H-E (HIGH DENSITY EMPLOYMENT DISTRICT); M-E (MIXED EMPLOYMENT DISTRICT); R-40 (HIGH DENSITY RESIDENTIAL DISTRICT) IN THE MERIDIAN CITY CODE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING FOR A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:

SECTION 1. That the following described land as evidenced by attached Legal Description herein incorporated by reference as Exhibit "A" are within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for annexation and re-zoning by the owner of said property, to-wit: *Meridian 118, LLC.*

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to C-C (Community Business District); H-E (High Density Employment District); M-E (Mixed Employment District); R-40 (High Density Residential District), in the Meridian City Code.

SECTION 3. That the City has authority pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and zone said property.

SECTION 4. That the City has complied with all the noticing requirements pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and re-zone said property.

SECTION 5. That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

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TECHNICAL SUPPORT

SECTION 6. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

SECTION 8. The Clerk of the City of Meridian shall, within ten (10) days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman manner, including the lands herein rezoned, with the following officials of the County of Ada, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall also file simultaneously a certified copy of this ordinance and map with the State Tax Commission of the State of Idaho.

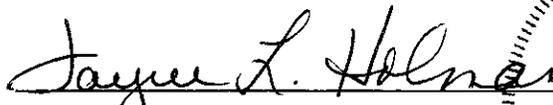
SECTION 9. That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this
7 day of December, 2010.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this
7 day of December, 2010.


MAYOR TAMMY de WEERD

ATTEST:


JAYCEE L. HOLMAN, CITY CLERK

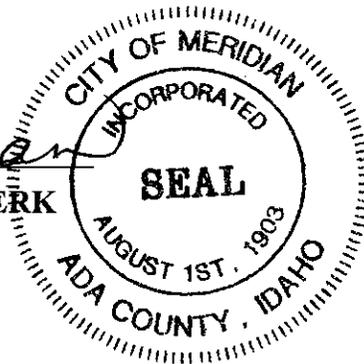


Exhibit A - Legal Description

- 1 -

DESCRIPTION FOR MERIDIAN CROSSING ANNEXATION TOTAL PARCEL

AUGUST 26, 2009

A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, T 3 N., R.1 W., B.M.;

THENCE N 89°14'54" W 1321.56 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4, THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE S 00°33'33" W, 1299.39 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 TO A POINT ON THE NORTHERLY RIGHT OF WAY OF I-84;

ALONG THE NORTHERLY RIGHT OF WAY OF I-84 THE FOLLOWING:

THENCE S 88°47'14" W, 312.06 FEET TO A POINT;

THENCE N 86°48'36" W, 675.51 FEET TO A POINT;

THENCE N 84°05'16" W, 546.26 FEET TO A POINT;

THENCE N 84°22'54" W, 139.18 FEET TO A POINT;

THENCE N 81°25'30" W, 569.26 FEET TO A POINT;

THENCE N 85°10'39" W 150.33 FEET TO A POINT;

THENCE N 81°21'48" W, 266.20 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/2 OF THE SE 1/4;

LEAVING THE NORTHERLY RIGHT OF WAY OF I-84:

THENCE N 00°40'08" E, 1095.74 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4;

THENCE N 00°39'49" E, 1328.77 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4;

THENCE S 89°15'14" E, 1321.52 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4;

THENCE S 00°36'37" W, 1328.91 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 (CENTER 1/4 CORNER SECTION 15);

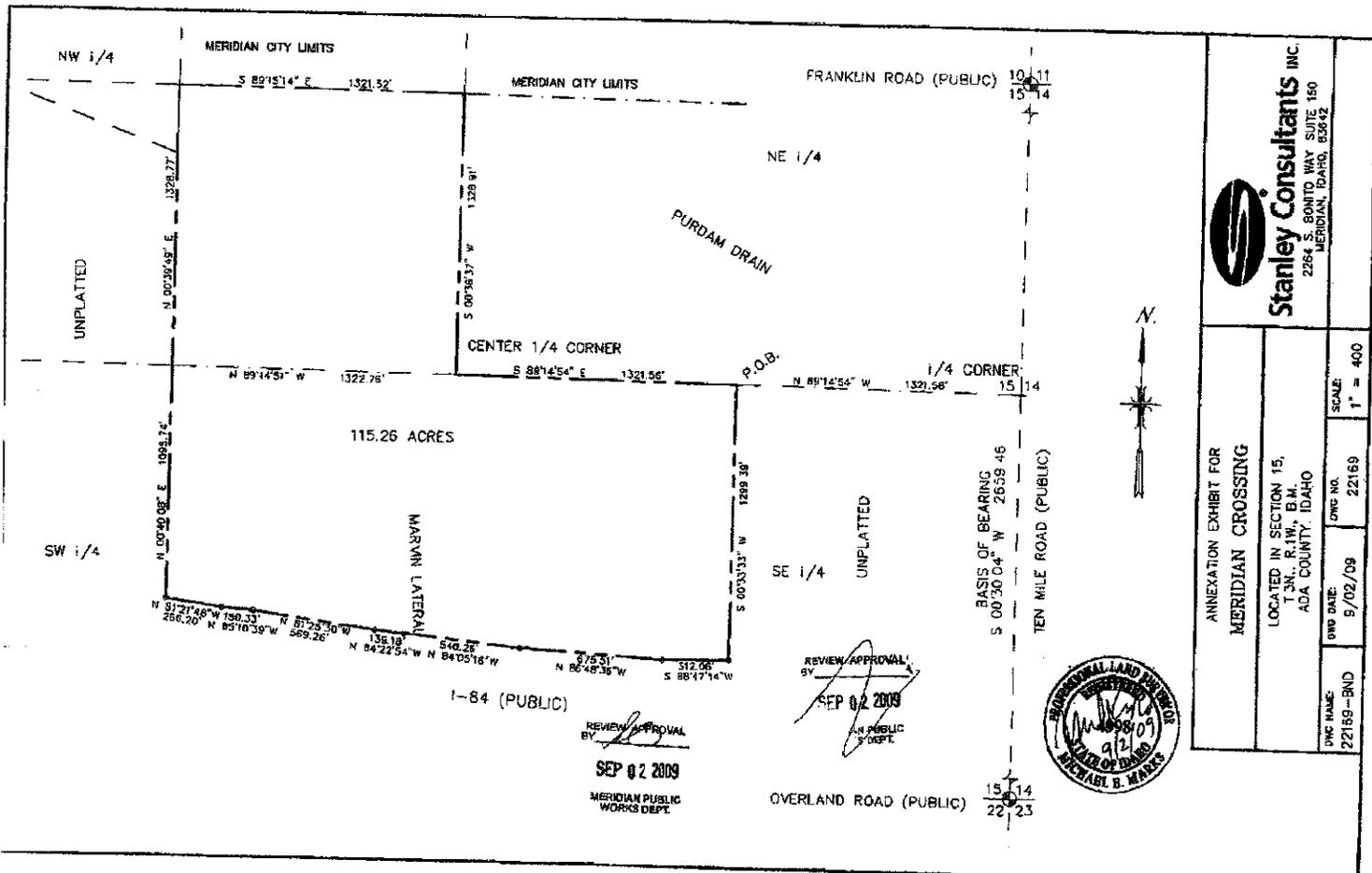
THENCE S 89°14'54" E, 1321.56 FEET TO THE **REAL POINT OF BEGINNING**, CONTAINING 115.26 ACRES, MORE OR LESS.

June 26, 2009

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THIS PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY

MICHAEL E. MARKS, PLS NO. 4998



<p>Stanley Consultants INC. 2264 S. BONITO WAY SUITE 150 MERIDIAN, IDAHO, 83642</p>	
ANNEXATION EXHIBIT FOR MERIDIAN CROSSING	
LOCATED IN SECTION 15, T.3N., R.1W., B.M. ADA COUNTY, IDAHO	
DWS NAME: 22169-BND	DWS NO.: 22169
DWS DATE: 9/02/09	SCALE: 1" = 400'

DESCRIPTION FOR
MERIDIAN CROSSING ANNEXATION
C-C ZONE PARCEL

AUGUST 26, 2009

A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, T 3 N, R 1 W, B.M.
B.M.,

THENCE N 89°14'54" W 1321.56 FEET TO THE NORTHEAST CORNER OF THE
NW 1/4 OF THE SE 1/4, THE REAL POINT OF BEGINNING OF THIS
DESCRIPTION;

THENCE S 00°33'33" W, 419.50 FEET ALONG THE EAST LINE OF THE NW 1/4 OF
THE SE 1/4 TO A POINT;

THENCE S 88°20'35" W, 422.36 FEET TO A POINT;

THENCE S 06°13'49" W, 150.21 FEET TO A POINT;

THENCE 96.48 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE
HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44°13'25", A
TANGENT LENGTH OF 50.79 FEET AND A CHORD WHICH BEARS
S 28°20'32" W FOR A DISTANCE OF 94.10 FEET TO A POINT OF TANGENCY;

THENCE S 50°27'15" W, 698.94 FEET TO A POINT;

THENCE N 39°32'45" W, 880.12 FEET TO A POINT;

THENCE S 50°27'15" W, 436.69 FEET TO A POINT;

THENCE N 39°32'45" W, 918.70 FEET TO A POINT;

THENCE 64.99 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE
HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 24°49'22", A
TANGENT LENGTH OF 33.01 FEET AND A CHORD WHICH BEARS
N 27°08'04" W FOR A DISTANCE OF 64.48 FEET TO A POINT OF TANGENCY;

THENCE N 14°43'23" W, 40.69 FEET TO A POINT;

THENCE N 74°35'27" E, 116.31 FEET TO A POINT;

June 26, 2009

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THENCE S 39°32'45" E, 880.12 FEET TO A POINT;

THENCE N 50°27'15" E, 698.94 FEET TO A POINT OF CURVATURE;

THENCE 96.48 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44°13'25", A TANGENT LENGTH OF 50.79 FEET AND A CHORD WHICH BEARS N 28°20'32" E FOR A DISTANCE OF 94.10 FEET TO A POINT OF TANGENCY;

THENCE N 06°13'49" E, 150.21 FEET TO A POINT;

THENCE N 88°20'35" E, 422.36 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 27.27 ACRES, MORE OR LESS.

MICHAEL E. MARKS, PLS NO. 4998



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DESCRIPTION FOR
MERIDIAN CROSSING ANNEXATION
M-E ZONE PARCEL

AUGUST 26, 2009

A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, T 3 N, R 1 W, B.M.,
B.M.,

THENCE N 89°14'54" W 2643.12 FEET TO THE SOUTHEAST CORNER OF THE SE
1/4 OF THE NW 1/4 (CENTER 1/4 CORNER SECTION 15);

THENCE N 89°14'51" W, 1322.76 FEET TO SOUTHWEST CORNER OF THE SE 1/4
OF THE NW 1/4, THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 00°39'49" E, 1276.39 FEET ALONG THE WEST LINE OF THE SE 1/4
OF THE NW 1/4 TO A POINT;

THENCE S 39°32'45" E, 1097.09 FEET TO A POINT;

THENCE S 52°56'47" W, 421.85 FEET TO A POINT OF CURVATURE;

THENCE 188.88 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID
CURVE HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 21°38'41", A
TANGENT LENGTH OF 95.58 FEET AND A CHORD WHICH BEARS
S 63°46'07" W FOR A DISTANCE OF 187.76 FEET TO A POINT OF TANGENCY;

THENCE S 74°35'27" W, 116.31 FEET TO A POINT;

THENCE S 14°43'23" E, 40.69 FEET TO A POINT OF CURVATURE;

THENCE 64.99 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 24°49'22", A
TANGENT LENGTH OF 33.01 FEET AND A CHORD WHICH BEARS S 27°08'04" E
FOR A DISTANCE OF 64.48 FEET TO A POINT OF TANGENCY;

THENCE S 39°32'45" E, 918.70 FEET TO A POINT;

THENCE S 50°27'15" W, 357.08 FEET TO A POINT OF CURVATURE;

THENCE 107.32 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 40°59'41", A

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TANGENT LENGTH OF 56.07 FEET AND A CHORD WHICH BEARS
S 29°57'24" W FOR A DISTANCE OF 105.05 FEET TO A POINT OF TANGENCY;

THENCE S 09°27'34" W, 86.35 FEET TO A POINT ON THE NORTHERLY RIGHT
OF WAY OF I-84;

THENCE N 85°10'39" W, 128.83 FEET ALONG THE NORTHERLY RIGHT OF
WAY OF I-84 TO A POINT;

THENCE N 81°21'48" W, 266.20 FEET ALONG THE NORTHERLY RIGHT OF WAY
OF I-84 TO A POINT ON THE WEST LINE OF THE NE 1/4 OF THE SW 1/4;

THENCE N 00°40'08" E, 1095.74 FEET ALONG THE WEST LINE OF THE NE 1/4
OF THE SW 1/4 TO THE REAL POINT OF BEGINNING, CONTAINING 22.57
ACRES, MORE OR LESS

MICHAEL E. MARKS, PLS NO 4998



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DESCRIPTION FOR
MERIDIAN CROSSING ANNEXATION
R-40 ZONE PARCEL

AUGUST 26, 2009

A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

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B.M.,

THENCE N 89°14'54" W 2643.12 FEET TO THE SOUTHEAST CORNER OF THE SE
1/4 OF THE NW 1/4, (CENTER 1/4 CORNER SECTION 15);

THENCE N 00°36'37" E 915.17 FEET ALONG THE EAST LINE OF THE SE 1/4 OF
THE NW 1/4 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 52°56'47" W, 775.74 FEET TO A POINT;

THENCE N 39°32'45" W, 1097.09 FEET TO A POINT ON THE WEST LINE OF THE
SE 1/4 OF THE NW 1/4;

THENCE N 00°39'49" E, 52.38 FEET TO THE NORTHWEST CORNER OF THE SE
1/4 OF THE NW 1/4;

THENCE S 89°15'14" E, 1321.52 FEET TO THE NORTHEAST CORNER OF THE SE
1/4 OF THE NW 1/4;

THENCE S 00°36'37" W, 413.74 FEET ALONG THE EAST LINE OF THE SE 1/4 OF
THE NW 1/4 TO THE REAL POINT OF BEGINNING CONTAINING 16.83
ACRES, MORE OR LESS.

MICHAEL E MARKS, PLS NO. 4998



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DESCRIPTION FOR
MERIDIAN CROSSING ANNEXATION
H-E ZONE PARCEL

AUGUST 26, 2009

A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

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OF THE SE 1/4 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 00°33'33" W, 879.89 FEET TO A POINT ON THE NORTHERLY RIGHT
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THENCE S 88°47'14" W, 312.06 FEET TO A POINT;

THENCE N 86°48'36" W, 675.51 FEET TO A POINT;

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THENCE N 84°22'54" W, 139.18 FEET TO A POINT;

THENCE N 81°25'30" W, 569.26 FEET TO A POINT;

THENCE N 85°10'39" W, 21.50 FEET TO A POINT;

LEAVING THE NORTHERLY RIGHT OF WAY OF I-84:

THENCE N 09°27'34" E, 86.35 FEET TO A POINT OF CURVATURE;

THENCE 107.32 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID
CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 40°59'41", A
TANGENT LENGTH OF 56.07 FEET AND A CHORD WHICH BEARS N 29°57'24" E
FOR A DISTANCE OF 105.05 FEET TO A POINT OF TANGENCY;

THENCE N 50°27'15" E, 793.76 FEET TO A POINT;

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THENCE 188.88 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 21°38'41", A TANGENT LENGTH OF 95.58 FEET AND A CHORD WHICH BEARS N 63°46'07" E FOR A DISTANCE OF 187.76 FEET TO A POINT OF TANGENCY;

THENCE N 52°56'47" E, 1197.58 FEET TO A POINT ON THE EAST LINE OF THE SE 1/4 OF THE NW 1/4;

THENCE S 00°36'37" W, 915.17 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 (CENTER 1/4 CORNER SECTION 15);

THENCE S 89°14'54" E, 1321.56 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 48.59 ACRES, MORE OR LESS.

MICHAEL E MARKS, PLS NO. 4998



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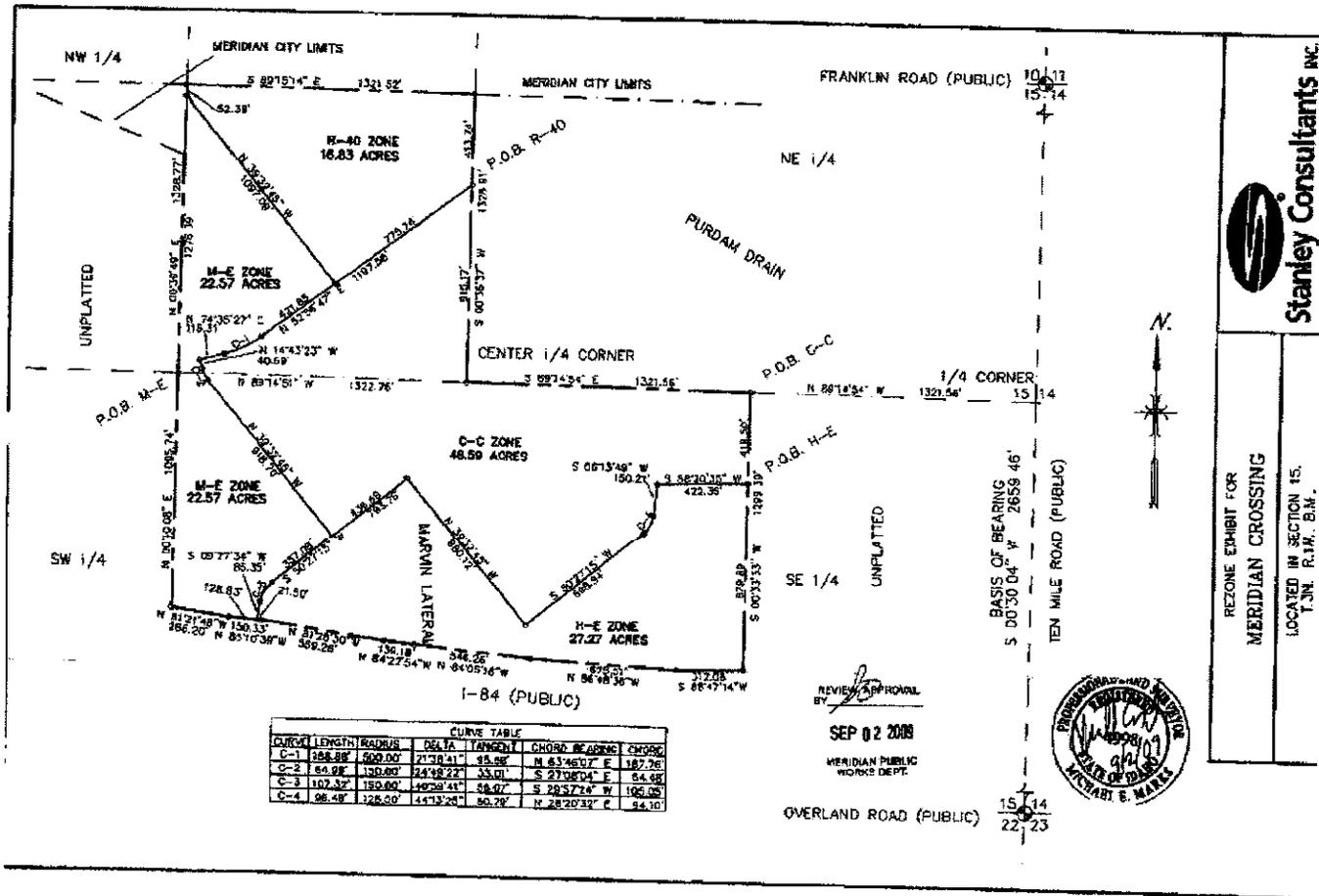
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June 26, 2009

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Exhibit B - Map



Stanley Consultants INC.

REZONE EXHIBIT FOR
MERIDIAN CROSSING
 LOCATED IN SECTION 15,
 T.3N. R.1M., S.M.