

REC'D MAR 26 2024

Instrument # 1764179
Bonnevill County, Idaho Falls, Idaho
03/18/2024 02:46:20 PM No. of Pages: 9
Recorded for: CITY OF IDAHO FALLS IDAHO
Penalty Mapping Fee: \$0.00
Ex-Officio Recorder Deputy _____
Index to ORDINANCE



ORDINANCE NO. 3563

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 28.408 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City pursuant to procedures of Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands, where necessary; and

WHEREAS, City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

- 1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and do not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;
- 2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and
- 3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the Council that the lands described herein below in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the City desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, as follows:

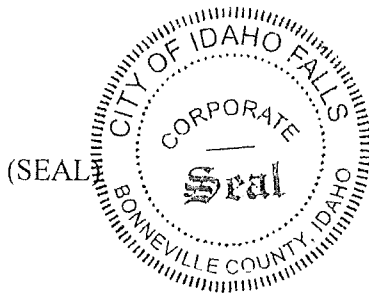
SECTION 1. Annexation of Property. The lands described in Exhibit A are hereby annexed to the City of Idaho Falls, Idaho.

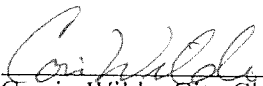
SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. The findings contained in the recitals of this Ordinance be, and the same are hereby adopted as the official City Council findings for this Ordinance, and any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

I, CORRIN WILDE, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 28.408 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."




Corrin Wilde, City Clerk

EXHIBIT

LEGAL DESCRIPTION

R2 ZONE BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 4 OF T. 1 N., R. 38 E., B.M. (FROM WHICH THE NORTH QUARTER CORNER BEARS S 89°49'47" E 2643.17'); THENCE S 89°49'47" E 999.33' ALONG THE NORTH LINE OF SAID SECTION 4; THENCE S 00°10'13" W 40.00' TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH; THENCE S 89°49'47" E 437.39' ALONG THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH TO THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE S 00°53'57" W 191.59' ALONG THE SAID WEST BOUNDARY LINE OF DEED INSTRUMENT No. 1446276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE N 89°59'23" E 88.87' ALONG THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276 TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE N 00°11'17" W 17.99' ALONG THE EAST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE N 89°13'22" E 23.24'; THENCE S 04°11'34" E 139.95' TO THE POINT OF BEGINNING; THENCE S 04°11'34" E 197.90'; THENCE S 07°52'11" E 248.67'; THENCE S 89°05'31" E 360.71'; THENCE S 03°46'37" E 1091.53' TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SANDSTONE ESTATES DIVISION No. 2 INSTRUMENT No. 1657902 ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090; THENCE S 71°04'57" W 491.72' ALONG THE NORTHERLY BOUNDARY LINE OF SAID SANDSTONE ESTATES AND CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090 TO THE NORTHEAST CORNER OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 1723238 ALSO BEING THE NORTHEAST CORNER OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3363; THENCE N 89°52'25" W 254.33' ALONG THE NORTH BOUNDARY LINE OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 1723238 AND THE NORTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3363; THENCE N 00°06'42" E 699.10' ALONG THE EAST BOUNDARY LINE OF DEED INSTRUMENT No. 1252388 AND THE EAST BOUNDARY OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3363 TO THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916; THENCE N 88°40'37" E 28.93'; THENCE N 01°05'07" W 594.79'; THENCE S 89°13'12" W 331.06' ALONG THE NORTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916 TO A POINT ON THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1686484; THENCE N 00°29'46" W 601.63' ALONG THE WEST BOUNDARY LINE OF SAID DEED INSTRUMENT No. 1686484; THENCE S 89°49'47" E 227.74'; THENCE S 00°05'51" E 6.13' TO A POINT ON A TANGENT CURVE TO THE RIGHT; THENCE 50.16' ALONG SAID CURVE TO THE RIGHT (CURVE DATA: RADIUS= 65.00', DELTA= 44°12'45", CHORD= S 22°00'14" W 48.92') TO A REVERSE CURVE TO THE LEFT; THENCE 74.30' ALONG SAID REVERSE CURVE TO THE LEFT (CURVE DATA: RADIUS= 135.00', DELTA= 31°31'56", CHORD= S 28°20'39" W 73.36'); THENCE S 89°49'47" E 176.77'; THENCE S 00°31'24" E 78.78'; THENCE N 89°27'48" E 203.55' TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 25.304 ACRES MORE OR LESS.

Submitted by:

Eng/Survey Firm Name: GLOBAL LAND WORKS

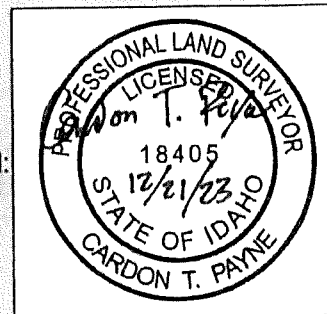
Contact Name: CARDON PAYNE

Phone Number: 208.242.8753

Email: GLOBALLANDWORKS@GMAIL.COM

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PLS Seal:



EXHIBIT

LEGAL DESCRIPTION

R3A ZONE DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 2 NORTH, RANGE 38 EAST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 4 OF T. 1 N., R. 38 E., B.M. (FROM WHICH THE NORTH QUARTER CORNER BEARS S 89°49'47" E 2643.17'); THENCE S 89°49'47" E 999.33' ALONG THE NORTH LINE OF SAID SECTION 4 BEING THE POINT OF BEGINNING;

THENCE N 00°10'13" E 40.00' TO THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2808;

THENCE S 89°49'47" E 437.39' ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2808;

THENCE S 00°10'13" W 80.00' TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH AND THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276;

THENCE S 00°53'57" W 191.59' ALONG THE SAID WEST BOUNDARY LINE OF DEED INSTRUMENT No. 1446276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276;

THENCE N 89°59'23" E 88.87' ALONG THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276 TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276;

THENCE N 00°11'17" W 17.99' ALONG THE EAST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276;

THENCE N 89°13'22" E 23.24';

THENCE S 04°11'34" E 139.95';

THENCE S 89°27'48" W 203.55';

THENCE N 00°31'24" W 78.78';

THENCE N 89°49'47" W 176.77' TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE 74.30' ALONG SAID NON-TANGENT CURVE TO THE RIGHT (CURVE DATA: RADIUS= 135.00', DELTA= 31°31'56", CHORD= N 28°20'39" E 73.36') TO A REVERSE CURVE TO THE LEFT;

THENCE 50.16' ALONG SAID REVERSE CURVE TO THE LEFT (CURVE DATA: RADIUS= 65.00', DELTA= 44°12'45", CHORD= N 22°00'14" E 48.92');

THENCE N 00°05'51" W 6.13';

THENCE N 89°49'47" W 227.74' TO A POINT ON THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1686484;

THENCE N 00°29'46" W 120.00' ALONG THE WEST BOUNDARY LINE OF SAID DEED INSTRUMENT No. 1686484 TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH;

THENCE N 00°10'13" E 40.00' TO THE NORTH LINE OF SAID SECTION 4 AND THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 3.104 ACRES MORE OR LESS.

Submitted by:

Eng/Survey Firm Name: GLOBAL LAND WORKS

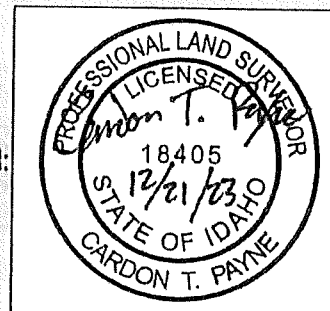
Contact Name: CARDON PAYNE

Phone Number: 208.242.8753

Email: GLOBALLANDWORKS@GMAIL.COM

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PLS Seal:



EXHIBIT

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 2 NORTH, RANGE 38 EAST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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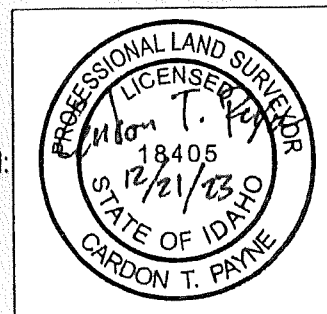
THENCE N 00°10'13" E 40.00' TO THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2808; THENCE S 89°49'47" E 437.39' ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2808; THENCE S 00°10'13" W 80.00' TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH AND THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE S 00°53'57" W 191.59' ALONG THE SAID WEST BOUNDARY LINE OF DEED INSTRUMENT No. 1446276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE N 89°59'23" E 88.87' ALONG THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE N 00°11'17" W 17.99' ALONG THE EAST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1446276; THENCE N 89°13'22" E 23.24'; THENCE S 04°11'34" E 337.85'; THENCE S 07°52'11" E 248.67'; THENCE S 89°05'31" E 360.71'; THENCE S 03°46'37" E 1091.53' TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SANDSTONE ESTATES DIVISION No. 2 INSTRUMENT No. 1657902 ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090; THENCE S 71°04'57" W 491.72' ALONG THE NORTHERLY BOUNDARY LINE OF SAID SANDSTONE ESTATES AND CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090 TO THE NORTHEAST CORNER OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 1723238 ALSO BEING THE NORTHEAST CORNER OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3363; THENCE N 89°52'25" W 254.33' ALONG THE NORTH BOUNDARY LINE OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 1723238 AND THE NORTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3363; THENCE N 00°06'42" E 699.10' ALONG THE EAST BOUNDARY LINE OF DEED INSTRUMENT No. 1252388 AND THE EAST BOUNDARY OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3363 TO THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916; THENCE N 88°40'37" E 28.93'; THENCE N 01°05'07" W 594.79'; THENCE S 89°13'12" W 331.08' ALONG THE NORTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916 TO A POINT ON THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1686484; THENCE N 00°29'46" W 721.63' ALONG THE WEST BOUNDARY LINE OF SAID DEED INSTRUMENT No. 1686484 TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH; THENCE N 00°10'13" E 40.00' TO THE NORTH LINE OF SAID SECTION 4 AND THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 28.408 ACRES MORE OR LESS.

Submitted by:
Eng/Survey Firm Name: GLOBAL LAND WORKS
Contact Name: CARDON PAYNE
Phone Number: 208.242.8753
Email: GLOBALLANDWORKS@GMAIL.COM

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PLS Seal:



ZONE MAP FOR THE CITY OF IDAHO FALLS

PART OF THE SOUTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 2 NORTH, RANGE 38 EAST AND A PART OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN BONNEVILLE COUNTY, IDAHO

R2 ZONE BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 4 OF T. 1N., R. 38E., B.M. (FROM WHICH THE NORTH QUARTER CORNER BEARS S 89°49'17" E 2643.17') THENCE S 89°49'17" E 999.37' ALONG THE NORTH LINE OF SAID SECTION 4; THENCE S 00°11'13" W 40.00' TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH; THENCE S 89°49'17" E 437.35' ALONG THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH TO THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE S 00°11'13" W 191.59' ALONG THE SAID WEST BOUNDARY LINE OF DEED INSTRUMENT No. 1448276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE N 89°13'22" E 22.24' TO THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE N 00°11'13" W 17.87' ALONG THE EAST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE N 89°13'22" E 23.24'; THENCE S 04°11'34" E 133.95' TO THE POINT OF BEGINNING;

THENCE S 04°11'34" E 197.92'; THENCE S 01°52'11" E 218.87'; THENCE S 89°05'11" E 359.71'; THENCE S 03°45'37" E 1021.53' TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SANDSTONE ESTATES DIVISION No. 2 INSTRUMENT No. 1637902 ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090; THENCE S 71°04'37" W 471.12' ALONG THE NORTHERLY BOUNDARY LINE OF SAID SANDSTONE ESTATES AND CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090 TO THE NORTHEAST CORNER OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 122323 ALSO BEING THE NORTHEAST CORNER OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3093; THENCE N 87°52'25" W 254.33' ALONG THE NORTH BOUNDARY LINE OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 122323 AND THE NORTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3093; THENCE N 00°06'42" E 698.10' ALONG THE EAST BOUNDARY LINE OF DEED INSTRUMENT No. 1252358 AND THE EAST BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3353 TO THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1635618; THENCE N 89°10'37" E 23.89'; THENCE S 89°13'12" W 331.06' ALONG THE NORTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1403918 TO A POINT ON THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 168484; THENCE N 03°29'48" W 801.67' ALONG THE WEST BOUNDARY LINE OF SAID DEED INSTRUMENT No. 168484; THENCE S 89°49'17" E 221.74'; THENCE S 00°05'11" E 8.13' TO A POINT ON A TANGENT CURVE TO THE RIGHT; THENCE 50.18' ALONG SAID CURVE TO THE RIGHT (CURVE DATA: RADIUS= 85.00'; DELTA= 44°12'45"; CHORD= 52'20"14" W 48.82') TO A REVERSE CURVE TO THE LEFT; THENCE 14.32' ALONG SAID REVERSE CURVE TO THE LEFT (CURVE DATA: RADIUS= 135.00'; DELTA= 31°13'16"; CHORD= 52'20"33" W 73.36'); THENCE S 89°49'17" E 174.77'; THENCE S 00°11'13" W 18.78'; THENCE N 89°27'48" E 203.58' TO THE POINT OF BEGINNING.

SMD PROPERTY CONTAINS 25.301 ACRES MORE OR LESS.

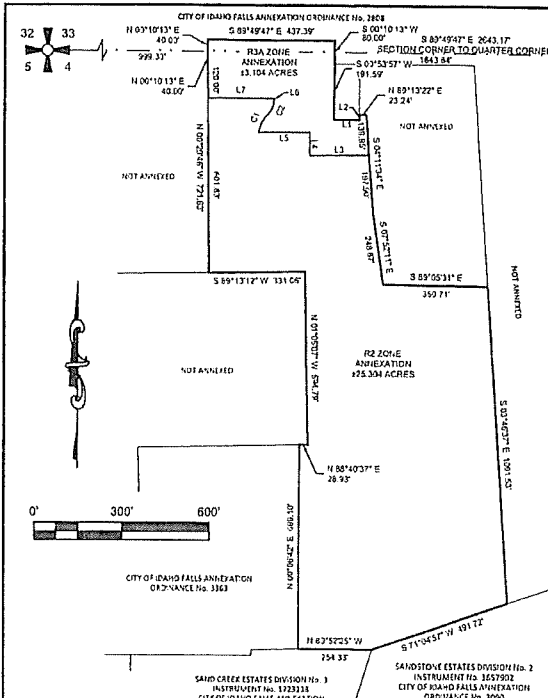
R3A ZONE BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 2 NORTH, RANGE 38 EAST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 4 OF T. 1N., R. 38E., B.M. (FROM WHICH THE NORTH QUARTER CORNER BEARS S 89°49'17" E 2643.17'); THENCE S 89°49'17" E 999.37' ALONG THE NORTH LINE OF SAID SECTION 4 BEING THE POINT OF BEGINNING;

THENCE N 00°11'13" E 40.00' TO THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2809; THENCE S 89°49'17" E 437.35' ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2809; THENCE S 00°11'13" W 80.00' TO THE SOUTH RIGHT-OF-WAY LINE OF 49TH SOUTH AND THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE S 00°52'11" W 191.59' ALONG THE SAID WEST BOUNDARY LINE OF DEED INSTRUMENT No. 1448276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE N 89°13'22" E 88.37' ALONG THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE N 00°11'13" W 17.87' ALONG THE EAST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448276; THENCE N 89°13'22" E 23.24'; THENCE S 04°11'34" E 133.95'; THENCE S 89°05'11" W 203.50'; THENCE N 00°11'13" W 17.87'; THENCE N 89°49'17" W 178.77' TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE 74.30' ALONG SAID NON-TANGENT CURVE TO THE RIGHT (CURVE DATA: RADIUS= 135.00'; DELTA= 31°13'56"; CHORD= 128'00"17" E 73.35') TO A REVERSE CURVE TO THE LEFT; THENCE 50.18' ALONG SAID REVERSE CURVE TO THE LEFT (CURVE DATA: RADIUS= 85.00'; DELTA= 44°12'45"; CHORD= 52'20"14" W 48.82') TO A REVERSE CURVE TO THE LEFT; THENCE N 00°11'13" E 40.00' TO THE NORTH LINE OF SAID SECTION 4 AND THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 3.104 ACRES MORE OR LESS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00'	74.30'	128.00'	N 128°00'17" E	31°13'56"
C2	85.00'	50.18'	73.35'	N 73°35'00" W	44°12'45"

LINE	BEARING	DISTANCE
L1	N 89°27'48" E	203.58'
L2	N 00°11'13" W	18.78'
L3	N 89°10'37" E	23.89'
L4	N 00°06'42" W	698.10'
L5	N 00°05'11" E	8.13'
L6	N 89°49'17" E	174.77'



GLOBAL LAND WORKS

1823 East Center Street, Pocatello, Idaho 83201 Phone: 208.242.8763
 globalandworks@gmail.com globalandworks.com

ZONING EXHIBIT

Drawn By: C. PAYNE	Scale: 1" = 300'
Date: 12/21/2023	Project: 23032

ANNEXATION TO THE CITY OF IDAHO FALLS
 PART OF THE SOUTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 2 NORTH,
 RANGE 38 EAST AND A PART OF THE NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 1 NORTH, RANGE 38 EAST AND A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
 BONNEVILLE COUNTY, IDAHO

OVERALL BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 2 NORTH, RANGE 38 EAST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 4 OF T. 1 N., R. 38 E., B. 38 (FROM WHICH THE NORTH QUARTER CORNER BEARS S 89°49'41" E 343.187'), THENCE S 89°49'41" E 999.33' ALONG THE NORTH LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING;

THENCE N 07°10'13" E 43.00' TO THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2839, THENCE S 89°49'41" E 437.38' ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2839, THENCE S 07°10'13" W 80.00' TO THE SOUTH RIGHT-OF-WAY LINE OF 19TH SOUTH AND THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448274.

THENCE S 07°53'31" W 161.59' ALONG THE SAID WEST BOUNDARY LINE OF DEED INSTRUMENT No. 1448274 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1448274;

THENCE N 89°13'22" E 23.24' THENCE N 89°13'22" E 23.24' THENCE S 07°53'31" E 238.85' THENCE S 89°05'31" E 350.71';

THENCE S 03°46'31" E 1091.53' TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SANDSTONE ESTATES DIVISION No. 2, INSTRUMENT No. 1857002 ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090;

THENCE S 71°04'37" W 181.72' ALONG THE NORTHERLY BOUNDARY LINE OF SAID SANDSTONE ESTATES AND CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3090 TO THE NORTHEAST CORNER OF SAID SANDSTONE ESTATES DIVISION No. 2 INSTRUMENT No. 1722238 ALSO BEING THE NORTHEAST CORNER OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3393;

THENCE N 89°52'25" W 254.37' ALONG THE NORTH BOUNDARY LINE OF SAID SANDSTONE ESTATES DIVISION No. 2 INSTRUMENT No. 1722238 AND THE NORTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3393;

THENCE N 00°00'42" E 606.16' ALONG THE EAST BOUNDARY LINE OF DEED INSTRUMENT No. 1222484 AND THE EAST BOUNDARY OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3393 TO THE SOUTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916;

THENCE N 89°49'37" E 24.93' THENCE S 89°13'22" W 184.72' THENCE S 89°13'22" W 331.59' ALONG THE NORTH BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916 TO A POINT ON THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535916;

THENCE N 00°28'46" W 721.83' ALONG THE WEST BOUNDARY LINE OF SAID DEED INSTRUMENT No. 1535916 TO THE SOUTH RIGHT-OF-WAY LINE OF 19TH SOUTH, THENCE N 90°19'13" E 43.00' TO THE NORTH LINE OF SAID SECTION 4 AND THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 28.409 ACRES MORE OR LESS.

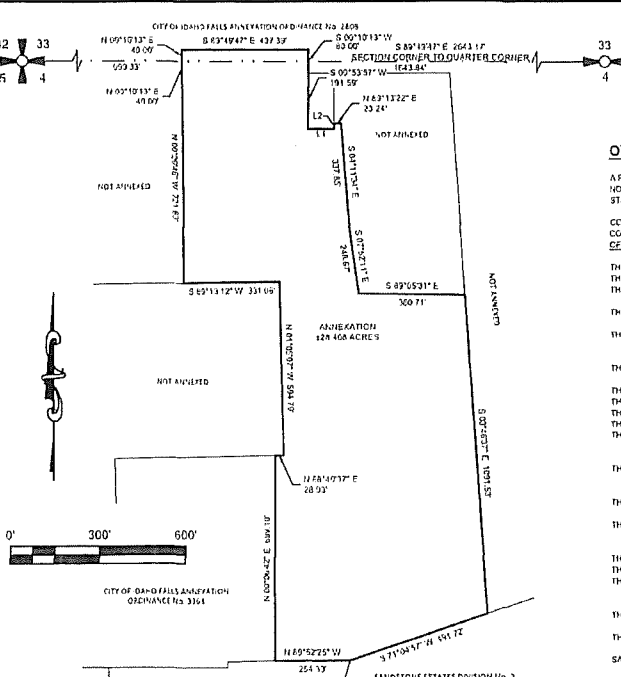
LINE	BEARING	DISTANCE
L1	N 07°10'13" E	43.00'
L2	N 89°13'22" E	17.22'



GLOBAL LAND WORKS
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ANNEXATION EXHIBIT			
Drawn By:	C. PAYNE	Scale:	1" = 300'
Date:	12/21/2023	Project:	23032

Sheet: 1 OF 1



ANNEXATION ORDINANCE # 3563
 RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS INSTRUMENT No. 1764179

REC'D MAR 26 2024

OFFICE OF THE CITY CLERK

City Clerk (208) 612-8414
Deputy City Clerk (208) 612-8415

IDAHO FALLS


Greetings,

I have Enclosed annexation ordinances that recently occurred in the City of Idaho Falls. The following is a list of annexation ordinances that have been approved March 14, 2024 Council meeting. Please see enclosed documentation.

Ordinance No. 3561

Ordinance No. 3563

Best,



Corrin Wilde

Corrin Wilde
City Clerk

