

CITY OF ROCKLAND

ORDINANCE NO. 2020-3

AN ORDINANCE FINDING THAT, KARL OSTLER, THE OWNER OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF N. PINE STREET AND SOUTH 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

Part of Block 4 Houtz Addition, Rockland Townsite, Section 5, Township 10, Range 31 EBM, Power County Idaho described as:

Commencing at the center corner of Kootenai and North Main Street; Thence N0°29'17"E along the centerline of North Main Street to the northerly right of way of an unnamed road Thence, S89°31'36"E along said right of way line 199.40 feet to the Point of Beginning; Thence, N00°29'42"E 73.42 feet; Thence N74°42'40"E 129.60 feet ; Thence, N75°39'53"E 19.66 feet; Thence, N79°55'29"E 32.72 feet; Thence N84°20'54"E 23.66 feet; Thence, S00°30'08"W 122.16 feet; Thence N89°31'36"W 199.40 feet to the Point of Beginning;

Parcel contains 0.46 acres more or less.

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: Yes No:

Second Reading: Gretchen Munk

Third Reading: Gretchen Munk

STATE OF IDAHO)

: ss

County of Power)

On this 7th 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

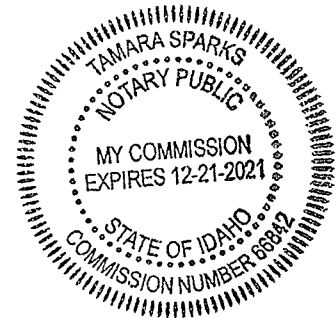
Tamara Sparks
RESIDING

AT: Rockland, Id

MY COMMISSION

EXPIRES: 12/31/2021

ANNEXATION AND ZONING ORDINANCE PAGE 1



PART OF BLOCK 4, HOUTZ ADDITION, ROCKLAND TOWNSITE SECTION 6, T. 10 S., R. 31 E.B.M. POWER COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument # 215896
POWER COUNTY, IDAHO
6-21-2020 11:28:44 AM No. of Pages: 1
Recorded for: HLE
SHARRE SPRAGUE
Ex-Officio Recorder Deputy *[Signature]* Fee: 6.00

SURVEYORS NARRATIVE:

The purpose of this survey is to designate an area of block 4 Houtz addition Rockland Townsite to be vacated. Ostler Parcel 2 contains lots 1, 2, 3 and 4 of block 4 Houtz addition Rockland Townsite. Basis of bearing is from found center street monuments on N. Main and Kootenai Street.

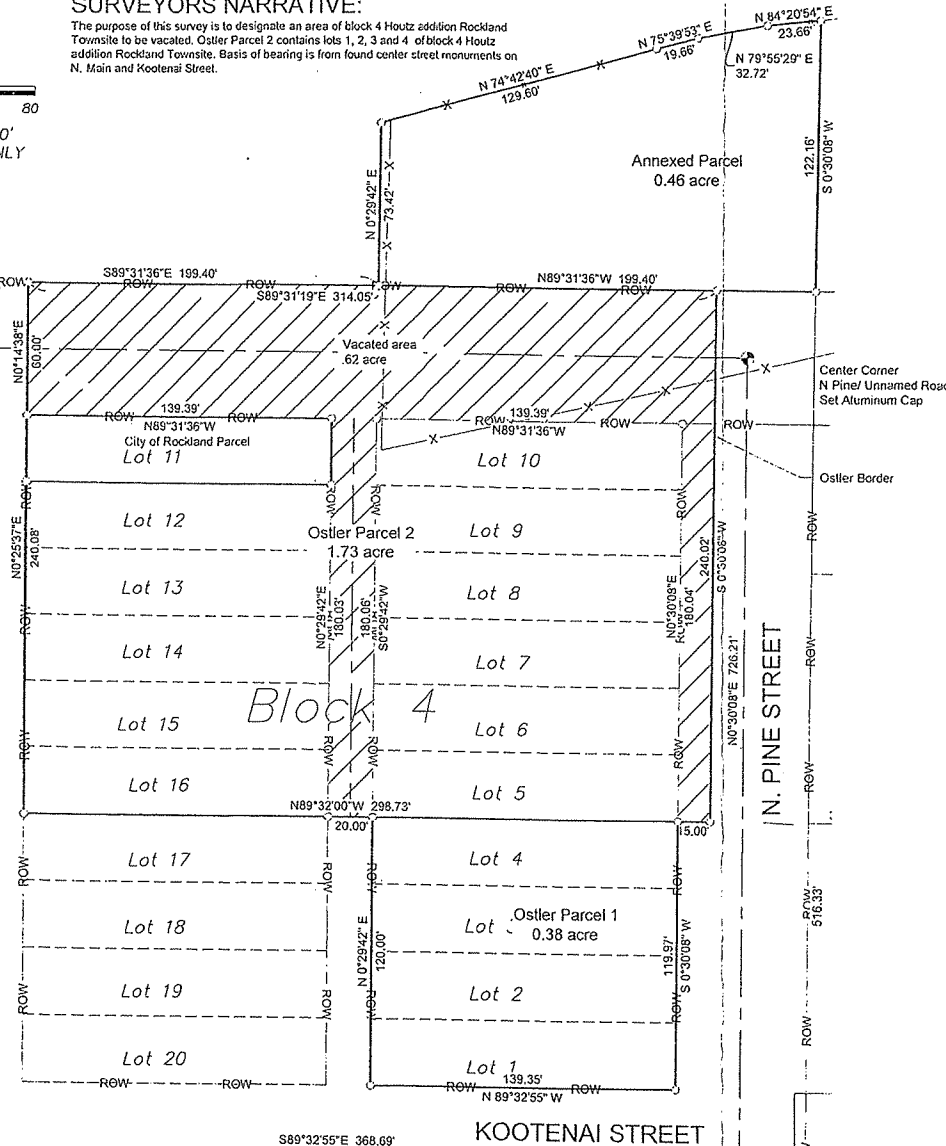
0 20 40 80

SCALE: 1" = 40'
© 18" X 24" ONLY

Center Corner
N Main/ Unnamed Road
Set Aluminum Cap

N MAIN STREET

N0°29'17"E 390.14'



LEGAL DESCRIPTION

Vacated Area

All of the unnamed street along the northerly boundary of Block 4 and the westerly 15 feet of North Pine Street east of Lots 5-10 Block 4 and all of the Alley between Lots 5-10 of Block 4 of the Houtz Addition, Rockland Townsite, Section 5, Township 10, Range 31 EBM, Power County Idaho described as:

Commencing at the center corner of Kootenai and North Main Street; Thence N0°29'17"E along the centerline of North Main Street 390.14 to the northerly right of way of an unnamed road; Thence, S89°31'36"E along said right of way line 39.74 feet to the Point of Beginning, Thence, S 89° 31' 19" E 314.05 feet; Thence, S 00° 30' 06" W 240.02 feet; Thence, N 89° 32' 00" W 15.00 feet; Thence, N0°30'08"W 180.04 feet; Thence, N 89° 31' 36" W 139.39 feet; Thence, S 00° 29' 42" W 180.06 feet; Thence, N 89° 32' 00" W 20.00 feet; Thence, N 00° 29' 42" E 180.03 feet; Thence, N 89° 31' 36" W 139.39 feet; Thence N 00° 14' 38" E 60.00 feet to the Point of Beginning.

Parcel contains 0.62 acres more or less.

City of Rockland Parcel

Lot 11 Block 4 of the Houtz Addition, Rockland Townsite, Section 5, Township 10, Range 31 EBM, Power County Idaho described as

Ostler Parcel 1

All of Lots 1-4 of Block 4 of the Houtz Addition, Rockland Townsite, Section 5, Township 10, Range 31 EBM, Power County Idaho described as

Ostler Parcel 2

All of Lots 5-10 and Lots 12-16 Block 4 and All of the unnamed street along the northerly boundary of Block 4 and the westerly 15 feet of North Pine Street east of Lots 5-10 Block 4 and all of the Alley between Lots 5-10 of Block 4 of the Houtz Addition, Rockland Townsite, Section 5, Township 10, Range 31 EBM, Power County Idaho described as:

Commencing at the center corner of Kootenai and North Main Street; Thence N0°29'17"E along the centerline of North Main Street 390.14 to the northerly right of way of an unnamed road; Thence, S89°31'36"E along said right of way line 39.74 feet to the Point of Beginning, Thence, S 89° 31' 19" E 314.05 feet; Thence, S 00° 30' 06" W 240.02 feet; Thence, N 89° 32' 00" W 288.73 feet; Thence N 00° 25' 37" E 240.08 feet to the Point of Beginning.

Annex Parcel

Part of Block 4 Houtz Addition, Rockland Townsite, Section 5, Township 10, Range 31 EBM, Power County Idaho described as:

Commencing at the center corner of Kootenai and North Main Street; Thence N0°29'17"E along the centerline of North Main Street 390.14 to the northerly right of way of an unnamed road; Thence, S89°31'36"E along said right of way line 199.40 feet to the Point of Beginning, Thence, N 00° 29' 42" E 73.42 feet; Thence, N 74° 42' 40" E 129.60 feet; Thence, N 75° 39' 53" E 19.66 feet; Thence, N 79° 55' 29" E 32.72 feet; Thence, N 84° 20' 54" E 23.66 feet; Thence, S 00° 30' 09" W 122.16 feet; Thence N 89° 31' 36" W 199.40 feet to the Point of Beginning;

Parcel contains 0.46 acres more or less.

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 3/19/2020

LEGEND

- Street Corner Control
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 12224
- Vacated Area
- Fence line.
- ROW Right of Way Line

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)766-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764

hlcinc.com

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ON	DESIGN BY	CHECK BY
ON	HLE	CGS
JOB NO.	2019-393	
DATE	May 12, 2020	
REVISIONS		DATE

RECORD OF SURVEY
KARL OSTLER

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

SHEET NO.	1
OF SHEETS	1