



CITY OF MERIDIAN ORDINANCE NO. 15-1661

91

BY THE CITY COUNCIL:

BIRD, BORTON, CAVENER,  
MILAM, ROUNTREE, ZAREMBA

AN ORDINANCE (AZ 15-005 STONESTHROW SUBDIVISION) FOR ANNEXATION AND REZONE OF A PARCEL OF SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 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 TO R-40 (HIGH 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 :Sable, LLC.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to R-40 (High 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.

REC'D JUN 09 2016

Re-record with new Exhibit A and B (Attached)

**SECTION 6.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.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**  
22nd day of September, 2015.

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this**  
22nd day of September, 2015.

  
MAYOR TAMMY de WEERD

ATTEST:

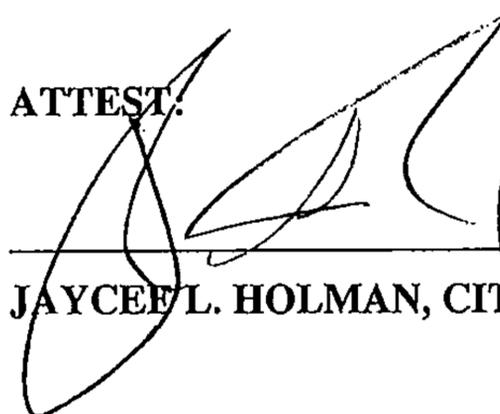
  
JAYCEE L. HOLMAN, CITY CLERK





EXHIBIT A

Legal Description and Exhibit Map for Proposed Annexation

EXHIBIT A  
ANNEXATION AND REZONE DESCRIPTION  
STONESTHROW SUBDIVISION

A parcel of land situate in the Northwest quarter of the Northeast quarter of Section 9, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Section 9;

Thence along the East boundary line of said Section 9 South  $00^{\circ}13'40''$  West, 1325.93 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 9;

Thence leaving said East boundary line North  $89^{\circ}22'16''$  West, 1335.83 feet along the Southerly boundary line of the Northeast quarter of the Northeast quarter of said Section 9 to the Northeast corner of Macaille Meadows Subdivision, as shown on the official plat thereof filed in Book 84 of Plats at Pages 9254 through 9256, records of Ada County, Idaho;

Thence along the North boundary line of said Macaille Meadows Subdivision North  $89^{\circ}22'16''$  West, 387.92 feet to the Northwest corner of Lot 43, Block 8 of said Macaille Meadows Subdivision, said point being the REAL POINT OF BEGINNING;

Thence continuing along said North boundary line North  $89^{\circ}22'16''$  West, 947.68 feet to the Northwest corner of said Macaille Meadows Subdivision;

Thence along the West boundary line of Crossroads Subdivision No. 6 as shown on the official plat thereof filed in Book 76 of Plats at Pages 7941 through 7942, records of Ada County, Idaho and the southerly boundary line of Lot 2, Block 1 of Records East Subdivision, as shown on the official plat thereof filed in Book 80 of Plats at Pages 8654 through 8656, records of Ada County, Idaho North  $00^{\circ}45'13''$  East, 453.40 feet to an angle point in the southerly boundary line of said Lot 2;

Thence along said southerly boundary line South  $89^{\circ}37'21''$  East, 599.85 feet to the Southeast corner of said Lot 2;

thence along the exterior boundary line of that parcel of land as described in that Warranty Deed recorded as Instrument No. 102040075, records of Ada County, Idaho the following 10 courses:

Thence South  $00^{\circ}51'31''$  West, 38.46 feet;

Thence 11.63 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of  $33^{\circ}18'51''$  and a long chord which bears South  $17^{\circ}30'57''$  West, a distance of 11.47 feet;

Thence 137.27 feet along the arc of a reverse curve to the left having a radius of 50.00 feet, a central angle of  $157^{\circ}18'20''$  and a long chord which bears South  $44^{\circ}28'47''$  East, a distance of 98.05 feet;

Thence 11.74 feet along the arc of a reverse curve to the right having a radius

EXHIBIT A

of 20.00 feet, a central angle of  $33^{\circ}38'21''$  and a long chord which bears North  $73^{\circ}41'13''$  East, a distance of 11.57 feet;

Thence South  $89^{\circ}29'36''$  East, 306.00 feet;

Thence 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of  $89^{\circ}59'59''$  and a long chord which bears South  $41^{\circ}29'35''$  East, a distance of 28.28 feet;

Thence South  $00^{\circ}30'24''$  West, 170.09 feet;

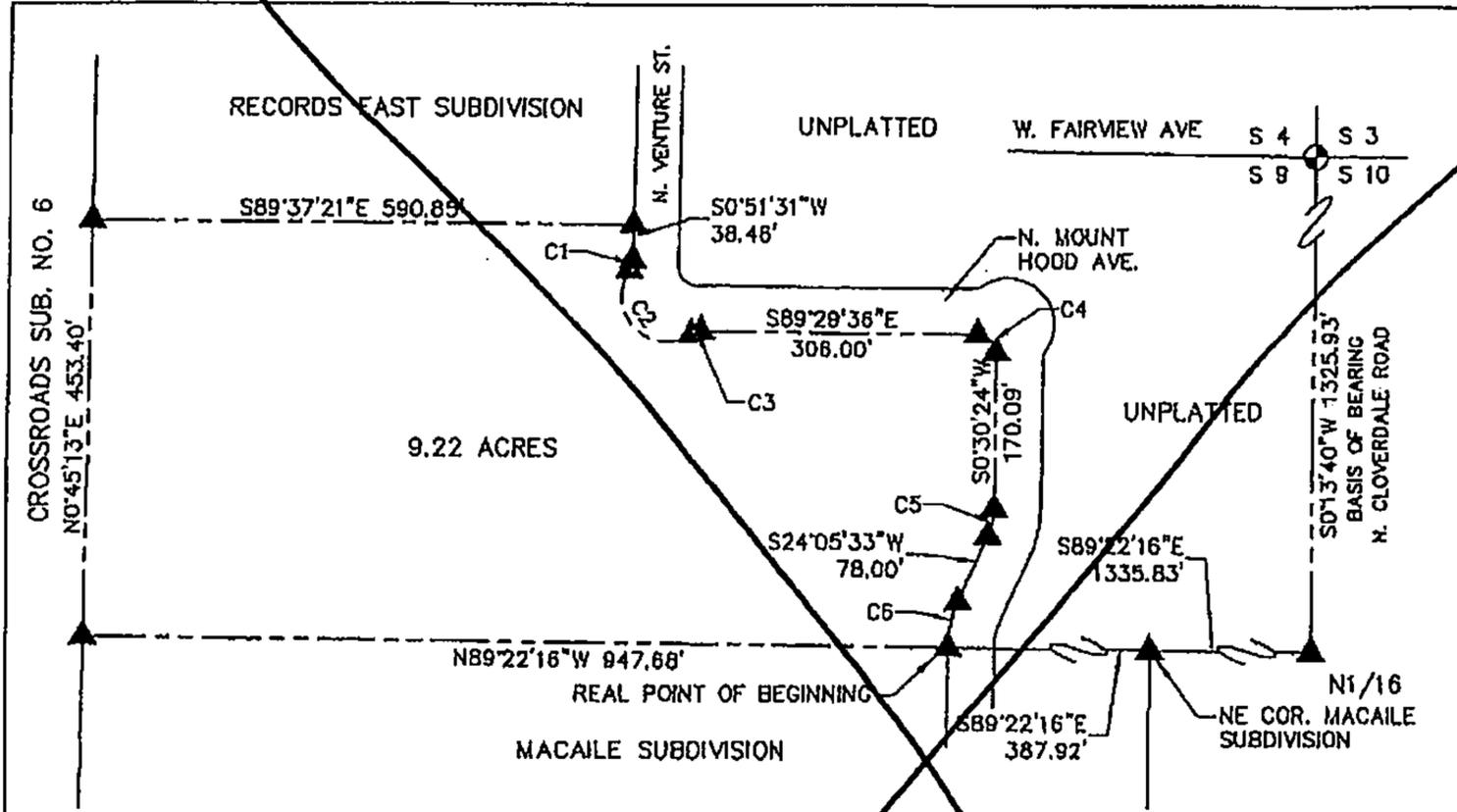
Thence 30.87 feet along the arc of a curve to the right having a radius of 75.00 feet, a central angle of  $23^{\circ}36'09''$  and a long chord which bears South  $12^{\circ}17'58''$  West, a distance of 30.66 feet;

Thence South  $24^{\circ}05'33''$  West, 78.00 feet;

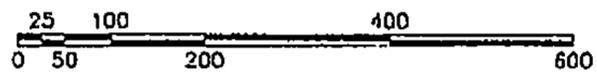
Thence 51.19 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of  $23^{\circ}27'44''$  and a long chord which bears South  $12^{\circ}21'38''$  West, a distance of 50.83 feet to the REAL POINT OF BEGINNING. Containing 9.22 acres, more or less



# EXHIBIT B



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	11.63	11.47	S17°30'57\"W	33°18'51"
C2	50.00	137.27	98.05	S44°28'47\"E	157°18'20"
C3	20.00	11.74	11.57	S73°41'13\"W	33°38'21"
C4	20.00	31.42	28.28	S44°29'35\"E	89°59'59"
C5	75.00	30.87	30.66	S12°17'58\"W	23°35'09"
C6	125.00	51.19	50.83	S12°21'38\"W	23°27'44"



SCALE: 1" = 200'

**IDAHO SURVEY GROUP, P.C.**  
 1150 E. WATERTOWER ST.  
 SUITE 150  
 MERIDIAN, IDAHO 83412  
 (208) 846-8170

**EXHIBIT B**  
**STONESTHROW SUB. ANNEXATION & RE-ZONE**  
 LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 9,  
 T.34N., R.1E., S.14., ADA COUNTY, IDAHO

JOB NO.  
15-004  
 SHEET NO.  
1  
 DWG. DATE  
4/20/14

May 5, 2015

**EXHIBIT A  
ANNEXATION AND REZONE DESCRIPTION  
STONESTHROW SUBDIVISION**

A parcel of land situate in the Northwest quarter of the Northeast quarter of Section 9, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Section 9 from which the E1/4 corner of said Section 9 bears South 00°13'40" West, 2651.93 feet;

Thence along the East boundary line of said Section 9 South 00°13'40" West, 1325.93 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 9;

Thence leaving said East boundary line North 89°22'16" West, 1335.83 feet along the Southerly boundary line of the Northeast quarter of the Northeast quarter of said Section 9 to the Northeast corner of Macaile Meadows Subdivision, as shown on the official plat thereof filed in Book 84 of Plats at Pages 9254 through 9256, records of Ada County, Idaho;

Thence along the North boundary line of said Macaile Meadows Subdivision North 89°22'16" West, 337.92 feet to the Northwest corner of Lot 35, Block 7 of said Macaile Meadows Subdivision, said point being the **REAL POINT OF BEGINNING**;

Thence continuing along said North boundary line North 89°22'16" West, 997.68 feet to the Northwest corner of said Macaile Meadows Subdivision;

Thence along the West boundary line of Crossroads Subdivision No. 6 as shown on the official plat thereof filed in Book 76 of Plats at Pages 7941 through 7942, records of Ada County, Idaho and the southerly boundary line of Lot 2, Block 1 of Records East Subdivision, as shown on the official plat thereof filed in Book 80 of Plats at Pages 8654 through 8656, records of Ada County, Idaho North 00°45'13" East, 453.40 feet to an angle point in the southerly boundary line of said Lot 2;

Thence along said southerly boundary line and the easterly extension thereof South 89°37'21" East, 640.85 feet;

thence along the exterior boundary line of that parcel of land as described in that Warranty Deed recorded as Instrument No. 102040075, records of Ada County, Idaho the following 10 courses;

Thence South 00°51'31" West, 45.41 feet;

Thence 31.54 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°21'07" and a long chord which bears South 44°19'01" East, a distance of 28.37 feet;

Thence South 89°29'36" East, 305.98 feet;

Thence 11.79 feet along the arc of a curve to the left having a radius of 20.00

feet, a central angle of 33°47'00" and a long chord which bears North 73°36'54" East, a distance of 11.62 feet;

Thence 137.50 feet along the arc of a reverse curve to the right having a radius of 50.00 feet, a central angle of 157°34'00" and a long chord which bears South 44°29'36" East, a distance of 98.09 feet;

Thence 11.79 feet along the arc of a reverse curve to the left having a radius of 20.00 feet, a central angle of 33°47'00" and a long chord which bears South 17°23'54" West, a distance of 11.62 feet;

Thence South 00°30'24" West, 162.98 feet;

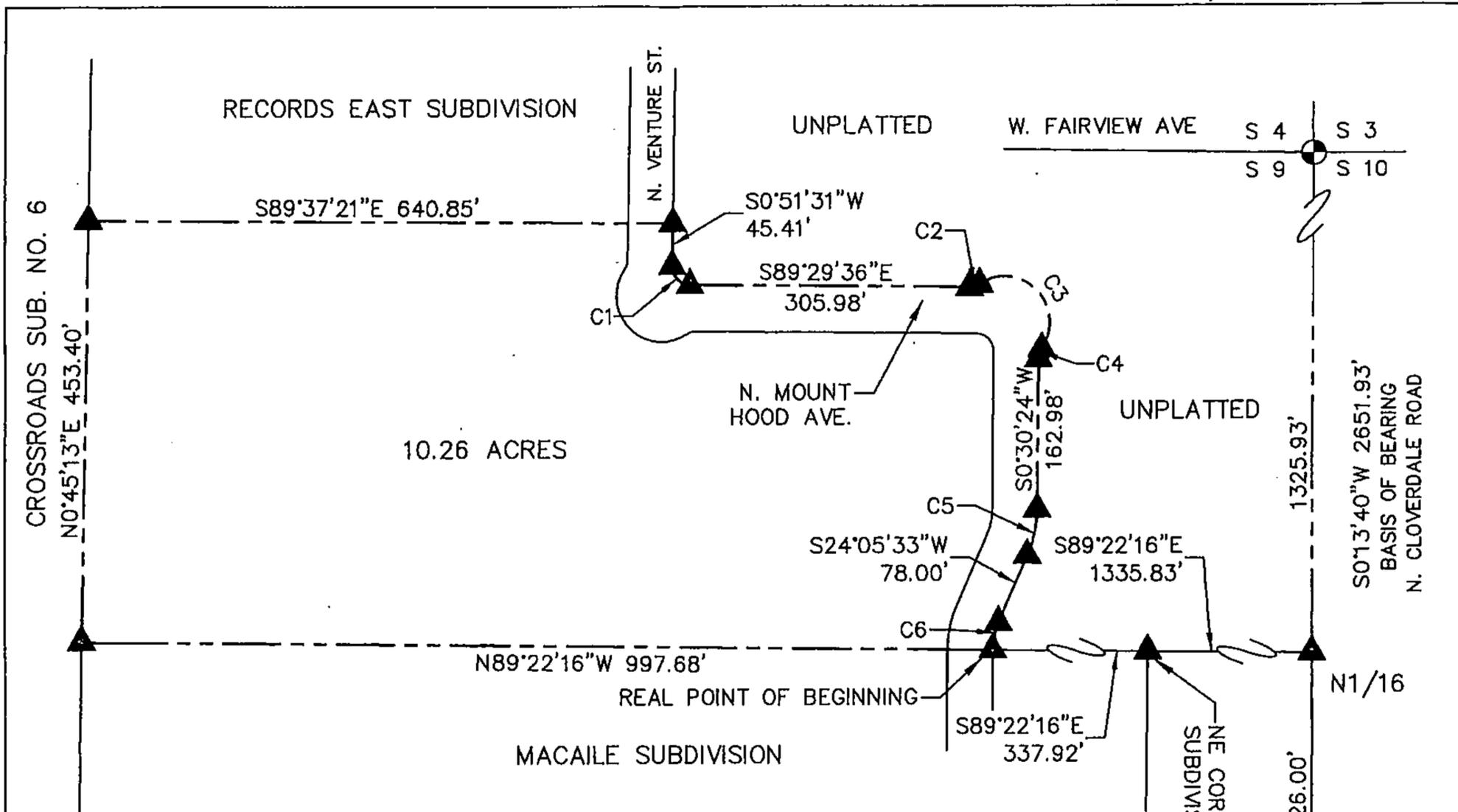
Thence 51.46 feet along the arc of a curve to the right having a radius of 125.00 feet, a central angle of 23°35'09" and a long chord which bears South 12°17'58" West, a distance of 51.09 feet;

Thence South 24°05'33" West, 78.00 feet;

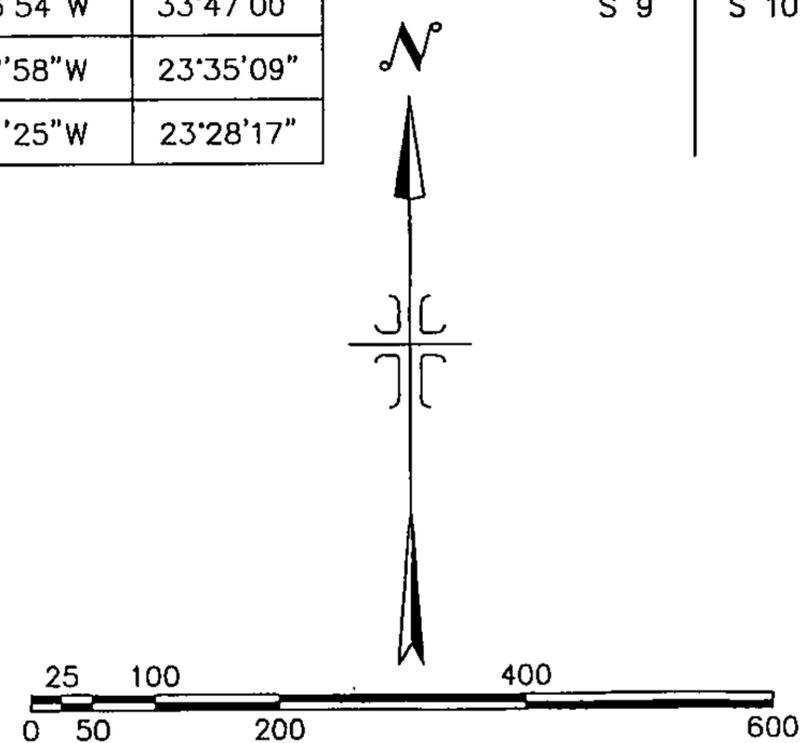
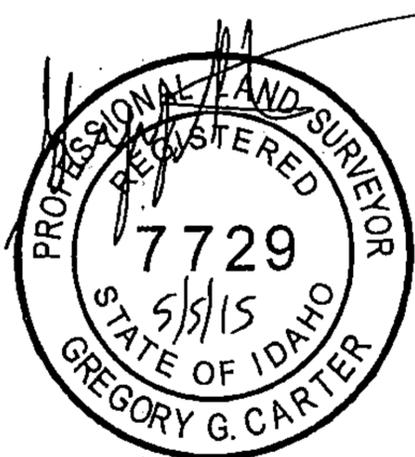
Thence 30.72 feet along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 23°28'17" and a long chord which bears South 12°21'25" West, a distance of 30.51 feet to the **REAL POINT OF BEGINNING**. Containing 10.26 acres, more or less



# Exhibit B



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	31.54	28.37	S44°19'01"E	90°21'07"
C2	20.00	11.79	11.62	N73°36'54"E	33°47'00"
C3	50.00	137.50	98.09	S44°29'36"E	157°34'00"
C4	20.00	11.79	11.62	S17°23'54"W	33°47'00"
C5	125.00	51.46	51.09	S12°17'58"W	23°35'09"
C6	75.00	30.72	30.51	S12°21'25"W	23°28'17"



SCALE: 1" = 200'

<b>IDAHO SURVEY GROUP, P.C.</b> 1450 E. WATERTOWER ST. SUITE 150 MERIDIAN, IDAHO 83642 (208) 846-8570	<b>EXHIBIT B</b> <b>STONESTHROW SUB. ANNEXATION &amp; RE-ZONE</b>		JOB NO. 15-004
	LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 9, T.3N., R.1E., B.M., ADA COUNTY, IDAHO		SHEET NO. 1
			DWG. DATE 4/20/14