

ORDINANCE ____

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, VACATING OF UTILITY EASEMENTS LOCATED ON THE PROPERTY GENERALLY DESCRIBED AS 203, 211 EAST FLORIDA AVENUE, 1224 SOUTH NECTARINE STREET, AND 200 EAST HAWAII AVENUE, NAMPA, IDAHO (PARCELS #R116540000, R116550000, R116560000, & R117680000, CONSISTING OF APPROXIMATELY 3.19 ACRES MORE OR LESS LOCATED IN THE NW 1/4 OF SECTION 34, T3N, R2W, BM), SAID VACATION BEING FOR THE UTILITY EASEMENTS LOCATED ON THE PROPERTY, MORE PARTICULARLY DESCRIBED BELOW, IN NAMPA, CANYON COUNTY, IDAHO, AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP AND OTHER APPLICABLE MAPS ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF IN CONFLICT HERewith.

BE IT ORDAINED by the Mayor and City Council of the City of Nampa, County of Canyon, State of Idaho:

Section 1: That the following described utility easements located on the property generally described as 203, 211 EAST FLORIDA AVENUE, 1224 SOUTH NECTARINE STREET, AND 200 EAST HAWAII AVENUE, NAMPA, IDAHO (PARCELS #R116540000, R116550000, R116560000, & R117680000, consisting of approximately 3.19 acres located in the NW 1/4 OF SECTION 34, T3N, R2W, BM), said vacation being for the utility easements being more particularly described in **Exhibit “A”** and graphically depicted in **Exhibit “B”** both attached hereto and made a part hereof by this reference (VAC-00063-2023). The above-described utility easements be and hereby are vacated as of the effective date of this ordinance.

Section 2: That pursuant to Idaho Code § 50-301, the Nampa City Council finds it to be in the best interests of the public that the easements described in **Exhibit “A”** be vacated.

Section 3: This ordinance is subject to the following condition: 1) At time of development, Developer will be responsible to ensure exact location of existing onsite public mainlines and associated easements are verified, and any onsite public mainline remaining at project closeout shall be contained within public utility easement. (VAC-00063-2023).

Section 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law. The City Engineer shall alter the use and area and other applicable city maps so they reflect the vacation of the portion the easement described herein.

Section 5: This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 6: All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS __ DAY OF _____ 2024.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS __ DAY OF _____ 2024.

Approved:

By _____
Mayor

ATTEST:

By _____
City Clerk

EXHIBIT “A” - Legal Description

Legal Description

Parcel A

A parcel being a portion of Block 181 of the Amended Plat of Kurtz Addition to Nampa situated in a portion of the Northwest 1/4 of Section 34, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and more particularly described as follows:

Commencing at a found brass cap monument marking the West 1/4 corner of said Section 34, thence following the westerly line of said Northwest 1/4, N00°13'44"E a distance of 335.88 feet to a point which bears S00°13'44"W a distance of 2,302.58 feet from a found brass cap monument marking the Northwest corner of said Section 34; Thence leaving said westerly line, S89°11'16"E a distance of 545.41 feet to a found 5/8-inch rebar on the northerly right-of-way line of East Hawaii Avenue; Thence leaving said northerly right-of-way line, N00°38'47"E a distance of 160.71 feet to a set 5/8-inch rebar being the POINT OF BEGINNING.

Thence N89°12'30"W a distance of 144.42 feet to a set 5/8-inch rebar;
Thence N00°51'53"E a distance of 162.63 feet to a set 5/8-inch rebar;
Thence S89°07'52"E a distance of 52.01 feet to a found 5/8-inch rebar;
Thence N00°52'02"E a distance of 16.83 feet to a found 5/8-inch rebar;
Thence S89°10'48"E a distance of 91.72 feet to a found 5/8-inch rebar;
Thence S00°38'47"W a distance of 179.34 feet to the POINT OF BEGINNING.

Parcel B

A parcel of land being a portion of Block 156 and a portion of vacated right-of-way of the Amended Plat of Kurtz Addition to Nampa (Book 2 of Plats, Page 37), situated in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 corner of said Section 34, which bears S00°11'17"W a distance of 2,638.46 feet from a found aluminum cap marking the Northwest corner of said Section 34, thence following the westerly line of said Northwest 1/4, N00°11'17"E a distance of 1,016.04 feet; Thence leaving said westerly line, S89°14'29"E a distance of 550.36 feet to a point on the centerline of the vacated alley within said Block 156; Thence following said vacated alley centerline, S00°36'17"W a distance of 150.04 feet to a found 5/8-inch rebar and being the POINT OF BEGINNING.

Thence following said vacated alley centerline, S00°36'17"W a distance of 190.16 feet to the found 5/8-inch rebar;

Thence leaving said vacated alley centerline, N89°13'15"W a distance of 190.01 feet; Thence N00°36'20"E a distance of 190.04 feet to a found 5/8-inch rebar;

Thence S89°15'27"E a distance of 190.00 feet to the POINT OF BEGINNING.

Parcel C

A parcel of land situated in a portion of Blocks 155 and 156 and a portion of vacated California and Nectarine Streets, as shown on the Amended Plat of Kurtz Addition to Nampa (Book 2 of Plats, Page 37),

situated in the Northwest 1/4 of Section 34, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 Corner of said Section 34, which bears S00°11'17"W a distance of 2,638.46 feet from a found aluminum cap marking the Northwest Corner of said Section 34, thence following the westerly line of said Northwest 1/4, N00°11'17"E a distance of 659.58 feet; Thence leaving said westerly line, S89°10'19"E a distance of 50.28 feet to a found 1/2-inch rebar on the easterly right-of-way line of 12th Avenue Road (State Highway 45) and marking the Northwest corner of a parcel of land as described in a Warranty Deed (per instrument number 2017-004596);

Thence following the northerly boundary line of said Warranty Deed, S89°10'19"E a distance of 197.64 feet to a found 5/8-inch rebar marking the Northeast corner of said Warranty Deed and being the POINT OF BEGINNING.

Thence leaving said northerly boundary line, N00°49'26"E a distance of 10.15 feet to a set 5/8-inch rebar; Thence 149.37 feet along the arc of a curve to the left, said curve having a radius of 450.00 feet, a delta angle of 19°01'05", a chord bearing of N08°41'06"W and a chord distance of 148.68 feet to a set 5/8-inch rebar;

Thence N18°11'39"W a distance of 46.03 feet to a found 5/8-inch rebar marking the Southeast corner of a parcel of land as described in a Warranty Deed (per Instrument No. 2009020652); Thence following the easterly boundary line of said Warranty Deed, N00°49'31"E a distance of 156.39 feet to a found 5/8-inch rebar on the southerly right-of-way line of E. Florida Avenue; Thence leaving said easterly boundary line and following said southerly right-of-way line, S89°14'29"E a distance of 268.04 feet to a set 5/8-inch rebar; Thence leaving said southerly right-of-way line, S00°36'17"W a distance of 150.06 feet to a set 5/8-inch rebar; Thence N89°15'27"W a distance of 119.98 feet to a found 5/8-inch rebar; Thence S00°36'20"W a distance of 190.04 feet to a found 5/8-inch rebar; Thence S89°13'15"E a distance of 98.29 feet to a found 5/8-inch rebar; Thence S00°49'35"W a distance of 16.83 feet to a found 5/8-inch rebar; Thence N89°10'19"W a distance of 208.06 feet to the POINT OF BEGINNING.

Parcel D

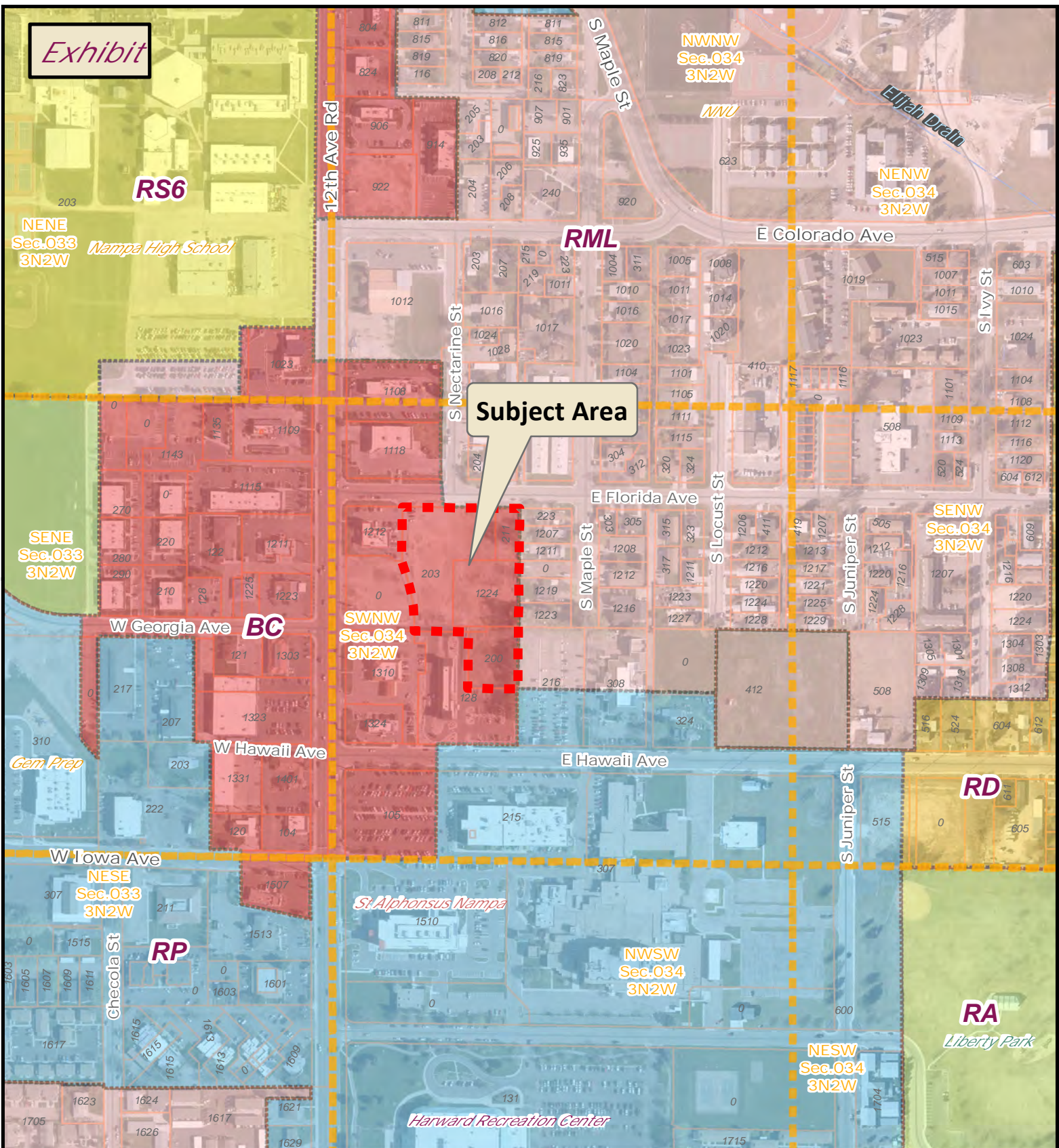
A parcel of land being a portion of Block 156 and a portion of vacated right-of-way of the Amended Plat of Kurtz Addition to Nampa (Book 2 of Plats, page 37), situated in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 corner of said Section 34, which bears S00°11'17"W a distance of 2,638.46 feet from a found aluminum cap marking the Northwest corner of said Section 34, thence following the westerly line of said Northwest 1/4, N00°11'17"E a distance of 1,016.04 feet; Thence leaving said westerly line, S89°14'29"E a distance of 480.36 feet to a point on the southerly right-of-way line of E. Florida Avenue and being the POINT OF BEGINNING.

Thence following said southerly right-of-way line, S89°14'29"E a distance of 70.00 feet to a point on the centerline of the vacated alley within said Block 156; Thence leaving said southerly right-of-way line and following said vacated alley centerline, S00°36'17"W a distance of 150.04 feet to a found 5/8-inch rebar; Thence leaving said vacated alley centerline, N89°15'27"W a distance of 70.02 feet; Thence N00°36'47"E a distance of 150.06 feet to the POINT OF BEGINNING.

EXHIBIT “B” – Map/Depiction

Exhibit



NAMPAProud

203 & 211 E Florida Ave,
1224 S Nectarine St, and
200 E Hawaii Ave

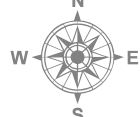
Vacation for multi-family residential development

VAC-00063-2023

4/18/2024

For illustrative purposes only.

Visit Planning & Zoning
at cityofnampa.us
for more info.



0 90 180 270 360 Feet

	Subject Area		DV		RD_PUD		RS12
	County Parcels		Enc		RMH		RS12_PUD
	PLSS		GB1		RML		RS15
	Zoning		GB2		RML_PUD		RS15_PUD
	AG		IH		RP		RS18
	BC		IL		RP_PUD		RS18_PUD
	BC_PUD		IL_PUD		RS6		RS22
	BF		IL_RS		RS6_PUD		RS22_PUD
	BN		IP		RS7		U
	BN_PUD		IP_RS		RS7_PUD		UnZoned
	DB		RA		RS8.5		
	DH		RD		RS8.5_PUD		