

COPY

ORDINANCE NO. 3026

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS, CITY OF

9:41:19 AM 05-23-2012

2012-009464

No. Pages:3 Fee: \$

KRISTINA GLASCOCK

County Clerk

Deputy: SSNAPP

047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, **AGRO-FARMA, C/O JOHN WINNIE, CHOBANI DIRECTOR OF OPERATIONS** has made application for annexation of property located approximately 565' west of the western boundary of 3767 North 3300 East; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 13th day of March, 2012, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 9th day of April, 2012, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned M-2.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

RECEIVED

MAY 25 2012

COPY

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk shall, within ten (10) days following the passage and publication of this Ordinance, certify copies of the same and file said certified copies with the county auditor, treasurer, assessor, and the Idaho state tax commission. The City Clerk shall cause one (1) copy of the legal description and map prepared in a draftsmanlike manner which shall plainly and clearly designate the boundaries of the City as altered, to be recorded with the county recorder and filed with the county assessor and with the state tax commission within thirty (30) days following the effective date but no later than the tenth day of January of the year following.

PASSED BY THE CITY COUNCIL

May 7, 2012

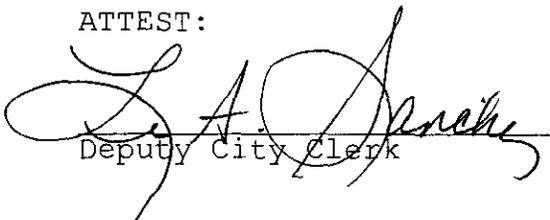
SIGNED BY THE MAYOR

May 8, 2012



Mayor

ATTEST:


Deputy City Clerk

PUBLISHED: Thursday, May 17, 2012

COPY

0.3026

ATTACHMENT "A"

A parcel of land located in the S½ NE¼ of Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24; said point lies North 00°27'29" East 2635.15 feet from the East quarter corner of Section 24;

THENCE South 00°27'29" West 1317.58 feet along the East boundary of Section 24 to the Northeast corner of the S½ NE¼;

THENCE North 89°49'59" West 1047.92 feet along the North boundary of the S½ NE¼ to the REAL POINT OF BEGINNING.

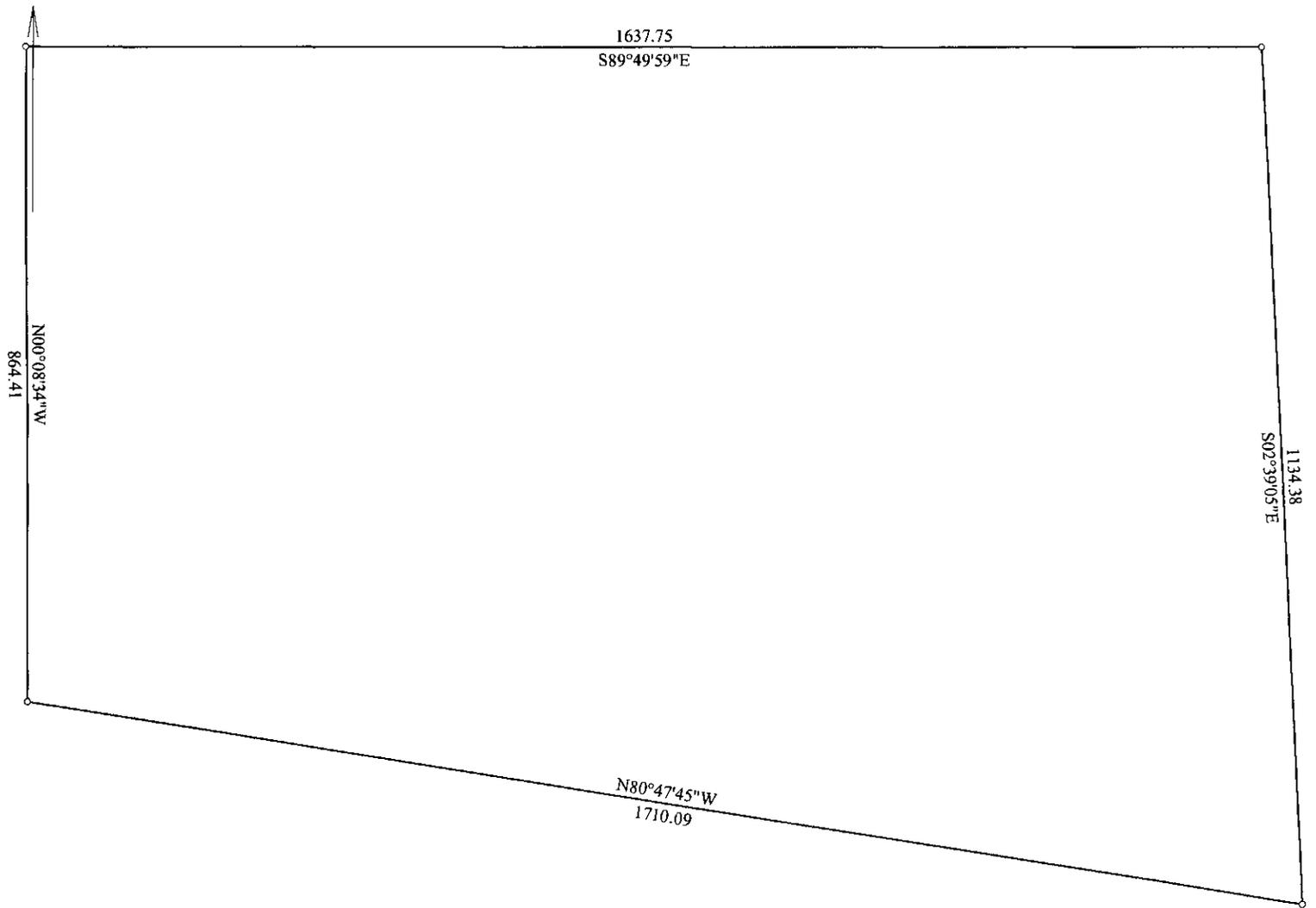
THENCE South 02°39'05" East 1134.38 feet along the centerline of a Twin Falls Canal Company lateral to a point on the Northerly right of way boundary of a railroad mainline;

THENCE North 80°47'45" West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S½ NE¼ of Section 24;

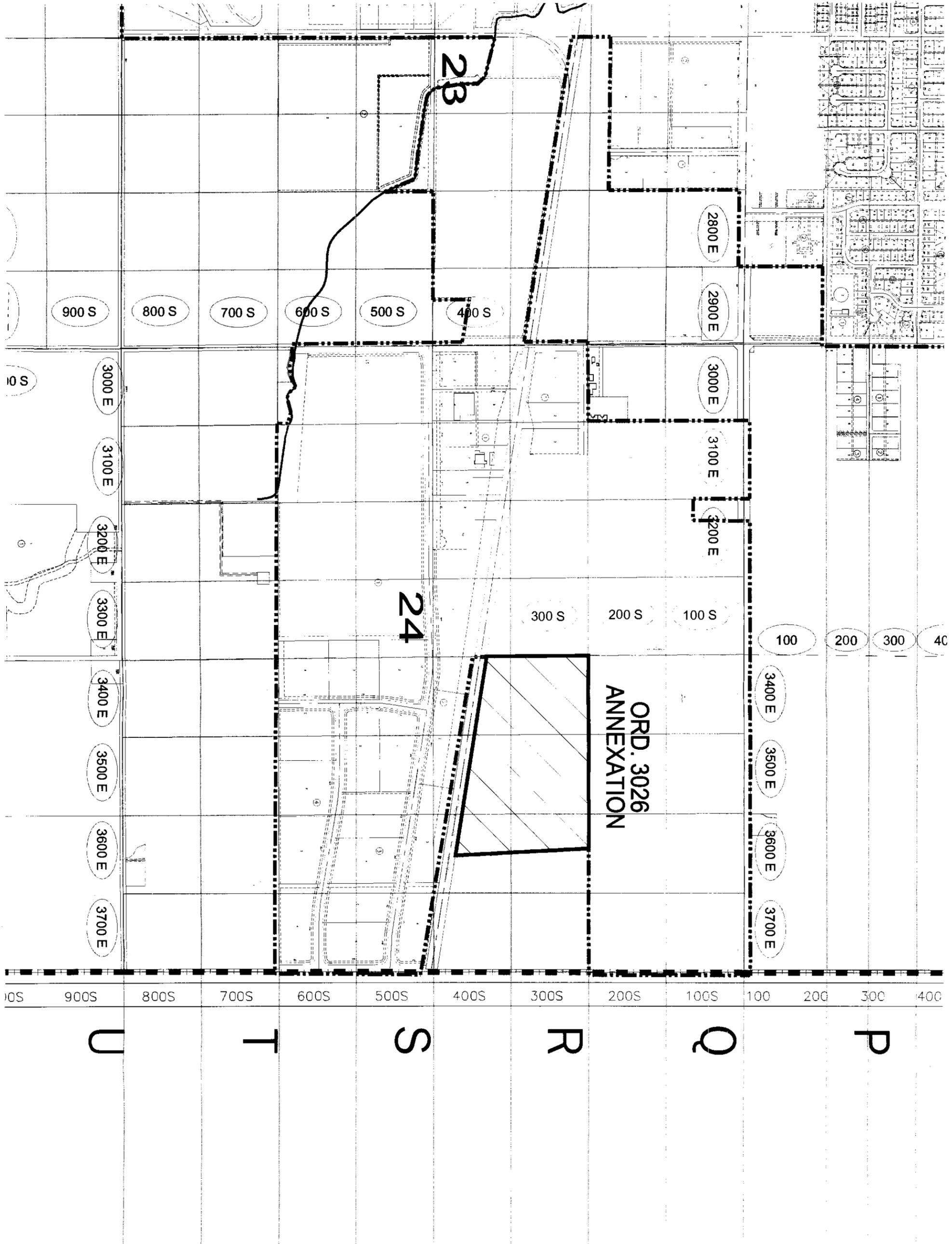
THENCE North 00°08'34" West 864.41 feet along the West boundary of the S½ NE¼ of Section 24 to the Northwest corner thereof;

THENCE South 89°49'59" East 1637.75 feet along the North boundary of the S½ NE¼ of Section 24 to the REAL POINT OF BEGINNING.

Containing approximately 38.04 acres.



| | | |
|---|-------------------------------------|------------------|
| Title: | | Date: 04-27-2012 |
| Scale: 1 inch = 218 feet | File: Annexation for Agro Farma.des | |
| Tract 1: 38.042 Acres: 1657089 Sq Feet: Closure = s64.2222e 0.01 Feet: Precision =1/622176: Perimeter = 5347 Feet | | |
| 001=S02.3905E 1134.38 | 003=N00.0834W 864.41 | |
| 002=N80.4745W 1710.09 | 004=S89.4959E 1637.75 | |



ORD. 3026
ANNEXATION

23

24

900S 800S 700S 600S 500S 400S 300S 200S 100S 100 200 300 400

U T S R Q P

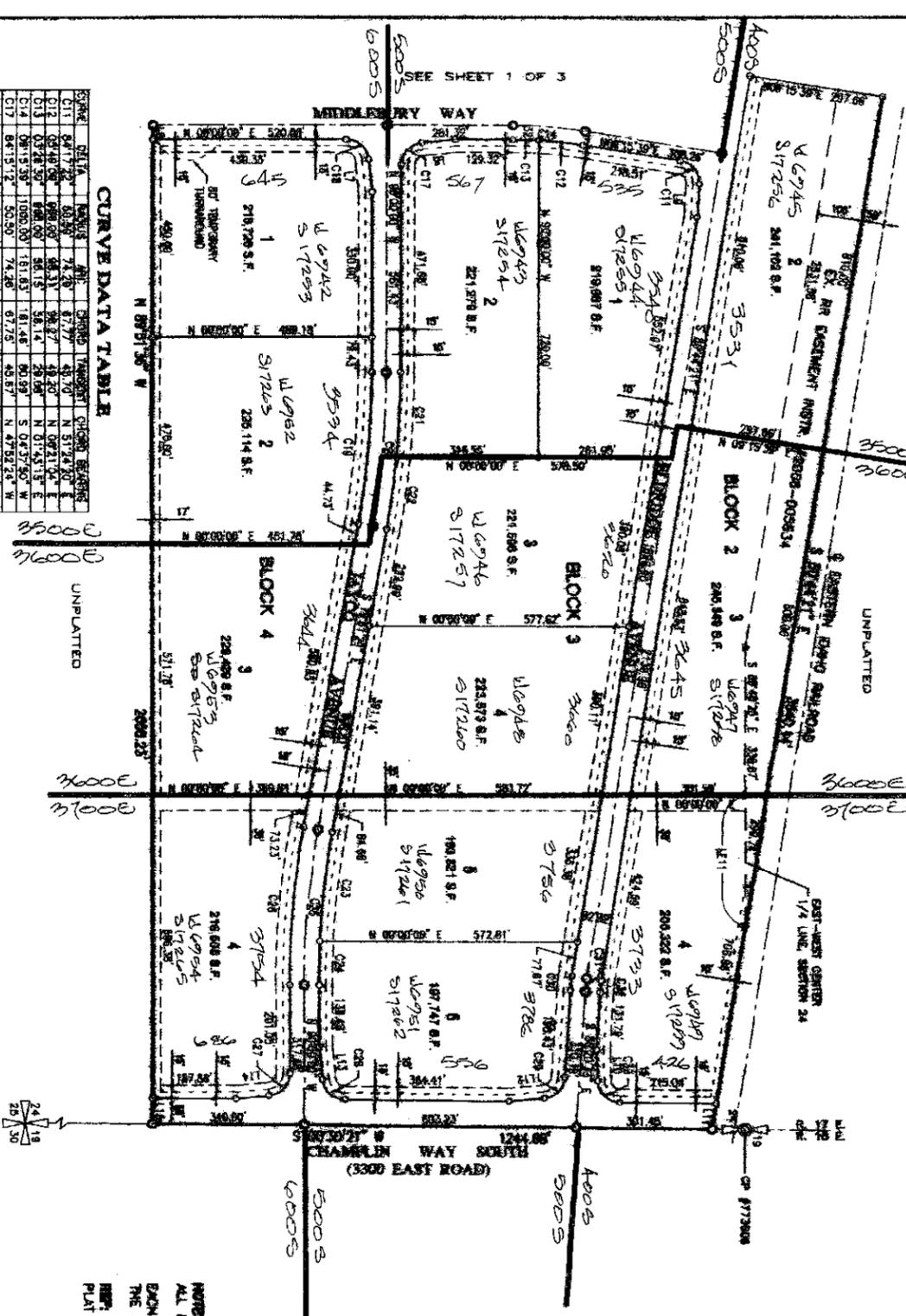
JAYCO SUBDIVISION

A PORTION OF
 THE N 1/2 S 1/2, SECTION 24
 T. 10 S., R. 17 E., B.M.
 TWIN FALLS COUNTY, IDAHO
 2087
 179.80 ACRES



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- UTILITY EASEMENT
- RAILROAD EASEMENT
- IRREGULAR BASEMENT
- BRASS CAP FOUND
- FOUND 5/8" x 30" REBAR
- SET 1/2" x 24" REBAR & CAP
- SET 5/8" x 30" REBAR & CAP
- CONVEYED POINT NOT SET
- LOT NUMBER
- BARS OF REBAR
- CORNER IDENTIFICATION NUMBER
- SQUARE FEET



CURVE DATA TABLE

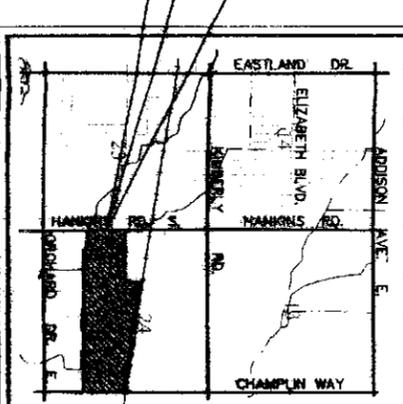
| STATION | CHORD BEARING | CHORD DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---------|-----------------|----------------|-----------------|----------------|
| C10 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C11 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C12 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C13 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C14 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C15 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C16 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C17 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C18 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C19 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C20 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C21 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C22 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C23 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C24 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C25 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C26 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C27 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C28 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C29 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C30 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C31 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |
| C32 | S 41° 17' 48" W | 74.78 | S 71° 17' 48" W | 51.24 |

LINE DATA TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-----------------|----------|------|-----------------|----------|
| L1 | N 89° 51' 34" W | 75.52 | L11 | S 89° 12' 11" E | 58.81 |
| L2 | N 89° 51' 34" W | 75.52 | L12 | S 89° 12' 11" E | 58.81 |
| L3 | N 89° 51' 34" W | 75.52 | L13 | S 89° 12' 11" E | 58.81 |
| L4 | N 89° 51' 34" W | 75.52 | L14 | S 89° 12' 11" E | 58.81 |
| L5 | N 89° 51' 34" W | 75.52 | L15 | S 89° 12' 11" E | 58.81 |
| L6 | N 89° 51' 34" W | 75.52 | L16 | S 89° 12' 11" E | 58.81 |
| L7 | N 89° 51' 34" W | 75.52 | L17 | S 89° 12' 11" E | 58.81 |
| L8 | N 89° 51' 34" W | 75.52 | L18 | S 89° 12' 11" E | 58.81 |
| L9 | N 89° 51' 34" W | 75.52 | L19 | S 89° 12' 11" E | 58.81 |
| L10 | N 89° 51' 34" W | 75.52 | L20 | S 89° 12' 11" E | 58.81 |

LINE EASEMENT DATA TABLE

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| E1 | N 89° 48' 25" W | 293.83 |



TWIN FALLS COUNTY
 REGISTERED ENGINEER
 RIEDESEL ENGINEERING, INC.
 202 FALLS AVENUE
 TWIN FALLS, IDAHO 83301
 JAYCO SUBDIVISION
 SHEET 2 OF 3

HEALTH CERTIFICATE

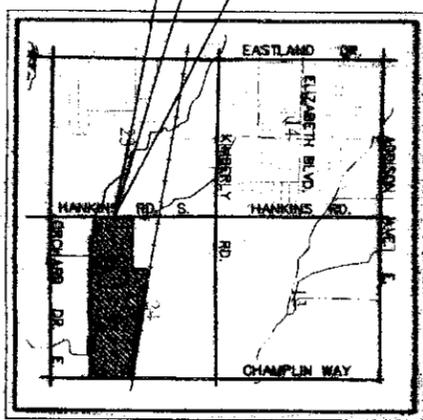
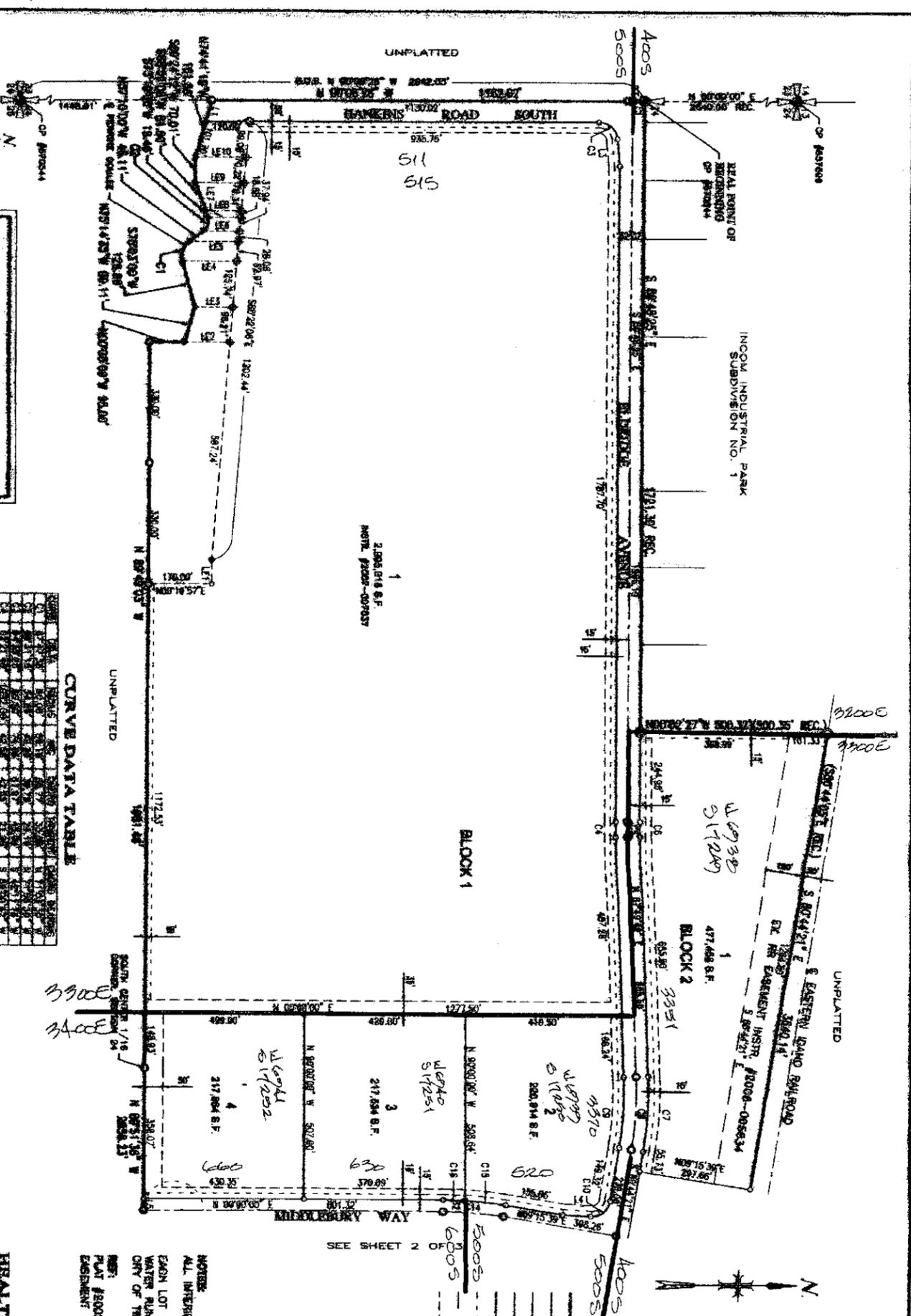
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SMALL/INDIVIDUALLY CONSTRUCTING THOSE FACILITIES, IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. IN ACCORDANCE WITH SECTION 50-1329, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER / SEPTIC FACILITIES SHALL BE ALLOWED.

DATE 9/17/07

DISTRICT HEALTH DEPARTMENT, DHS

JAYCO SUBDIVISION

A PORTION OF
THE N 1/2 S 1/2, SECTION 24
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO
2007
176.60 ACRES



VICINITY MAP
NOT TO SCALE

CURVE DATA TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-----------------|----------|------|-----------------|----------|
| C1 | N 89° 42' 05" W | 1172.53 | C1 | N 89° 42' 05" W | 1172.53 |
| C2 | N 89° 42' 05" W | 1172.53 | C2 | N 89° 42' 05" W | 1172.53 |
| C3 | N 89° 42' 05" W | 1172.53 | C3 | N 89° 42' 05" W | 1172.53 |
| C4 | N 89° 42' 05" W | 1172.53 | C4 | N 89° 42' 05" W | 1172.53 |
| C5 | N 89° 42' 05" W | 1172.53 | C5 | N 89° 42' 05" W | 1172.53 |
| C6 | N 89° 42' 05" W | 1172.53 | C6 | N 89° 42' 05" W | 1172.53 |
| C7 | N 89° 42' 05" W | 1172.53 | C7 | N 89° 42' 05" W | 1172.53 |
| C8 | N 89° 42' 05" W | 1172.53 | C8 | N 89° 42' 05" W | 1172.53 |
| C9 | N 89° 42' 05" W | 1172.53 | C9 | N 89° 42' 05" W | 1172.53 |
| C10 | N 89° 42' 05" W | 1172.53 | C10 | N 89° 42' 05" W | 1172.53 |
| C11 | N 89° 42' 05" W | 1172.53 | C11 | N 89° 42' 05" W | 1172.53 |
| C12 | N 89° 42' 05" W | 1172.53 | C12 | N 89° 42' 05" W | 1172.53 |
| C13 | N 89° 42' 05" W | 1172.53 | C13 | N 89° 42' 05" W | 1172.53 |
| C14 | N 89° 42' 05" W | 1172.53 | C14 | N 89° 42' 05" W | 1172.53 |
| C15 | N 89° 42' 05" W | 1172.53 | C15 | N 89° 42' 05" W | 1172.53 |
| C16 | N 89° 42' 05" W | 1172.53 | C16 | N 89° 42' 05" W | 1172.53 |

LINE DATA TABLE

| LINE | BEARING | DISTANCE |
|------|----------------|----------|
| L1 | N 7° 41' 18" W | 60.17' |
| L2 | N 0° 06' 28" W | 32.00' |
| L3 | N 8° 42' 57" E | 74.02' |
| L4 | N 0° 33' 01" E | 75.38' |
| L5 | N 8° 51' 38" W | 32.00' |

LINE EASEMENT DATA TABLE

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| E1 | S 89° 42' 05" W | 68.00' |
| E2 | S 89° 42' 05" W | 121.35' |
| E3 | S 89° 42' 05" W | 103.84' |
| E4 | S 89° 42' 05" W | 147.51' |
| E5 | S 89° 42' 05" W | 133.88' |



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPROVED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO CONSTRUCT WATER OR SEWER FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER / SEPTIC FACILITIES SHALL BE ALLOWED.

DATE: 9/17/07

DISTRICT HEALTH DEPARTMENT, ENS

TWIN FALLS ENGINEERING, INC.
RIEDEISEL ENGINEERING, INC.
202 FALLS AVENUE
TWIN FALLS, IDAHO 83301
JAYCO SUBDIVISION
SHEET 1 OF 3

