

Instrument # 804135
BONNER COUNTY, SANDPOINT, IDAHO
1-6-2011 02:06:39 No. of Pages: 5
Recorded for : CITY OF KOOTENAI
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy _____
Index to: MISC

Instrument # 803595
BONNER COUNTY, SANDPOINT, IDAHO
12-23-2010 01:35:06 No. of Pages: 5
Recorded for : CITY OF KOOTENAI
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy _____
Index to: CITIES ORDINANCES

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JAN 14 2011
TECHNICAL SUPPORT

ORDINANCE NO. 189

**SCHISLER/KEAGAN ACRES ANNEXATION &
ZONE CLASSIFICATION**

AN ORDINANCE OF THE CITY OF KOOTENAI, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY IN SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS RESIDENTIAL; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the owners of the real property referenced in Section 1, have petitioned the City Council of the City of Kootenai for annexation of said property and the subsequent zoning of said property as Residential; and

WHEREAS, public hearing was held on December 7, 2010 in accordance with law to take testimony, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, finds 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 Kootenai:

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

SECTION 1: That the following described property contiguous and adjacent to the city of Kootenai, to wit:

Schissler Meadows

A portion of the Southeast Quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho; being more particularly described as follows:
Commencing at the Southwest Corner of said Southeast Quarter, thence N00°20'24"E a distance of 1670.92 feet; thence S89°31'07" E a distance of 25.00 feet to the Initial Point;
Thence N00°20'24"E a distance of 315.79 feet;
Thence S89°31'07"E a distance of 695.00 feet;
Thence S00°20'24" W a distance of 315.79 feet;
Thence N89°31'07" W a distance of 695.00 feet to the Initial Point.

Keegan Acres

Schissler/Keegan Acres Annexation Ordinance - 1

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A portion of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho; more particularly described as follows:

Commencing at the South Quarter Corner of Said Section;

Thence N0°20'24"E along the North – South Center Section Line of said Section, a distance of 1516.06 feet;

Thence S89°39'36"E a distance of 25.00 feet to a point on the Easterly Right of Way line of the public road, said point being the True Point of Beginning;

Thence along the boundary of that parcel of land described in the correction deed recorded at Instrument 471476 the following 6 courses:

1. N0°20'24" E along said right of way line a distance of 155.00 feet to the Southwest Corner of the plat Schissler Meadows, according to the plat thereof recorded in Book 7 of Plats, Page 99, said Corner also being the Initial Point of Said Plat;
2. S89°31'07"E along the Southerly boundary of Said Plat, a distance of 695.00 feet to the Southeast Corner of Said Plat, being a point on the west line of the parcel of land described in the Warranty Deed recorded at Instrument 693422, records of Bonner County;
3. S0°20'24"W along said West line, a distance of 230.90 feet to the Northeast Corner of that parcel of land described in Warranty Deed recorded at Instrument 364266, records of Bonner County;
4. N89°31'07"W along the North line of said parcel, said North line being parallel with the Southerly boundary of said Plat of Schissler Meadows, a distance of 415.00 feet;
5. N0°20'22"E, 75.90 feet;
6. N89°31'07"W parallel with the Southerly boundary of said Plat of Schissler Meadows, a distance of 280.00 feet to the Point of Beginning.

Tax # RP57N02W018190A (Sharon M. White)

Apert of the South half of the Northwest quarter of the South ~~west~~ quarter of Section 1, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point on the East line of the Public Road, 1440 feet North and 25 feet East of the South quarter corner of Section 1, Township 57 North, Range 2 West, which point is the Northwest corner of a tract formerly sold to Dokas;

Thence North 544.9 feet;

thence East 695 feet;

thence South 544.9 feet;

thence West 695 feet;

Except the North 314 feet thereof, Also Except the South 105.9 feet of the West 280 feet thereof.

Schissler/Keagan Acres Annexation Ordinance - 2

*east MR 1/4/11
MM 1/4/11*

corrected legal for Sharon White

MZ 1/4/11
MM 1/4/11

Parcel 2

That part of the West Half of the Southeast Quarter of Section 1, Township 57 North, Range 2, W.B.M. described as follows: Beginning at a point which is North 1300 feet from the quarter corner in the South line of said Section 1; thence East 198 feet; thence North 140 feet; thence West 198 feet; thence South 140 feet to place of beginning, Bonner County Idaho. Containing .64 Acres more or less.

Tax # RP57N02W018160A (Oscar & Sharon Rex)

Parcel 1

That portion of the Northwest Quarter of the Southeast Quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, described as beginning 1440.00 feet North and 198.0 feet east of the South Quarter Corner on the South line of the said Section; thence South 40.00 feet; thence East 142.00 feet; thence South 100.00 feet; thence East 380.00 feet, thence North 140.00 feet; thence West 522.00 feet to the Point of Beginning:

Less a tract described as follows:

That portion of the Northwest Quarter of the Southeast Quarter of Section, Township 57 North, Range 2 West, Boise Meridian, described as beginning 1440.00 feet North and 408.00 feet east of the South Quarter Corner on the South line fo the said section; thence South 140.00 feet; thence East 312.00 feet; thence North 140.00 feet; thence West 312.00 feet to the point of beginning.

Parcel 2

A portion of the West Half of the Southeast Quarter (West Quarter, Southeast Quarter) in Section 1, Township, Township 57 North, Range 2 West of the Boise Meridian, described as follows: Commencing at the Northeast Corner of Lot 1 in Block 3 of City of Kootenai thence North 100 feet; thence West 142 feet; thence South 100 feet, thence East 142 feet to the point of beginning.

Tax # RP57N02W018180A (Katherine Sauer)

That portion of the Northwest quarter of the Southeast quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point 1440 feet North and 408 feet East of the South quarter corner of said Section 1, thence South 140 feet;
Thence East 156 feet;
Thence North 140 feet;
Thence West 156 feet to the point of beginning.

Tax # RP57N02W018200A (Naomi Wiesz)

That portion of the Northwest quarter of the Southeast quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:
Beginning at a point 1440 feet North and 564 feet East of the South quarter corner of said Section 1; thence South 140 feet; thence East 156 feet; thence North 140 feet; thence West 156 to the Point of Beginning.

Schissler/Keagan Acres Annexation Ordinance - 3

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Tax # RP57N02W017841A (Joel Thompson)

The North 100 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

Tax # RP57N02W017850A (Paul & Nancy Thompson)

The South Half of that tract of land located in the North 200 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the center of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho; thence N89°56'14"E, 656.67 feet along the center of section line to the Northeast corner of Lot 8 of Kootenai Meadows, a recorded plat on file in Bonner County Courthouse, said point being the true point of beginning; thence N89°56'14"E, 328.33 feet; thence S00°12'55"E, 200.00 feet; thence S89°56'14"W, 328.28 feet to a point common to Lots 9 and 10 of Kootenai Meadows Plat; thence N00°13'52"W, 200.00 feet along the East Boundary of said Plat to the true point of beginning.

Tax # RP57N02W017951A (Marvella Bjorkquist)

The West half of the Northeast Quarter of the Northwest quarter of the Southeast quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

Less the following tract of land: a Tract of Land located in the North 200 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, more particularly described as follows:

Beginning at the Center of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho; thence N89°56'14"E, 656.67 feet along the center of Section Line, to the Northeast Corner of Lot 8 of Kootenai Meadows, a recorded plat on file in Bonner County Courthouse, said point being the True Point of Beginning; thence N89°56'14"E, 328.33 feet; thence S00°12'55"E, 200.00 feet; thence S89°56'14"W, 328.28 feet to a point common to Lots 9 and 10 of Kootenai Meadows Plat; Thence N00°13'52"W, 200.00 feet along the East Boundary of said Plat to the True Point of Beginning.

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

SECTION 2: That the Kootenai official zoning map be amended to include and designate the annexed property which is described in Section 1, as Residential.

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

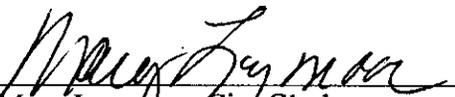
Enacted by the city council as an ordinance of the city of Kootenai on the 7th day of December, 2010.

APPROVED by the Mayor this 7th day of December, 2010.



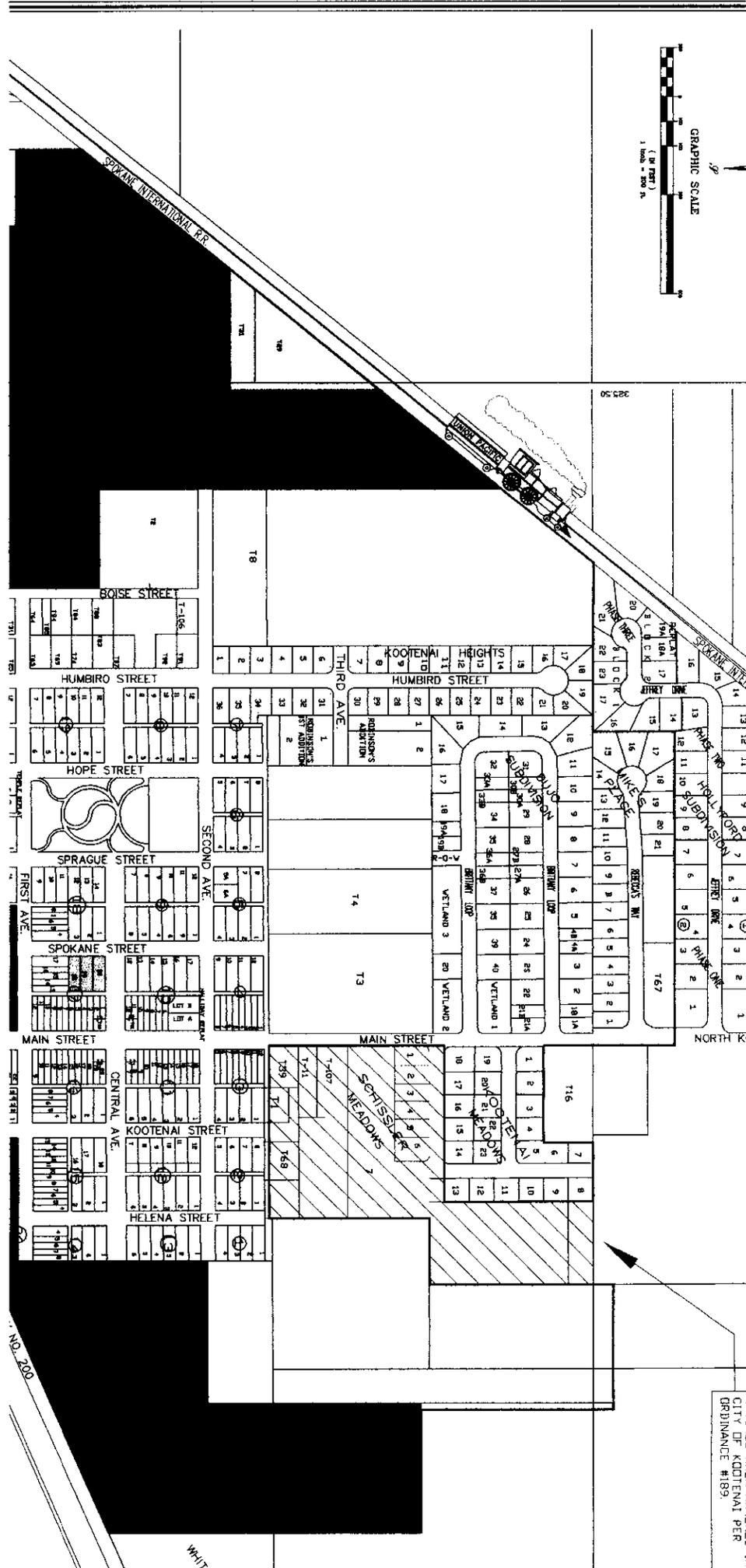
Margaret Mjelde, Mayor

ATTEST:



Mary Luzmoor, City Clerk

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NO. 200

WHTA



GRAPHIC SCALE
1" = 100'
1" = 100'

NOTE:
ALL FEATURES ON THIS MAP ARE FOR ILLUSTRATION PURPOSES ONLY. THE MAP SHOULD NOT BE USED AS A BASIS FOR MEASUREMENT.

OFFICIAL ZONING DISTRICT MAP LEGEND

- RESIDENTIAL
- RURAL
- INDUSTRIAL
- COMMERCIAL
- RECREATION
- COMMERCIAL / BUSINESS
- KODENAI CITY LIMITS

City of Kootenai

002

KOOTENAI MAYOR
Margaret Mjelde

CITY CLERK
Mary Lazmoor

COUNCIL MEMBERS
David Sundquist
James Macha
Crystal Closson
Nancy Lewis

January 10, 2011

Idaho State Tax Commission
GIS Managers
PO Box 36
Boise, ID 83722-0401

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CERTIFIED, RETURN RECEIPT

Re: City of Kootenai Annexation Ordinance No. 189
Corrected Legal Description

Attn: Craig Johnson

Enclosed please find a certified copy of the recorded City of Kootenai Ordinance No. 189 with two corrections.

There is an error and an omission in Tax # RP57N02W018190A for Sharon White. The error occurs in the first line of the legal taken from the warranty deed on record which states the "Southwest quarter of Section 1" and it should be the "Southeast quarter of Section 1". There is a second legal attached to the property owned by Sharon White which was added to the top of page 3 – labeled "Parcel 2".

The corrections have been made in the Ordinance and initialed by both the mayor and myself, as city clerk.

Our thanks to Jeri Peterson at the Bonner County Assessor's office for catching this error and omission.

This certified copy is provided to you pursuant to the requirements of Idaho Code §5-223 and §63-215.

Should you require any further information, please contact me at (208) 265-2431 or kootclerk@nctv.com

Sincerely,

Mary Luzmoor
Kootenai City Clerk

cc: Marie Scott, Bonner County Clerk
file