

ANNEXATION # 21-10

Legal Description of Property to be annexed

Annexation Legal Description:

Tracts of Land situated in the NE 1/4 and NW 1/4 of Section 31, T.1N., R.25E, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Being a portion of Amended Planting Area, of Amended Plat of Block 7 Planting Area, Yellowstone Meadows – Phase Three, recorded June 15, 2016, under Document No. 3780085, further described as;

Beginning at the southeast Right-Of-Way (R-O-W) intersection of Clear Creek Drive and 58th Street West; thence along the south R-O-W of Clear Creek Drive, the east and south R-O-W of Sweetgrass Creek Drive, the west R-O-W of Deer Creek Lane, and the south R-O-W of Trail Creek Drive following six courses,

S 89°44'38" E for a distance of 175.15 feet,

N 00°15'22" for a distance of 295.00 feet,

Along a curve to the right with a radius of 66.97 feet and arc length of 104.63 feet a delta angle of 89°31'00" (chord bearing N 45°00'52" E chord length of 94.31 feet),

N 89°46'22" E for a distance of 1,762.80 feet,

S 00°12'54" E for a distance of 331.98 feet;

N 89°43'24" E for a distance of 1.40 feet;

Thence S 00°15'00" W leaving said R-O-W's for a distance of 426.00 feet;

Thence N 89°43'24" E for a distance of 576.68 feet to a point on the west R-O-W of South 54th Street West;

Thence S 00°15'00" W and along said R-O-W for a distance of 272.01 feet;

Thence S 89°43'24" W and leaving said R-O-W for a distance of 781.01 feet;

Thence N 00°16'36" W for a distance of 8.00 feet;

Thence S 89°43'24" W for a distance of 599.78 feet;

Thence S 59°46'22" W for a distance of 342.68 feet;

Thence S 89°46'22" W for a distance of 909.53 feet to a point on the east R-O-W of 58th Street West;

Thence N 00°17'16" E for a distance of 834.11 feet to the Point Of Beginning. Said tract of land describes Lot 1 of proposed R.L. Subdivision.

Including all adjacent right-of-way of 58th Street West.

Said annexation containing 55.103 gross and 53.454 net acres.

(# 21-10) See Exhibit "A" Attached