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CITY OF MERIDIAN ORDINANCE NO. 13-1587

BY THE CITY COUNCIL: BIRD, HOAGLUN, ROUNTREE, ZAREMBA

AN ORDINANCE (AZ 13-007 - HACIENDA SOUTH) FOR ANNEXATION OF A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE, 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 RUT AND R-1 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" are 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: *Jayo Investments, Inc.*

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT and R-1 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 to annex and 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 annex and 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.

Please re-record - Page 2 of Exhibit A was not included

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO 02/05/14 03:27 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Meridian City *Re-record*
AMOUNT .00 7
114009334

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 All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

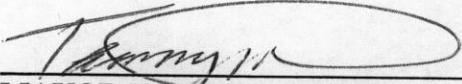
SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

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.

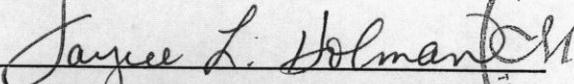
PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this
17th day of December, 2013.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this
17th day of December, 2013.



MAYOR TAMMY de WEERD

ATTEST:



JAYCEE L. HOLMAN, CITY CLERK



EXHIBIT A

Legal Description

 **J.J. Howard Consulting Engineers**

Hacienda-South Subdivision
For Annexation
Parcel "A"

A parcel of land situated in Government Lot 2, Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the West Quarter corner of said Section 30, marked by a found 3-1/2" Brass Cap; thence
North 00 degree 00'00" East, 796.14 feet, along the West line of said Section 30, to a point marked by a set P.K. nail and washer, L.S. 874; thence
North 89 degrees 41'22" East, 25.00 feet, to a point on the Easterly right of way line of North Meridian Road, marked by a set 1/2" I.P. and cap, L.S. 874; thence continuing
North 89 degrees 41'22" East, 1074.72 feet, to a point on the West 1/16 line of said Section 30, marked by a set 5/8" I.P. and cap, L.S. 874 thence
South 00 degree 04'36" West, 795.68 feet, along said West 1/16 line, to the Center-West 1/16 corner, marked by a set 5/8" I.P. and cap, L.S. 874; thence
South 89 degrees 40'32" West, 1073.66 feet, along the East/West mid-section line, to a point on the Easterly right of way line of North Meridian Road, marked by a set 1/2" I.P. and cap, L.S. 874; thence
South 89 degrees 40'32" West, 25 feet, to the point of beginning.

Excepting from the above-described tract Lot 1-a, a parcel for deed release purposes, described as follows:

Commencing at the West quarter corner of said Section 30, marked by a found -1/2" Brass Cap; thence
North 00 degree 00'00" East, 398.07 feet, along the West line of said Section 30, to a point; thence
North 89 degrees 40'57" East, 549.59 feet, to a point marked by a set 5/8" I.P. and cap, L.S. 874; the point of true beginning; thence
North 00 degree 02'18" East, 208.71 feet to a point; thence
North 89 degrees 40'57" East, 208.71 feet to a point; thence
South 00 degree 02'18" West, 208.71 feet to a point; thence
South 89 degrees 40' 57" West, 208.71 feet to the point of true beginning.

Parcel Contains 19.09 acres more or less.

REVIEW APPROVAL
BY *[Signature]*

JUL 11 2013

MERIDIAN COMMUNITY
DEVELOPMENT DEPT.



5983 W. State St., Ste. D, Boise, ID 83703, (208) 846-8937, FAX (208) 846-8922

 **J.J. Howard Consulting Engineers**

Hacienda-South Subdivision
For Annexation
Parcel "B"

A parcel of land situated in the Northwest quarter (NW1/4) of Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, sometimes known as Lot No. 1-a of RS 904, more particularly described as follows:

Commencing at the West quarter corner of said Section 30, marked by a found 3-1/2" Brass Cap Monument; thence
North 53 degrees 52'33" East, 680.39 feet to the Southwesterly corner of said lot 1-a, the point of true beginning; thence
North 00 degree 02'18" East, 208.71 feet to a point; thence
North 89 degrees 40'57" East, 208.71 feet to a point; thence
South 00 degree 02'18" West, 208.71 feet to a point; thence
South 89 degrees 40'57" West, 208.71 feet, to the point of true beginning.

Parcel B contains 1 acre more or less.

Together with deeded access easement for ingress and egress, utilities, irrigation and drainage, thirty (30) feet in width, over and across the following described tract:

Commencing at said West Quarter corner of said Section 30; thence
North 00 degree 00'00" East, 398.07 feet along the West line of said Section 30 to a point; thence
North 89 degrees 40'57" East, 25.00 feet to a point on the Easterly right of way line of North Meridian Road, the point of true beginning; thence
North 00 degree 00'00" East, along said line, to the point of intersection with the Northerly line of said easement; thence along said line,
North 89 degrees 40'57" East, 500.72 feet to the point of curvature of a concave curve to the left; thence
along said curve, 32.47 feet to a point on the Westerly line of said Lot 1-a said curve having a Central Angle of 74 degrees 25'13", a Radius of 25.00 feet - the Chord of which bears
North 52 degrees 28'21" East, 30.24 feet; thence along said lot line,
South 00 degree 02'18" East, 33.29 feet, to the Southwesterly corner of said Lot 1-a; thence
North 89 degrees 40'57" East, 78.54 feet along the Southerly line of said Lot 1-a, to a point on a non-tangent convex curve to the right; thence
Along said curve, 37.85 feet, to the point of tangency - said curve having a Central Angle of 48 degrees 11'23", a Radius of 45.00 feet - the Chord of which bears
South 65 degrees 35'15" West, 36.74 feet; thence along the Southerly line of said easement,
South 89 degrees 40'57" West, 589.59 feet, to the point of true beginning.



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EXHIBIT B

