

**HAILEY ORDINANCE NO. 1126**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, ANNEXING CERTAIN ADJACENT AND CONTIGUOUS REAL PROPERTY TO THE CITY OF HAILEY; PROVIDING FOR THE ZONING OF SAID ANNEXED REAL PROPERTY; PROVIDING THAT SUCH REAL PROPERTY AND ALL PERSONS WITHIN THE LIMITS OF SUCH ANNEXED REAL PROPERTY SHALL BE SUBJECT TO ALL PROVISIONS OF ALL ORDINANCES OF THE CITY OF HAILEY; PROVIDING FOR THE FILING OF THE COPIES OF THE ORDINANCE; PROVIDING FOR COMPLIANCE WITH IDAHO CODE SECTION 63-215; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council has heard an application by Blaine County School District No. 61 for the annexation of certain real property adjacent to the City of Hailey, more particularly described as Parcel 4 of the Replat of the Maurer Sub'D., recorded as Instrument No. 510570, records of the County Recorder, Blaine County, Idaho (the "Property");

WHEREAS, the City Council of the City of Hailey has determined that the annexation of the Property, will further the City's interest and protect the health, safety and welfare of the citizens of Hailey;

WHEREAS, the City Council of the City of Hailey has determined that the proposed annexation represents an orderly extension of City boundaries;

WHEREAS, the City Council of the City of Hailey has determined that the proposed annexation represents a Category A annexation pursuant to Idaho Code Section 50-222;

WHEREAS, the City Council of the City of Hailey has determined that the proposed annexation is harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan;

WHEREAS, the City Council of the City of Hailey has determined that the proposed annexation generally complies with the Hailey Comprehensive Plan;

WHEREAS, the City Council of the City of Hailey has determined that the proposed annexation is in the best interests of the citizens of Hailey;

WHEREAS, the City Council of the City of Hailey has determined that the proposed annexation will not have a negative fiscal impact upon existing and future citizens of Hailey; and

WHEREAS, the City of Hailey has determined that City services can be extended to accommodate the proposal.

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

SECTION 1. The Property is hereby declared to be a part of the City of Hailey and annexed thereto.

SECTION 2. The Property shall be, and is hereby, classified and zoned as a General Residential (GR) Zoning District.

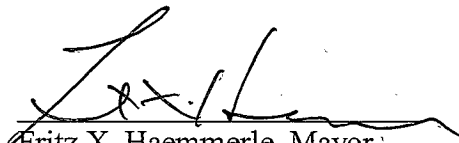
SECTION 3. From and after the effective date of this Ordinance all property and persons within the Property shall be subject to the provisions of all ordinances of the City of Hailey.

SECTION 4. Pursuant to Idaho Code Section 50-223, the Clerk of the City of Hailey shall, within ten (10) days following the effective date of this Ordinance, file a certified copy of this Ordinance with the Blaine County Auditor, the Blaine County Treasurer, the Blaine County Assessor and the Idaho State Tax Commission.

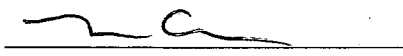
SECTION 5. The Clerk of the City of Hailey shall, within ten (10) days following the effective date of this Ordinance, cause one copy of a legal description and map prepared in a draftsman like manner which shall plainly and clearly designate the boundaries of the altered portion of the City of Hailey to be filed with the Blaine County Recorder, the Blaine County Assessor and the Idaho State Tax Commission.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

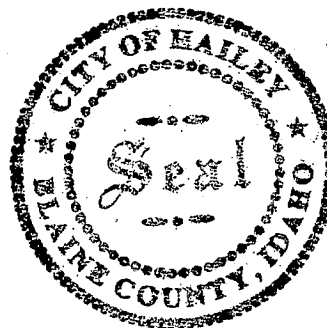
PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS 1<sup>st</sup> day of July, 2013.

  
Fritz X. Haemmerle, Mayor  
City of Hailey

ATTEST:

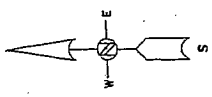
  
Mary Cone  
Hailey City Clerk

Publish: Idaho Mountain Express, July 10, 2013



# A REPLAT OF MAURER SUB'D.

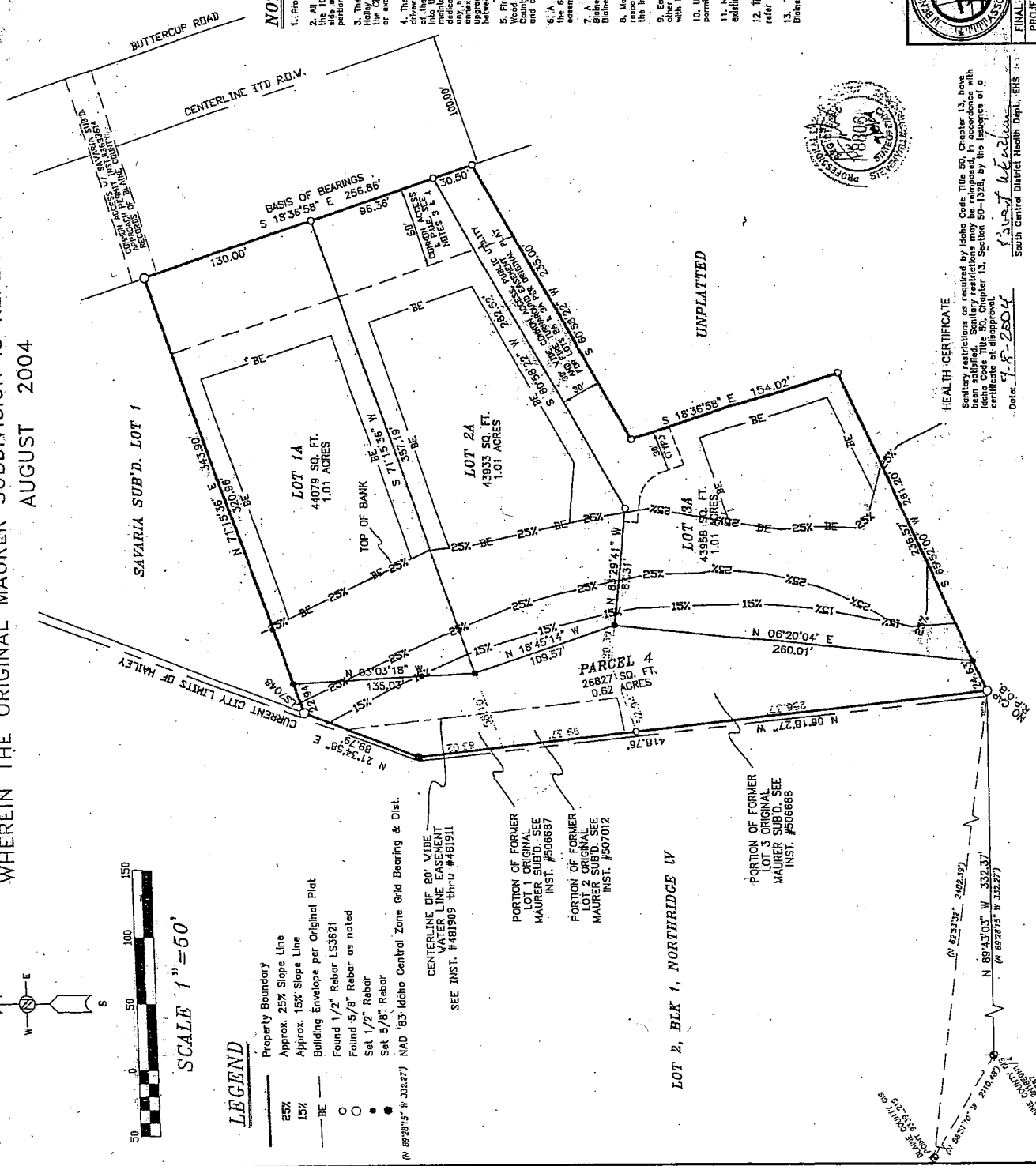
LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.  
 WHEREIN THE ORIGINAL MAURER SUBDIVISION IS REPLATTED INTO 3 LOTS AND 1 PARCEL  
 AUGUST 2004



SCALE 1" = 50'

## LEGEND

- Property Boundary
- Approx. 25% Slope Line
- Approx. 15% Slope Line
- Building Envelope per Original Plat
- Found 1/2" Rebar as noted
- Found 5/8" Rebar
- Set 1/2" Rebar
- Set 5/8" Rebar



## NOTES

1. Proposed lots are to be served by individual septic systems and individual wells.
2. All utilities will be installed underground. Except within the boundaries of Parcel 4, the 10 foot wide public utility easements which were reserved and retained upon all sides and rear lot lines per the original Maurer Subdivision plat will exist. The portions of said easements within Parcel 4 are hereby vacated.
3. The 60 foot Common Access road shown herein will be dedicated to the City of Holey, should any lot within this subdivision, including Parcel 4, become annexed into the City of Holey, the ground road along the east boundary line will be owned by the City of Holey and Holey Fire Department standards.
4. The purchaser(s) and/or owner(s) of these lots understand and agree that private easements are being granted to the City of Holey, Blaine County, in order to allow the City of Holey, Blaine County, to install and maintain a waterline easement, and that the City of Holey, Blaine County, is in no way obligated to accept, maintain, or use such easements. The easements are hereby dedicated and accepted by the City of Holey, Blaine County, and that each owner shall allow a willing any successor in interest of these lots, if and when this subdivision becomes annexed into the City of Holey, the ground road along the east boundary line will be owned by the City of Holey, Blaine County, and that the easement shall be shared proportionately between the lots on a linear foot of frontage basis.
5. The installation requirements for each lot, including those of the City of Holey, the Blaine County Fire District, the Blaine Fire Co. and those of the Blaine County Fire Protection Ordinance including, but not limited to, water supply access and clear zones, shall be complied with prior to issuance of a building permit.
6. A 10 foot wide 'step' removal and public utility easement, is reserved adjacent to the 60' and 30' wide common access and nothing may be placed on these easements except grass and driveways.
7. A title maintenance and utility crossing agreement has been entered into with the Blaine County Recreation District recorded under Inst. No. \_\_\_\_\_ records of Blaine County, Idaho.
8. Maintenance and weed control pursuant to State regulations for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the individual lot owners.
9. Each lot owner, within this subdivision shall be responsible for coordinating with the other lot owners for placement of septic systems and domestic wells in accordance with Blaine County, State of Idaho and other applicable requirements.
10. Until annexed into the City of Holey, no structure that requires a county building permit shall be constructed on Parcel 4.
11. No replat was constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.
12. The Original Maurer Subdivision Plat was recorded under Instrument #121008, refer to said Original Plat for other conditions which may affect this property.
13. The Gas line easement recorded in Book 194, of Deeds of Page 417 records of Blaine County, has not been relinquished per Interimtown Gas Co.

**REPLAT OF MAURER SUB'D.**

LOCATED WITHIN  
 SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST,  
 BOISE MERIDIAN, BLAINE COUNTY, IDAHO

PREPARED FOR: BCSD

DRAWN BY: SWS  
 DATE: 8/20/04

PROJECT NO. 03837    PLOT FILE 03837P.DWG    SHEET 1 OF 2



**HEALTH CERTIFICATE**  
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code, Title 50, Chapter 13, Section 50-1326, by the issuance of a health certificate.  
 Date: 8-18-2004  
 South Central District Health Dept., EHS

LOT 2, BLK 1, NORTHBRIDGE IV

PORTION OF FORMER LOT 3 ORIGINAL MAURER SUB'D. SEE INST. #506688

PORTION OF FORMER LOT 2 ORIGINAL MAURER SUB'D. SEE INST. #507012

CENTERLINE OF 20' WIDE WATERLINE EASEMENT SEE INST. #481909 thru #481911

UNPLATTED

**SURVEYOR'S CERTIFICATE**

I, STEVEN W. SCHWARZ, a duly registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land surveyed under my direct supervision, and that it is in accordance with the Idaho Statutes relating to plats and surveys.



STEVEN W. SCHWARZ  
PLS 8605

**COUNTY ENGINEER'S APPROVAL**

This is to certify that I, JIM W. KOVACE, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

*Jim W. Kovace*  
JIM W. KOVACE

**APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION**

The foregoing plat was approved and accepted this 1st day of Sept, 2004, by the Blaine County Planning and Zoning Commission

By: *[Signature]*

**APPROVAL OF COUNTY COMMISSIONERS**

The foregoing plat was approved and accepted this 2nd day of September, 2004, by the Blaine County Board of Commissioners.

By: *[Signature]*

**BLAINE COUNTY TREASURER'S CERTIFICATE**

On this 7 day of September, 2004, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: *Licki D. Dick by Felice Ogilard*

**COUNTY RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed at the request of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2004, A.D., in my office and duly recorded in book \_\_\_\_\_ of page \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock, \_\_\_\_\_ m.

Instrument No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_

By: \_\_\_\_\_

Instrument # 510780

HANLEY BAUME INC. 1014 S. 2nd St. Boise, ID 83702  
Recorded for: BENCHMARK ASSOCIATES  
BARBARA BERMAN, Notary Public, Fee: \$10.00



REPLAT OF MAURER SUB'D.  
LOCATED WITHIN  
SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST  
BOISE MERIDIAN, BLAINE COUNTY, IDAHO  
PREPARED FOR: BCSD  
DRAWN BY: SWS  
DATE: 8/2004  
PROJECT NO. 03837 PLOT FILE: 03837P.DWG SHEET 1 OF 2

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that Ade Alind Vandoren, does hereby certify that she is the owner of the Real Property described as follows:

Lot 3 of Maurer Subdivision, according to the official plat thereof, recorded as instrument #421806, records of Blaine County, Idaho.  
EXCEPTING THEREFROM the following Parcel of Land:  
A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of the Blaine County School District No. 61, and being more particularly described as follows:  
Beginning at the southwest corner of said Lot 3, said point being the REAL POINT OF BEGINNING, thence S 89°29'41" E along said northerly boundary S 0927004' W 260.01' to the southerly boundary of said Lot 3, thence N 01°18'27" W 256.37' to the northeast corner of said Lot 3, thence S 83°39'41" E along said northerly boundary S 0927004' W 260.01' to the southerly boundary of said Lot 3, thence S 65°52'00" W 24.63' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat.  
The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I, the undersigned as the owner, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands.  
Ade Alind Vandoren  
Ade Alind Vandoren

Signed this 6th day of August, 2004.

**ACKNOWLEDGMENT**

STATE OF Idaho COUNTY OF Blaine  
On this 6th day of August, 2004, before me, the undersigned, a Notary Public for the State of Idaho, the persons whose names are subscribed to the within instrument personally appeared to me that they executed the same.

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

My commission expires: 11/10/05  
*[Signature]*  
Notary Public



**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that the Blaine County School District No. 61 does hereby certify that they are the owners of the Real Property described as follows:

A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of the Blaine County School District No. 61, and being more particularly described as follows:  
Beginning at the southeast corner of said Maurer Subdivision, said point being the REAL POINT OF BEGINNING, thence S 89°29'41" E along said northerly boundary S 0927004' W 260.01' to the southerly boundary of said Maurer Subdivision, thence N 01°18'27" W 256.37' to the northeast corner of said Lot 3, thence S 83°39'41" E along said northerly boundary S 0927004' W 260.01' to the southerly boundary of said Lot 3, thence S 65°52'00" W 24.63' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat.  
The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I, the undersigned as the Chairman of the Board of Trustees of Blaine County School District No. 61, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands.

*[Signature]*  
Chairman of the Board of Trustees  
Blaine County School District No. 61

Signed this 16th day of August, 2004.

**ACKNOWLEDGMENT**

STATE OF Idaho COUNTY OF Blaine  
On this 16th day of August, 2004, before me, the undersigned, a Notary Public for the State of Idaho, the persons whose names are subscribed to the within instrument personally appeared to me that they executed the same.

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

My commission expires: 11/10/05  
*[Signature]*  
Notary Public



**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that, Theodore C. Will and Candace M. Will, do hereby certify that they are the owners of the Real Property described as follows:

Lot 2 of Maurer Subdivision, according to the official plat thereof, recorded as instrument #421806, records of Blaine County, Idaho.  
EXCEPTING THEREFROM the following Parcel of Land:  
A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of the Blaine County School District No. 61, and being more particularly described as follows:  
Beginning at the southwest corner of said Lot 1, said point being the REAL POINT OF BEGINNING, thence S 89°29'41" E along the westerly boundary of said Lot 1, thence N 01°18'27" W 256.37' to the northeast corner of said Lot 1, thence S 83°39'41" E along the southerly boundary of said Lot 1, thence S 65°52'00" W 24.63' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat.  
The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, we the undersigned as the owners, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands.

*[Signature]*  
Theodore C. Will  
Candace M. Will

Signed this 13th day of August, 2004.

**ACKNOWLEDGMENT**

STATE OF Idaho COUNTY OF Blaine  
On this 13th day of August, 2004, before me, the undersigned, a Notary Public for the State of Idaho, the persons whose names are subscribed to the within instrument personally appeared to me that they executed the same.

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

My commission expires: 11/10/07  
*[Signature]*  
Notary Public



**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that Stephen Donald Thompson and Candace Ann Thompson, do hereby certify that they are the owners of the Real Property described as follows:

Lot 2 of Maurer Subdivision, according to the official plat thereof, recorded as instrument #421806, records of Blaine County, Idaho.  
EXCEPTING THEREFROM the following Parcel of Land:  
A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of the Blaine County School District No. 61, and being more particularly described as follows:  
Beginning at the southwest corner of said Lot 2, said point being the REAL POINT OF BEGINNING, thence S 89°29'41" E along the westerly boundary of said Lot 2, thence N 01°18'27" W 256.37' to the northeast corner of said Lot 2, thence S 83°39'41" E along the southerly boundary of said Lot 2, thence S 65°52'00" W 24.63' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat.  
The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, we the undersigned as the owners, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands.

*[Signature]*  
Stephen Donald Thompson  
Candace Ann Thompson

Signed this 16th day of August, 2004.

**ACKNOWLEDGMENT**

STATE OF Idaho COUNTY OF Blaine  
On this 16th day of August, 2004, before me, the undersigned, a Notary Public for the State of Idaho, the persons whose names are subscribed to the within instrument personally appeared to me that they executed the same.

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

My commission expires: 11/10/05  
*[Signature]*  
Notary Public

