

SBBURD Urban Renewal Plan
2025 Amendment
2026 Amended Legal Description and Map

Urban Renewal Plan for the South Billings Boulevard Urban Renewal District



Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019
Amended by the Billings City Council on July 26, 2021
Amended by the Billings City Council on November 10, 2025
Amended Legal Description and Map on May 26, 2026

Table of Contents

Section 1 – Introduction	1
Section 2 – Definitions	2
Section 3 – Background	3
Section 4 – Description of Blight	6
Section 5 – Summary of Blight	6
Section 6 – The Site and Its Relationship to the City	7
Section 7 – Description of the District Boundary	8
Section 8 – Planning Process	8
Section 9 – Housing (Conservation of existing affordable housing)	14
Section 10 – Transportation and Pedestrian Circulation	15
Section 11 – Public Services and Facilities	15
Section 12 – Infrastructure and Utilities	16
Section 13 – Urban Renewal Projects and Programs	16
Section 14 – Goals and Objectives Respective to the City Growth Policy	22
Section 15 – Neighborhood Planning	24
Section 16 – Conclusion	25

List of Maps:

Map 1 – South Billings Boulevard Urban Renewal District	4
Map 2 – Existing Land Uses	5
Map 3 – Current Zoning	5
Map 4 – SBBURD Boundary in relation to City and County Limits in the Area	7

List of Appendices:

Appendix I – 2025 Expansion	
Appendix II – Boundary Description	

Acknowledgements

2008 Participants and Stakeholders

City of Billings

Ron Tussing, Mayor

City Council Members:

Richard (Dick) Clark

Mark Astle

Peggie Denney Gahen

Jim Ronquillo

Vince Ruegamer

Chris “Shoots” Veis

Ed Ulledalen

Jani McCall

Denis Pitman

Larry Brewster

Planning and Community Services Department

Southwest Corridor Task Force Officers

Tom Ruschkewicz, Chair

Floyd Martin, Vice Chair

Alan Pomick, Treasurer

Debbie Rowe, Secretary

Big Sky Economic Development Authority

Downtown Billings Partnership

Stakeholders

Alene Malloy

Allen Krenz

Alta Dean

Arlene Bierwagen

Barbara Kipp

Barbara Prewett

Barry Wilson

Beth Kirkwood

Betty Hofstad

Betty Kegley

Beverly Bennetts

Bob Franks

Brandy Pmter

Brenda Estill

Brenda Ryan

Brian Reid

Bruce Burrows

Candice Reinschmidt

Carl Howard

Casey Ryan

Charles Deunow

Cindy Linse

Cindy Reid

Clarence Perkins

Clifton Burns

Coleen Apps

Connie Wagner

Connie Wittman

Cris Ruckman

Dale Kiel

Daryle Young

David Mora

Dean Haley

Dean Miller

Dennis Randall

Don Pell

Dorothy Plouffe

Doug Toomey

Edyth Davis

Elanor Aukshun

Elissa Linse

Elsie Arntzen

Floyd Martin

Gary Cooper

Gary Tipton

Gene Frank

Gerald Apps

Georgia Kembel

Glen Kibbee

Gloria Krenz

Greg Sennett

Harriet Conklin

Ida Stuart

Irene Aure

James Lasater

Jay Hanson

Jean Randall

Stakeholders Continued

Carol Atchley	Duane Bender	Jeannine Swoboda
Carol Dale	Ed Gabbo	Jed Porter
Jerald Mohr	Kevin Nelson	Mary Ann Kraske
Jerry Driscoll	Lany Estill	Mary Duenow
Jimmie Frasch	Leonard Bierwagen	Maurice Muth
Joan Dosch	Linda Furlong	Mavis Schultz
JoAnne Moffet	Linda Hayworth	Mavis Wilkinson
Joe Morin	Linda Pettengill	Mel Maier
John Hoffman	Linda Vansky	Michele Johnson
John Hurless	Loren Bice	Michelle Grasswick
Jon Gowan	Louis Plouffe	Mike Kenney
Jon Rupprecht	Lynn Toomey	Mike Vinton
Joyce Kenney	Marc Swoboda	Neal Armfield
Joyce Pirrie	Margaret Schantz	Nelda Reimschmidt
Judy Coles	Margo Allen	Paige Tipton
Judy Mmiin	Margo Smith	Patrice Schuman
Julie Bender	Marian Leligdowize	Pat Jensen
Karen Hergett	Marjorie Bishop	Pat Morin
Katherine Gowan	Marlene Anderson	Pat Newbury
Kathy Doty	Marlis Boadsack	Pat Perkins
Kathy Wilkinson	Marlis Bufford	Patsy Kahler
Kelly Handley	Martha Sheldon	Patty Nordlund
Kerri Tallerico	Marvin Forquer	Paul Hartman
Paul Hendershot	Rebekah Wales	Richard Deis
Richard Ruff	Rick Leuthold	Robbin Ostrum
Robert Neal	Robert Propelka	Robyn Rupprecht
Roger Mollett	Ron Herget	Ron Kaneski
Ron Kirkwood	Ronald Schultz	Roy Linse
Sammy Handley	Sandra Fiscus	Shane Keehn
Shanna Fredrickson	Sharon Franks	Sharon Young

2019 Participants and Stakeholders

City of Billings

Bill Cole, Mayor

City Council Members:

Brent Cromley
Mike Yakawich
Frank Ewalt
Roy Neese
Denise Joy
Chris Friedel

Reg Gibbs
Penny Ronning
Richard Clark
Shaun Brown

South Billings Urban Renewal Association

Carolyn Rukstad
Scott Hanser
Debbie Keller
Chuck Barrett
Sam Hadley
Mike Mayott
Jeff Muri
Zeier Consulting

City Administration
City Finance Department
Planning and Community Services Department
Billings Police Department

2021 Participants and Stakeholders

City of Billings

Bill Cole, Mayor

City Council Members:

Kendra Shaw
Mike Yakawich
Frank Ewalt
Roy Neese
Denise Joy
Danny Choriki
Pam Purinton
Penny Ronning
Mike Boyett
Shaun Brown

South Billings Urban Renewal Association

Carolyn Rukstad
Scott Hanser
Debbie Keller
Andrew Houlihan
Dick Zier
Mike Mayott
Jeff Muri
Tevlin Consulting

City Administration
Planning and Community Services Department

2025 Participants and Stakeholders

City of Billings

Bill Cole, Mayor

City Council Members:

Kendra Shaw

Ed Gulick

Jennifer Owen

Roy Neese

Bill Kennedy

TJ Rogers

Scott Aspenlieder

Daniel Tidswell

Mike Boyett

Tom Rupsis

South Billings Boulevard Urban Renewal District Advisory Committee

Scott Hanser

Andrew Houlihan

Mike Mayott

Jeff Muri

Kelphen Lienemann

County Commissioner Mark Morse

SD#2 Trustee Jourdan Guidice

SD#23 Trustee

Dick Zier, SBURA Consultant

City Administration

Planning and Community Services Department

Project Consultants

Pioneer Technical Services, Inc.

Section 1 – Introduction

On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (District) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the Tax Increment Finance District were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the District to include three additional properties. Two of these properties were recently annexed and contiguous to the existing District; therefore, the properties are now eligible to be included within the District. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan reflected the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan.
- Fulfilled Montana statelaw.
- Updated and defined district boundaries.
- Classified blight.
- Set forth the protocol for its authorization, execution, and management.
- Illustrated the development opportunities.
- Documented baseline taxable property values and potential areas for redevelopment.

The July 2019 amendment of the urban renewal plan:

- Identified future projects and programs.
- Ensured the City has the option to bond future projects.
- Updated the 2008 Plan to reflect the 2019 amendment process.

The July 2021 amendment of the urban renewal plan expanded the boundary to add five new properties to the District.

The 2025 amendment expands the District boundary significantly to the east, adding 903 acres and 1,597 non-right-of-way properties to the District (see Appendix I). The amendment has been completed in accordance with Section 7-15-4221 of the Montana Code Annotated (MCA), which describes the requirements for modifying an Urban Renewal Plan.

Also in 2025, the City of Billings City Council took action to formalize the process for the Mayor to appoint members to a new South Billings Boulevard Urban Renewal District Advisory Committee (SBBURD Advisory Committee) to comply with the requirements of MCA

Section 7-15-4234, which was recently amended by Senate Bill 3 from the 2025 Montana legislative session. The South Billings Boulevard Urban Renewal Association (SBURA) will no longer be the advisory entity to the City Council on urban renewal activities in the District. The SBURA will support the SBBURD Advisory Committee in evaluating potential projects. The SBBURD Advisory Committee will make recommendations to the City Council, and the City Council will make all final funding decisions.

Section 2 – Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. “Agency”, “urban renewal agency”, or “advisory committee” means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. “Blighted area” means an area that is determined to be detrimental to public health, safety, or welfare, and morals in its present condition and use due to the presence of at least three of the following characteristics or conditions:
 - a. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
 - b. Structures that have become ill-suited for their original use.
 - c. Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
 - d. Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
 - e. Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
 - f. Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
 - g. Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
 - h. Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
3. “Bonds” means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. “Clerk” means the clerk or other official of the municipality who is the custodian of the official records of the municipality.

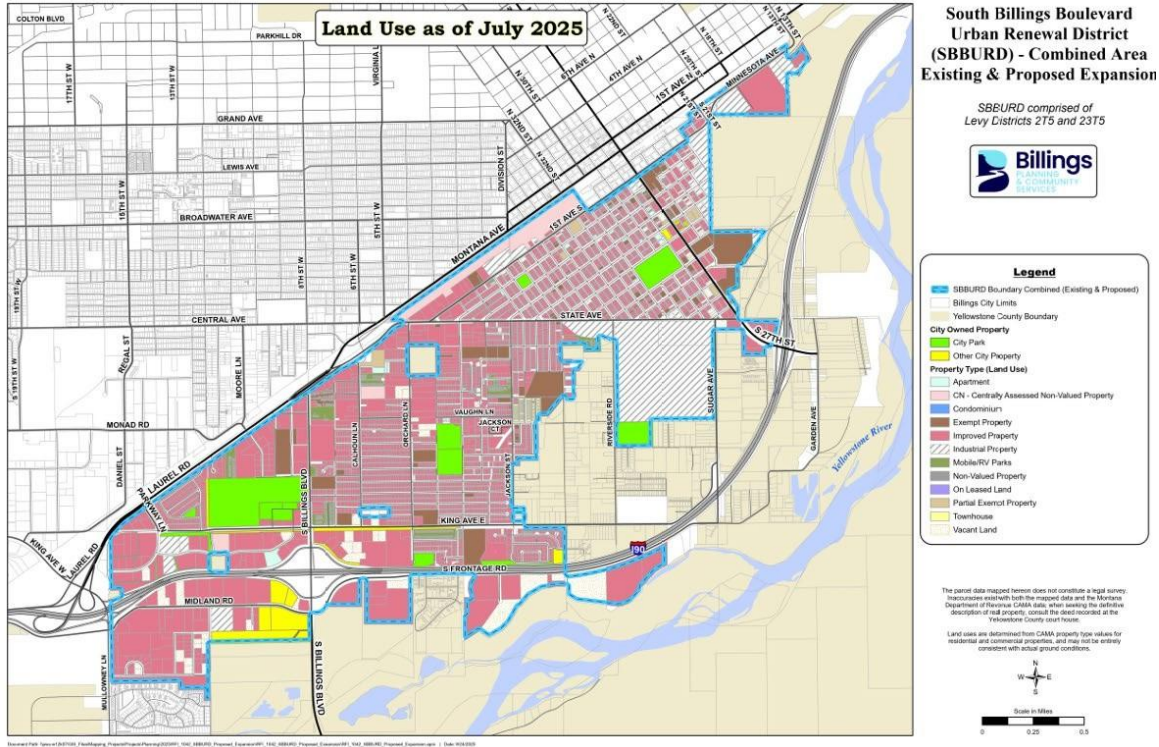
5. “Local governing body” means the council or other legislative body charged with governing the municipality.
6. “Mayor” means the chief executive of a city or town.
7. “Municipality” means any incorporated city or town in the state.
8. “Redevelopment” may include:
 - a. Acquisition of a blighted area or portion of the area.
 - b. Demolition and removal of buildings and improvements.
 - c. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan.
 - d. Making the land available for development or redevelopment by private enterprises or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, Chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. “Urban renewal area” means a blighted area that the local governing body designates as appropriate for an urban renewal project or projects.
10. “Urban renewal plan” means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
 - a. Must conform to the growth policy if one has been adopted pursuant to Title 76, Chapter 1 of the Montana Code Annotated.
 - b. Must be sufficiently complete to indicate, on a yearly basis or otherwise:
 - i. Any land acquisition, demolition, and removal of structures; redevelopment; improvements; and rehabilitation that is proposed to be carried out in the urban renewal area.
 - ii. Zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, Chapter 1.
 - iii. Land uses, maximum densities, building requirements.
 - iv. The plan’s relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

Section 3 – Background

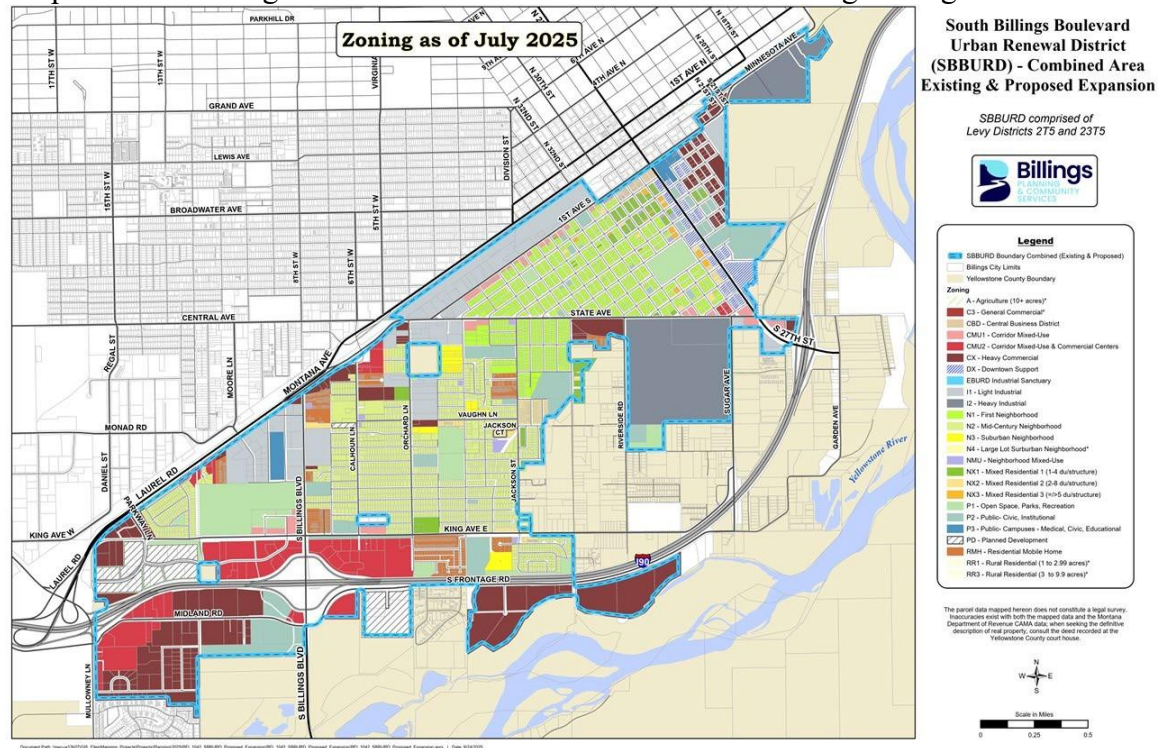
The South Billings Boulevard Urban Renewal District (the “District”) lies within the City of Billings (the “City”), is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to the city limit boundaries near the Phillips 66 refinery and from State Avenue South and 1st Avenue South to the city limit boundaries. Located within the district is Interstate Highway 90 and the major railway line through the city. Map 1 shows the boundary of the District. Existing land uses and current zoning are shown on Maps 2 and 3.

A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, many

Map 2. South Billings Boulevard Urban Renewal District Current Land Use.



Map 3. South Billings Boulevard Urban Renewal District Existing Zoning



Section 4 – Description of Blight

A requirement of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, is to justify an urban renewal plan supported through a Tax Increment Finance District through the determination of blight. Blight means an area that is determined to be detrimental to public health, safety, or welfare, and morals in its present condition and use due to the presence of at least three of the following characteristics or conditions:

- An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
- Structures that have become ill-suited for their original use.
- Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
- Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
- Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
- Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
- Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
- Excessive vacancies occur in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Section 5 – Summary of Blight

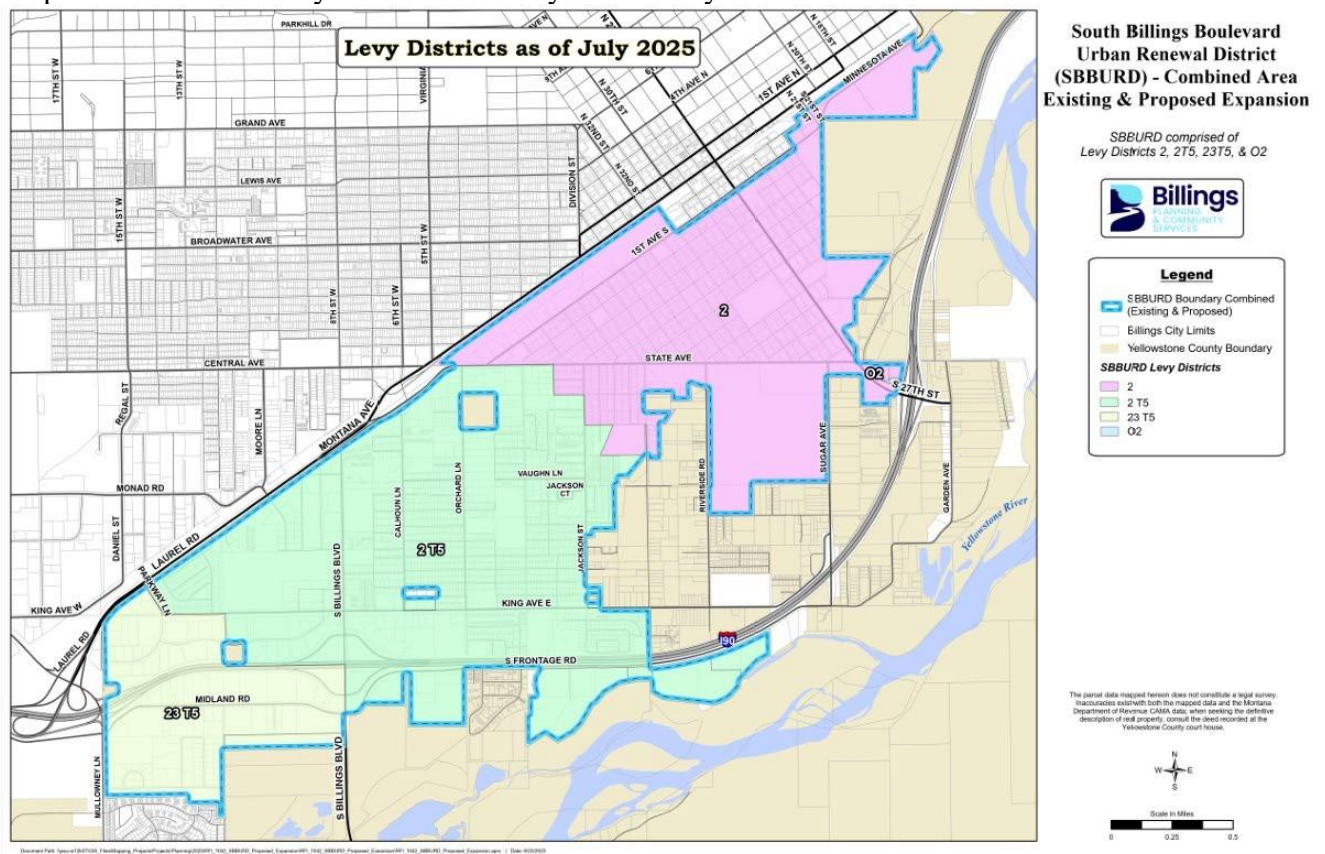
The area in the district has experienced a lot of redevelopment and infrastructure improvements since it was first created, but it still contains significant areas of blight. Within the district there is substantial evidence of blight, including structures that have become ill-suited for their original use; deterioration of building structure components and infrastructure; dangerous buildings or structures; inadequate utilities and infrastructure; properties that have or will incur remediation costs; and excessive vacancies. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Some sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below City standards. In addition to previous findings of blight by the City, this was documented for the most recent expansion by Resolution 25-11296. In contrast to the above, there are certain properties within the District in good repair but are included in the District

to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the District fall into the blighted, neglected, and underutilized categories.

Section 6 – The Site and Its Relationship to the City

The South Billings Boulevard Tax Increment Finance District (“TIFD”) and Urban Renewal District are located in the south-center region of the City of Billings. Bordered by the Interstate 90 corridor, the main railroad line, and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service-related, commercial, industrial, parks and recreation, and housing choices are located within the District. Map 4 below shows the TIFD boundary in relationship to the rest of the city.

Map 4. District Boundary in relation to City and County Limits in the Area.



Section 7 – Description of the District Boundary

A description of the district boundary is included in Appendix II.

Section 8 – Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority, and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIFD. After discussions with the participating members, it was apparent that direct communication with business owners, landowners, and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIFD process and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed. On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (District) and established a TIFD.

In October of 2008, the City began an urban renewal plan modification process to include three additional properties to the district pursuant to MCA Section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019, the City, in coordination with the SBURA, began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

In summer 2020, City staff, in coordination with the SBURA and its consultant, began discussion of expanding the District boundary to include additional properties. The proposed expansion was brought to the City Council at a December 2020 Work Session for review and discussion. The Council at that meeting directed staff to move the process to expand the District forward in 2021. All property owners whose property was proposed to be included in the District expansion were notified of the public hearing on the Urban Renewal Plan held July 12, 2021.

In 2024, City staff in coordination with the SBURA and City Council began discussion of expanding the District Boundary to the east, including South Park and additional areas up to the city boundaries south of 1st Avenue South. The City prepared a report in summer 2025 with the assistance of Pioneer Technical Services, Inc. documenting conditions contributing to blight, which was presented at the City Council at its Work Session on September 2, 2025, for review and discussion. At that meeting, the Council directed staff to begin the process to expand the

District. The Council passed a resolution documenting the finding of blight in the expansion area at their September 22, 2025, meeting and set a public hearing to take action on first reading of an ordinance to expand the district for October 27, 2025.

The Billings community as a whole, property owners within the proposed expansion area and those within the current District, Yellowstone County, the City of Billings, Billings Public Schools, and Elysian School District are all stakeholders in this process. To solicit input from these stakeholders, City staff undertook a number of actions to inform and engage them.

As required by the MCA, the owners of the properties to be included in the expanded District area and those within the existing District were all notified via U.S. Mail of the Community Information Meeting on October 9, 2025, and the Council Public Hearing on October 27, 2025. Other taxing jurisdictions, Yellowstone County, Billings School District #2, and Elysian School District #23, were all notified via U.S. Mail, email, and in person of the Community Information Meeting on October 9, 2025, and the Council Public Hearing on October 27, 2025. Notification of the public hearing by the City Council on October 27, 2025, was also properly advertised in the Yellowstone County News.

PROCEDURAL HISTORY

- On August 5, 2025, the SBURA heard an update on the plans to expand the District.
- On August 5, 2025, City staff attended a Billings School District (School District #2) Development Committee Meeting and provided the trustees with information about the proposed District expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 2, 2025, the City Council heard a presentation on expansion of the District and directed staff to move the process forward.
- On September 4, 2025, City staff attended a Yellowstone County Board of County Commission Discussion Session and provided the Commission with information about the proposed District expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 22, 2025, the Council approved a resolution of intent to expand the district and set a public hearing date for October 27, 2025.
- On October 1, 2025, City staff attended an Elysian School District (School District #23) Trustee's meeting and provided the trustees with information about the proposed District expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On October 9, 2025, a Community Information Meeting was held at Orchard Elementary School to inform property owners in the District, in the proposed expansion area, and for the community in general of the plans to expand the District.
- On October 14, 2025, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the District expansion's consistency with the 2016 City of Billings Growth Policy. Growth Policy conformance also is outlined in Section 2 of the Review of Conditions that Contribute to Blight.
- On October 27, 2025, the City Council approved the ordinance modifying the District on first reading.

- On November 10, 2025, the City Council conducted a second reading of the ordinance.
- The ordinance takes effect 30 days after second reading on December 10, 2025.

Comments from the various stakeholders collected at the meetings noted above and via email are summarized below.

- Yellowstone County has been the only taxing jurisdiction that expressed a lack of support for the expansion of the District due to possible impacts to County property tax revenue during the life of the District.
- Elysian School District Trustees asked questions and expressed some disappointment that an urban renewal project could not be awarded to their school for a campus project as the district's school campus is outside the District while a portion of their district is within the District since it is also within the City. The trustees also asked if their district could be removed from the District by the City contracting the District boundary, however this could not be done since the City has outstanding bonds that are tied to the current District area.
- Members of the public at the Community Information Meeting brought up several issues of concern and also some support for the District and the expansion. Points of concern included:
 - A belief that property owners' taxes will increase when the district is expanded to include their property.
 - That the City was wrong to go ahead and build a smaller scale recreation center at Amend Park after the voters defeated a levy and bond proposal to build a recreation center for the community.
 - That it was wrong a recreation center was being paid for by the District increment when it was to benefit the entire City and not just the South Side.
 - Asked why the City did not create a new urban renewal district instead of expanding the District, since expansion would mean spreading the current increment over a larger area until the new area included began to generate its own increment.
 - Asked why the City does not do anything to just help the South Side residents.
 - Suggested the City should look at putting a new pool at Amend Park (as was originally planned for the recreation center) instead of building another pool at South Park and make the new pool at Amend Park indoors to be a year-round operation.
- At the Public Hearing on October 27, 2025, input from the public is summarized below:
 - Billings School District #2 Trustee Tanya Ludwig commented in support of the expansion and pointed to several school projects that were funded with Tax Increment Financing (TIF) funds in the existing District since it was created in 2008.
 - Southside resident Paul Clark spoke in favor of the expansion, noting that the South Park Pool needed to be renovated, there were other park facilities that also needed to be improved, and that having the Western Sugar complex in the expansion area might help with addressing what he alleged was water pollution from the factory affecting areas of the Southside.
 - District resident Kevin Nelson spoke in opposition to the expansion, accusing the City of taking "other people's money" to do projects in the expansion area. He

said there was no economic advantage to improve the South Park Pool. Mr. Nelson also continued allegations he had emailed to the Council earlier in the day that the City had not followed the process properly per State law to inform the other taxing jurisdictions and provide them an opportunity to comment on the propose expansion process.

- District resident Nancy Talcott (sp?) asked for more information on what the expansion would mean for her property. The Mayor provided a brief synopsis of how Urban Renewal and TIF works to help her understand what was going on.
- Downtown District property owner Gene Culver asked if his property at South 27th Street and Minnesota Avenue was included in the expansion area. It was clarified with Mr. Culver after the meeting that his property was actually in the existing Downtown District.
- Brad Archibald of Pioneer Technical Services, Inc., the firm that has assisted the City in the expansion process, stated that in his experience working on tax increment financing districts around Montana, the City of Billings' process to notify property owners and taxing jurisdictions about the expansion was a best practice approach in his opinion.

Urban Renewal Plan

This Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the District. Through public meetings as well as input from the Public Works Department and the SBURA, neighborhood needs and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. For the original plan, a draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council. Each amendment has followed a similar process, although the Southwest Corridor Task Force has been inactive for many years. The 2025 expansion and amendment of the plan was discussed with the SBURA prior to the review by the Billings City Council.

The high level of transparency and frequency of meetings noted above in Section 8 has ensured that a large local constituency has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of-way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project that is partially or fully funded with federal assistance

(Housing and Urban Development, Federal Highway, etc.), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the City Council before the end of 2007. The Urban Renewal Plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this Plan.

The Plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's conformity to the City's 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007, with the second reading and final adoption on December 10, 2007.

A modification to the District plan began in October 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the Plan's modification and public hearing notices were published on November 6, 2008, and November 13, 2008, for the first reading and public hearing on the modification of the Plan.

The City initiated an amendment to the Plan in May 2019 to ensure future projects contemplated by the City and via public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the District. The process to amend the Plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the Plan's modification, and public hearing notices were published on June 28, 2019, and July 5, 2019, for the first reading and public hearing on the Plan amendment.

The City initiated an expansion to the District boundary in December 2020 to include additional properties in the District. The process to expand the District has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on April 13, 2021. The City Council acted upon a Resolution of Intent to expand the boundaries of the District on May 10, 2021, and set a public hearing date to act on an ordinance to expand the District on July 12, 2021. The affected property owners were notified by mailed letter of the District expansion, and public hearing notices were published for the first reading and public hearing set for July 12, 2021.

The City initiated an expansion to the District boundary in 2025 to include an additional 1,597 non-right-of-way properties in the District. The process to expand the District has followed the process described in Section 7-15-4212 through 7-15-4219 of the MCA as follows. The City prepared a report documenting conditions contributing to blight, which was presented at the City Council Work Session on September 2, 2025, for review and discussion. At that meeting the Council directed staff to begin the process to expand the District. At this same meeting, the Council also acknowledged the need to ensure that representatives of the school district and county are appointed to the SBBURD Advisory Committee to comply with the new requirements of Section 7-15-4234 as a result of Senate Bill 3 from the Montana State Legislature. The Council passed a resolution documenting the finding of blight in the expansion area at its September 22, 2025, meeting. A community meeting was held on October 9, 2025, at the Orchard Elementary School to inform the public of the plans to expand the district and answer questions. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on October 14, 2025. All property owners whose property was proposed to be included in the District expansion were notified via U.S. Mail of the public hearing on the District expansion and the amendments to the Urban Renewal Plan held October 27, 2025. All taxing jurisdictions, including the school district and Yellowstone County, were also notified of the public hearing (see description of meetings and timeline in Section 8 above).

Financial Programming

The City of Billings, to ensure a sound and adequate financial program to fund projects, has concluded the following: For every \$1 million of increased market value, assuming Class 4 (commercial) property at the 1.69% taxable rate and a mill levy of \$0.62, it is anticipated that an increment value of approximately \$10,500 will be generated yearly.

Modification of District Plan

The District may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA. For the 2025 amendment, in accordance with the requirements for notification in 7-15-4215 MCA, notices were mailed to all owners of property within the existing District area and the area of proposed expansion.

Section 9 – Housing (Conservation of Existing Affordable Housing)

Housing is an important element to the District. Providing the District with housing opportunities is vital to the sustainability of the District. With housing opportunities, individuals and families can live and work within the District. This provides a dual benefit; first, the commute to work for individuals will be reduced, and second, the businesses within the District will have a local workforce from which to draw.

Current housing in the area consists of single-family, duplex, and multi-family units and includes rental units and owner-occupied. Also, manufactured home parks are located within

the District. The main concentration of housing is in the central and eastern portion of the District. Based on data from the Montana Department of Revenue, average housing conditions within the District are not as good as city-wide, as shown in Table 1 below. City-wide, 2.61% of the residential homes are considered in poor, very poor, or unsound condition, whereas within the expanded District 8.92% of the homes are in this condition. Conversely, city-wide 60.5% of the homes are in good or better condition, whereas in the District only 9.23% are good or better.

Table 1. Housing Conditions

Count	Condition of Residential Properties							
	Unsound	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
Billings City Limits	58	184	796	3412	11259	14034	6874	3144
SBBURD - Existing	7	50	154	406	1178	192	21	14
SBBURD + Proposed Expansion	22	99	293	1083	1486	245	35	23
Percentage by Category	Unsound	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
Billings City Limits	0.15%	0.46%	2.00%	8.58%	28.32%	35.30%	17.29%	7.91%
SBBURD - Existing	0.35%	2.47%	7.62%	20.08%	58.26%	9.50%	1.04%	0.69%
SBBURD + Proposed Expansion	0.67%	3.01%	8.92%	32.96%	45.22%	7.46%	1.07%	0.70%

Future housing for the District is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities should be developed in connection with mixed uses and managed by a company that will provide active policy measures to eliminate crime and blight. Some multi-family housing projects will require a Zone Change request that may require approval by the City Council. Housing is a priority of the City Council, and the Council looks to support housing development that provides housing choice and high-quality additions to neighborhoods.

Housing in the area should also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the District shall be accounted for through the development of owned and rental housing that remain within the District. Recent projects along Jackson Street in the existing District – Jackson Court and Mitchell Court – utilized urban renewal funds and are bringing high quality affordable housing to the District. Housing for mid- and higher-level income groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments should when practical incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the District should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings throughout each expansion or Plan amendment, including in 2025, it was apparent that the need for ongoing improvements to street conditions and the addition of adequate transportation and pedestrian facilities was a high priority for property owners. The majority of traffic that comes into the District is either pass-through or destination traffic to the major transportation routes located within the District. Significant

improvements have been made to many transportation corridors in the District utilizing urban renewal funding, including King Avenue East, Orchard Lane, Calhoun Lane, Hallowell Lane, and South Billings Boulevard. There are still unimproved streets and locations of missing or damaged sidewalks in the entire District area. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage, and shelters or benches have and should continue to enhance pedestrian safety and experience.

Section 11 – Public Services and Facilities

Currently there are four public schools located within the District; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It has been observed that students have had to walk directly in the street due to a lack of sidewalks. Many of these locations have been improved already, along King Avenue East is a recent project example. But ongoing improvements for safe school access is important. To address this concern, safe routes plans have been developed, including two recently (Safe Routes to School Phase I 2021, and Safe Routes to School Phase II 2023), to identify projects to improve safe routes to schools across Billings and within the District.

There are several developed parks located in the District. Amend Park provides a multi-use facility for soccer, Lacrosse and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields, and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields, and soccer and rugby fields. In the 2025 expansion area, South Park is a significant community asset, including a swimming pool, splash park, and wading pool. It also has athletic fields and courts, horseshoe courts, a playground, and picnic gazebos. Certain aspects of the park are in disrepair and in need of rehabilitation, specifically the swimming pool and pool support facilities. Highland Park, also in the 2025 expansion area, has a playground, picnic facilities, a wading pool, and other features. It also needs rehabilitation of its spray ground, restrooms, and other elements.

The City of Billings also provides services to the District with MET Transit. Currently, three MET routes serve the District: the Midtown; the Central South, and the Southside Loop. All routes connect Stewart Park and Downtown Transfer Centers. As infrastructure projects are considered in the District, facilities for MET Transit services will be provided, including bus pull outs, bus stop shelters, pedestrian crossings, and other improvements that support transit services.

Section 12 - Infrastructure and Utilities

The District, including the expansion area, has infrastructure and utilities deficiencies that need to be addressed to support redevelopment efforts. Water and sewer conditions need to be assessed to determine what updates are still needed in the area beyond work already accomplished across areas of the District. Stormwater drainage also needs to be further evaluated to address any remaining inadequate stormwater facilities.

Infrastructure deficiencies are documented in the South Billings Boulevard Urban Renewal

District Potential Expansion Area: Review of Conditions that Contribute to Blight, adopted by the Billings City Council as part of the Resolution 25-11296.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities and better delivery of City services to the residents and businesses of the area.

Section 13 – Urban Renewal Projects and Programs

The goal of this Urban Renewal Plan is to remedy blight in South Billings Boulevard Urban Renewal District via urban renewal. This plan identifies projects and programs intended to achieve that goal.

The Urban Renewal Projects were identified by property owners within the District during the public meetings at the time the Plan was first adopted in 2008 and during the amendment processes in 2019, 2021, and 2025. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019, where projects ideas and comments were collected, as well as at the SBURA meeting on June 4, 2019.

For the 2025 amendment, a public meeting was held at Orchard Elementary School on October 9, 2025, where projects ideas and comments were collected. The SBURA was also consulted regarding the District expansion at its meeting on August 5, 2025. Direct opportunities for input were also provided to the School District #2 Development Committee on August 5, 2025, Board of County Commissioners on September 4, 2025, and the Elysian School District #23 on October 1, 2025. It is the City’s intent to use tax increment to finance public improvement projects. In addition to TIF, the City may also use Special Improvement District financing as well as grant funding through, but not limited to, the Community Development Block Grant Program and City Enterprise funds for water, sewer, and stormwater projects and maintenance. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008, 2019, and 2021 Plans, as well as the updated project recommendations for the 2025 Plan amendment. The items are identified by the year.

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb, and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full length.

Project: Widen, curb and gutter (where needed) and repave Orchard the full length.

Project: Widen, curb and gutter (where needed) and repave Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the District (where needed).

Project: Sidewalks within the District (where needed).

Project: Street lights along King Avenue East.

Project: Street widening at Optimist Park.

Project: 4100 Block of Vaughn Street – sidewalk.

Project: 4100 Block of Vaughn – public sewer needed, drain fields failing.

Project: Bike/pedestrian routes along King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. The sewer line currently runs east under adjoining residential development. (Completed)

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street and include sidewalks, streetlights.

Project: Install public sewer along Morgan Avenue that includes stormwater improvements.

Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Stormwater improvement at the Northeast corner of Phillip and Hallowell.

Project: Need school zone signage at Newman Elementary School.

Project: Installation and improvement of municipal water and sewer lines within the District.

Project: Installation of sidewalks on Jackson Street (where needed).

Project: Stop light at South Billings Boulevard and Midland Road.

Project: Neighborhood-wide traffic study for traffic calming strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and Hallowell Lane.

Project: Continuation of streetlights on Jackson to King Avenue.

In addition to property owner identification of projects for the District, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- **Orchard Lane** – Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue.
- **Calhoun Lane** – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue.
- **Jackson Street** – Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane.
- **Newman Lane and Bruce Avenue** – Sanitary sewer rehabilitation work was completed in the TIF District in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities. Of note, the ice arena identified as a priority in the 2019 update is currently under construction as a public-private partnership within the District at Amend Park, as is an indoor court, walking track, and community recreation facility adjacent to the ice arena.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities. Since the 2019 Urban Renewal Plan amendments, the Billings Police Department replaced its Evidence Facility on Moore Lane in the southern part of the District.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services. Since 2019, several school projects have been completed, including an enhanced bus pick up and drop off and school entryway at Newman School, an expansion of athletic field space at Riverside Middle School, as well as addition of solar panels at the school.

2021 Project and Program Recommendations

In 2021, an updated Gravel Street Inventory was prepared to identify priorities for transportation improvements, primarily upgrades to these streets, within the District. Those streets that have not been addressed to date remain priorities and are included in the 2025 project recommendations listed below.

2025 Project and Program Recommendations:

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects. Specific improvements include, but are not limited to, the following.

- Build Washington Street from State to King East as a standard Residential road.
- Build Riverside Road from State to King East as a standard Collector road.
- Build Jackson Street from State to King East as a standard Collector road.
- Improve the many uncontrolled intersections within the district with proper traffic controls. Also, improve traffic controls on South 27th Street to allow safer access for vehicular traffic, particularly northbound South 27th Street.
- Improve streetlighting throughout the District where needed.

Address remaining gravel streets, not constructed to City of Billings standards, including:

Branch Name	To	From	Length of Street
ARDEN AVE	JACKSON STREET	VICEROY STREET	610
CLEVENGER AVENUE	600' W OF JACKSON ST	JACKSON ST	600
FRANCES AVENUE	ORCHARD LANE	END W. ORCHARD LANE	600
MCDUGALL DRIVE	CUL-DE-SAC E OF WASHINGTON STREET	WASHINGTON STREET	610
MONROE STREET	MADISON AVENUE	371'S. MADISON AVE	371
MOREY STREET	UNDERPASS AVENUE	WONDERPARK DRIVE	225
MOREY STREET	END OF GRAVEL	SIMPSON STREET	840
MULLOWNEY LANE	320' N/O PARKWAY LN	130' S/O PARKWAY LANE	320
NEWMAN LANE	LUX AVENUE	RUTH LANE	848
NOVA LANE	SONGBIRD DRIVE	WELL STREET	410
STEPHENS LANE	ARDEN AVENUE	VAUGHN LANE	1,030
STEPHENS LANE	ALLEY N OF JANSMA AVENUE	ALLEY S OF JANSMA AVE	285

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities. Specific projects identified within the 2025 expansion area include the following.

- South Park
 - Replace pool and building
 - Replace restroom
 - Resurface basketball and tennis courts, and possibly convert a couple to pickle ball
 - Sidewalk replacement and improve ADA accessibility
- Highland Park
 - Update and replace spray ground
 - Update and remodel restroom
 - Update and replace irrigation system
 - Sidewalk replacement and improved ADA accessibility

Walking Paths and Trails – Construct or reconstruct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians and to provide ADA-compliant access to neighborhoods and services. Specific areas include, but are not limited to, the following.

- Add pedestrian crossings to South 27th (currently crossings only at 1st Avenue South and State Avenue).
- Add pedestrian crossings on 1st Avenue South, west of 27th Street (there is a significant

gap after leaving the downtown portion of 1st Avenue South, and there are no pedestrian crossings east of 27th Street).

- Add pedestrian crossings on State Avenue.
- Address areas with no or limited pedestrian facilities, including:
 - Riverside Road
 - Washington Street
 - Minnesota Avenue
 - 1st Avenue Southeast of 21st Street
 - South 27th Street up to the Interstate 90 bridge.
 - Sugar Avenue south of State Street.

Stormwater – Replace the contaminated storm main in State Street from South 35th Street to South 27th Street and pipe the existing Kratz Drain between the Mitchell and Jackson Court apartments.

Water – Replace the water mains south of State Avenue on Buchanan, Roosevelt, Monroe, Jefferson, Adams, Madison, and Washington streets.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Public Safety – Public safety remains a priority. Construction of Police or Fire or law enforcement detention facilities within the District, to include necessary furnishings for such facilities, are improvements that will help meet the revitalization goals of this Plan. The Billings Police Department has identified the need for expansion of its evidence facility storage yard, and the project is included the City’s Capital Improvement Plan for 2027-2031.

Railroad Infrastructure – Continue coordination with BNSF Railway on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroad and City of Billings.

The SBURA provides support to the City’s SBBURD Advisory Committee including evaluating each project and how it would help achieve the goals of this Urban Renewal Plan. The SBBURD Advisory Committee makes recommendations to the City Council regarding potential projects; the City Council makes final project funding decisions.

Section 14 – Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana’s Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community’s growth policy. On October 14, 2025, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the District expansion’s consistency with the 2016 City of Billings Growth Policy. The 2016 City of Billings Growth Policy (“Growth

Policy”) refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal project and program goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.
- Public transit and commercial air service are critical to ensure access to and around the City.
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.
- Public health and safety and emergency service response are critical to the well-being of Billings’ residents, businesses, and visitors.
- Infill development and development near existing City infrastructure may be the most cost effective.
- The history and heritage of Billings are cornerstones of our community.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e., energy efficient) are desirable.
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community.

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable.
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community.
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings.
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City.

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.
- Outdoor public spaces provide casual and relaxing gathering areas for people.
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Strong Neighborhoods (livable, safe, sociable, and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, good will, and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees, and walkable access to public spaces.
- Implementation of the Infill Policy is important to encourage development of underutilized properties.

Home Base (healthy, safe, and diverse housing options)

- A mix of housing types that meets the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy, and safe.
- Homes that are safe and sound support a healthy community.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses, and visitors.
- Safe and accessible transportation systems benefit everyone's quality of life.
- Affordable public transit is much desired.
- Development oriented to transit routes will provide more transportation choices and is preferred.
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- On-street bike facilities promote predictability for all users.
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings.

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.
- Successful businesses that provide local jobs benefit the community.
- Community investments that attract and retain a strong, skilled, and diverse workforce also attract businesses.
- Retaining and supporting existing businesses help sustain a healthy economy.

Section 15 – Neighborhood Planning

Another tool that is expected to be used in the future to address current conditions within the District and the identification of neighborhood needs will be accomplished through Neighborhood Plans. The Southside Neighborhood Plan was last updated in 2008 and is on a new list of neighborhood plans to be prioritized for updating in the next few years. The City-County Planning Division was without a Neighborhood Planner between 2009 and 2024, when the City Council approved the position to be funded. There is a lot of catching up for the City in its neighborhood plans, and the Southside plan is one of them. The purpose of the neighborhood plan is to assist residents, governing agencies, planners, and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers, and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and an updated plan will be adopted in the future as a component of the Billings 2045 Land Use Plan.

An updated plan is likely to include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action.

Section 16 – Conclusion

The South Billings Boulevard Urban Renewal District continues to have a tremendous amount of potential to become a viable and reliable economic engine. The District is becoming a destination where Billings residents, business owners, and visitors purposefully go to conduct business, have goods and services manufactured, and enjoy recreation and leisure activities. At the end of the life of this TIFD program, it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

Appendix II – South Billings Boulevard Urban Renewal District Boundary Description

SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT LEGAL DESCRIPTION

Created 2.5.2026 by City of Billings GIS Division

Beginning at the SW corner of Section 34 of Township 1N, Range 26E, thence N 1° 29' 18" W a distance of 2,071.25 Feet to the POINT OF BEGINNING.

Thence S 0° 50' 3.58" E a distance of 417.134 Feet
Thence N 55° 25' 10.26" E a distance of 168.623 Feet
Thence N 37° 55' 15.84" E a distance of 250.156 Feet
Thence N 26° 38' 11.4" E a distance of 82.484 Feet
Thence S 28° 47' 56.41" E a distance of 507.998 Feet
Thence S 34° 40' 19.73" W a distance of 570.149 Feet
Thence N 84° 35' 15.45" W a distance of 133.286 Feet
Thence S 25° 11' 37.54" E a distance of 54.679 Feet
Thence N 64° 54' 20.81" W a distance of 150.674 Feet
Thence S 1° 8' 38.44" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.15" E a distance of 1447.412 Feet
Thence S 57° 39' 21.38" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 56.5" W a distance of 10.002 Feet
Thence S 31° 59' 49.41" W a distance of 426.009 Feet
Thence S 89° 5' 38.4" W a distance of 95.244 Feet
Thence S 0° 59' 5.4" E a distance of 533.055 Feet
Thence S 66° 26' 45.99" W a distance of 276.158 Feet
Thence S 35° 23' 54.86" E a distance of 449.701 Feet
Thence S 0° 57' 19.49" E a distance of 284.029 Feet
Thence N 89° 37' 54.04" E a distance of 331.655 Feet
Thence S 0° 0' 0.0" W a distance of 33.048 Feet
Thence N 89° 23' 58.44" E a distance of 677.333 Feet
Thence S 89° 20' 20.27" E a distance of 32.764 Feet
Thence S 6° 8' 24.84" W a distance of 44.427 Feet
Thence S 7° 17' 59.12" W a distance of 58.24 Feet
Thence S 8° 50' 0.85" W a distance of 49.738 Feet
Thence S 10° 54' 30.45" W a distance of 108.148 Feet
Thence S 11° 19' 53.74" W a distance of 79.883 Feet
Thence S 11° 38' 42.88" W a distance of 117.423 Feet
Thence S 11° 6' 12.49" W a distance of 147.709 Feet

Thence S 20° 50' 10.25" W a distance of 43.52 Feet
Thence S 40° 31' 19.16" W a distance of 14.889 Feet
Thence S 57° 46' 44.69" W a distance of 9.411 Feet
Thence S 69° 18' 33.59" W a distance of 7.97 Feet
Thence S 78° 59' 34.13" W a distance of 9.427 Feet
Thence N 89° 37' 19.86" W a distance of 10.312 Feet
Thence S 8° 0' 34.97" W a distance of 82.517 Feet
Thence S 31° 32' 8.77" W a distance of 75.036 Feet
Thence S 89° 24' 24.41" W a distance of 130.005 Feet
Thence S 0° 46' 46.11" E a distance of 192.15 Feet
Thence N 85° 26' 18.4" W a distance of 38.426 Feet
Thence S 89° 21' 20.1" W a distance of 641.241 Feet
Thence N 0° 54' 2.13" W a distance of 646.026 Feet
Thence S 89° 24' 6.88" W a distance of 659.486 Feet
Thence S 0° 47' 2.96" E a distance of 2299.337 Feet
Thence S 89° 32' 39.12" W a distance of 1648.248 Feet
Thence S 0° 42' 53.84" E a distance of 686.649 Feet
Thence S 89° 50' 34.13" W a distance of 1028.642 Feet
Thence N 0° 51' 52.34" E a distance of 21.738 Feet
Thence S 89° 17' 54.1" W a distance of 9.963 Feet
Thence N 1° 5' 40.96" W a distance of 207.902 Feet
Thence N 89° 25' 37.01" E a distance of 9.999 Feet
Thence N 0° 58' 8.81" W a distance of 451.713 Feet
Thence N 89° 25' 51.12" E a distance of 37.048 Feet
Thence N 0° 39' 11.65" W a distance of 2070.195 Feet
Thence N 80° 6' 3.33" W a distance of 153.298 Feet
Thence N 71° 44' 49.09" W a distance of 99.996 Feet
Thence N 68° 45' 0.74" W a distance of 99.99 Feet
Thence S 1° 4' 30.41" E a distance of 186.003 Feet
Thence N 89° 0' 19.96" E a distance of 7.375 Feet
Thence S 1° 6' 33.01" E a distance of 165.001 Feet
Thence S 89° 0' 5.02" W a distance of 460.522 Feet
Thence N 1° 10' 13.03" W a distance of 165.002 Feet
Thence S 88° 59' 59.49" W a distance of 527.99 Feet
Thence S 1° 7' 12.69" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 24.02" W a distance of 394.341 Feet
Thence S 88° 59' 31.83" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 1° 0' 29.89" E a distance of 10.002 Feet
Thence S 4° 36' 51.01" W a distance of 122.493 Feet
Thence S 89° 27' 0.27" W a distance of 287.981 Feet

Thence S 89° 26' 59.79" W a distance of 29.999 Feet
Thence N 1° 0' 48.31" W a distance of 105.39 Feet
Thence S 39° 20' 9.7" W a distance of 22.655 Feet
Thence S 39° 20' 23.31" W a distance of 20.476 Feet
Thence S 39° 20' 19.71" W a distance of 570.398 Feet
Thence S 89° 17' 30.15" W a distance of 1.456 Feet
Thence S 89° 19' 25.95" W a distance of 194.232 Feet
Thence S 1° 9' 9.35" E a distance of 28.834 Feet
Thence S 1° 9' 12.94" E a distance of 47.684 Feet
Thence S 1° 10' 9.0" E a distance of 88.51 Feet
Thence S 89° 52' 20.83" W a distance of 26.054 Feet
Thence S 89° 37' 59.91" W a distance of 45.313 Feet
Thence S 1° 9' 28.08" E a distance of 17.322 Feet
Thence S 1° 7' 50.49" E a distance of 0.304 Feet
Thence S 1° 8' 15.5" E a distance of 4.231 Feet
Thence S 1° 9' 10.68" E a distance of 7.952 Feet
Thence S 1° 43' 6.09" E a distance of 0.2 Feet
Thence S 1° 9' 27.65" E a distance of 9.998 Feet
Thence S 1° 4' 23.19" E a distance of 38.445 Feet
Thence S 1° 4' 25.01" E a distance of 582.056 Feet
Thence S 1° 5' 14.53" E a distance of 3.689 Feet
Thence S 1° 2' 59.26" E a distance of 196.383 Feet
Thence S 1° 2' 59.22" E a distance of 115.167 Feet
Thence S 1° 2' 43.14" E a distance of 11.292 Feet
Thence S 89° 37' 21.35" W a distance of 86.232 Feet
Thence S 89° 41' 50.58" W a distance of 1.136 Feet
Thence S 89° 37' 53.53" W a distance of 60.023 Feet
Thence S 89° 37' 26.13" W a distance of 60.027 Feet
Thence S 89° 37' 24.82" W a distance of 59.969 Feet
Thence S 89° 37' 53.36" W a distance of 60.015 Feet
Thence S 89° 37' 18.26" W a distance of 59.983 Feet
Thence S 89° 37' 25.82" W a distance of 60.013 Feet
Thence S 89° 37' 56.6" W a distance of 46.135 Feet
Thence S 0° 44' 28.99" E a distance of 132.001 Feet
Thence S 89° 37' 32.28" W a distance of 149.987 Feet
Thence S 89° 37' 53.23" W a distance of 16.168 Feet
Thence S 0° 58' 38.17" E a distance of 32.951 Feet
Thence S 0° 58' 41.78" E a distance of 150.528 Feet
Thence S 1° 8' 9.2" E a distance of 4.641 Feet
Thence S 0° 23' 5.86" E a distance of 5.358 Feet
Thence S 0° 20' 37.57" E a distance of 10.0 Feet
Thence S 0° 31' 23.84" E a distance of 9.416 Feet

Thence S 0° 21' 59.55" E a distance of 10.004 Feet
Thence S 0° 24' 43.89" E a distance of 0.278 Feet
Thence S 0° 21' 28.52" E a distance of 4.162 Feet
Thence S 0° 21' 56.59" E a distance of 35.407 Feet
Thence S 0° 23' 20.43" E a distance of 90.14 Feet
Thence S 0° 54' 33.77" E a distance of 1.134 Feet
Thence S 0° 23' 20.08" E a distance of 66.002 Feet
Thence S 0° 23' 21.93" E a distance of 34.723 Feet
Thence S 0° 23' 51.05" E a distance of 64.862 Feet
Thence S 0° 0' 0.0" W a distance of 1.14 Feet
Thence S 0° 20' 34.78" E a distance of 15.368 Feet
Thence S 0° 24' 4.15" E a distance of 57.131 Feet
Thence S 0° 23' 23.27" E a distance of 63.499 Feet
Thence S 0° 22' 23.82" E a distance of 28.857 Feet
Thence S 0° 54' 5.16" E a distance of 1.144 Feet
Thence S 0° 23' 26.8" E a distance of 19.94 Feet
Thence S 0° 14' 30.41" E a distance of 84.837 Feet
Thence S 0° 14' 36.78" E a distance of 60.225 Feet
Thence S 0° 38' 57.72" E a distance of 150.0 Feet
Thence N 89° 30' 35.03" E a distance of 28.983 Feet
Thence N 89° 30' 39.64" E a distance of 80.381 Feet
Thence N 89° 30' 37.37" E a distance of 221.406 Feet
Thence S 0° 38' 57.27" E a distance of 337.83 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 0° 38' 57.88" E a distance of 143.637 Feet
Thence S 0° 37' 9.8" E a distance of 0.37 Feet
Thence S 0° 38' 50.58" E a distance of 14.869 Feet
Thence S 1° 13' 35.89" E a distance of 14.761 Feet
Thence S 1° 14' 8.78" E a distance of 1.298 Feet
Thence N 89° 44' 48.96" E a distance of 132.221 Feet
Thence N 89° 44' 53.69" E a distance of 66.001 Feet
Thence N 89° 44' 49.81" E a distance of 66.173 Feet
Thence N 89° 44' 51.27" E a distance of 65.825 Feet
Thence N 89° 44' 50.06" E a distance of 131.475 Feet
Thence N 89° 44' 52.31" E a distance of 132.255 Feet
Thence N 89° 44' 50.08" E a distance of 131.477 Feet
Thence N 89° 44' 48.3" E a distance of 133.031 Feet
Thence N 89° 44' 52.11" E a distance of 98.147 Feet
Thence N 89° 44' 45.22" E a distance of 20.744 Feet
Thence N 89° 44' 46.91" E a distance of 13.102 Feet
Thence N 89° 44' 56.59" E a distance of 28.768 Feet
Thence N 88° 12' 59.51" E a distance of 18.893 Feet

Thence S 0° 38' 46.13" E a distance of 23.055 Feet
Thence S 0° 0' 0.0" W a distance of 0.028 Feet
Thence S 0° 37' 33.05" E a distance of 6.042 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 1° 12' 21.78" E a distance of 0.19 Feet
Thence S 0° 58' 25.58" E a distance of 1.412 Feet
Thence S 0° 40' 16.82" E a distance of 13.997 Feet
Thence S 0° 37' 58.17" E a distance of 143.237 Feet
Thence S 0° 37' 57.24" E a distance of 197.28 Feet
Thence S 0° 38' 6.48" E a distance of 20.929 Feet
Thence S 0° 38' 0.72" E a distance of 193.542 Feet
Thence S 0° 37' 46.75" E a distance of 23.477 Feet
Thence S 0° 37' 59.02" E a distance of 37.832 Feet
Thence S 0° 38' 2.76" E a distance of 105.178 Feet
Thence S 0° 37' 59.16" E a distance of 107.517 Feet
Thence S 0° 38' 1.77" E a distance of 36.34 Feet
Thence S 0° 37' 57.24" E a distance of 74.275 Feet
Thence S 0° 41' 15.06" E a distance of 1.5 Feet
Thence S 22° 16' 46.42" E a distance of 38.362 Feet
Thence S 0° 31' 31.02" E a distance of 8.944 Feet
Thence S 0° 31' 33.54" E a distance of 51.416 Feet
Thence S 0° 33' 6.12" E a distance of 4.154 Feet
Thence S 0° 31' 4.82" E a distance of 8.406 Feet
Thence S 0° 31' 37.12" E a distance of 60.235 Feet
Thence S 0° 31' 43.13" E a distance of 20.593 Feet
Thence S 0° 31' 44.36" E a distance of 17.547 Feet
Thence S 0° 31' 36.82" E a distance of 40.888 Feet
Thence S 0° 31' 33.07" E a distance of 19.177 Feet
Thence S 0° 33' 33.05" E a distance of 15.575 Feet
Thence S 1° 50' 51.4" W a distance of 0.186 Feet
Thence N 86° 37' 11.64" E a distance of 21.71 Feet
Thence N 83° 21' 16.1" E a distance of 124.501 Feet
Thence N 82° 25' 20.0" E a distance of 174.199 Feet
Thence N 78° 58' 7.59" E a distance of 105.308 Feet
Thence N 80° 18' 10.94" E a distance of 119.629 Feet
Thence N 78° 11' 49.09" E a distance of 126.337 Feet
Thence N 77° 11' 34.92" E a distance of 129.762 Feet
Thence N 75° 57' 46.99" E a distance of 118.591 Feet
Thence N 77° 11' 39.85" E a distance of 22.902 Feet
Thence N 77° 11' 31.03" E a distance of 52.39 Feet
Thence N 77° 11' 38.26" E a distance of 54.473 Feet
Thence N 73° 13' 35.84" E a distance of 223.42 Feet

Thence N 73° 13' 2.48" E a distance of 1.316 Feet
Thence N 73° 14' 22.18" E a distance of 3.225 Feet
Thence N 73° 13' 29.49" E a distance of 17.643 Feet
Thence N 73° 15' 26.79" E a distance of 1.52 Feet
Thence N 72° 32' 9.86" E a distance of 0.187 Feet
Thence 680.305 Feet along a curve to the left with a radius of 6543.592 feet and chord bearing of N 69° 24' 55.71" E
Thence 122.272 Feet along a curve to the left with a radius of 6546.84 feet and chord bearing of N 65° 54' 8.25" E
Thence N 65° 22' 35.17" E a distance of 0.158 Feet
Thence 122.265 Feet along a curve to the left with a radius of 6546.924 feet and chord bearing of N 64° 49' 54.12" E
Thence N 64° 21' 32.38" E a distance of 0.166 Feet
Thence 122.432 Feet along a curve to the left with a radius of 6546.89 feet and chord bearing of N 63° 45' 36.67" E
Thence 122.277 Feet along a curve to the left with a radius of 6546.798 feet and chord bearing of N 62° 41' 17.05" E
Thence N 62° 6' 9.82" E a distance of 0.154 Feet
Thence 122.258 Feet along a curve to the left with a radius of 6546.771 feet and chord bearing of N 61° 37' 1.55" E
Thence N 61° 4' 24.87" E a distance of 0.174 Feet
Thence 119.554 Feet along a curve to the left with a radius of 6546.819 feet and chord bearing of N 60° 33' 26.83" E
Thence N 60° 2' 51.22" E a distance of 2.876 Feet
Thence S 0° 43' 34.83" E a distance of 11.675 Feet
Thence S 0° 44' 2.86" E a distance of 11.239 Feet
Thence S 0° 43' 56.16" E a distance of 110.171 Feet
Thence S 0° 34' 52.66" E a distance of 69.392 Feet
Thence S 0° 34' 50.2" E a distance of 287.169 Feet
Thence S 0° 34' 52.68" E a distance of 25.627 Feet
Thence S 0° 34' 56.87" E a distance of 48.004 Feet
Thence S 0° 34' 16.36" E a distance of 8.626 Feet
Thence S 0° 34' 56.25" E a distance of 36.014 Feet
Thence S 0° 34' 43.41" E a distance of 3.366 Feet
Thence S 62° 4' 26.28" W a distance of 1.243 Feet
Thence S 62° 10' 3.92" W a distance of 28.675 Feet
Thence S 62° 9' 56.49" W a distance of 207.588 Feet
Thence S 52° 40' 1.09" W a distance of 130.0 Feet
Thence S 40° 0' 2.13" W a distance of 106.003 Feet
Thence S 47° 44' 59.82" W a distance of 120.0 Feet
Thence S 38° 5' 2.55" W a distance of 121.099 Feet
Thence S 44° 19' 54.9" W a distance of 51.547 Feet
Thence S 44° 20' 0.52" W a distance of 61.637 Feet

Thence S 44° 20' 15.04" W a distance of 36.816 Feet
Thence S 6° 20' 24.69" W a distance of 0.018 Feet
Thence S 0° 47' 11.83" W a distance of 11.363 Feet
Thence S 8° 7' 48.37" E a distance of 0.014 Feet
Thence S 0° 47' 18.26" W a distance of 111.775 Feet
Thence S 50° 54' 24.46" W a distance of 33.984 Feet
Thence S 44° 59' 41.0" W a distance of 15.351 Feet
Thence S 33° 41' 18.4" W a distance of 19.568 Feet
Thence S 41° 42' 41.01" W a distance of 167.219 Feet
Thence S 44° 59' 51.88" W a distance of 35.922 Feet
Thence S 45° 0' 4.08" W a distance of 71.535 Feet
Thence S 59° 2' 7.28" W a distance of 110.766 Feet
Thence S 67° 25' 9.58" W a distance of 23.84 Feet
Thence S 67° 25' 17.02" W a distance of 100.841 Feet
Thence S 67° 25' 7.5" W a distance of 23.74 Feet
Thence S 67° 45' 5.67" W a distance of 64.502 Feet
Thence S 90° 0' 0.0" W a distance of 34.974 Feet
Thence S 89° 29' 57.73" W a distance of 8.24 Feet
Thence S 85° 40' 58.79" W a distance of 39.801 Feet
Thence S 27° 16' 5.35" W a distance of 10.35 Feet
Thence N 83° 21' 36.4" W a distance of 1.436 Feet
Thence N 83° 18' 45.65" W a distance of 26.758 Feet
Thence N 83° 18' 49.18" W a distance of 8.262 Feet
Thence N 83° 20' 0.02" W a distance of 0.155 Feet
Thence N 83° 17' 55.84" W a distance of 3.085 Feet
Thence N 84° 33' 34.8" W a distance of 0.042 Feet
Thence N 83° 23' 27.32" W a distance of 1.13 Feet
Thence N 83° 18' 49.36" W a distance of 30.421 Feet
Thence N 83° 18' 20.78" W a distance of 0.429 Feet
Thence N 83° 18' 41.61" W a distance of 28.162 Feet
Thence N 83° 18' 51.7" W a distance of 163.234 Feet
Thence N 83° 18' 48.7" W a distance of 46.704 Feet
Thence N 83° 18' 50.32" W a distance of 29.237 Feet
Thence N 83° 19' 2.24" W a distance of 193.485 Feet
Thence N 83° 18' 47.6" W a distance of 54.001 Feet
Thence N 83° 18' 50.03" W a distance of 64.313 Feet
Thence N 83° 19' 22.05" W a distance of 137.054 Feet
Thence N 83° 18' 33.28" W a distance of 55.085 Feet
Thence N 83° 18' 28.07" W a distance of 260.418 Feet
Thence N 59° 51' 48.78" W a distance of 29.148 Feet
Thence N 59° 51' 45.1" W a distance of 89.859 Feet
Thence N 59° 51' 41.02" W a distance of 48.302 Feet

Thence N 59° 51' 41.45" W a distance of 61.75 Feet
Thence N 58° 28' 13.54" W a distance of 27.648 Feet
Thence N 58° 28' 22.61" W a distance of 7.745 Feet
Thence N 0° 31' 43.2" W a distance of 1.734 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 32' 30.95" W a distance of 3.806 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 58° 25' 25.31" W a distance of 0.481 Feet
Thence N 58° 30' 1.5" W a distance of 24.904 Feet
Thence N 58° 30' 26.63" W a distance of 9.996 Feet
Thence N 0° 26' 55.62" W a distance of 0.766 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 54.87" W a distance of 232.415 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 40' 55.42" W a distance of 0.336 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 34' 22.58" W a distance of 1.6 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 89° 57' 57.48" W a distance of 6.734 Feet
Thence N 89° 57' 19.86" W a distance of 2.576 Feet
Thence N 89° 54' 13.92" W a distance of 1.192 Feet
Thence N 89° 57' 43.94" W a distance of 18.192 Feet
Thence N 89° 57' 30.68" W a distance of 27.628 Feet
Thence N 89° 57' 6.38" W a distance of 2.376 Feet
Thence N 89° 57' 34.93" W a distance of 199.054 Feet
Thence S 78° 51' 23.33" W a distance of 219.447 Feet
Thence S 78° 48' 59.45" W a distance of 3.021 Feet
Thence S 78° 49' 2.64" W a distance of 32.475 Feet
Thence S 78° 49' 3.78" W a distance of 96.127 Feet
Thence S 78° 47' 16.43" W a distance of 0.689 Feet
Thence S 78° 49' 42.01" W a distance of 17.228 Feet
Thence S 59° 43' 24.19" W a distance of 13.9 Feet
Thence S 59° 44' 52.45" W a distance of 292.724 Feet
Thence S 59° 44' 52.62" W a distance of 73.342 Feet
Thence S 40° 30' 56.4" W a distance of 34.837 Feet
Thence S 40° 30' 58.41" W a distance of 38.134 Feet
Thence S 40° 30' 5.26" W a distance of 2.614 Feet
Thence S 40° 29' 2.98" W a distance of 27.589 Feet
Thence S 40° 29' 59.07" W a distance of 206.841 Feet
Thence S 60° 15' 18.43" W a distance of 0.048 Feet
Thence S 60° 10' 29.84" W a distance of 79.963 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet

Thence S 28° 32' 45.01" W a distance of 9.057 Feet
Thence S 26° 33' 54.19" W a distance of 0.018 Feet
Thence S 28° 38' 0.69" W a distance of 0.396 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 28' 27.13" W a distance of 0.134 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 38.93" W a distance of 55.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 33' 32.79" W a distance of 2.493 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 43.8" W a distance of 16.331 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 35.79" W a distance of 28.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 31' 56.83" W a distance of 0.469 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 41.14" W a distance of 60.275 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 30' 45.8" W a distance of 0.842 Feet
Thence S 29° 44' 41.57" W a distance of 0.016 Feet
Thence S 28° 46' 47.3" W a distance of 0.324 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 30.76" W a distance of 7.468 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 30° 47' 20.98" W a distance of 15.871 Feet
Thence S 30° 59' 54.31" W a distance of 0.567 Feet
Thence S 30° 47' 36.54" W a distance of 15.927 Feet
Thence S 30° 47' 34.58" W a distance of 246.319 Feet
Thence S 44° 11' 56.96" W a distance of 265.603 Feet
Thence S 59° 59' 55.31" W a distance of 38.634 Feet
Thence S 60° 21' 0.49" W a distance of 0.15 Feet
Thence S 60° 0' 10.71" W a distance of 24.07 Feet
Thence S 59° 59' 54.93" W a distance of 26.651 Feet
Thence S 59° 59' 47.1" W a distance of 4.176 Feet
Thence S 60° 0' 4.47" W a distance of 225.228 Feet
Thence S 60° 0' 1.8" W a distance of 101.094 Feet
Thence N 55° 18' 17.44" W a distance of 0.032 Feet
Thence N 55° 50' 25.1" W a distance of 0.88 Feet
Thence N 56° 0' 2.03" W a distance of 281.385 Feet
Thence N 55° 59' 54.37" W a distance of 37.649 Feet
Thence N 57° 31' 43.71" W a distance of 0.052 Feet
Thence S 56° 43' 30.4" W a distance of 0.995 Feet

Thence S 56° 53' 13.71" W a distance of 175.98 Feet
Thence S 56° 59' 50.9" W a distance of 176.494 Feet
Thence S 56° 59' 55.16" W a distance of 90.864 Feet
Thence S 89° 39' 0.77" W a distance of 1.638 Feet
Thence S 89° 42' 19.52" W a distance of 2.334 Feet
Thence S 89° 39' 41.91" W a distance of 1.016 Feet
Thence S 89° 49' 3.11" W a distance of 0.628 Feet
Thence S 89° 39' 39.51" W a distance of 1.014 Feet
Thence S 89° 42' 9.11" W a distance of 15.794 Feet
Thence S 89° 43' 16.29" W a distance of 1.644 Feet
Thence S 89° 42' 26.78" W a distance of 9.792 Feet
Thence S 89° 43' 41.29" W a distance of 1.686 Feet
Thence S 89° 39' 9.93" W a distance of 1.65 Feet
Thence S 89° 42' 29.58" W a distance of 22.778 Feet
Thence N 0° 30' 29.2" W a distance of 67.433 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 28.54" W a distance of 245.012 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 30' 19.04" W a distance of 20.411 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 45' 28.21" E a distance of 3.78 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 34.12" W a distance of 382.742 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 89° 49' 25.04" E a distance of 51.326 Feet
Thence N 89° 47' 29.95" E a distance of 1.1 Feet
Thence N 89° 47' 21.68" E a distance of 0.544 Feet
Thence N 89° 53' 44.97" E a distance of 1.1 Feet
Thence N 89° 48' 37.33" E a distance of 4.23 Feet
Thence N 89° 47' 23.53" E a distance of 1.636 Feet
Thence N 0° 29' 44.9" W a distance of 91.525 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 3.42" W a distance of 3.076 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 49.9" W a distance of 3.918 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 24.29" W a distance of 17.771 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 28' 59.97" W a distance of 170.944 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 17.52" W a distance of 12.44 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet

Thence N 0° 29' 2.52" W a distance of 85.465 Feet
Thence N 0° 28' 50.88" W a distance of 21.689 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence S 89° 29' 50.71" E a distance of 0.228 Feet
Thence N 89° 16' 46.85" E a distance of 52.34 Feet
Thence N 89° 17' 25.05" E a distance of 80.572 Feet
Thence N 88° 54' 58.55" E a distance of 11.526 Feet
Thence N 13° 38' 57.3" W a distance of 46.25 Feet
Thence N 13° 40' 56.48" W a distance of 90.708 Feet
Thence N 13° 38' 59.32" W a distance of 62.715 Feet
Thence N 5° 26' 44.47" E a distance of 81.178 Feet
Thence N 5° 23' 59.8" E a distance of 81.375 Feet
Thence N 5° 27' 3.39" E a distance of 40.445 Feet
Thence N 30° 24' 56.34" E a distance of 122.733 Feet
Thence N 30° 24' 29.19" E a distance of 5.058 Feet
Thence N 30° 20' 35.7" E a distance of 0.19 Feet
Thence N 30° 25' 17.27" E a distance of 41.386 Feet
Thence N 30° 19' 54.13" E a distance of 6.685 Feet
Thence S 88° 10' 54.6" W a distance of 13.301 Feet
Thence N 88° 14' 21.89" W a distance of 0.976 Feet
Thence N 88° 11' 18.88" W a distance of 4.492 Feet
Thence S 77° 31' 48.54" W a distance of 26.352 Feet
Thence S 79° 56' 2.43" W a distance of 0.343 Feet
Thence S 77° 28' 26.22" W a distance of 18.037 Feet
Thence N 88° 11' 53.08" W a distance of 33.074 Feet
Thence N 88° 11' 41.07" W a distance of 11.428 Feet
Thence N 88° 11' 41.23" W a distance of 103.613 Feet
Thence S 89° 13' 53.2" W a distance of 1.64 Feet
Thence S 89° 21' 50.38" W a distance of 6.486 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 12' 15.4" W a distance of 0.432 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 21' 29.61" W a distance of 104.457 Feet
Thence S 88° 18' 55.14" W a distance of 0.068 Feet
Thence S 89° 20' 38.29" W a distance of 1.572 Feet
Thence S 89° 21' 27.45" W a distance of 88.304 Feet
Thence N 88° 1' 30.24" W a distance of 0.058 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 32.84" W a distance of 117.119 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet

Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.21" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.17" W a distance of 98.358 Feet
Thence S 75° 17' 22.73" W a distance of 41.271 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 33.49" W a distance of 59.56 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 30.3" W a distance of 118.419 Feet
Thence S 86° 31' 54.37" W a distance of 0.066 Feet
Thence S 89° 25' 3.35" W a distance of 1.574 Feet
Thence S 89° 21' 31.07" W a distance of 88.264 Feet
Thence S 90° 0' 0.0" W a distance of 0.062 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 30.56" W a distance of 275.271 Feet
Thence S 89° 18' 35.0" W a distance of 0.664 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 0.09" E a distance of 12.222 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 13.93" E a distance of 10.936 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 1' 2.24" W a distance of 6.628 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 5' 2.44" E a distance of 1.364 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.226 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 56.32" E a distance of 20.062 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 10' 39.81" E a distance of 8.382 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 50.45" E a distance of 49.982 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.29" E a distance of 49.682 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 52.71" E a distance of 50.616 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 35.8" E a distance of 15.386 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 0° 7' 48.12" E a distance of 42.3 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet

Thence S 0° 7' 48.49" E a distance of 25.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 51.0" E a distance of 126.124 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 8' 30.56" E a distance of 293.305 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 7' 42.35" E a distance of 370.281 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 10' 7.25" W a distance of 4.076 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 43.33" W a distance of 3.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.03" E a distance of 91.57 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.368 Feet
Thence S 0° 7' 52.46" E a distance of 12.224 Feet
Thence S 0° 8' 1.43" E a distance of 29.134 Feet
Thence S 89° 27' 9.38" W a distance of 1.256 Feet
Thence S 90° 0' 0.0" W a distance of 0.384 Feet
Thence S 89° 54' 31.55" W a distance of 1.256 Feet
Thence S 89° 56' 53.17" W a distance of 2.208 Feet
Thence S 90° 0' 0.0" W a distance of 1.642 Feet
Thence S 89° 57' 44.89" W a distance of 1273.21 Feet
Thence N 0° 7' 11.0" W a distance of 515.905 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 7' 9.47" W a distance of 206.52 Feet
Thence N 0° 14' 52.92" W a distance of 0.462 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 1' 47.27" E a distance of 196.134 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 45.89" E a distance of 46.75 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 0.0" E a distance of 0.33 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 2' 3.29" E a distance of 83.648 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 58.71" E a distance of 55.604 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 30.47" W a distance of 13.538 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence S 84° 45' 17.96" W a distance of 1.641 Feet
Thence S 84° 29' 42.33" W a distance of 38.528 Feet

Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 43.96" W a distance of 9.756 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 5.06" W a distance of 59.805 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 4.69" W a distance of 336.963 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 9.74" W a distance of 133.834 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 9.13" W a distance of 123.494 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.168 Feet
Thence N 88° 57' 7.28" W a distance of 1.64 Feet
Thence N 89° 25' 7.78" W a distance of 4.732 Feet
Thence S 90° 0' 0.0" W a distance of 0.852 Feet
Thence S 90° 0' 0.0" W a distance of 0.792 Feet
Thence S 90° 0' 0.0" W a distance of 0.294 Feet
Thence S 90° 0' 0.0" W a distance of 0.556 Feet
Thence S 90° 0' 0.0" W a distance of 1.086 Feet
Thence S 89° 59' 28.43" W a distance of 849.37 Feet
Thence S 90° 0' 0.0" W a distance of 1.644 Feet
Thence N 89° 58' 37.0" W a distance of 4.97 Feet
Thence S 30° 56' 29.03" W a distance of 47.46 Feet
Thence S 37° 18' 12.01" W a distance of 56.842 Feet
Thence S 40° 25' 53.0" W a distance of 55.963 Feet
Thence S 52° 59' 45.59" W a distance of 45.801 Feet
Thence S 53° 2' 58.05" W a distance of 12.22 Feet
Thence S 63° 45' 8.85" W a distance of 47.937 Feet
Thence S 63° 40' 24.6" W a distance of 2.363 Feet
Thence S 70° 30' 54.95" W a distance of 51.332 Feet
Thence S 82° 18' 17.32" W a distance of 42.628 Feet
Thence S 82° 16' 53.04" W a distance of 15.517 Feet
Thence S 85° 53' 51.85" W a distance of 46.102 Feet
Thence S 85° 52' 30.67" W a distance of 11.873 Feet
Thence S 90° 0' 0.0" W a distance of 1.64 Feet
Thence N 89° 58' 34.2" W a distance of 4.808 Feet
Thence S 89° 55' 48.46" W a distance of 1.64 Feet
Thence S 90° 0' 0.0" W a distance of 72.074 Feet
Thence S 90° 0' 0.0" W a distance of 0.708 Feet
Thence S 0° 52' 50.1" E a distance of 4.295 Feet
Thence S 0° 55' 22.96" E a distance of 287.905 Feet
Thence S 0° 55' 18.52" E a distance of 99.205 Feet

Thence S 1° 3' 39.28" E a distance of 0.324 Feet
Thence S 0° 54' 48.68" E a distance of 1.756 Feet
Thence S 0° 55' 22.34" E a distance of 304.225 Feet
Thence S 88° 45' 31.27" W a distance of 28.897 Feet
Thence S 88° 46' 37.86" W a distance of 6.185 Feet
Thence S 88° 34' 4.45" W a distance of 0.48 Feet
Thence S 88° 57' 26.61" W a distance of 12.75 Feet
Thence S 88° 50' 58.3" W a distance of 17.033 Feet
Thence S 88° 50' 51.86" W a distance of 459.189 Feet
Thence S 88° 50' 48.16" W a distance of 47.2 Feet
Thence S 88° 47' 54.16" W a distance of 7.63 Feet
Thence S 90° 0' 0.0" W a distance of 0.368 Feet
Thence S 88° 50' 47.11" W a distance of 41.028 Feet
Thence S 88° 50' 50.05" W a distance of 7.854 Feet
Thence S 88° 50' 53.48" W a distance of 31.44 Feet
Thence S 88° 50' 52.44" W a distance of 688.531 Feet
Thence S 88° 50' 12.46" W a distance of 0.394 Feet
Thence S 88° 45' 38.24" W a distance of 0.832 Feet
Thence S 88° 50' 24.49" W a distance of 1246.413 Feet
Thence S 88° 49' 58.24" W a distance of 10.604 Feet
Thence S 88° 50' 26.28" W a distance of 34.695 Feet
Thence S 90° 0' 0.0" W a distance of 0.034 Feet
Thence S 88° 51' 22.74" W a distance of 2.204 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 50' 48.65" E a distance of 331.67 Feet
Thence S 0° 49' 38.64" E a distance of 358.301 Feet
Thence S 0° 0' 0.0" W a distance of 0.02 Feet
Thence S 0° 49' 38.84" E a distance of 304.958 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 21' 17.96" E a distance of 1.614 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 23' 23.14" E a distance of 0.882 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 2' 52.72" E a distance of 0.984 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 1° 2' 29.86" E a distance of 0.22 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 12' 41.45" E a distance of 1.324 Feet
Thence S 0° 49' 58.55" E a distance of 153.678 Feet
Thence S 0° 49' 56.96" E a distance of 51.207 Feet
Thence S 0° 51' 8.77" E a distance of 260.129 Feet
Thence S 87° 57' 34.61" W a distance of 1.629 Feet

Thence S 87° 44' 18.95" W a distance of 5.018 Feet
Thence S 87° 47' 36.11" W a distance of 20.725 Feet
Thence S 87° 36' 5.68" W a distance of 0.382 Feet
Thence S 87° 48' 41.1" W a distance of 0.628 Feet
Thence S 87° 46' 56.27" W a distance of 11.371 Feet
Thence S 88° 57' 54.88" W a distance of 150.064 Feet
Thence N 1° 3' 7.63" W a distance of 12.308 Feet
Thence N 0° 50' 54.06" W a distance of 277.726 Feet
Thence S 88° 46' 42.39" W a distance of 14.541 Feet
Thence S 88° 58' 10.42" W a distance of 646.701 Feet
Thence S 85° 5' 0.36" W a distance of 0.187 Feet
Thence N 0° 30' 56.2" W a distance of 18.669 Feet
Thence N 0° 41' 17.73" W a distance of 158.673 Feet
Thence N 0° 41' 55.3" W a distance of 1.148 Feet
Thence N 0° 32' 7.65" W a distance of 0.214 Feet
Thence N 0° 41' 41.1" W a distance of 9.567 Feet
Thence S 88° 57' 58.99" W a distance of 463.219 Feet
Thence S 88° 58' 9.26" W a distance of 24.348 Feet
Thence S 88° 40' 4.01" W a distance of 0.258 Feet
Thence S 88° 56' 6.52" W a distance of 0.538 Feet
Thence S 88° 58' 2.07" W a distance of 90.657 Feet
Thence S 86° 55' 21.16" W a distance of 0.186 Feet
Thence S 88° 58' 8.87" W a distance of 115.613 Feet
Thence S 88° 58' 3.56" W a distance of 62.164 Feet
Thence S 88° 57' 57.27" W a distance of 53.637 Feet
Thence S 88° 57' 59.44" W a distance of 347.401 Feet
Thence S 88° 57' 57.02" W a distance of 115.799 Feet
Thence S 88° 58' 0.65" W a distance of 115.801 Feet
Thence S 88° 57' 55.56" W a distance of 147.544 Feet
Thence S 88° 58' 4.98" W a distance of 199.778 Feet
Thence S 85° 38' 56.12" W a distance of 0.185 Feet
Thence N 87° 23' 27.98" W a distance of 49.299 Feet
Thence N 0° 33' 26.88" W a distance of 431.266 Feet
Thence N 0° 33' 27.06" W a distance of 598.334 Feet
Thence N 1° 21' 59.03" W a distance of 279.545 Feet
Thence N 1° 25' 4.52" W a distance of 0.808 Feet
Thence N 1° 21' 36.16" W a distance of 6.32 Feet
Thence N 0° 42' 1.66" W a distance of 42.699 Feet
Thence N 0° 42' 11.16" W a distance of 29.5 Feet
Thence N 0° 41' 56.1" W a distance of 50.5 Feet
Thence N 0° 8' 6.93" W a distance of 441.395 Feet
Thence N 0° 8' 30.24" W a distance of 3.234 Feet

Thence N 0° 8' 10.2" W a distance of 57.226 Feet
Thence N 0° 8' 5.91" W a distance of 36.506 Feet
Thence N 0° 8' 1.72" W a distance of 41.106 Feet
Thence N 0° 8' 6.34" W a distance of 110.27 Feet
Thence N 0° 8' 7.92" W a distance of 43.12 Feet
Thence N 0° 8' 37.6" W a distance of 3.188 Feet
Thence N 0° 9' 39.21" W a distance of 12.82 Feet
Thence N 63° 0' 12.97" E a distance of 131.283 Feet
Thence N 68° 51' 15.68" E a distance of 179.708 Feet
Thence N 1° 1' 47.28" W a distance of 111.838 Feet
Thence S 88° 38' 59.82" W a distance of 240.401 Feet
Thence S 23° 59' 9.25" W a distance of 2.485 Feet
Thence S 22° 49' 24.66" W a distance of 1.645 Feet
Thence S 22° 36' 32.66" W a distance of 1.634 Feet
Thence S 22° 9' 50.24" W a distance of 1.643 Feet
Thence S 21° 55' 6.98" W a distance of 1.634 Feet
Thence S 21° 24' 46.69" W a distance of 1.643 Feet
Thence S 21° 2' 15.04" W a distance of 1.644 Feet
Thence S 19° 22' 11.14" W a distance of 1.628 Feet
Thence S 20° 22' 35.17" W a distance of 1.643 Feet
Thence S 20° 2' 33.35" W a distance of 1.646 Feet
Thence S 17° 53' 19.11" W a distance of 1.061 Feet
Thence S 17° 52' 21.47" W a distance of 0.58 Feet
Thence S 19° 38' 56.86" W a distance of 1.642 Feet
Thence S 19° 1' 48.54" W a distance of 1.644 Feet
Thence S 17° 6' 28.33" W a distance of 1.638 Feet
Thence S 16° 54' 4.33" W a distance of 1.63 Feet
Thence S 17° 49' 16.48" W a distance of 1.653 Feet
Thence S 16° 4' 12.58" W a distance of 1.64 Feet
Thence S 15° 48' 36.62" W a distance of 1.63 Feet
Thence S 15° 24' 29.64" W a distance of 1.641 Feet
Thence S 15° 2' 5.27" W a distance of 1.642 Feet
Thence S 14° 38' 50.55" W a distance of 1.637 Feet
Thence S 14° 22' 28.08" W a distance of 1.643 Feet
Thence S 13° 58' 6.52" W a distance of 1.641 Feet
Thence S 13° 36' 45.33" W a distance of 1.64 Feet
Thence S 13° 19' 28.31" W a distance of 1.64 Feet
Thence S 12° 52' 30.01" W a distance of 1.652 Feet
Thence S 11° 10' 19.69" W a distance of 1.631 Feet
Thence S 12° 14' 27.76" W a distance of 1.641 Feet
Thence S 11° 48' 48.92" W a distance of 1.651 Feet
Thence S 10° 1' 41.99" W a distance of 1.631 Feet

Thence S 11° 10' 25.82" W a distance of 1.651 Feet
Thence S 9° 22' 53.44" W a distance of 1.632 Feet
Thence S 8° 58' 8.4" W a distance of 1.642 Feet
Thence S 8° 22' 4.53" W a distance of 1.635 Feet
Thence S 10° 8' 52.15" W a distance of 0.522 Feet
Thence S 10° 1' 53.68" W a distance of 1.125 Feet
Thence S 7° 54' 11.97" W a distance of 1.644 Feet
Thence S 7° 40' 58.36" W a distance of 1.631 Feet
Thence S 7° 11' 38.91" W a distance of 1.645 Feet
Thence S 6° 55' 33.32" W a distance of 1.642 Feet
Thence S 6° 34' 16.62" W a distance of 1.643 Feet
Thence S 6° 11' 6.92" W a distance of 1.634 Feet
Thence S 4° 20' 22.95" W a distance of 1.639 Feet
Thence S 5° 31' 23.01" W a distance of 1.642 Feet
Thence S 5° 9' 46.4" W a distance of 1.645 Feet
Thence S 3° 17' 18.38" W a distance of 1.639 Feet
Thence S 4° 28' 5.68" W a distance of 1.643 Feet
Thence S 2° 37' 18.32" W a distance of 1.355 Feet
Thence S 2° 25' 10.23" W a distance of 0.284 Feet
Thence S 3° 50' 30.96" W a distance of 1.642 Feet
Thence S 1° 53' 9.19" W a distance of 1.641 Feet
Thence S 1° 36' 23.96" W a distance of 1.641 Feet
Thence S 1° 11' 15.61" W a distance of 1.64 Feet
Thence S 2° 22' 27.55" W a distance of 1.641 Feet
Thence S 0° 33' 32.28" W a distance of 1.64 Feet
Thence S 0° 12' 34.62" W a distance of 1.64 Feet
Thence S 89° 52' 33.9" W a distance of 24.968 Feet
Thence N 0° 6' 33.36" E a distance of 297.841 Feet
Thence N 0° 0' 0.0" E a distance of 0.652 Feet
Thence N 0° 6' 43.25" E a distance of 14.322 Feet
Thence N 0° 6' 24.69" E a distance of 30.026 Feet
Thence N 0° 6' 39.86" E a distance of 39.204 Feet
Thence N 1° 24' 3.07" W a distance of 103.489 Feet
Thence N 1° 23' 47.05" W a distance of 14.362 Feet
Thence N 0° 50' 57.04" W a distance of 467.463 Feet
Thence N 0° 54' 3.94" W a distance of 212.0 Feet
Thence N 1° 9' 13.11" W a distance of 216.654 Feet
Thence N 14° 3' 22.16" W a distance of 8.375 Feet
Thence N 14° 2' 44.82" W a distance of 11.652 Feet
Thence N 14° 3' 33.26" W a distance of 6.043 Feet
Thence N 9° 33' 47.82" W a distance of 0.373 Feet
Thence N 14° 9' 43.81" W a distance of 16.774 Feet

Thence N 14° 4' 31.4" W a distance of 2.13 Feet
Thence N 14° 0' 25.71" W a distance of 6.685 Feet
Thence N 34° 3' 35.77" E a distance of 2.75 Feet
Thence N 34° 7' 29.79" E a distance of 0.877 Feet
Thence N 34° 8' 39.69" E a distance of 7.066 Feet
Thence N 34° 8' 40.33" E a distance of 198.399 Feet
Thence N 34° 14' 44.99" E a distance of 0.629 Feet
Thence N 35° 8' 55.22" E a distance of 0.24 Feet
Thence N 34° 6' 52.1" E a distance of 11.982 Feet
Thence N 34° 8' 28.34" E a distance of 0.916 Feet
Thence N 42° 27' 15.49" E a distance of 241.602 Feet
Thence N 42° 27' 13.76" E a distance of 49.725 Feet
Thence N 53° 54' 57.27" E a distance of 756.369 Feet
Thence N 53° 55' 8.45" E a distance of 10.371 Feet
Thence N 53° 54' 55.97" E a distance of 234.984 Feet
Thence N 55° 15' 24.18" E a distance of 14.606 Feet
Thence N 55° 15' 41.04" E a distance of 155.807 Feet
Thence N 55° 15' 33.51" E a distance of 33.58 Feet
Thence N 55° 20' 26.47" E a distance of 1.213 Feet
Thence N 55° 15' 5.55" E a distance of 724.39 Feet
Thence N 55° 17' 2.59" E a distance of 1.394 Feet
Thence N 55° 11' 29.41" E a distance of 0.767 Feet
Thence N 55° 15' 12.93" E a distance of 232.314 Feet
Thence N 55° 15' 13.04" E a distance of 602.872 Feet
Thence N 55° 15' 12.59" E a distance of 19.195 Feet
Thence N 55° 17' 3.6" E a distance of 1.766 Feet
Thence N 55° 5' 7.71" E a distance of 0.363 Feet
Thence N 55° 15' 13.42" E a distance of 137.522 Feet
Thence N 53° 38' 38.51" E a distance of 30.28 Feet
Thence N 53° 38' 39.66" E a distance of 710.133 Feet
Thence N 54° 26' 36.82" E a distance of 585.756 Feet
Thence N 54° 26' 57.58" E a distance of 1.025 Feet
Thence N 54° 26' 21.36" E a distance of 0.578 Feet
Thence N 54° 24' 33.2" E a distance of 1.254 Feet
Thence N 54° 26' 35.69" E a distance of 135.482 Feet
Thence N 54° 28' 3.8" E a distance of 2.467 Feet
Thence N 54° 31' 43.23" E a distance of 0.803 Feet
Thence N 54° 26' 36.76" E a distance of 1097.466 Feet
Thence N 55° 12' 23.61" E a distance of 296.79 Feet
Thence N 55° 12' 21.47" E a distance of 197.014 Feet
Thence N 55° 14' 21.46" E a distance of 3.206 Feet
Thence N 55° 14' 28.6" E a distance of 1.368 Feet

Thence N 55° 11' 9.93" E a distance of 3.479 Feet
Thence N 55° 12' 23.51" E a distance of 84.256 Feet
Thence N 55° 12' 38.01" E a distance of 12.836 Feet
Thence N 55° 12' 23.4" E a distance of 498.233 Feet
Thence N 55° 12' 20.85" E a distance of 1.756 Feet
Thence N 55° 10' 56.71" E a distance of 1.776 Feet
Thence N 55° 12' 22.77" E a distance of 136.973 Feet
Thence N 55° 12' 24.99" E a distance of 148.864 Feet
Thence N 56° 31' 41.59" E a distance of 81.244 Feet
Thence N 62° 11' 54.9" E a distance of 85.144 Feet
Thence N 62° 40' 33.0" E a distance of 147.713 Feet
Thence N 62° 40' 33.94" E a distance of 129.733 Feet
Thence N 54° 44' 39.0" E a distance of 227.529 Feet
Thence N 54° 42' 39.9" E a distance of 3.32 Feet
Thence N 54° 43' 44.59" E a distance of 1.548 Feet
Thence N 54° 44' 26.2" E a distance of 13.307 Feet
Thence N 54° 44' 39.88" E a distance of 46.089 Feet
Thence N 51° 23' 14.9" E a distance of 592.766 Feet
Thence N 51° 23' 10.05" E a distance of 43.636 Feet
Thence N 46° 7' 52.35" E a distance of 417.559 Feet
Thence N 46° 7' 54.74" E a distance of 70.805 Feet
Thence N 65° 33' 11.78" E a distance of 78.667 Feet
Thence N 65° 32' 55.79" E a distance of 13.143 Feet
Thence N 65° 34' 3.54" E a distance of 1.634 Feet
Thence N 65° 33' 9.0" E a distance of 64.22 Feet
Thence N 65° 32' 28.49" E a distance of 1.923 Feet
Thence N 65° 39' 32.08" E a distance of 0.369 Feet
Thence N 65° 31' 21.43" E a distance of 2.553 Feet
Thence N 65° 33' 36.26" E a distance of 14.135 Feet
Thence N 65° 33' 5.53" E a distance of 29.449 Feet
Thence S 89° 16' 29.87" W a distance of 430.222 Feet
Thence N 50° 19' 29.75" E a distance of 169.089 Feet
Thence N 50° 19' 35.3" E a distance of 57.114 Feet
Thence N 50° 19' 39.43" E a distance of 25.116 Feet
Thence N 50° 19' 24.67" E a distance of 37.848 Feet
Thence N 48° 21' 57.57" E a distance of 20.329 Feet
Thence N 48° 20' 9.21" E a distance of 32.688 Feet
Thence N 48° 20' 29.55" E a distance of 19.095 Feet
Thence N 48° 21' 8.15" E a distance of 4.692 Feet
Thence N 50° 9' 28.78" E a distance of 2.014 Feet
Thence N 50° 11' 45.82" E a distance of 152.908 Feet
Thence N 50° 11' 46.02" E a distance of 78.186 Feet

Thence N 54° 39' 26.56" E a distance of 128.392 Feet
Thence N 54° 39' 23.55" E a distance of 489.372 Feet
Thence N 54° 39' 23.58" E a distance of 339.63 Feet
Thence N 54° 39' 25.56" E a distance of 725.488 Feet
Thence N 54° 39' 26.05" E a distance of 685.485 Feet
Thence N 54° 39' 30.09" E a distance of 760.587 Feet
Thence N 54° 38' 37.21" E a distance of 308.219 Feet
Thence N 54° 43' 48.12" E a distance of 253.721 Feet
Thence N 54° 43' 48.22" E a distance of 190.309 Feet
Thence N 54° 47' 17.93" E a distance of 206.074 Feet
Thence N 54° 54' 25.23" E a distance of 12.552 Feet
Thence N 54° 54' 5.31" E a distance of 587.474 Feet
Thence N 54° 54' 5.87" E a distance of 654.278 Feet
Thence N 54° 54' 5.99" E a distance of 117.705 Feet
Thence S 35° 6' 39.12" E a distance of 151.186 Feet
Thence S 35° 1' 53.94" E a distance of 546.506 Feet
Thence N 54° 53' 15.02" E a distance of 323.611 Feet
Thence N 54° 23' 52.05" E a distance of 465.296 Feet
Thence N 54° 27' 34.92" E a distance of 284.505 Feet
Thence N 54° 43' 0.76" E a distance of 299.174 Feet
Thence N 54° 38' 33.03" E a distance of 110.376 Feet
Thence N 55° 28' 48.35" E a distance of 110.995 Feet
Thence N 55° 38' 36.35" E a distance of 43.966 Feet
Thence N 54° 28' 40.84" E a distance of 48.395 Feet
Thence N 55° 15' 19.58" E a distance of 74.811 Feet
Thence N 55° 28' 59.7" E a distance of 68.858 Feet
Thence N 54° 48' 39.53" E a distance of 73.624 Feet
Thence N 54° 46' 32.72" E a distance of 79.476 Feet
Thence N 54° 34' 33.93" E a distance of 267.078 Feet
Thence N 54° 41' 51.11" E a distance of 677.634 Feet
Thence N 54° 37' 2.08" E a distance of 110.663 Feet
Thence N 44° 0' 11.44" W a distance of 41.621 Feet
Thence N 34° 37' 24.61" W a distance of 337.945 Feet
Thence N 54° 32' 35.6" E a distance of 385.465 Feet
Thence N 37° 2' 46.54" W a distance of 185.958 Feet
Thence N 54° 37' 27.95" E a distance of 1737.218 Feet
Thence N 54° 37' 51.96" E a distance of 21.073 Feet
Thence N 54° 37' 27.77" E a distance of 908.044 Feet
Thence N 54° 42' 43.06" E a distance of 670.643 Feet to the POINT OF BEGINNING.

EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 84° 50' 32" W a distance of 7,949.57 Feet to the POINT OF BEGINNING.

Thence S 0° 56' 40.45" E a distance of 661.81 Feet
Thence N 89° 14' 20.53" E a distance of 24.998 Feet
Thence N 89° 14' 37.46" E a distance of 5.0 Feet
Thence N 88° 39' 50.59" E a distance of 147.976 Feet
Thence N 88° 40' 26.03" E a distance of 22.21 Feet
Thence N 88° 40' 22.91" E a distance of 177.045 Feet
Thence N 88° 40' 20.45" E a distance of 76.997 Feet
Thence N 88° 40' 19.12" E a distance of 53.33 Feet
Thence N 88° 40' 20.31" E a distance of 153.557 Feet
Thence N 4° 29' 38.34" W a distance of 66.416 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 17.05" W a distance of 66.097 Feet
Thence N 0° 51' 11.05" W a distance of 27.001 Feet
Thence N 0° 51' 10.63" W a distance of 39.096 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 12.3" W a distance of 61.097 Feet
Thence N 0° 50' 52.5" W a distance of 5.001 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.9" W a distance of 66.095 Feet
Thence N 0° 20' 52.96" E a distance of 45.107 Feet
Thence N 0° 27' 50.0" E a distance of 13.092 Feet
Thence S 89° 26' 15.6" W a distance of 59.097 Feet
Thence S 89° 26' 23.22" W a distance of 570.087 Feet
Thence S 89° 25' 37.42" W a distance of 5.0 Feet
Thence S 89° 26' 26.92" W a distance of 25.001 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 45° 42' 18" W a distance of 7,233.77 Feet to the POINT OF BEGINNING

Thence S 0° 46' 12.25" E a distance of 75.001 Feet
Thence N 89° 30' 38.91" E a distance of 149.919 Feet
Thence N 89° 31' 33.02" E a distance of 1.45 Feet
Thence N 89° 30' 31.79" E a distance of 8.632 Feet
Thence N 89° 30' 26.17" E a distance of 10.0 Feet
Thence N 0° 46' 12.25" W a distance of 75.001 Feet
Thence S 89° 30' 44.05" W a distance of 9.632 Feet

Thence S 89° 22' 38.08" W a distance of 0.368 Feet
Thence S 89° 31' 8.54" W a distance of 7.624 Feet
Thence S 89° 30' 35.98" W a distance of 152.01 Feet
Thence S 89° 41' 19.01" W a distance of 0.368 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E, thence S 61° 16' 02" W a distance of 10,425.88 Feet to the POINT OF BEGINNING

Thence S 0° 50' 25.4" E a distance of 15.0 Feet
Thence N 89° 12' 24.21" E a distance of 1.3 Feet
Thence N 89° 7' 25.61" E a distance of 1.7 Feet
Thence N 89° 9' 26.29" E a distance of 147.002 Feet
Thence N 89° 9' 30.27" E a distance of 70.398 Feet
Thence N 89° 9' 24.8" E a distance of 206.462 Feet
Thence N 89° 9' 27.52" E a distance of 201.07 Feet
Thence N 89° 7' 6.95" E a distance of 2.6 Feet
Thence N 0° 48' 58.4" W a distance of 69.637 Feet
Thence N 0° 49' 7.19" W a distance of 23.516 Feet
Thence S 88° 58' 20.4" W a distance of 63.116 Feet
Thence S 88° 58' 20.12" W a distance of 141.053 Feet
Thence S 88° 58' 1.35" W a distance of 206.462 Feet
Thence S 88° 58' 10.03" W a distance of 69.945 Feet
Thence S 88° 58' 13.41" W a distance of 148.7 Feet
Thence S 88° 56' 32.47" W a distance of 1.3 Feet
Thence S 0° 50' 30.78" E a distance of 76.09 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E thence S 64° 26' 14" W a distance of 14,105.82 Feet to the POINT OF BEGINNING

Thence S 77° 53' 9.99" W a distance of 11.293 Feet
Thence 37.074 Feet along a curve to the right with a radius of 618.19 feet and chord bearing of S 80° 5' 54.86" W
Thence 24.719 Feet along a curve to the right with a radius of 611.223 feet and chord bearing of S 82° 51' 38.19" W
Thence S 84° 37' 23.86" W a distance of 0.342 Feet
Thence S 84° 35' 44.97" W a distance of 12.019 Feet
Thence 22.602 Feet along a curve to the right with a radius of 605.316 feet and chord bearing of S 86° 5' 34.22" W

Thence S 87° 45' 24.63" W a distance of 0.869 Feet
Thence S 87° 42' 11.67" W a distance of 10.43 Feet
Thence S 88° 23' 40.84" W a distance of 3.141 Feet
Thence 37.042 Feet along a curve to the right with a radius of 606.846 feet and chord bearing of N 89° 53' 7.87" W
Thence 37.069 Feet along a curve to the right with a radius of 611.158 feet and chord bearing of N 86° 32' 39.82" W
Thence 37.082 Feet along a curve to the right with a radius of 617.953 feet and chord bearing of N 83° 12' 22.33" W
Thence 37.086 Feet along a curve to the right with a radius of 628.682 feet and chord bearing of N 79° 51' 48.55" W
Thence S 0° 42' 9.64" E a distance of 25.604 Feet
Thence S 89° 16' 54.69" W a distance of 59.999 Feet
Thence S 2° 59' 43.61" E a distance of 329.604 Feet
Thence S 86° 53' 26.07" E a distance of 100.216 Feet
Thence S 87° 22' 27.89" E a distance of 3.842 Feet
Thence N 89° 51' 15.69" E a distance of 236.827 Feet
Thence N 0° 42' 2.4" W a distance of 6.378 Feet
Thence N 0° 45' 4.96" W a distance of 0.61 Feet
Thence N 0° 42' 3.54" W a distance of 325.482 Feet
Thence N 0° 42' 9.82" W a distance of 36.039 Feet
Thence S 75° 25' 42.11" W a distance of 7.735 Feet
Thence S 75° 52' 0.51" W a distance of 0.86 Feet
Thence S 76° 5' 32.0" W a distance of 0.216 Feet
Thence S 76° 15' 44.12" W a distance of 8.38 Feet
Thence S 76° 40' 31.69" W a distance of 0.859 Feet
Thence S 77° 9' 15.46" W a distance of 0.981 Feet
Thence S 77° 3' 45.86" W a distance of 5.69 Feet
Thence S 77° 12' 53.23" W a distance of 1.066 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NW corner of Section 11 of Township 1S, Range 26E, thence S 71° 55' 37" E a distance of 1,207.68 Feet to the POINT OF BEGINNING.

Thence N 89° 34' 43" E a distance of 176.747 Feet
Thence N 0° 40' 48" W a distance of 48.704 Feet
Thence N 89° 24' 18" E a distance of 160.232 Feet
Thence S 0° 49' 8" E a distance of 115.324 Feet
Thence S 89° 30' 2" W a distance of 139.905 Feet
Thence S 0° 46' 14" E a distance of 22.030 Feet
Thence N 66° 53' 41" W a distance of 46.245 Feet
Thence N 65° 3' 40" W a distance of 25.986 Feet

Thence N 63° 50' 44" W a distance of 21.287 Feet
Thence N 62° 58' 13" W a distance of 13.119 Feet
Thence N 62° 33' 15" W a distance of 9.754 Feet
Thence N 62° 0' 0" W a distance of 8.542 Feet
Thence N 61° 34' 9" W a distance of 10.519 Feet
Thence N 61° 6' 32" W a distance of 11.431 Feet
Thence S 29° 19' 45" W a distance of 13.983 Feet
Thence N 59° 48' 40" W a distance of 30.164 Feet
Thence N 59° 28' 3" W a distance of 9.182 Feet
Thence N 58° 23' 1" W a distance of 15.281 Feet
Thence N 57° 38' 11" W a distance of 14.490 Feet to the POINT OF BEGINNING.

For a total area of 2,567.11 US Survey Acres.