

064

THE CITY OF DRIGGS IDAHO  
**CORRECTED ORDINANCE 332-12**  
**-2<sup>nd</sup> Corrected Legal Description-**  
**(Supersedes Instrument #s 222915 and 224133)**

Huntsman Springs Clubhouse Annexation - 8.77 acres

AN ORDINANCE DETERMINING THAT CERTAIN LAND LIES CONTIGUOUS OR ADJACENT TO THE CITY LIMITS OF THE CITY OF DRIGGS, IDAHO, COUNTY OF TETON, STATE OF IDAHO, AS A PART OF AND SUBJECT TO REGULATION BY THE CITY OF DRIGGS, AND DECLARING SAID LAND BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF DRIGGS, TETON COUNTY, IDAHO; ESTABLISHING THE ZONING DESIGNATION OF SAID LAND; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND DIRECTING THE CITY CLERK TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF DRIGGS, IDAHO; AND TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREAS TO BE ANNEXED WITH TETON COUNTY, STATE OF IDAHO AND THE STATE TAX COMMISSION OF THE STATE OF IDAHO, PURSUANT TO IDAHO CODE SECTION 63-2215.

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DRIGGS, COUNTY OF TETON, STATE OF IDAHO:**

**SECTION 1.** That the following described land is contiguous to the City of Driggs, Idaho; that the subject land is within the City of Driggs Area of Impact; and that the Mayor and Council of the City of Driggs have directed the subject land to be annexed by the City. Said land consists of approximately 8.77 acres and is more specifically described below and on the Annexation Map, recorded as Instrument # 222916 in the Clerk and Recorder's Office, Teton County, Idaho:

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TECHNICAL SUPPORT

A portion of Huntsman Springs P.U.D. as shown and described on ALTA/ASCM Land Title Survey, Instrument #187909 and Grant Deed, Instrument #188340 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and located in the Southwest 1/4 of the Southwest 1/4 of Section 23 and the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho and being more particularly described as follows:

Commencing at the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho;

Thence along the South line of the Southwest 1/4 of said Section 23, N89°51'39"W 49.28 feet to the Westerly Right-of-Way of State Highway 33 being the Easterly line of said Huntsman Springs P.U.D.;

Thence along said Westerly Right-of-Way line, S00°00'25"W 60.00 feet to the North line of a Tract of land annexed to the City of Driggs as shown on Instrument No. 185376 as recorded in said Clerk and Recorder's Office;

Thence along said North line, being 60 feet South and parallel with said South line of the Southwest 1/4 of Section 23, N89°51'39"W 1347.45 feet to the East line of Woodland Star Drive and the **Point of Beginning**;

Thence N89°51'39"W 283.29 feet;

Thence N72°31'33"W 201.39 feet;

Thence N37°04'22"W 96.39 feet;

Thence N00°21'07"W 88.75 feet;

Thence N33°16'33"E 168.16 feet;

Thence N14°39'10"E 95.48 feet;

Thence N47°35'36"W 80.69 feet;

Thence N28°53'31"W 79.89 feet;

Thence N00°09'55"E 285.87 feet;

Thence S89°50'05"E 542.14 feet to the Easterly line of said Huntsman Springs PUD;

Thence along said Easterly line, S00°09'55"W 144.21 feet to a corner of said Huntsman Springs PUD monumented by a rebar w/alum. cap marked "SCHWARTZ PLS 6609";

Thence N89°56'41"W 66.89 feet to the East line of Woodland Star Drive, being a non-tangent curve, concave Westerly having a radius of 830.00 feet;

Thence along said East line 46.23 feet, through a central angle of 03°11'30", with a chord bearing S13°59'45"W 46.23 feet to the beginning of a curve, concave Easterly having a radius of 970.00 feet;

Thence along said curve and said East line 601.20 feet, through a central angle of 35°30'42", with a chord bearing S02°09'52"E 591.63 feet to the beginning of a curve concave Southwesterly, having a radius of 1530.00 feet;

Thence along said curve 92.89 feet, through a central angle of 03°28'43", with a chord bearing S18°10'51"E 92.87 feet to the **Point of Beginning**.

Said parcel contains 8.77 acres more or less.

**SECTION 2.** That the above-described real property be, and the same is hereby, annexed and made a part of the City of Driggs, Teton County, Idaho.

**SECTION 3.** That the real property annexed to the City of Driggs, and herein above described shall be a part of the City of Driggs, and its development and use governed by the City of Driggs.

**SECTION 4.** That the real property annexed to the City of Driggs, and herein above described shall be zoned as Mixed-Use Residential - Huntsman Springs PUD (MUR-1).

**SECTION 5.** That the City Clerk is hereby directed to alter all use and area maps as well as the official zoning maps, comprehensive plan and all official maps depicting the boundaries of the City of Driggs, Idaho, in accordance with this ordinance.

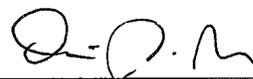
**SECTION 6.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**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 Driggs shall, within 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 plainly and clearly designating the boundaries of the City of Driggs, including the lands herein annexed, with the following officials of the County of Teton, State of Idaho, to wit: the Recorder, Auditor, Treasurer, and Assessor and shall also file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code Section 63-2215.

**PASSED BY THE COUNCIL OF THE CITY OF DRIGGS, IDAHO, this 6<sup>th</sup> day of March, 2012.**

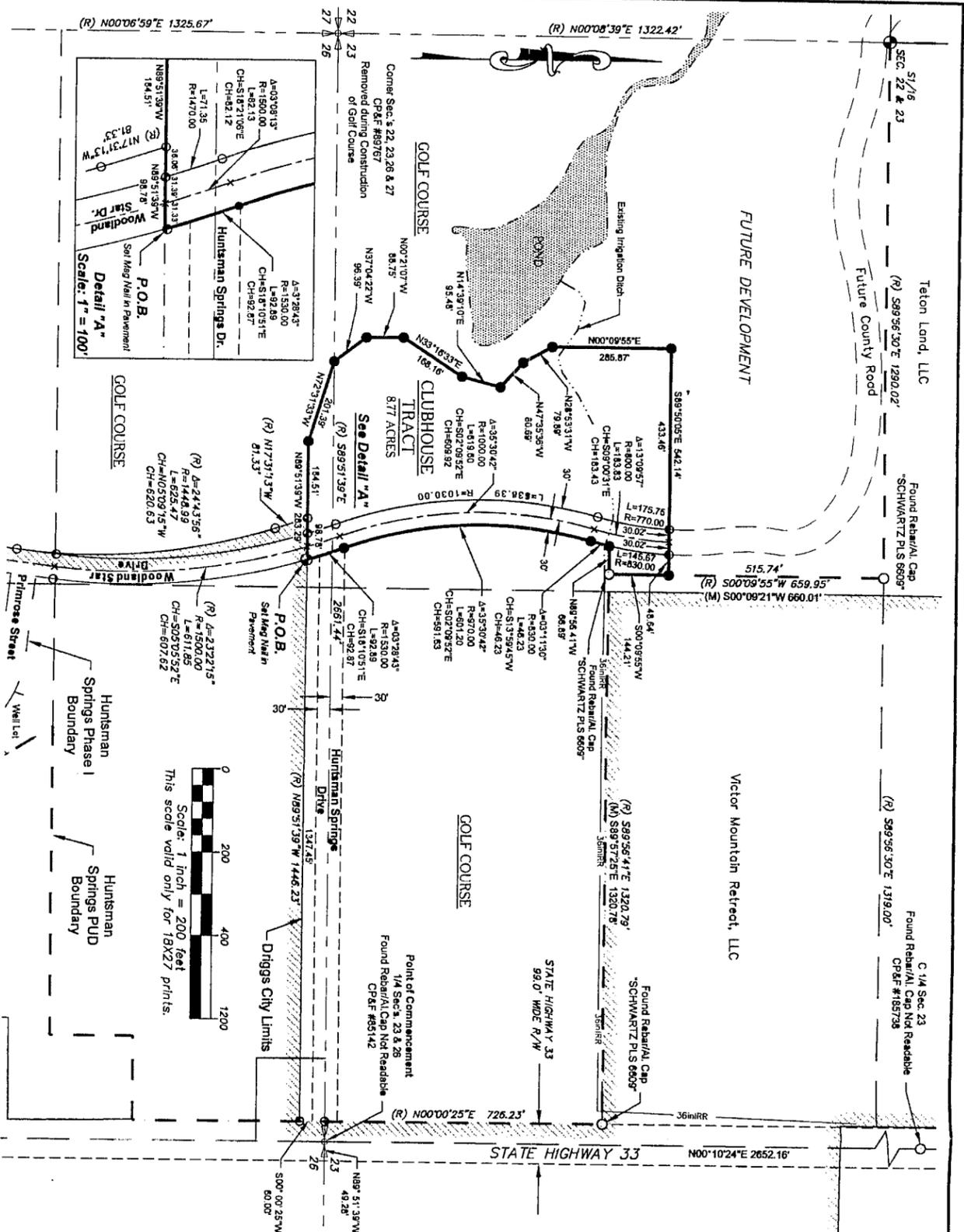
**APPROVED BY THE MAYOR OF THE CITY OF DRIGGS, IDAHO, this 6<sup>th</sup> day of March, 2012.**



\_\_\_\_\_  
Daniel J. Powers, Mayor

ATTEST:

  
\_\_\_\_\_  
Kreslyn Schuehler, City Clerk



**CITY OF DRIGGS ANNEXATION DESCRIPTION:**  
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Said parcel contains 8.77 acres more or less.

Subject to Easements and Rights-of-Way existing and/or of record.

**SURVEYOR'S CERTIFICATE**  
I, Kenneth M. Litus, a duly Registered Professional Land Surveyor in the State of Idaho, Number 7012, do hereby certify that the plat and survey shown hereon were performed by me or under my responsible charge as requested by Huntsman Springs, LLC.

*Keneth M. Litus* License No. 7012 Date 6-26-12

**NOTES:**  
1. This plat was created at the request of Huntsman Springs, LLC to annex to the City of Driggs part of the SW1/4SW1/4 Section 23 & NW1/4NW1/4, Section 26, T5N, R45E, B1M, Teton County, Idaho.  
2. Basis of bearing is Grid North based on Jorgensen Associates, P.C. GPS Control Network with a Transverse Mercator projection, Central Meridian at longitude 111°09'57"W. Distances are measured horizontally at average ground elevation.  
3. With the exception of existing Records of Survey and Subdivision plats, no description or right-of-way mapping of county roads was recovered. Those rights-of-way as depicted are based on recovered monuments and existing records of survey only.

**RECORDER'S CERTIFICATE**  
Instrument # 222916  
TETON COUNTY, IDAHO  
7-3-2012 12:38:27 No. of Pages: 1  
Recorded for: CITY OF DRIGGS  
MARY LOU HANSEN Fee \$100  
I, Scott H. Hansen, Deputy  
Teton County Recorder

**ADDITION TO THE CITY OF DRIGGS ANNEXATION PLAT**  
A PORTION OF HUNTSMAN SPRINGS PUD LOCATED IN THE SW1/4SW1/4 SECTION 23 AND NW1/4NW1/4 SECTION 26 TOWNSHIP 5 NORTH RANGE 45 EAST OF THE BOISE MERIDIAN TETON COUNTY, IDAHO  
Map Prepared 06/10/12 Project No.: 11-028