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CITY OF MERIDIAN ORDINANCE NO. 12-501

BY THE CITY COUNCIL: BIRD, HOAGLUN, ROUNTREE, ZAREMBA
AN ORDINANCE (RZ 08-005 CAVANAUGH RIDGE) FOR THE RE-ZONE OF A
PORTION OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE
MERIDIAN, CITY OF 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 R-4 (LOW DENSITY
RESIDENTIAL DISTRICT) TO R-8 (MEDIUM 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" is 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: *South Cavanaugh, LLC*.

SECTION 2. That the above-described real property is hereby re-zoned from R-4 (Low Density Residential District) to R-8 (Medium 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 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 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.

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 All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.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

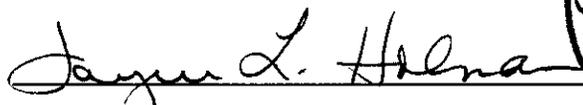
PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this
24th day of January, 2012.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this
24th day of January, 2012.



MAYOR TAMMY de WEERD

ATTEST:


JAYCEE L. HOLMAN, CITY CLERK



FOX Land Surveys, Inc.

1515 S. Shoshone Street \ Boise Idaho \ 83705 \ 208-342-7957 \ 208-342-7437 FAX

CAVANAUGH RIDGE REZONE DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

A portion of Section 30 Township 3 North Range 1 East Boise Meridian City of Meridian Ada County Idaho more particularly described as follows:

Commencing at the Center ¼ Corner of said Section 30 the TRUE POINT OF BEGINNING:

thence along the North-South Center of Section Line North 00°08'02" West a distance of 1113.93 feet to the beginning of a non-tangent curve to the right on the centerline of the Ridenbaugh Canal:

thence along said centerline the following courses and distances:

along said non-tangent curve to the right having a length of 152.90 feet a radius of 251.76 feet a central angle of 34°47'46" tangents of 78.89 feet and a long chord which bears South 42°21'06" East a distance of 150.56 feet

South 24°57'13" East a distance of 378.12 feet to the beginning of a curve to the left:

along said curve to the left having a length of 115.22 feet a radius of 315.00 feet, a central angle of 20°57'29" tangents of 58.26 feet and a long chord which bears South 35°25'58" East a distance of 114.58 feet.

South 45°54'42" East a distance of 808.09 feet to a point on the East-West Center of Section line of Section 30:

thence along said East-West Center of Section Line South 89°43'54" West a distance of 71.43 feet more or less to the South side of the Ridenbaugh Canal as called for in Quit Claim Deed Instrument Number 102158440

thence along said South side the following courses and distances:

South 45°50'45" East a distance of 1032.09 feet more or less to the beginning of a curve to the left:

along said curve to the left having a length of 279.14 feet more or less a radius of 800.00 feet a central angle of 19°59'31" tangents of 141.00 feet more or less and a long chord which bears South 55°50'31" East a distance of 277.72 feet more or less:

South 65°50'16" East a distance of 417.14 feet more or less to beginning of a curve to the left:

along said curve to the left having a length of 282.05 feet more or less a radius of 300.00 feet a central angle of 53°52'04" tangents of 152.42 feet more or less and a long chord which bears North 87°13'42" East a distance of 271.78 feet more or less

North 60°17'40" East a distance of 201.31 feet more or less to the Easterly boundary of Section 30;

thence along said easterly boundary, South 00°30'07" East a distance of 385.00 feet more or less to the South 1/16th Corner common to Sections 30 and 29;

thence along the South 1/16th line of Section 30 South 89°46'51" West a distance of 2631.28 feet to the Center-South 1/16th Corner of Section 30;

thence along the North-South Center line of Section 30 South 00°08'02" East, a distance of 167.53 feet to the most Southerly corner or property described in Personal Representatives Deed Instrument Number 99008747;

thence along the Southerly boundary of said Personal Representatives Deed the following courses and distances.

North 38°33'24" West a distance of 126.24 feet;

North 52°28'30" West a distance of 595.70 feet;

North 60°34'04" West a distance of 244.40 feet;

North 64°04'55" West a distance of 164.59 feet;

North 65°54'09" West a distance of 453.96 feet to a point on the West 1/16th line of Section 30;

thence along said west 1/16th line North 00°00'23" West a distance of 646.52 feet to the Center-West 1/16th Corner of Section 30;

thence along the East-West Center Section line of Section 30 North 89°44'36" East a distance of 1323.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 91.085 acres more or less

Subject to existing easements and rights-of-way as any may exist of record or not of record

It is the intention of this description to include all of the property described in Quit Claim Deed Instrument number 102158440 Personal Representatives Deed Instrument Number 99008747, Quit Claim Deed Instrument number 96005405 and Quit Claim Deed Instrument number 99112159 including any portions of these properties not described in this document

Refer to the attached sketch

Fox Land Surveys Inc
Timothy J Fox President PLS 7612

REVIEW APPROVAL
BY 

AUG 17 2009

IAN PUBLIC
43 DEPT
END OF DESCRIPTION



