

RECORDING FEE: \$0.00

XK



142

ORDINANCE NO. 3536
COUNCIL BILL NO. 16-1008

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing, the City Council finds it to be in the best interests of the City of Coeur d'Alene and the citizens thereof that said property be annexed;

NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene, Kootenai County, Idaho:

SECTION 1. The property as set forth in Exhibit "A", attached hereto and incorporated herein, contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as R-8 (Residential at 8 units per/acre).

SECTION 2. Ordinance No. 1691, Ordinances of the City of Coeur d'Alene, known as the Zoning Ordinance of the City of Coeur d'Alene, is hereby amended as set forth in the preceding section hereof.

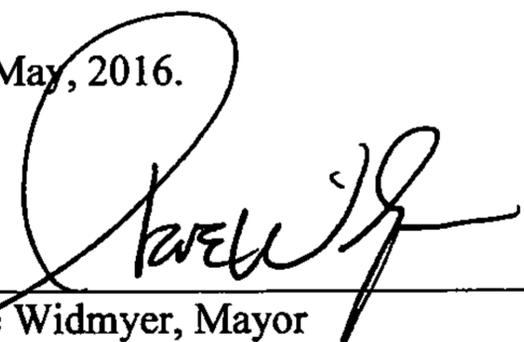
SECTION 3. The Planning Director is hereby instructed to make such change and amendment on the three (3) official Zoning Maps of the City of Coeur d'Alene.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. After its passage and adoption, a summary of this Ordinance, pursuant to the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

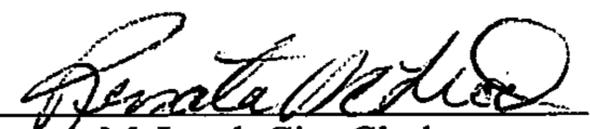
Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on May 3, 2016.

APPROVED by the Mayor this 3rd day of May, 2016.

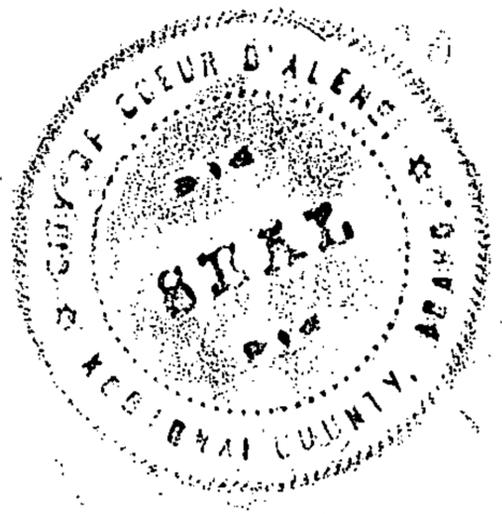


Steve Widmyer, Mayor

ATTEST:

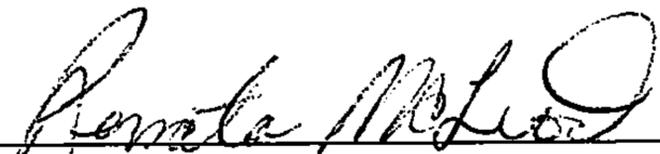


Renata McLeod, City Clerk



SUMMARY OF COEUR D'ALENE ORDINANCE NO. 3536
A-3-15 Donald R. Smock dba Harmony Homes, LLC. - Garden Grove Annexation

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. 3536 IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.



Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 3536, A-3-15 Donald R. Smock dba Harmony Homes, LLC. - Garden Grove Annexation, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 3rd day of May, 2016.



Randall R. Adams, Chief Deputy City Attorney

EXHIBIT "A"

ORDINANCE NO. 3536
LEGAL DESCRIPTION
TRACT 324 AND A PORTION OF TRACT 321
AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS
ANNEXATION AREA

TRACT 324 AND A PORTION OF TRACT 321 OF THE AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, BOOK C, PAGES 66 AND 67, RECORDS OF KOOTENAI COUNTY IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BASIS OF BEARING IS THE CITY OF COEUR D'ALENE BEARING DATUM NAD 83)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, ALONG THE WEST LINE OF SAID SECTION, S 1°11'11" W, 1320.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, S 88°21'02" E, 30.00 FEET TO THE EXISTING COEUR D'ALENE CITY LIMITS;
THENCE CONTINUING ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SAID EXISTING CITY LIMITS, S 88°21'02" E, 625.67 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE LEAVING THE SAID EXISTING CITY LIMITS ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF TRACT 324 OF SAID HAYDEN LAKE IRRIGATED TRACTS, N 0°45'05" W, 20.44 FEET TO AN IRON PIPE,
THENCE ALONG THE WEST LINE OF SAID TRACT 324 THE FOLLOWING TWO COURSES: N 1°11'08" E, 309.81 FEET TO AN IRON PIPE;
THENCE N 1°16'22" E, 330.33 FEET TO A 5/8" REBAR, PLS 6602 AND THE SOUTHWEST CORNER OF TRACT 321 OF SAID HAYDEN LAKE IRRIGATED TRACTS;
THENCE ALONG THE WEST LINE OF SAID TRACT 321 THE FOLLOWING TWO COURSES: N 1°24'04" E, 309.79 FEET TO A 5/8" REBAR, PLS 4458;
THENCE N 1°23'59" E, 309.75 FEET TO A 5/8" REBAR, PLS 4458 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AND A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH;

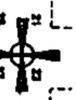
EXHIBIT "A"

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 325.85 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE FOLLOWING SAID NON-TANGENT CIRCULAR CURVE, HAVING A RADIUS OF 5943.00 FEET, A CENTRAL ANGLE OF 3°08'29", A CHORD BEARING OF S 89°34'27" E AND A CHORD DISTANCE OF 325.81 FEET; THENCE N 1°08'04" E, 5.03 FEET IN A NON-TANGENT DIRECTION; THENCE S 88°24'49" E, 326.96 FEET TO A POINT ON THE WEST LINE OF TRACT 320 OF SAID HAYDEN LAKE IRRIGATED TRACTS; THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE SAID WEST LINE, S 1°05'42" W, 631.98 TO 5/8 REBAR AND THE NORTHWEST CORNER OF TRACT 325 OF SAID HAYDEN LAKE IRRIGATED TRACTS AND THE SAID EXISTING CITY LIMITS; THENCE ALONG THE SAID EXISTING CITY LIMITS AND THE WEST LINE OF SAID TRACT 325, S 1°12'16" W, 660.50 FEET TO THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUING ALONG THE SAID EXISTING CITY LIMITS FOLLOWING THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, N 88°21'02" W, 655.67 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING APPROXIMATELY 19.389 ACRES.

[Handwritten signature]

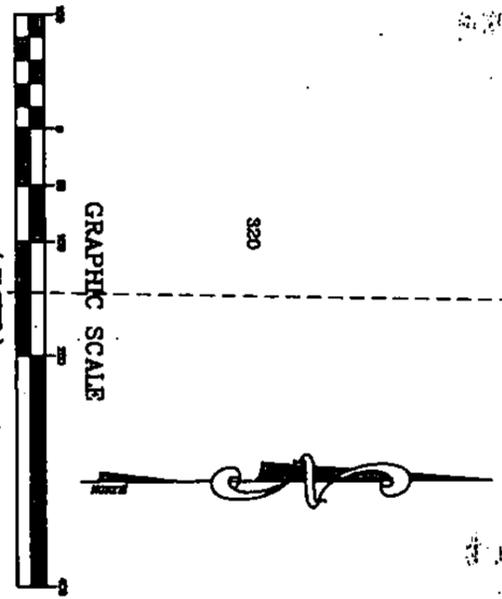
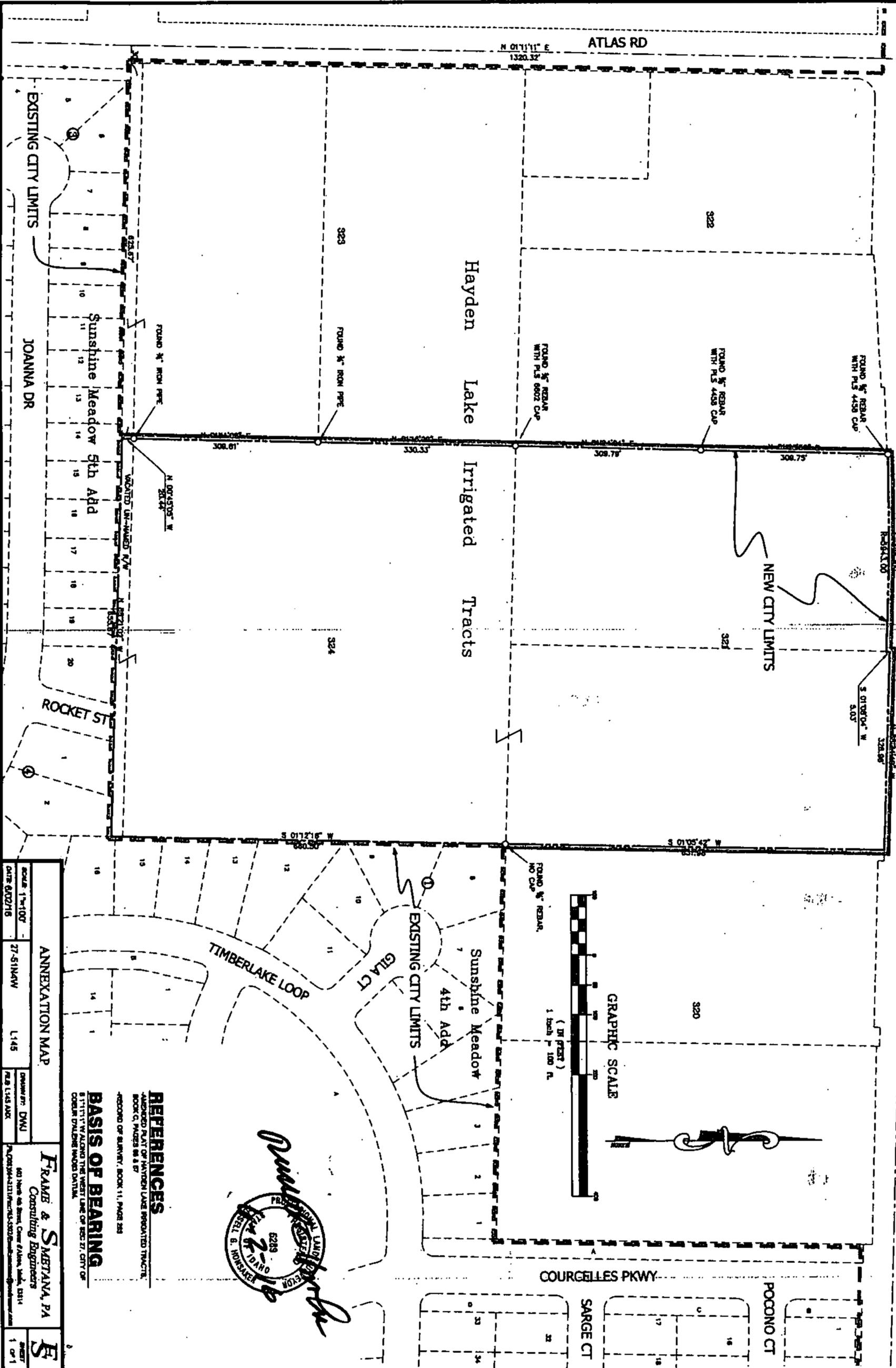


PROFESSIONAL LAND SURVEYOR
REGISTERED
5289
STATE OF IDAHO
RUSSELL G. HONSAKER



ANNEXATION MAP
 OF TRACT 324 AND A PORTION OF TRACT 321, HAYDEN LAKE IRRIGATED TRACTS, LOCATED IN NW 1/4 OF SEC. 27, T. 51 N., R. 4 W., B.M., KOOTENAI COUNTY, IDAHO
 CITY OF COEUR D'ALENE ORD. No. 3536

PRAIRIE AVENUE



REFERENCES
 ANNEXATION MAP OF HAYDEN LAKE IRRIGATED TRACTS, BOOK C, PAGES 86 & 87
 RECORD OF SURVEY, BOOK 11, PAGE 285
BASIS OF BEARING
 S 111° 11' 11" E ALONG THE WEST LINE OF SEC 27, CITY OF COEUR D'ALENE INDEED DATA.



| | | | |
|--|----------------|---------------|-----------------|
| SCALE: 1"=100' | ANNEXATION MAP | DRAWN BY: DWJ | DATE: 6/22/16 |
| 27-5144W | L145 | PLS L145 AXK | |
| FRANK & SMETANA, PA Consulting Engineers 601 West 4th Street, Coeur d'Alene, Idaho, 83814 PHONE: 208-765-1171 FAX: 208-765-5302 | | | SHEET 1 OF 1 |

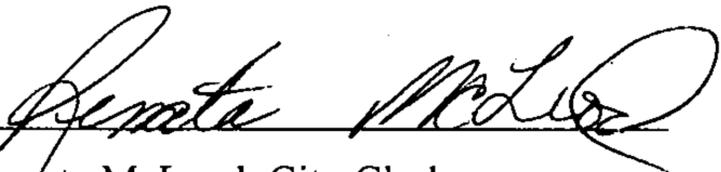
CERTIFICATE

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STATE OF IDAHO)
) **ss.**
County of Kootenai)

I, Renata McLeod, do hereby certify that I am the duly appointed City Clerk and official keeper of the records for the City of Coeur d'Alene, County of Kootenai, State of Idaho, and that the foregoing is a true and correct copy of Ordinance No. 3536, as it appears on record in the Office of the City Clerk. Attached please find seven (7) pages of certified copies of Ordinance 3536.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this 16th day of June, 2016.


Renata McLeod, City Clerk

REC'D JUL 15 2016