

**ORDINANCE NO. 511**  
(Agreement No. 6554)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8 OF ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 391, TO CHANGE THE ZONING DESIGNATION OF **02-28-ZC Winter's Run Sub** FROM SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO MEDIUM LOW DENSITY RESIDENTIAL (R4) BASE DISTRICT.

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 SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO MEDIUM LOW DENSITY RESIDENTIAL (R4) ON THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ADA COUNTY:

A parcel of land being all of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and a portion of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 35, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and described as follows:

Beginning at a brass cap monument marking the SE corner of said SE  $\frac{1}{4}$ , thence along the South line of Said SE  $\frac{1}{4}$  S  $89^{\circ}34'50''$  W a distance of 1336.08 feet to a  $\frac{5}{8}$  inch rebar marking the SW corner of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  from which the SW corner of said SE  $\frac{1}{4}$  bears S  $89^{\circ}34'50''$  W a distance of 1336.18 feet;

Thence leaving said South line and along the West line of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  N  $00^{\circ}04'41''$  E a distance of 1331.56 feet to a  $\frac{5}{8}$  inch rebar marking the NW corner of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ;

Thence leaving said West line and along the South line of said N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  S  $89^{\circ}43'52''$  W a distance of 1330.87 feet to a  $\frac{5}{8}$  inch rebar marking the SW corner of said N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ ;

Thence leaving said South line and along the West line of said N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  N  $00^{\circ}18'17''$  E a distance of 1286.41 feet to a  $\frac{5}{8}$  inch rebar from which a brass cap monument marking the NW corner of said N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  bears N  $00^{\circ}18'17''$  E a distance of 48.71 feet;

Thence leaving said West line and along the South boundaries of Ranchero Estates Subdivisions Number 1 and 2 as recorded in Book 31 at Page 1929 and Book 35 at Page 3028 of Plats, Ada County, respectively the following courses;

S  $55^{\circ}14'25''$  E a distance of 905.84 feet to a point;  
Thence S  $74^{\circ}30'29''$  E a distance of 603.94 feet to a point;  
Thence N  $87^{\circ}50'12''$  E a distance of 1070.14 feet to a point;  
Thence N  $85^{\circ}03'49''$  E a distance of 106.01 feet to a point;

Thence N 79°42'13" E a distance of 97.11 feet to a point;  
Thence N 86°30'18" E a distance of 62.02 feet to a 5/8-inch rebar on the East line of said SE ¼;  
Thence leaving said boundaries and along said East line S 00°00'40" W a distance of 30.06 feet to a 5/8 inch rebar;

Thence leaving said East line and along the Parcel boundaries as shown on Record of Survey Number 1169 recorded as Instrument Number 8761857 the following courses:

S 86°31'39" W a distance of 58.41 feet to a 5/8-inch rebar;  
Thence S 79°44'50" W a distance of 96.58 feet to a 5/8-inch rebar;  
Thence S 85°00'51" W a distance of 108.12 feet to a 5/8 inch rebar;  
Thence S 87°50'25" W a distance of 498.30 feet to a 5/8-inch rebar;  
Thence parallel with the East line of said SE ¼ S 00°00'40" W a distance of 284.99 feet to a 5/8 inch rebar;  
Thence S 89°59'20" E a distance of 758.99 feet to a 5/8 inch rebar on said East line of said SE ¼  
Thence along said East line of said SE ¼ S 00°00'40" W a distance of 1630.72 feet to the POINT OF BEGINNING.

Said parcel contains 81.43 acres more or less and is subject to all existing easements and rights-of-way of record or implied.

This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Board of Ada County Commissioners this 8<sup>th</sup> day of October 2003.

BOARD OF COUNTY COMMISSIONERS

Judy M. Peavey-Derr, Chairman

Rick Yzaguirre, Commissioner

Fred Tilman, Commissioner

ATTEST:

J. David Navarro, Ada County Clerk

PUBLISHED: Friday, October 31, 2003