

WHEREAS, the Board of County Commissioners of Missoula County, Montana, did on June 5, 1974, pass and adopt Missoula County Zoning, Resolution No. 161, and

WHEREAS, the Missoula County Planning and Zoning Commission did on March 11, 1975, hold public hearing on the recommendation of the Missoula Planning Board, that the three properties in the Buckhouse Bridge Zoning District be classified as C-R1 (Single Family Residential) with related performance standards as per the Missoula County Zoning Resolution No. 161, Section 4.09, and

WHEREAS, the Missoula County Planning and Zoning Commission did on March 20, 1975 recommend that the area be zoned C-R1 in accordance with the recommendation of the Missoula Planning Board, and

WHEREAS, it appears to be in the best interest of the citizens of Missoula County that the area described as the Buckhouse Zoning area, be zoned C-R1 (Single family residential.)

NOW, THEREFORE, BE IT RESOLVED that the following described areas be zoned C-R1 (Single Family Residential) with related performance standards as per the Missoula County Zoning Resolution #161, Section 4.09:

MOSTAD PROPERTY

A tract of land located within Section 2, T. 12 N., R. 20 W., Principal Meridian, Montana, more particularly:

Beginning at the C-N 1/16th corner of Section 2, T. 12 N., R. 20 W, Principal Meridian, Montana; thence N. 89° 51' 31" E., 925.17 feet along the 1/16th line to the Northwestern corner of a tract of record in Book 206 of Deeds, page 41; thence S. 00° 01' 15" E., 1752.11 feet along the Westerly boundary of said tract to a point on the Northerly R/W limit of U. S. Highway 93; thence S. 65° 12' 42" W., 1.19 feet along said R/W; thence S. 00° 37' 55" E., 32.81 feet along said R/W; thence S. 65° 12' 42" W., 293.38 feet along said R/W; thence along a spiral transition curve, Rt/Lt, an arc distance of 255.24 feet along said R/W; thence along a tangent, Rt/Lt, curve with a radius of 1989.86 feet an arc distance of 530.77 feet to a point on the North-South mid-line of Section 2; thence N. 00° 03' 18" W., 863.35 feet to a point on the Southerly boundary of a previously surveyed 2.8 acre tract; thence N. 69° 48' 10" E., 186.72 feet along said boundary to a point on the Westerly R/W limit of the Big Flat Ditch and a non-tangent curve with center being S. 39° 51' 07" W., 415.00 feet radially; thence counterclockwise along said limit and curve an arc distance of 63.99 feet; thence N. 58° 59' W., 427.48 feet along said limit to a corner of the above called 2.8 acre tract; thence S. 31° 01' W., 208.03 feet along the Northwestern boundary of said tract to a

point on the East-West mid-line of Section 2; thence S. 89° 50' 39" W., 749.09 feet along said mid-line to a point on the East boundary of a tract of land of record in Book 145 of Deeds, Page 50; thence North, 207.43 feet along said line, the corner of a tract of land record in Book 233 of deeds, Page 185; thence continuing North, 50.00 feet along the boundary of said tract; thence East, 469.03 feet along the boundary of said tract; thence North 214.60 feet along the boundary of said tract to a point on the Southerly boundary of a tract of record in Book 145 of Deeds, Page 50; thence N 70° 00' E, 306.30 feet along the boundary of said tract; thence N 20° 00' W, 795.47 feet along the boundary of said tract to a point on the 1/16th line of Section 2; thence N 89° 51' 44" E, 613.29 feet along said 1/16th line to the C-N 1/16th corner, the true point of beginning, containing 60.46 acres, more or less.

PADDOCK PROPERTY

The West $\frac{1}{2}$ of Lot 4, and that part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ West of the Bitterroot River and NW of Highway 93 in E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Northwest of Highway 93, containing 76 acres, more or less, and lying in Township 12, Range 20 West, Prime Meridian, also described as all that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying North of Highway 93, State of Montana and Lots 3 and 4, of the NW $\frac{1}{4}$ of Section 1, Township 12, Range 20 West, less the right of way for the Montana State Highway #93, all containing 76 acres, more or less.

YUHAS PROPERTY

S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 36, Township 13 North, Range 20 West; SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 13 North, Range 20 West; SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 West; Lots 1, 2 and 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 12 North, Range 20 West; NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 12 North, Range 20 West; saving and excepting therefrom that tract of land lying within said NE $\frac{1}{4}$ SE $\frac{1}{4}$ described as follows: Commencing at a point on the East side of the Bitterroot River where the same is intersected by the East line of said Section 2, running thence South 4 chains and 36 links; thence West 10 chains 90 links to the East bank of the Bitterroot River; thence in a northeasterly direction down and along said East bank of the Bitterroot River to the place of beginning, containing 2.37 acres, as described in that certain deed recorded in Book 48 of Deeds, page 316 Records of Missoula County, Montana; and further saving and excepting therefrom the right of way of the Missoula and Bitterroot Valley Railroad Company, now a branch of the Northern Pacific Railway Company; and further saving and excepting therefrom all that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 12 North, Range 20 West, lying between the Northern Pacific Railway Company right of way in said NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the Bitterroot River, as described in that certain deed recorded in Book 133 of Deeds, page 188, Records of Missoula County, Montana.

TOGETHER WITH all water, water rights ditches, ditch rights and other appurtenances belonging to or used in connection with the property above described.

ALSO,

Lot 3 of Section 2, Township 12 North, Range 20 West of the M.P.M.,

Missoula County, Montana, EXCEPT that portion heretofore conveyed to Mosby's Inc., recorded in Book 145 of Deeds at page 50, records of Missoula County, Montana, more particularly described as follows:

Beginning at a point 1183 feet North of the Southwest corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 20 West, M.P.M.; thence North 70° E., 700 feet; thence South 20° East, 900 feet; thence South 70° West, 700 feet; thence North 20° West, 900 feet, which is the point of beginning.

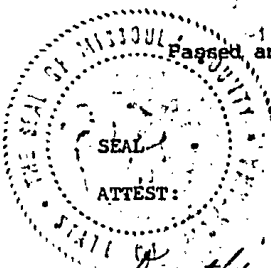
EXCEPTING FROM the above the following tracts of land, which were deeded to Delos E. Robbins and Jean C. Robbins, by deed dated February 28, 1966, and recorded in Book of Deeds, Page, Records of Missoula County, Montana, and more particularly described as:

TRACT "A": A tract of land located in Lot 3 of Section 2, Township 12 North, Range 20 West, M.P.M., Missoula County, Montana (which said lot 3 is also described as the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2) and more particularly described as follows:

Beginning at the 1/16th corner, which is the Southeast corner of said Lot 3 of Section 2; thence North on and along the East boundary line of said Lot 3 of Section 2 a distance of 462 feet to a point; thence due West a distance of 1012.50 feet to a point; thence due South a distance of 462 feet to the South boundary line of said Lot 3 of Section 2; thence North 70° 00' 00" East a distance of 394.68 feet to a point; thence South 20° 00' 00" East a distance of 143.65 feet to a point on the South boundary line of said Lot 3 of Section 2; thence East on and along the South boundary line of said Lot 3 of said Section 2 for a distance of 592.50 feet to the point of beginning, and containing 10 acres, more or less, and which said tract of land is shown and described upon the surveyor's plat marked Exhibit "A" attached to said deed.

TRACT "B": A strip of land 40 feet wide located in Lot 2 of Section 2, Township 12 North, Range 20 West, M.P.M., Missoula County, Montana (which said Lot 2 is also described as the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2), and more particularly described as follows:

Beginning at the 1/16th corner which is the Southwest corner of Lot 2 of said Section 2; thence east on and along the South boundary line of said Lot 2 of said Section 2 a distance of 1312.57 feet to the west ditch of an existing road which is the east boundary of said Lot 2; thence North on and along the east boundary line of said Lot 2 of said Section 2 for a distance of 40 feet; thence West and parallel to the South boundary line of Lot 2 of said Section 2 for a distance of 1312.57 feet to the West boundary line of said Lot 2 of Section 2; thence South on and along the West boundary line of said Lot 2 of Section 2 for a distance of 40 feet to the point of beginning and containing 1.21 acres, more or less, and which said strip of land is shown upon the surveyor's plat marked Exhibit "A" attached to said deed.



Passed and adopted this 24th day of March, 1975.

BOARD OF COUNTY COMMISSIONERS

Ludwig P. Brown
Chairman

Richard H. Osterman
Commissioner

Walter V. Linder
Commissioner

Carol L. Head
Clerk, and Recorder

3607437

I received and filed this instrument for record on the 25th day of March 1975 at 8:30 o'clock A.M. and it is recorded in Vol. 66 of 1413 Records of the County of Missoula, State of Montana, on page 1413. Fee \$20.00.
Paid ———— Return to B-387 ———— Witness my hand, Carol L. Head, C. Recorder
Address Qualcomm joining file By M.M. Cunningham Deputy