

DANIEL J. ENGLISH 4P I 2266110000
KOOTENAI CO. RECORDER Page 1 of 4
AAA Date 05/21/2010 Time 14:41:25
REC-REQ OF RATHDRUM CITY
RECORDING FEE: 0.00
2266110000 XK 7

ORDINANCE NO. 515

AN ORDINANCE OF THE CITY OF RATHDRUM, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS SINGLE-FAMILY RESIDENTIAL (R2-S); PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of the real property referenced in Section 1, has petitioned the City Council of the City of Rathdrum for annexation of said property and the subsequent zoning of said property as single-family Residential (R2-S) and

WHEREAS, public hearings were held before both the Planning & Zoning Commission on July 19, 2006 and the City Council on September 12, 2006, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own 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 that said land uses would fit in with the general development of the City and would be in the best interest of the citizens of the City of Rathdrum:

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

SECTION 1: That the following described properties contiguous and adjacent to the city of Rathdrum, to wit:

A Parcel of land located in Government Lot 2 and Government Lot 3 of Section 1, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows, to-wit:

Beginning at the North Quarter corner of Section 1, Township 51 North, Range 5 West, Boise Meridian; thence

South 88°41'59" East along the North line of said Section 1 a distance of 233.82 feet to the Southeast corner of Lot 11, Block 5 of Roth 1st Addition as recorded in Book E of Plats at Page 185, records of Kootenai County, Idaho; thence

Bedwell Annexation Ordinance - 1

RECEIVED
OCT 07 2010
TECHNICAL SUPPORT

South 01°01'14" West parallel to the East line of said Section 1 a distance of 1,286.26 feet to a point in the North line of a Parcel of land as described in that certain Quit Claim Deed recorded September 4, 1985 in Book 339 of Deeds at Page 204, records of Kootenai County, Idaho; thence

North 88°07'45" West along the North line of the said Parcel, 908.90 feet; thence

Continuing North 88°08'19" West along the said North line of the Parcel 572.10 feet to a point in the Southeasterly right of way line of a Parcel of land as described in that certain Right of Way Deed recorded June 12, 1902 in Book 1 of Deeds at Page 343, records of Kootenai County, Idaho; thence

North 32°28'05" East along the said Southeasterly right of way line 1,487.90 feet to a point in the North line of said Section 1; thence

South 88°31'15" East along the said North line 470.78 feet to the Real Place of Beginning.

Basis of Bearings of the above described Parcel is from the Idaho State Plane Coordinate System for the West zone of Idaho, based on the N.A.D. for 1983.

Excepting there from that portion, if any, conveyed to the Spokane Valley Land and Water Company, by Instrument recorded June 8, 1914 in Book 56 of Deeds, Page 547, described as follows:

A strip of land fifty feet wide lying immediately Easterly and Southeasterly of the right of way of the Idaho and Washington Northern Railroad Company, and extending from the North line to the South line of Lot 3, Section 1, Township 51 North, Range 5 West, Boise Meridian, said fifty foot wide strip of land herein conveyed being bounded on the Westerly side by a line parallel to and 30 feet Easterly from, measured at right angles to the center line of main Tract of the railroad of said railroad company as the same is now there located and operated, and bounded on its Easterly side by a line parallel to and 80 feet Easterly from, measured at right angles to the center line of main Tract of said railroad.

Said strip of land being 50 feet wide, approximately 1,500 feet long.

be and the same is hereby annexed to and declared to be a part of the city of Rathdrum, Kootenai, Idaho.

SECTION 2: That the Rathdrum official zoning map be amended to include and designate the annexed property which is described in Section 1, as Single-Family Residential (R2-S).

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

Enacted by the city council as an ordinance of the city of Rathdrum on the 11th day of May, 2010.

APPROVED by the Mayor this 12th day of May, 2010.

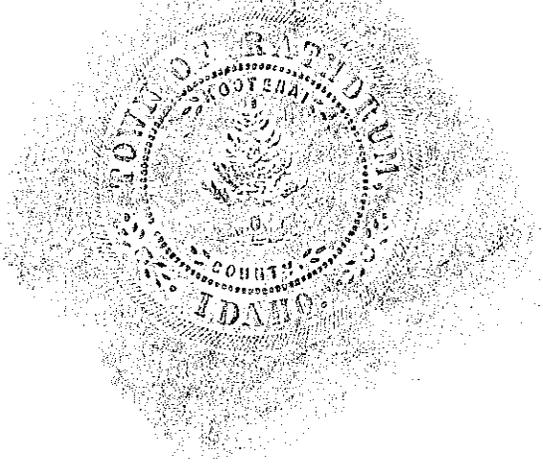


Vic Holmes, Mayor

ATTEST:

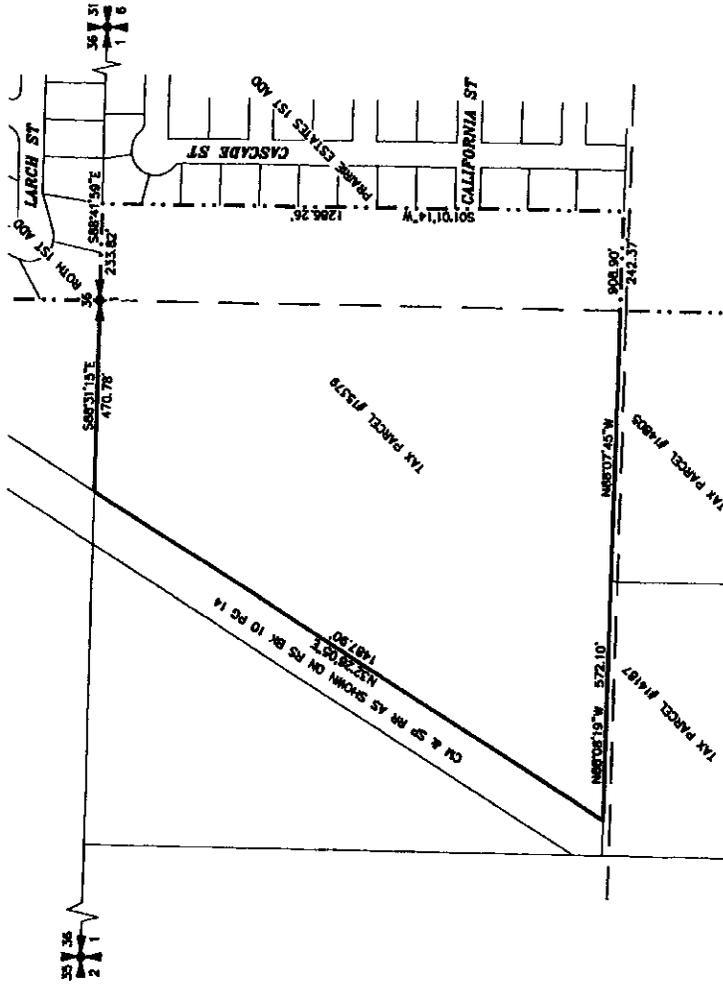


Sherri Halligan, Deputy City Clerk



ANNEXATION MAP

TAX PARCEL #15379
 GOV'T LOTS 2 AND 3 OF SEC 1, T 51N, R 5W, BM
 CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO



DESCRIPTION (INST #1720501):

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOSE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOSE MERIDIAN; THENCE

SOUTH 89°17'50" EAST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 233.89 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 5 OF BOSE MERIDIAN AS RECORDED IN BOOK 7 OF PLATS AT PAGE 188, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE

SOUTH 10°11'14" WEST PARALLEL TO THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 1286.26 FEET TO A POINT IN THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED SEPTEMBER 4, 1985 IN BOOK 339 OF DEEDS AT PAGE 204, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE

NORTH 89°07'48" WEST ALONG THE NORTH LINE OF THE SAID PARCEL, 908.90 FEET; THENCE CONTINUING NORTH 89°05'18" WEST ALONG THE SAID NORTH LINE OF THE PARCEL, 572.10 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN RIGHT OF WAY DEED RECORDED JUNE 12, 1942 IN BOOK 1 OF DEEDS AT PAGE 343, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE

NORTH 37°28'08" EAST ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE 1,487.90 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 1; THENCE

SOUTH 89°31'15" EAST ALONG THE SAID NORTH LINE 470.78 FEET TO THE REAL PLACE OF BEGINNING.

BASES OF BEARINGS OF THE ABOVE DESCRIBED PARCEL IS FROM THE IDAHO STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF IDAHO, BASED ON THE N.A.D. FOR 1983, EXCEPTING THERE FROM THAT PORTION, IF ANY, CONVEYED TO THE SPOKANE VALLEY LAND AND WATER COMPANY, BY INSTRUMENT RECORDED JUNE 8, 1914 IN BOOK 58 OF DEEDS, PAGE 547, DESCRIBED AS FOLLOWS:

A STRIP OF LAND FIFTY FEET WIDE LYING IMMEDIATELY EASTERNLY AND SOUTHEASTERLY OF THE CENTER LINE OF THE MAIN TRACT OF SAID RAILROAD COMPANY, AND EXTENDING FROM THE NORTH LINE TO THE SOUTH LINE OF LOT 11, BLOCK 5 OF BOSE MERIDIAN, AS RECORDED IN BOOK 7 OF PLATS AT PAGE 188, RECORDS OF KOOTENAI COUNTY, IDAHO; SAID STRIP OF LAND HEREIN CONVEYED BEING BOUNDED ON THE WESTERN SIDE BY A LINE PARALLEL TO AND 30 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF MAIN TRACT OF SAID RAILROAD COMPANY AS THE SAME IS NOW THERE LOCATED AND OPERATED, AND BOUNDED ON ITS EASTERNLY SIDE BY A LINE PARALLEL TO AND 80 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF MAIN TRACT OF SAID RAILROAD.

SAID STRIP OF LAND BEING 50 FEET WIDE, APPROXIMATELY 1,500 FEET LONG.

SURVEYOR'S NARRATIVE:

BOUNDARY DESCRIPTION: FIELD SURVEY WAS NOT PERFORMED FOR THIS DRAWING. THE INFORMATION SHOWN HEREON IS BASED ON THE RECORD OF SURVEY RECORDED IN BOOK 10, PAGE 14 AND A DEED RECORDED UNDER INST. #1720501.

EASEMENTS/IMPROVEMENTS: EASEMENTS AND IMPROVEMENTS ARE NOT SHOWN ON THIS DRAWING.

LEGEND

- - - - - EXISTING CITY BOUNDARY
- - - - - EXISTING CITY ANNEXATION BOUNDARY
- - - - - EXISTING BOUNDARIES
- - - - - SECTION SUBDIVISION LINES

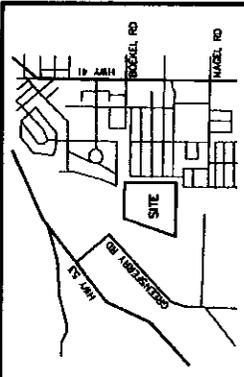
SURVEYOR'S CERTIFICATE:
 I, ROBERT L. STRATTON, PROFESSIONAL LAND SURVEYOR #10677 OF THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO.



INDEX	
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1	51N 5W

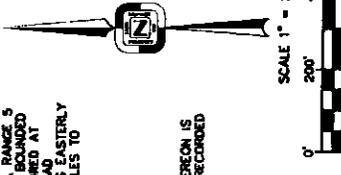
STRATTON LAND SURVEYORS, INC.
 1000 W. MAIN ST. SUITE 101
 COEUR D'ALENE, IDAHO 83814
 PHONE (208) 667-2440
 FAX (208) 667-2440
 WWW.STRATTONLANDSURVEYORS.COM

DATE: 9/21/10
 DRAWN BY: RLS
 SHEET 1 OF 1
 PROJ # 09038



VICINITY SKETCH

NOT TO SCALE



SUMMARY OF RATHDRUM ORDINANCE NO. 515

The city of Rathdrum, Kootenai County, Idaho, hereby gives notice of the adoption of Rathdrum Ordinance No. 515 annexing property located In Government Lot 2 and Government Lot 3 of Section 1, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, and zoning said land as Single Family Residential (R2-S).

Such land is more particularly described as follows:

A Parcel of land located in Government Lot 2 and Government Lot 3 of Section 1, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows, to-wit:

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Said strip of land being 50 feet wide, approximately 1,500 feet long.

The ordinance further provides that the official zoning map of the City shall be changed to depict the zoning authorized hereby and provides that the annexation and zoning shall be effective upon the publication of this Summary. The full text of the summarized Ordinance No. 515 is available at Rathdrum City Hall, 8047 W Main Street, Rathdrum, ID 83858-9287 in the office of the City Clerk.



Sherri L. Halligan, Deputy City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISER

I, Nancy Stricklin, am a legal adviser for the city of Hayden, Idaho. I have examined the attached summary of Rathdrum Ordinance No.515, Bedwell Annexation Ordinance, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

Nancy Stricklin
Nancy Stricklin

Date 5/12/10