

SUMMARY OF  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, ABANDONING AND VACATING THE PUBLIC'S INTEREST OF APPROXIMATELY 5,663 SQUARE FEET OF APEX ROAD MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A"; PROVIDING THAT THE PUBLIC RIGHT-OF-WAY HEREIN VACATED SHALL BE DISTRIBUTED IN ITS ENTIRETY TO THE ADJOINING PROPERTY OWNER, BILLY B. ISLEY, IN ACCORDANCE WITH IDAHO CODE SECTIONS §50-311 AND §50-1306(A) AS DEEMED TO BE IN THE BEST INTERESTS OF THE OWNER OF THE VACATED PROPERTY AND FOR THE PUBLIC GOOD; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

The full text of this ordinance is available at the City Clerk's Office, Pocatello Municipal Building, 911 North 7th, Pocatello, Idaho.

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THE FOREGOING SUMMARY IS APPROVED for publication this \_\_\_\_ day of May, 2020, by the City Council of the City of Pocatello.

CITY OF POCATELLO, a municipal  
corporation of Idaho

\_\_\_\_\_  
BRIAN C. BLAD, Mayor

ATTEST:

\_\_\_\_\_  
RUTH NEWSOM, City Clerk

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

DATED this \_\_\_\_\_ day of May, 2020.

\_\_\_\_\_  
JARED JOHNSON  
City Attorney

PUBLISH:

## EXHIBIT A

A parcel of land located in the Southwest 1/4 of Southeast 1/4, Section 19, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the South 1/4 Comer of Section 19, Township 6 South, Range 35 East, Boise Meridian, being marked by a Bannock County Brass Cap Monument as described in Comer Perpetuation Inst. No. 90015501;

Thence North  $00^{\circ}08'29''$  West (basis of bearing per information from Tuscany Heights Subdivision Instrument No. 20324675) along the Meridional Centerline of said Section 19, a distance of 1324.18 feet, to the South 1/16 Comer on the Meridional Centerline of said Section 19, being marked by a 5/8 inch rebar;

Thence South  $89^{\circ}43'48''$  East, along the South 1/16 line of said Section 19, a distance of 295.78 feet, to the Northeast Corner of said Subdivision;

Thence South  $24^{\circ}30'04''$  West, along the Easterly Boundary line of said Subdivision, a distance of 429.31 feet to a point on the Northerly Right of Way line of Apex Road as described in Deed Inst. No. 481330 to the City of Pocatello also being the Northeast corner of Vacation Ordinance No. 2663, Deed Inst. No. 20103038, being the **POINT OF BEGINNING**;

Thence South  $63^{\circ}34'55''$  East, along said Right of Way line of Apex Road, a distance of 121.45 feet to a point of tangency of a 1196.95 foot radius curve whose center bears South  $26^{\circ}25'05''$  West;

Thence following said curve in a clockwise direction, along said Right of Way line of Apex Road, through a central angle of  $00^{\circ}38'56''$  with an arc length of 13.55 feet, (the chord of said curve bears South  $63^{\circ}15'27''$  East a distance of 13.55 feet);

Thence South  $14^{\circ}52'14''$  West a distance of 40.96 feet, to a point of non-tangency of a 1156.95 foot radius curve whose center bears South  $27^{\circ}29'43''$  West;

Thence following said curve in a counter clockwise direction through a central angle of  $01^{\circ}04'38''$  with an arc length of 21.75 feet, (the chord of said curve bears North  $63^{\circ}01'58''$  West a distance of 21.75 feet);

Thence North  $63^{\circ}34'55''$  West a distance of 120.11 feet the Southeast comer of Lot 4, Block 2 of said Subdivision also being the Southeast comer of said Vacation;

Thence North  $24^{\circ}30'04''$  East, along the Easterly Boundary line of said Subdivision and the Easterly Boundary line of said Vacation, a distance of 40.02 feet, to the **POINT OF BEGINNING**.

Containing 0.13 Acres, more or less.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF POCA TELLO, A MUNICIPAL CORPORATION OF IDAHO, ABANDONING AND VACATING THE PUBLIC'S INTEREST OF APPROXIMATELY 5,663 SQUARE FEET OF APEX ROAD MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A"; PROVIDING THAT THE PUBLIC RIGHT-OF-WAY HEREIN VACATED SHALL BE DISTRIBUTED IN ITS ENTIRETY TO THE ADJOINING PROPERTY OWNER, BILLY B. ISLEY, IN ACCORDANCE WITH IDAHO CODE SECTIONS §50-311 AND §50-1306(A) AS DEEMED TO BE IN THE BEST INTERESTS OF THE OWNER OF THE VACATED PROPERTY AND FOR THE PUBLIC GOOD; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Application was made to the City of Pocatello requesting that the City Council abandon and vacate the public right-of-way above described; and

WHEREAS, a Public Hearing was held at the regular City Council meeting on April 16, 2020; and

WHEREAS, the conditions set forth within the Council Decision, dated May 7, 2020, have been met and it is timely to prepare, adopt, and record this Ordinance to effectuate the transfer of ownership; and

WHEREAS, the City Council deems that the proposed vacation of the right-of-way does not adversely affect the rights of the public;

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

Section 1: That the platted right-of-way identified as approximately 5,663 square feet of Apex Road located near the east corner of Center Street and Apex Road, more particularly described on Exhibit A, is hereby vacated.

Section 2: That the lands herein vacated shall be distributed to the adjoining property owner and developer, Billy B. Isley, in accordance with Idaho Code Section §50-311 as deemed to be in the best interests of the adjoining property owner and for the public good.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF POCA TELLO, a municipal corporation of Idaho

\_\_\_\_\_  
BRIAN C. BLAD, Mayor

ATTEST:

\_\_\_\_\_  
RUTH NEWSOM, City Clerk

STATE OF IDAHO            )  
  ss:  
County of Bannock         )

On this \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for the State, personally appeared Brian C. Blad and Ruth Newsom, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing in \_\_\_\_\_

EXHIBIT A

A parcel of land located in the Southwest 1/4 of Southeast 1/4, Section 19, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the South 1/4 Corner of Section 19, Township 6 South, Range 35 East, Boise Meridian, being marked by a Bannock County Brass Cap Monument as described in Corner Perpetuation Inst. No. 90015501;

Thence North  $00^{\circ}08'29''$  West (basis of bearing per information from Tuscan Heights Subdivision Instrument No. 20324675) along the Meridional Centerline of said Section 19, a distance of 1324.18 feet, to the South 1/16 Corner on the Meridional Centerline of said Section 19, being marked by a 5/8 inch rebar;

Thence South  $89^{\circ}43'48''$  East, along the South 1/16 line of said Section 19, a distance of 295.78 feet, to the Northeast Corner of said Subdivision;

Thence South  $24^{\circ}30'04''$  West, along the Easterly Boundary line of said Subdivision, a distance of 429.31 feet to a point on the Northerly Right of Way line of Apex Road as described in Deed Inst. No. 481330 to the City of Pocatello also being the Northeast corner of Vacation Ordinance No. 2663, Deed Inst. No. 20103038, being the **POINT OF BEGINNING**;

Thence South  $63^{\circ}34'55''$  East, along said Right of Way line of Apex Road, a distance of 121.45 feet to a point of tangency of a 1196.95 foot radius curve whose center bears South  $26^{\circ}25'05''$  West;

Thence following said curve in a clockwise direction, along said Right of Way line of Apex Road, through a central angle of  $00^{\circ}38'56''$  with an arc length of 13.55 feet, (the chord of said curve bears South  $63^{\circ}15'27''$  East a distance of 13.55 feet);

Thence South  $14^{\circ}52'14''$  West a distance of 40.96 feet, to a point of non-tangency of a 1156.95 foot radius curve whose center bears South  $27^{\circ}29'43''$  West;

Thence following said curve in a counter clockwise direction through a central angle of  $01^{\circ}04'38''$  with an arc length of 21.75 feet, (the chord of said curve bears North  $63^{\circ}01'58''$  West a distance of 21.75 feet);

Thence North  $63^{\circ}34'55''$  West a distance of 120.11 feet the Southeast corner of Lot 4, Block 2 of said Subdivision also being the Southeast corner of said Vacation;

Thence North  $24^{\circ}30'04''$  East, along the Easterly Boundary line of said Subdivision and the Easterly Boundary line of said Vacation, a distance of 40.02 feet, to the **POINT OF BEGINNING**.

Containing 0.13 Acres, more or less.

Ordinances ready for reading.

- 14(a). An ordinance vacating and abandoning the public's interest in approximately 5,663 square feet of a right-of-way on Apex Road located near the east corner of Center Street and Apex Road. Said vacation was approved by Council Decision dated May 7, 2020, and all conditions contained therein have been met. **(ACTION ITEM)**
- 14(b). An ordinance annexing approximately .51 acres of land. The two small parcels will extend Pocatello City limits west of the Future Trail Creek Estates Division 4 and will be zoned Residential Low (RL) density with the Comprehensive Plan designation being Residential. **(ACTION ITEM)**
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AGENDA ITEM NO.        15:    ADJOURN

14(b)

SUMMARY OF  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, ANNEXING AND ZONING TWO SMALL PARCELS OF LAND TOTALING APPROXIMATELY .51 ACRES LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BY EXTENDING THE CITY CORPORATE BOUNDARIES WEST OF THE FUTURE TRAIL CREEK ESTATES DIVISION 4, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THIS ORDINANCE.

PROVIDING FOR THE CITY CLERK TO FILE A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO STATE TAX COMMISSION AND WITH THE BANNOCK COUNTY AUDITOR, TREASURER, AND ASSESSOR IN ACCORDANCE WITH IDAHO CODE §§50-223 AND 63-2215; PROVIDING FOR SAID LAND TO BE ZONED RESIDENTIAL LOW DENSITY (RL); AND THE COMPREHENSIVE PLAN MAP DESIGNATION BE "RESIDENTIAL"; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

The full text of this ordinance is available at the City Clerk's Office, Pocatello Municipal Building, 911 North 7th, Pocatello, Idaho.

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THE FOREGOING SUMMARY IS APPROVED for publication this \_\_\_\_ day of May, 2020, by the City Council of the City of Pocatello.

CITY OF POCATELLO, a municipal  
corporation of Idaho

\_\_\_\_\_  
BRIAN C. BLAD, Mayor

ATTEST:

\_\_\_\_\_  
RUTH NEWSOM, City Clerk

\*\*\*\*\*

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

DATED this \_\_\_\_\_ day of May, 2020.

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JARED JOHNSON  
City Attorney

PUBLISH:



EXHIBIT A

PARCEL 1

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BEING MONUMENTED WITH A BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION AND FILING RECORD RECORDED UNDER INSTRUMENT NO. 92000840 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE

SOUTH 0°58'30" WEST (BASIS OF BEARING PER THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1316.53 FEET TO THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 28, BEING MONUMENTED WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 942" AND RECORDED UNDER CORNER PERPETUATION AND FILING RECORD RECORDED UNDER INSTRUMENT NO. 20715538 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE SOUTH 0°16'41" WEST, CONTINUING ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1018.82 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 869.81 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PRESENT CITY OF POCATELLO CITY LIMITS AS DESCRIBED IN ANNEXATION ORDINANCE NO. 2789, RECORDED UNDER INSTRUMENT NO. 20614097 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, THE POINT OF BEGINNING;

THENCE FOLLOWING ALONG THE WEST BOUNDARY LINE OF THE CITY OF POCATELLO CITY LIMITS BOUNDARY LINE PER SAID ORDINANCE OVER THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 7°10'36" WEST A DISTANCE OF 51.16 FEET;
2. THENCE SOUTH 22°56'00" WEST A DISTANCE OF 194.19 FEET;
3. THENCE SOUTH 51°39'30" WEST A DISTANCE OF 36.94 FEET;

THENCE NORTH 23°44'07" EAST A DISTANCE OF 275.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.09 ACRES, MORE OR LESS.

PARCEL 2

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BEING MONUMENTED WITH A BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 92000840 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE SOUTH 0°58'30" WEST (BASIS OF BEARING PER THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1316.53 FEET TO THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 28, BEING MONUMENTED WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 942" AND RECORDED UNDER CORNER PERPETUATION AND FILING RECORD RECORDED UNDER INSTRUMENT NO. 20715538 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; HENCE SOUTH 0°16'41" WEST, CONTINUING ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1018.82 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 869.81 FEET; THENCE SOUTH 23°44'07" WEST A DISTANCE OF 293.96 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PRESENT CITY OF POCATELLO CITY LIMITS AS DESCRIBED IN ANNEXATION ORDINANCE NO. 2789, RECORDED UNDER INSTRUMENT NO. 20614097 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, THE POINT OF BEGINNING;

THENCE FOLLOWING ALONG THE WEST BOUNDARY LINE OF THE CITY OF POCATELLO CITY LIMITS BOUNDARY LINE PER SAID ORDINANCE OVER THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 10°16'03" EAST A DISTANCE OF 138.90 FEET;
2. THENCE NORTH 81°55'35" EAST A DISTANCE OF 42.62 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 843" MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED UNDER INSTRUMENT NO. 20817709 AND AS DEPICTED ON RECORD OF SURVEY MAP RECORDED AS INSTRUMENT NO. 20503602 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;
3. THENCE SOUTH 8°58'41" EAST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 436.04 FEET TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 843" MARKING THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT BEING NORTH 44°02'30" WEST A DISTANCE OF 2.01 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 3, TRAIL CREEK ESTATES- DIVISION 2, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 21913215 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 68°40'55" WEST, LEAVING THE PRESENT CITY OF POCATELLO CITY LIMITS AND FOLLOWING ALONG THE SOUTH BOUNDARY LINE OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20817709, A DISTANCE OF 22.52 FEET;

THENCE NORTH 8°58'41" WEST A DISTANCE OF 436.03 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND;

THENCE SOUTH 68°39'40" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 138.76 FEET

THENCE NORTH 23°44'07" EAST A DISTANCE OF 206.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.42 ACRES, MORE OR LESS.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, ANNEXING AND ZONING TWO SMALL PARCELS OF LAND TOTALING APPROXIMATELY .51 ACRES LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BY EXTENDING THE CITY CORPORATE BOUNDARIES WEST OF THE FUTURE TRAIL CREEK ESTATES DIVISION 4, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THIS ORDINANCE.

PROVIDING FOR THE CITY CLERK TO FILE A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO STATE TAX COMMISSION AND WITH THE BANNOCK COUNTY AUDITOR, TREASURER, AND ASSESSOR IN ACCORDANCE WITH IDAHO CODE §§50-223 AND 63-2215; PROVIDING FOR SAID LAND TO BE ZONED RESIDENTIAL LOW DENSITY (RL); AND THE COMPREHENSIVE PLAN MAP DESIGNATION BE "RESIDENTIAL"; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, there are certain lands lying contiguous or adjacent to the City of Pocatello, subject to annexation in accordance with the provisions of Idaho Code §50-222; and

WHEREAS, Application was made to the City by the owner of the lands for annexation of these lands; a Public Hearing was held on March 11, 2020 before the Planning and Zoning Commission; and a second Public Hearing was held before the City Council on April 16, 2020, to hear testimony regarding the proposed annexation, zoning designation, and Comprehensive Plan designation; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Pocatello and the residents thereof that the said lands heretofore described in this title and hereinafter described in this ordinance be annexed by the City of Pocatello and be simultaneously zoned;

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

Section 1: That the subject lands more particularly described in Exhibit “A” of this ordinance be hereby annexed and made a part of the City of Pocatello.

Section 2: That the official zoning map adopted by the City of Pocatello be hereby amended to incorporate the land annexed herein and to depict the “Residential Low Density (RL)” zone be established upon said land.

Section 3: That the land described in Exhibit “A” of this ordinance be designated “Residential” in the City’s Comprehensive Plan Map.

Section 4: That immediately after the passage, approval, and publication of this ordinance according to law, the City Clerk is hereby directed to file with the Bannock County Auditor, Treasurer, and Assessor, and with the Idaho State Tax Commission, a certified copy of this ordinance.

Section 5: That upon the passage, approval, and publication of this ordinance according to law, the incorporated limits of the City of Pocatello shall extend to and include the lands described in Exhibit “A” of this ordinance and thereafter all property and persons within the limits of the lands herein annexed shall be subject to all of the provisions of the laws of the City of Pocatello and to the police regulations thereof.

Section 6: That this Ordinance shall be in full force and effect from and after its passage, approval, the execution of an Annexation Agreement, and publication according to law.

PASSED AND APPROVED this 21<sup>st</sup> day of May, 2020.

CITY OF POCATELLO, a municipal  
corporation of Idaho

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BRIAN C. BLAD, Mayor

ATTEST:

\_\_\_\_\_  
RUTH NEWSOM, City Clerk

STATE OF IDAHO        )  
                                  ss:  
County of Bannock     )

On this \_\_\_\_\_ day of May, 2020, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing in \_\_\_\_\_, Idaho

EXHIBIT A

PARCEL 1

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BEING MONUMENTED WITH A BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION AND FILING RECORD RECORDED

UNDER INSTRUMENT NO. 92000840 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE

SOUTH 0°58'30" WEST (BASIS OF BEARING PER THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1316.53 FEET TO THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 28, BEING MONUMENTED WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 942" AND RECORDED UNDER CORNER PERPETUATION AND FILING RECORD RECORDED UNDER INSTRUMENT NO. 20715538 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY; THENCE SOUTH 0°16'41" WEST, CONTINUING ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 1018.82 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 869.81 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PRESENT CITY OF POCATELLO CITY LIMITS AS DESCRIBED IN ANNEXATION ORDINANCE NO. 2789, RECORDED UNDER INSTRUMENT NO. 20614097 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, THE POINT OF BEGINNING;

THENCE FOLLOWING ALONG THE WEST BOUNDARY LINE OF THE CITY OF POCATELLO CITY LIMITS BOUNDARY LINE PER SAID ORDINANCE OVER THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 7°10'36" WEST A DISTANCE OF 51.16 FEET;
2. THENCE SOUTH 22°56'00" WEST A DISTANCE OF 194.19 FEET;
3. THENCE SOUTH 51°39'30" WEST A DISTANCE OF 36.94 FEET;

THENCE NORTH 23°44'07" EAST A DISTANCE OF 275.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.09 ACRES, MORE OR LESS.

PARCEL 2

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34

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2. THENCE NORTH 81°55'35" EAST A DISTANCE OF 42.62 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 843" MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED UNDER INSTRUMENT NO. 20817709 AND AS DEPICTED ON RECORD OF SURVEY MAP RECORDED AS INSTRUMENT NO. 20503602 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;
3. THENCE SOUTH 8°58'41" EAST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 436.04 FEET TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 843" MARKING THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT BEING NORTH 44°02'30" WEST A DISTANCE OF 2.01 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 3, TRAIL CREEK ESTATES- DIVISION 2, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 21913215 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 68°40'55" WEST, LEAVING THE PRESENT CITY OF POCATELLO CITY LIMITS AND FOLLOWING ALONG THE SOUTH BOUNDARY LINE OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20817709, A DISTANCE OF 22.52 FEET;

THENCE NORTH 8°58'41" WEST A DISTANCE OF 436.03 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND;



THENCE SOUTH 68°39'40" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 138.76 FEET

THENCE NORTH 23°44'07" EAST A DISTANCE OF 206.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.42 ACRES, MORE OR LESS.

LINE TABLE			
#	BEARING	DISTANCE	RECORD INFORMATION
L1	S 07°10'22" W	51.16'	1122 2452'E 1419'-ANU
L2	S 51°38'50" W	58.94'	1121 1928'E 1419'-ANU
L3	S 10°18'03" E	138.90'	1121 1927'W 1415P'-ANU
L4	N 81°25'33" E	42.60'	1121 1927'W 1415P'-ANU
L5	S 68°10'35" W	22.22'	1121 1927'W 1415P'-ANU
L6	S 66°39'50" W	138.76'	1121 1927'W 1415P'-ANU

## DISPLAY MAP FOR: McCORMICK RANCH ANNEXATION

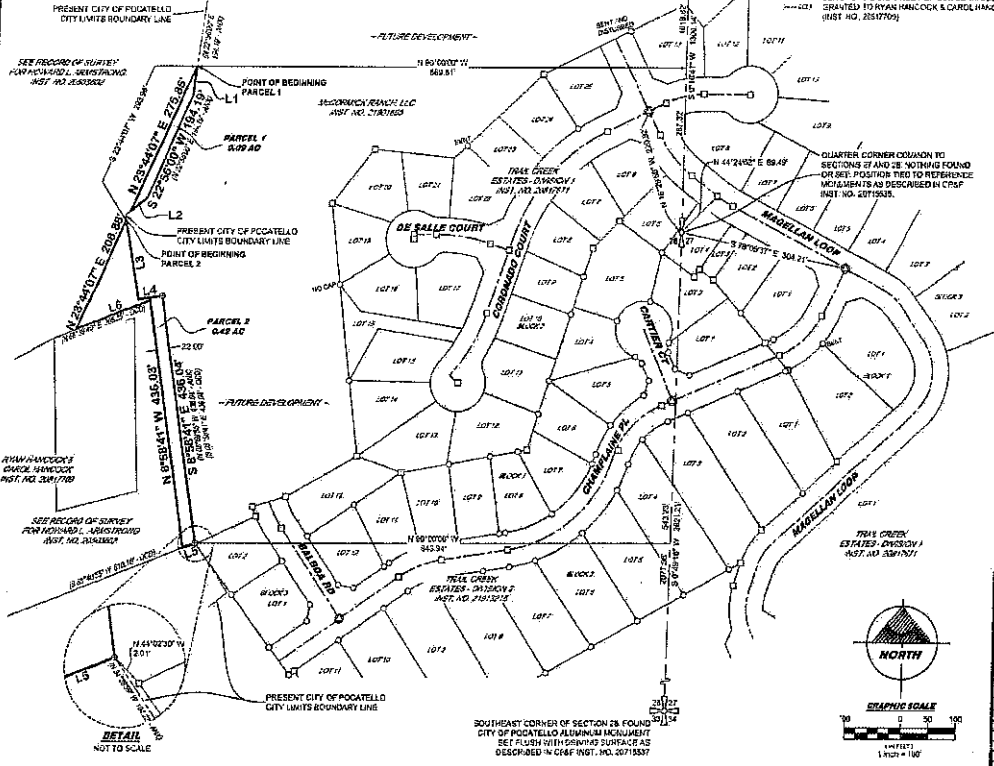
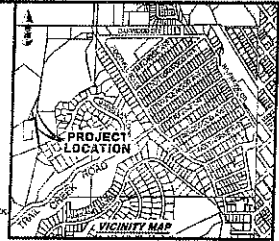
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 OF SE1/4) OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, SOISE MERIDIAN, BAINBRIDGE COUNTY, IDAHO

NORTHEAST CORNER OF SECTION 28 FOUND BAINBRIDGE COUNTY EGRESS MONUMENT PER CIPM INST. NO. 2015338

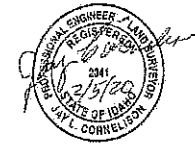
BASIS OF BEARINGS S 9°53'30" W 1313.53'

NORTH 1/8 CORNER ON THE WEST LINE OF SECTION 28, FOUND CITY OF POCATELLO ALUMINUM MONUMENT SET FLOWN WITH GRASS SURFACE AS DESCRIBED IN CIPM INST. NO. 2015338

**REFERENCE DOCUMENTS**  
BEARING AND DISTANCE PER ALAN KATCO (CORNERANCE NO. 3789 INST. NO. 2011091)  
BEARING AND DISTANCE PER OUTLINEA DEED GRANTED TO RYAN HAINCOCK & CAROL HAINCOCK (INST. NO. 2017709)



- LEGEND**
- SECTION CORNER AS NOTED
  - 1/4 CORNER AS NOTED
  - FOUND 1/8 CORNER AS NOTED
  - FOUND 1/2 REBAR WITH PLASTIC CAP STAMPED "RMS FELS 2311"
  - FOUND 1/2 REBAR WITH "ALUMINUM CAP STAMPED "RMS FELS 2311"
  - FOUND 1/2 REBAR WITH PLASTIC CAP STAMPED "RMS FELS 2311" INSIDE MONUMENT VAULT
  - FOUND 1/2 REBAR WITH PLASTIC CAP STAMPED "RMS FELS 2311" PER RECORD OF SURVEY FOR HOWARD L. ARMSTRONG (INST. NO. 2005002)
  - EXISTING SECTION LINE
  - STREET CENTERLINE
  - NEW ANNEXATION BOUNDARY LINE
  - EXISTING CITY OF POCATELLO EXTENTS

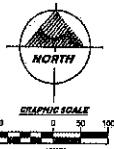


**BASIS OF BEARING**  
THE EAST LINE OF SECTION 28 WAS ASSUMED TO BE SOUTH 09°00' WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/8 CORNER ON THE EAST LINE OF SECTION 28 PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

DISPLAY MAP FOR:  
**McCormick Ranch Annexation**  
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 OF SE1/4) OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, SOISE MERIDIAN, BAINBRIDGE COUNTY, IDAHO

**RMS**  
Engineers & Surveyors + Planners  
501 E. One St. • Pocatello, ID 83401 • (208) 534-6110

REVISIONS: SURVEYED BY: JON BRU JOE  
CHECKED BY: JACOB  
PROJECT NO: 1602 DATE: JANUARY 2021  
DRAWING'S TITLE: BOUNDARY CHECK/STATEMENT & MAPS  
SURVEYED BY: JON BRU JOE  
SCALE: 1 INCH = 40 FEET  
SHEET 1 OF 1



**DETAIL**  
NOT TO SCALE