

## CITY OF ROCKLAND

ORDINANCE NO. - 2020-2

AN ORDINANCE FINDING THAT, BRANDON HATCH, THE OWNER OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF PINE STREET AND NORTH OF EAST FORK ROCK CREEK, ROCKLAND, IDAHO, WHICH LIES CONTIGUOUS OR ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCKLAND, COUNTY OF POWER, STATE OF IDAHO; HAS MADE A REQUEST FOR ANNEXATION IN WRITING TO THE COUNCIL; AND THAT SAID LAND BE ANNEXED TO THE CITY OF ROCKLAND AND RESIDENTIAL PROPERTY WITH ANIMAL RIGHTS, AND DECLARING THAT SAID LAND, BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW, BE A PART OF THE CITY OF ROCKLAND, COUNTY OF POWER, STATE OF IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND DIRECTING THE CITY ENGINEER TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF ROCKLAND, IDAHO; AND DIRECTING THE CLERK OF THE CITY OF ROCKLAND TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREAS TO BE ANNEXED WITH POWER COUNTY RECORDER, AUDITOR, TREASURER AND ASSESSOR, AND THE STATE TAX COMMISSION OF THE STATE OF IDAHO, PURSUANT TO IDAHO CODE SECTION 50-223 AND SECTION 63-2215.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF ROCKLAND, COUNTY OF POWER, STATE OF IDAHO:

**SECTION 1. FINDINGS:** That the following described land is contiguous and adjacent to the City of Rockland, Idaho, and that the City of Rockland has received a written request for annexation to the City of Rockland, Idaho, by the owners of said Property, to-wit:

**LEGAL DESCRIPTION  
AREA TO BE ZONED RESIDENTIAL**

A parcel of land located within the Southeast ¼ of Section 6, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Southeast corner of said Section 6; Thence, N 89°29'49" W 1315.77 feet along the South line of said Section to the E 1/16 Corner; Thence, N 89°29'49" W 29.81 feet to the Right of Way of Pine Street; Thence along said Right of Way, N 00°30'08" E 516.33 feet to the Point of Beginning; Thence, N 00°30'08" E 180.23 feet; Thence, N 00°30'08" E 60.00 feet; Thence, S 89°31'36" E 32.31 feet; Thence, N 00°41'31" E 567.70 feet; Thence, S 89°12'26" E 297.00 feet; Thence, S 00°41'31" W 626.04 feet to the North Line of Deed Inst. No. 199380; Thence along the North Line of said Deed, N 89°31'36" W 227.11 feet to the West Line of said Deed; Thence along the West line of Said Deed, S 00°30'08" W 180.31 feet; Thence N 89°29'03" W 102.00 feet to the Point of Beginning;

Said parcel contains an area of approximately 4.74 acres.

**AND**

A parcel of land located within the Southeast ¼ of Section 6, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Northwest corner of the W 1/4 NW1/4 SE 1/4 said Section 6, Thence, S 89°12'26" E 297.00 feet along the North line of said Section to the Point of Beginning; Thence, S 89°12' 26" E 31.68 feet; Thence, S 00°40'50" W 625.87 feet, Thence, N 89° 31' 36" W 31.80 feet; Thence N 00° 41' 31" E 626.04 feet to the Point of Beginning;

Said parcel contains an area of approximately 0.46 acres.

**LEGAL DESCRIPTION  
AREA TO BE ZONED AGRICULTURAL**

A parcel of land located within the Southeast ¼ of Section 6, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Southeast corner of said Section 6; Thence, N 89°29'49" W 1315.77 feet along the South line of said Section to the E 1/16 Corner; Thence, N 89°29'49" W 29.81 feet to the Right of Way of Pine Street; Thence along said Right of Way, N 00°30'08" E 516.33 feet to the Point of Beginning; Thence, N 00° 30' 08" E 180.23 feet; Thence, N 00°30' 08" E 60.00 feet; Thence, S 89° 31' 36" E 32.31 feet; Thence, N 00°41'31" E 567.70 feet; Thence, S 89°12'26" E 297.00 feet; Thence, S 00°41'31" W 626.04 feet to the North Line of Deed Inst. No. 199380; Thence along the North Line of said Deed, N 89° 31' 36" W 227.11 feet to the West Line of said Deed; Thence along the West line of Said Deed, S 00°30' 08" W 180.31 feet; Thence N 89°29' 03" W 102.00 feet to the Point of Beginning;

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**AND**

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Said parcel contains an area of approximately 0.46 acres.

**SECTION 2:** That the above-described real property be, and the same is hereby annexed and made a part of the City of Rockland, Power County, Idaho.

**SECTION 3:** That the real property herein by this ordinance annexed to the City of Rockland herein above described shall be zoned Residential Property with Animal Rights.

**SECTION 4:** That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, comprehensive plan and all official maps depicting the boundaries of the City of Rockland in accordance with this ordinance.

**SECTION 5:** The zoning designation set forth in Section 3 of this ordinance is subject to the terms and conditions of that certain Development Agreement by and between the City of Rockland and the owner of the land described in Section 1 dated the 08 day of September 2020, and that the uses are to be developed under the planned unit development process and conditional use permit process.

**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 Rockland 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 plainly and clearly designating the boundaries of the City of Rockland, including the lands herein annexed, with the following officials of the County of Power, 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, all in compliance with Idaho Code §63-2215 and §50-223.

**PASSED BY THE COUNCIL OF THE CITY OF ROCKLAND, IDAHO,** this 08 day of September, 2020.

**APPROVED BY THE MAYOR OF THE CITY OF ROCKLAND, IDAHO,** this 08 day of September, 2020.

MAYOR

Eddy Hansen

ATTEST:

CITY CLERK

First Reading: Gretchen Munk

Adopted after first reading by suspension of the Rule as allowed pursuant to

Idaho Code 50-902

Yes: gmunke No:

Second Reading: gmunke

Third Reading: gmunke

STATE OF IDAHO )

: ss

County of Power )

On this 7<sup>th</sup> day of Oct., 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared EDDY HANSEN and GRETCHEN MUNK, known to me to be the Mayor and City Clerk, respectively, of the City of Rockland, Idaho, and who executed the within instrument, and acknowledged to me that the City of Rockland 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) NOTARY PUBLIC FOR IDAHO

RESIDING

AT: Rockland, Id

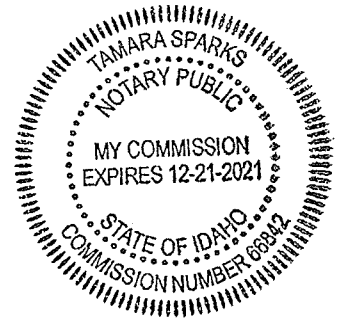
MY COMMISSION

EXPIRES: 12/21/2021

ANNEXATION AND ZONING ORDINANCE

PAGE 1 OF 5

ANNEXATION AND ZONING ORDINANCE PAGE 1



**PART OF THE SE 1/4 OF  
SECTION 6, T. 10 S., R. 31 E.B.M.  
POWER COUNTY, IDAHO**

**RECORDER'S CERTIFICATE**

Instrument # 213819

POWER COUNTY, IDAHO

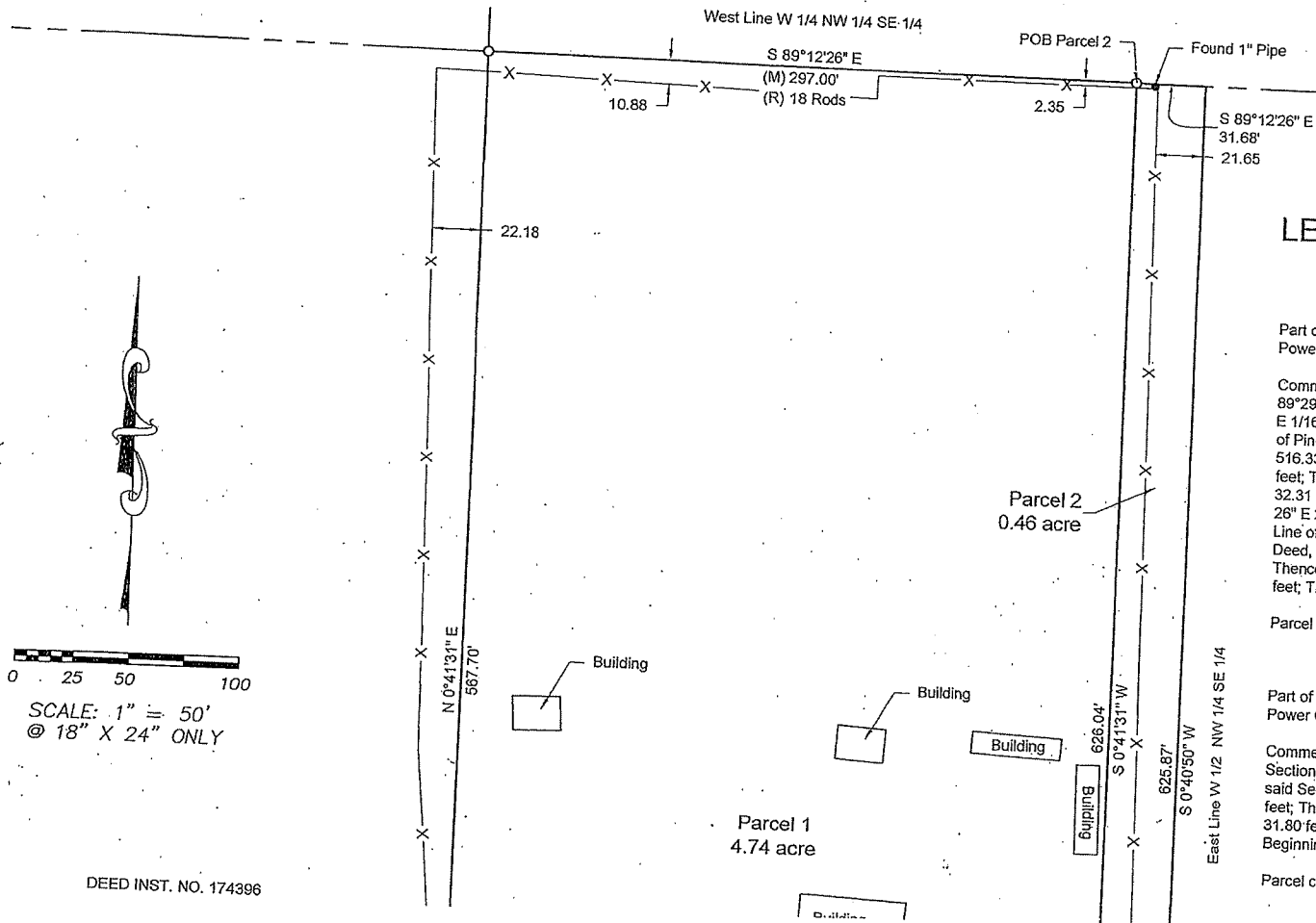
2-22-2019 02:26:46 PM No. of Pages: 1

Recorded for: HLE

SHARIE SPRAGUE

Ex-Officio Recorder, Deputy

*[Signature]*



**LEGAL DESCRIPTION**

**Parcel 1**

Part of the SE 1/4 Section 6 Township 10 South Range 31 East B.M. Power County, Idaho described as:

Commencing at the Southeast corner of said Section 6; Thence, N 89°29'49" W 1315.77 feet along the South line of said Section to the E 1/16 Corner; Thence, N 89°29'49" W 29.81 feet to the Right of Way of Pine Street; Thence along said Right of Way, N 00° 30' 08" E 516.33 feet to the Point of Beginning; Thence, N 00° 30' 08" E 180.23 feet; Thence, N 00° 30' 08" E 60.00 feet; Thence, S 89° 31' 36" E 32.31 feet; Thence, N 00° 41' 31" E 567.70 feet; Thence, S 89° 12' 26" E 297.00 feet; Thence, S 00° 41' 31" W 626.04 feet to the North Line of Deed Inst. No. 199380; Thence along the North Line of said Deed, N 89° 31' 36" W 227.11 feet to the West Line of said Deed; Thence along the West line of Said Deed, S 00° 30' 08" W 180.31 feet; Thence N 89° 29' 03" W 102.00 feet to the Point of Beginning;

Parcel contains 4.74 acres more or less.

**Parcel 2**






Part of the SE 1/4 Section 6 Township 10 South Range 31 East B.M. Power County, Idaho described as:

Commencing at the Northwest corner of the W 1/4 NW 1/4 SE 1/4 said Section 6; Thence, S 89°12'26" E 297.00 feet along the North line of said Section to the Point of Beginning; Thence, S 89° 12' 26" E 31.68 feet; Thence, S 00° 40' 50" W 625.87 feet; Thence, N 89° 31' 36" W 31.80 feet; Thence N 00° 41' 31" E 626.04 feet to the Point of Beginning;

Parcel contains 0.46 acres more or less.

DEED INST. NO. 174396

# LEGEND

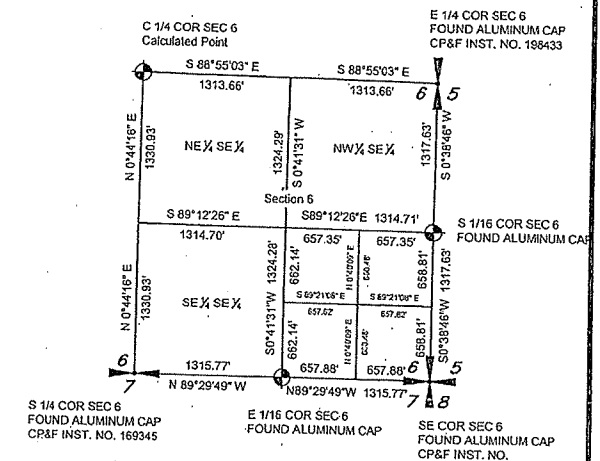
-  1/16 Corner Control
-  Section Corner Control
-  Placed 1/2" X 24" Iron rod with cap marked P.L.S. 12224
-  Fence line.
-  Found 1/2" Iron Rod

## SURVEYORS CERTIFICATE

I, Chris G. Street, a Registered Professional Land Surveyor in the State of Idaho do hereby certify that this plat is an accurate representation of the survey completed under my supervision.



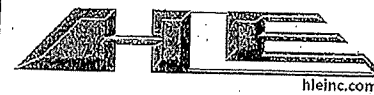
Chris G Street License No. 12224 Date 7/20/19



SE COR SEC 6  
FOUND ALUMINUM CAP  
CP&F INST. NO.

## RECORD OF SURVEY BRANDON HATCH

SEC. 6, T. 10 S., R. 31 E.B.M.  
POWER COUNTY, IDAHO



CIVIL & STRUCTURAL ENGINEERING  
MATERIALS TESTING & LAND SURVEYING  
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977  
460 Lincoln Street, American Falls, ID 83211, (208)226-5764

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