TWIN FALLS COUNTY
Recorded for:
TWIN FALLS, CITY OF
3:07:01 PM 10-28-2016
2016-018999
No. Pages:3 Fee: $
KRISTINA GLASCOCK
County Clerk
Deputy: SMEIER

210

ORDINANCE NO. 2016-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Robert J Struthers has made application for annexation of property located at the northeast corner of Pole Line Road and Harrison Street; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 13 day of September, 2016, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10 day of October, 2016, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned C-1.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended

REC'D NOV 10 2016

to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL October 24, 2016

SIGNED BY THE MAYOR October 24, 2016

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, October 27, 2016

Attachment "A"

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 33, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows:

Commencing at the South Quarter corner of said Section 33, from which the Southwest corner of said Section 33 bears South 89° 47' 21" West, 2640.83 feet;

THENCE North 0° 40' 01" East along the West boundary of the SE4 of said Section 33 for a distance of 94.93 feet to the POINT OF BEGINNING and being the Northerly Right of Way of Project # DHP-NH-F-2390(104);

THENCE North 0° 40' 01" East along the West boundary of the SE4 of said Section 33 for a distance of 418.56 feet;

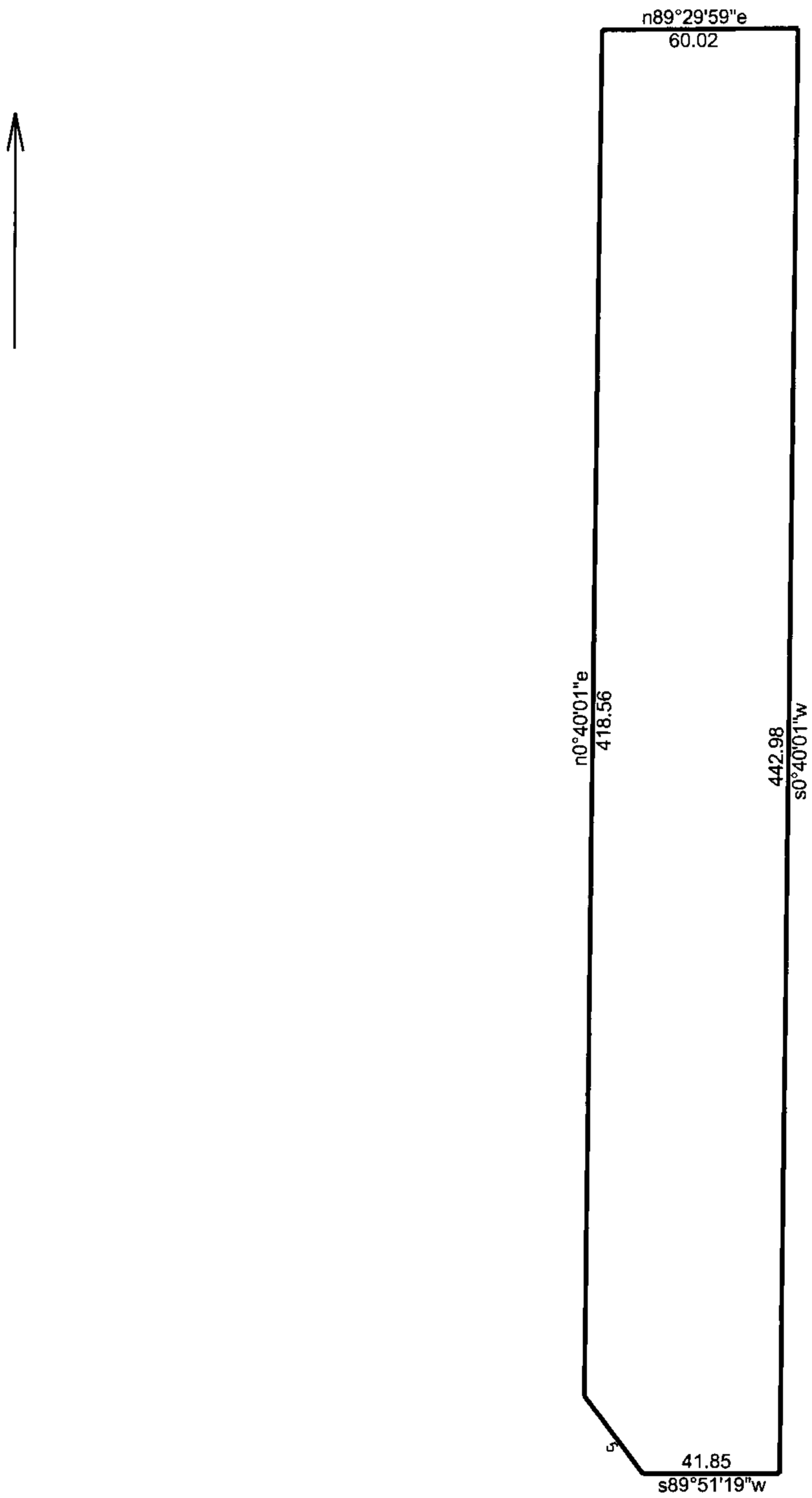
THENCE North 89° 29' 59" East for a distance of 60.02 feet;

THENCE South 0° 40' 01" West parallel with the west boundary of the SE4 of said Section 33 for a distance of 442.98 feet to a point on the Northerly Right of Way of Project # DHP-NH-F-2390(104);

THENCE South 89° 51' 19" West along the Northerly Right of Way of Project # DHP-NH-F-2390(104) for a distance of 41.85 feet;

THENCE North 36° 43' 31" West along the Northerly Right of Way of Project # DHP-NH-F-2390(104) for a distance of 29.95 feet to the POINT OF BEGINNING.

The above-described parcel contains 0.605 acres more or less.



Robert Struthers Annexation Request

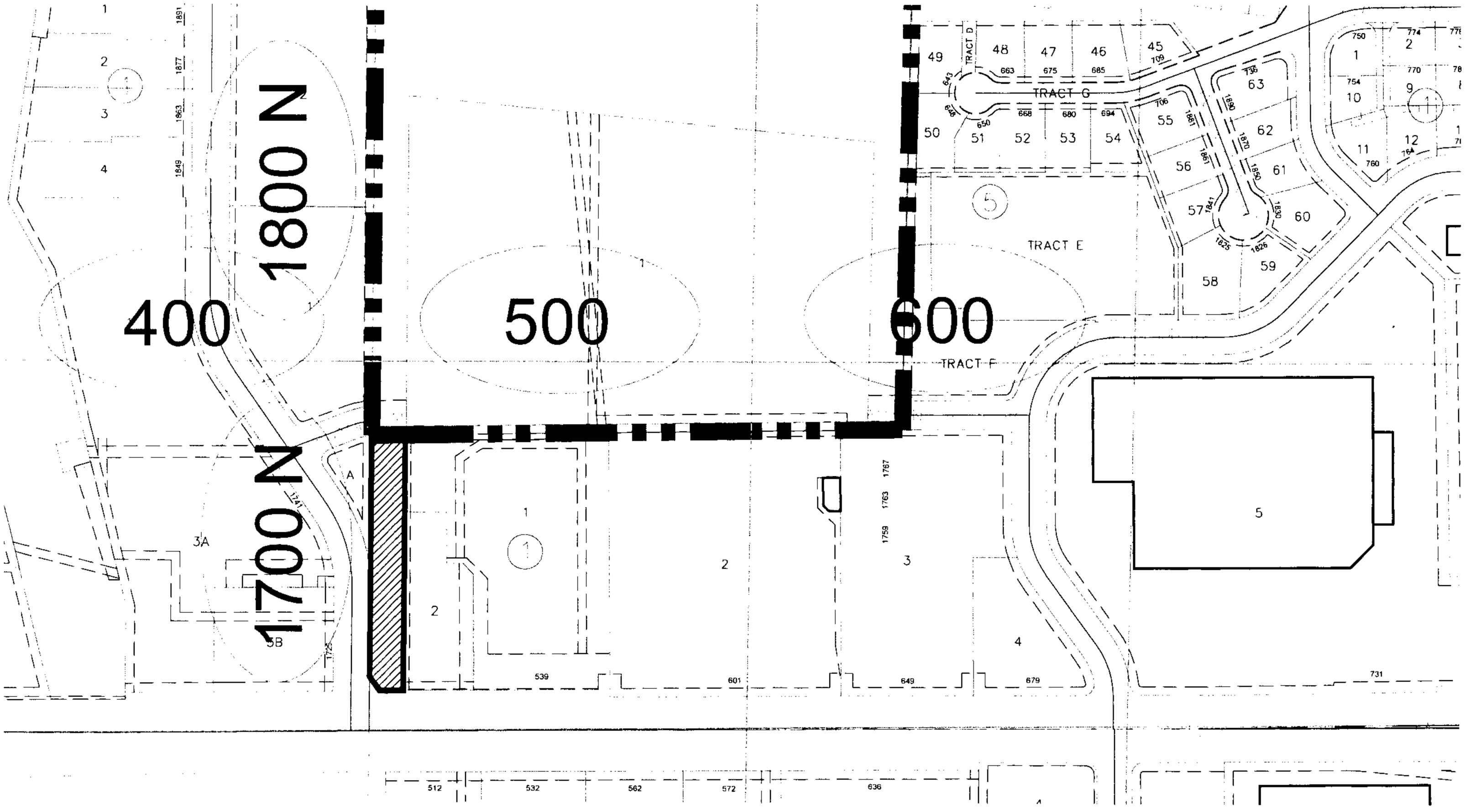
8/22/2016

Scale: 1 inch= 60 feet

File: Robert Struthers Annexation.ndp

Tract 1: 0.6051 Acres (26358 Sq. Feet), Closure: s78.2711e 0.03 ft. (1/37617), Perimeter=993 ft.

01 n0.4001e 418.56
02 n89.2959e 60.02
03 s0.4001w 442.98
04 s89.5119w 41.85
05 n36.4331w 29.95


1800 N
1700 N
400
500
600
TRACT D
TRACT G
TRACT E
TRACT F
49
48
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63
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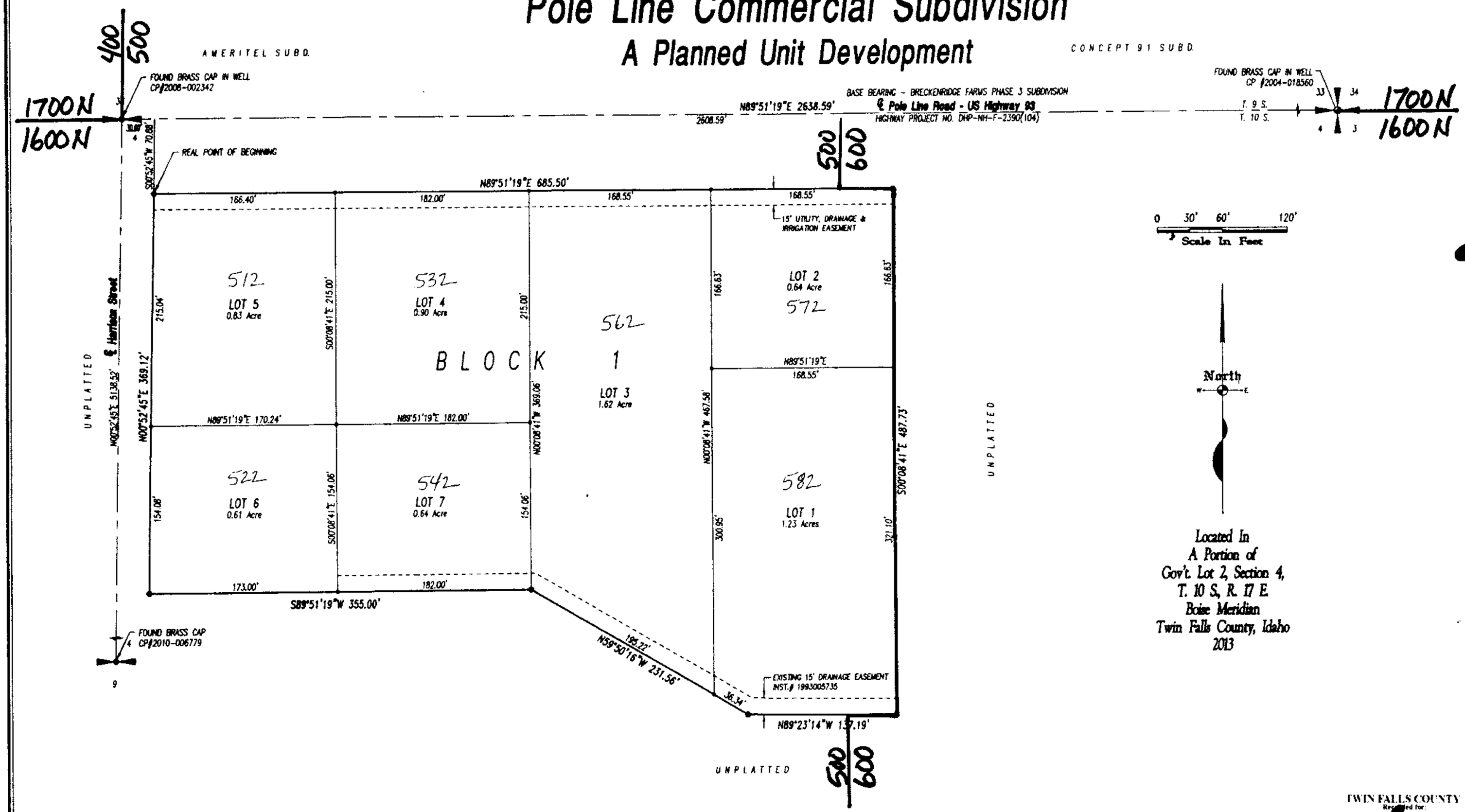
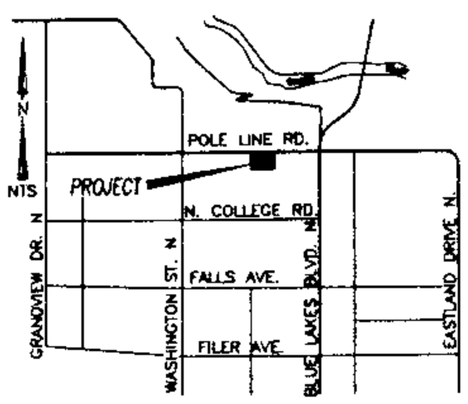
5
9
10
11
12
3A
5B
A
539
601
649
679
731
512
532
562
572
636

Pole Line Commercial Subdivision

A Planned Unit Development



Vicinity Sketch



Notes

1. Cross Use Access, Utility, Drainage and Cross Use Parking Easements are set forth in the Reciprocal Easement Agreement Recorded as Instrument #2013-011909 across the Non Buildable Portions of the Property.
2. Lots 4 & 7 are subject to Existing Access Agreement, Instrument #91-011416 and Instrument #91-012799 or amendments there to for the sole benefit of the neighboring owners adjacent to the south boundary of Lot 7.
3. Lots 4 & 5 are subject to Existing Vehicle Access Easement, Instrument #2005-029702.

Legend

Subdivision Boundary Line	
Lot Line	
Roadway Centerline	
Easement Line	
Set 5/8"x30" Rebar and Cap (LS 1000)	●
Fnd. 5/8" Rebar and Cap (LS 1000)	○
Set 1/2"x24" Rebar and Cap (LS 1000)	•

Health Certificate

Sanitary restrictions are required by Idaho Code, Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling or shelter which necessitates the supply of water or sewerage facilities for persons using such premises until sanitary restriction requirements are satisfied.

District Health Department, EHS

5/17/13
Date:

TWIN FALLS COUNTY
Recorded for:
FIVE ENGINEERS
2:55:29 PM 05-31-2013
2013-011910
No. Pages:3 Fee: $ 33.00
KRISTINA GLASCOCK
County Clerk
Deputy: DWRIGHT

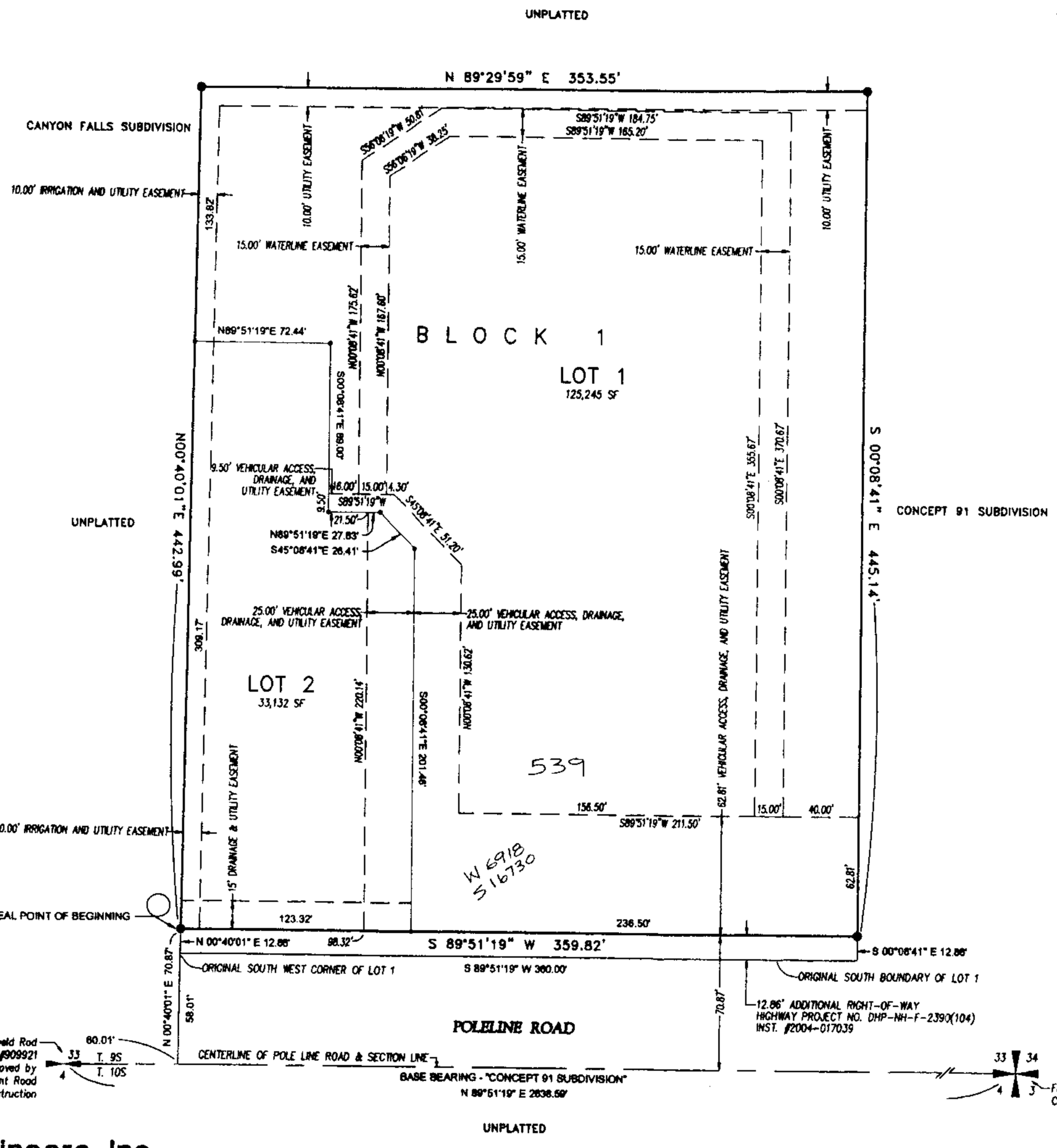
REGISTERED LAND SURVEYOR 1000 1-29-13 STATE OF IDAHO ROGER A. TRUGER

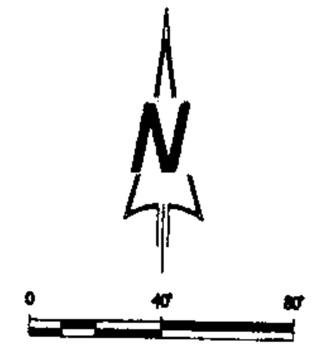
Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

352-10FP
Sheet 1 of 3

AMERITEL SUBDIVISION

A RESUBDIVISION OF
LOT 1, BLOCK 1 "CONCEPT 91 SUBDIVISION"
LOCATED IN
SW1/4 SE1/4, SECTION 33
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS COUNTY
IDAHO 2008





TWIN FALLS COUNTY
Recorded for
EHM ENGINEERS
2:09:32 pm 04-30-2009
2009-009538
No. Pages: 2 Fee: $ 11.00
KRISTINA GLASCOCK
County Clerk
Deputy: RHEE

Legend:

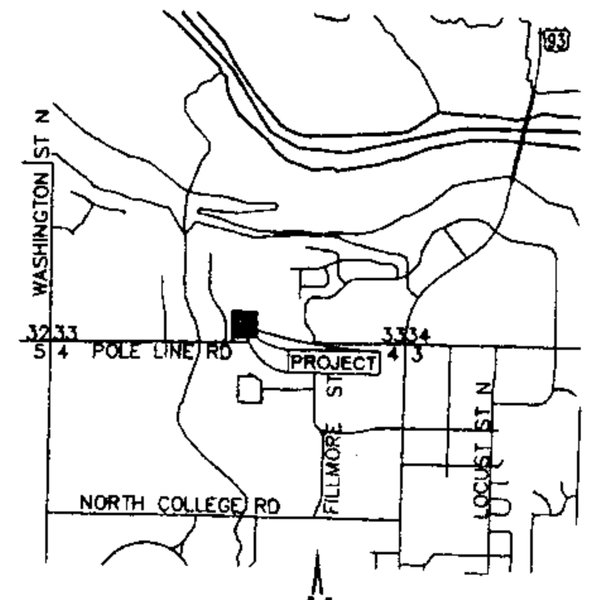
- Subdivision Boundary Line
- Center Line of Street
- Lot Line
- Easement Line
- Set 1/2"x24" Rebar and Cap (LS 1000)
- Set 5/8"x30" Rebar and Cap (LS 1000)

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing these facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

July 11, 2008
Date:

District Health Department, REHS



TWIN FALLS, IDAHO
Vicinity
N.T.S.

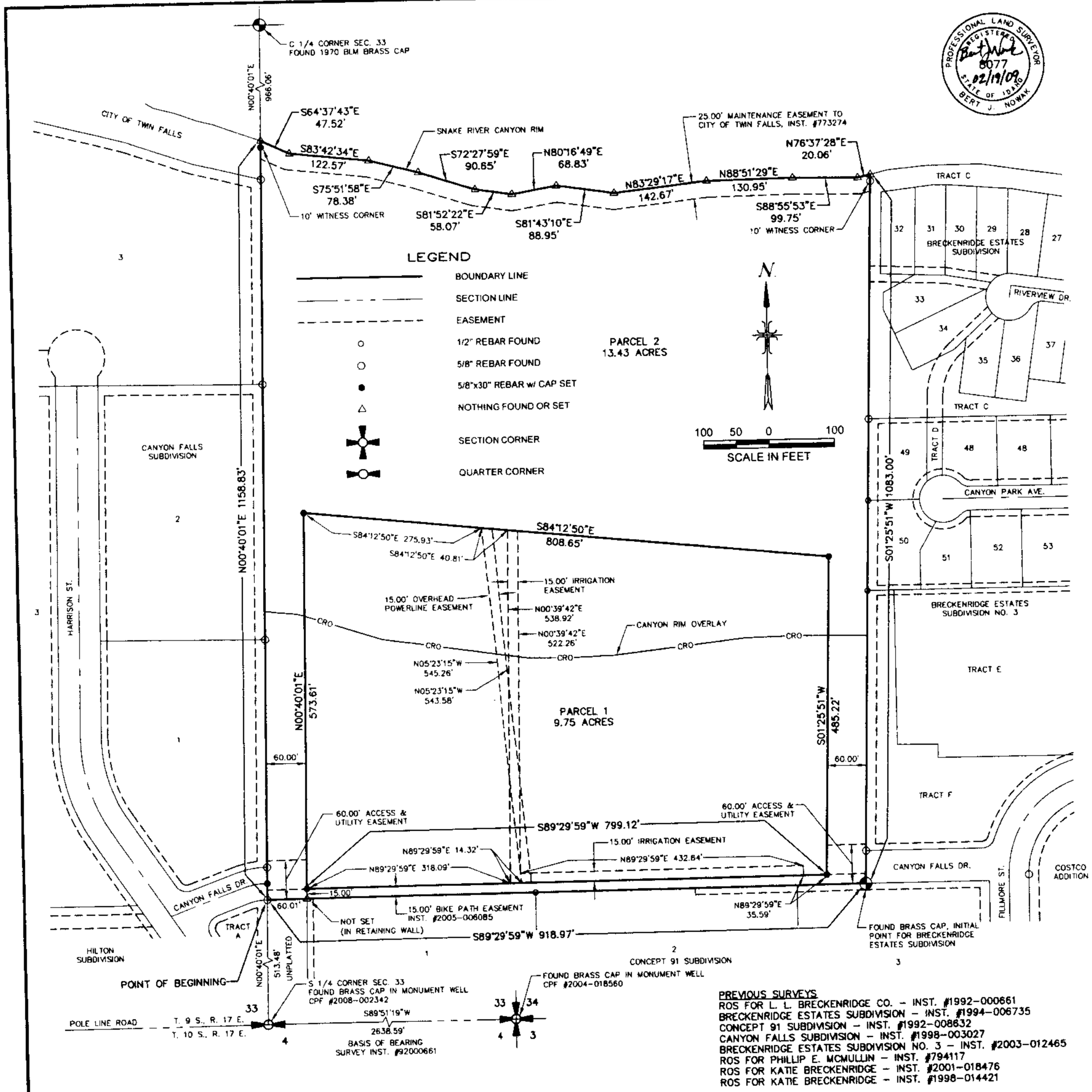
REGISTERED LAND SURVEYOR 1000 STATE OF IDAHO ROGER A. KRUGER

EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS

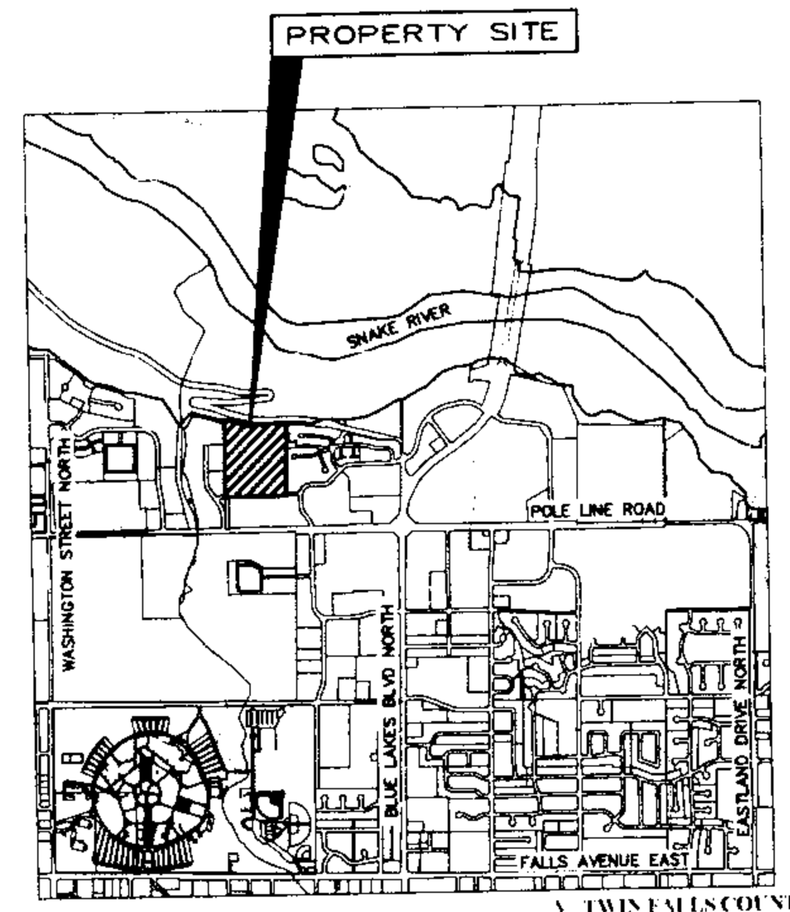
TBS SUBDIVISION CONVEYANCE PLAT

LOCATED IN PART OF
GOVERNMENT LOT 5 AND SW4 SE4,
SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO

2009



PROFESSIONAL LAND SURVEYOR
REGISTERED
8077
02/19/09
STATE OF IDAHO
BERT J. NOWAK



VICINITY MAP
N.T.S.

TWIN FALLS COUNTY
RECORDED FOR:
J-U-B ENGINEERS
08:53:40 am 03-30-2009
2009-006717
NO. PAGES: 2 FEE: $22.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CHICE

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED."

Feb 18, 2009
DATE

DISTRICT HEALTH DEPARTMENT, REMS

CONVEYANCE PLAT NOTE

"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 10 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE."

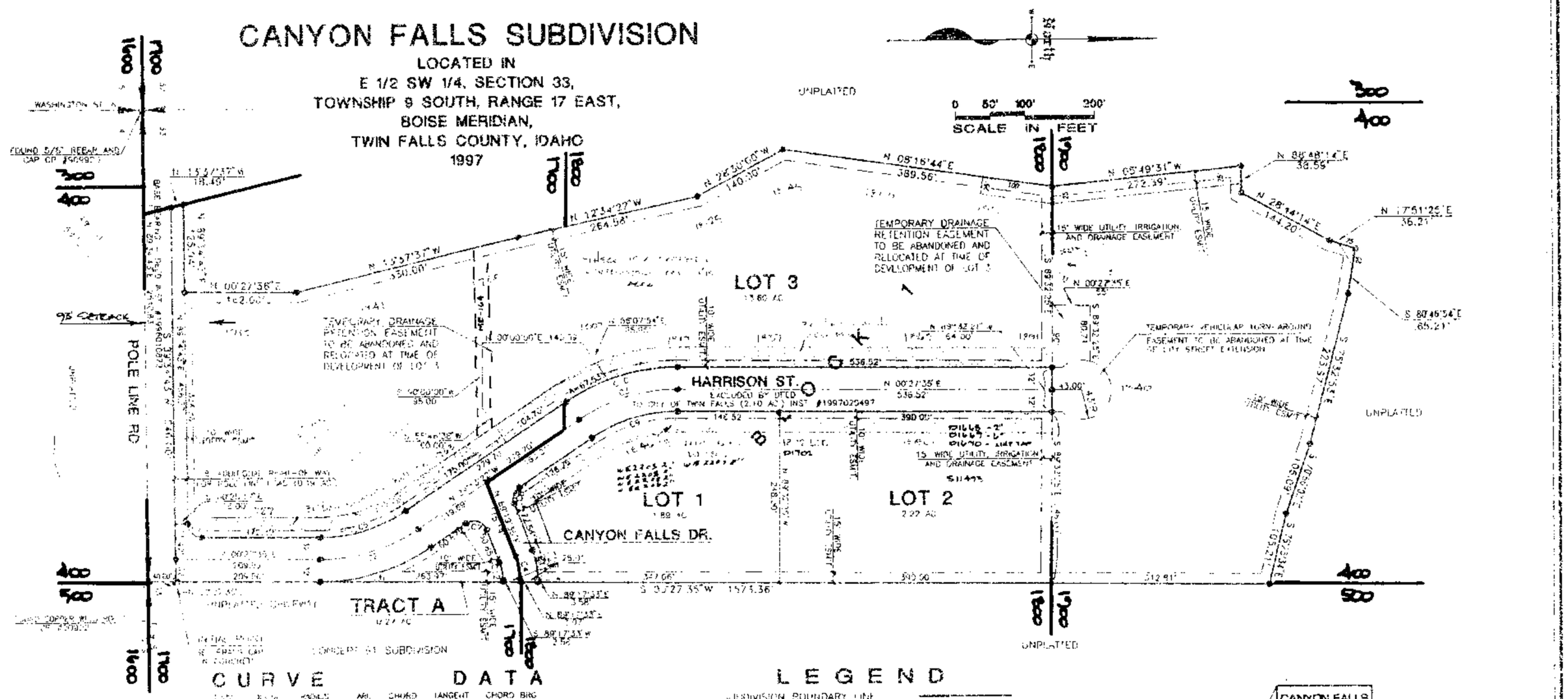
PREVIOUS SURVEYS

ROS FOR L. L. BRECKENRIDGE CO. – INST. #1992-000661
BRECKENRIDGE ESTATES SUBDIVISION – INST. #1994-006735
CONCEPT 91 SUBDIVISION – INST. #1992-008632
CANYON FALLS SUBDIVISION – INST. #1998-003027
BRECKENRIDGE ESTATES SUBDIVISION NO. 3 – INST. #2003-012465
ROS FOR PHILLIP E. MCMULLIN – INST. #794117
ROS FOR KATIE BRECKENRIDGE – INST. #2001-018476
ROS FOR KATIE BRECKENRIDGE – INST. #1998-014421

J–U–B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho

CANYON FALLS SUBDIVISION

LOCATED IN
E 1/2 SW 1/4, SECTION 33,
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO
1997

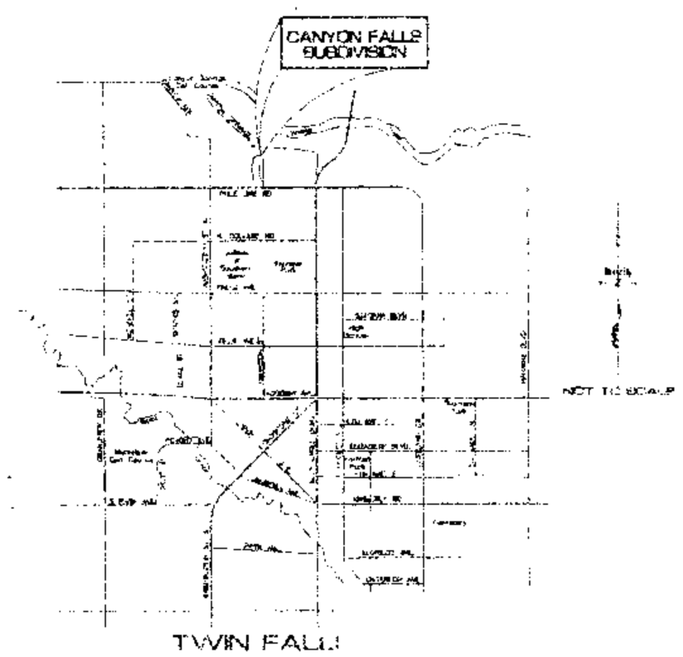


CURVE DATA

	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
	[illegible]	[illegible]	[illegible]	28.67	19.69	N 45°01'09"E
	[illegible]	[illegible]	[illegible]	149.03	78.06	N 16°52'53"W
	[illegible]	[illegible]	[illegible]	149.03	78.06	S 16°52'53"E
	[illegible]	[illegible]	34.87	34.57	17.60	S 79°16'34"W
	[illegible]	[illegible]	[illegible]	129.06	68.07	N 16°52'53"W
	[illegible]	[illegible]	[illegible]	186.31	98.26	N 16°52'53"W
	[illegible]	[illegible]	[illegible]	31.02	15.39	S 17°33'07"E
	[illegible]	[illegible]	[illegible]	24.75	15.75	S 72°26'53"E
	[illegible]	[illegible]	[illegible]	129.06	68.07	S 16°52'53"E
	[illegible]	[illegible]	[illegible]	149.03	98.06	S 16°52'53"E
	[illegible]	[illegible]	42.56	42.34	22.90	S 79°16'34"W
	[illegible]	[illegible]	28.14	26.00	15.26	S 79°16'34"W

LEGEND

SUBDIVISION BOUNDARY LINE
1/4 SECTION LINE
LOT LINE
EASEMENT LINE
SET 5/8" x 30" REBAR & CAP
SET 1/2" x 24" REBAR & CAP
BICYCLE / PEDESTRIAN PATH EASEMENT



IRRIGATION CERTIFICATE

Pursuant to Idaho Code 31-3805,
Genesgles Limited Partnership, Concord Properties, LLC, A Limited Liability Company, and Assisted Living Concepts, Inc., A Nevada Corporation, as owners, do hereby state that the irrigation water rights appurtenant and the assessments pertaining to the lands in the plat have been transferred from said lands. Lots within the subdivision will not be entitled to any irrigation water rights and will not be assessed for assessments from any Irrigation Districts.

By: _____
Partner - Genesgles Limited Partnership

By: _____
Manager - Concord Properties, LLC

By: _____
Manager - Concord Properties, LLC

By: _____
Chief Financial Officer
Assisted Living Concepts, Inc.

WATER SYSTEM CERTIFICATE

Pursuant to Idaho Code 50-1334,
Genesgles Limited Partnership, Concord Properties, LLC, A Limited Liability Company, and Assisted Living Concepts, Inc., A Nevada Corporation, as owners, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

By: _____
Partner - Genesgles Limited Partnership

By: _____
Manager - Concord Properties, LLC

By: _____
Manager - Concord Properties, LLC

By: _____
Chief Financial Officer
Assisted Living Concepts, Inc.

HEALTH CERTIFICATE

Sanitary restrictions are imposed by Idaho Code Title 50, Chapter 13. Lots within this plat may be subject to additional sanitary restrictions imposed by Idaho Code Title 50, Chapter 13, and shall not be issued a certificate of occupancy until such restrictions are met.

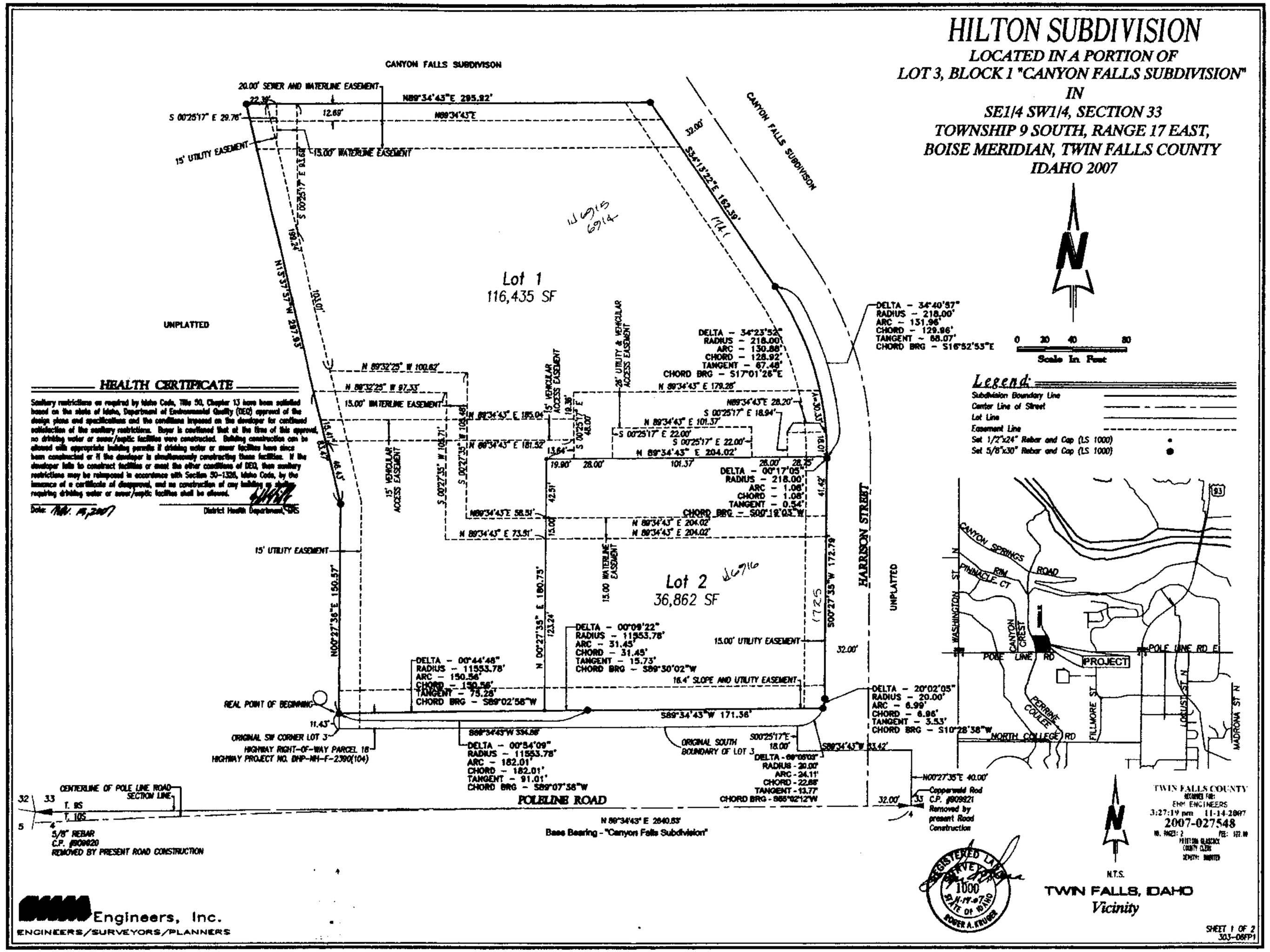
10/10/99 _____
Date Central District Health Dept.

EHM Engineers, Inc.

CANYON FALLS SUBD

HILTON SUBDIVISION

LOCATED IN A PORTION OF
LOT 3, BLOCK 1 "CANYON FALLS SUBDIVISION"
IN
SE1/4 SW1/4, SECTION 33
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS COUNTY
IDAHO 2007



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the state of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or other requiring drinking water or sewer/septic facilities shall be allowed.

Date: Nov. 15, 2007 — District Health Department, DHS

Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

P.O. Box 1907
321 Second Avenue East
Twin Falls, ID 83303-1907

Phone: (208) 735-7245
Fax: (208) 732-0741
www.tfid.org

CERTIFICATE

I, Sharon Bryan do hereby certify:

That I am the duly appointed Deputy City Clerk of the City of Twin Falls, Idaho; that I have in my office and under my control the original copy of Ordinance No. 2016-14; that said Ordinance was approved by the City Council of the City of Twin Falls, Idaho on October 24, 2016 and signed by the Mayor on October 24, 2016; that the foregoing instrument is a true and correct copy of said Ordinance No. 2016-14; that said Ordinance is on file in my office.

Dated this 31st day of October, 2016.

Sharon Bryan, Deputy City Clerk
City of Twin Falls, Idaho

Subscribed and sworn to before me this 31st day of October, 2016.

KATHLEEN A. TOUCHETTE
NOTARY PUBLIC
STATE OF IDAHO

Notary Public
Residing in Twin Falls
Commission Expires: 10/28/21

P.O. Box 1907 324 Hansen Street East Twin Falls, Idaho 83303-1907 Fax: (208) 736-2293

ENGINEERING *(208) 735-7265*

November 7, 2016

Idaho State Tax Commission
c/o Craig Johnson – GIS Analyst
800 Park Blvd, Plaza IV
P.O. Box 36
Boise, ID 83722

RE: Robert J. Struthers Property Annexation – Ordinance No. 2016-14

Dear Mr. Johnson,

Please find enclosed the following documentation for the Robert J. Struthers Property Annexation:

1. Signed and recorded ordinance with legal description.
2. Certification letter from the City Clerk.
3. 24"x36" map showing the annexation area.
4. Copies of plats of surrounding developments.
5. Exhibit showing annexation area with addressing grid.

If you have any questions, please call Kristi at 208-735-7332 or e-mail at kfehringer@tfid.org.

Sincerely,

Kristi Fehringer
Lead Engineering Technician