

## ORDINANCE NO. 515

## AN ORDINANCE TO ESTABLISH PERMANENT ZONING IN THE WEST SHORE ANNEXATION TO THE CITY OF POLSON.

WHEREAS, the City of Polson has determined that substantial defects exist with respect to all previous proceedings of the City of Polson pertaining to zoning in the West Shore annexation of the City of Polson, and, as a consequence thereof, the City deems it to be in the best interests of the citizens of this annexation and the City of Polson in general to commence a new zoning process; and

WHEREAS, the Council has accordingly passed a Resolution No. 583 declaring its intent to initiate both interim zoning and permanent zoning in order to eliminate once and for all any questions regarding the current zoning status of this area; and

WHEREAS, pursuant to the Resolution of Intent, notice was duly and properly served advising the affected constituents and the public in general of the intention of the City to proceed with both interim and permanent zoning in the West Shore annexation and pursuant to said notice, Ordinance No. 514 establishing interim zoning was passed and approved by the City Council on June 1, 1992; and

WHEREAS, subsequent thereto, on June 8, 1992, a public hearing was conducted for purposes of considering comment and recommendations concerning permanent zoning, and, after due consideration of such public comment and at the conclusion of such hearing, the City attorney was directed by the Council to prepare a zoning ordinance for consideration at first reading at the following regularly scheduled City Council meeting which occurred on June 15, 1992; and

WHEREAS, subsequent to review of the proposed Ordinance after first reading on June 15, 1992, the Council chose to amend the Ordinance; and

WHEREAS, the amendment to the proposed zoning Ordinance includes in part the creation of a new zoning classification to be designated as T-3.1.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Polson does hereby enact a new zoning classification to be designated as T-3.1 which is annexed hereto and incorporated by reference herein;

IT IS HEREBY FURTHER RESOLVED that the City of Polson does hereby enact permanent zoning applicable to the West Shore annexation to the City of Polson, and declares zoning classifications as more particularly described and defined in Chapter 11 of the Polson City Code, including the newly adopted T-3.1 classification, with respect to each and every tract within the West Shore annexation, in accordance with Exhibit "A" attached hereto and incorporated by reference herein as though fully set forth at this place.

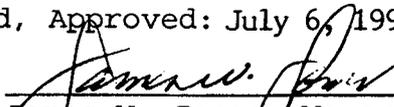
All previously existing uses of property incompatible with this zoning ordinance shall be allowed under the pre-existing use provisions of the Polson City Code, subject to the conditions and limitations set forth therein, as provided under Polson City Code Section 11.02.040.

This Ordinance supersedes all prior zoning in the West Shore area to the City of Polson.

Passed and approved this 6<sup>th</sup> day of July, 1992.

First Reading, as amended, Approved: June 15, 1992

Second Reading, as amended, Approved: July 6, 1992

  
James W. Jones, Mayor

Attest:   
Jayne Devlin, City Clerk

There is hereby established a new zoning classification which shall be designated as T-3.1.

Intent: This district is intended to provide a reasonable compromise zoning classification to property within the West Shore area of the City as a result of substantial debate regarding the intent and consequences of previous actions by the City Council.

(B) Uses by Right:

Recreational vehicle parks subject to subdivision review and approval; ice cream parlor/delicatessen/restaurants, hotels, motels; all uses permitted by R-1 zoning.

(C) Prohibited uses and structures:

Any use not specifically permitted in this district.

(D) Minimum lot size requirements: Same as T-3.

(E) Minimum yard requirements: Same as T-3.

(F) Minimum floor area to lot area ratio: Same as T-3.

(G) Maximum height of structures: Same as T-3.

(H) Minimum off-street parking and loading requirements: Same as T-3.

(I) Access approach: Same as T-3.

EXHIBIT "A"

PROPERTY OWNER	ZONING
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William C. Ludwick  
6800 Kerr Dam Road #11  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

Tract 8-A, which is a portion of Lot 4, Section 32, Township 23 North, Range 20 West, M.P.M., Lake County, Montana more particularly described as follows:

Beginning at a point on the easterly right-of-way of the West Shore Highway that bears East 914.00 feet; S. 5°48' E. 120.00 feet; S. 4°59' E. 394.79 feet; S. 5°47' E. 368.48 feet and S. 15°27' E. 106.46 feet from the NW corner of said Lot 4; thence S. 15°27' E. 84.72 feet; thence East 331.08 feet to Flathead Lake; thence N. 20°20' W. along said Lake 87.09 feet; thence West 323.39 feet to the point of beginning. COS 2172

PROPERTY OWNER	ZONING
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Berton N. Shultz  
820 Shoreline Drive  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A portion of Government Lot 1, Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

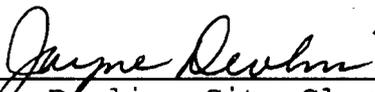
Beginning at a point on the easterly right-of-way of the County Road that bears S. 35°32' E. 115.00 feet and S. 35°50' E. 116.15 feet from the Northwest corner of said Lot 1; thence S. 35°50' E. along said right-of-way 350.00 feet; thence N. 49°20' E. 176.82 feet to the meander line of Flathead Lake; thence N. 44°45' W. along said meander line 138.60 feet; thence continuing along said meander line N. 32°00' W. 141.40 feet; thence S. 73°20' W. 173.81 feet to the point of beginning.  
Deed Exhibit H-2109.

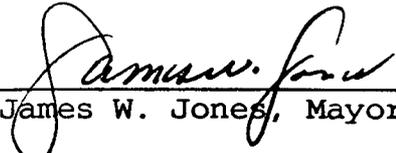
PROPERTY OWNER	ZONING
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Lee G. Snider, et al  
812 S.Higgins  
Missoula, MT 59801

R-1

Passed and Approved July 6, 1992.

  
\_\_\_\_\_  
Jayne Devlin, City Clerk

  
\_\_\_\_\_  
James W. Jones, Mayor

## LEGAL DESCRIPTION:

A portion of Lot 1 of Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, more particularly described as follows:

Beginning at a point on the easterly right-of-way of the County Road that bears S. 35°32' E. 115.00 feet from the Northwest corner of said Lot 1; thence S. 89°57' E. 140.00 feet; thence S. 40°16' E. 54.20 feet; thence N. 62°36' E. 49.10 feet to the meander line of Flathead Lake; thence S. 32°00' E. 30.00 feet along said meander line; thence S. 73°20' W. 173.81 feet to the easterly right-of-way of the County Road; thence N. 35°50' W. 116.15 feet along said right-of-way to the point of beginning. Further identified as being Tract "A" on Certificate of Survey No. 3324.

## PROPERTY OWNER

## ZONING

Earl D. Coriell, M.D.  
and Betty A. Coriell  
102 13th Avenue East  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., described as follows, to-wit:

Beginning at a point which is S. 0°04' E. 323.4 feet and S. 41°56' E. 370 feet from the Northwest corner (M.C.) of said Lot 1; thence N. 53°00' E. 482 feet to the Meander Line of Flathead Lake; thence S. 64°30' E. 107.1 feet; thence S. 25°35' E. 77.5 feet; thence S. 53°00' W. 500 feet; thence N. 41°56' W. 172 feet to the point of beginning. Containing 2 acres, more or less.

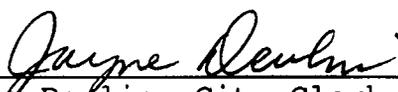
TOGETHER WITH right of way for water main to connect water system of the City of Polson under Agreement with Walter N. Nelson and Mayne P. Nelson, Harris J. Wold, Agnes Lynch, A.W.F. Koch and Helen I. Koch entered into on or about the 13th day of December, 1948.

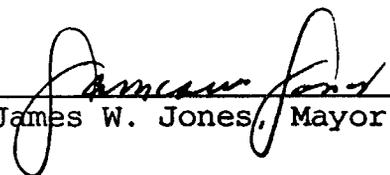
EXCEPTING THEREFROM Tract "A" - being a portion of Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., particularly described as follows:

Beginning at a point that bears S. 0°04' East 323.4 feet and S. 41°56' East 370.0 feet from the N.W. Cor. (M.C.) of said Lot 1; thence N. 51°00' East 482.0 feet to the meander line of Flathead Lake; thence along said meander line S. 64°30' East 80.87 feet; thence S. 53°00' West 519.34 feet; thence N. 41°56' W. 72.00 feet to the point of beginning. H-1228.

TOGETHER WITH right-of-way for water main to connect water system to the City of Polson under agreement with Walter N. Nelson and Mayne P. Nelson, Harris J. Wold, Agnes Lynch, A.W.F. Koch and Helen I. Koch, entered into on December 11, 1948.

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## PROPERTY OWNER

## ZONING

George and Florence Cunningham  
614 Shoreline Drive  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A fractional part of Lot 1, Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

Beginning at a point which is distant South 37°42' East 834 feet and South 43°12' East 200 feet from the Northwest corner of said Lot 1; thence South 43°13' East 150 feet; thence N. 47°48' East 180 feet more or less to intersect the meander line of Flathead Lake; thence along said meander line North 43°45' West 150 feet; thence South 47°48' West 180 feet to the place of beginning.

## PROPERTY OWNER

## ZONING

Jackson E. Gilliam  
P. O. Box 6502  
Capt Cook, HI 96704

R-1

## LEGAL DESCRIPTION:

A portion of Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., more particularly described as follows:

Beginning at a point that bears S. 0°04' E. 323.4 feet and S. 41°56' E. 200.8 feet from the Northwest corner of Lot 1, said Section 4, thence N. 53°00' E. 100.00 feet; thence S. 41°56' East 169.2 feet; thence S. 53°00' W. 100.00 feet; thence N. 41°56' W. 169.2 feet to the point of beginning.

Deed Exhibit H-1695

## PROPERTY OWNER

## ZONING

Donald L. and Alice M. Groves  
Box 1637  
Polson, MT 59860

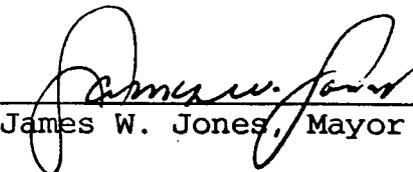
T-3

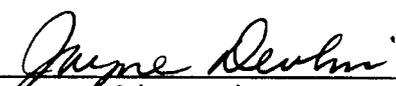
## LEGAL DESCRIPTION:

A tract of land being a portion of Lot 4, Section 32, Township 23 North, Range 20 West, P.M.M., Lake County, Montana, lying Southwesterly of U. S. Highway No. 93, and being more particularly described as follows:

Beginning at a point on the South boundary of said Lot 4, Section 32, T. 23 N., R. 20 W., P.M.M., said point bears S. 89°59'52" E. 668.72 feet from the South one-quarter corner of said Section 32; thence continuing S. 89°59'52" E. along said South boundary for a distance of 423.15 feet to the Southwesterly right-of-way boundary of U. S. Highway No. 93; thence N. 38°20'03" W. 262.47 feet along said Highway right of way boundary; thence S. 51°39'57" W. 331.92 feet to the point of beginning, containing (1.00) acre.

Passed and Approved July 6, 1992.

  
James W. Jones, Mayor

  
Jayne Devlin, City Clerk

## PROPERTY OWNER

GWB, Inc.  
361 Grinde Bay Lane  
Polson, MT 59860

## ZONING

T-3

## LEGAL DESCRIPTION

PARCEL 1: A portion of Government Lot 4, Section 32, Township 23 North, Range 20 West, P.M.M. in Lake County, Montana, described as follows:

Beginning at a point that bears East 914.00 feet, South 5°48' East 120.00 feet and South 4°59' East 105.00 feet from the Northwest corner of said Lot 4; thence South 4°59' East 69.79 feet; thence North 85°44' East 146.18 feet; thence South 1°55' West 230.18 feet; thence East 140.18 feet, more or less, to the meander line of Flathead Lake; thence North 10°30' East along said meander line 400.00 feet; thence West 259.62 feet; thence South 3°30' West 104.80 feet; thence West 91.16 feet to the point of beginning.  
DEED EXHIBIT H-2040.

PARCEL 2: A portion of Lot Four (4), Section 32, Township 23 North, Range 20 West, P.M.M., in Lake County, Montana, described as follows, to-wit:

Beginning at a point on the Easterly right-of-way of the West Shore Highway that bears East 914.00 feet and South 5°48' East 120.00 feet from Northwest corner of said Lot 4, thence South 4°59' East along said right-of-way 394.79 feet; thence East 264.15, more or less, feet to Flathead Lake; thence Northeasterly along said Lake to a line that bears West and passes through the point of beginning; thence along said line West 391.30, more or less, feet to the point of beginning.  
DEED EXHIBIT H-1285

EXCEPTING THEREFROM a portion of Government Lot 4, Section 32, Township 23 North, Range 20 West, P.M.M., in Lake County, Montana, described as follows:

Beginning at a point that bears East 914.00 feet, South 5°48' East 120.00 feet and South 4°59' East 105.00 feet from the Northwest corner of said Lot 4; thence South 4°59' East 69.79 feet; thence North 85°44' East 146.18 feet; thence South 1°55' West 230.18 feet; thence East 140.18 feet, more or less, to the meander line of Flathead Lake; thence North 10°30' East along said meander line 400.00 feet; thence West 259.62 feet; thence South 3°30' West 104.80 feet; thence West 91.16 feet to the point of beginning.  
DEED EXHIBIT H-2040.

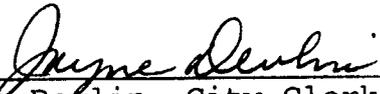
## PROPERTY OWNER

GWB, Inc.  
361 Grinde Bay Lane  
Polson, MT 59860

## ZONING

T-3

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## LEGAL DESCRIPTION:

Lots One (1), Two (2), Three (3), Four (4), and Five (5) of Bear Grove Tracts, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder, Lake County, Montana.

## PROPERTY OWNER

J. C. and Emily Lucille Heglie  
Trustees  
Box 444  
Polson, MT 59860

## ZONING

R-1 and T-3

## LEGAL DESCRIPTION

The South half of the Northeast quarter of Section 5, Township 22 North, Range 20 West, M.P.M.

EXCEPTING portions of said S1/2 NE1/4 heretofore conveyed by the predecessors in interest of Grantors.

EXCEPTING THEREFROM two tracts of land situated and being in the S1/2 NE1/4 of Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

Tract 4: Beginning at a point that bears North 0°01'30" West 750.00 feet from the Southwest corner of said S1/2 NE1/4; thence North 0°01'30" West 577.44 feet; thence South 89°43' East 1043.50 feet; thence South 18°32'30" West 603.61 feet; thence West 851.29 feet to the point of beginning.

Tract 5: Beginning at a point that bears North 0°01'30" West 30.00 feet from the Southwest corner of said S1/2 NE1/4; thence North 0°01'30" West 720.00 feet; thence East 851.29 feet; thence South 18°32'30" West 718.31 feet.; thence South 71°27'30" West 70.00 feet; thence South 18°32'30" West 68.43 feet; thence North 89°36'20" West 534.44 feet to the point of beginning.

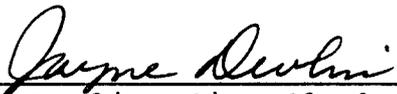
C.O.S. 2273

EXCEPTING THEREFROM a tract of land in the South half of the Northeast quarter of Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana and more particularly decribed as follows:

Beginning at the center of Section 5, Township 22 North, Range 20 West; thence South 89°43' East along the South line of said NE1/4 956.9 feet to a point on the centerline of the proposed runway extension of the Polson airport, said point being the true point of beginning; thence from said true point of beginning North 89°43' West along said South line 427 feet more or less to a point, said being a perpendicular distance of 405 feet from said centerline of said runway extension; thence North 18°30' East 100 feet along a line parallel to said centerline; thence South 71°30' East 70 feet to a point; thence North 18°30' East along a line parallel to and at a perpendicular distance of 275.0 feet from said centerline 643 feet more or less; thence South 18°30' West along said parallel line to a point on the South line of said NE1/4, 1392 feet more or less; thence North 89°43' West along said South line to the true point of beginning 290 feet more or less.

AND

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## LEGAL DESCRIPTION:

Lot 1 of Section 4, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, EXCEPTING portion heretofore conveyed by predecessors in interest of grantor.

EXCEPTING THEREFROM a portion of Government Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, more particularly decribed as follows:

Beginning at a point that bears East 103.65 feet from the West quarter corner of said Section 4; thence North 45°30' East 368.60 feet to the Westerly right-of-way of Highway No. 93; thence along said right-of-way southeasterly on a curve (said curve being concave to the Northeast having a central angle of 7°12' and a radius of 1990 feet) 250.06 feet; thence South 38°18' West 130.73 feet; thence West 377.30 feet to the point of beginning. Excepting those lands along the Southerly boundary that lie within the right-of-way of the County Road.

EXCEPTING THEREFROM a portion of Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., more particularly described as follows:

Beginning at a point that bears South 0°04' East 323.4 feet and South 41°56' East 200.8 feet from the Northwest corner of Lot 1, said Section 4, thence North 53°00' East 100.00 feet; thence South 41°56' East 169.2 feet; thence South 53°00' West 100.00 feet; thence North 41°56' West 169.2 feet to the point of beginning.

EXCEPTING THEREFROM a portion of Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., and the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, more particularly described as follows:

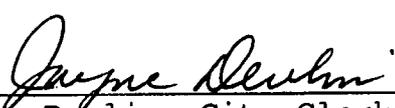
Beginning at a point on the easterly right-of-way of Old Highway 93 that bears South 0°04' East 323.4 feet and North 42°09' West 124.88 feet from the M.C. Common to Sections 4 and 5, thence North 42°09' West 100.00 feet; thence North 47°55' East 238.46 feet to the Flathead Lake; thence South 53°04' along said Lake 101.86 feet; thence South 47°55' West 257.75 feet to the point of beginning.

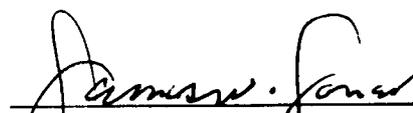
EXCEPTING THEREFROM

Tract "D". A fractional part of Government Lot 1 and the SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>, Section 5, and of Government Lot 1 of Section 4, all in Township 22 North, Range 20 West, M.P.M., described as follows: Beginning at a point on the Easterly right-of-way of the County Road that bears South 37°41' East 834.00 feet, South 43°13' East 449.00 feet and South 43°33' East 400.00 feet from the Northwest corner of Lot 1 said Section 5; thence South 43°33' East along said right-of-way 150.4 feet; thence North 46°27' East 217.3 feet, more or less, to Flathead Lake; thence Northwesterly along said lake to a line that bears South 46°27' West and passes through the point of beginning; thence along said line South 46°27' West 190.6 feet, more or less, to the point of beginning.

EXCEPT Tract A on COS 4585

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## PROPERTY OWNER

## ZONING

James M. and Patricia S.  
Binger  
1897 Buffalo Bridge Road  
Big Arm, MT 59910  
and  
Donald D. and Virginia D.  
Dubuque  
464 Shoreline Drive  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION

A portion of Lot 1 and the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 5 and Lot 1 Section 4, Township 22 North, Range 20 West, M.P.M., Lake County, Montana more particularly described as follows:

Beginning at a point on the easterly right-of-way of Old Highway 93 that bears S. 0°04' E. 323.4 feet and N. 42°09' W. 124.88 feet from the M.C. Common to said Sections 4 and 5, thence N. 42°09' W. 100.00 feet, thence N. 47°55' E. 238.46 feet to Flathead Lake, thence S. 53°04' along said Lake 101.86 feet; thence S. 47°55' W. 257.75 feet to the point of beginning.

## PROPERTY OWNER

## ZONING

C. B. and Joann McNeil  
Box 486  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION

A fractional part of Lot 1, Section 5, Township 22 North, Range 20 West, Montana Principal Meridian, described as follows:

Beginning at a point on the easterly boundary of the County Road, which point is distant S. 37°42' East 834 feet, and S. 43°13' East 350 feet from the northwest corner of said Lot 1, thence S. 43°13' East 99 feet, thence N. 47°48' East 200 feet to the meander line of Flathead Lake, thence along said meander N. 43°45' West 99 feet, thence S. 47°48' West 192.5 feet to the place of beginning containing 0.22 acres, more or less.

See Deed Exhibit H-588.

## PROPERTY OWNER

## ZONING

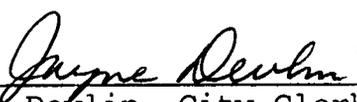
Charles B. and Joann P. McNeil  
Box 486  
Polson, MT 59860

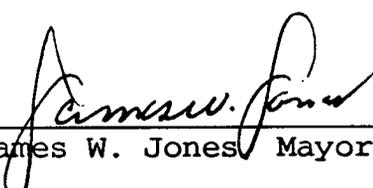
R-1

## LEGAL DESCRIPTION

A portion of Lot 1, Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, more particularly described as follows:

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones Mayor

Tract "B": Beginning at a point on the easterly right-of-way of the county road that bears S. 37°42' East 834 feet and S. 43°13' East 449.00 feet from the N.W. corner of Lot 1, said Section 5; thence along said right-of-way S. 43°33' East 100 feet; thence N. 47°51' East 189.32+ feet to Flathead Lake; thence along said lake northwesterly to a line that bears S. 47°48' West and passes through the point of beginning; thence along said line S. 47°48' West 201.48+ feet to the point of beginning.

See Deed Exhibit H-1078

PROPERTY OWNER

ZONING

Curtis H. Nelson  
254 Shoreline Drive  
Polson, MT 59860

R-1

LEGAL DESCRIPTION:

A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, of the M.P.M., more particularly decribed as follows:

Beginning at a point which is S. 0°04' E. 323.4 feet and S. 41°56' E. 827.9 feet from the Northwest corner (M.C.) of said Lot 1; thence N. 53°00' E. 417.5 feet to the meander line of Flathead Lake; thence S. 25°30' E. 93.9 feet along said meander line; thence S. 53°00' W. 389.3 feet; thence N. 41°56' W. 92.0 feet to the point of beginning, containing 0.85 acres more or less.

SUBJECT TO an easement for a road on the Southeasterly boundary line thereof.

PROPERTY OWNER

ZONING

Virginia J. Nelson  
242 Shoreline Drive  
Polson, MT 59860

R-1

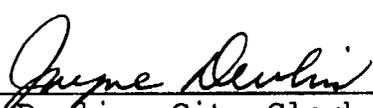
LEGAL DESCRIPTION:

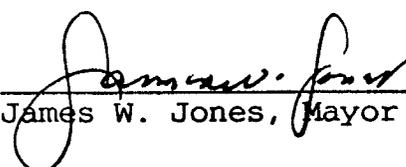
A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, being more particularly described as follows:

Beginning at a point on the Northeasterly right-of-way boundary of the County Road which bears S. 0°04' E. 323.4 feet and S. 42°03'21" E. 915.89 feet from the Northwest corner of said Lot 1, Section 4; said point being a (found) monumented corner; thence N. 52°50'35" E. 404.67 feet to the U.S.G.L.O. Meander Line of Flathead Lake; thence S. 25°30' E. 149.05 feet along said Meander Line; thence S. 53°22'27" W. 362.35 feet to a (found) monumented corner; thence N. 42°03'21" W. 143.14 feet to the point of beginning.

Also that fractional part of Lot 1, Section 4, T. 22 N., R. 20 W., P.M.M. Lake County, Montana more particularly described as follows:

Passed and Approved July 6, 1992.

  
\_\_\_\_\_  
Jayne Devlin, City Clerk

  
\_\_\_\_\_  
James W. Jones, Mayor

Beginning at a point on the Southwesterly right-of-way boundary of the County Road, said point bears S. 0°04' E. 323.4 feet, S. 42°03'21" E. 1123.62 feet and S. 53°21'14" W. 60.26 feet from the Northwest corner of said Lot 1, Section 4; thence S. 53°21'14" W. 34.97 feet to the Northeasterly right-of-way boundary of U. S. Highway No. 93; thence along said right-of-way boundary on a curve to the right with a radius of 1557.1 feet and a Central angle of 15°24'32" for an Arc length of 418.76 feet; thence N. 52°53'45" E. 85.42 feet to the Southwesterly right-of-way boundary of the County Road; thence S. 42°03'21" E. 410.39 feet along said right-of-way boundary to the point of beginning, containing a total of (1.92) acres.

## PROPERTY OWNER

Steven J. Riddle, et al  
305 Agnes Avenue  
Missoula, MT 59801

## ZONING

R-1

## LEGAL DESCRIPTION

A tract of land in Lot 4 of Section 32, Township 23 North of Range 20 West, designated as Tract 8 and more particularly described as follows:

Beginning at a point on the Easterly Right of Way of the West Shore Highway that bears East 914.00 feet; S. 5°48' East 120.00 feet; S. 4°59' E. 394.79 feet; S. 5°47' E. 368.48 feet and S. 15°27' E. 106.46 feet from the Northwest Corner of said Lot 4; thence S. 15°27' E. along said Right of Way, 84.72 feet to the Easterly Right of Way of Highway 93; thence S. 37°47' East along said Highway 93 Right of Way 133.97 feet; thence East 288.24 feet to Flathead Lake; thence N. 20°20' W. along said Lake 200.00 feet to a line that bears West and passes through the point of beginning thence along said line West 323.39 feet to the point of beginning, as shown in Deed Exhibit H-1324. Subject to an easement in a road 13 feet in width measured from the Northwest Corner of said Tract to be surveyed and shown on the Deed Exhibit when the same is completed.

EXCEPTING THEREFROM Tract 8-A, which is a portion of Lot 4, Section 32, Township 23 North, Range 20 West, M.P.M., Lake County, Montana more particularly described as follows:

Beginning at a point on the easterly right-of-way of the West Shore Highway that bears East 914.00 feet; S. 5°48' E. 120.00 feet; S. 4°59' E. 394.79 feet; S. 5°47' E. 368.48 feet and S. 15°27' E. 106.46 feet from the NW corner of said Lot 4; thence S. 15°27' E. 84.72 feet; thence East 331.08 feet to Flathead Lake; thence N. 20°20' W. along said Lake 87.09 feet; thence West 323.39 feet to the point of beginning. Certificate of Survey No. 2172.

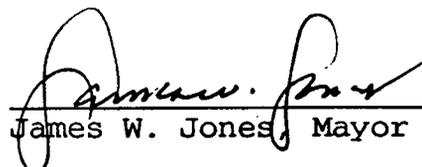
## PROPERTY OWNER

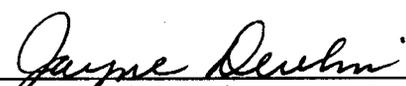
Howard J and Ayron L. Pickerill  
364 Shoreline Drive  
Polson, MT 59860

## ZONING

R-1

Passed and Approved July 6, 1992.

  
James W. Jones, Mayor

  
Jayne Devlin, City Clerk

## LEGAL DESCRIPTION:

Tract "A" - Being a portion of Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., more particularly described as follows:

Beginning at a point that bears S. 0°04' East 323.4 feet and S. 41°56' East 370.0 feet from the N. W. Cor. (M.C.) of said Lot 1, thence N. 51°00' East 482.0 feet to the meander line of Flathead Lake; thence along said meander line S. 64°30' East 80.87 feet; thence S. 53°00' West 519.34 feet; thence N. 41°56' W. 72.00 feet to the point of beginning. H-1228

TOGETHER WITH right-of-way for water main to connect water system to the City of Polson under Agreement with Walter N. Nelson and Mayne P. Nelson, Harris J. Wold, Agnes Lynch, A.W.F. Koch and Helen I. Koch, entered into on December 11, 1948.

## PROPERTY OWNER

## ZONING

Michael David Poole and  
Thomas J. Poole, Jr.  
2734 Spurgin Road  
Missoula, MT 59801

R-1

## LEGAL DESCRIPTION:

A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West of the Principal Meridian, Montana, described as follows:

Beginning at a point which is S. 0°04' East 323.4 feet and S. 41°56' East 726.7 feet from the Northwest corner of said Lot 1; thence N. 53°00' East 446.7 feet to the meander line of Flathead Lake; thence S. 25°30' East 103.0 feet; thence S. 53°00' West 417.5 feet; thence N. 41°56' West 101.2 feet to the point of beginning, containing one acre, more or less.

## PROPERTY OWNER

## ZONING

Bernard D. and Alice P. Rasmusson  
c/o R.J.McDonald, Co.  
P. O. Box 931  
Polson, MT 59860

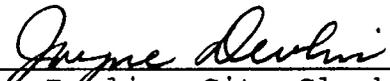
T-3

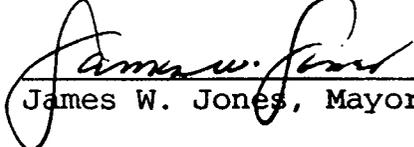
## LEGAL DESCRIPTION:

A portion of Government Lot 2, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 2, Section 4, T. 22 N., R. 20 W., P.M.M.; thence East 569.62 feet; thence S. 0°04' W. 720.18 feet to the true point of beginning; thence continuing S. 0°04' W., 442.52 feet to the U.S.G.L.O. Meander Line of the Flathead River; thence N. 69°30' E., 69.43

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

feet along said Meander Line; thence N. 0°04'E., 418.13 feet; thence N. 89°56' W., 65.0 feet to the true point of beginning. Further identified as Tract 1 on Certificate of Survey No. 4605, on file and of record in the office of the Clerk and Recorder of Lake County, Montana.

AND ALSO

A portion of Government Lot 2, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 2, Section 4, T. 22 N., R. 20 W., P.M.M.; thence East 569.62 feet; thence S. 0°04' W., 157.35 feet to a (found) monumented corner and the true point of beginning; thence continuing S. 0°04' W., 562.83 feet; thence S. 89°56' E., 145.0 feet; thence S. 0°04' W., 388.11 feet to the U.S.G.L.O. Meander line of the Flathead River; thence N. 69°30' E., 78.72 feet along said Meander Line; thence N. 0°04'E. 920.83 feet; thence N. 89°17'13" W., 218.71 feet to the true point of beginning. Further identified as Tract 2 on Certificate of Survey No. 4605, on file and of record in the office of the Clerk and Recorder of Lake County, Montana.

PROPERTY OWNER

ZONING

Thomas H. and Bernie Tingle  
310 Shoreline Drive  
Polson, MT 59860

R-1

LEGAL DESCRIPTION:

A parcel of land situated in the County of Lake, State of Montana, and more particularly described as follows:

A fractional part of Lot 1 of Section 4, Township 22 North, Range 20 West, P.M.M., as more particularly described as follows:

Beginning at a point on the Easterly boundary of U.S. Highway No. 93, which point is distant South 0°4' East 323.4 feet and South 41°56' East 634.35 feet from the meander corner common to Sections 4 and 5, Township and Range aforesaid, thence North 53°0' East 425 feet, more or less, to the meander line of Flathead Lake; thence South 25°30' East along said meander 93.9 feet; thence South 53°0' West 446.7 feet; thence North 41°56' West along the highway boundary 92.35 feet to a point of beginning.

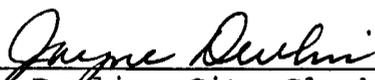
PROPERTY OWNER

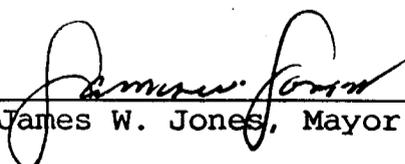
ZONING

Earl L. and Marjorie M. Whittington  
Box 1454  
Polson, MT 59860

T-3, with a special  
allowance for storage  
unit facilities

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## LEGAL DESCRIPTION:

A portion of Lot One (1), Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, and more particularly described as follows:

Beginning at the intersection of the Westerly right of way of Highway 93 and the South line of said Lot 1, which bears North 89°30' West 507.52 feet from the S.E. corner of said Lot 1, thence North 89°30' West along said South line 451.92 feet to the Easterly right of way of the Polson Airport; thence North 18°42' East along said Airport right of way 426.39 feet to said highway right of way; thence along said highway right of way South 37°42' East 515.44 feet to the point of beginning.  
Deed Exhibit H-1182

## PROPERTY OWNER

Mary Phyllis Small  
407 W. Artemos Drive  
Missoula, MT 59860

## ZONING

T-3

## LEGAL DESCRIPTION

A fractional part of Lot 2, Section 4, Townshp 22 North, Range 20 West, M.P.M., more particularly described as follows:

Beginning at the Northwest Corner of said Lot 2 of said Section 4; thence East 570 feet; thence South 0°4' West 767.7 feet to the true point of beginning; thence South 0°4' West 389.27 feet to the meander line of Flathead River; thence along said meander line South 69°30' West 213.60 feet; thence North 0°04' East 435.95 feet; thence North 82°0' East 202 feet to the true point of beginning.

Deed Exhibit H-1345

RESERVING, HOWEVER, the Northerly 20 feet of the above described property for road purposes which the Grantees, their heirs, successors and assigns shall also have the right to use for such purposes and

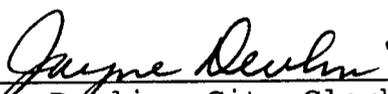
ALSO INCLUDED in the deed is the right to Grantees, their heirs, successors and assigns to use for road purposes the following:

a) The Northerly 20 feet of the real property described in that certain Warranty Deed from L. A. Lubits and wife, Grantors, to Clinton J. White and Shirley J. White, Grantees, recorded October 4, 1962, under Reception Number 156839, records of Lake County, Montana.

b) The right-of-way for road purposes as conveyed to the said Clinton J. White and Shirley J. White under the aforesaid Warranty Deed.

The Grantees, their heirs, successors and assigns, agree that they will not build on or use the above described property for a trailer court, motel, hotel or lounge, bar or saloon engaging in the sale of intoxicating liquors.

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## PROPERTY OWNER

William A. and Elizabeth M. Stevens  
328 Shoreline Drive  
Polson, MT 59860

## ZONING

R-1

## LEGAL DESCRIPTION:

A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., as more particularly described as follows:

Beginning at a point which is South 0°04' East 323.4 feet and South 41°56' East 542.0 feet from the Northwest corner (M.C.) of said Lot 1, thence North 53°00' East 500 feet to the Meander Line of Flathead Lake; thence South 25°30' East 93.9 feet; thence South 53°00' West 485 feet; thence North 41°56' West 92.35 feet to the point of beginning, according to Plat H-111 and Plat 262 as filed in the permanent files of the Clerk and Recorder's office of Lake County, Montana

## PROPERTY OWNER

Anna M. Suneson  
Buffalo Hills Terrace,  
Apt. 1362  
Kalispell, MT 59901

## ZONING

R-1

## LEGAL DESCRIPTION:

A portion of Lot 1, Section 4, Township 22 N., Range 20 W., M.P.M., Lake County, Montana.

Beginning at a point that bears S. 0°04' E. 323.4 feet, S. 41°56' E. 200.8 feet, N. 53°00' E. 100.00 feet and S. 41°56' E. 69.60 feet from the Northwest corner of said Lot 1; thence N. 53°00' E. 338.92 feet, thence S. 64°30' E. 111.90 feet; thence S. 53°00' E. 382.00 feet; thence N. 41°56' W. 99.60 feet to the point of beginning. Granting also and reserving therefrom those easements as shown on C.O.S. No. 4023.  
Tract B, Certificate of Survey No. 4023.

## PROPERTY OWNER

Keith A. and Blanche S. Johnson  
Box 641  
Polson, MT 59860

## ZONING

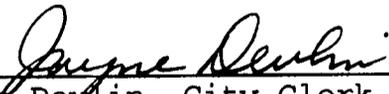
R-1

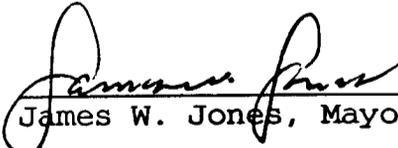
## LEGAL DESCRIPTION:

A part or portion of Lot 1, Section 5, Township 22 North, Range 20 West M.P.M., Lake County, Montana, described as follows:

Beginning at a point on the east side of County Highway which point is S. 37°42' E. 834 feet from the Northwest corner of said

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

Lot 1, thence N. 47°48' E. 188 feet, more or less, to the meander line of Flathead Lake; thence along said meander S. 44°45' E. 100.2 feet; thence S. 47°48' W. 182.8 feet, more or less to the East boundary of said County Road; thence along said boundary N. 43°13' W. 100 feet to the place of beginning.

PROPERTY OWNER	ZONING
Rodney K. Johnson Box 681 Polson, MT 59860	R-1

LEGAL DESCRIPTION:

Tracts 1 and 2 of Polson Bay Townhouses, City of Polson, Lake County, Montana.

PROPERTY OWNER	ZONING
R. T. and P. E. Shriver 4000 Linne Road Paso Robles, CA 93446	T-3

LEGAL DESCRIPTION:

A portion of Government Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, more particularly described as follows:

Beginning at a point that bears East 103.65 feet from the West quarter corner of said Section 4; thence North 45°30' East 368.60 feet to the Westerly right-of-way of Highway No. 93; thence along said right-of-way southeasterly on a curve (said curve being concave to the Northeast having a central angle of 7°12' and a radius of 1990 feet) 250.06 feet; thence South 38°18' West 130.73 feet; thence West 377.30 feet to the point of beginning. Excepting those lands along the southerly boundary that lie within the right-of-way of the county road.  
EXCEPT all rights of way.

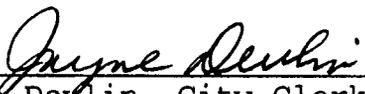
PROPERTY OWNER	ZONING
George T. Fitzgerald 269 Hilltop Drive Polson, MT 59860	T-3

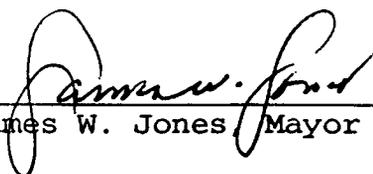
LEGAL DESCRIPTION:

Tract 1: A part or portion of Government Lot 2, Section 4, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

Beginning at the Northwest corner of said Lot 2; thence East 570.00 feet; thence South 0°04' West 767.7 feet; thence South

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

82°00' West 202.00 feet to the true point of beginning; thence South 0°04' West 435.95 feet to the meander line of Flathead River; thence along said meander line South 69°30' West 213.60 feet; thence North 0°04' East 482.63 feet; thence North 82° 00' E. 202.00 feet to the true point of beginning.

Further identified as being Tract 1 on C.O.S. 3179

Tract 2: Easement for a right-of-way for road purposes from the hereinabove decribed property to the County Road lying northerly from said property.

Said easement is granted and conveyed over a strip of land 20 feet in width extending from a point which is East 570 feet and South 0°04' West 797.7 feet from the northwest corner of the aforesaid Lot 2; thence along the West boundary (in a northerly direction) of that certain tract of land described as follows: A fractional part of Lot 2, Section 4, Township 22 North, Range 20 West of the M.P.M., particularly described as follows: Beginning at a point which is distant East 570 feet and S. 0°04' West 155 feet from the Northwest corner of said Lot 2; thence South 0°04' West 1007.7 feet to intersect the meander line of Flathead River, thence along said meander line North 69°30' East 233.2 feet; thence North 0°04' East 925.3 feet; thence West 218.4 feet to the point of beginning. (See Deed Exhibit H-806); and said easement continuing over a strip of land 20 feet in width along the West boundary of that certain tract of land described as follows: A fractional part of Lot 2, Section 4, Township 22 North, Range 20 West, M.P.M., particularly described as follows: Beginning at the NW corner of said Lot 2, Section 4, Township 22 North, Range 20 West, MPM, thence East 570 feet along the centerline of County Road and the Northerly boundary of said Lot 2, thence South 0°04' West 30 feet to the true point of beginning, thence continuing South 0°04' West 125 feet; thence East 218.4 feet; thence North 0°04' East 125 feet to the Southerly boundary of County Road, thence West 218.4 feet along said boundary to the point of beginning.  
See Deed Exhibit H-806.

PROPERTY OWNER

ZONING

Darwon Stoneman and  
Onno Wieringa  
Box 264  
West Glacier, MT 59936

T-3

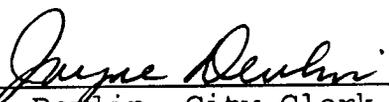
Tract One: A portion of Government Lot 2, Section 4, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

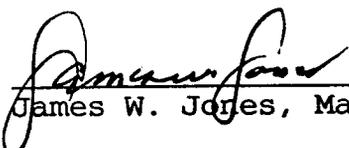
Beginning at the Northwest corner of Government Lot 2, of said Section 4; thence East 570 feet; thence S. 0°04' W. 767.7 feet; thence S. 82°00' W. 404.00 feet to the true point of beginning; thence S. 0°04' W. 482.63 feet to the meander line of Flathead River; thence along aid meander line S. 69°30' W. 41.21 feet; thence S. 84°00' W. 132.00 feet; thence N. 0°04' E. 487.00 feet; thence N. 82°00' E. 171.50 feet to the true point of beginning.

Further identified as being "REMAINDER" of C.O.S. No. 3179, on file in the permanent files of Lake County, Montana.

Tract Two: Easement for a right-of-way for road purposes from the

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

hereinabove described property to the County Road lying northerly from said property, said easement is granted and conveyed over a strip of land 20 feet in width extending from a point which is East 570 feet and S. 0°04' W. 797.7 feet from the Northwest Corner of the aforesaid Lot 2; thence along the West boundary (in a northerly direction) of that certain tract of land described as follows: A fractional part of Lot 2, Sec. 4, T. 22N, R. 20 W., M.P.M., Beginning at a point which is distant East 570 feet and S. 0°04' W. 155 feet from the Northwest corner of said Lot 2, thence S. 0°04' W. 1007.7 feet to intersect the meander line of Flathead River; thence along said meander line N. 69°30' E. 233.2 feet; thence N. 0°04' E. 925.3 feet; thence West 218.4 feet to the point of beginning.

Deed Exhibit H-806. And said easement continuing over a strip of land 20 feet in width along the west boundary of that certain tract of land described as follows:

A fractional part of Lot 2, Section 4, Township 22 North, Range 20 West of the M.P.M. particularly described as follows:

Beginning at the Northwest corner of Lot 2, Section 4, said Township and Range; thence East 570 feet along the centerline of County Road and the Northerly boundary of said Lot 2, thence S. 0°04' W. 30 feet to the true point of beginning, thence continuing S. 0°04' W. 125 feet, thence East 218.4 feet; thence N. 0°04' E. 125 feet to the Southerly boundary of County Road; thence West 218.4 feet along said boundary to the point of beginning.

Deed Exhibit H-806.

Further granting a perpetual, non-exclusive easement in common with others over and across the existing roadway situated within the Northerly 20 feet of that certain property described in Deed Exhibit H-1345 and deed recorded under Microfile No. 183582 and the Northerly 20 feet of that certain property described as Tract 1 in C.O.S. No. 3179 in Notice of Purchasers' Interest recorded under Microfile No. 252351.

PROPERTY OWNER

ZONING

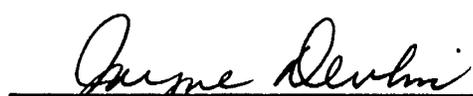
Alvin W. and Barbara A. McCrea and  
Frederick G. and Della A. Wipplinger R-1  
900 Shoreline Drive  
Polson, MT 59860

LEGAL DESCRIPTION:

A portion of Government Lot 4, Section 32, Township 23 North, Range 20 West of the Montana Principal Meridian, more particularly described as follows:

Beginning at a point on the Easterly right-of-way of the West Shore Highway that bears East 914.00 feet; thence South 5°48' East 120.00 feet; thence South 4°59' East 394.79 feet; thence South 5°47' East 368.48 feet; thence South 15°27' East 191.18 feet; thence South 37°47' East 133.97 feet to the point of beginning; thence South 37°47' East 68.24 feet; thence East 267.29 feet to Flathead Lake; thence North 20°20' West along said Lake 60 feet to a line that bears West and passes through the point of beginning;

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

thence along said line West 288.24 feet to the point of beginning and containing 0.36 acres, more or less, (also known and described as Tract 9 in Deed Exhibit H-1324 on file in the office of the Clerk and Recorder of Lake County, Montana.

AND

A portion of Lot 4, Section 32, Township 23 North, Range 20 West, MPM, described as follows:

Beginning at the intersection of the Easterly right-of-way of Highway 93 and the South line of said Section 32, said intersection bears S. 89°52' W. 247.60 feet from the M.C. or the South line of said Section 32 at Flathead Lake; thence North 89° 52' E. 89.60 feet; thence North 76°52' E. 153.50 feet to Flathead Lake; thence along said Lake North 38°04' W. 100.00 feet; thence South 89°52' W. 267.29 feet to the Easterly right-of-way Highway 93; thence along the said right-of-way South 38°26' E. 144.55 feet to the point of beginning.  
See Deed Exhibit H-1288.

PROPERTY OWNER

ZONING

Alfred L. and Mary L. Suneson  
420 Shoreline Drive  
Polson, MT 59860

R-1

LEGAL DESCRIPTION:

A portion of Lot 1, Section 4, Township 22 N., Range 20W., M.P.M., Lake County, Montana.  
Beginning at a point that bears S. 0°04' E. 323.4 feet and S. 41°56' E. 170.8 feet from the Northwest corner of said Lot 1; thence N. 53°00' E. 395.80 feet; thence S. 64°30' E. 111.90 feet; thence S. 53°00' W. 338.92 feet; thence N. 41° 56' W. 69.60 feet; thence S. 53°00' W. 100.00 feet; thence N. 41°56' W. 30.00 feet to the point of beginning. Granting also and reserving therefrom those easements as shown on C.O.S. No. 4023. Tract "A" on Certificate of Survey No. 4023.

PROPERTY OWNER

ZONING

R. John Nolan, Jr. and  
Carol Louise Nolan  
P. O. Box 202  
Ouray, CO 81427

T-3

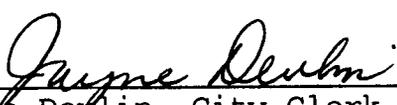
LEGAL DESCRIPTION

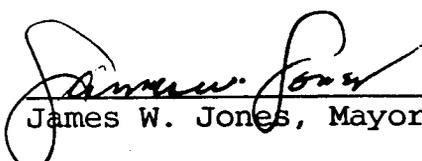
A tract of land situated and being in the S1/2 NE1/4 of Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

Tract 4:

Beginning at a point that bears N. 0°01'30" W. 750.00 feet from

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

the Southwest corner of said S $\frac{1}{2}$  NE $\frac{1}{4}$ ; thence N. 0°01' 30" W. 577.44 feet; thence S. 89°43' E. 1043.50 feet; thence S. 18°32' 30" W. 603.61 feet; thence West 851.29 feet to the point of beginning. (C.O.S. 2273)

## PROPERTY OWNER

## ZONING

William E. and Margaret Kobobel  
Daniel H. and Donna L. Crevar  
81 E. Post Creek Road  
St. Ignatius, MT 59865

R-1

## LEGAL DESCRIPTION:

A portion of Lot 1, Section 5, Township 22 North, Range 20 West, MPM, Lake County, Montana, more specifically described as follows:

Beginning at a point on the Easterly right-of-way of the County road that bears S. 35°32' E. 115.00 feet and S. 35°50' E. 466.15 feet from the Northwest corner of said Lot 1; thence N. 49°20' E. 176.82 feet to the meander line of Flathead Lake; thence S. 44° 45' E. 247.80 feet along said meander line; thence S. 47°40' W. 189.34 feet to the Easterly right-of-way of the County Road; thence N. 41°51' W. 252.70 feet along said right-of-way to the point of beginning.

Further identified as being Tract "B" on Certificate of Survey No. 3324, on file in the office of the Clerk and Recorder of Lake County, Montana.

## PROPERTY OWNER

## ZONING

Caroline J. Clark Miller  
202 Shoreline Drive  
Polson, MT 59860

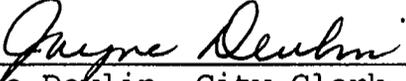
T-3.1

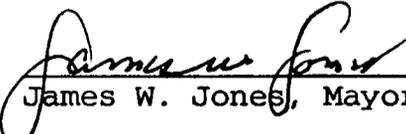
## LEGAL DESCRIPTION

A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, being more particularly described as follows:

Beginning at a point on the Northeasterly right-of-way boundary of the County Road which bears S. 0°04' E. 323.4 feet and S. 42°03'21" E. 1123.62 feet from the Northwest corner of said Lot 1; said point being a found monumented corner constituting the Southwest property corner of a tract of land as shown and described on Deed Exhibit (H-1839) Lake County, Montana Records; thence continuing S. 42°03'21" E. along said County Road right-of-way for a distance of 80.55 feet; thence S. 37°40'59" W. 65.75 feet to the Northeasterly right-of-way boundary of U.S. Highway No. 93; thence along said highway right-of-way boundary on a curve to the left with a radius of 1557.1 feet and a Central Angle of 5°10'07" for an Arc length of 140.46 feet; thence S. 24°15'58" W. 30.0 feet along said highway right-of-way boundary; thence along

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

said highway right-of-way boundary on a curve to the left with a radius of 1587.1 feet and a Central Angle of  $3^{\circ}35'06''$  for an Arc length of 99.30 feet; thence S.  $42^{\circ}03'21''$  E. 68.16 feet along said highway right-of-way boundary; thence along said highway right-of-way boundary on a curve to the left with a radius of 1830.07 feet and a Central Angle of  $7^{\circ}26'11''$  for an Arc length of 237.52 feet; thence S.  $72^{\circ}51'39''$  E. 81.93 feet along said highway right-of-way boundary to the intersection of the U.S.G.L.O. Meander Line of Flathead Lake; thence N.  $25^{\circ}30'$  W. 670.22 feet along said Meander Line; thence S.  $53^{\circ}21'14''$  W. 343.61 feet along the Southeasterly Property Line boundary of that tract of land as shown and described on the aforementioned Deed Exhibit (H-1839) to the point of beginning.

Also that fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Beginning at a point on the Southwesterly right-of-way boundary of the County Road, said point bears S.  $0^{\circ}04'$  E. 323.4 feet, S.  $42^{\circ}03'21''$  E. 1123.62 feet, and S.  $53^{\circ}21'14''$  W. 60.26 feet from the Northwest corner of said Lot 1, Section 4; thence S.  $42^{\circ}03'21''$  E. 36.12 feet along the Southwesterly right-of-way boundary of the County Road; thence S.  $37^{\circ}40'59''$  W. 23.15 feet to the Northeasterly right-of-way boundary of U. S. Highway No. 93; thence along said highway right-of-way boundary on a curve to the right with a radius of 1557.1 feet and a Central Angle of  $1^{\circ}39'44''$  for an Arc length of 45.17 feet; thence N.  $53^{\circ}21'14''$  E. 34.97 feet to the point of beginning.

Further identified as being Tract "B" on Certificate of Survey No. 3809, on file in the office of the Clerk and Recorder of Lake County, Montana.

PROPERTY OWNER

ZONING

John H. Wicks  
c/o Regan Properties, Inc.  
P. O. Box 317  
Polson, MT 59860

T-3

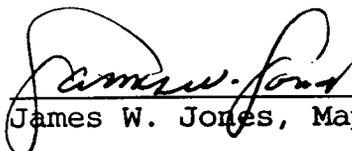
LEGAL DESCRIPTION:

Tract 5. A tract of land situated and being in the  $S\frac{1}{2}$  NE $\frac{1}{4}$  of Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

Beginning at a point that bears N.  $0^{\circ}01'30''$  W. 30.00 feet from the Southwest corner of said  $S\frac{1}{2}$  NE $\frac{1}{4}$ ; thence N.  $0^{\circ}01'30''$  W. 720.00; thence East 851.29 feet; thence S.  $18^{\circ}32'30''$  W. 718.31 feet; thence N.  $71^{\circ}27'30''$  W. 70.00 feet; thence S.  $18^{\circ}32'30''$  W. 68.43 feet; thence N.  $89^{\circ}36'20''$  W. 534.44 feet to the point of beginning.

C.O.S. 2273

Passed and Approved July 6, 1992.

  
James W. Jones, Mayor

  
Jayne Devlin, City Clerk

## PROPERTY OWNER

## ZONING

Louis J. Marchello  
214 Main Street  
Polson, MT 59860

T-3

## LEGAL DESCRIPTION:

A portion of Lot 4, Section 32, Township 23 North, Range 20 West, M.P.M., Lake county, Montana;

Beginning at a point that bears East 914.00 feet from the Northwest corner of said Lot 4; thence South 5°48' East 120.00 feet; thence East 450.00 feet to Flathead Lake; thence North along said Lake 119.38 feet; thence West 462.13 feet to the point of beginning.

## PROPERTY OWNER:

## ZONING

Roger B. and Thelma V. Nutter  
226 Shoreline Drive  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A fractional part of Government Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, described as follows:

From the Northwest corner of Lot 1, Section 4, Township 22 North, Range 20 West, P.M.M., and a meander corner between Section 4 and 5, S. 0°04' East 323.4 feet to the Easterly right-of-way boundary of former State Highway No. 93; thence S. 41°56' East 1058.3 feet along said right-of-way boundary to a 5/8" rebar monument and the point of beginning; thence N. 53° 08' East 291.7 feet to a 5/8" rebar monument; thence continuing N. 53°08' East 60.3 feet to the meander line of Flathead Lake; thence S. 25°30' East 65 feet along said meander line; thence S. 53°08' West 54.3 feet to a 5/8" rebar monument; thence continuing S. 53°08' West 279.7 feet to a 5/8" rebar monument; thence N. 41°56' West 64 feet along said right-of-way boundary to the point of beginning.  
Deed Exhibit H-1839

## PROPERTY OWNER

## ZONING

Rimrock, Inc.  
c/o RJM Co.  
P. O. Box 931  
Polson, MT 59860

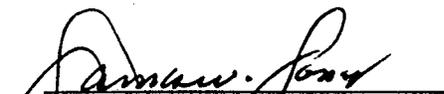
T-3

## LEGAL DESCRIPTION:

A tract of land located in Government Lot 2, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

Commencing at the West one-quarter corner of said Section 4, T. 22 N., R. 20 W.; thence East 788.07 feet; thence S.  $0^{\circ}54'17''$  E., 78.32 feet to a point on the Southwesterly right-of-way boundary of U. S. Highway No. 93 and the true point of beginning; thence along said right-of-way boundary on a curve to the left with a radius of 1990.07 feet, a central angle of  $12^{\circ}34'23''$  for a distance of 436.70 feet; thence S.  $72^{\circ}48'03''$  E., 102.06 feet along said right-of-way boundary to the approximate high-water shoreline of the Flathead River; thence Southwesterly along said approximate high-water shoreline the following (12) courses and distances: S.  $27^{\circ}23'23''$  W., 54.03 feet, S.  $53^{\circ}28'22''$  W., 26.43 feet, S.  $5^{\circ}58'10''$  W., 60.31 feet, S.  $35^{\circ}52'52''$  W., 94.21 feet, S.  $30^{\circ}57'57''$  W., 141.19 feet, S.  $13^{\circ}20'11''$  W., 51.26 feet, S.  $49^{\circ}14'59''$  W., 27.82 feet, S.  $0^{\circ}59'59''$  E., 136.00 feet, S.  $55^{\circ}04'03''$  W., 112.82 feet, S.  $70^{\circ}23'35''$  W., 66.66 feet, S.  $39^{\circ}15'09''$  W., 58.57 feet and S.  $57^{\circ}35'57''$  W., 94.41 feet; thence leaving said high-water shoreline N.  $0^{\circ}54'17''$  W., 911.99 feet to the true point of beginning.

Further identified as Tract "A" on Certificate of Survey No. 4323, on file and of record in the office of the Clerk and Recorder of Lake County, Montana.

## PROPERTY OWNER

## ZONING

Margaret M. Davis  
4029 Spurgin Road  
Missoula, MT 59801

R-1

## LEGAL DESCRIPTION:

A fractional part of Section 32, Township 23 North, Range 20 West, described as follows:

Beginning at the meander corner at the Southeast corner of said Section 32, thence N.  $13^{\circ}33'$  West 35.5 feet; thence S.  $76^{\circ}52'$  West 153.5 feet to intersect the South boundary of said Section 32, thence N.  $89^{\circ}52'$  East 158.5 feet to the place of beginning, containing .062 acres more or less.  
See Deed Exhibit H-578

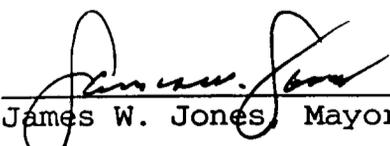
Tract 2: A portion of Government Lot 1, Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence S.  $35^{\circ}32'$  E. 115 feet; thence N.  $89^{\circ}52'$  E. 206.9 feet more or less to the meander line of Flathead Lake; thence in a Northwesterly direction along said meander line 110.4 feet more or less to the established meander corner at the Northeast corner of said Lot 1; thence W. along the North Section line of the said Section 5, 215 feet more or less, to the point of beginning.  
See Deed Exhibit H-124

AND

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

A fractional part of Lot 1, Section 5, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

From the Meander Corner of Section 32, Township 23 North, Range 20 West, and Section 5, Township 22 North, Range 20 West, P.M.M., which is the Northeast corner of Lot 1, Section 5, Township 22 North, Range 20 West, P.M.M., South 32°00' E. 110.2 feet along Meander Line of Flathead Lake to the point of beginning; thence continuing S. 32°00' E. 22.0 feet along said meander line; thence S. 62°56' W. 49.1 feet; thence N. 40°20' W. 54.2 feet; thence S. 89°43' E. 67.1 feet along the South boundary of parcel described on Deed Exhibit H-124 on file in the Clerk and Recorder's Office as the point of beginning, containing 0.049 acres.

## PROPERTY OWNER

## ZONING

John H. and Mary F. Egarr  
540 Shoreline Drive  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A portion of Lot 1, Section 5, Township 22 North, Range 20 West, P.M.M., in Lake County, Montana, particularly described as follows:

Beginning at a point on the easterly right-of-way of the County Road that bears South 37°42' East 834.00 feet; South 43°13' East 449.00 feet and South 43°33' East 100.00 feet from the Northwest corner of Lot 1, said Section 5; thence South 43°33' East along said right-of-way 100.00 feet; thence North 46°27' East 178.5+ feet to Flathead Lake; thence Northwesterly along said lake to the southerly line of those certain lands described on Microfile of Deeds No. 172766, of the Records of Lake County; thence along said southerly line South 47°51' West 189.32+ feet to the point of beginning.

Deed Exhibits H-588, H-720, and H-1078

## PROPERTY OWNER

## ZONING

Gary C. and Karen E. Cooley  
P. O. Box 605  
Polson, MT 59860

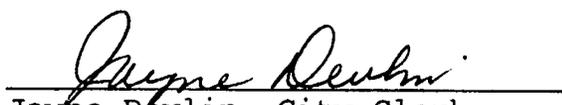
T-3

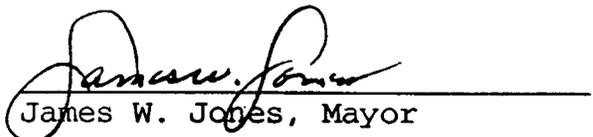
## LEGAL DESCRIPTION:

A fractional part of Lot 2, Section 4, Township 22 North, Range 20 West, of the M.P.M., Lake County, Montana, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Section 4, Township 22 North, Range 20 West; thence East 570 feet along the centerline of County Road and the Northerly boundary of said Lot 2; thence

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

S. 00°04' W. 30 feet to the true point of beginning; thence continuing S. 00°04' W. 125 feet; thence East 218.4 feet; thence N. 00°04' E. 125 feet to the Southerly boundary of County Road; thence East 218.4 feet along said boundary to the point of beginning.

EXCEPTING THEREFROM the Westerly 20 feet over which an easement for right-of-way purposes has been previously conveyed. Containing 0.626 acres more or less.

AND

A fractional part of Lot 2, Section 4, Township 22 North, Range 20 West of the Montana Principal Meridian, particularly described as follows:

Beginning at a point which is distant East 570 feet and S. 0°04' W. 767.7 feet from the Northwest corner of said Lot 2; thence S. 0°04' W. 389 feet to the meander line of Flathead River; thence along said meander S. 69°30' W. 462 feet; thence continuing along said meander S. 84°00' W. 132 feet to the meander corner common to Sections 4 and 5; thence N. 0°04' E. 487 feet; thence N. 82°00' E. 575.7 feet to the place of beginning, containing 5.65 acres. See Deed Exhibit H-267.

PROPERTY OWNER

ZONING

Richard I. Schiedecker and  
Vicki I. McCracken  
7 Regatta Road  
Polson, MT 59860

T-3

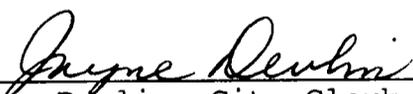
LEGAL DESCRIPTION:

A portion of Government Lot 2, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 2, Section 4, T. 22 N., R. 20 W., P.M.M.; thence East 569.62 feet; thence S. 0°04' W., 1,162.70 feet to the U.S.G.L.O. meander line of the Flathead River, thence N. 69°30' E., 69.43 feet along said meander line to the true point of beginning; thence N. 0°04' E., 418.13 feet; thence S. 89°56' E., 80.0 feet; thence S. 0°04' W., 388.11 feet to the U.S.G.L.O. meander line of the Flathead River; thence S. 69°30' W., 85.44 feet along said meander line to the true point of beginning.

Further identified as Tract B on Certificate of Survey No. 4245, on file and of record in the office of the Clerk and Recorder of Lake County, Montana.

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## PROPERTY OWNER

John William Browne  
 c/o Bureau of Indian Affairs  
 P. O. Box A  
 Pablo, MT 59855

## ZONING

R-1

## LEGAL DESCRIPTION:

A part of Government Lot 1, Section 5, Township 22 North, Range 20 West, M.P.M., Lake County, Montana, described as follows:

Beginning at a point on the easterly right-of-way of the County Road that bears South 37°42' East 834.00 feet, South 43°13' East 449.00 feet and South 43°33' East 200.00 feet from the Northwest corner of Lot 1, said Section 5; thence South 43°33' East along said right-of-way 100.00 feet; thence North 46°27' East 180.5 feet, more or less to Flathead Lake; thence Northwesterly along said lake to a line that bears 46°27' West and passes through the point of beginning; thence along said line South 46°27' West 178.5 feet, more or less, to the point of beginning, subject to patent reservations and all valid existing rights of way of record.

AND

Tract "C" - A portion of Lot 1, Section 5, Township 22 North, Range 20 West, M.P.M., particularly described as follows:

Beginning at a point on the easterly right-of-way of the County Road that bears South 37°42' East 834.00 feet, South 43°13' East 449.00 feet and South 43°23' East 300.00 feet from the Northwest corner of Lot 1, said Section 5; thence South 43°33' East along said right-of-way 100.00 feet; thence North 46°27' East 190.62 feet to Flathead Lake; thence Northwesterly along said lake to a line that bears South 46°27' West and passes through the point of beginning; thence along said line South 46°27' West 180.5 feet to the point of beginning, and containing 0.42 of an acre, more or less.

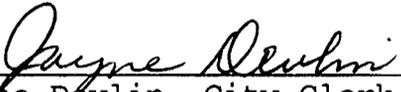
See Deed Exhibits H-588, H-720, and H-1078 and Lake County Certificate of Survey 2183.

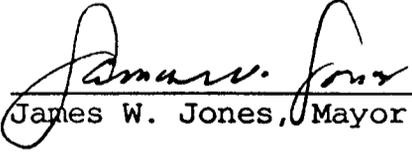
AND

Tract "D" - A fractional part of Government Lot 1 and the SE1/4 NE1/4, Section 5, and of Government Lot 1 of Section 4, all in Township 22 North, Range 20 West, M.P.M., described as follows:

Beginning at a point on the easterly right-of-way of the County Road that bears South 37°42' East 834.00 feet; South 43°13' East 449.00 feet and South 43°33' East 400.00 feet from the Northwest corner of Lot 1, said Section 5; thence South 43°33' East along said right-of-way 150.4 feet; thence North 46°27' East 217.3 feet, more or less, to Flathead Lake; thence Northwesterly along said lake to a line that bears South 46°27' West and passes through the

Passed and Approved July 6, 1992.

  
 Jayne Devlin, City Clerk

  
 James W. Jones, Mayor

point of beginning; thence along said line South 46°27' West 190.6 feet, more or less, to the point of beginning, and containing 0.70 of an acre, more or less.

See Deed Exhibits H-386, H-588, H-720 and H-1078 and Lake County Survey Certificate 2183.

## PROPERTY OWNER

## ZONING

County of Lake, a Body Politic  
Lake County Courthouse  
Polson, MT 59860

T-3

## LEGAL DESCRIPTION:

Tract 1: A tract of land being a portion of Government Lot 2, Section 4, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Beginning at the one-quarter corner common to Sections 4 and 5, T. 22N., R. 20W., P.M.M.; thence East 570.40 feet along the North boundary of said Lot 2, Section 4; thence S.0°51'41" E. 802.08 feet; thence S. 81°26'52" W., 576.7 feet to the West boundary of said Lot 2; thence N. 0°47'06" W., 887.83 feet along said West boundary to the point of beginning.

Excepting therefrom the following described tract of land to-wit:

Beginning at a point on the southerly right-of-way boundary of the County Road; said point bears East 140.0 feet and South 30.0 feet from the Northwest corner of Lot 2, Section 4, T. 22N., R. 20W., P.M.M.; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet; thence North 208.7 feet to the point of beginning, containing 1.00 acre.

The herein described tract of land contains a total of 10.07 acres, less right-of-way for existing county road.

## Tract 2:

A tract of land being a portion of Government Lot 5, Section 5, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, more particularly described as follows:

Beginning at the one-quarter corner common to Sections 4 and 5, T. 22N., R. 20W., P.M.M.; thence S. 0°47'06" E. 1322.82 feet along the East boundary of said Lot 5; thence N. 89°58'35" W., 1327.31 feet; thence N. 0°33'21" W., 1322.76 feet along said West boundary to the Northwest corner of said Lot 5; thence S. 89°58'35" E., 1322.01 feet along the North boundary of said Lot 5 to the point of beginning, less right-of-way for existing County Road.

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## PROPERTY OWNER

## ZONING

City of Polson, a Municipal  
corporation  
P. O. Box 238  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A fractional part of Lot 1, Section 4, Township 22 North, Range 20 West, M.P.M., described as follows:

Beginning at a point on the westerly side of the West Shore Road (formerly U.S. Highway No. 93) which point is distant S. 0°04' E. 413.2 feet and S. 41°56' E. 104.0 feet from the Northwest corner of said Lot 1, which point is the meander corner between Section 4 and 5, Township and Range aforesaid; thence S. 53°00' W. 50.5 feet to intersect the easterly right-of-way boundary at U.S. 93; thence along said right-of-way S. 38°09' E. 540.9 feet; thence N. 53°00' E. 84.5 feet; thence N. 41°56' W. 549.9 feet to the place of beginning, containing 0.81 acres, more or less according to Deed Exhibit H-557; excepting therefrom that portion of said Lot 1 heretofore conveyed by Warranty Deed dated May 25, 1968 to Harold A. Gregg and Florence Gregg, husband and wife.

AND

## PROPERTY OWNER

## ZONING

City of Polson, a Municipal  
corporation  
P. O. Box 238  
Polson, MT 59860

R-1

## LEGAL DESCRIPTION:

A portion of Lot 1, Section 4 and a portion of the Southeast one-quarter of the Northeast one-quarter (SE1/4 NE1/4) of Section 5, all in Township 22 North, Range 20 West, P.M.M., Lake County, Montana, lying between the Northeasterly right-of-way boundary of New U. S. Highway No. 93 and the Southwesterly right-of-way boundary of the Old Highway and being more particularly described as follows:

Beginning at a point on the Southwesterly right-of-way boundary of said Old Highway which bears S.0°04' E., 323.4 feet and S. 47°44' W., 60.0 feet from the Meander Corner common to Sections 4 and 5, T. 22N., R. 20W.; thence N. 42°16' W., 356.86 feet along said right-of-way boundary to the North boundary of the SE1/4 NE1/4 of said Section 5; thence N. 89°58' W., 19.46 feet along said boundary to the Northeasterly right-of-way boundary of U.S. Highway No. 93; thence S. 38°15'53" E., 536.19 feet along said right-of-way boundary; thence N. 47°53'54" E., 51.38 feet to the Southwesterly right-of-way boundary of the Old Highway; thence N. 42°06'06" W., 165.07 feet along said right-of-way boundary to the point of beginning, containing (0.40) acre.

Passed and Approved July 6, 1992.

  
Jayne Devlin, City Clerk

  
James W. Jones, Mayor

## PROPERTY OWNER

City of Polson, a Municipal  
corporation  
P. O. Box 238  
Polson, MT 59860

## ZONING

A-1

## LEGAL DESCRIPTION:

A tract of land in the South Half of the Northeast Quarter of Section Five (5), Township 22 North, Range 20 West, Montana Principal Meridian, Lake County, Montana, and more particularly described as follows:

Beginning at the center of Section 5, T. 22N., R. 20 West; thence S. 89°43' East along the South line of said NE1/4 956.9 feet to a point on the centerline of the proposed runway extension of the Polson Airport, said point being the true point of beginning;

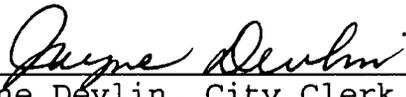
Thence from the said true point of beginning N. 89°43' West along said South line 427 feet more or less to a point, said point being a perpendicular distance of 405.0 feet from the centerline of said runway extension; thence N. 18°30' East 100.0 feet along a line parallel to said centerline; thence S. 71°30' East 70.0 feet to a point; thence N. 18°30' East along a line parallel to and at a perpendicular distance of 335.0 feet from said centerline to the North line of the S1/2 of the NE1/4 1315 feet more or less; thence Easterly along said North line to a point on a line parallel to and at a perpendicular distance of 275.0 feet from said centerline 643 feet more or less; thence S. 18°30' West along said parallel line to a point on the South line of said NE1/4 1392 feet more or less; thence N. 89°43' West along said South line to the true point of beginning 290 feet more or less; containing 19.6 acres, more or less.

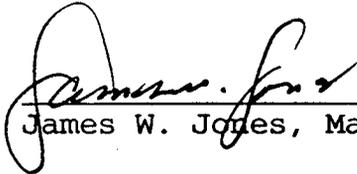
AND

A tract of land in the North Half of the Northeast Quarter of Section Five (5), Township 22 North, Range 20 West, Montana Principal Meridian, Lake County, Montana, and more particularly described as follows:

Beginning at the center of Section 5, T. 22N., R. 20 W., thence S. 89°43' E. along the South line of said NE1/4 956.9 feet to a point on the centerline of the proposed runway extension of the Polson airport; thence N. 18°30' East along said centerline to a point on the South line of said N1/2 of the NE1/4 1392 feet more or less, said point being the true point of beginning; thence from said true point of beginning Westerly along said South line to a point, said point being at a perpendicular distance of 335.0 feet from said centerline, 353 feet more or less; thence N. 18°30' E. along a line parallel to said centerline to the South right of way line of U.S. Highway No. 93 1040 feet more or less; thence Southeasterly along said South right of way line to a point, said point being at a perpendicular distance of 275.0 feet from said centerline, 731 feet, more or less; thence S. 18°30' West along a

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line parallel to said centerline to a point on said South line of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  435 feet more or less; thence Westerly along said South line to the true point of beginning 290 feet more or less; containing 10.35 acres, more or less.

AND

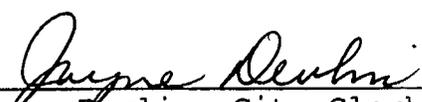
The Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ), Section 5, Township 22 North, Range 20 West, MPM, Lake County, Montana.

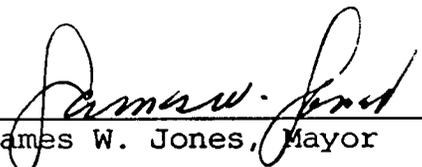
PROPERTY OWNER	ZONING
State of Montana Highway Commission Helena, MT	T-3

A fractional part of Lot 2, Section 4, Township 22 North, Range 20 West, more particularly described as follows:

Beginning at a point which is 30 feet South and 140 feet East of the Northwest corner of said Lot 2; thence South 208.7 feet; thence East 208.7 feet; thence North 208.7 feet; thence West 208.7 feet to the point of beginning, containing 1 acre, more or less, of Lot 2, Section 4, Township 22, Range 20 West, of the P.M.M.

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