

ORDINANCE NUMBER 893

AN ORDINANCE OF THE CITY OF McCall, VALLEY COUNTY, IDAHO ANNEXING CERTAIN REAL PROPERTY LOCATED IN THE IMPACT AREA OF VALLEY COUNTY, IDAHO, ESTABLISHING THE ZONING CLASSIFICATION UPON ANNEXATION OF PROPERTIES AS R4 LOW DENSITY RESIDENTIAL AND R1 RESIDENTIAL ZONING; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of McCall, Valley County, Idaho, is a municipal corporation duly organized and operating under the laws of the State of Idaho; and

WHEREAS, the City of McCall, Valley County, Idaho, is authorized to annex real property through the category A annexations process in the manner provided by Idaho Code §50-222; and

WHEREAS, according to the provisions of Idaho Code §67-6511 the City of McCall, Valley County, Idaho, is authorized to establish within its jurisdiction one or more zones or zoning districts where appropriate; and

WHEREAS, annexation of the subject parcels qualifies for Category A because the parcels together are a residential enclave of fewer than 100 parcels, zoned for residential purposes and entirely surrounded by incorporated area; and

WHEREAS, City Code of McCall Title 3.13.06 provides the methods by which to establish zoning upon annexation; and

WHEREAS, on March 16, 2006, the McCall City Council created an R1 and R4 zone intended to permit the development of low density neighborhoods consisting of larger home sites of one (1) unit per acre and a maximum density of four (4) units per acre; and

WHEREAS, the City of McCall conducted a review of all City limits ordinances and discovered that the 35.6 acres containing the Timbercrest Countryside Subdivision (zoned R4) and adjacent parcels to the north (zoned R4; owned by Sabala Whitetail LLC) and west (zoned R1; owned by Sabala Whitetail LLC) are within the Impact Area; and

WHEREAS, the developed parcels are served by the City's drinking water system and the Payette Lakes Recreational Water & Sewer District's (PLRWSD) sewer collection system, the roads are public roads, and when Timbercrest Countryside was platted a number of years ago, due to an oversight, it was not annexed into the City; and

WHEREAS, the City of McCall would like to continue the same zoning designation for the properties as when they were in the Impact Area- Timbercrest Countryside Subdivision zoned R4, adjacent parcels to the north zoned R4, and parcels to the west zoned R1; and

WHEREAS, the R4 and R1 zone is generally in conformity with the McCall Comprehensive Plan; and

WHEREAS, the McCall Planning and Zoning Commission, in accordance with public notice procedure, held a public hearing on January 10, 2012 for purposes of hearing this zoning upon annexation. At that time, the Commission heard testimony on the proposed zoning upon annexation land use application, made findings of fact and conclusions of law as required by law, and recommended to the McCall City Council that the requested zoning upon annexation, subject to conditions of approval, be approved; and

WHEREAS, the McCall City Council held a public hearing on February 9, 2012 on the proposed zoning upon annexation, made findings of fact and conclusions of law as required by law, finding that the zoning upon annexation application is generally in accord with the policies of the McCall Comprehensive Plan and in the best interests of the citizens of the City of McCall.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCALL, IDAHO, AS FOLLOWS:

Section 1: The Mayor and Council of the City of McCall, Idaho (the "City"), hereby find and declare that the zoning upon annexation of the certain real property, described in **Exhibit A** and depicted in **Exhibit B**, does not require an amendment to the Comprehensive Plan.

Section 2: The Mayor and Council of the City of McCall, Idaho (the "City"), hereby find and declare that the real property described in Section 1 of this ordinance is a residential enclave, that said property can be reasonably assumed to be used for the orderly development of the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 3: The real property, all located in Valley County, Idaho, particularly described in **Exhibit A** which is annexed hereto and by reference incorporated herein, is hereby annexed to and incorporated within the territorial limits of the City of McCall, Idaho. From and after the effective date of this ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, regulations, taxation, and other powers of the City of McCall.

Section 4: The zoning classification for the property described in Section 1 above is hereby established as the R4 (Timbercrest Countryside Subdivision zoned R4, adjacent parcels to the north zoned R4), and R1 (parcels to the west zoned R1) zone as provided in the McCall City Code Title 3.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, certified copies of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Valley County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-

2215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

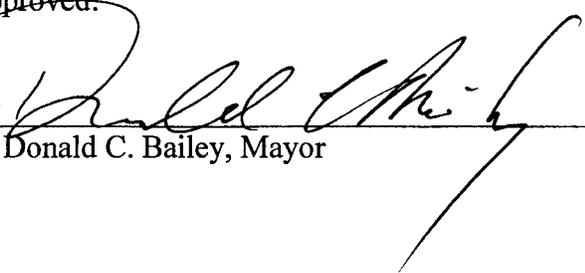
Section 6: This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once and shall take effect and be in force from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF McCALL, IDAHO, THIS 9 DAY OF FEBRUARY, 2012.



Approved:

By


Donald C. Bailey, Mayor

Attest:

By


BessieJo Wagner, City Clerk

EXHIBIT A
LEGAL PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO, BEING A PORTION OF THAT CERTAIN 15.00 ACRE PARCEL OF LAND SHOWN ON RECORD OF SURVEY BOOK 7, PAGE 95, VALLEY COUNTY RECORDS, MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION, FROM WHICH CORNER, THE EAST 1/16 CORNER COMMON TO SAID SECTION 7 AND 18 BEARS N.89°47'03"W., 1322.24 FEET; THENCE, ALONG THE SOUTH LINE SAID SECTION 7,

A) N.89°47'03"W., 703.88 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING COUNTY ROAD AS SHOWN ON SAID SURVEY; THENCE, ALONG SAID WESTERLY LINE,

B) N.50°24'33"E., 97.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, AND THE POINT OF BEGINNING; THENCE,

1) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 42.55 FEET, THROUGH A CENTRAL ANGLE OF 81°15'24", AND A CHORD BEARING AND DISTANCE OF N.88°57'45"W., 39.07 FEET; THENCE, TANGENT FROM SAID CURVE,

2) N.48°20'03"W., 77.80 FEET; THENCE,

3) N.43°35'01"E., 97.60 FEET; THENCE,

4) N.35°38'43"W., 90.67 FEET; THENCE,

5) N.04°00'00"W., 180.84 FEET; THENCE,

6) N.89°47'44"W., 275.63 FEET; THENCE,

7) N.23°06'50"E., 82.99 FEET; THENCE,

8) N.59°58'03"W., 111.22 FEET; THENCE,

9) S.38°30'42"W., 63.37 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,

10) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 8.09 FEET, THROUGH A CENTRAL ANGLE OF 03°51'40", AND A CHORD BEARING AND DISTANCE OF S.36°34'52"W., 8.09 FEET; THENCE, NON-TANGENT FROM SAID CURVE,

11) N.55°20'58"W., 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,

12) NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 24.08 FEET, THROUGH A CENTRAL ANGLE OF

68°59'16", AND A CHORD BEARING AND DISTANCE OF N.00°09'47"E., 22.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE,
13) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 13.88 FEET, THROUGH A CENTRAL ANGLE OF 15°54'19", AND A CHORD BEARING AND DISTANCE OF N.26°22'18"W., 13.84 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
14) N.89°44'00"W., 157.11 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL THROUGH THE FOLLOWING COURSES:
15) N.00°13'33"E., 275.07 FEET; THENCE,
16) S.89°45'24"E., 831.91 FEET; THENCE,
17) S.00°19'43"W., 179.82 FEET TO A NON-TANGENT POINT ON A CURVE ON THE ABOVE-DESCRIBED WESTERLY LINE OF SAID COUNTY ROOD; THENCE, ALONG SAID WESTERLY LINE,
18) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 293.86 FEET, THROUGH A CENTRAL ANGLE OF 47°25'38", AND A CHORD BEARING AND DISTANCE OF S.19°44'56"W., 285.54 FEET; THENCE, TANGENT FROM SAID CURVE,
19) S.03°57'52"E., 220.00 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
20) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET, AN ARC LENGTH OF 137.60 FEET, THROUGH A CENTRAL ANGLE OF 54°22'25", AND A CHORD BEARING AND DISTANCE OF S.23°13'21 W., 132.50 FEET; THENCE, TANGENT FROM SAID CURVE,
21) S.50°24'33"W., 9.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.76 ACRES, MORE OR LESS.

Individual Timbercrest Lots

PARCEL J- RP18N03E078405
PARCEL K – RP18N03E079020
INST # 334433

PARCEL J:
THE E ½ E ½ SW ¼ SE ¼ SECTION 7, TOWNSHIP 18 NORTH RANGE 3 EAST BOISE MERIDIAN VALLEY COUNTY, IDAHO.

PARCEL K:
A PARCEL OF LAND SITUATE IN SE ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 18 NORTH RANGE 3 EAST BOISE MERIDIAN CITY OF MCCALL, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT A BRASS CAP MARKING THE SOUTH EAST CORNER OF SECTION 7, TOWNSHIP 18 NORTH RANGE 3 EAST BOISE MERIDIAN, CITY OF MCCALL VALLEY COUNTY IDAHO THENCE NORTH 89° 47'44" WEST 1,323.34 FEET ALONG THE SOUTH BOUNDARY

OF SAID SECTION 7 TO A 5/8 INCH REBAR MARKING THE EAST 1/16 CORNER ON THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE NORTH 00°16'00" EAST 858.85 FEET ALONG THE WEST BOUNDARY OF SAID SE ¼ SE ¼ SECTION 7 TO A ½ INCH REBAR, THE REAL POINT OF BEGINNING. THENCE CONTINUING NORTH 00°15'00" EAST 464.55 FEET TO A 5/8 INCH REBAR MARKING THE SOUTH EAST 1/16 CORNER OF SAID SECTION 71 THENCE SOUTH 89°44'19 EAST 906.61 FEET ALONG THE NORTH BOUNDARY OF SAID SE ¼ SE ¼ SECTION 7 TO A 5/8 INCH REBAR THENCE SOUTH 00°13'05" WEST 581.86 FEET TO A ½ INCH REBAR ON THE NORTH RIGHT OF WAY OF A COUNTY ROAD, THENCE 96.76 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, WHOSE LONG CHORD BEARS SOUTH 51°15'01" WEST 96.46 FEET WHOSE RADIUS IS 355.00 FEET AND DELTA ANGLE IS 15°37'02" ALONG SAID WESTERLY RIGHT OF WAY TO A ½ INCH REBAR, THENCE NORTH 00°13'05" EAST 177.95 FEET TO A ½ INCH REBAR THENCE NORTH 89°44'00" WEST 832.00 FEET TO THE POINT OF BEGINNING.

PARCEL #1 – RP18N03E079840

PARCEL #2 – RP18N03E079201

INST #344588

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO. SAID PARCEL WAS SURVEYED IN ALIGNMENT WITH THE DEED DESCRIPTION OFFERED IN INSTRUMENT #287388 FILED ON SEPTEMBER 14, 2004, BEING THE REMAINDER OF THAT PARCEL LESS THOSE AREAS INCORPORATED INTO THE PLAT OF TIMBERCREST SUBDIVISION PHASE 1, FILED AT BOOK 10 PAGE 31 AS INSTRUMENT #302871 ON NOVEMBER 16, 2005, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION, N. 89° 47' 32" W., 703.15 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER PARCEL ON THE WEST RIGHT OF WAY OF VERITA ROAD, AND THE POINT OF BEGINNING. THENCE, ALONG SAID WEST RIGHT OF WAY, N. 50° 06' 49" E., 97.51 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF LOT 1. BLOCK 2 OF SAID TIMBERCREST SUBDIVISION; THENCE, DEPARTING SAID WEST RIGHT OF WAY, AND ALONG THE LOT BOUNDARIES OF TIMBERCREST SUBDIVISION, 42.80 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET A DELTA ANGLE OF 81° 43' 16FT, AND A LONG CHORD OF 39.26 FEET ; BEARING N. 88° 49' 56" W., TO A POINT; THENCE N. 48° 14' 04" W., 77.98 FEET TO A POINT; THENCE N. 43° 52'21" E., 97.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 2, BLOCK 2; THENCE N. 35° 22' 54" W., 90.99 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 3, BLOCK 2; THENCE N. 3° 55' 57" W., 156.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 5, BLOCK 2; THENCE DEPARTING SAID LOT BOUNDARIES, N. 89° 47' 31" W., 308.07 FEET TO A POINT; THENCE S. 0° 14' 53" W., 415.54 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID

SECTION 7; THENCE, ALONG SAID SOUTH BOUNDARY, S 89° 47' 32" E., 328.41 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON STATE PLANE GRID.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO. SAID PARCEL WAS SURVEYED IN ALIGNMENT WITH THE DEED DESCRIPTION OFFERED IN INSTRUMENT #289097 FILED ON NOVEMBER 2, 2004, BEING THE REMAINDER OF THAT PARCEL LESS THOSE AREAS INCORPORATED INTO THE PLAT OF TIMBERCREST SUBDIVISION PHASE 1, FILED AT BOOK 10 PAGE 31 AS INSTRUMENT #302871 ON NOVEMBER 16, 2005, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION, N. 89° 47' 32" W., 703.15 FEET TO A POINT ON THE WEST RIGHT OF WAY OF VERITA ROAD; THENCE, ALONG SAID WEST RIGHT OF WAY, N. 50° 06' 49" E., 97.51 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF LOT 1, BLOCK 2 OF SAID TIMBERCREST SUBDIVISION; THENCE, DEPARTING SAID WEST RIGHT OF WAY, AND ALONG THE LOT BOUNDARIES OF TIMBERCREST SUBDIVISION, 42.80 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 81° 43' 16", AND A LONG CHORD OF 39.26 FEET BEARING N. 88° 49' 56" W., TO A POINT; THENCE N. 48° 14' 04" W., 77.98 FEET TO A POINT; THENCE N. 43° 52' 21" E., 97.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 2, BLOCK 2; THENCE N. 35° 22' 54" W., 90.99 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 3, BLOCK 2; THENCE N. 3° 55' 57" W., 156.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 5, BLOCK 2, AND THE POINT OF BEGINNING. THENCE, DEPARTING SAID LOT BOUNDARIES, N 89° 47' 31" W., 308.07 FEET TO A POINT; THENCE S. 0° 14' 53" W., 415.54 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE, ALONG SAID SOUTH BOUNDARY, N. 89° 47' 32" W., 290.59 FEET TO THE EAST 1/16 CORNER OF SAID SECTION 7; THENCE, ALONG THE 1/16 LINE OF SAID SECTION, N. 0° 16' 26" E., 584.38 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1, TIMBERCREST SUBDIVISION; THENCE, ALONG THE LOT BOUNDARIES OF TIMBERCREST SUBDIVISION, S. 89° 34' 04" E., 157.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE RIGHT OF WAY OF TIMBERCREST LOOP, 13.86 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 15° 52' 59", AND A LONG CHORD OF 13.82 FEET BEARING S. 26° 26' 57" E., TO A POINT; THENCE 23.99 FEET ALONG A CURVE TO THE RIGHT. HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 68° 42' 51", AND A LONG CHORD OF 22.57 FEET BEARING S. 0° 12' 59" W., TO A POINT; THENCE CROSSING TIMBERCREST LOOP, S. 55° 25' 00" E., 60.00 FEET TO A POINT; THENCE 8.07 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 3° 51' 19", AND A LONG CHORD OF 8.07 FEET BEARING N. 36° 06' 19" E., TO A POINT; THENCE N. 38° 26'

40" E., 63.25 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 2; THENCE S. 60° 02' 05" E., 111.01 FEET TO THE, SOUTHEAST CORNER OF LOT 9, BLOCK 2; THENCE S 23° 03' 52" W., 82.65 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2; THENCE S. 89° 47' 31" E., 275.63 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 2; THENCE S 3° 55' 57" E., 24.45 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON STATE PLANE GRID.

PARCEL # RP18N03E079225
INST # 287388

PARCEL 1

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH BOUNDARY LINE THEREOF A DISTANCE OF 616 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 416 FEET; THENCE WEST 416 FEET, THENCE SOUTH 416 FEET, THENCE EAST 416 FEET TO THE REAL POINT OF BEGINNING.

TOGETHER WITH THAT: CERTAIN" EXISTING ROAD ACCESS EASEMENT" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY AS FILED FOR RECORD IN THE OFFICE OF THE RECORDER. VALLEY COUNTY, IDAHO, AS INSTRUMENT NO. 182127,

SAVE AND EXCEPT PARCEL 2

A PARCEL OF LAND SITUATE IN THE SE ¼ OF THE SE ¼ OF SECTION 7. T. 18 N. R.3 E. B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTH EAST CORNER OF SECTION 7, T. 18 N., R. 3 E., B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO; THENCE, N 89' 47' 44" W., 415.60 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR. THE REAL POINT OF BEGINNING:

THENCE CONTINUING N. 89" 47' 44" W., 269.06 FEET ALONG SAID SOUTH BOUNDARY TO A ½ INCH REBAR,
THENCE, N. 50⁰ 22' 25" E ., 108.33 FEET ALONG THE WEST BOUNDARY OF A COUNTY ROAD TO A ½ INCH REBAR,
THENCE, 137.60 FEET ALONG CURVE TO THE LEFT WHOSE RADIUS IS 145.00 FEET, AND DELTA ANGLE IS 54⁰ 22' 25" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, N. 04° 00' 00" W., 220.00 FEET ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.
THENCE, 390.71 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 355.00 FEET, AND DELTA ANGLE IS 63° 03' 33" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.
THENCE, S 00° 13' 05" W., 72.95 FEET TO A 5/8 INCH REBAR ON THE EASTERLY BOUNDARY OF SAID COUNTY ROAD.
THENCE, 286.83 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS S. 23° 51' 13" W., 275.66 FEET. WHOSE RADIUS IS 295.00 FEET, AND DELTA ANGLE IS 55° 42' 29" ALONG SAID EASTERLY BOUNDARY TO A 5/8 INCH REBAR.
THENCE, S 04° 00' 00"E., 220.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8 INCH REBAR.
THENCE, 132.03 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 205.00 FEET, AND DELTA ANGLE IS 36° 54' 66" ALONG SAID EASTERLY BOUNDARY TO A ½ INCH REBAR.
THENCE, S. 89° 41' 44" E., 126.23 FEET TO A ½ INCH REBAR,
THENCE, S. 00° 13' 05" W., 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.351 ACRES.

BEARINGS ARE BASED ON THE RECORD OF SURVEY INST. NO.182127.

PARCEL# RP18N03E079506
INST # 289348

A PARCEL OF LAND SITUATE IN THE SE ¼ OF THE SE ¼ OF SECTION 7, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 7,8, 17 AND 18, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO;
THENCE, N. 89° 47' 44" W., 416.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR; THENCE, N. 0° 13' 04" E., 70.00 FEET ALONG A LINE PARALLEL TO THE EASTERLY BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR, THE REAL POINT OF BEGINNING:
THENCE, CONTINUING N. 0° 13' 04" E., 597.68 FEET TO THE EASTERLY BOUNDARY OF A 60 FOOT ROAD.
THENCE, 286.82 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS S. 23° 51' 12" W., 276.66 FEET AND RADIUS IS 295.00 FEET AND DELTA ANGLE IS 55° 42' 25" ALONG SAID ROAD BOUNDARY,
THENCE, S. 4° 00' 00" E., 220.00 FEET ALONG SAID ROAD BOUNDARY,
THENCE, 132.03 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 205.00 FEET AND DELTA ANGLE IS 36° 54' 01" ALONG SAID ROAD BOUNDARY TO A 1/2 INCH REBAR,

THENCE, S. 89° 47' 114" E., 126.23 FEET ALONG A LINE PARALLEL TO AND 70.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID SECTION 7, TO THE POINT OF BEGINNING, CONTAINING 1.280 ACRES, MORE OR LESS.

BEARINGS BASED ON STATE PLANE GRID AZIMUTH.

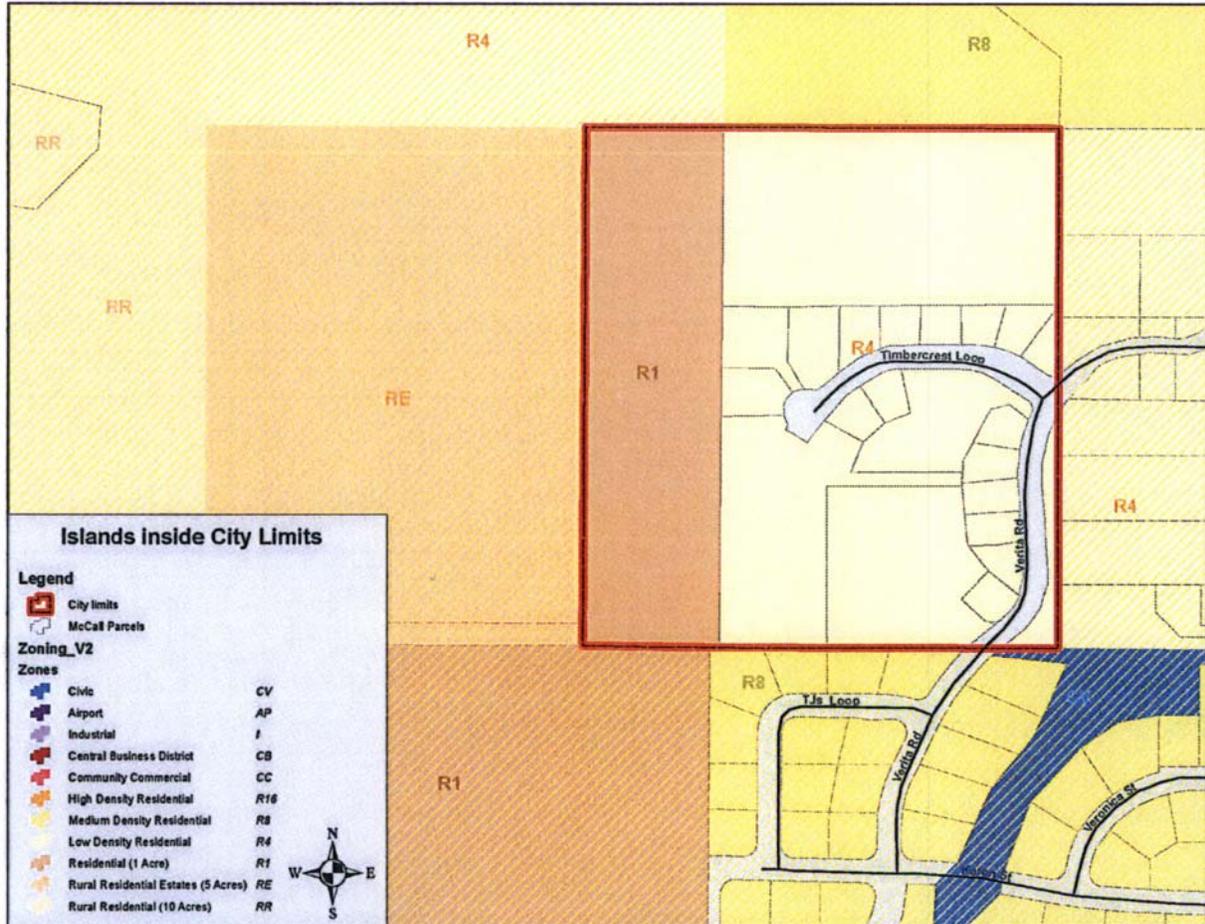
Verita RD

A PARCEL OF LAND SITUATE IN THE SE ¼ OF THE SE ¼ OF SECTION 7. T. 18 N. R. 3E. B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTH EAST CORNER OF SECTION 7, T. 18 N., R. 3 E., B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO; THENCE, N 89° 47' 44" W., 415.60 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR. THE REAL POINT OF BEGINNING:

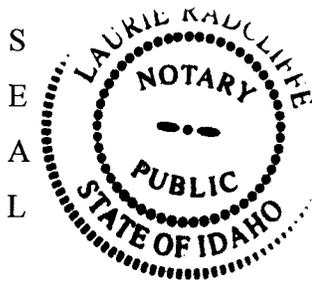
THENCE CONTINUING N. 89° 47' 44" W., 269.06 FEET ALONG SAID SOUTH BOUNDARY TO A ½ INCH REBAR,
THENCE, N. 50° 22' 25" E., 108.33 FEET ALONG THE WEST BOUNDARY OF A COUNTY ROAD TO A ½ INCH REBAR,
THENCE, 137.60 FEET ALONG CURVE TO THE LEFT WHOSE RADIUS IS 145.00 FEET, AND DELTA ANGLE IS 54° 22' 25" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.
THENCE, N. 04° 00' 00" W., 220.00 FEET ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.
THENCE, 390.71 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 355.00 FEET, AND DELTA ANGLE IS 63° 03' 33" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.
THENCE, S 00° 13' 05" W., 72.95 FEET TO A 5/8 INCH REBAR ON THE EASTERLY BOUNDARY OF SAID COUNTY ROAD.
THENCE, 286.83 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS S. 23° 51' 13" W., 275.66 FEET. WHOSE RADIUS IS 295.00 FEET, AND DELTA ANGLE IS 55° 42' 29" ALONG SAID EASTERLY BOUNDARY TO A 5/8 INCH REBAR.
THENCE, S 04° 00' 00"E., 220.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8 INCH REBAR.
THENCE, 132.03 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 205.00 FEET, AND DELTA ANGLE IS 36° 54' 66" ALONG SAID EASTERLY BOUNDARY TO A ½ INCH REBAR.
THENCE, S. 89° 41' 44" E ., 126,23 FEET TO A ½ INCH REBAR,
THENCE, S. 00° 13' 05" W., 70.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 1.351 ACRES.

EXHIBIT B
MAP
ANNEXATION – ZONING



STATE OF IDAHO)
COUNTY OF VALLEY) ss

On this 17 day of February, 2012, before me, Laurie Radcliffe, a notary public, personally appeared Donald C. Bailey, known or identified to me to be the Mayor of the City of McCall, and acknowledged that he/she executed the same on behalf of such said City of McCall.

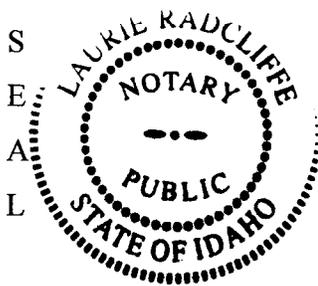


Laurie Radcliffe
Notary Public Signature

My Commission Expires: 2-4-17

STATE OF IDAHO)
COUNTY OF VALLEY) ss

On this 17 day of February, 2012, before me, Laurie Radcliffe, a notary public, personally appeared BessieJo Wagner, known or identified to me to be the City Clerk of the City of McCall, and acknowledged that he/she executed the same on behalf of such said City of McCall.



Laurie Radcliffe
Notary Public Signature

My Commission Expires: 2-4-17

**A SUMMARY OF ORDINANCE NO. 893
PASSED BY THE CITY OF McCALL, IDAHO**

AN ORDINANCE OF THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, ANNEXING CERTAIN REAL PROPERTY LOCATED IN THE IMPACT AREA OF VALLEY COUNTY, IDAHO, ESTABLISHING THE ZONING CLASSIFICATION UPON ANNEXATION OF PROPERTIES AS R4 LOW DENSITY RESIDENTIAL AND R1 RESIDENTIAL ZONING; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

This ordinance provides that on March 16, 2006, the McCall City Council created an R1 and R4 zone intended to permit the development of low density neighborhoods consisting of larger home sites of one (1) unit per acre and a maximum density of four (4) units per acre. This ordinance establishes that the residential enclave property within the Timbercrest Countryside Subdivision shall be R4 and R1, are annexed and incorporated within the City of McCall, and said real properties are described as follows:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO, BEING A PORTION OF THAT CERTAIN 15.00 ACRE PARCEL OF LAND SHOWN ON RECORD OF SURVEY BOOK 7, PAGE 95, VALLEY COUNTY RECORDS, MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION, FROM WHICH CORNER, THE EAST 1/16 CORNER COMMON TO SAID SECTION 7 AND 18 BEARS N.89°47'03"W., 1322.24 FEET; THENCE, ALONG THE SOUTH LINE SAID SECTION 7,

A) N.89°47'03"W., 703.88 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING COUNTY ROAD AS SHOWN ON SAID SURVEY; THENCE, ALONG SAID WESTERLY LINE,

B) N.50°24'33"E., 97.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, AND THE POINT OF BEGINNING; THENCE,

- 1) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 42.55 FEET, THROUGH A CENTRAL ANGLE OF 81°15'24", AND A CHORD BEARING AND DISTANCE OF N.88°57'45"W., 39.07 FEET; THENCE, TANGENT FROM SAID CURVE,
- 2) N.48°20'03"W., 77.80 FEET; THENCE,
- 3) N.43°35'01"E., 97.60 FEET; THENCE,
- 4) N.35°38'43"W., 90.67 FEET; THENCE,
- 5) N.04°00'00"W., 180.84 FEET; THENCE,
- 6) N.89°47'44"W., 275.63 FEET; THENCE,

7) N.23°06'50"E., 82.99 FEET; THENCE,
8) N.59°58'03"W., 111.22 FEET; THENCE,
9) S.38°30'42"W., 63.37 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
10) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 8.09 FEET, THROUGH A CENTRAL ANGLE OF 03°51'40", AND A CHORD BEARING AND DISTANCE OF S.36°34'52"W., 8.09 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
11) N.55°20'58"W., 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
12) NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 24.08 FEET, THROUGH A CENTRAL ANGLE OF 68°59'16", AND A CHORD BEARING AND DISTANCE OF N.00°09'47"E., 22.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE,
13) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 13.88 FEET, THROUGH A CENTRAL ANGLE OF 15°54'19", AND A CHORD BEARING AND DISTANCE OF N.26°22'18"W., 13.84 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
14) N.89°44'00"W., 157.11 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL THROUGH THE FOLLOWING COURSES:
15) N.00°13'33"E., 275.07 FEET; THENCE,
16) S.89°45'24"E., 831.91 FEET; THENCE,
17) S.00°19'43"W., 179.82 FEET TO A NON-TANGENT POINT ON A CURVE ON THE ABOVE-DESCRIBED WESTERLY LINE OF SAID COUNTY ROAD; THENCE, ALONG SAID WESTERLY LINE,
18) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 293.86 FEET, THROUGH A CENTRAL ANGLE OF 47°25'38", AND A CHORD BEARING AND DISTANCE OF S.19°44'56"W., 285.54 FEET; THENCE, TANGENT FROM SAID CURVE,
19) S.03°57'52"E., 220.00 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
20) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET, AN ARC LENGTH OF 137.60 FEET, THROUGH A CENTRAL ANGLE OF 54°22'25", AND A CHORD BEARING AND DISTANCE OF S.23°13'21 W., 132.50 FEET; THENCE, TANGENT FROM SAID CURVE,
21) S.50°24'33"W., 9.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.76 ACRES, MORE OR LESS.

Individual Timbercrest Lots

PARCEL J- RP18N03E078405
PARCEL K – RP18N03E079020
INST # 334433

PARCEL J:

THE E ½ E ½ SW ¼ SE ¼ SECTION 7, TOWNSHIP 18 NORTH RANGE 3 EAST BOISE MERIDIAN VALLEY COUNTY, IDAHO.

PARCEL K:

A PARCEL OF LAND SITUATE IN SE ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 18 NORTH RANGE 3 EAST BOISE MERIDIAN CITY OF MCCALL, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT A BRASS CAP MARKING THE SOUTH EAST CORNER OF SECTION 7, TOWNSHIP 18 NORTH RANGE 3 EAST BOISE MERIDIAN, CITY OF MCCALL VALLEY COUNTY IDAHO THENCE NORTH 89° 47'44" WEST 1,323.34 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 7 TO A 5/8 INCH REBAR MARKING THE EAST 1/16 CORNER ON THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE NORTH 00°16'00" EAST 858.85 FEET ALONG THE WEST BOUNDARY OF SAID SE ¼ SE ¼ SECTION 7 TO A ½ INCH REBAR, THE REAL POINT OF BEGINNING. THENCE CONTINUING NORTH 00°15'00" EAST 464.55 FEET TO A 5/8 INCH REBAR MARKING THE SOUTH EAST 1/16 CORNER OF SAID SECTION 71 THENCE SOUTH 89°44'19 EAST 906.61 FEET ALONG THE NORTH BOUNDARY OF SAID SE ¼ SE ¼ SECTION 7 TO A 5/8 INCH REBAR THENCE SOUTH 00°13'05" WEST 581.86 FEET TO A ½ INCH REBAR ON THE NORTH RIGHT OF WAY OF A COUNTY ROAD, THENCE 96.76 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, WHOSE LONG CHORD BEARS SOUTH 51°15'01" WEST 96.46 FEET WHOSE RADIUS IS 355.00 FEET AND DELTA ANGLE IS 15°37'02" ALONG SAID WESTERLY RIGHT OF WAY TO A ½ INCH REBAR, THENCE NORTH 00°13'05" EAST 177.95 FEET TO A ½ INCH REBAR THENCE NORTH 89°44'00" WEST 832.00 FEET TO THE POINT OF BEGINNING.

PARCEL #1 – RP18N03E079840
PARCEL #2 – RP18N03E079201
INST #344588

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO. SAID PARCEL WAS SURVEYED IN ALIGNMENT WITH THE DEED DESCRIPTION OFFERED IN INSTRUMENT #287388 FILED ON SEPTEMBER 14, 2004, BEING THE REMAINDER OF THAT PARCEL LESS THOSE AREAS INCORPORATED INTO THE PLAT OF TIMBERCREST SUBDIVISION PHASE 1, FILED AT BOOK 10 PAGE 31 AS INSTRUMENT #302871 ON NOVEMBER 16,

2005, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION, N. 89° 47' 32" W., 703.15 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER PARCEL ON THE WEST RIGHT OF WAY OF VERITA ROAD, AND THE POINT OF BEGINNING. THENCE, ALONG SAID WEST RIGHT OF WAY, N. 50° 06' 49" E., 97.51 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF LOT 1, BLOCK 2 OF SAID TIMBERCREST SUBDIVISION; THENCE, DEPARTING SAID WEST RIGHT OF WAY, AND ALONG THE LOT BOUNDARIES OF TIMBERCREST SUBDIVISION, 42.80 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET A DELTA ANGLE OF 81° 43' 16FT , AND A LONG CHORD OF 39.26 FEET ; BEARING N. 88° 49' 56" W., TO A POINT; THENCE N. 48° 14' 04" W., 77.98 FEET TO A POINT; THENCE N. 43° 52'21" E., 97.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 2, BLOCK 2; THENCE N. 35° 22' 54" W., 90.99 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 3, BLOCK 2; THENCE N. 3° 55' 57" W., 156.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 5, BLOCK 2; THENCE DEPARTING SAID LOT BOUNDARIES, N. 89° 47' 31" W., 308.07 FEET TO A POINT; THENCE S. 0° 14' 53" W., 415.54 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE, ALONG SAID SOUTH BOUNDARY, S 89° 47' 32" E., 328.41 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON STATE PLANE GRID.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL, VALLEY COUNTY, IDAHO. SAID PARCEL WAS SURVEYED IN ALIGNMENT WITH THE DEED DESCRIPTION OFFERED IN INSTRUMENT #289097 FILED ON NOVEMBER 2, 2004, BEING THE REMAINDER OF THAT PARCEL LESS THOSE AREAS INCORPORATED INTO THE PLAT OF TIMBERCREST SUBDIVISION PHASE 1, FILED AT BOOK 10 PAGE 31 AS INSTRUMENT #302871 ON NOVEMBER 16, 2005, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION, N. 89° 47' 32" W., 703.15 FEET TO A POINT ON THE WEST RIGHT OF WAY OF VERITA ROAD; THENCE, ALONG SAID WEST RIGHT OF WAY, N. 50° 06' 49" E., 97.51 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF LOT 1, BLOCK 2 OF SAID TIMBERCREST SUBDIVISION; THENCE, DEPARTING SAID WEST RIGHT OF WAY, AND ALONG THE LOT BOUNDARIES OF TIMBERCREST SUBDIVISION, 42.80 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 81° 43' 16", AND A LONG CHORD OF 39.26 FEET BEARING N. 88° 49' 56" W., TO A POINT; THENCE N. 48° 14' 04" W., 77.98 FEET TO A POINT; THENCE N. 43° 52' 21" E., 97.35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 2, BLOCK 2; THENCE N. 35° 22' 54" W., 90.99 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 3, BLOCK 2; THENCE N. 3° 55' 57" W., 156..35 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 5, BLOCK 2, AND THE POINT OF BEGINNING. THENCE,

DEPARTING SAID LOT BOUNDARIES, N 89° 47' 31" W., 308.07 FEET TO A POINT; THENCE S. 0°14' 53" W. , 415.54 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 7; THENCE, ALONG SAID SOUTH BOUNDARY, N. 89° 47' 32" W., 290.59 FEET TO THE EAST 1/16 CORNER OF SAID SECTION 7; THENCE, ALONG THE 1/16 LINE OF SAID SECTION, N. 0° 16' 26' E., 584.38 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1, TIMBERCREST SUBDIVISION; THENCE, ALONG THE LOT BOUNDARIES OF TIMBERCREST SUBDIVISION, S. 89° 34' 04" E., 157.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9: THENCE ALONG THE RIGHT OF WAY OF TIMBERCREST LOOP, 13.86 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 15° 52' 59", AND A LONG CHORD OF 13.82 FEET BEARING S. 26° 26' 57" E., TO A POINT; THENCE 23.99 FEET ALONG A CURVE TO THE RIGHT. HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 68° 42' 51", AND A LONG CHORD OF 22.57 FEET BEARING S. 0° 12' 59" W., TO A POINT; THENCE CROSSING TIMBERCREST LOOP, S. 55° 25' 00" E., 60.00 FEET TO A POINT; THENCE 8.07 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 3° 51' 19", AND A LONG CHORD OF 8.07 FEET BEARING N. 36° 06' 19" E., TO A POINT; THENCE N. 38° 26' 40" E., 63.25 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 2; THENCE S. 60° 02' 05" E., 111.01 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2; THENCE S 23° 03' 52" W., 82.65 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2; THENCE S. 89° 47' 31" E., 275.63 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 2; THENCE S 3° 55' 57" E., 24.45 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON STATE PLANE GRID.

PARCEL # RP18N03E079225
INST # 287388

PARCEL 1

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH BOUNDARY LINE THEREOF A DISTANCE OF 616 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 416 FEET; THENCE WEST 416 FEET, THENCE SOUTH 416 FEET, THENCE EAST 416 FEET TO THE REAL POINT OF BEGINNING.

TOGETHER WITH THAT: CERTAIN" EXISTING ROAD ACCESS EASEMENT" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY AS FILED FOR RECORD IN THE OFFICE OF THE RECORDER. VALLEY COUNTY, IDAHO, AS INSTRUMENT NO. 182127,

SAVE AND EXCEPT PARCEL 2

A PARCEL OF LAND SITUATE IN THE SE ¼ OF THE SE ¼ OF SECTION 7, T. 18 N. R.3 E. B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTH EAST CORNER OF SECTION 7, T. 18 N., R. 3 E., B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO; THENCE, N 89° 47' 44" W., 415.60 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR. THE REAL POINT OF BEGINNING:

THENCE CONTINUING N. 89° 47' 44" W., 269.06 FEET ALONG SAID SOUTH BOUNDARY TO A ½ INCH REBAR,

THENCE, N. 50° 22' 25" E., 108.33 FEET ALONG THE WEST BOUNDARY OF A COUNTY ROAD TO A ½ INCH REBAR,

THENCE, 137.60 FEET ALONG CURVE TO THE LEFT WHOSE RADIUS IS 145.00 FEET, AND DELTA ANGLE IS 54° 22' 25" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, N. 04° 00' 00" W., 220.00 FEET ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, 390.71 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 355.00 FEET, AND DELTA ANGLE IS 63° 03' 33" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, S 00° 13' 05" W., 72.95 FEET TO A 5/8 INCH REBAR ON THE EASTERLY BOUNDARY OF SAID COUNTY ROAD.

THENCE, 286.83 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS S. 23°51' 13" W., 275.66 FEET. WHOSE RADIUS IS 295.00 FEET, AND DELTA ANGLE IS 55° 42' 29" ALONG SAID EASTERLY BOUNDARY TO A 5/8 INCH REBAR.

THENCE, S 04° 00' 00"E., 220.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8 INCH REBAR.

THENCE, 132.03 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 205.00 FEET, AND DELTA ANGLE IS 36° 54' 66" ALONG SAID EASTERLY BOUNDARY TO A ½ INCH REBAR.

THENCE, S. 89° 41' 44" E., 126.23 FEET TO A ½ INCH REBAR,

THENCE, S. 00° 13' 05" W., 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.351 ACRES.

BEARINGS ARE BASED ON THE RECORD OF SURVEY INST. NO.182127.

PARCEL# RP18N03E079506

INST # 289348

A PARCEL OF LAND SITUATE IN THE SE ¼ OF THE SE ¼ OF SECTION 7, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 7,8, 17 AND 18, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO; THENCE, N. 89° 47' 44" W., 416.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR; THENCE, N. 0° 13' 04" E., 70.00 FEET ALONG A LINE PARALLEL TO THE EASTERLY BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR, THE REAL POINT OF BEGINNING:

THENCE, CONTINUING N. 0° 13' 04" E., 597.6S FEET TO THE EASTERLY BOUNDARY OF A 60 FOOT ROAD.

THENCE, 286.82 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS S. 23° 51' 12" W., 276.66 FEET AND RADIUS IS 295.00 FEET AND DELTA ANGLE IS 55° 42' 25" ALONG SAID ROAD BOUNDARY,

THENCE, S. 4° 00' 00" E., 220.00 FEET ALONG SAID ROAD BOUNDARY,

THENCE, 132.03 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 205.00 FEET AND DELTA ANGLE IS 36° 54' 01" ALONG SAID ROAD BOUNDARY TO A 1/2 INCH REBAR,

THENCE, S. 89° 47' 114" E., 126.23 FEET ALONG A LINE PARALLEL TO AND 70.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID SECTION 7, TO THE POINT OF BEGINNING, CONTAINING 1.280 ACRES, MORE OR LESS.

BEARINGS BASED ON STATE PLANE GRID AZIMUTH.

Verita RD

A PARCEL OF LAND SITUATE IN THE SE ¼ OF THE SE ¼ OF SECTION 7. T. 18 N. R. 3E. B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTH EAST CORNER OF SECTION 7, T. 18 N., R. 3 E., B.M., CITY OF MCCALL, VALLEY COUNTY, IDAHO; THENCE, N 89' 47' 44" W., 415.60 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 7 TO A ½ INCH REBAR. THE REAL POINT OF BEGINNING:

THENCE CONTINUING N. 89" 47' 44" W., 269.06 FEET ALONG SAID SOUTH BOUNDARY TO A ½ INCH REBAR,

THENCE, N. 50° 22' 25" E., 108.33 FEET ALONG THE WEST BOUNDARY OF A COUNTY ROAD TO A ½ INCH REBAR,

THENCE, 137.60 FEET ALONG CURVE TO THE LEFT WHOSE RADIUS IS 145.00 FEET, AND DELTA ANGLE IS 54° 22' 25" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, N. 04° 00' 00" W., 220.00 FEET ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, 390.71 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 355.00 FEET, AND DELTA ANGLE IS 63° 03' 33" ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD TO A ½ INCH REBAR.

THENCE, S 00° 13' 05" W., 72.95 FEET TO A 5/8 INCH REBAR ON THE EASTERLY BOUNDARY OF SAID COUNTY ROAD.

THENCE, 286.83 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS S. 23° 51' 13" W., 275.66 FEET. WHOSE RADIUS IS 295.00 FEET, AND DELTA ANGLE IS 55° 42' 29" ALONG SAID EASTERLY BOUNDARY TO A 5/8 INCH REBAR.

THENCE, S 04° 00' 00"E., 220.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8 INCH REBAR.

THENCE, 132.03 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 205.00 FEET, AND DELTA ANGLE IS 36° 54' 66" ALONG SAID EASTERLY BOUNDARY TO A ½ INCH REBAR.

THENCE, S. 89° 41' 44" E ., 126.23 FEET TO A ½ INCH REBAR,

THENCE, S. 00° 13' 05" W., 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.351 ACRES.

The Ordinance shall be effective upon its passage, approval and publication as required by law.

The full text and map of the Ordinance is available for review at City Hall and will be provided by the City Clerk to any citizen upon personal request, or can be viewed on the City website at www.mccall.id.us.

APPROVED BY THE COUNCIL OF THE CITY OF McCALL, IDAHO, THIS 9 DAY OF FEBRUARY, 2012.



ATTEST:

By

BessieJo Wagner
BessieJo Wagner, City Clerk

Approved:

By

Donald C. Bailey
Donald C. Bailey, Mayor

ORDINANCE SUMMARY CERTIFICATION

Ordinance No. 893

Certification of City Legal Advisor
of the Summary prepared
for the above-numbered Ordinance

The undersigned City of McCall Legal Advisor, having reviewed the above-numbered Ordinance and the Summary for the above-numbered Ordinance, believes the Summary of the above-numbered Ordinance is true and complete and that it provides adequate notice to the public of the identity and principal provisions of the Ordinance.

Dated this 9th day of February, 2012.



William F. Nichols

City of McCall
Certificate of Recording Officer

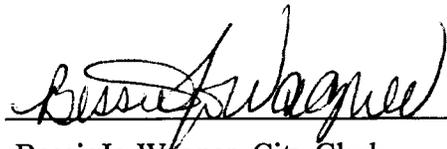
STATE OF IDAHO }
 }
County of Valley }

I, the undersigned, the duly appointed, qualified, City Clerk of the City of McCall, Idaho, do hereby certify the following:

1. That pursuant to the provisions of Section 50-207, Idaho Code, I keep a correct journal of the proceedings of the Council of the City of McCall, Idaho, and that I am statutory custodian of all laws, ordinances and resolutions of said City.
2. That the attached Ordinance No. 893 is a true and correct copy of an ordinance passed at a regular meeting of the Council of the City of McCall held on February 9, 2012 and duly recorded in my office; and
3. That said regular meeting was duly convened and held in all respects in accordance with law and to the extent required by law, due and proper notice of such meeting and that a legally sufficient number of members of the Council voted in the proper manner and for the passage of said ordinance; and that all other requirements and proceedings incident to the proper adoption and passage of said ordinance have been duly fulfilled, carried out and observed; and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of McCall, Idaho this 17 day of February 2012.





BessieJo Wagner, City Clerk