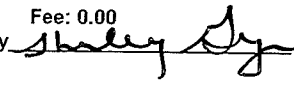


**Instrument # 246311**

IDAHO CITY, BOISE COUNTY, IDAHO  
3-3-2015 04:29:51 PM No. of Pages: 11  
Recorded for : CITY OF CROUCH  
MARY T. PRISCO Fee: 0.00  
Ex-Officio Recorder Deputy   
Index to: MISCELLANEOUS

ORDINANCE NO. 2014-01

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF BOISE COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF CROUCH, TO THE CITY OF CROUCH, IDAHO; CHANGING THE COMPREHENSIVE LAND USE CLASSIFICATION TO R (RESIDENTIAL) AND P (PUBLIC); AND ZONING CLASSIFICATION OF SAID REAL PROPERTY DESCRIBED HEREIN FROM MU (MULTI-USE) TO R-1 (SINGLE FAMILY RESIDENTIAL) AND P (PUBLIC); AMENDING THE ZONING MAP OF THE CITY OF CROUCH TO REFLECT SAID CHANGE; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crouch, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the real property situated in the unincorporated area of Boise County and particularly described in Exhibit " A of this ordinance has requested, in writing, annexation of said real property to the City of Crouch; and

WHEREAS, the owner of the real property situated within the City of Crouch and particularly described in Exhibit "A" of this ordinance has requested in writing a change in the comprehensive land use map designation to R and a one acre parcel to P.

WHEREAS, the owner of the real property situated within the City of Crouch and particularly described in Exhibit "A" of this ordinance has requested, in writing, a rezone from MU to R-1 and a one acre parcel to P; and

WHEREAS, the Crouch City Council, pursuant to public notice as required by law, held a public hearing on March 12, 2014, on the proposed annexation and zoning for the real property described in Exhibit "A" as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted and that a zoning classification of R-1 and P for the property described in Exhibit "A" is appropriate to meet the requirements of Idaho Code, Crouch City Code and the Crouch Comprehensive Plan and should be granted.

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

Section 1: The Crouch City Council hereby finds and declares that the real property particularly described in Exhibit "A", attached hereto and incorporated herein by reference, is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Boise County, Idaho, adjacent and contiguous to the City, particularly described in Exhibit "A" and as generally shown on Exhibit "B", attached here to and included herein by reference, is hereby annexed to the incorporated territorial limits of the City of Crouch, Idaho.

Section 3: The City Council hereby finds and determines that the real property particularly described in Exhibit "A" and generally as shown on Exhibit "B" attached hereto and incorporated by reference is hereby removed from the Comprehensive Plan designation of MU and included in the Comprehensive Land Use Map as R (Residential) for 78 acres and P (Public) for the one acre lot split.

Section 4: The City Council hereby finds and determines that the real property particularly described in Exhibit "A" and generally as shown on Exhibit "B", attached hereto and incorporated by reference, is hereby removed from the MU (Mulit-Use) County zoning classification and is hereby included in the R-1 (Single Family Residential) for 78 acres and P (Public) zoning classification for the one acre lot split all pursuant to the Zoning Ordinance of the City of Crouch.

The City Council further finds and determines that said zone change is in accordance with the Crouch Comprehensive Plan and relevant City Codes and that the Zoning Map of the City is hereby amended to include the real property described in Exhibit "A" in the R-1 and P zoning districts.

Section 5: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Crouch.

Section 6: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Boise County, Idaho, and with the Idaho State Tax commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 7: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

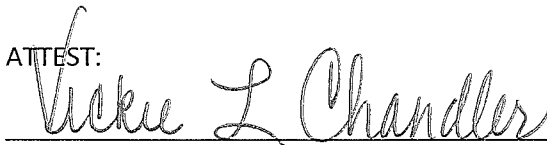
DATED this 9<sup>th</sup> day of April, 2014

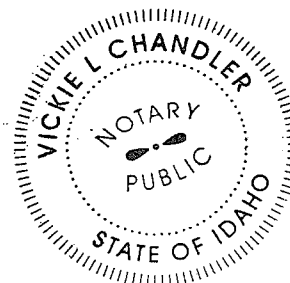
CITY OF CROUCH

By 

Mayor

ATTEST:

  
City Clerk





Unlimited Boundaries, Inc. dba ALS  
 LAND SURVEYING & PLANNING  
 1103 W. Main St.  
 Middleton, Idaho 83644  
 208-585-5858 866-716-5253 fax

## CONTRACT

Client:

City of Crouch-Vickie Chandler

Billing Address:

342 Village Circle, Garden Valley, ID 83622

T#      C# 208-462-4687      F#

Email: cityofcrouch@frontiernet.com

Date:

06/21/2016

Job#

1449-01

Index#

941-16-1-0-0-00-00

Project Address:

Crouch Idaho

**Scope of Service:** To provide a record of survey and the setting of permanent monuments for the deed supplied by the client. ALS to record the survey and supply to the client. This is an approximate 80 acre parcel within Section 16, T 9 N, R 4 E. excepting south of the Crouch Spur Highway. The estimated cost for this survey is \$5000.00 and not to exceed, unless anything over and above the scope of work and will be discussed with the client. *Also provide a metes and bounds description for the perimeter boundary.*  
 The approximated OR lump sum fees to provide the scope of service are \$.

Any consulting (not specified in the above Scope of Services) with client, clients other consultants, or public agencies associated with the services stated herein are not included in the above approximated fees and will be charged at our current hourly rates. Any modifications or additions to the above state scope of services are not included in the above state approximated fees and will be charged per our current hourly rates. These services will be identified as Addition-Services on our invoice.

We require a retainer of \$ -0- prior to commencement of services. We will invoice monthly for services performed. Payments are due upon receipt of the invoice. If payments are not received within 30 days of the date of the invoice, then all work on project may be stopped until payment is received. All projects are subject to mechanics lien and lien rights will be exercised in the event of non-payment. A late charge of 1% per month will be charged on any unpaid balances. All payments of Application Fees, Filing Fees, Recording Fees, Plan check Fees, Inspection Fees, Title Company Fees, Etc are the responsibility of and are to be paid by the Client or if advanced by the consultant it will be considered as direct expenses, Direct expenses to the consultant including, but not limited to record maps, deeds, plans of existing or proposed facilities, prints, etc. will be billed at consultant's costs plus 10%

If this proposal and agreement addresses your requirements and conforms to the budget contemplated for the project, please sign the bottom of this proposal.

Thank you for the opportunity to provide this proposal and agreement for your project.

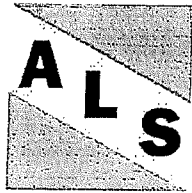
ACCEPTED BY:

Client Signature      Date

*Vickie Chandler*      *6/22/16*

ALS Land Surveying & Planning      Date

*Sean P. Sullivan*      *6/22/16*



*Unlimited Boundaries, Inc. dba ALS*  
LAND SURVEYING & PLANNING  
1103 W. Main St.  
Middleton, Idaho 83644  
208-585-5858 866-716-5253 fax

**DESCRIPTION  
RESULTING PARCEL  
BORTLES**

The following describes a parcel of real property being the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) and the West Half of the Northeast Quarter of the Northeast Quarter (W1/2 NE1/4 NE1/4) and a portion of the North Half of the Northeast Quarter of the Southeast Quarter (N1/2 NE1/4 SE1/4) of Section 16, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 16; Thence, along the north boundary line of said Section 16, South 89°31'40" East, 1286.32 feet to the northwest corner of said W1/2 NE1/4 NE1/4, also being the East 1/16 Corner of said Section 16 and Section 9 and the **POINT OF BEGINNING**;

Thence, along the north boundary line of said W1/2 NE1/4 NE1/4, South 89°31'40" East, 643.10 feet to the northeast corner of said W1/2 NE1/4 NE1/4;

Thence, departing said north boundary line, South 00°44'40" East, 1304.10 feet along the east boundary line of said W1/2 NE1/4 NE1/4, to the southeast corner thereof;

Thence, along the north boundary line of said SE1/4 NE1/4, North 89°20'47" East, 448.70 feet;

Thence, departing said north boundary line, South 00°01'54" West, 208.71 feet;

Thence, North 89°20'47" East, 208.71 feet to the east boundary line of said SE1/4 NE1/4;

Thence, along said east boundary line, South 00°01'54" West, 1120.22 feet to the southeast corner of said SE1/4 NE1/4, also being the East Quarter Corner of said Section 16;

Thence, along the east boundary line of said N1/2 NE1/4 SE1/4, South 00°01'00" East, 308.20 feet to the northerly right of way line of Middlefork Road or the Crouch Spur;

Thence, along said northerly right of way line and departing said east boundary line, 671.89 feet along a non-tangent curve to the left, said curve having a radius of 622.96 feet, having a delta angle of  $61^{\circ}47'46''$ , a long chord which bears South  $68^{\circ}35'39''$  West, 639.80 feet;

Thence, continuing along said northerly right of way line, along the chord of a spiral curve to the left, South  $33^{\circ}39'15''$  West, 138.11 feet to the south boundary line of said N1/2 NE1/4 SE1/4;

Thence, along the south boundary line of said N1/2 NE1/4 SE1/4, South  $89^{\circ}49'51''$  West, 640.38 feet to the southwest corner of said N1/2 NE1/4 SE1/4;

Thence, along the west boundary line of said N1/2 NE1/4 SE1/4, North  $00^{\circ}11'15''$  East, 655.72 feet to the northwest corner of said N1/2 NE1/4 SE1/4, also being the southwest corner of said SE1/4 NE1/4;

Thence, along the west boundary line of said SE1/4 NE1/4, North  $00^{\circ}09'33''$  West, 1316.74 feet to the northwest corner of said SE1/4 NE1/4, also being the southwest corner of said W1/2 NE1/4 NE1/4;

Thence, along the west boundary line of said W1/2 NE1/4 NE1/4, North  $00^{\circ}06'55''$  West, 1316.85 feet to the **POINT OF BEGINNING**, containing 74.014 acres more or less and is subject to any easements or reservations.

