



016

CITY OF MERIDIAN ORDINANCE NO. 16-1670

BY THE CITY COUNCIL:

BIRD, BORTON, CAVENER,
MILAM, PALMER, LITTLE ROBERTS

AN ORDINANCE (AZ - H-2015-0019 SOUTH MERIDIAN) FOR ANNEXATION AND REZONE OF A PARCEL LOCATED IN THE W ½ AND THE NE ¼ OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, THE NE ¼ OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, THE E ½ AND THE NE ¼ OF THE NW ¼ OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, THE SE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, AND THE SW ¼ OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AS DESCRIBED IN THE ATTACHED EXHIBIT "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-4 (MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT), R-8 (MEDIUM DENSITY RESIDENTIAL DISTRICT) R-15 (MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT) AND C-G (GENERAL RETAIL AND SERVICE COMMERCIAL) 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, with consent from all subject property owners, has applied for annexation of approximately 1322.14 acres.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to R-4 (Medium-Low Density Residential District) (1241.10 acres), R-8 (Medium Density Residential District) (10.37 acres), R-15 (Medium High Density Residential District) (30.10 acres) and C-G (General Retail and Service Commercial District) (40.57 acres) 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.

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 All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

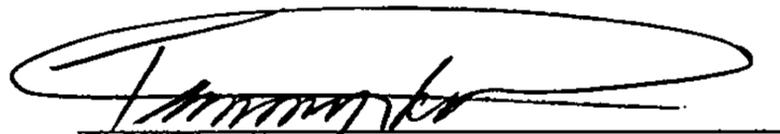
SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

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 26th day of January, 2016.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this 26th day of January, 2016.


MAYOR TAMMY de WEERD

ATTEST:

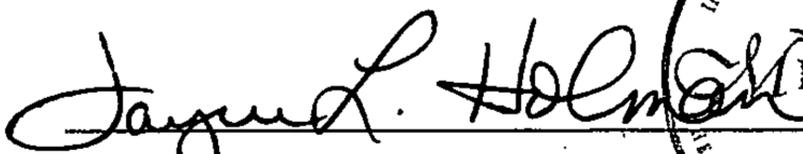

JAYCEE L. HOLMAN, CITY CLERK



EXHIBIT A
ZONING DESCRIPTION
FOR THE
CITY OF MERIDIAN, IDAHO

R-4 ZONING

A parcel located in the W ½ and the NE ¼ of Section 5, Township 2 North, Range 1 East, Boise Meridian, Section 6, Township 2 North, Range 1 East, Boise Meridian, the NE ¼ of Section 1, Township 2 North, Range 1 West, Boise Meridian, the E ½ and the NE ¼ of the NW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, the SE ¼ of the SW ¼ of Section 25, Township 3 North Range 1 West, Boise Meridian, Section 31, Township 3 North, Range 1 East, Boise Meridian, and the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at an aluminum cap monument marking the southeasterly corner of said Section 6;

Thence N 89°21'59" W along the southerly boundary of said Section 6 a distance of 2647.76 feet to an aluminum cap monument marking the southwesterly corner of the SE ¼ of said Section 6;

Thence N 0°00'10" E along the westerly boundary of said SE ¼ a distance of 1327.59 feet to the southeasterly corner of the NE ¼ of the SW ¼ of said Section 6;

Thence N 89°17'26" W along the southerly boundary of said NE ¼ of the SW ¼ a distance of 1331.53 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said NE ¼ of the SW ¼;

Thence N 0°27'37" E along the westerly boundary of said NE ¼ of the SW ¼ a distance of 1325.33 feet to a brass cap monument marking the northwesterly corner of said NE ¼ of the SW ¼;

Thence S 89°23'05" E along the northerly boundary of said NE ¼ of the SW ¼ a distance of 1320.92 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of the SW ¼ of the NE ¼ of said Section 6;

Thence N 0°00'19" E along the westerly boundary of said SW ¼ of the NE ¼ a distance of 1324.27 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said SW ¼ of the NE ¼;

Thence S 89°27'40" E along the northerly boundary of said SW ¼ of the NE ¼ a distance of 1321.03 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of said SW ¼ of the NE ¼;

Thence S 0°02'08" E along the easterly boundary of said SW ¼ of the NE ¼ a distance of 626.48 feet to a point on the centerline of the Rawson Canal;

Thence along said centerline the following described courses:

Thence S 81°13'00" W a distance of 77.54 feet to a point;

Thence S 68°21'07" W a distance of 83.05 feet to a point;

Thence S 58°17'20" W a distance of 78.37 feet to a point;

Thence S 45°03'54" W a distance of 112.64 feet to a point;

Thence S 24°12'25" W a distance of 318.61 feet to a point;

Thence S 7°06'16" W a distance of 61.54 feet to a point;

Thence S 12°36'26" E a distance of 60.29 feet to a point;

Thence S 30°39'02" E a distance of 415.51 feet to a point;

Thence S 19°39'30" E a distance of 279.77 feet to a point;

Thence S 29°39'25" E a distance of 59.76 feet to a point;

Thence S 41°56'40" E a distance of 62.27 feet to a point;

Thence S 52°05'27" E a distance of 62.16 feet to a point on the westerly boundary of the NE ¼ of the SE ¼ of said Section 6;

Thence leaving said centerline N 0°02'17" W along said westerly boundary a distance of 631.35 feet to the southwesterly corner of the SE ¼ of the NE ¼ of said Section 6;

Thence N 0°02'08" W along the westerly of said SE ¼ of the NE ¼ a distance of 699.75 feet to a point on the centerline of the Rawson Canal;

Thence along said centerline the following described courses:

Thence leaving said westerly boundary N 78°25'56" E a distance of 172.22 feet to a point;

Thence N 54°55'21" E a distance of 85.30 feet to a point;

Thence N 31°51'13" E a distance of 102.72 feet to a point;

Thence N 10°25'11" E a distance of 390.20 feet to a point;

Thence N 5°26'51" W a distance of 113.22 feet to a point;

Thence N 18°56'19" W a distance of 293.97 feet to a point;

Thence N 32°08'37" W a distance of 102.04 feet to a point;

Thence N 61°32'56" W a distance of 114.87 feet to a point;

Thence N 74°58'41" W a distance of 54.41 feet to a point;

Thence leaving said centerline N 0°02'08" W a distance of 862.84 feet to a 5/8 inch diameter iron pin on the southerly boundary of the SE ¼ of said Section 31;

Thence N 89°42'18" W along the southerly boundary of said SE ¼ a distance of 1370.03 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said SE ¼;

Thence N 0°16'58" E along the westerly boundary of said SE ¼ a distance of 2684.95 feet to a stone marking the southeasterly corner of the NW ¼ of said Section 31;

Thence S 89°57'01" W along the southerly boundary of said NW ¼ a distance of 1645.37 feet to a point;

Thence leaving said southerly boundary N 5°34'57" W a distance a distance of 142.10;

Thence N 40°14'52" W a distance of 207.58 feet to a point;

Thence S 89°57'03" W a distance of 711.02 feet to a point on the westerly boundary of said NW ¼;

Thence S 0°37'40" W along said westerly boundary a distance of 300.02 feet to brass cap monument marking the northwesterly corner of Government Lot 3 of said Section 31;

Thence S 0°05'05" E along the westerly boundary of said Government Lot 3 a distance of 1334.93 feet to the southwesterly corner of said Government Lot 3;

Thence S 89°53'05" E along the southerly boundary of said Government Lot 3 a distance of 1191.13 feet to a stone monument marking the northwesterly corner of the SE ¼ of the SW ¼ of said Section 31;

Thence S 0°02'00" E along the westerly corner of said SE ¼ of the SW ¼ a distance of 1338.69 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of the E ½ of the NW ¼ of said Section 6;

Thence S 0°26'46" W along the westerly boundary of said E ½ of the NW ¼ a distance of 2648.45 feet to a brass cap monument marking the southeasterly corner of Government Lot 5 of said Section 6;

Thence N 89°23'05" W along the southerly boundary of said Government Lot 5 a distance of 1208.74 feet to an aluminum cap monument marking the southwesterly corner of said Government Lot 5;

Thence N 0°51'13" E along the westerly boundary of said Government Lot 5 a distance of 368.45 feet to a point;

Thence leaving said westerly boundary N 89°50'22" E a distance of 205.00 feet to a ½ inch diameter iron pin;

Thence S 0°51'13" W a distance of 50.00 feet to a ½ inch diameter iron pin;

Thence N 89°50'22" E a distance of 190.40 feet to a ½ inch diameter iron pin;

Thence N 0°51'13" E a distance of 150.00 feet to a ½ inch diameter iron pin;

Thence S 89°50'22" W a distance of 395.40 feet to a point on the westerly boundary of said Government Lot 5;

Thence N 0°51'13" E along said westerly boundary a distance of 687.31 feet to a point on the centerline of the Meridian Canal;

Thence along said centerline the following described courses:

Thence leaving said westerly boundary S 80°55'41" W a distance of 359.01 feet to a point;

Thence S 65°13'12" W a distance of 115.62 feet to a point;

Thence S 55°17'04" W a distance of 137.84 feet to a point;

Thence N 50°45'40" W a distance of 111.90 feet to a point;

Thence N 23°19'53" W a distance of 105.88 feet to a point;

Thence N 60°00'15" W a distance of 247.58 feet to a point;

Thence leaving said centerline N 0°52'35" E a distance of 75.68 feet to a 5/8 inch diameter iron pin on the southerly boundary of Government Lot 1 of said Section 1;

Thence S 88°49'30" E along said southerly boundary a distance of 262.38 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of Lot 2 of *STUCKER SUBDIVISION* as shown in Book 62 of Plats at Page 6134 in the office of the Recorder, Ada County, Idaho;

Thence leaving said southerly boundary N 0°53'24" E along the westerly boundary of said Lot 2 a distance of 1318.34 feet to a point on the northerly boundary of the NE ¼ of said Section 1;

Thence S 89°03'22" E along said northerly boundary a distance of 654.08 feet to an aluminum cap marking the northeasterly corner of said NE ¼;

Thence N 0°05'05" W along the easterly boundary of the S ½ of the SE ¼ of said Section 36 distance of 1334.93 feet to the northeasterly corner of said S ½ of the SE ¼;

Thence N 89°12'33" W along the northerly boundary of said S ½ of the SE ¼ a distance of 2645.62 feet to the northwesterly corner of said S ½ of the SE ¼;

Thence N 0°26'40" E along the westerly boundary of the NW ¼ of the SE ¼ a distance of 1327.71 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of the SW ¼ of the NE ¼ of said Section 36;

Thence N 0°33'10" E along the westerly boundary of said SW ¼ of the NE ¼ a distance of 1327.40 feet to the southeasterly corner of said NE ¼ of the NW ¼ of said Section 36;

Thence N 89°28'43" W along the southerly boundary of said NE ¼ of the NW ¼ a distance of 1327.20 feet to the southwesterly corner of said NE ¼ of the NW ¼;

Thence N 0°37'46" E along the westerly boundary of said NE ¼ of the NW ¼ a distance of 1325.97 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said SE ¼ of the SW ¼ of Section 25;

Thence N 0°29'29" E along the westerly boundary of said SE ¼ of the SW ¼ a distance of 1325.12 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said SE ¼ of the SW ¼;

Thence S 89°29'35" E along the northerly boundary of said SE ¼ of the SW ¼ a distance of 644.67 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly boundary S 0°27'31" W a distance of 1324.59 feet to a 5/8 inch diameter iron pin on the southerly boundary of said SE ¼ of the SW ¼;

Thence along said southerly boundary S 89°32'25" E a distance of 680.00 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said E ½ of Section 36;

Thence S 89°04'32" E along said northerly boundary a distance of 490.39 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly boundary S 45°31'22" E a distance of 468.74 feet to a 5/8 inch diameter iron pin;

Thence S 26°33'24" E a distance of 417.44 feet to a point on the centerline of the Belle Sub Lateral;

Thence along said centerline the following described courses:

Thence S 33°50'24" W a distance of 339.76 feet to a point;

Thence S 16°42'19" E a distance of 363.90 feet to a point on the northerly boundary of the SW ¼ of the NE ¼ of said Section 36;

Thence leaving said centerline S 89°11'57" E along said northerly boundary a distance of 377.58 feet to a ½ inch diameter iron pin marking the northwesterly corner of the SE ¼ of the NE ¼;

Thence S 89°14'22" E along the northerly boundary of said SE ¼ of the NE ¼ a distance of 1317.70 feet to the northeasterly corner of said SE ¼ of the NE ¼;

Thence N 89°38'52" E along the southerly boundary of Government Lot 1 of said Section 31 a distance of 1184.16 feet to a ½ inch diameter Iron pin marking the southeasterly corner of said Government Lot 1;

Thence N 0°25'13" E along the easterly boundary of said Government Lot 1 a distance of 207.00 feet to a ½ inch diameter iron pin;

Thence leaving said easterly boundary S 89°38'52" W a distance of 1183.41 feet to a point on the westerly boundary of said Government Lot 1;

Thence N 0°37'40" E along said westerly boundary a distance of 252.22 feet to a point;

Thence leaving said westerly boundary S 88°46'29" E a distance of 390.26 feet to a 5/8 inch diameter iron pin;

Thence S 58°38'40" W a distance of 166.34 feet to a 5/8 inch diameter iron pin;

Thence S 3°07'10" W a distance of 55.30 feet to a 5/8 inch diameter iron pin;

Thence S 85°18'50" E a distance of 314.35 feet to a 5/8 inch diameter iron pin;

Thence N 16°07'40" E a distance of 43.80 feet to a 5/8 inch diameter Iron pin;

Thence N 38°55'20" W a distance of 147.07 feet to a 5/8 inch diameter iron pin;

Thence N 8°13'20" W a distance of 160.89 feet to a 5/8 Inch diameter Iron pin;

Thence S 89°22'20" E a distance of 872.30 feet to a 5/8 Inch diameter iron pin;

Thence S 0°39'17" E a distance of 329.29 feet to a 5/8 inch diameter Iron pin;

Thence N 81°55'47" E a distance of 357.37 feet to a point on the centerline of the Farr Lateral;

Thence along said centerline the following described courses:

Thence a distance of 63.26 feet along the arc of a 70.00 foot radius non-tangent curve left, said curve having a radius point bearing S 85°10'59" E, a central angle of 51°46'49" and a long chord bearing S 21°04'23" E a distance of 61.13 feet to a point;

Thence S 46°57'48" E a distance of 46.18 feet to a point;

Thence S 54°23'15" E a distance of 180.96 feet to a point;

Thence a distance of 164.83 feet along the arc of a 600.00 foot radius curve left, said curve having a central angle of 15°44'26" and a long chord bearing S 62°15'28" E a distance of 164.32 feet to a point;

Thence S 70°07'17" E a distance of 122.26 feet to a point;

100 Thence S 62°03'10" E a distance of 207.12 feet to a point;

Thence S 64°59'29" E a distance of 336.28 feet to a point;

Thence S 67°14'26" E a distance of 111.90 feet to a point;

Thence S 72°17'51" E a distance of 84.37 feet to a point;

Thence S 78°54'10" E a distance of 438.92 feet to a point;

Thence S 75°55'22" E a distance of 104.15 feet to a point;

Thence S 61°21'23" E a distance of 31.75 feet to a point;

Thence S 46°09'59" E a distance of 190.04 feet to a point;

Thence S 55°48'28" E a distance of 41.26 feet to a point;

Thence S 62°37'18" E a distance of 333.06 feet to a point;

Thence S 49°07'12" E a distance of 153.12 feet to a point;

Thence S 47°33'37" E a distance of 227.03 feet to a point;

Thence S 54°34'22" E a distance of 101.94 feet to a point;

Thence S 59°52'59" E a distance of 92.18 feet to a point;

Thence S 65°32'49" E a distance of 520.78 feet to a point on the northerly boundary of the SE ¼ of said Section 31;

Thence N 89°57'44" E along said northerly boundary a distance of 323.17 feet to an aluminum cap monument marking the northeasterly corner of said SE ¼;

Thence S 0°32'18" E along the easterly boundary of said SE ¼ a distance of 226.51 feet to a point on the centerline of the Farr Lateral;

Thence along said centerline the following described courses:

Thence leaving said easterly boundary S 38°43'28" E a distance of 61.71 feet to a point;

Thence S 51°12'28" E a distance of 444.04 feet to a point;

Thence S 60°36'06" E a distance of 272.66 feet to a point;

Thence S 86°04'27" E a distance of 206.22 feet to a point;

Thence S 73°45'09" E a distance of 301.51 feet to a point;

Thence S 43°15'49" E a distance of 313.74 feet to a point;

Thence S 29°01'09" E a distance of 37.13 feet to a point on the easterly boundary of the W ¼ of the SW ¼ of said Section 32;

Thence leaving said centerline S 0°08'21" E along said easterly boundary a distance of 179.59 feet to point on the centerline of said Farr Lateral;

Thence along said centerline the following described courses:

Thence leaving said easterly boundary a distance of 35.65 feet along the arc of a 124.67 foot radius non-tangent curve right, said curve having a radius point bearing N 45°03'58" W, a central angle of 16°22'56" and a long chord bearing S 53°07'30" W a distance of 35.52 feet to a point;

Thence S 61°18'58" W a distance of 91.61 feet to a point;

Thence a distance of 111.33 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of 31°53'35" and a long chord bearing S 77°15'45" W a distance of 109.90 feet to a point;

Thence N 86°47'27" W a distance of 364.60 feet to a point;

Thence S 83°47'10" W a distance of 30.79 feet to a point;

Thence S 69°57'49" W a distance of 131.39 feet to a point;

Thence a distance of 183.61 feet along the arc of a 130.00 foot radius curve left, said curve having a central angle of 80°55'30" and a long chord bearing S 29°30'04" W a distance of 168.73 feet to a point;

Thence S 10°57'41" E a distance of 410.17 feet to a ½ inch diameter iron pin;

Thence a distance of 131.38 feet along the arc of a 160.00 foot radius curve left, said curve having a central angle of 47°02'46" and a long chord bearing S 34°29'04" E a distance of 127.72 feet to a point;

Thence S 58°00'27" E a distance of 221.94 feet to a point;

Thence S 69°55'41" E a distance of 512.76 feet to a point on the easterly boundary of said W ½ of the SW ¼ of said Section 32;

Thence leaving said centerline S 0°09'53" E along said easterly boundary a distance of 409.85 feet to a ½ inch diameter iron pin marking the northwesterly corner of the E ½ of the NW ¼ of said Section 5;

Thence S 89°58'21" E along the northerly boundary of said E ½ of the NW ¼ a distance of 983.44 feet to a point;

Thence leaving said northerly boundary S 0°02'19" W a distance of 500.00 feet to a point;

Thence S 89°58'21" E a distance of 348.63 feet to a point on the easterly boundary of said E ½ of the NW ¼;

Thence N 0°01'18" E along said easterly boundary a distance of 500.00 feet to a brass cap monument marking the northwesterly corner of said NE ¼ of Section 5;

Thence S 89°56'47" E along the northerly boundary of said NE ¼ a distance of 287.51 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly boundary S 0°00'01" W a distance of 104.32 feet to a point on the centerline of said Farr Lateral;

Thence along said centerline the following described courses:

Thence S 69°12'35" E a distance of 194.76 feet to a point;

Thence a distance of 153.61 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle 44°00'19" and a long chord bearing S 47°12'25" E a distance of 149.86 feet to a point;

Thence S 25°12'16" E a distance of 135.17 feet to a point;

Thence S 22°30'26" E a distance of 1518.71 feet to a point;

Thence S 49°59'59" E a distance of 27.38 feet to a point;

Thence leaving said centerline S 0°22'35" E a distance of 32.24 feet to a point;

Thence N 64°59'20" W a distance of 64.46 feet to a 5/8 inch diameter iron pin;

Thence N 46°02'31" W a distance of 379.56 feet to a 5/8 inch diameter iron pin;

Thence S 68°36'37" W a distance of 694.84 feet to a 5/8 inch diameter iron pin;

Thence S 43°00'20" W a distance of 108.41 feet to a 5/8 inch diameter iron pin;

Thence N 78°30'02" W a distance of 191.66 feet to a 5/8 inch diameter iron pin on the easterly boundary of said W ¼ of Section 5;

Thence S 0°01'18" W along said easterly boundary a distance of 820.26 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of the NW ¼ of said Section 5;

Thence leaving said easterly boundary N 89°52'52" W along the southerly boundary of said NW ¼ a distance of 2659.19 feet to an aluminum cap monument marking the northwesterly corner of the SW ¼ of said Section 5;

Thence S 0°04'44" E along the westerly boundary of said SW ¼ a distance of 1782.39 feet to a point on the extension of the northeasterly boundary of Lot 4 of LAREDO ESTATES as shown in Book 58 of Plats at Page 5500 in said office of the Recorder, said boundary also being the centerline of the Rawson Canal;

Thence along said northeasterly boundary and centerline the following described courses:

Thence S 51°21'41" E a distance of 214.44 feet to a point;

Thence S 59°23'41" E a distance of 474.00 feet to a point;

Thence S 87°28'41" E a distance of 78.00 feet to a point;

Thence S 48°57'41" E a distance of 738.75 feet to a point on the southerly boundary of said W ¼ of Section 5;

Thence leaving said northeasterly boundary and centerline S 89°32'37" W along said southerly boundary a distance of 1209.45 feet to the POINT OF BEGINNING.

This parcel contains 1,216.44 acres.

NOTE: This description was prepared using record information including Record of Surveys, subdivision plats and deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
October 13, 2015



EXHIBIT A

ZONING DESCRIPTION
FOR THE
CITY OF MERIDIAN, IDAHO

R-4 ZONING

A parcel located in Government Lot 2 of Section 1, Township 2 North, Range 1 West, Boise Meridian, including all of Lots 2, 3, 4, 6 and 7 of LAKE HAZEL ESTATES as shown in Book 29 of Plats at Page 1800 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the northwesterly corner of said Government Lot 2, from which an aluminum cap monument marking the northeasterly corner of said Section 1 bears N 89°03'22" W a distance of 2658.00 feet;

Thence S 89°03'22" E along the northerly boundary of said Government Lot 2 a distance of 332.23 feet to the POINT OF BEGINNING;

Thence continuing S 89°03'22" E a distance of 971.77 feet to a point on the extension of the easterly boundary of said Lot 4;

Thence leaving said northerly boundary S 0°53'24" W along said easterly boundary a distance of 657.80 feet to the southeasterly corner of said Lot 4;

Thence N 88°56'24" W along the southerly boundary of said Lots 3 and 4 a distance of 639.64 feet to the northwesterly corner of said Lot 6;

Thence S 0°54'08" W along the easterly boundary of said Lots 6 and 7 a distance of 656.46 feet to the southeasterly corner of said Lot 7;

Thence N 88°49'40" W along the southerly boundary of said Lot 7 a distance of 664.77 feet to the southwesterly corner of said Lot 7;

Thence N 0°54'50" E along the westerly boundary of said lots 6 and 7 a distance of 655.16 feet to the northwesterly corner of said Lot 6;

Thence S 88°56'24" E along the northerly boundary of said Lot 6 a distance of 332.02 feet to the southwesterly corner of said Lot 2'

Thence leaving said northerly boundary N 0°55'56" E along the westerly boundary of said Lot 2 a distance of 655.83 feet to the POINT OF BEGINNING.

EXHIBIT A

This parcel contains 24.66 acres.

NOTE: This description was prepared using record information including Record of Surveys, subdivision plats and deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
October 13, 2015



ZONING DESCRIPTION
FOR THE
CITY OF MERIDIAN, IDAHO

R-8 ZONING

A parcel located in the SW ¼ of the SE ¼ of Section 36, Township 3 North Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at an aluminum cap monument marking the southwesterly corner of said SW ¼ of the SE ¼, from which an aluminum cap monument marking the southeasterly corner of the SE ¼ of said Section 36 bears S 89°03'22" E a distance of 2658.00 feet;

Thence N 0°26'41" E along the westerly boundary of said SW ¼ of the SE ¼ a distance of 1327.70 feet to a point marking the northwesterly corner of said SW ¼ of the SE ¼;

Thence S 89°12'33" E along the northerly boundary of said SW ¼ of the SE ¼ a distance of 340.00 feet to a point;

Thence leaving said northerly boundary S 0°26'41" W a distance of 1328.61 feet to a point on the southerly boundary of said SW ¼ of the SE ¼;

Thence N 89°03'22" W along said southerly boundary a distance of 340.00 feet to the POINT OF BEGINNING.

This parcel contains 10.37 acres.

NOTE: This description was prepared using record information including Record of Surveys, subdivision plats and deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
October 13, 2015



EXHIBIT A
ZONING DESCRIPTION
FOR THE
CITY OF MERIDIAN, IDAHO

R-15 ZONING

A parcel located in the SW ¼ of the SE ¼ of Section 36, Township 3 North Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southwesterly corner of said SW ¼ of the SE ¼, from which an aluminum cap monument marking the southeasterly corner of the SE ¼ of said Section 36 bears S 89°03'22" E a distance of 2658.00 feet;

Thence S 89°03'22" E along the southerly boundary of said SW ¼ of the SE ¼ a distance of 340.00 feet to the POINT OF BEGINNING;

Thence continuing S 89°03'22" E a distance of 989.00 feet to the southeasterly corner of said SW ¼ of the SE ¼;

Thence N 0°10'45" E along the easterly boundary of said SW ¼ of the SE ¼ a distance of 1331.31 feet to the northeasterly corner of said SW ¼ of the SE ¼;

Thence N 89°12'33" W along the northerly boundary of said SW ¼ of the SE ¼ a distance of 982.81 feet to a point;

Thence leaving said northerly boundary S 0°26'41" W a distance of 1328.61 feet to the POINT OF BEGINNING.

This parcel contains 30.10 acres.

NOTE: This description was prepared using record information including Record of Surveys, subdivision plats and deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
October 13, 2015



EXHIBIT A
ZONING DESCRIPTION
FOR THE
CITY OF MERIDIAN, IDAHO

C-G ZONING

A parcel located in the SE ¼ of the SE ¼ of Section 36, Township 3 North Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at an aluminum cap monument marking the southeasterly corner of said SE ¼ of the SE ¼, from which an aluminum cap monument marking the southwesterly corner of the SE ¼ of said Section 36 bears N 89°03'22" W a distance of 2658.00 feet;

Thence N 89°03'22" W along the southerly boundary of said SE ¼ of the SE ¼ a distance of 1329.00 feet to the southwesterly corner of said SW ¼ of the SE ¼;

Thence N 0°10'45" E a distance of 1331.31 feet to the northwesterly corner of said SE ¼ of the SE ¼;

Thence S 89°12'33" E along the northerly boundary of said SE ¼ of the SE ¼ a distance of 1322.81 feet to the northeasterly corner of said SE ¼ of the SE ¼;

Thence S 0°05'05" E along the easterly boundary of said SE ¼ of the SE ¼ a distance of 1334.93 feet to the POINT OF BEGINNING.

This parcel contains 40.57 acres.

NOTE: This description was prepared using record information including Record of Surveys, subdivision plats and deeds acquired from the Ada County Recorder's office. No field survey has been performed.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
October 13, 2015

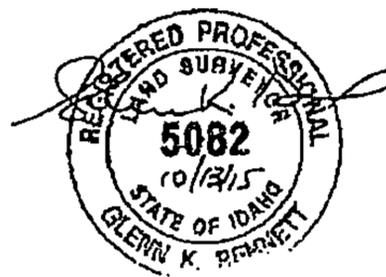
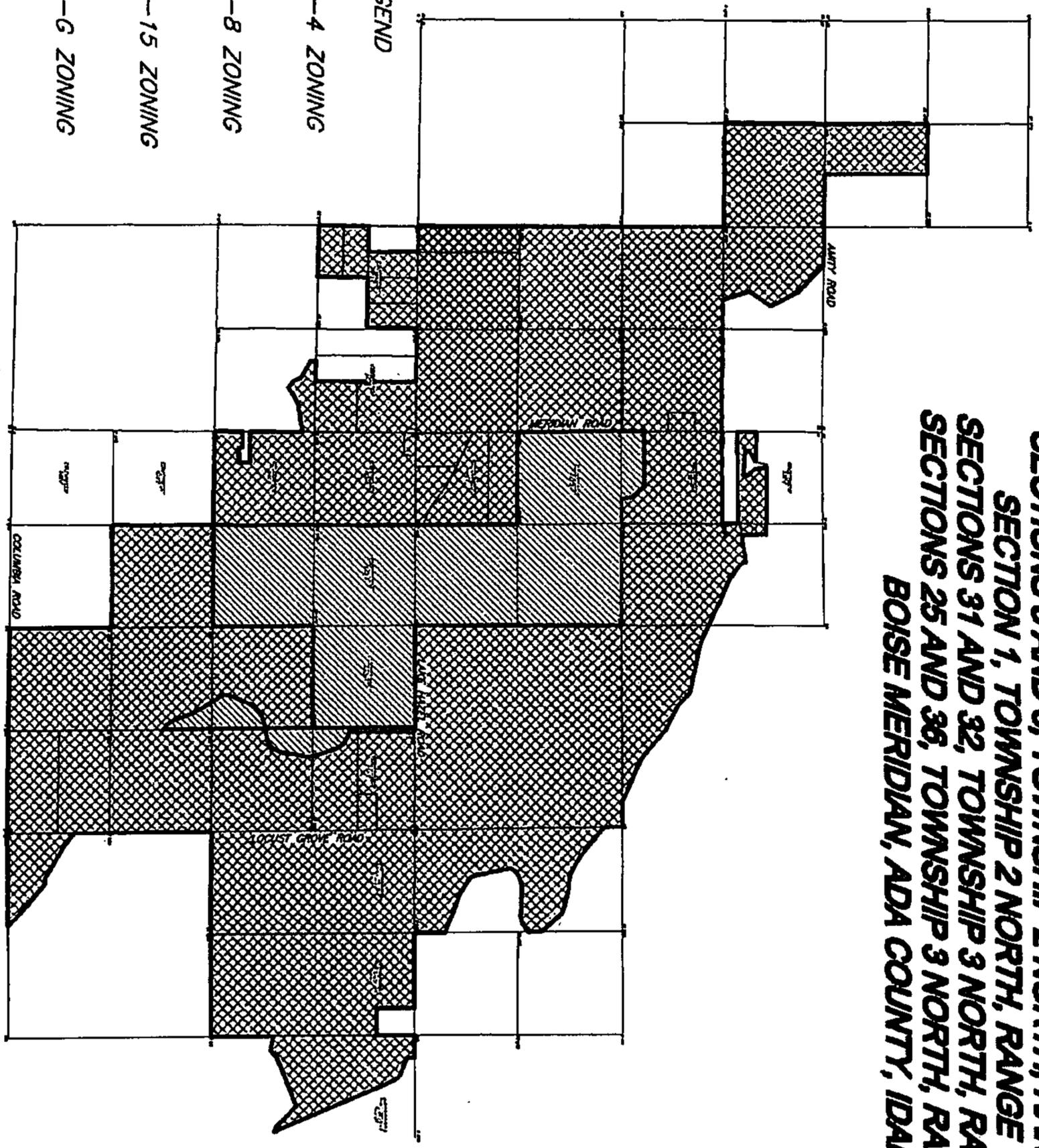


EXHIBIT B

**SKETCH TO ACCOMPANY ZONING DESCRIPTIONS
FOR THE CITY OF MERIDIAN LOCATED IN
SECTIONS 5 AND 6, TOWNSHIP 2 NORTH, RANGE 1 EAST,
SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST,
SECTIONS 31 AND 32, TOWNSHIP 3 NORTH, RANGE 1 EAST,
SECTIONS 25 AND 36, TOWNSHIP 3 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, ADA COUNTY, IDAHO**

- LEGEND**
-  R-4 ZONING
 -  R-8 ZONING
 -  R-15 ZONING
 -  C-G ZONING
 -  NOT A PART



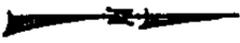

NO SCALE

EXHIBIT B

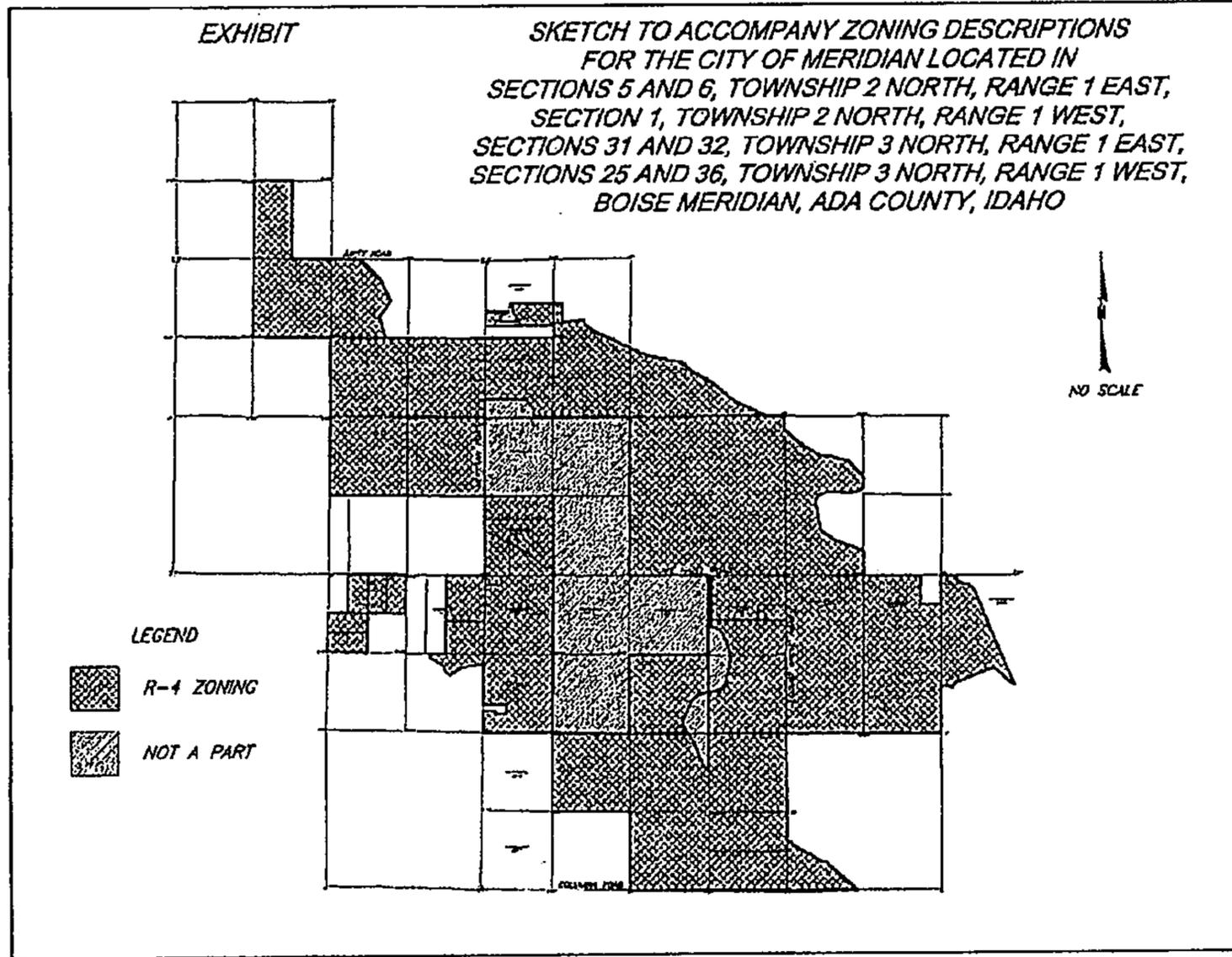
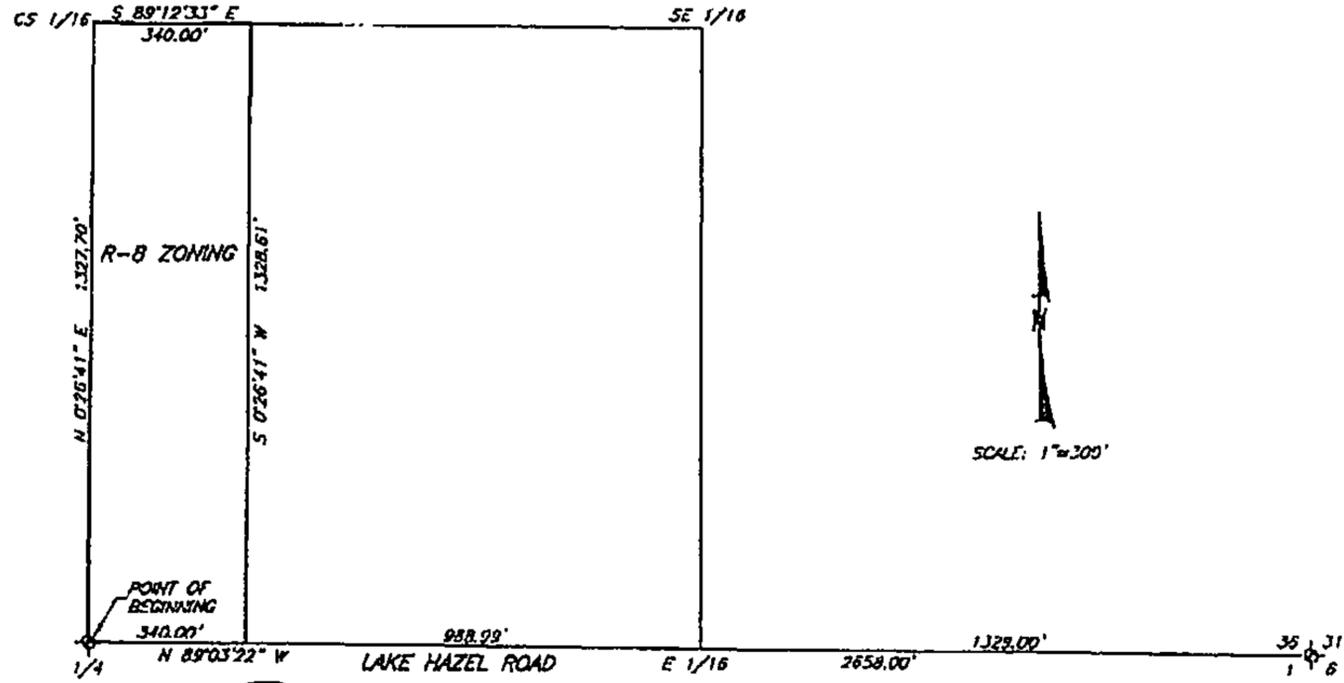


EXHIBIT B

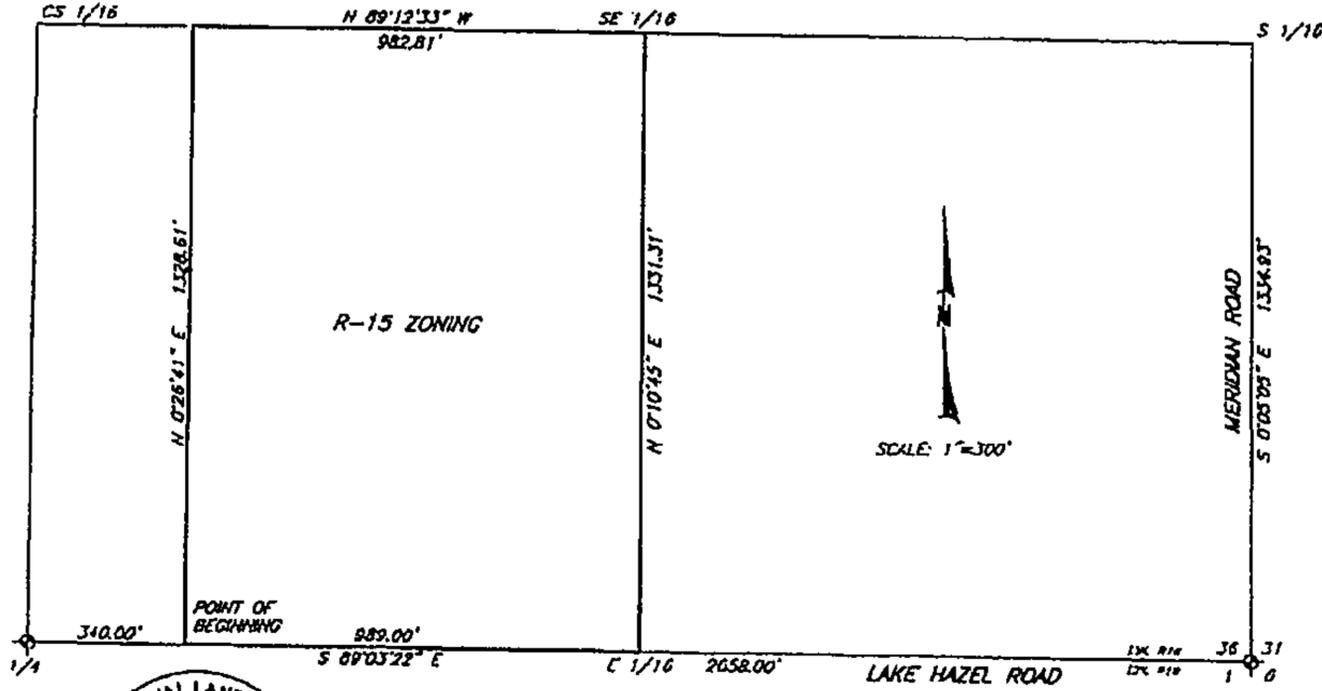
SKETCH TO ACCOMPANY ZONING DESCRIPTION FOR THE CITY OF MERIDIAN
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF 36, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO



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CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312

EXHIBIT B

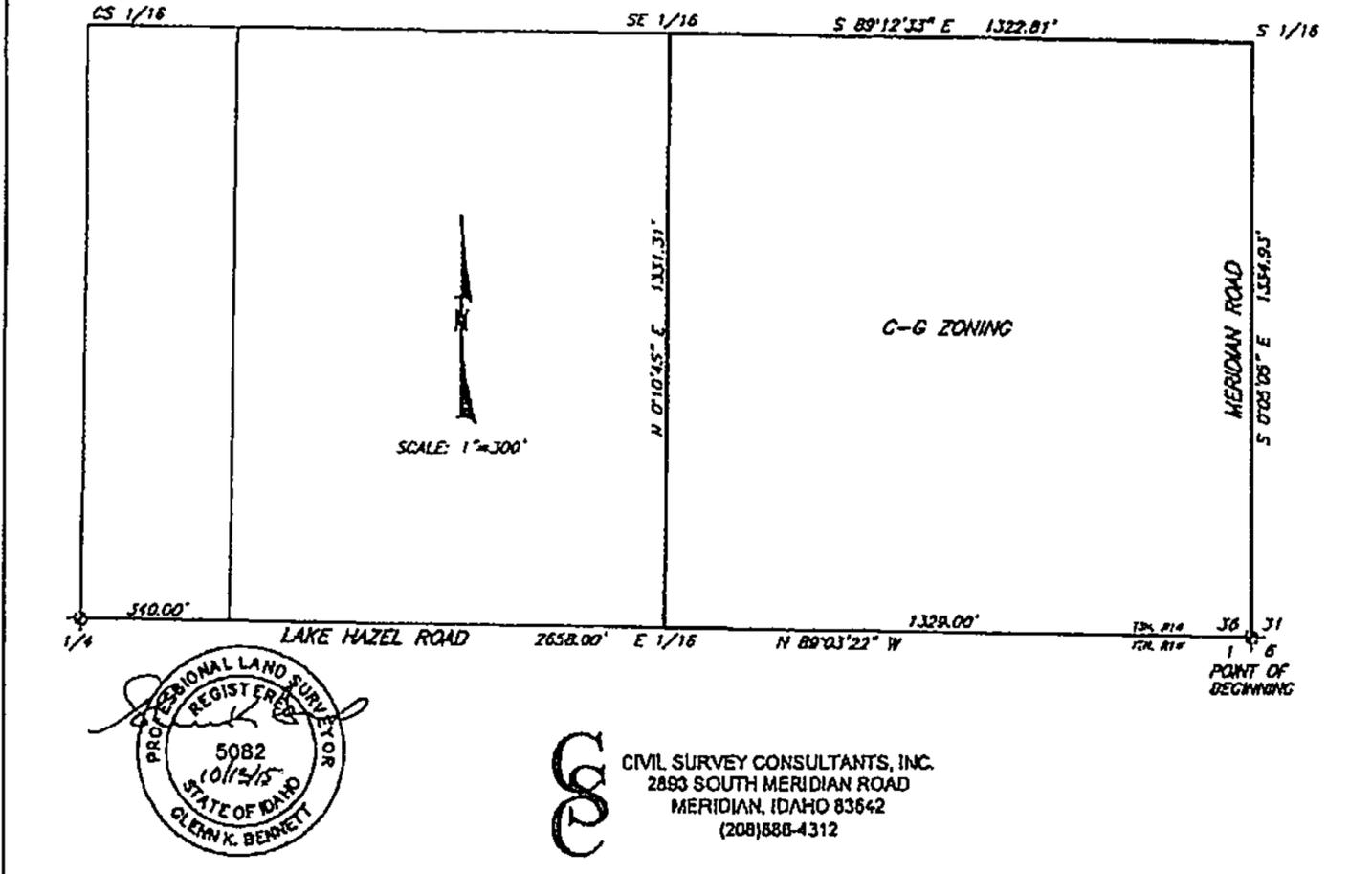
SKETCH TO ACCOMPANY ZONING DESCRIPTION FOR THE CITY OF MERIDIAN
LOCATED IN THE S 1/2 OF THE SE 1/4 OF 36, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO



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EXHIBIT B

SKETCH TO ACCOMPANY ZONING DESCRIPTION FOR THE CITY OF MERIDIAN
LOCATED IN THE S 1/2 OF THE SE 1/4 OF 36, TOWNSHIP 3 NORTH,
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