

SID #1389 BOUNDARY DESCRIPTION

A tract of land situated in the NW1/4 of Section 16, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana; said tract being more particularly described as follows, to-wit:

Considering the basis of bearings to be the section line common to the NW1/4 of said Section 16 and the NE1/4 of Section 17 as shown on Amended Tract 1 of Certificate of Survey No. 2017, as recorded in the Office of the Clerk and Recorder of said County, under Document No. 3430743; all adjacent plats being oriented accordingly:

Beginning at a point which is the southwest corner of Lot 1, Block 18 of Lake Hills Subdivision, Fifteenth Filing, as recorded under Document No. 600127; thence, from said Point of Beginning, along the south line of said Lot 1, N89°32'20"E a distance of 120.00 feet to the southeast corner of said Lot 1; said corner also being on the west right-of-way line of Gleneagles Boulevard; thence, crossing said Gleneagles Boulevard right-of-way, N89°32'20"E a distance of 80.00 feet to the southwest corner of Lot 1, Block 19 of said Lake Hills Subdivision, Fifteenth Filing; thence, along the west line of said Lot 1, N00°27'40"W a distance of 139.12 feet to the northwest corner of said Lot 1; thence, along the north lines of said Lot 1 and Lot 8 of said Block 19, N89°32'20"E a distance of 240.00 feet to the northeast corner of said Lot 8; said corner also being on the west right-of-way line of Clubhouse Way; thence, crossing said Clubhouse Way right-of-way, N89°31'34"E a distance of 50.00 feet to the northwest corner of Lot 14, Block 46 of said Lake Hills Subdivision, Fifteenth Filing; thence, along the north line of said Lot 14, N89°37'35"E a distance of 129.27 feet to the northeast corner of said Lot 14; thence, along the east line of said Lot 14, S00°20'25"E a distance of 130.52 feet to the southeast corner of said Lot 14; said corner also being on the north right-of-way line of Cherry Hills Road; thence, crossing said Cherry Hills Road right-of-way, S00°25'41"E a distance of 60.07 feet to the northeast corner of Lot 27, Block 45 of said Lake Hills Subdivision, Fifteenth Filing; thence, along the east line of said Lot 27, S03°07'33"E a distance of 140.00 feet to the southeast corner of said Lot 27; thence, along the south line of said Lot

27, S86°52'27"W a distance of 135.69 feet to the southwest corner of said Lot 27; said corner also being on the east right-of-way line of said Clubhouse Way; thence, along said east right-of-way line, S00°27'40"E a distance of 102.19 feet to the northwest corner of Lot 7, Block 15 of Lake Hills Subdivision, Sixteenth Filing, as recorded under Document No. 612466; thence, along the north line of said Lot 7, S58°57'50"E a distance of 141.26 feet to the northeast corner of said Lot 7; thence, along the easterly lines of said Lot 7 and Lots 2-6 of said Block 15, S 31°34'55" E a distance of 728.47 feet to the southeast corner of said Lot 2, Block 15; thence, along the south line of said Lot 2, S58°23'05"W a distance of 120.00 feet to the southwest corner of said Lot 2; said corner also being on the easterly right-of-way line of Clubhouse Way; thence, crossing said Clubhouse Way right-of-way, S69°41'45"W a distance of 50.98 feet to the southeast corner of Lot 20, Block 16 of said Lake Hills Subdivision, Sixteenth Filing; thence, along the south line of said Lot 20, S58°23'05"W a distance of 120.01 feet to the southwest corner of said Lot 20; thence, along the west line of said Lot 20, N31°34'55"W a distance of 130.00 feet to the northwest corner of said Lot 20; said corner also being the southeast corner of Lot 3 of said Block 16; thence, along the south line of said Lot 3, S58°23'05"W a distance of 120.01 feet to the southwest corner of said Lot 3; said corner also being on the easterly right-of-way line of Lakehills Drive; thence, crossing said Lakehills Drive right-of-way, S34°45'36"W a distance of 87.34 feet to the northeast corner of Lot 10, Block 11 of said Lake Hills Subdivision, Sixteenth Filing; thence, along the north line of said Lot 10, S58°23'05"W a distance of 169.34 feet to the northwest corner of said Lot 10; thence, along the west line of said Lot 10, S10°52'53"E a distance of 128.31 feet to the southwest corner of said Lot 10; said point also being the northeast corner of Lot 17 of said Block 11; thence, along the east line of said Lot 17, S30°22'21"W a distance of 139.75 feet to the northeast corner of Lot 18, Block 11 of said Lake Hills Subdivision, Seventeenth Filing; thence along the east line of said Lot 18, S00°27'40"E a distance of 120.00 feet to the southeast corner of said Lot 18; thence, along the south line of said Lot 18, S89°32'20"W a distance of 120.00 feet to the southwest corner of said Lot 18; said corner also being on the east right-of-way line of Gleneagles Boulevard; thence, along said east right-of-way line, N00°27'40"W a distance of 240.00 feet to the northwest corner of Lot 17 of said Block 11; thence, crossing said Gleneagles Boulevard right-of-way,

S89°32'20"W a distance of 80.00 feet to the southeast corner of Lot 6A, Block 17 of said Lake Hills Subdivision, Sixteenth Filing; thence, along the south line of said Lot 6A, S89°32'20"W a distance of 120.00 feet to the southwest corner of said Lot 6A; thence, along the west line of said Lot 6A, N00°27'40"W a distance of 13.50 feet to the southeast corner of Tract 1A of Amended Tract 1 of Certificate of Survey No. 2017, as recorded under Document No. 3430743; thence, along the east line of said Tract 1A, N 00°27'40" W a distance of 1361.35 feet to the Point of Beginning; said described tract having an area of 23.18 acres, more or less.