

ORDINANCE ____

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, VACATING 20' OF A 30' WIDE PUBLIC RIGHT-OF-WAY EASEMENT LOCATED ON THE PROPERTY GENERALLY DESCRIBED 2634 WAGON WHEEL ROAD, NAMPA, IDAHO (COUNTY PARCEL R2754300000 AND LOCATED IN THE NW 1/4 OF SECTION 2, T2N, R2W, BM), 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 20' portion of a 30' wide public right-of-way easement located on the property generally described as 2634 Wagon Wheel Road, Nampa, Idaho (County Parcel R2754300000 and located in the NW 1/4 of Section 2, T2N, R2W, BM), be vacated and said vacation 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 060-2023). The above-described portion of a public right-of-way easement be and hereby is, 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 right-of-way easement described in **Exhibit A** be vacated.

Section 3: This ordinance is subject to the following conditions:

1. Idaho Power and other public utilities shall have the continued right to operate, maintain, repair, replace or otherwise modify or add to any Idaho Power facilities within the vacated "easement area" including the right of ingress and egress.
2. Obtain all applicable building, mechanical, electrical, and plumbing permits for the proposed project. Satisfy all required inspections and permit conditions prior to obtaining a Certificate of Occupancy to allow the permitted use.

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 of the right-of-way 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 _____ 2023.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY OF _____ 2023.

Approved:

By _____
Mayor

ATTEST:

City Clerk

EXHIBIT A - Legal Description



Client: John Hess
Date: January 10, 2023
Revised June 13, 2023
Job No.: 9222
RE: Vacation

EASEMENT VACATION DESCRIPTION

A 20.00 foot wide easement being a portion of the Westerly and Southerly 30 feet of Lot 1 of Block 4 of that certain Valley Ranch Estates subdivision as on file in Book 12 of Plats at Page 32 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 709721. Said subdivision is located in Government Lot 3 of Section 2, Township 2 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho. Said easement is more particularly described as follows:

Commencing at the SE corner of Lot 1 Block 4 of said Valley Ranch Estates subdivision:

Thence along the Easterly boundary of said Lot 1, N. 00° 12' 20" W., a distance of 10.00 feet to the POINT OF BEGINNING;

Thence along a line that is 10.00 feet North of and parallel with the Southerly boundary of said Lot 1, S. 89° 47' 40" W., a distance of 125.88 feet;

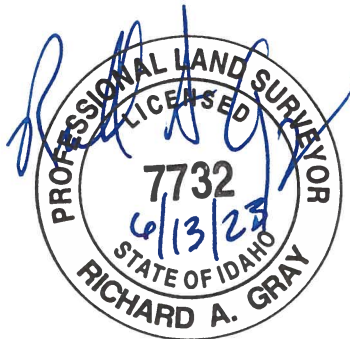
Thence along a line that is 10.00 feet East of and parallel with the Westerly boundary of said Lot 1, N. 04° 50' 03" W., a distance of 57.37 feet to the Southerly right of way of Wagon Wheel Road, marking the beginning of a non-tangent curve left;

Thence along said right of way a distance of 23.81 feet along the arc of said curve left, having a radius of 40.00 feet, a central angle of 34° 06' 46", the long chord of which bears N. 53° 37' 55" E., a distance of 23.46 feet;

Thence leaving said right of way and non-tangent to said curve, along a line that is 30.00 feet East of and parallel with the Westerly boundary of said Lot 1, S. 04° 50' 03" E., a distance of 51.19 feet;

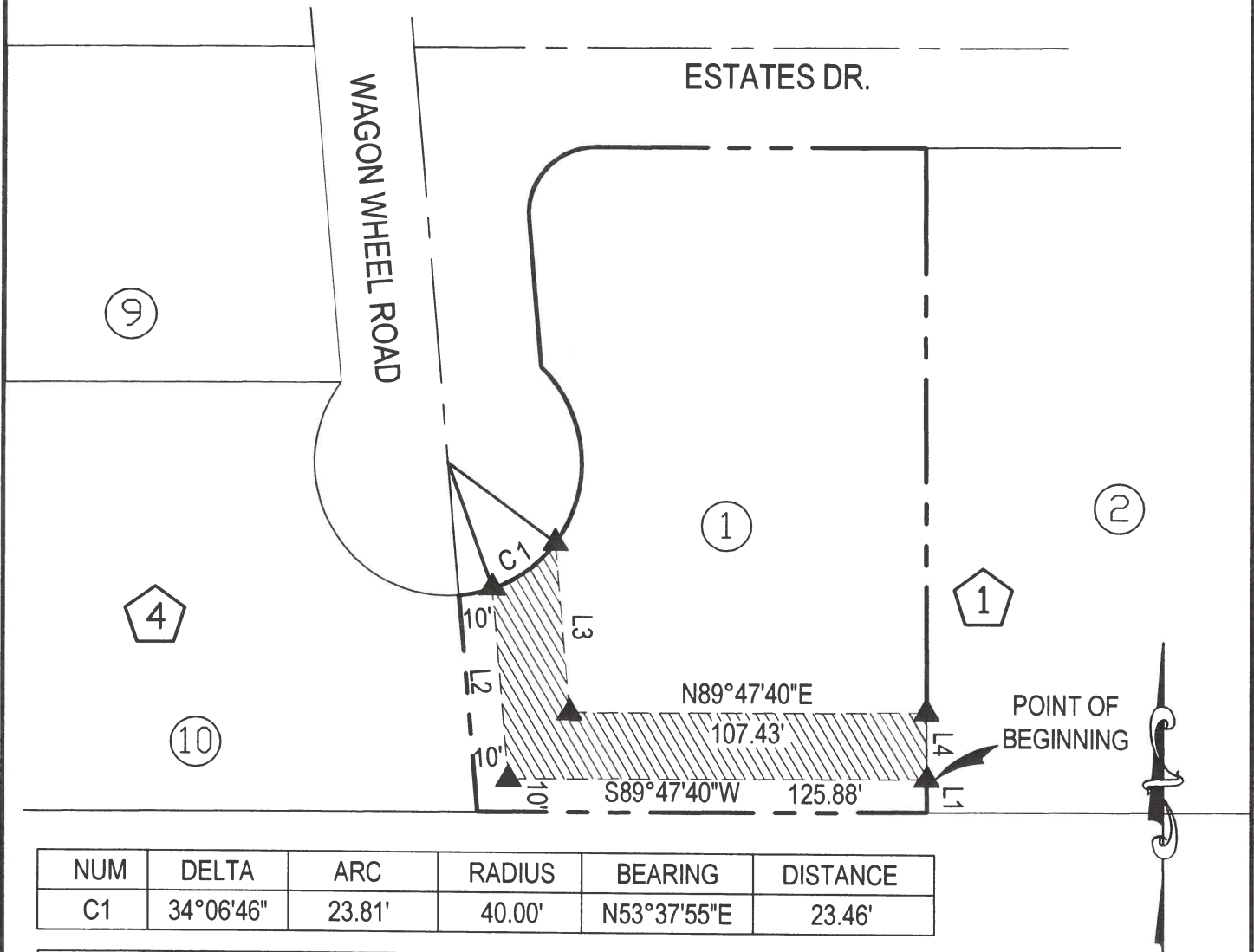
Thence along a line that is 30.00 feet North of and parallel with the Southerly boundary of said Lot 1, N. 89° 47' 40" E., a distance of 107.43 feet to the Easterly boundary of said Lot 1;

Thence along the Easterly boundary of said Lot 1, S. 00° 01' 20" E., a distance of 20.00 feet to the POINT OF BEGINNING.



EASEMENT VACATION EXHIBIT

LOCATED IN LOT 1 BLOCK 1 VALLEY RANCH ESTATES, SECTION 2, T. 2 N., R. 2 W., B.M.,
CITY OF NAMPA , CANYON COUNTY, IDAHO
2023



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°06'46"	23.81'	40.00'	N53°37'55"E	23.46'

NUM	BEARING	DISTANCE
L1	N 00°12'20"W	10.00'
L2	N 04°50'03"W	57.37'
L3	S 04°50'03"E	51.19'
L4	S 00°12'20"E	20.00'



Scale: 1" = 50'

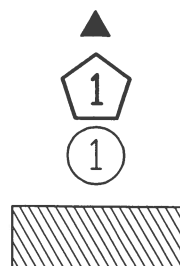
LEGEND

Calculated point

Block number

Lot number

Easement Vacation Area



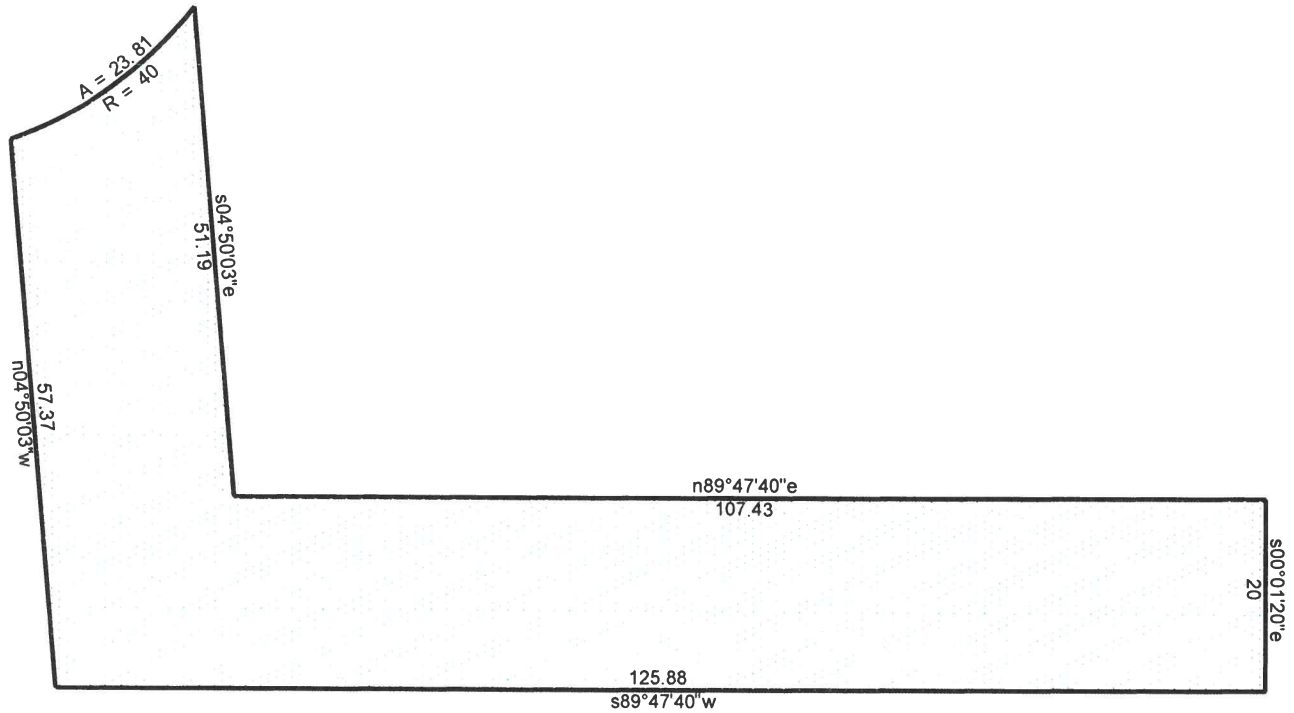
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115

Nampa, ID 83651
Fax: (208) 327-2106

JN 9222

June 13, 2023



9222 Revised Vacation Description

6/13/2023

Scale: 1 inch= 20 feet

File:

Tract 1: 0.0779 Acres (3392 Sq. Feet), Closure: s85.0453e 0.07 ft. (1/5625), Perimeter=386 ft.

01 s89.4740w 125.88

02 n04.5003w 57.37

03 Lt, r=40.00, delta=034.0646, arc=23.81, chord=n53.3755e 23.47

04 s04.5003e 51.19

05 n89.4740e 107.43

06 s00.0120e 20

EXHIBIT B – Map/Depiction

Exhibit



NAMPA Proud

2634 Wagon Wheel Rd Vacation of Easement

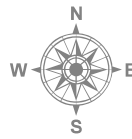
Vacation of 20', of a 30' wide easement that no longer serves a city or agency purpose

VAC-00060-2023

6/26/2023

For illustrative purposes only.

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



0 20 40 60 80 Feet

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