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2024-006770

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RICK HOGABOAM

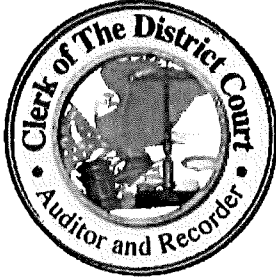
CANYON COUNTY RECORDER

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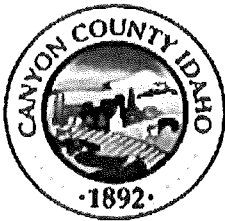
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ORDINANCE

CALDWELL CITY OF



**Canyon County
Recorder's Office
Document
Cover Sheet**



ORD 3480

**BILL NO. 86
ORDINANCE NO. 3480**

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN22-000027 (Jayhawk Creek Annexation) at a public hearing held this 5th day of March, 2024

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Medium Density Residential):

A portion of Lots 1 and 2 in Block 2 and the easterly adjacent right-of-way of Upland Park Addition to Caldwell, Book 2 of Plats at Page 28, Canyon County Records, located in the SW $\frac{1}{4}$ of Section 35, T4N, R3W, BM, Canyon County, Idaho, particularly described as follows:

COMMENCING at the S $\frac{1}{4}$ corner of said Section 35, from which the SW corner of said Section 35 bears N89°58'32"W, 2647.10 feet; thence N00°26'26"E, 660.17 feet along the N-S mid-section line of said Section 35 to the **POINT OF BEGINNING**; thence North 89°59'22" West, 25.00 to the SE corner of said Lot 2 in Block 2; thence N89°59'22"W, 1044.58 feet along the south line of said Lot 2; thence N00°05'34"E, 347.48 feet; thence N00°04'47"E, 312.41; thence N89°59'47"E, 722.69 feet along the north line of said Lot 1 to the NW corner of the lands of John and Billie Scherer as described in that Correction Warranty Deed recorded under Instrument No. 9918170, Canyon County Records; thence S28°13'34"E, 193.29 feet along the southwesterly line of said lands of John and Billie Scherer to the NW corner of the lands of Daryl Sauerwald as described in that Warranty Deed recorded under Instrument No. 2011024455, Canyon County Records; thence continuing S28°13'34"E, 350.69 feet along the southwesterly line of said lands of Daryl Sauerwald; thence S89°33'34"E, 65.00 feet along the south line of said lands of Daryl Sauerwald to the east line of said Lot 2; thence S89°33'34"E, 50.00 feet to the easterly right-of-way line of said South Florida Avenue, said point being 25.00 feet easterly of the centerline thereof, when measured at right angles, said point also being on the westerly boundary of Lot 2, Block 1, of said Upland Park Addition to Caldwell; thence S00°26'26"W, 179.96 feet along the easterly right-of-way line of said South Florida Avenue and the westerly boundary of said Lot 2, Block 1 to the SW corner of said Lot 2, Block 1, said point also being the NW corner of Lot 5 of said Block 1; thence N89°59'22"W, 25.00 feet to the **POINT OF BEGINNING**. Contains 13.91 acres, more or less.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Medium Density Residential).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

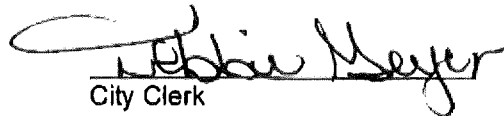
PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 5th day of March, 2024.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 5th day of March, 2024.

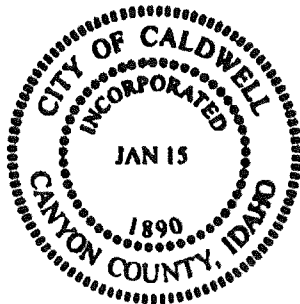


Mayor Jarom Wagoner

ATTEST:



City Clerk



ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3480
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

Ordinance No. 3480 was passed by the Council and approved by the Mayor on the 5th day of March, 2024. The full text of the Ordinance is available at Caldwell City Hall, 411 Blaine Street, Caldwell, Idaho 83605. The Mayor and City Council approved the foregoing summary on the 5th day of March, 2024, for publication on the 12th day of March, 2024, pursuant to Idaho Code § 50-901A.

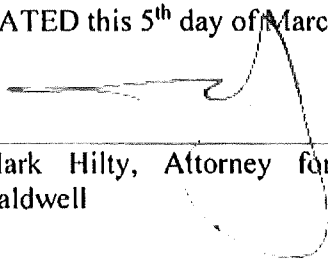
A portion of Lots 1 and 2 in Block 2 and the easterly adjacent right-of-way of Upland Park Addition to Caldwell, Book 2 of Plats at Page 28, Canyon County Records, located in the SW ¼ of Section 35, T4N, R3W, BM, Canyon County, Idaho, particularly described as follows:

COMMENCING at the S ¼ corner of said Section 35, from which the SW corner of said Section 35 bears N89°58'32"W, 2647.10 feet; thence N00°26'26"E, 660.17 feet along the N-S mid-section line of said Section 35 to the **POINT OF BEGINNING**; thence North 89°59'22" West, 25.00 to the SE corner of said Lot 2 in Block 2; thence N89°59'22"W, 1044.58 feet along the south line of said Lot 2; thence N00°05'34"E, 347.48 feet; thence N00°04'47"E, 312.41; thence N89°59'47"E, 722.69 feet along the north line of said Lot 1 to the NW corner of the lands of John and Billie Scherer as described in that Correction Warranty Deed recorded under Instrument No. 9918170, Canyon County Records; thence S28°13'34"E, 193.29 feet along the southwesterly line of said lands of John and Billie Scherer to the NW corner of the lands of Daryl Sauerwald as described in that Warranty Deed recorded under Instrument No. 2011024455, Canyon County Records; thence continuing S28°13'34"E, 350.69 feet along the southwesterly line of said lands of Daryl Sauerwald; thence S89°33'34"E, 65.00 feet along the south line of said lands of Daryl Sauerwald to the east line of said Lot 2; thence S89°33'34"E, 50.00 feet to the easterly right-of-way line of said South Florida Avenue, said point being 25.00 feet easterly of the centerline thereof, when measured at right angles, said point also being on the westerly boundary of Lot 2, Block 1, of said Upland Park Addition to Caldwell; thence S00°26'26"W, 179.96 feet along the easterly right-of-way line of said South Florida Avenue and the westerly boundary of said Lot 2, Block 1 to the SW corner of said Lot 2, Block 1, said point also being the NW corner of Lot 5 of said Block 1; thence N89°59'22"W, 25.00 feet to the **POINT OF BEGINNING**. Contains 13.91 acres, more or less.

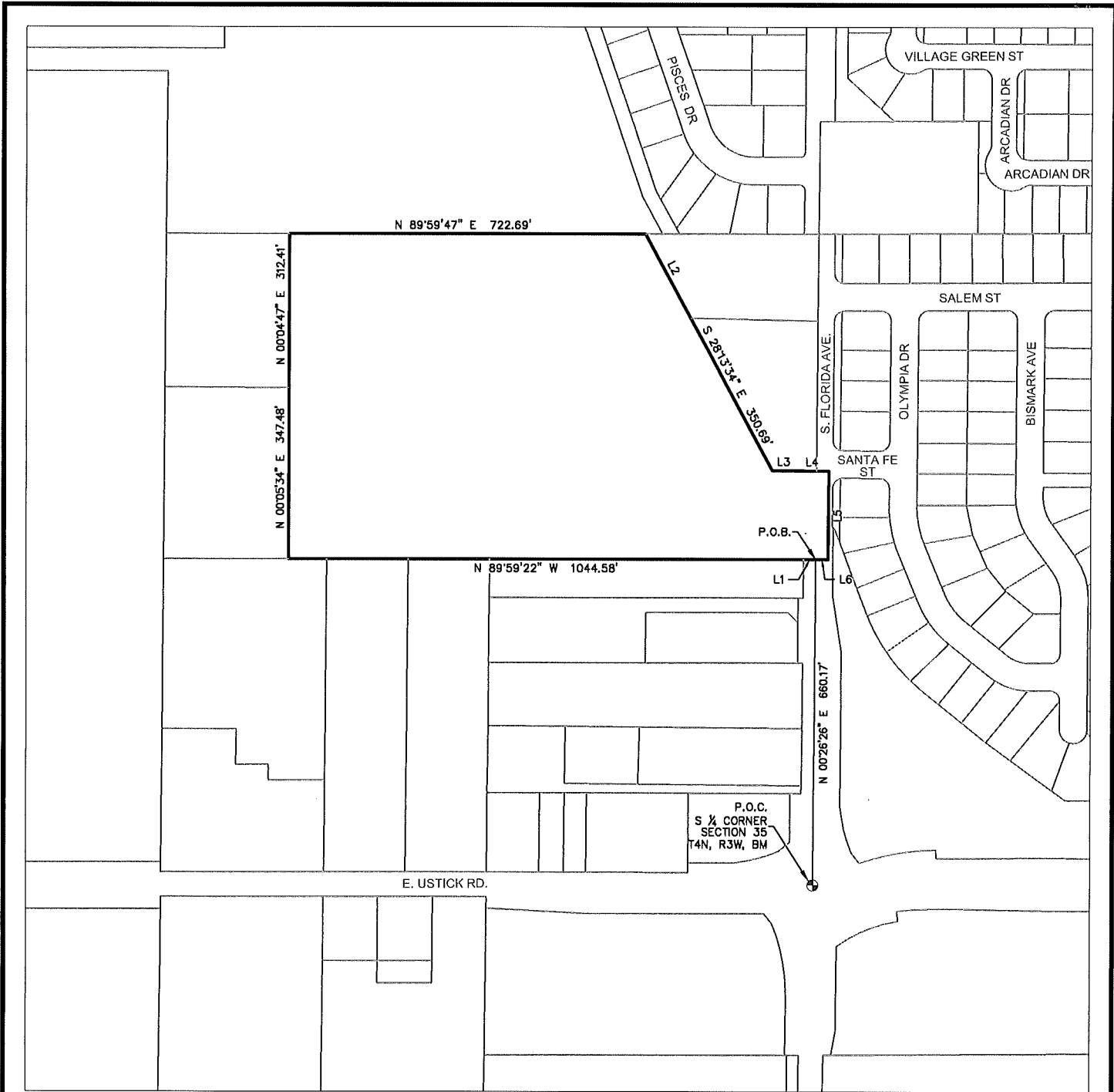
STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3480 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 5th day of March, 2024.

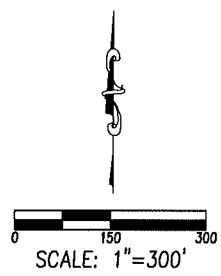


Mark Hilty, Attorney for City of
Caldwell



P.O.C.
S ¼ CORNER
SECTION 35
T4N, R3W, BM

LEGEND
 ——— PARCEL BOUNDARY
 - - - SURROUNDING PARCELS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'22"W	25.00'
L2	S28°13'34"E	193.29'
L3	S89°33'34"E	85.00'
L4	S89°33'34"E	50.00'
L5	S00°26'26"W	179.98'
L6	N89°59'22"W	25.00'

CITY OF CALDWELL
 MAPPING DEPARTMENT
 621 CLEVELAND BLVD.
 CALDWELL, IDAHO 83605
 (208) 455-3006
 FAX (208) 455-3012

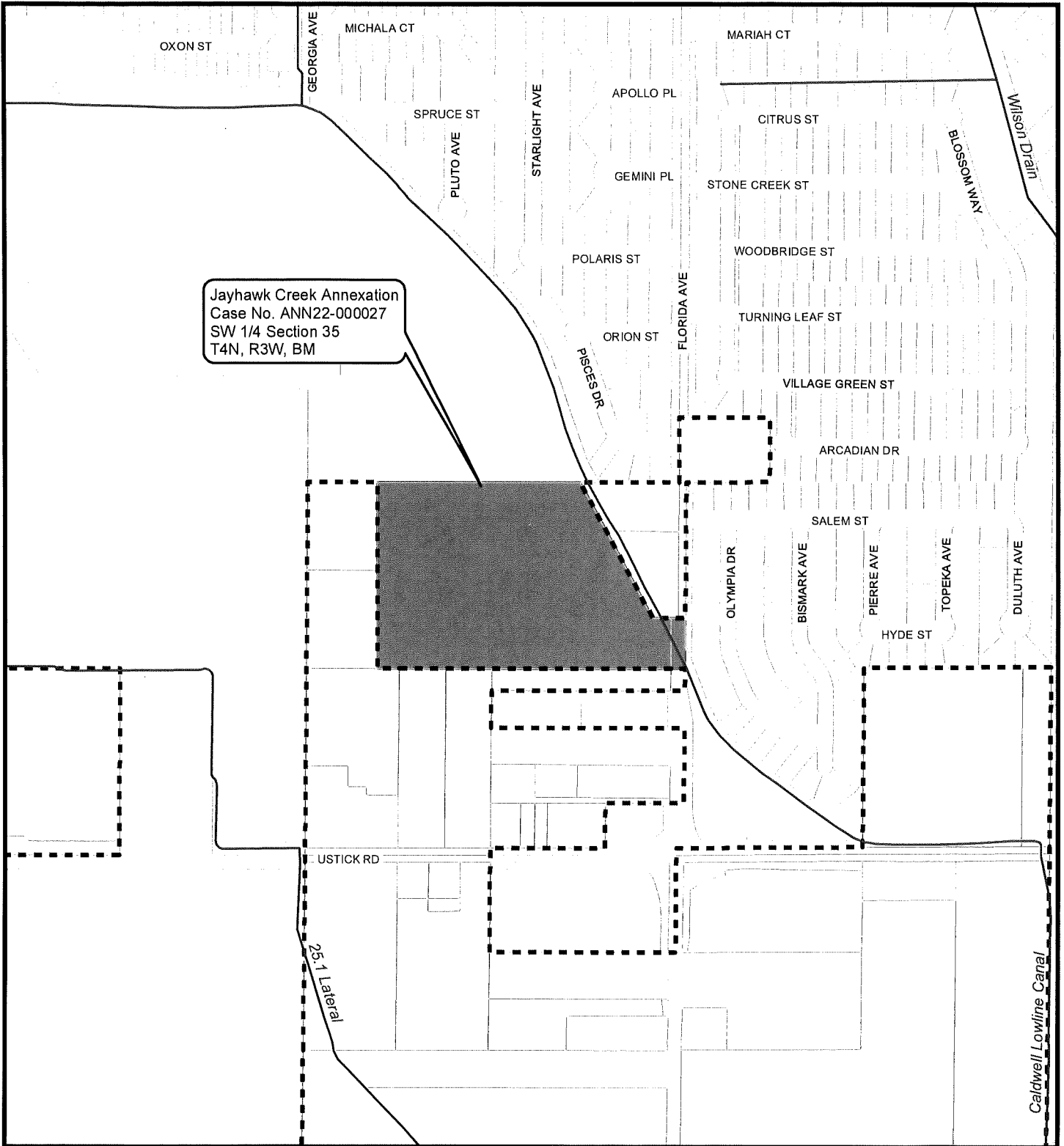


ANNEXATION
 ORDINANCE NO. 3480
 SW 1/4 SECTION 35
 T4N, R3W, BM

DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	DG
DATE:	03/11/2024
SCALE:	AS SHOWN
1 OF 1	

CITY OF CALDWELL

Annexation Ordinance No. 3480



City
of
Caldwell

Legend

<ul style="list-style-type: none"> Ordinance 3480 Caldwell 	<ul style="list-style-type: none"> Taxlots Surface Water Railroad
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0 250 500
Feet

1 inch = 500 feet



CITY OF
Caldwell, Idaho

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
411 Blaine Street
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City
Council members, visit:
Website
www.cityofcaldwell.org

March 11, 2024

Idaho State Tax Commission
Attn: GIS Department
P.O. Box 36
Boise, Idaho 83722

To Whom It May Concern:

Enclosed is a certified copy of Ordinance No. 3480, regarding annexing property into the City of Caldwell.

As required by Idaho State Code, please find the appropriate map for the annexed parcel.

Please contact me at 208-455-4656 if you have additional questions or comments.

Thank you.

Debbie Geyer
City Clerk

DG/em`

Enclosure

