

## Attachment B

The property to be given by the developer in exchange for the nine parcels of land currently owned by the City is described as four parcels of parkland below:

**Parcel B-P1**, Legal Description: A tract of land in Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the northwest corner of Lot 53, Block 3 of said Terrace Estates Subdivision 3<sup>rd</sup> Filing;  
THENCE South 81°32'18" East, along the north line of said Lot 53, a distance of 200.60 feet to the northeast corner of said Lot 53;  
THENCE South 23°22'15" West, along the east line of said Lot 53, a distance of 177.76 feet to the northright of way line of Jack and Jill Avenue and the beginning of a curve concave to the southwest having a radius point which bears South 23°21'41" West, 365.00 feet distant;  
THENCE southeasterly 99.43 feet along said curve through a central angle of 15°36'28";  
THENCE South 51°01'51" East, continuing along said north right of way line, 180.00 feet to the west most corner of Lot 60, Block 3 of said subdivision;  
THENCE North 38°37'45" East, along the northwesterly line of said Lot 60, a distance of 159.17 feet to the north most corner of said Lot 60;  
THENCE South 39°10'16" East, along the northwesterly line of said Lot 60, a distance of 210.07 feet to the east most corner of said Lot 60;  
THENCE South 40°18'42" West, along the southwesterly line of said Lot 60, a distance of 158.44 feet to the northerly line of the existing park boundary,  
THENCE North 60°14'26" West, along said park boundary, 67.06 feet;  
THENCE North 76°01'35" West, continuing along said park boundary, 57.63 feet to the beginning of a curve concave to the north having a radius point which bears North 26°28'14" West, 55.00 feet distant;  
THENCE westerly 31.05 feet along said curve through a central angle of 32°20'48"; THENCE South 05°12'36" West, continuing along said park boundary, 24.01 feet; THENCE South 63°52'29" West, continuing along said park boundary, 65.04 feet; THENCE North 86°12'13" West, continuing along said park boundary, 44.97 feet; THENCE North 34°18'50" West, continuing along said park boundary, 67.40 feet; THENCE North 34°21'03" West, continuing along said park boundary, 36.69 feet; THENCE North 74°13'48"

West, continuing along said park boundary, 65.90 feet; THENCE North  $37^{\circ}17'59''$  West, continuing along said park boundary, 49.98 feet; THENCE South  $73^{\circ}26'01''$  West, continuing along said park boundary, 82.09 feet;

THENCE leaving said park boundary North  $10^{\circ}03'39''$  West, 190.01 feet to the northwest corner of Lot 13, Block 2 of Terrace Estates Subdivision 3<sup>rd</sup> Filing; THENCE North  $08^{\circ}20'09''$  East, 219.38 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 3.450 acres, more or less.

**Parcel B-P2**, Legal Description: A tract of land in Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

Lot 76, Block 3 of Terrace Estates Subdivision 3<sup>rd</sup> Filing, EXCEPT the southwesterly 10 feet thereof;

ENCOMPASSING an area of 0.194 acres, more or less.

**Parcel B-P3**, Legal Description: A tract of land in Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

Lot 26 and Lot 27, Block 2 of Terrace Estates Subdivision 3<sup>rd</sup> Filing, EXCEPT the southwesterly 10 feet thereof;

ENCOMPASSING an area of 0.455 acres, more or less.

**Parcel B-P4**, Legal Description: A tract of land being a portion of Valley Heights Road as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

COMMENCING at the east most corner of Lot 25, Block 1 of said Terrace Estates Subdivision 3<sup>rd</sup> Filing;

THENCE North  $23^{\circ}54'35''$  East, along the westerly right of way line of said Valley Heights Road, 96.79 feet to the beginning of a tangent curve concave to the southeast having a radius of 475.36 feet;

THENCE northeasterly 9.53 feet along said curve through a central angle of  $01^{\circ}08'53''$  to the TRUE POINT OF BEGINNING;

THENCE continuing northeasterly 42.37 feet along said curve through a central angle of  $05^{\circ}06'27''$ ;

THENCE leaving said westerly right of way line South  $51^{\circ}11'47''$  East, 60.79 feet to the easterly right of way line of said Valley Heights Road and the beginning of a curve concave to the southeast having a radius which bears South  $61^{\circ}05'39''$  East, 415.36 feet distant;

THENCE southwesterly 36.22 feet along said curve through a central angle of  $04^{\circ}59'46''$ ;

THENCE South  $23^{\circ}54'35''$  West, along said easterly right of way line, 30.44 feet;

THENCE leaving said right of way line North  $25^{\circ}22'25''$  West, 50.53 feet; THENCE North  $48^{\circ}08'11''$  West, 22.71 feet to the TRUE POINT OF BEGINNING;

ENCOMPASSING an area of 0.070 acres, more or less.