

ORDINANCE NO. 748

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8 OF ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 798, TO CHANGE THE ZONING DESIGNATION OF 200700253 SHADOW VALLEY ESTATES SUBDIVISION FROM RURAL RESIDENTIAL (RR) TO RURAL PRESERVATION (RP).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT THE OFFICIAL ZONING MAP TITLE 8, ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 391 IS HEREBY AMENDED AS FOLLOWS:

THE BASE ZONING DESIGNATION IS CHANGED FROM RURAL RESIDENTIAL (RR) TO RURAL PRESERVATION (RP) ON THE FOLLOWING DESCRIBED PROPERTIES SITUATED IN ADA COUNTY:

PROPERTY 1 NORTH OF HIGHWAY 55

A parcel of real property being that portion of Sections 13 and 24, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 6886, records of Ada County, Idaho, more particularly described as follows:

COMMENCING at the West ¼ Corner of Section 24; thence along the Southerly Boundary Line of the Northwest Quarter (NW ¼) of said Section 24, South 88°41'44" East, 1,335.40 feet to the Center-West 1/16 Corner, the **POINT OF BEGINNING**;

Thence along the Westerly Boundary Line of the East Half of the Northwest Quarter (E ½ NW ¼) of said Section 24, North 00°28'30" East 2658.61 feet to the West 1/16 Corner common to said Sections 13 and 24;

Thence leaving said Westerly Boundary Line, and along the Westerly Boundary Line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section 13, North 00°16'11" West, 1,317.10 feet to the Southwest 1/16 corner of said Section 13;

Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section 13, South 88°51'33" East, 1,341.30 feet to the Center-South 1/16 Corner of said Section 13;

Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section 13, South 00°02'05" East, 1,319.20 feet to the South ¼ Corner of said Section 13;

Thence leaving said Easterly Boundary Line, and along the Easterly Boundary Line of the Northwest Quarter (NW ¼) of said Section 24, South 00°29'14" West, 2,643.07 feet;

Thence South 89°26'47" West, 67.80 feet;

Thence South 89°58'55" West, 454.67 feet;

Thence South 89°41'07" West, 156.53 feet to the Southerly Boundary Line of the Northwest Quarter (NW ¼) of said Section 24;

Thence along said Southerly Boundary Line, North 88°41'44" West, 656.38 feet to the **POINT OF BEGINNING**.

The above described parcel of real property contains 121.90 acres, more or less.

Subject to all easements or reservations appearing on the above described parcel of real land.

PROPERTY 2 NORTH OF HIGHWAY 55

A parcel of real property being a portion of the Southeast Quarter (SE ¼) of Section 24, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 24, said point also being the Northeast Corner of Spring Creek Estates No. 2, as recorded in Book 36, at Page 3070, records of Ada County, Idaho; thence along the Southerly Boundary Line of the Southeast Quarter (SE ¼) of said Section 24 and the Northerly Boundary Line of said Spring Creek Estates No. 2, North 88°39'11" West, 589.72 feet to the **POINT OF BEGINNING**, marked by an iron pin:

Thence continuing along said Southerly and Northerly Boundary Lines, North 88°39'11" West, 949.93 feet;

Thence leaving said Southerly and Northerly Boundary Lines, North 02°59'36" East, 242.03 feet, marked by an iron pin;

Thence North 85°05'53" West, 294.65 feet, marked by an iron pin;

Thence South 16°00'36" West, 268.96 feet to the Southerly Boundary of the Southeast ¼ of said Section 24 and the Northerly Boundary Line of said Spring Creek Estates No. 2;

Thence along said Southerly and Northerly Boundary Lines, North 88°39'11" West, 344.14 feet to the Northeasterly Boundary Line of Spring Creek Estates No. 2;

Thence continuing along said Northeasterly Boundary Line the following five courses distances, each marked by an iron pin;

- (1) North 03°07'27" West, 98.22 feet to the Northeast corner of Lot 9;
- (2) North 37°08'22" West, 234.82 feet (formerly 234.20 feet) to the Northerly corner of Lot 8;
- (3) North 37°08'08" West, 239.34 feet (formerly 240.00 feet) to the Northerly angle point Lot 7;
- (4) South 87°06'29" West, 77.75 feet (formerly 77.28 feet) to the Northwest corner Lot 7;
- (5) South 87°49'57" West, 54.43 feet (formerly 54.57 feet) to the Westerly Boundary Line of the Southeast Quarter (SE ¼) of said Section 24;

Thence along said Westerly Boundary Line, North 00°29'09" East, 972.71 feet to the Southeasterly Right-of-Way Line of State Highway 55 as shown on the Idaho Transportation Department plans for Federal Aid Project No. STP 3270(106) and Federal Aid Project No. STP F 3271(9);

Thence leaving said Westerly Boundary Line, and along said Right-of-Way Line the following nine courses and distances:

- (1) North 60°17'49" East (formerly North 60°02'37" East), 6.88 feet, marked by a brass cap;
- (2) North 59°58'46" East, 483.17 feet (formerly North 60°02'37" East, 483.13 feet), marked by a brass cap;
- (3) South 30°15'00" East, 52.08 feet, marked by an iron pin;
- (4) North 51°09'55" East, 155.02 feet to the beginning of a non-tangent curve to the left, marked by an iron pin;
- (5) 94.74 feet along the arc of said curve, having a radius of 1,765.82 feet, a central angle of 03°04'28", being subtended by a long chord which bears North 56°34'50" East, 94.75 feet to a point of non-tangent compound curvature, marked by an iron pin;
- (6) 38.00 feet along the arc of said curve, having a radius of 1,454.19 feet, a central angle of 01°29'50", being subtended by a long chord which bears North 54°10'15" East, 38.00 feet to a point of non-tangent compound curvature, marked by an iron pin;
- (7) 305.68 feet along the arc said curve, having a radius of 1,325.57 feet, a central angle of 13°12'45", being subtended by a long chord which bears North 49°22'12" East, 305.00 feet to a point of non-tangent compound curvature, marked by an iron pin;

(8) 152.81 feet along the arc of said curve, having a radius of 4,686.96 feet, a central angle of $01^{\circ}52'05''$, being subtended by long chord which bears North $40^{\circ}51'34''$ East, 152.81 feet, marked by an iron pin;

(9) North $40^{\circ}13'36''$ East, 182.68 feet, marked by an iron pin;

Thence leaving said Right-of-Way Line, South $00^{\circ}48'39''$ East, 742.74 feet (formerly 743.15 feet), marked by an iron pin;

Thence South $00^{\circ}24'39''$ West, 185.45 feet, marked by an iron pin;

Thence South $23^{\circ}30'28''$ East, 521.18 feet, marked by an iron pin;

Thence South $51^{\circ}48'26''$ East, 650.03 feet, marked by an iron pin;

Thence South $74^{\circ}09'00''$ East, 202.70 feet, marked by an iron pin;

Thence South $01^{\circ}22'41''$ East, 443.76 feet to the **POINT OF BEGINNING**.

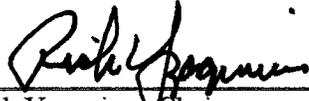
The above described parcel of real property contains 57.41 acres, more or less.

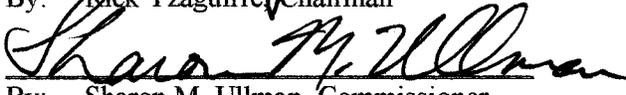
Subject to all easements or reservations appearing on the above described parcel of real land.

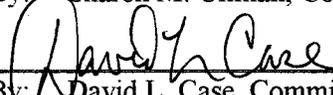
This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Board of Ada County Commissioners this 4th day of June, ~~2009~~ 2012

BOARD OF COUNTY COMMISSIONERS


By: Rick Yzaguirre, Chairman


By: Sharon M. Ullman, Commissioner


By: David L. Case, Commissioner

ATTEST:


Christopher D. Rich, Ada County Clerk

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