

REC'D JAN 25 2024

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Bannock County, Pocatello, Idaho
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Recorded for: CITY OF CHUBBUCK
Jason C. Dixon Fee: \$0.00
Deputy: Jbrower

DOC# 7

CITY OF CHUBBUCK, IDAHO
ORDINANCE NO. 868

AN ORDINANCE ANNEXING CERTAIN IDENTIFIED LANDS NEAR 5328 YELLOWSTONE AVE., AND LOCATED IN NORTH QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 34 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, STATE OF IDAHO, TO BE INCLUDED WITHIN THE BOUNDARIES AND JURISDICTIONAL LIMITS OF THE CITY OF CHUBBUCK, IDAHO AND WHICH ARE SPECIFICALLY SET FORTH BELOW; AND SPECIFYING THE ZONING CLASSIFICATION FOR THE NEWLY ANNEXED AREA; DIRECTING THE CHUBBUCK CITY CLERK TO RECORD THE ORDINANCE WITH BANNOCK COUNTY; REPEALING PRIOR CONFLICTING ORDINANCES; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS OF THIS ORDINANCE; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHUBBUCK, IDAHO:

Section 1. Annexation. The following described lands, located within Bannock County and contiguous to the existing boundaries of the City of Chubbuck, Idaho are hereby annexed and included within the boundaries and jurisdictional limits of the City of Chubbuck, Idaho:

PART OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 34 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, STATE OF IDAHO,

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 34 EAST AND RUNNING;

THENCE SOUTH 00°22'55" EAST 1508.63 FEET ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 3 TO THE SOUTHWEST CORNER OF LEGACY PARK SUBDIVISION INSTRUMENT NO. 22215131 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°35'17" EAST 535.26 FEET ALONG THE SOUTH LINE OF SAID LEGACY PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3, DIAMOND COURT SUBDIVISION INSTRUMENT NO. 96014344;

THENCE SOUTH 03°47'50" EAST 344.44 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 89°34'35" WEST 555.78 FEET ALONG THE NORTH LINE OF LOTS 1, 2 AND 3, BLOCK 3, DIAMOND COURT SUBDIVISION TO A POINT ON THE MERIDIONAL CENTERLINE OF SAID SECTION 3,

THENCE NORTH 00°22'55" WEST 343.43 FEET ALONG SAID MERIDIONAL CENTERLINE TO THE POINT OF BEGINNING.

Section 2. Zoning. The lands newly annexed to the City of Chubbuck, Idaho, as set forth in Section 1 above, shall be subject to the General Commercial (C-2) zoning classification:

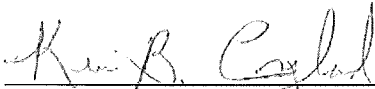
Section 3. Recording. The Chubbuck City Clerk is hereby directed to cause the ordinance to be recorded in the records of Bannock County.

Section 4. Repeal of Conflicting Ordinances. The provisions of any Ordinance of the City Chubbuck, Idaho, and any provision of the Chubbuck Municipal Code which are in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance is held invalid, for any reason, by any court of competent jurisdiction, such holding shall not affect the validity or enforceability of any of the remaining provisions.

Section 6. Effective Date. The rule requiring an ordinance to be read on three separate days, one of which shall be a reading in full, is hereby dispensed with, and this Ordinance shall become effect upon its passage, approval and publication as provided by law

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF CHUBBUCK, IDAHO, this 17th day of January, 2024.



Kevin B. England, MAYOR

ATTEST:



Joey Bowers, CITY CLERK



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:637143

FOR VALUE RECEIVED

Matthew Shiozawa and Allyson Shiozawa, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

JRG Holdings, LLC, an Idaho limited liability company

whose current address is

**150 Park Lawn Dr
Pocatello, ID 83202**

A handwritten signature in black ink, appearing to be "JRG Holdings, LLC", enclosed within a circular stamp.

the grantee(s), the following described premises, in Bannock County, Idaho, TO WIT:

Parcel A:

Part of Section 3, Township 6 South, Range 34 East, Boise Meridian, Bannock County, Idaho, more particularly described as;

COMMENCING at the North ¼ corner of Section 3, Township 6 South, Range 34 East and running;

Thence South 00°22'55" East 1508.63 feet along the meridional centerline of said Section 3 to the Southwest corner of Legacy Park Subdivision Instrument No. 22215131 said point being the TRUE POINT OF BEGINNING;

Thence South 89°35'17" East 535.26 feet along the South line of said Legacy Park Subdivision to the Northwest corner of Lot 4, Block 3, Diamond Court Subdivision Instrument No. 96014344;

Thence South 03°47'50" East 344.44 feet along the West line of said Lot 4 to the Southwest corner of said Lot 4;

Thence North 89°34'35" West 555.78 feet along the North line of Lots 1, 2 and 3, Block 3, Diamond Court Subdivision to a point on the meridional centerline of said Section 3,

Thence North 00°22'55" West 343.43 feet along said meridional centerline to the POINT OF BEGINNING.

Parcel B:

Lot 4, Block 3, Diamond Court Subdivision, Bannock County, Idaho, as the same appears on the official plat thereof, filed in the office of the County Recorder of Bannock County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all law suits...

Dated: May 10, 2023

Matthew Shiozawa
Matthew Shiozawa

Allyson Shiozawa
Allyson Shiozawa

State of Utah } ss
County of Washington }

On this 10 day of May, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Matthew Shiozawa and Allyson Shiozawa, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kimberly Cooper
Notary Public for the State of Utah
Residing at: WASHINGTON COUNTY
Commission Expires: May 10, 2023



