

478306

FILED BY B. Quayle
DATE 12-29-95 TIME 1:58P
MARIE SCOTT,
RECORDER of BONNER COUNTY
BY P. Schaefer DEPUTY
FEES 26⁰⁰

ORDINANCE NO. 32

AN ORDINANCE OF THE CITY OF DOVER, IDAHO, FOR CLARIFYING A PORTION OF THE PRIOR ANNEXATIONS OF ADJACENT TERRITORY; CLARIFYING THE LEGAL DESCRIPTION AND MAP LOCATION OF A PORTION OF THE ADJACENT TERRITORY PREVIOUSLY ANNEXED; CONFIRMING A PORTION OF THE PREVIOUSLY ANNEXED ADJACENT TERRITORY AS A PART OF THE CITY OF DOVER, IDAHO FOR ALL PURPOSES, INCLUDING TAXATION; PROVIDING FOR ZONING OF DESCRIBED AREAS; PROVIDING FOR SEVERABILITY; DECLARING AN EFFECTIVE DATE; AND, PROVIDING FOR PUBLICATION AND FILING OF THIS ORDINANCE AS REQUIRED BY LAW.

WHEREAS, the real property described below is territory adjacent to the City of Dover, Bonner County, Idaho (the "City"); and,

WHEREAS, the real property described below lies contiguous or adjacent to the City, or to an addition or extension thereof; and,

WHEREAS, the City previously annexed the real property described below, and other real property, by Ordinance Nos. 23 and 24; and,

WHEREAS, the adjacent territory previously annexed qualified for annexation pursuant to Section 50-222, Idaho Code; and,

WHEREAS, it was the intention of the city to have the prior annexations include all portions of public highways lying within the previously annexed area; and,

WHEREAS, the Mayor and City Council of the City have determined that it would be in the best interests of the City, its residents and the general public to clarify and confirm the previous annexations of the real property described below as being a part of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY, AS FOLLOWS:

Section 1. This ordinance shall clarify a portion of the prior annexations of territory adjacent to the City pursuant to the City's Ordinance Nos. 23 and 24, which are hereby incorporated by reference.

Section 2. This ordinance shall clarify the legal description and map location of a portion of the territory adjacent to the City previously annexed by the City's Ordinance Nos. 23 and 24.

Section 3. The following described real property is hereby confirmed as having previously been annexed to the City, and shall be, and the same hereby is, confirmed as being a part of the City for all purposes, including taxation:

Please see the legal description set forth in the attached Addendum A, which is depicted in map attached as Addendum B, both of which are hereby incorporated by reference.

Section 4. The previously annexed territory described above is hereby divided into zones or districts as shown on the City's official and duly-adopted Zoning District Boundary Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

Section 5. The sections of this ordinance are severable. The invalidity of a section shall not affect the validity of the remaining sections.

Section 6. This ordinance shall be in full force and effect from and after its passage, approval and publication in full in at least one issue of the Bonner County Daily Bee, which is hereby designated as the official newspaper of the City for the publication of this ordinance. The City Clerk is hereby directed

ADDENDUM A

478306

LEGAL DESCRIPTION

DOVER ANNEXATIONS

Those portions of Sections 19,20,30 and 31 in Township 57 North, Range 2 West of the Boise Meridian, located in Bonner County, Idaho; more particularly described as follows:

BEGINNING at the North Quarter corner of said Section 31; Thence along the East line of Government Lot 3 of said Section 31 South a distance of 1861.32 feet to the Meander line of the Pend Oreille River; Thence Westerly along said Meander line for the following six (6) courses: South $85^{\circ}36'57''$ West a distance of 196.43 feet; Thence North $51^{\circ}18'01''$ West a distance of 396.00 feet; Thence North $87^{\circ}08'58''$ West a distance of 396.00 feet; Thence North $44^{\circ}18'02''$ West a distance of 462.00 feet; Thence North $72^{\circ}00'00''$ West a distance of 660.00 feet; Thence North $84^{\circ}32'22''$ West a distance of 211.77 feet; Thence leaving said Meander line North along a line which is 409.80 feet East of the West Section line of said Section 31 a distance of 1346.57 feet to the North Right of Way line of Highway U.S. 2 Project Number MH-F-5121 (019); Thence along said Right of Way line North $89^{\circ}15'00''$ East a distance of 619.65 feet to the East line of that Tract of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Number 32 of said Section 30; Thence leaving said Right of Way along the East line of said Tract of land - Tax Number 32 North a distance of 608.70 feet; Thence North $89^{\circ}14'59''$ East a distance of 131.80 feet; Thence North a distance of 188.79 feet; Thence West a distance of 137.40 feet; Thence North $01^{\circ}15'54''$ West a distance of 1537.37 feet to the East West centerline of said Section 30; Thence along said centerline South $89^{\circ}20'47''$ West a distance of 964.18 feet to the West Quarter corner of said Section 30; Thence North $00^{\circ}12'55''$ West along the West line of said Section 30 a distance of 1167.51 feet to the North line of that Tract of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Number 35 of said Section 30; Thence along said North line East a distance of 1283.59 feet to the Westerly Right of way line of Pine Street Loop, County Road Number 184; Thence Northerly along said Right of way the following Four (4) courses: North $10^{\circ}28'35''$ West a distance of 172.01 feet; Thence North $27^{\circ}36'13''$ West a distance of 150.99 feet; Thence North $34^{\circ}02'38''$ West a distance of 320.66 feet; Thence North $02^{\circ}21'54''$ West a distance of 309.92 feet to the South line of that Tract of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Number 50 of said Section 30; Thence East a distance of 102.74 feet to the East line of Government Lot 1 of said Section 30; Thence North $01^{\circ}11'38''$ West a distance of 590.13 feet to the Northeast corner of said Government Lot 1 and the Section line of said Sections 19 and 30; Thence South $89^{\circ}03'43''$ West along said Section line a distance of 145.87 feet to the Westerly Right of Way line of said Pine Street Loop Road; Thence Northerly along said Right of Way the following two (2) courses: Thence North $11^{\circ}34'38''$ East a distance of 352.34 feet; Thence North $24^{\circ}37'42''$ East a distance of 177.54 feet to the East line of Government Lot 2 of said Section 19; Thence leaving said Right of Way North $00^{\circ}02'29''$ West a distance of 1154.77 feet to the North line of that Tract of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Number 17 of said Section 19; Thence along said North line of said of said Tract of land - Tax Number 17 the following three (3) courses: Thence South $89^{\circ}59'56''$ West a distance of 520.79 feet; Thence North a distance of 55.63 feet; Thence West a distance of 354.82 feet to the West line of said Tax Number 17; Thence leaving said North line along said West line the following five (5) courses: South $03^{\circ}32'31''$ East a distance of 763.69 feet;

LEGAL DESCRIPTION

478306

Thence along the West line of said Section 19 North $00^{\circ}22'12''$ East a distance of 2630.93 feet to the West Quarter corner of said Section 19; Thence along the centerline of said Section 19 North $89^{\circ}06'35''$ East a distance of 1066.27 feet to the Southeast corner of Government Lot 4 of said Section 19; Thence along the East line of said Government Lot 4 North a distance of 1334.21 feet to the Northeast corner of said Government Lot 4, said line also being the South line of the Northeast Quarter of the Northwest Quarter of said Section 19; Thence along the South line of the Northeast Quarter of the Northwest Quarter of said Section 19 East a distance of 1278.70 feet to the Center North sixteenth line of said Section 19, said line also being the West line of McNeil's Subdivision, recorded in Book 4 of Plats, Page 57, records of Bonner County, Idaho; Thence along the North South centerline of said Section 19, also being the said West line of said Subdivision South $00^{\circ}15'50''$ East a distance of 1314.26 feet to the Center Quarter corner of said Section 19; Thence along the East West centerline of Section 19 and being the South line of said Subdivision North $89^{\circ}20'35''$ East a distance of 860.05 feet to the East line of Lot 4 of said Subdivision; Thence along said East line of Lot 4 of said Subdivision North $06^{\circ}29'27''$ West a distance of 168.63 feet; Thence continuing along said East line North $07^{\circ}28'13''$ West a distance of 335.85 feet to the Southerly Right of Way line of said Pine Street Loop; Thence Easterly along said Right of Way for the following eight (8) courses: North $60^{\circ}59'15''$ East a distance of 253.47 feet; Thence North $82^{\circ}39'55''$ East a distance of 337.85 feet; Thence North $63^{\circ}36'52''$ East a distance of 279.80 feet; Thence North $46^{\circ}24'27''$ East a distance of 158.69 feet; Thence North $16^{\circ}48'39''$ East a distance of 158.69 feet; Thence North $29^{\circ}47'10''$ East a distance of 206.36 feet; Thence North $79^{\circ}53'16''$ East a distance of 475.60 feet; Thence East a distance of 320.04 feet to the East line of said Section 19; Thence leaving said Right of Way and along said East line of Section 19 South a distance of 1280.55 feet to North Right of Way line of said Pine Street; Thence along said North Right of Way line North $89^{\circ}31'25''$ East a distance of 659.87 feet; Thence leaving said Right of Way North a distance of 638.69 feet; Thence West a distance of 329.30 feet to the East line of the West half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 20; Thence along said East line North a distance of 647.32 feet to the South Right of Way line of Pine Street; Thence along said Right of way line East a distance of 986.63 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section 20; Thence leaving said Right of Way and along said West line South $00^{\circ}06'41''$ East a distance of 1280.53 feet to the Northerly Right of way line of said Pine Street; Thence along said Right of Way line North $89^{\circ}31'25''$ East a distance of 1294.67 feet to the Westerly Right of Way line of said Pine Street; Thence South $00^{\circ}13'49''$ East a distance of 50.00 feet to the Southerly Right of Way line of said Pine Street; Thence along said Southerly Right of Way North $89^{\circ}31'25''$ East a distance of 469.44 feet; Thence leaving said Southerly Right of Way line and along the East and West boundaries of those Tracts of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Numbers T26, T21, T19, 8271 and 8330 of said Section 20 being the following eleven (11) courses: South a distance of 212.94 feet; Thence South $25^{\circ}02'45''$ East a distance of 81.31 feet; Thence South a distance of 350.00 feet; Thence East a distance of 182.59 feet; Thence South a distance of 180.00 feet; Thence South $44^{\circ}50'54''$ East a distance of 250.97 feet; Thence South $89^{\circ}59'55''$ East a distance of 248.69 feet; Thence North $36^{\circ}49'53''$ West a distance of 222.31 feet; Thence North $14^{\circ}06'13''$ West a distance of 494.92 feet; Thence North $36^{\circ}27'40''$ West a distance of 275.68 feet; Thence North $04^{\circ}46'23''$ West a distance of 117.07 feet to the South Right of Way line of Pine Street; Thence along said Right of Way line North $89^{\circ}31'25''$ East a distance of 1965.29 feet to East line of said Section 20; Thence leaving said Right of Way line and along said East line South $00^{\circ}25'39''$ East a distance of 631.36 feet to the Southeast corner of Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 20; Thence along the South line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter North $89^{\circ}59'58''$ West a distance of 654.58 feet to Southwest corner of the said

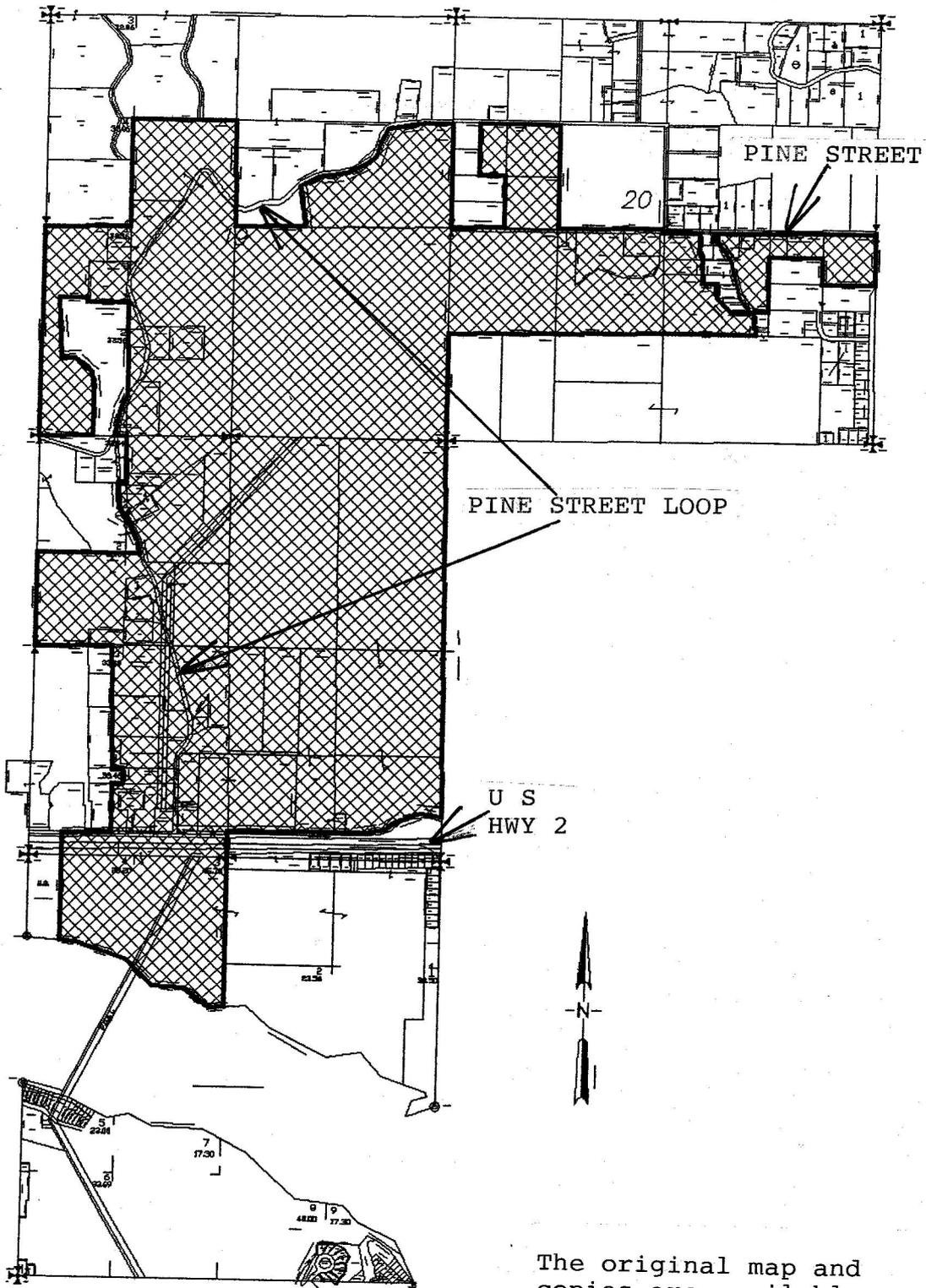
478306

LEGAL DESCRIPTION

Northeast Quarter of the Northeast Quarter of the Southeast Quarter; Thence along the West line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter North $00^{\circ}00'44''$ West a distance of 330.01 feet to the Northeast corner of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of said Section 20; Thence along the North line of said South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter West a distance of 662.62 feet to the Northwest corner of said South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter and the East line of the Northwest Quarter of the Southeast Quarter of said Section 20; Thence along said East line South a distance of 690.00 feet to the Northeast corner of a Tract of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Number T37 of said Section 20; Thence along the North line of said Tract West a distance of 175.00 feet; Thence along the West line of said Tract South a distance of 200.00 feet; Thence along the South line of said Tract East a distance of 25.00 to the Northwest corner of a Tract of land designated by the Tax Assessor's Records of Bonner County, Idaho as Tax Number T10 of said Section 20; Thence along the West line of said Tract of land- T10- South a distance of 100.17 feet to the North line of the South Half of the South Half of said Section 20; Thence along said North line West a distance of 1160.81 feet to the Center South sixteenth corner of said Section 20; Thence along the South line of the North Half of the Southwest Quarter South $88^{\circ}57'24''$ West a distance of 2640.45 feet to the South sixteenth corner common to Sections 19 and 20; Thence along the Section line of said Sections 19 and 20 South $00^{\circ}02'37''$ East a distance of 1332.07 feet to the Section corner common to Sections 19, 20, 29 and 30; Thence along the East line of Section 30 South $00^{\circ}35'30''$ East a distance of 4723.29 feet to the North Right of Way line of U.S. Highway 2; Thence along said Right of Way for the following seven (7) courses: North $82^{\circ}31'53''$ West a distance of 263.19 feet; Thence South $71^{\circ}23'44''$ West a distance of 273.87 feet; Thence South $56^{\circ}31'29''$ West a distance of 220.32 feet; Thence South $81^{\circ}00'19''$ West a distance of 220.32 feet; Thence South $89^{\circ}29'59''$ West a distance of 874.01 feet; Thence South a distance of 7.00 feet; Thence South $89^{\circ}14'39''$ West a distance of 823.76 feet; Thence leaving said Right of Way South a distance of 319.68 feet to South Quarter corner said Section 30 being the TRUE POINT OF BEGINNING.

and also including all that portion of the Pine Street Loop County Road #184 Right of Way from U.S. Highway 2 to the North-South centerline of said Section 19, being 50.00 feet in width; containing 1,072.0 Acres.

Addendum B



The original map and
copies are available
by contacting 263-4720