

JIM BRANNON 3 P 2540753000
KOOTENAI COUNTY RECORDER
HLW Date 04/13/2016 11:19 AM
REQ OF HAYDEN CITY

JIM BRANNON 2 P 2540078000
KOOTENAI COUNTY RECORDER
HLW Date 04/07/2016 2:30 PM
REQ OF HAYDEN CITY

RECORDING FEE: \$0.00

XK

RECORDING FEE: \$0.00

XK

ORDINANCE NO. 549

Re-recorded to attach map. BUCKLES-WYOMING ANNEXATION

69

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF APPROXIMATELY 1,122 SQUARE FEET OF LAND; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS COMMERCIAL; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner(s) of the real property referenced in Section 1, IDAHO CONTRACTORS, INC. have requested the City Council of the City of Hayden for annexation of said property or consented to such annexation and the subsequent zoning of said property as Commercial, see attached consent incorporated herein by reference; and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on March 16, 2015 and the City Council on April 28, 2015, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own findings, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and that said land uses would fit in with the general development of the City and would be in the best interest of the citizens of the City of Hayden.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

SECTION 1: That the following described property contiguous and adjacent to the city of Hayden, more particularly described as follows:

The west 15 feet of the following described parcel of land:
(as described in Warranty Deed, dated January 6, 2012, recorded as Instrument Number 2341390, records of Kootenai County, Idaho).

A parcel of land in Tract 1, Avondale, as recorded in Book "B" of Plats at Page 132, Kootenai County, Idaho and is described in a Warranty Deed from Fred L. Dunn to Carl B. Spice, dated March 21, 1966 and recorded under Instrument No. 801784, dated April 10, 1979, also known as Tax No. 6644, the bearings for this description are based on a survey done by Stratton Land Surveying Services, Inc., recorded in Book 27 of Surveys at Page 55, dated June 27, 2001, said parcel is more particularly described as follows:

COMMENCING at the Southwest corner of said Tract 1; thence North 00°06'50" West (shown as "North" on said Warranty Deed) along the west line of said Tract 1, a distance of 397.80 feet (shown as "397.8 feet" in said Warranty Deed) to the old fence line per Court Case No. 20056, recorded in Book 30 at Page 457, dated August 7, 1963 and as further shown on an unrecorded survey prepared for said Court Case by Ray H. Kindler, dated July 17, 1962 said

1

point being the TRUE POINT OF BEGINNING;

Thence North 89°52'06" East (shown as "East" in said Warranty Deed) along said old fence line (shown as being the "North line of Dunn Tract" in said Warranty Deed) a distance of 170.00 feet (shown as "170 feet" in said Warranty Deed);

Thence South 00°06'50" East (shown as "South" in said Warranty Deed) parallel with west line of said Tract 1, a distance of 75.00 feet (shown as "75 feet" in said Warranty Deed);

Thence South 89°52'06" West (shown as "West" in said Warranty Deed) parallel with said old fence line, a distance of 170.00 feet (shown as "170 feet" in said Warranty Deed) to a point on the west line of said Tract 1;

Thence North 00°06'50" West (shown as "North" in said Warranty Deed) along the west line of said Tract 1, a distance of 75.00 feet (shown as "75 feet" in said Warranty Deed) to the POINT OF BEGINNING.

Containing 1,122 Square Feet, more or less;

be and the same is hereby annexed to and declared to be a part of the city of Hayden, Kootenai County, Idaho.

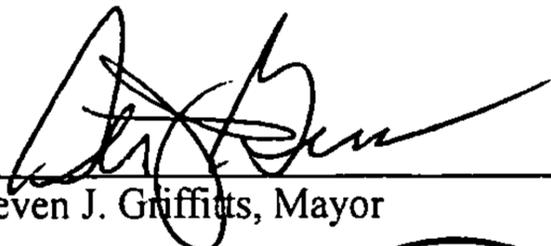
SECTION 2: That the Hayden official zoning map be amended to include and designate the annexed property described in Section 1 as Commercial.

SECTION 3: That this Ordinance is hereby declared to be severable. Should any portion of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the Ordinance before the declaration of partial invalidity.

SECTION 4: That this Ordinance shall be in full force and effect upon its passage, approval and publication according to law.

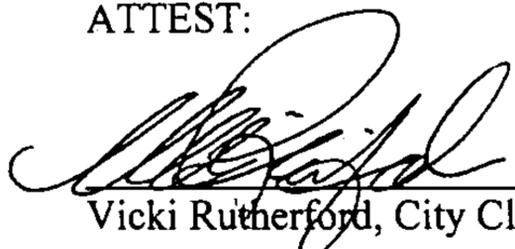
Enacted by the city council as an ordinance of the city of Hayden on the 15th day of March, 2016.

APPROVED by the Mayor this 16th day of March, 2016.



Steven J. Griffiths, Mayor

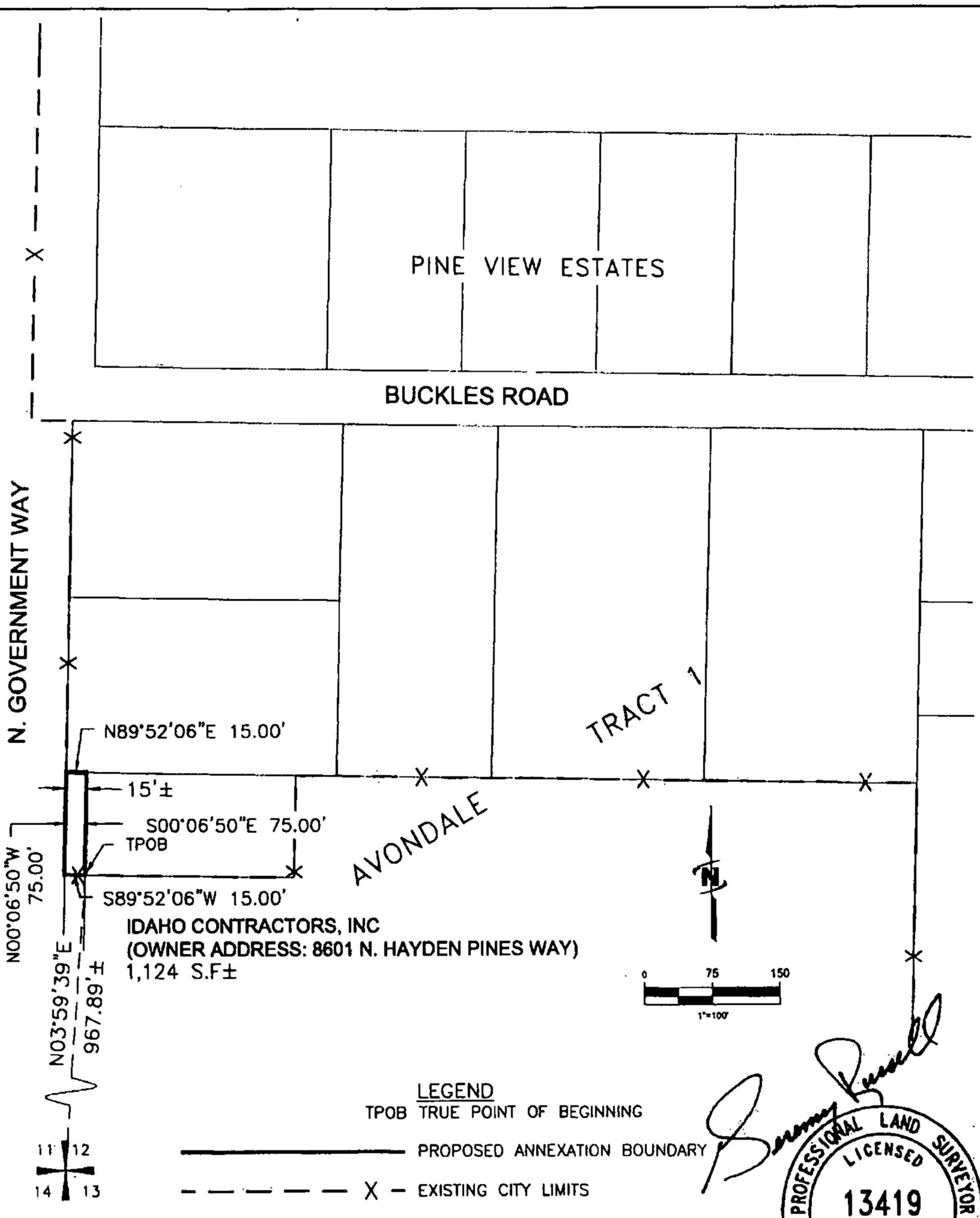
ATTEST:



Vicki Rutherford, City Clerk



Plot Date: 3/9/2016 \\CDAFILES\PUBLIC\PROJECTS\JUB\20-15-014 HAYDEN - CITY ENGINEER\BUCKLES & WYOMING ANNEXATION\CAD\SURVEY\MODEL\20-15-014_V-ANNEX.DWG



IDAHO CONTRACTORS, INC
 (OWNER ADDRESS: 8601 N. HAYDEN PINES WAY)
 1,124 S.F±

- LEGEND**
- TPOB TRUE POINT OF BEGINNING
 - PROPOSED ANNEXATION BOUNDARY
 - - - - - X - EXISTING CITY LIMITS

Jeremy Russell

PROFESSIONAL LAND SURVEYOR
 LICENSED
 13419
 STATE OF IDAHO
 GEREYMY J. RUSSELL

SURVEYOR'S NOTE
 BEARINGS AND DISTANCES ARE SHOWN PER RECORD
 INFORMATION, INCLUDING ASSESSOR'S MAPPING RECORDS. NO
 SURVEYING WAS PERFORMED

Digitally Signed on:
 Mar 09, 2016



CITY OF HAYDEN
ORDINANCE NO. 549
 A PORTION OF AVONDALE TRACT 1,
 BEING SITUATED IN THE SW1/4 OF SEC. 12, T 51N, R 4W, B.M.,
 KOOTENAI COUNTY, IDAHO



8930 N. Government Way Hayden, Idaho 83835

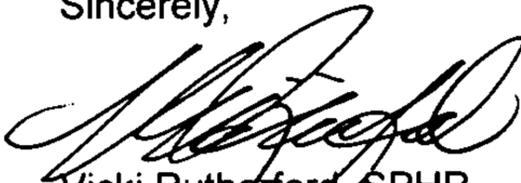
May 2, 2016

State Tax Commission
PO Box 76
BOISE, ID 83707-0076

RE: New or Altered Taxing District/RAA Boundary Documentation
Recorded as Number 2540753000 XK

Enclosed is a copy of the ordinance, legal description, and map recorded as number 2540753000 XK associated with the annexation of property to the City of Hayden, Idaho, noted in these documents. If you have any questions, please feel free to call me at (208)209-2013.

Sincerely,


Vicki Rutherford, SPHR
City Clerk/HR Director

Enc.

REC'D MAY 09 2016

Phone: (208) 772-4411

Fax: (208) 772-6522
(208) 762-2282

Web: www.cityofhaydenid.us



I, Vicki Rutherford, Hayden City Clerk, as the official record keeper for the City of Hayden, do hereby certify, as allowed under Idaho Code 74-102(3), that the attached document is a true and correct copy of the original **Ordinance No. 549** on file with the City of Hayden.

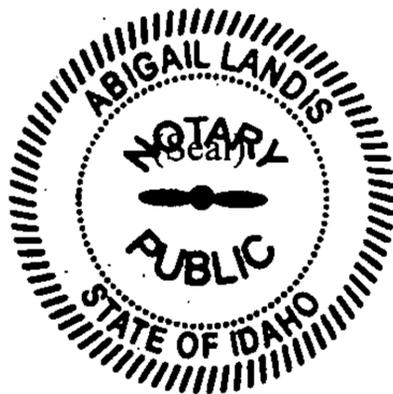


Signature: *Vicki Rutherford*
Vicki Rutherford, City Clerk

Dated: May 2, 2016

State of Idaho)
 :SS
County of Kootenai)

SUBSCRIBED AND SWORN TO before me Abigail Landis a notary in and for said state this 2nd day of May, 2016



Abigail Landis
Notary for the state of Idaho
Residing at: Hayden
My Commission Expires: July 5, 2017