

RESOLUTION NO. 892

A RESOLUTION TO ANNEX REAL PROPERTY

WHEREAS, Michael R. Maddy and Marlo G.V. Maddy , has petitioned the City Council of the City of Polson to annex that real property identified as

See Exhibit A attached hereto and by this reference made a part hereof as if fully set forth herein.

WHEREAS, the Petition is signed by more than 50% of the resident free holder electors of the real property to be annexed; and,

WHEREAS, the City of Polson desires to annex the above-described real property within the corporate limits of the City of Polson.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF POLSON

- 1. That the real property above-described upon petition, motion, second and vote duly made pursuant to law, should be and by these presents is annexed to the corporate limits of the City of Polson.
- 2. The subject real property shall be in Voting Ward 3, and is herewith zoned in accordance with Ordinance 607 as to the several portions thereof.

RESOLVED this 2nd day of May, 2005.

CITY OF POLSON

Randy Ingram
Randy Ingram

ATTEST:

Aggi Loeser
Aggi Loeser, City Clerk

STATE OF MONTANA)
 :ss.
County of Lake)

On this 17 day of May, 2005, before me, the undersigned Notary Public for the State of Montana, personally appeared **RANDY INGRAM** and **AGGI LOESER**, known to me to be the Mayor and the City Clerk of the **CITY OF POLSON**, Montana, the municipal corporation that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



Shelly Wheeler
Notary Public for the State of MT
Residing at Polson
My commission expires 9-13-2008

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Legal Description: LRZD
LOCATED IN SECTION 10 & 11 OF T.22 N., R. 20 W., P.M.M., LAKE COUNTY, MT.

THE TRUE POINT OF BEGINNING BEING THE FD 1/4 CORNER COMMON TO SECTIONS 10 & 11 T.22 N., R.20 W., P.M.M., LAKE COUNTY, MT.; THENCE N89° 49' 38"E FOR 1319.73 FEET TO THE NE CORNER COS NO. 3671; THENCE S0° 12' 54"W FOR 1367.98 FEET TO THE SE CORNER COS NO. 3671; THENCE N90°E FOR 3116.57 FEET ALONG THE NORTH LINE OF LAKEVIEW KNOLLS, & COS NO. 4989 TO THE WESTERN EDGE OF MONTANA RAIL LINK R/W; THENCE ALONG THE WESTERN EDGE OF MONTANA RAIL LINK R/W THE FOLLOWING TWO (2) APPROXIMATE COURSES; N40° 12' 13"W FOR 396.42 FEET; N40° 9' 13"W FOR 820.13 FEET; THENCE S60° 8' 44"W FOR 241.44 FEET TO THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N42° 1' 6"W FOR 32.82 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 35.28 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 57' 52"W FOR 35.22 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N53° 54' 38"W FOR 202.56 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 77.35 FEET, SAID CURVE HAVING A CHORD BEARING OF N44° 16' 32"W FOR 76.99 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N34° 38' 26"W FOR 66.81 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 59.98 FEET, SAID CURVE HAVING A CHORD BEARING OF N52° 43' 45"W FOR 58.99 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N70° 49' 4"W FOR 71.05 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 21.37 FEET, SAID CURVE HAVING A CHORD BEARING OF N76° 56' 24"W FOR 21.33 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N83° 3' 43"W FOR 63.29 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 144.26 FEET, SAID CURVE HAVING A CHORD BEARING OF N41° 44' 9"W FOR 132.07 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 55.16 FEET, SAID CURVE HAVING A CHORD BEARING OF N26° 44' 55"W FOR 53.24 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S20°W FOR 185.22 FEET TO THE EDGE OF A PROPOSED STREET AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 132.40 FEET, SAID CURVE HAVING A CHORD BEARING OF N68° 28' 8"W FOR 132.06 FEET ALONG THE EDGE OF A PROPOSED ROAD AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 53.00 FEET, SAID CURVE HAVING A CHORD BEARING OF N78° 29' 25"W FOR 52.98 FEET ALONG THE EDGE OF A PROPOSED ROAD AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N81° 21' 19"W FOR 58.56 FEET ALONG THE EDGE OF A PROPOSED ROAD AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N10°E FOR 266.76 FEET TO THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 63.46 FEET, SAID CURVE HAVING A CHORD BEARING OF S65° 19' 39"W FOR 60.55 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 95.95 FEET, SAID CURVE HAVING A CHORD BEARING OF S62° 30' 45"W FOR 92.31 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S90°W FOR 230.57 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 300.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS S84° 45' 32"W 54.81 FEET) 54.88 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S79° 31' 5"W FOR 106.06 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 60.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS S60° 28' 19"W 39.16 FEET) 39.89 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 22.75 FEET, SAID CURVE HAVING A CHORD BEARING OF S63° 9' 13"W FOR 22.21 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 180.18 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 39' 23"W FOR 175.18 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N48° 11' 40"W FOR 163.65 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.50 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 282.80 FEET, SAID CURVE HAVING A CHORD BEARING OF S86° 50' 17"W FOR 254.75 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00

FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 88.56 FEET, SAID CURVE HAVING A CHORD BEARING OF S84° 14' 24"W FOR 80.74 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 36.35 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 40' 54"W FOR 36.30 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N63° 53' 18"W FOR 48.62 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 130.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N32° 40'W 134.77 FEET) 141.68 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 43.45 FEET, SAID CURVE HAVING A CHORD BEARING OF N5° 35' 39"W FOR 43.41 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 313.90 FEET, SAID CURVE HAVING A CHORD BEARING OF N39° 43' 8"W FOR 299.78 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N69° 41' 39"W FOR 394.98 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 600.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N80° 26' 14"W 223.69 FEET) 225.00 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S88° 49' 12"W FOR 388.53 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 100.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N58° 51' 43"W 106.92 FEET) 112.81 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N26° 32' 38"W FOR 10.86 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 60.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N71° 32' 38"W 84.85 FEET) 94.25 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S60° 56' 12"W FOR 191.96 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S56° 39' 28"W FOR 420.12 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 116.40 FEET, SAID CURVE HAVING A CHORD BEARING OF S73° 19' 35"W FOR 114.77 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N90°W FOR 261.74 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S71° 33' 54"W FOR 94.87 FEET TO THE NE CORNER OF COS NO. 2694 A FD. WESTER REBAR & CAP; THENCE S0°E FOR 416.00 FEET TO THE SE CORNER OF COS NO. 2694 A FD. WESTER REBAR & CAP; THENCE S88° 56' 18"W FOR 181.42 FEET TO THE NW CORNER OF LOT 1 OF BAUER HOMESITES; THENCE S0° 2' 28"W FOR 440.79 FEET TO THE SW CORNER OF LOT 1 OF BAUER HOMESITES; THENCE N70° 32' 37"E FOR 696.11 FEET TO THE SE CORNER OF LOT 1 OF BAUER HOMESITES; THENCE N0° 17' 54"W FOR 212.29 FEET TO THE NE CORNER OF LOT 1 OF BAUER HOMESITES; THENCE N90°E FOR 635.35 FEET TO THE FD 1/4 CORNER COMMON TO SECTIONS 10 & 11, TO THE TRUE POINT OF BEGINNING, THE AREA BEING 113.34 ACRES, SUBJECT TO AND IN FAVOR OF ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS, APPARENT OR OF RECORD.

Legal Description: MRZD
 LOCATED IN SECTION 10 & 11 OF T.22 N.,R. 20 W.,P.M.M., LAKE COUNTY, MT

THE TRUE POINT OF BEGINNING BEING THE NE CORNER OF COS NO. 2694 A FD. WESTER REBAR & CAP, SAID TRUE POINT OF BEGINNING BEARS N69° 26' 12"W 1184.37 FEET FROM THE FD 1/4 CORNER COMMON TO SECTIONS 10 & 11, T.20 N.,R.22 W.,P.M.M., LAKE COUNTY, MT.; THENCE S90°W FOR 225.50 FEET TO AN EASTERN CORNER OF ELTON ESTATES; THENCE N0° 43' 10"E FOR 893.94 FEET TO THE NE CORNER OF ELTON ESTATES A FD. WESTER REBAR & CAP; THENCE N89° 40' 20"E FOR 1321.57 FEET TO THE N 1/16 CORNER ; THENCE N89° 40' 20"E FOR 330.92 FEET TO A FD. 5/8" REBAR NO CAP; THENCE N89° 17' 46"E FOR 692.43 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S0°E FOR 114.95 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S29° 49' 14"W FOR 69.60 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S0°E FOR 90.66 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S88° 45' 33"W FOR 451.34 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S14° 44' 16"E FOR 71.97 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S5°W FOR 110.07 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 117.83 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 50' 2"E FOR 117.74 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 78.27 FEET, SAID CURVE HAVING A CHORD BEARING OF S72° 18' 5"E FOR 78.25 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S69° 41' 39"E FOR 198.69 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 426.01 FEET, SAID CURVE HAVING A CHORD BEARING OF S63° 8' 56"E FOR 425.08 FEET TO A POINT ALONG PROPOSED

COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S58° 22' 24"E FOR 799.64 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S35° 11' 2"E FOR 166.22 FEET TO THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S79° 31' 5"W FOR 29.40 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 60.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS S60° 28' 19"W 39.16 FEET) 39.89 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 22.75 FEET, SAID CURVE HAVING A CHORD BEARING OF S63° 9' 13"W FOR 22.21 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 180.18 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 39' 23"W FOR 175.18 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N48° 11' 40"W FOR 163.65 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.50 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 282.80 FEET, SAID CURVE HAVING A CHORD BEARING OF S86° 50' 17"W FOR 254.75 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 88.56 FEET, SAID CURVE HAVING A CHORD BEARING OF S84° 14' 24"W FOR 80.74 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 36.35 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 40' 54"W FOR 36.30 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N63° 53' 18"W FOR 48.62 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 130.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N32° 40'W 134.77 FEET) 141.68 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 43.45 FEET, SAID CURVE HAVING A CHORD BEARING OF N5° 35' 39"W FOR 43.41 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 313.90 FEET, SAID CURVE HAVING A CHORD BEARING OF N39° 43' 8"W FOR 299.78 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N69° 41' 39"W FOR 394.98 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 600.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N80° 26' 14"W 223.69 FEET) 225.00 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S88° 49' 12"W FOR 388.53 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 100.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N58° 51' 43"W 106.92 FEET) 112.81 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N26° 32' 38"W FOR 10.86 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 60.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N71° 32' 38"W 84.85 FEET) 94.25 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S60° 56' 12"W FOR 191.96 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S56° 39' 28"W FOR 420.12 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 116.40 FEET, SAID CURVE HAVING A CHORD BEARING OF S73° 19' 35"W FOR 114.77 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S90°W FOR 261.74 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S71° 33' 54"W FOR 94.87 FEET TO THE NE CORNER OF COS NO. 2694 A FD. WESTER REBAR & CAP, TO THE TRUE POINT OF BEGINNING, THE AREA BEING 41.24 ACRES, SUBJECT TO AND IN FAVOR OF ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS, APPARENT OR OF RECORD.

Legal Description: HCZD

LOCATED IN SECTION 11 OF T.22 N., R. 20 W., P.M.M., LAKE COUNTY, MT

THE TRUE POINT OF BEGINNING BEING A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN, SAID TRUE POINT OF BEGINNING BEARS N37° 34' 31"E 1675.38 FEET FROM THE FD 1/4 CORNER COMMON TO SECTIONS 10 & 11, T.20 N., R.22 W., P.M.M., LAKE COUNTY, MT.; THENCE S0°E FOR 114.95 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S29° 49' 14"W FOR 69.60 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S0°E FOR 90.66 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S88° 45' 33"W FOR 451.34 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S14° 44' 16"E FOR 71.97 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE S5°W FOR 110.07 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN ; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET, THENCE RIGHT ALONG SAID

CURVE FOR AN ARC LENGTH OF 117.83 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 50' 2"E FOR 117.74 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 78.27 FEET, SAID CURVE HAVING A CHORD BEARING OF S72° 18' 5"E FOR 78.25 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S69° 41' 39"E FOR 198.69 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 426.01 FEET, SAID CURVE HAVING A CHORD BEARING OF S63° 8' 56"E FOR 425.08 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S58° 22' 24"E FOR 799.64 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S35° 11' 2"E FOR 166.22 FEET TO THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N79° 31' 5"E FOR 76.66 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 54.88 FEET, SAID CURVE HAVING A CHORD BEARING OF N84° 45' 32"E FOR 54.81 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N90°E FOR 230.57 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 100.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N62° 30' 45"E 92.31 FEET) 95.95 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET FROM WHICH THE RADIUS POINT BEARS S54° 58' 29"E, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 63.46 FEET, SAID CURVE HAVING A CHORD BEARING OF N65° 19' 39"E FOR 60.55 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A COMMON LOT LINE AS SHOWN ON THE COUGAR RIDGE MASTER PLAN S10°W FOR 266.76 FEET TO AN EDGE OF A PROPOSED ROAD AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S81° 21' 19"E FOR 58.56 FEET ALONG THE EDGE OF A PROPOSED ROAD AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 53.00 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 29' 25"E FOR 52.98 FEET ALONG AN EDGE OF A PROPOSED ROAD AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 132.40 FEET, SAID CURVE HAVING A CHORD BEARING OF S68° 28' 8"E FOR 132.06 FEET ALONG AN EDGE OF A PROPOSED STREET AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A PROPOSED LOT LINE AS SHOWN ON COUGAR RIDGE MASTER PLAN, N20°E FOR 185.22 FEET TO THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 55.16 FEET, SAID CURVE HAVING A CHORD BEARING OF S26° 44' 55"E FOR 53.24 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 144.26 FEET, SAID CURVE HAVING A CHORD BEARING OF S41° 44' 9"E FOR 132.07 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S83° 3' 43"E FOR 63.29 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 100.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS S76° 56' 24"E 21.33 FEET) 21.37 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S70° 49' 4"E FOR 71.05 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 95.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS S52° 43' 45"E 58.99 FEET) 59.98 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S34° 38' 26"E FOR 66.81 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 230.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS S44° 16' 32"E 76.99 FEET) 77.35 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S53° 54' 38"E FOR 202.56 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE ALONG A 170.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS S47° 57' 52"E 35.22 FEET) 35.28 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE S42° 1' 6"E FOR 32.82 FEET ALONG THE CENTERLINE OF PROPOSED ROADS AS SHOWN ON COUGAR RIDGE MASTER PLAN; THENCE N60° 8' 44"E FOR 241.44 FEET ALONG THE WEST EDGE OF MONTANA RAIL LINK R/W; THENCE N38° 49' 27"W FOR 706.39 FEET TO A SET REBAR & CAP; THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1956.36 FEET, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 502.27 FEET, SAID CURVE HAVING A CHORD BEARING OF N30° 41' 16"W FOR 500.89 FEET TO A SET REBAR & CAP; THENCE N23° 19' 58"W FOR 779.65 FEET TO A SET REBAR & CAP; THENCE N23° 19' 58"W FOR 88.52 FEET TO A SET REBAR & CAP; THENCE S89° 58' 26"W FOR 634.08 FEET TO A FD. 5/8" REBAR NO CAP; THENCE S89° 2' 54"W FOR 948.46 FEET TO A POINT ALONG PROPOSED COMMON LOT LINES AS SHOWN ON COUGAR RIDGE MASTER PLAN, TO THE TRUE POINT OF BEGINNING, THE AREA BEING 56.88 ACRES, SUBJECT TO AND IN FAVOR OF ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS, APPARENT OR OF RECORD.

CF RIDGE MASTER PLANNED DEVELOPMENT ON, MONTANA

MINE MAJUDY, DEVELOPER

LOCATED IN S 1/2 NW 1/4 & PORTIONS OF THE S 1/2 SECTION 11 T.22 N., R.20 W.
& NE 1/4 SECTION 10, T.22 N., R.20 W., P.M.M. LAKE CO.

200

108 LOTS PROPOSED
40.88 AC. +/- PROPOSED MRZD

65 LOTS PROPOSED
56.79 ACRES COMMERCIAL AS SHOWN

TOTAL AREA = 211.43 AC. (PENDING FINAL SURVEY)
AREA OF INTERNAL ROAD SYSTEMS = 35.00 AC. (PENDING FIELD CHECK ON ALIGNMENT)
AREA OF PROPOSED PARK LAND / OPEN SPACE = 19.82 AC.

314 LOTS, 313 DEVELOP ABLE, 1 LOT HAS A VIEW BASEMENT IN PLACE AND CANNOT BE DEVELOPED

