ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 VICTORIA BAILEY
CITY OF MERIDIAN, IDAHO

2016-109495
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RECD DEC 01 2016

CITY OF MERIDIAN ORDINANCE NO. 16-1712

BY THE CITY COUNCIL: BIRD, BORTON, CAVENER, MILAM, PALMER, LITTLE ROBERTS

AN ORDINANCE (H-2016-0076) FOR ANNEXATION AND REZONE OF A PORTION OF PLEASANT VALLEY SUBDIVISION (BOOK 12 OF PLATS AT PAGE 665, RECORDS OF ADA COUNTY, IDAHO) SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, 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: *In Perspective, 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.

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 9 **day of** November**, 2016.**

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this 9 **day of** November**, 2016.**

MAYOR TAMMY de WEERD

ATTEST:

C.JAY COLES, CITY CLERK

INCORPORATED AUGUST 1, 1903 City of MERIDIAN IDAHO SEAL THE CENTER of the TREASURE VALLEY

STATE OF IDAHO,)
) ss:
County of Ada)

On this 9th day of November, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared TAMMY de WEERD and C.JAY COLES, known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL) CHARLENE WAY NOTARY PUBLIC STATE OF IDAHO

Charlene Way
NOTARY PUBLIC FOR IDAHO
RESIDING AT: Meridian, Idaho
MY COMMISSION EXPIRES: 3-28-2022

EXHIBIT A

Legal Description

J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LAGOON GROUP GATEWAY MAPPING INC.

Little Creek Subdivision
Annexation
Boundary Description
Project Number 10-15-124 July 5, 2016

A portion of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho) situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, Meridian City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 8, Township 3 North, Range 1 East, Boise Meridian, and the northwest corner of Pleasant Valley Subdivision;
Thence S00°26'22"W, 454.99 feet along the west line of the northwest quarter and the west boundary of Pleasant Valley Subdivision to the intersection with the centerline of East Wilson Lane, the POINT OF BEGINNING:

Thence S89°59'19"E, 1038.24 feet along the centerline of East Wilson Lane to the west boundary of Lot 7 of Pleasant Valley Subdivision;

Thence S00°26'35"W, 1014.79 feet along the west boundary of Lot 7 of Pleasant Valley Subdivision, the east boundary of Lot 20 of Pleasant Valley Subdivision, and the west boundary of Paddington Subdivision (Book 86 of Plats at Pages 9631 through 9634, records of Ada County, Idaho) to the south boundary of Pleasant Valley Subdivision;

Thence N65°20'40"W, 295.71 feet along the south boundary of Pleasant Valley Subdivision;

Thence N55°25'16"W, 314.50 feet along the south boundary of Pleasant Valley Subdivision;

Thence N55°36'16"W, 612.62 feet along the south boundary of Pleasant Valley Subdivision to the southwest corner of Pleasant Valley Subdivision and the west line of the northwest quarter;

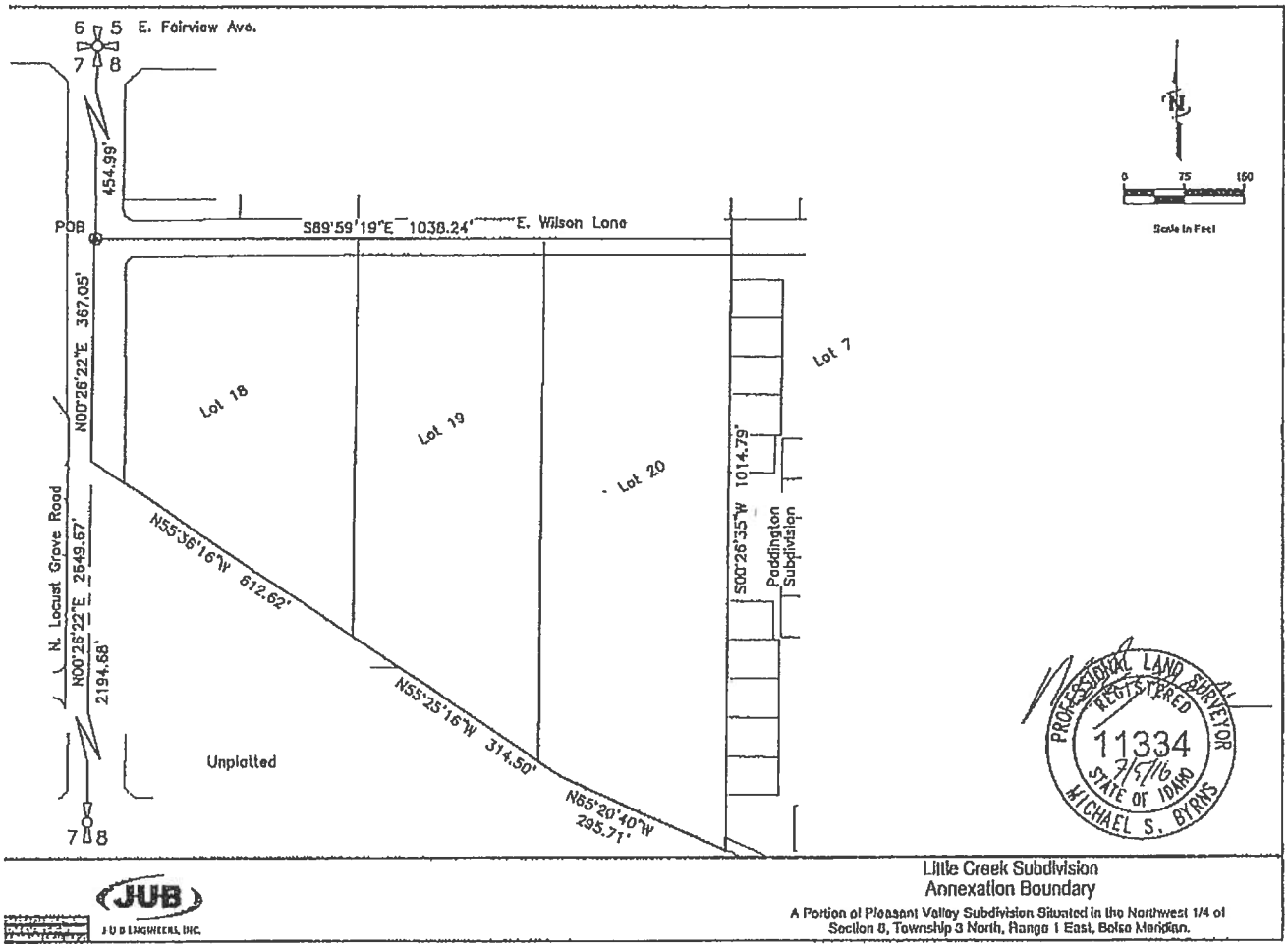
Thence N00°26'22"E, 367.05 feet along the west line of the northwest quarter and the west boundary of Pleasant Valley Subdivision to the POINT OF BEGINNING.

The above-described parcel contains 17.00 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
7/5/16
STATE OF IDAHO
MICHAEL S. BYRNS

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 f 208-323-9336 w www.jub.com

EXHIBIT B


E. Fairview Ave.
6 5
7 8
454.99'
POB
S89°59'19"E 1038.24'
E. Wilson Lane
N00°26'22"E 367.05'
N00°26'22"E 2649.67'
N00°26'22"E 2194.68'
N. Locust Grove Road
Lot 18
Lot 19
Lot 20
Lot 7
S00°26'35"W 1014.79'
Paddington Subdivision
N55°36'16"W 612.62'
N55°25'16"W 314.50'
N85°20'40"W 295.71'
Unplatted
7 8
N
0 75 150
Scale in Feet
PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
7/5/16
STATE OF IDAHO
MICHAEL S. BYRNS
JUB
JUB ENGINEERS, INC.
Little Creek Subdivision
Annexation Boundary
A Portion of Pleasant Valley Subdivision Situated in the Northwest 1/4 of
Section 8, Township 3 North, Range 1 East, Boise Meridian.