

REC'D FEB 27 2024

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=4 ANGIE STEELE
CITY OF MERIDIAN, IDAHO
2024-006168
02/07/2024 08:25 AM
NO FEE

CITY OF MERIDIAN ORDINANCE NO. 24-2044

BY THE CITY COUNCIL: **BORTON, CAVENER, LITTLE ROBERTS,
OVERTON, STRADER, TAYLOR**

AN ORDINANCE (JULIA SUBDIVISION – H-2023-0003) ANNEXING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; REZONING 2.77 ACRES OF SUCH REAL PROPERTY FROM RUT (RURAL URBAN TRANSITION) TO R-8 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT; DIRECTING CITY STAFF TO ALTER ALL APPLICABLE USE AND AREA MAPS AS WELL AS THE OFFICIAL ZONING MAPS AND ALL OFFICIAL MAPS DEPICTING THE BOUNDARIES AND THE ZONING DISTRICTS OF THE CITY OF MERIDIAN IN ACCORDANCE WITH THIS ORDINANCE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY TREASURER, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Meridian received a written request from property owners *Marquita M. Flansburg and Theresa Charlayne Call* to annex and rezone the land described in the legal description attached hereto as Exhibit “A” and the map attached hereto as Exhibit “B” (“Subject Property”), which exhibits are incorporated herein by reference;

WHEREAS, the Subject Property is contiguous to the corporate limits of the City of Meridian, Idaho;

WHEREAS, the City of Meridian is authorized by Idaho Code section 50-222(2) to annex the Subject Property;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:

SECTION 1. That the City Council of the City of Meridian hereby annexes the Subject Property.

SECTION 2. That the City Council of the City of Meridian hereby rezones 2.77 acres of the Subject Property from RUT (Rural Urban Transition) to the R-8 (Medium-Density Residential) Zoning District.

SECTION 3. That City Staff is hereby directed to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

SECTION 4. That the City Clerk is hereby directed to file a certified copy of this ordinance and its exhibits with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, within ten (10) days following the effective date of this ordinance.

SECTION 5. That all ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect upon publication, in accordance with law.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this 6th day of February, 2024.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this 6th day of February, 2024.

MAYOR ROBERT E. SIMISON

ATTEST:

CHRIS JOHNSON, CITY CLERK

STATE OF IDAHO,)
) ss:
County of Ada)

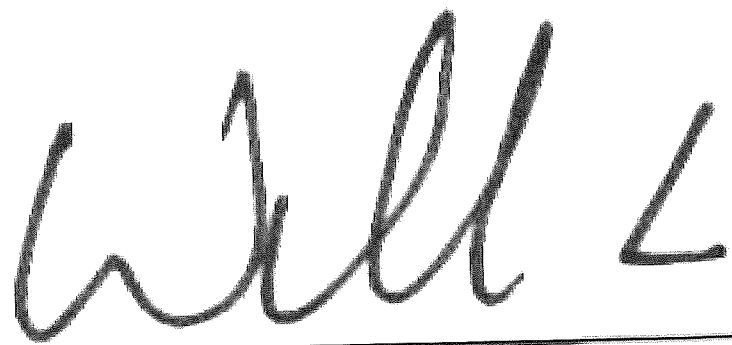
On this 6th day of February, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert E. Simison** and **Chris Johnson** known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first

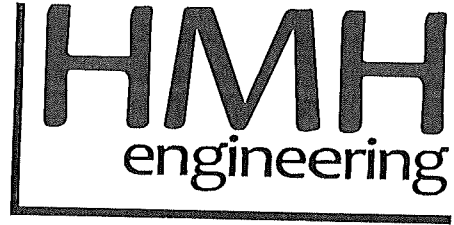
above written.
CHARLENE WAY
COMMISSION No. 67390
(SEAL) NOTARY PUBLIC
STATE OF IDAHO

Notary Public
Commission Expiration: 3-28-2028

William L.M. N
below is true ar

A handwritten signature in cursive script, appearing to read 'William L. M. N', written in dark ink.

William L. M. N



Julia Subdivision
Legal Description

A parcel of land, situate in the Southeast 1/4 of the Northeast 1/4 Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING East 1/4 Corner of Section 4, thence along the northerly boundary of the Turnberry Subdivision No.1, recorded in book 77 of plats at pages 8012-8013, North 89°22'47" West, 243.00 feet to the easterly boundary of Tricia's Crossing, recorded in book 90 of plats at pages 10615-10617, monumented by a found 5/8-inch pin, set cap stamped PLS8575;

Thence along said easterly boundary, North 57°58'01" West, 506.12 feet to the southerly boundary of Tricia's Subdivision No.2, recorded in book 83 of plats at pages 9185-9186, monumented by a found 5/8-inch pin with plastic cap stamped "PLS7732";

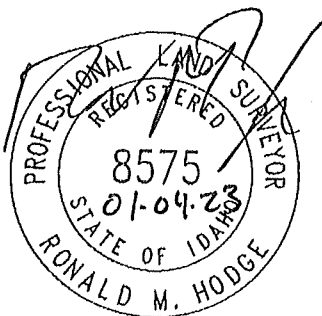
Thence along said southerly boundary, South 89°18'48" East, 675.00 feet to the easterly boundary of Section 4;

Thence along said easterly boundary, South 00°37'59" West, 263.01 feet to the **POINT OF BEGINNING**.

Containing 2.774 acres, more or less.

The **BASIS OF BEARINGS** for this survey is between the north 1/16 Corner of Section 4 monumented with a 5/8-inch pin and surmounted with a plastic cap marked "PLS7732", and the East 1/4 Corner of Section 4 monumented as described in Corner Record Instrument No. 102151375, bearing South 00°37'59" West, 1,325.62 feet.

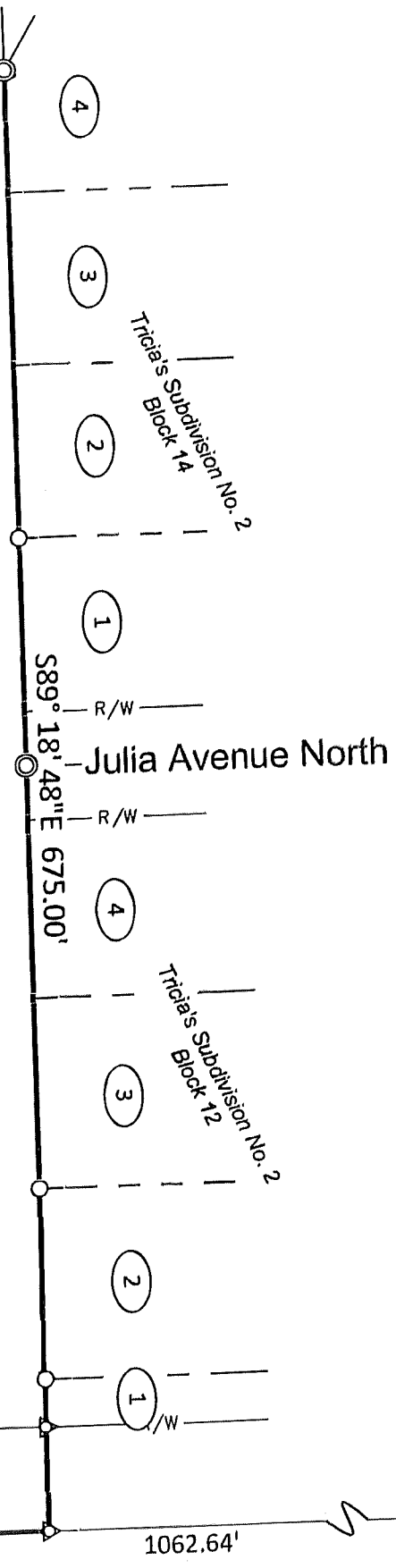
Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:trc

EXHIBIT
Survey Map

N 1/16th
Corner



Tricia's Subdivision No. 2
Block 14

Tricia's Subdivision No. 2
Block 12

Julia Avenue North

N. Black Cat Road

Dead of Trust
Instrument No. 2016-047627

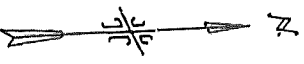
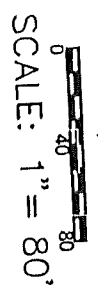
Tricia's Crossing
Block 1

8 $N57^{\circ}58'01''W$ 506.12'

1 $N89^{\circ}22'47''W$ 243.00'

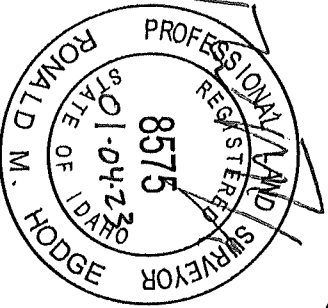
4 $500^{\circ}37'59''W$ 263.01'

4 $589^{\circ}18'48''E$ 675.00'



LEGEND

- Annexation Boundary
- Section Line
- Right-of-Way Line
- Record Lot Line



1 $N89^{\circ}22'47''W$ 243.00'

HMH ENGINEERING
(208) 342 7

Point of Beginning
CR 102151375



MEMO INVOICE

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello, ID 83204
Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/08/24	21410

1 MERIDIAN, CITY OF
33 E. BROADWAY AVENUE
MERIDIAN, ID 83642

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
479370	ORD 24-2044 + EXHIBI	02/11/24	02/11/24	2	\$132.61

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$132.61
Paid Amount: \$0.00

Amount Due: \$132.61

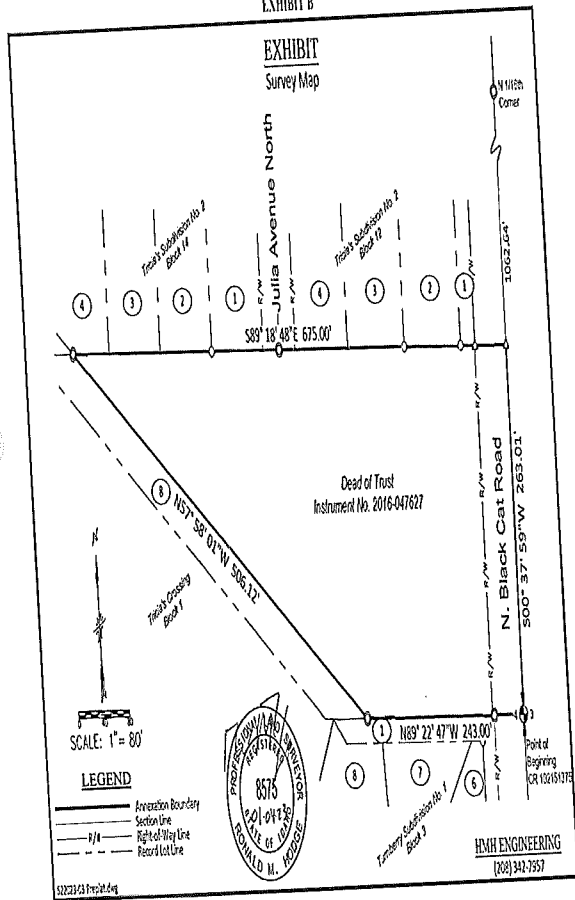
We Appreciate Your Business!

LEGAL NOTICE

SUMMARY OF CITY OF MERIDIAN
ORDINANCE NO. 24-2044

An ordinance (Julia Subdivision – H-2023-0003) annexing the southeast quarter of the northeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit "A"; rezoning 2.77 acres of such real property from RUT (Rural Urban Transition) to R-8 (Medium-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall be effective as of the date of publication of this summary.

EXHIBIT B



February 11, 2024

479370

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Vanessa Warshawer

From: GIS Support <gis_support@meridiancity.org>
Sent: Wednesday, February 14, 2024 12:39 PM
To: Vanessa Warshawer
Subject: RE: Ordinance 24-2044 (109204)

--reply above this line--

Chris Seftick wrote:

One address exists within this ordinance area:
2435 N BLACK CAT RD

No subdivisions currently exist within this ordinance area.

Subject: Ordinance 24-2044

Description: May I please get the following items for the attached Ordinance:

A list of the existing addresses in the annexed area
A list of subdivision names and phases in the annexed area

Thank you very much!

Please reply to this email or click the link to add notes. [Internal](#); [External](#)

GIS Support \ Analysis/Reporting | In progress | High priority
Owner: Vanessa Warshawer | Assigned: Chris Seftick | 2/13/2024 3:49:35 PM

