

720402

CITY OF DOVER, IDAHO

ORDINANCE NUMBER 93

DOVER AREA OF CITY IMPACT MAP

FILED BY  
City of Dover  
2017 JAN -4 P 4:13  
MARIE SCOTT  
BONNER COUNTY REGISTER  
DPURTY

**AN ORDINANCE AMENDING ORDINANCE #27 WHICH CREATED A GEOGRAPHICAL AREA OF CITY IMPACT AND ASSOICATED LEGAL DESCRIPTION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; ADOPTING AN AREA OF CITY IMPACT MAP AND; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.**

WHEREAS, the City of Dover, City of Sandpoint, and Bonner County were engaged in litigation to determine the City of Dover Area of City Impact (Bonner County Case No. CV 95-01111) which the parties settled pursuant to the terms of a Memorandum of Understanding and Settlement Agreement; and

Whereas, the parties stipulated to certain maps designated as exhibits which were adopted to govern the disputed areas of the Areas of City Impact for Dover and the Area of City Impact for Sandpoint; and

Whereas, the below described legal description and map reflect the stipulation regarding disputed areas;

NOW THEREFOR BE IT ORDAINED by the Dover City Council of Bonner County, Idaho that the following be and is hereby adopted as an Ordinance of the City of Dover:

**SECTION 1:** That Section 3 of Ordinance 27 is hereby repealed and a new Section 3, reading as follows, is adopted:

**GEOGRAPHIC AREA OF CITY IMPACT**

The official geographic Dover Area of City Impact is hereby adopted as shown on the attached map labeled "Exhibit A" and titled "Area of Impact for Dover, Idaho and within the attached legal description labeled "Exhibit B" attached hereto and by this reference incorporated herein. All parcels of land lying all or in part within the Area of City Impact shall be subject to provisions of this ordinance.

**SECTION 4: REPEALER CLAUSE**

All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

**SECTION 5: SEVERABILITY CLAUSE**

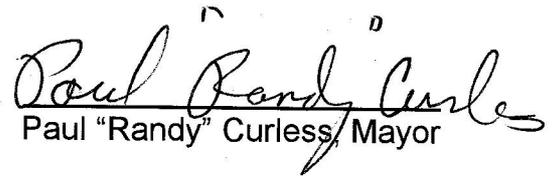
If any section, paragraph, sentence or provisions hereof or the application thereof to any particular circumstances shall ever become invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**SECTION 6: EFFECTIVE DATE**

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee.

Regularly passed and approved under suspension of rules as an Ordinance of Dover, Idaho, done this 14th day of December, 2006, upon the following roll call vote:

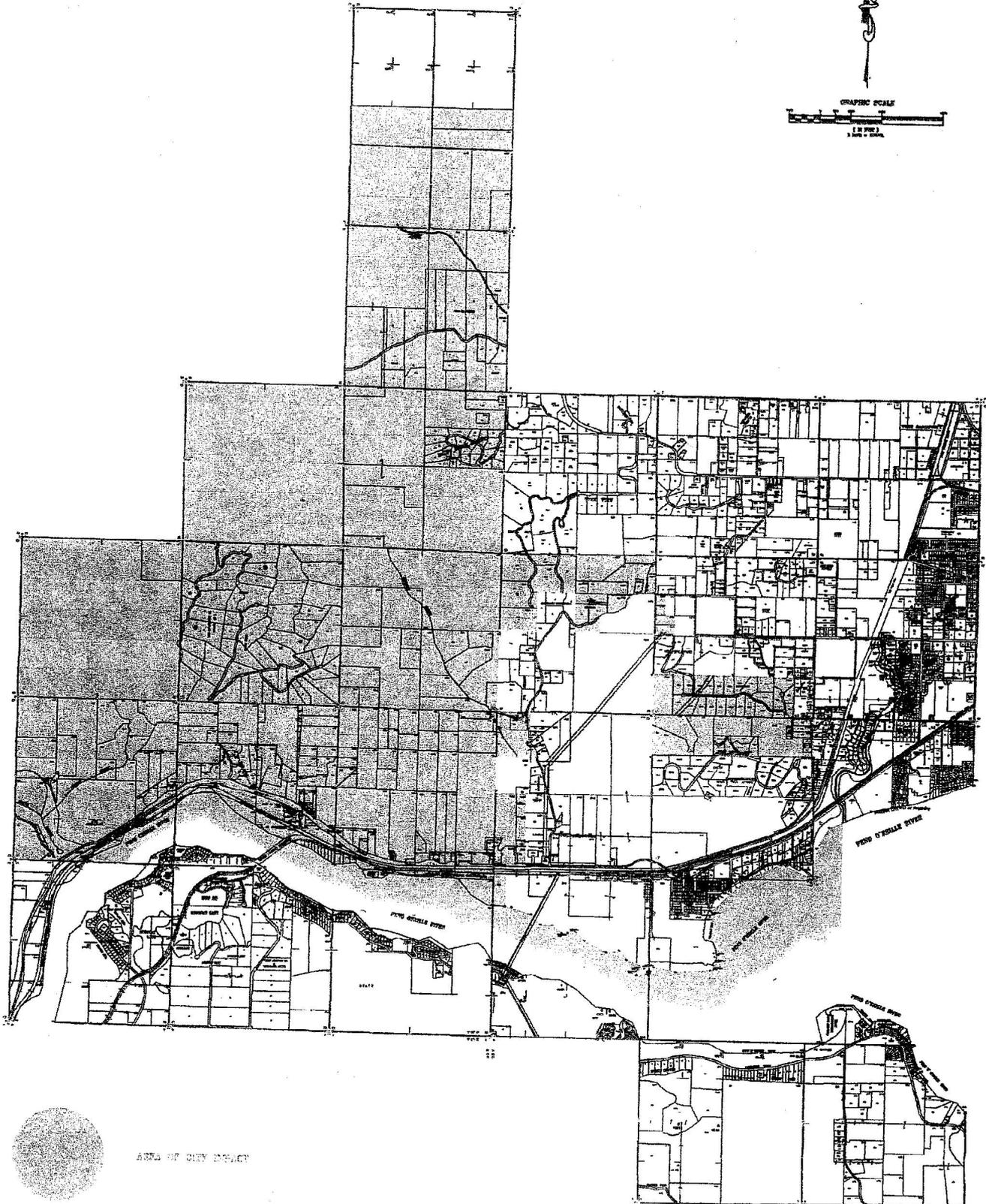
Maggie Becker	Aye
Marguerite Burge	Aye
Louis Collins	Aye
James Janish	Aye

  
Paul "Randy" Curless, Mayor

Attest:

 Ruth Guthrie, Clerk

# AREA OF CITY IMPACT BOUNDARY FOR CITY OF DOVER



**AREA OF CITY IMPACT LEGAL**

FOR

**CITY OF DOVER**

A Tract of land lying in a portion of Sections 19, 20, 21, 28, 29, 30, 31, 32 and 33 of Township 57 North, Range 2 West, Boise Meridian, and Sections 1, 12, 13, 14, 22, 23, 24, 25, 26, 27, 35 and 36 of Township 57 North, Range 3 West, Boise Meridian, all in Bonner County, Idaho, more particularly described as follows:

**BEGINNING** at the Southwest Corner of Section 27 of Township 57 North, Range 3 West, Boise Meridian; Thence, **North 00°23'55" East, 5346.18 feet**, along the West Line of said Section 27, to the Northwest Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 22;

Thence, **North 00°17'57" East, 5276.92 feet**, along the West Line of said Section 22, to the Northwest Corner thereof;

Thence, **South 89°33'03" East, 5301.33 feet**, along the North Line of said Section 22, to the Northeast Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 14;

Thence, **North 00°06'11" East, 5247.97 feet**, along the West Line of said Section 14, to the Northwest Corner thereof;

Thence, **South 89°26'35" East, 5190.60 feet**, along the North Line of said Section 14, to the Northeast Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 12;

Thence, **North 00°20'40" East, 5244.14 feet**, along the West Line of said Section 12, to the Northwest Corner thereof, said Corner also being the Southwest Corner of the above-mentioned Section 1;

Thence, **North 00°19'24" East, 3934.81 feet**, along the West Line of said Section 1, to the Southwest Corner of Government Lot 5 of said Section 1;

Thence, **South 89°29'03" East, 5295.00 feet**, along the South Line of Government Lots 5, 6, 7, and 8, of said Section 1, to the Southeast Corner of said Government Lot 8;

Thence, **South 00°20'57" West, 3987.17 feet**, along the East Line of said Section 1, to the Southeast Corner thereof, said Corner also being the Northeast Corner of the above-mentioned Section 12;

Thence, **South 00°09'48" West, 5241.35 feet**, along the East Line of said Section 12, to the Southeast Corner thereof, said Corner also being the Northeast Corner of the above-mentioned Section 13;

Thence, **South 00°39'21" West, 5308.92 feet**, along the East Line of said Section 13, to the Southeast Corner thereof, said Corner also being the Northwest Corner of the above-mentioned Section 19, Township 57 North, Range 2 West;

Thence, **North 89°34'01" East, 2444.12 feet**, along the North Line of said Section 19, to the North Quarter (N¼) Corner of said Section 19;

Thence, **North 89°19'48" East, 2616.64 feet**, along the North Line of said Section 19, to the Northeast Corner thereof, said Corner also being the Northwest Corner of the above-mentioned Section 20;

Thence, **South 00°12'56" West, 1318.78 feet**, along the West Line of said Section 20, to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of said Section 20;

Thence, **South 89°28'15" East, 330.59 feet**, along the North Line of said SW¼NW¼, to the Northeast Corner thereof, said Corner being on the existing Boundary of the Corporate Limits of the City of Dover;

Thence, Southerly, Easterly, Northerly and Westerly, along said Boundary Line, the following seventy-one (71) described courses:

1. **South 00°08'40" West, 650.78 feet,**
2. **South 89°51'20" East, 327.70 feet,**
3. **South 00°08'40" West, 619.10 feet,**
4. **North 89°16'21" West 656.68 feet,**
5. **North 00°04'13" East, 1265.42 feet,**
6. **Thence North 89°47'04" West, 313.81 feet on the South Line of West Pine Street,**
7. **Thence along a non-tangent 1965.68 foot radius curve (the chord of which bears South 82°19'15" West, 414.49 feet) through a central angle of 12°06'15" an arc distance of 415.26 feet,**
8. **South 63°00'19" West, 54.55 feet,**

9. Thence along a 300.85 foot radius curve (the chord of which bears South 27°31'47" West, 218.49 feet) through a central angle of 42°35'00", an arc distance of 223.60 feet,
10. Thence along a reverse 310.61 foot radius curve (the chord of which bears South 71°00'03" West, 215.41 feet) through a central angle of 45°05'52" an arc distance of 220.27 feet,
11. Thence along a compound 791.46 foot radius curve (the chord of which bears South 73°42'01" West, 607.00 feet) through a central angle of 39°41'55" an arc distance of 622.96 feet,
12. Thence along a reverse 154.01 foot radius curve (the chord of which bears South 79°16'40" West, 60.03 feet) through a central angle of 22°28'34" an arc distance of 60.42 feet,
13. South 60°13'39" West, 249.10 feet,
14. South 07°03'53" East, 489.59 feet,
15. South 89°28'46" West, 845.46 feet,
16. North 00°02'54" West, 1288.63 feet,
17. North 89°47'05" West, 1253.77 feet,
18. South 00°12'56" West, 1308.19 feet,
19. South 89°19'30" West, 1196.19 feet,
20. South 00°35'08" West, 2603.36 feet,
21. North 88°59'24" East, 1096.93 feet,
22. South 01°16'13" East, 596.09 feet,
23. South 89°55'40" West, 105.48 feet,
24. South 05°18'01" East, 33.12 feet,
25. South 02°26'14" East, 300.56 feet,
26. South 29°18'05" East, 88.02 feet,

27. Thence along a 362.24 foot radius curve (the chord of which bears South 35°01'46" East, 86.11 feet) through a central angle of 13°39'29" an arc distance of 86.32 feet,
28. South 41°19'58" East, 133.68 feet,
29. Thence along a non-tangent 324.98 foot radius curve (the chord of which bears South 24°07'05" East, 191.43 feet) through a central angle of 34°15'30" an arc distance of 194.31 feet,
30. South 10°32'55" East, 133.41 feet,
31. South 89°55'39" West, 1296.49 feet,
32. South 00°17'05" East, 1179.30 feet,
33. North 89°38'12" East, 974.00 feet,
34. South 01°20'14" East, 1546.73 feet,
35. North 89°55'40" East, 138.79 feet,
36. South 00°04'20" East, 190.70 feet,
37. South 89°10'39" West, 133.13 feet,
38. South 00°04'20" East, 614.85 feet,
39. South 89°10'39" West, 626.33 feet,
40. South 00°09'09" East, 1361.88 feet,
41. South 85°18'08" East, 213.70 feet,
42. South 72°09'09" East, 666.66 feet,
43. South 44°27'11" East, 466.66 feet,
44. South 87°18'07" East, 400.00 feet,
45. South 51°27'09" East, 399.99 feet,
46. North 85°17'52" East, 466.66 feet,
47. South 48°18'10" East, 399.99 feet,

48. South 63°09'08" East, 799.99 feet,
49. North 80°59'51" East, 433.32 feet,
50. South 40°27'10" East, 399.99 feet,
51. South 71°27'07" East, 599.99 feet,
52. South 14°18'28" East, 66.67 feet,
53. South 77°08'54" West, 200.00 feet,
54. South 17°59'53" West, 200.00 feet,
55. North 74°50'51" East, 66.66 feet,
56. North 70°53'54" East, 312.14 feet,
57. North 48°56'02" East, 277.76 feet,
58. South 79°01'50" East, 725.99 feet,
59. North 85°25'15" East, 1122.00 feet,
60. North 29°58'05" East, 198.00 feet,
61. North 08°07'16" East, 263.99 feet,
62. North 14°01'40" West, 131.99 feet,
63. North 31°28'38" West, 475.00 feet,
64. North 06°58'08" East, 792.01 feet,
65. North 02°57'18" East, 181.44 feet,
66. North 47°07'11" East, 1518.00 feet,
67. North 65°44'36" East, 1254.76 feet,
68. South 65°52'20" East, 1107.23 feet,
69. North 05°30'45" East, 1017.04 feet,
70. North 30°36'00" East, 785.82 feet,

71. **North 67°26'59" East, 485.22 feet,**

Thence, **South 00°00'00" East, 3376.78 feet,** to a point on the Centerline of Pend Oreille River;

Thence, Westerly, along the Centerline of said Pend Oreille River, the following Thirty-Four (34) described courses:

1. **South 81°36'32" West, 198.16 feet,**
2. **South 32°03'02" West, 601.72 feet,**
3. **North 80°07'14" West, 731.22 feet,**
4. **South 42°10'12" West, 1282.48 feet,**
5. **South 65°46'35" West, 1333.43 feet,**
6. **South 31°44'04" West, 1156.50 feet,**
7. **North 83°13'33" West, 1069.82 feet,**
8. **North 88°23'52" West, 1147.89 feet,**
9. **North 70°06'11" West, 544.81 feet,**
10. **North 48°16'30" West, 522.01 feet,**
11. **North 41°39'16" West, 348.39 feet,**
12. **North 89°54'00" West, 508.95 feet,**
13. **North 55°51'04" West, 1312.23 feet,**
14. **South 89°38'38" West, 545.66 feet,**
15. **North 57°10'39" West, 359.26 feet,**
16. **South 87°37'51" West, 340.26 feet,**
17. **North 54°01'53" West, 488.61 feet,**
18. **North 73°22'33" West, 481.58 feet,**

71. **North 67°26'59" East, 485.22 feet,**

Thence, **South 00°00'00" East, 3376.78 feet,** to a point on the Centerline of Pend Oreille River;

Thence, Westerly, along the Centerline of said Pend Oreille River, the following Thirty-Four (34) described courses:

1. **South 81°36'32" West, 198.16 feet,**
2. **South 32°03'02" West, 601.72 feet,**
3. **North 80°07'14" West, 731.22 feet,**
4. **South 42°10'12" West, 1282.48 feet,**
5. **South 65°46'35" West, 1333.43 feet,**
6. **South 31°44'04" West, 1156.50 feet,**
7. **North 83°13'33" West, 1069.82 feet,**
8. **North 88°23'52" West, 1147.89 feet,**
9. **North 70°06'11" West, 544.81 feet,**
10. **North 48°16'30" West, 522.01 feet,**
11. **North 41°39'16" West, 348.39 feet,**
12. **North 89°54'00" West, 508.95 feet,**
13. **North 55°51'04" West, 1312.23 feet,**
14. **South 89°38'38" West, 545.66 feet,**
15. **North 57°10'39" West, 359.26 feet,**
16. **South 87°37'51" West, 340.26 feet,**
17. **North 54°01'53" West, 488.61 feet,**
18. **North 73°22'33" West, 481.58 feet,**

19. North 64°14'03" West, 860.24 feet,
20. North 86°47'38" West, 759.84 feet,
21. North 48°18'51" West, 704.51 feet,
22. South 85°08'44" West, 458.25 feet,
23. North 81°38'45" West, 1635.77 feet,
24. South 59°05'57" West, 214.50 feet,
25. North 63°25'14" West, 1165.26 feet,
26. South 83°36'31" West, 329.67 feet,
27. North 62°35'05" West, 2519.12 feet,
28. North 59°03'07" West, 642.17 feet,
29. North 75°28'41" West, 848.02 feet,
30. North 51°47'12" West, 797.06 feet,
31. South 76°50'49" West, 1034.88 feet,
32. South 57°28'15" West, 1456.63 feet,
33. South 32°29'58" West, 526.55 feet,
34. South 63°07'47" West, 227.16 feet, to a point of Intersection with the South Line of Section 27 of Township 57 North, Range 3 West;

Thence, leaving the Centerline of said Pend Oreille River, **North 89°08'26" West, 3592.65 feet**, along the South Line of said Section 27, to the **TRUE POINT OF BEGINNING**, containing approximately 7,061 acres.

**TOGETHER WITH** a parcel of land in the Southwest Quarter of section 20 and the Northwest Quarter of section 29 more particularly describe as follows:

**Beginning** at the Southwest corner of section 20, **North 00°06'02" East, 1325.94 feet**, along the West line of said section 20,

Thence, **South 89°41'28" East, 2627.25 feet**, to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said section 20,

Thence, **South 89°42'15" East, 1962.89 feet,**

Thence, **South 00°01'08" East, 1191.06 feet,** to the Northwest corner of Lot 1 of the Plat of Indian Ridge,

Thence, Northerly, Easterly, and Southerly, along the Boundary Line of said Plat, the following six (6) described courses:

1. **South 89°51'20" East, 179.58 feet,**
2. **North 00°08'40" East, 123.91 feet, to a point on the South line of said section 20,**
3. **Thence along said section line, South 89°49'49" East, 59.71 feet,**
4. **Thence leaving said section line, North 00°08'40" East, 187.84 feet,**
5. **South 89°51'20" East, 362.55 feet,**
6. **South 00°21'55" East, 188.00 feet, to a point on the South line of said section 20;**

Thence, **South 89°49'49" East, 60.40 feet,** along said south line to the Southeast corner of said section 20,

Thence, **South 01°02'40" East, 1241.93 feet,** along the East line of section 29 to the Northeast corner of Southeast Quarter of the Northeast Quarter of said section 29,

Thence, **South 89°25'48" West, 5266.26 feet,** to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said section 29,

Thence, **North 00°34'16" West, 1309.39 feet,** along the West line of said section 29, to the Northwest corner of said section 29, to the **TRUE POINT OF BEGINNING**, containing approximately 295.31 acres.

***Total acreage for the ACI is approximately 7,356.31 acres.***