

**BILL NO. 49
ORDINANCE NO. 3075**

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE C-3 (SERVICE COMMERCIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Hearing Examiner and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN-16-06 (The Ranch Annexation) at a public hearing held December 5, 2016.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as C-3 (Service Commercial):

A portion of the SE ¼ SE ¼ of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the SW corner of the SE ¼ SE ¼ of Section 24; thence North 88°53'00" East, 320.44 feet along the Southerly boundary of said SE ¼ SE ¼, said Southerly boundary also being the centerline of U.S. Highway 20-26; thence North 01°07'00" West, 50.00 feet perpendicular to said Southerly boundary to the Northerly right-of-way boundary of said U.S. Highway 20-26; thence continuing North 01°07'00" West, 125.56 feet perpendicular to said Southerly boundary; thence South 88°53'00" West, 131.67 feet parallel with said Southerly boundary; thence South 00°10'00" West, 2.88 feet parallel with the Easterly boundary of said SE ¼ SE ¼; thence South 88°53'00" West, 157.18 feet parallel with said Southerly boundary to a point on the Easterly right-of-way boundary of Borchers Lane; thence continuing South 88°53'00" West, 56.01 feet parallel with said Southerly Boundary to a point on the Westerly boundary of said Borchers Lane; thence South 00°03'20" West, 172.72 feet along said Westerly boundary and boundary extended to a point on said centerline of U.S. Highway 20-26; thence North 88°53'00" East, 28.01 feet along said centerline to the **POINT OF BEGINNING**. Containing 1.38 acres, more or less.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as C-3 (Service Commercial.)

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner



**Canyon County
Recorder's Office
Document
Cover Sheet**



2016-053081
RECORDED
12/21/2016 08:19 AM



00272617201600530810030032

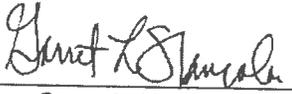
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN NO FEE
ORDINANCE
CITY OF CALDWELL

REC'D JAN 03 2017

plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

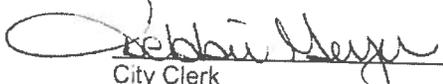
PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 19th day of December, 2016.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 19th day of December, 2016.

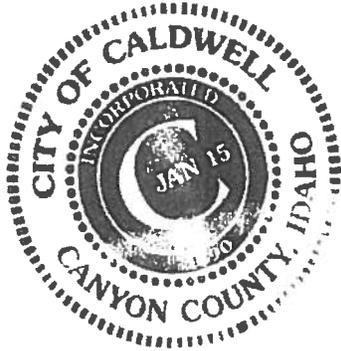


Mayor Garret L. Nancolas

ATTEST:



City Clerk



REC'D JAN 03 2017

CITY OF CALDWELL
Annexation Ordinance No. 3075

REC'D JAN 03 2017

BORCHERS LN

The Ranch Annexation
Case No. ANN-16-06
SE 1/4 SE 1/4 Section 24,
T4N, R3W, BM

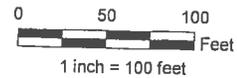
HIGHWAY 20/26

Horizon 1/40 Lebeak

City
of
Caldwell

Legend

-  Ordinance 3075
-  Caldwell
-  Taxlots
-  Surface Water

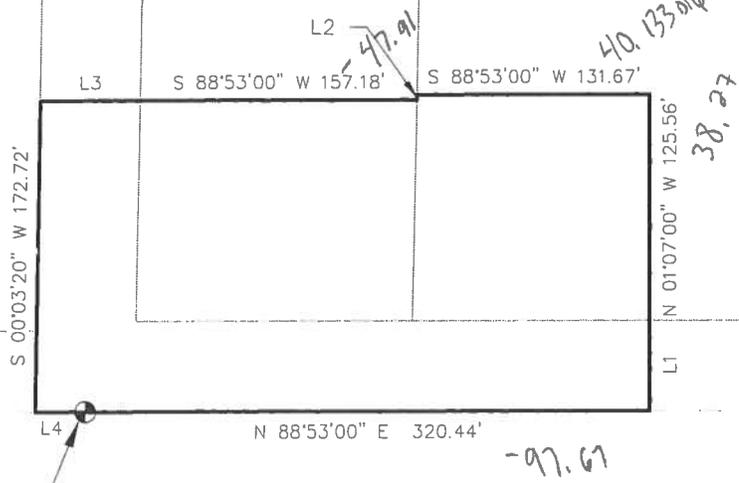


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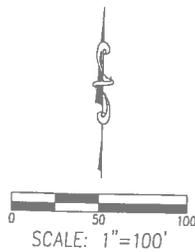
BORCHERS LANE

US HWY 20-26

P.O.B.
SW CORNER
SE 1/4 SE 1/4
SECTION 24
T4N, R3W, BM



LEGEND
 ——— PARCEL BOUNDARY
 - - - SECTION LINE
 ····· SURROUNDING PARCELS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°07'00"W	50.00'
L2	S00°10'00"W	2.88'
L3	S88°53'00"W	56.01'
L4	N88°53'00"E	28.01'

15.24
0.877
17.07
6.53

CITY OF CALDWELL
 MAPPING DEPARTMENT
 621 CLEVELAND BLVD.
 CALDWELL, IDAHO 83605
 (208) 455-3006
 FAX (208) 455-3012



ANNEXATION
 ORDINANCE NO. 3075
 SE 1/4 SE 1/4 SECTION 24
 T4N, R3W, BM

DESIGNED BY: DM
 DRAWN BY: DM
 CHECKED BY:
 DATE: 12/21/2016
 SCALE: AS SHOWN