

RESOLUTION NO. 06-18407

A RESOLUTION OF THE CITY OF BILLINGS, MONTANA,  
DISCONTINUING AND VACATING all of Masters Court, Falcon Ridge  
Court & the 20' right-of-way and portions of Western Bluffs Boulevard,  
Golden Acres Drive & the parkland within Falcon Ridge Subdivision 1<sup>st</sup>  
Filing.

WHEREAS, a proper petition was filed with the City Council of the City of Billings,  
Montana, as per Section 22-601 BMCC, requesting discontinuance and vacation of all of  
Masters Court, Falcon Ridge Court & the 20' right-of-way and portions of Western  
Bluffs Boulevard, Golden Acres Drive & the parkland within Falcon Ridge Subdivision  
1<sup>st</sup> Filing as described hereinafter; and

WHEREAS, a public hearing was properly noticed and held as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. DISCONTINUANCE AND VACATION. Pursuant to Sections 7-14-4114 and 7-14-4115, M.C.A., all of Masters Court, Falcon Ridge Court & the 20' right-of-way and portions of Western Bluffs Boulevard, Golden Acres Drive & the parkland within Falcon Ridge Subdivision 1<sup>st</sup> Filing and more particularly described in *Exhibit "A"* attached, is/are hereby discontinued, abandoned and vacated.
2. PUBLIC INTEREST. The discontinuance, vacation and abandonment of the above described all of Masters Court, Falcon Ridge Court & the 20' right-of-way and portions of Western Bluffs Boulevard, Golden Acres Drive & the

**parkland within Falcon Ridge Subdivision 1<sup>st</sup> Filing** is in the best interest of the public and can be done without any public detriment. Ownership of the vacated area will revert to the adjacent owner – Dennis Buscher.

PASSED by the City Council and APPROVED this 10th day of April, 2006.

THE CITY OF BILLINGS:

BY: \_\_\_\_\_  
Ron Tussing MAYOR

ATTEST:

BY: \_\_\_\_\_  
Marita Herold, CMC/AAE CITY CLERK

## **Exhibit A**

### **Legal Descriptions for Right-of Way Vacations within Falcon Ridge Subdivision, First Filing**

#### **R.O.W. Vacation #1**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point being the northeast corner of the parkland in Block 6 of Falcon Ridge Subdivision, First Filing; thence N 89°59'43" E a distance of 4.82 feet; thence S 00°04'00" E a distance of 62.24 feet; thence along a curve to the left having a radius of 411.34 feet a distance of 100.18 feet (chord bearing S 07°02'38" E, chord distance of 99.93 feet); thence S 24°50'04" W a distance of 7.84 feet; thence along a non-tangent curve to the right having a radius of 380.0000 feet a distance of 102.23 feet (chord bearing N 07°46'25" W, chord distance of 101.92 feet); thence N 00°04'00" W a distance of 67.56 feet to the point of beginning; said described tract having an area of 831 square feet.

#### **R.O.W. Vacation #2**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point being the northwest corner of Lot 10, Block 5 of Falcon Ridge Subdivision, First Filing; thence along a curve to the left having a radius of 570.00 feet a distance of 11.67 feet (chord bearing S 51°29'59" W, chord distance of 11.67 feet); thence N 00°04'00" W a distance of 14.60 feet; thence along a non-tangent curve to the right having a radius of 570.00 feet a distance of 157.84 feet (chord bearing N 55°08'59" E, chord distance of 157.33 feet); thence S 67°06'41" E a distance of 13.04 feet; thence along a non-tangent curve to the right having a radius of 1470.00 feet a distance of 77.00 feet (chord bearing S 16°06'45" E, chord distance of 76.99 feet); thence N 19°08'21" W a distance of 52.47 feet; thence N 66°01'49" W a distance of 13.67 feet; thence along a non-tangent curve to the left having a radius of 570.00 feet a distance of 144.15 feet (chord bearing S 59°19'52" W, chord distance of 143.77 feet) to the point of beginning; said described tract having an area of 3,109 square feet.

#### **R.O.W. Vacation #3**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point being the northeast corner of Lot 9, Block 3 of Falcon Ridge Subdivision, First Filing; thence N 89°59'43" W a distance of 222.50 feet; thence along a tangent curve to the left having a radius of 570.00 feet a distance of 153.05 feet (chord bearing S 82°18'45" W, chord distance 152.59 feet); thence S 27°29'22" W a distance of 9.05 feet; thence along a non-tangent curve to the left having a radius of 1530.00 feet a distance of 24.86 feet (chord bearing N 17°21'17" W, chord distance of 24.86 feet); thence N 26°19'08" E a distance of 14.31 feet; thence along a non-tangent curve to the right having a radius of 570.00 feet a distance of 187.59 feet (chord bearing N 80°34'35" E, chord distance of 186.75 feet); thence S 89°59'43" E a distance of 241.71 feet; thence S 00°04'00" E a distance of 38.70 feet; thence N 89°59'43" W a distance of 27.02 feet; thence S 00°04'00" E a distance of 136.76 feet; thence S 05°23'16" E a distance of 24.65 feet; thence N 89°59'43" W a distance of 20.09 feet; thence

N 05°23'16" W a distance of 23.69 feet; thence N 00°04'00" W a distance of 137.71 feet; to the point of beginning; said described tract having an area of 19,110 square feet.

**R.O.W. Vacation #4**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the northeast corner of Lot 1, Block 3 of Falcon Ridge Subdivision, First Filing; thence N 45°01'52" W a distance of 14.15 feet; thence N 89°59'43" W a distance of 299.98 feet; thence N 00°04'00" W a distance of 38.70 feet; thence S 89°59'43" E a distance of 300.00 feet; thence S 44°58'50" E a distance of 14.14 feet; thence S 00°04'00" E a distance of 38.70 feet to the point of beginning; said described tract having an area of 11,995 square feet.

**R.O.W. Vacation #5**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the northwest corner of Lot 8, Block 1 of Falcon Ridge Subdivision, First Filing; thence N 00°04'00" W a distance of 38.70 feet; thence N 45°29'29" E a distance of 14.00 feet; thence along a non-tangent curve to the right having a radius of 270.00 feet a distance of 136.29 feet (chord bearing S 73°25'42" E, chord distance of 134.85 feet); thence along a curve to the left having a radius of 330.00 feet a distance of 177.94 feet (chord bearing S 74°24'52" E, chord distance 175.79 feet); thence S 00°04'00" E a distance of 38.70 feet; thence along a non-tangent curve to the right having a radius of 330.00 feet a distance of 179.12 feet (chord bearing N 74°31'02" W, chord distance of 176.93 feet); thence along a curve to the left having a radius of 270.00 feet a distance of 135.11 feet (chord bearing N 73°18'12" W, chord distance 133.70 feet); thence S 45°37'00" W a distance of 13.97 feet to the point of beginning; said described tract having an area of 12,038 square feet.

**R.O.W. Vacation #6**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the southwest corner of Lot 11, Block 3 of Falcon Ridge Subdivision, First Filing; thence S 19°08'21" E a distance of 27.04 feet; thence N 50°58'04" W a distance of 13.00 feet; thence along a non-tangent curve to the left having a radius of 1530.00 feet a distance of 68.75 feet (chord bearing N 13°24'52" W, chord distance of 68.75 feet); thence S 19°08'21" E a distance of 52.41 feet to the point of beginning; said described tract having an area of 255 square feet.

**R.O.W. Vacation #7**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the southwest corner of Lot 13, Block 3 of Falcon Ridge Subdivision, First Filing; thence along a curve to the right having a radius of 630.00 feet a distance of 35.69 feet (chord bearing S 05°36'48" E, chord distance of 35.69 feet); thence N 89°59'43" W a distance of 31.34 feet; thence N 46°14'45" W a distance of 14.45 feet; thence along a non-tangent curve to the left having a radius of 1530.00 feet a distance of 181.28 feet (chord bearing N 06°04'40" W, chord distance of 181.17 feet); thence N 40°10'22" E a distance of 12.90 feet; thence S 89°59'43" E a distance of 6.40 feet; thence S 19°08'21" E a distance of 39.47 feet; thence along a tangent curve to the right having a radius of 630.00 feet a distance of 130.88 feet (chord bearing S 13°11'16" E, chord distance 130.64 feet) to the point of beginning; said described tract having an area of 6,273 square feet.

**R.O.W. Vacation #8**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the southeast corner of Lot 19, Block 3 of Falcon Ridge Subdivision, First Filing; thence N 05°23'16" W a distance of 24.41 feet; thence S 89°59'43" E a distance of 20.09 feet; thence S 05°23'16" E a distance of 18.76 feet; thence along a non-tangent curve to the right having a radius of 55.00 feet a distance of 37.32 feet (chord bearing S 75°57'01" E, chord distance of 36.61 feet); thence S 00°00'17" W a distance of 91.75 feet; thence along a non-tangent curve to the right having a radius of 55.00 feet a distance of 21.18 feet (chord bearing S 67°33'16" W, chord distance of 21.05 feet); thence along a curve to the left having a radius of 10.00 feet a distance of 10.03 feet (chord bearing S 49°51'05" W, chord distance 9.62 feet); thence along a curve to the left having a radius of 270.00 feet a distance of 68.63 feet (chord bearing S 13°50'03" W, chord distance 68.44 feet); thence N 89°59'43" W a distance of 60.32 feet; thence along a non-tangent curve to the right having a radius of 330.00 feet a distance of 98.38 feet (chord bearing N 13°53'57" E, chord distance of 98.02 feet); thence along a curve to the left having a radius of 10.00 feet a distance of 8.30 feet (chord bearing N 01°20'30" W, chord distance 8.07 feet); thence along a curve to the right having a radius of 55.00 feet a distance of 84.87 feet (chord bearing N 19°04'57" E, chord distance 76.70 feet) to the point of beginning; said described tract having an area of 13,295 square feet.

**R.O.W. Vacation #9**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the northwest corner of Lot 21, Block 3 of Falcon Ridge Subdivision, First Filing; thence along a curve to the right having a radius of 55.00 feet a distance of 38.06 feet (chord bearing S 03°55'49" W, chord distance of 37.30 feet); thence N 00°00'17" E a distance of 44.30 feet; thence along a non-tangent curve to the right having a radius of 55.00 feet a distance of 7.54 feet (chord bearing S 19°49'05" E, chord distance of 7.53 feet) to the point of beginning; said described tract having an area of 139 square feet.

**R.O.W. Vacation #10**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the southeast corner of Lot 5, Block 1 of Falcon Ridge Subdivision, First Filing; thence along a curve to the right having a radius of 55.00 feet a distance of 33.36 feet (chord bearing S 63°04'57" E, chord distance of 32.85 feet); thence along a non-tangent curve to the left having a radius of 50.50 feet a distance of 29.98 feet (chord bearing N 72°59'35" W, chord distance of 29.54 feet); thence N 89°59'43" W a distance of 36.99 feet; thence along a non-tangent curve to the right having a radius of 55.00 feet a distance of 37.19 feet (chord bearing N 80°10'18" E, chord distance of 36.48 feet) to the point of beginning; said described tract having an area of 286 square feet.

**R.O.W. Vacation #11**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the northwest corner of Lot 1, Block 1 of Falcon Ridge Subdivision, First Filing; thence along a curve to the right having a radius of 970.00 feet a distance of 53.52 feet (chord bearing N 05°47'23" E, chord distance of 53.51 feet); thence N 48°50'07" E a distance of 15.06 feet; thence S 89°59'43" E a distance of 73.01 feet; thence S 47°33'10" E a distance of 14.76 feet; thence along a non-tangent curve to the left having a radius of 50.50 feet a distance of 75.50 feet (chord bearing S 53°37'16" E, chord distance of 68.66 feet); thence along a non-tangent curve to the right having a

radius of 55.00 feet a distance of 16.06 feet (chord bearing S 81°38'07" W, chord distance of 16.00 feet); thence S 89°56'00" W a distance of 129.30 feet; thence S 47°13'08" W a distance of 14.69 feet to the point of beginning; said described tract having an area of 286 square feet.

#### **R.O.W. Vacation #12**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the southwest corner of Lot 24, Block 3 of Falcon Ridge Subdivision, First Filing; thence S 89°56'00" W a distance of 40.00 feet; thence along a tangent curve to the right having a radius of 998.66 feet a distance of 40.00 feet (chord bearing N 88°55'09" W, chord distance 40.00 feet); thence N 45°56'15" E a distance of 13.89 feet; thence N 00°04'00" W a distance of 189.59 feet; thence S 89°59'43" E a distance of 60.00 feet; thence S 00°04'00" E a distance of 189.96 feet; thence S 45°04'00" E a distance of 14.14 feet to the point of beginning; said described tract having an area of 12,096 square feet.

#### **R.O.W. Vacation #13**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the southwest corner of Lot 15, Block 3 of Falcon Ridge Subdivision, First Filing; thence along a curve to the right having a radius of 998.66 feet a distance of 27.04 feet (chord bearing N 73°27'00" W, chord distance of 27.04 feet); thence N 33°39'41" W a distance of 15.60 feet; thence along a non-tangent curve to the left having a radius of 1530.00 feet a distance of 131.88 feet (chord bearing N 02°24'29" E, chord distance of 131.84 feet); thence N 44°52'41" E a distance of 14.11 feet; thence S 89°59'43" E a distance of 31.64 feet; thence along a non-tangent curve to the right having a radius of 630.00 feet a distance of 151.62 feet (chord bearing S 07°27'18" W, chord distance of 151.25 feet); thence S 29°34'02" E a distance of 14.30 feet to the point of beginning; said described tract having an area of 5,628 square feet.

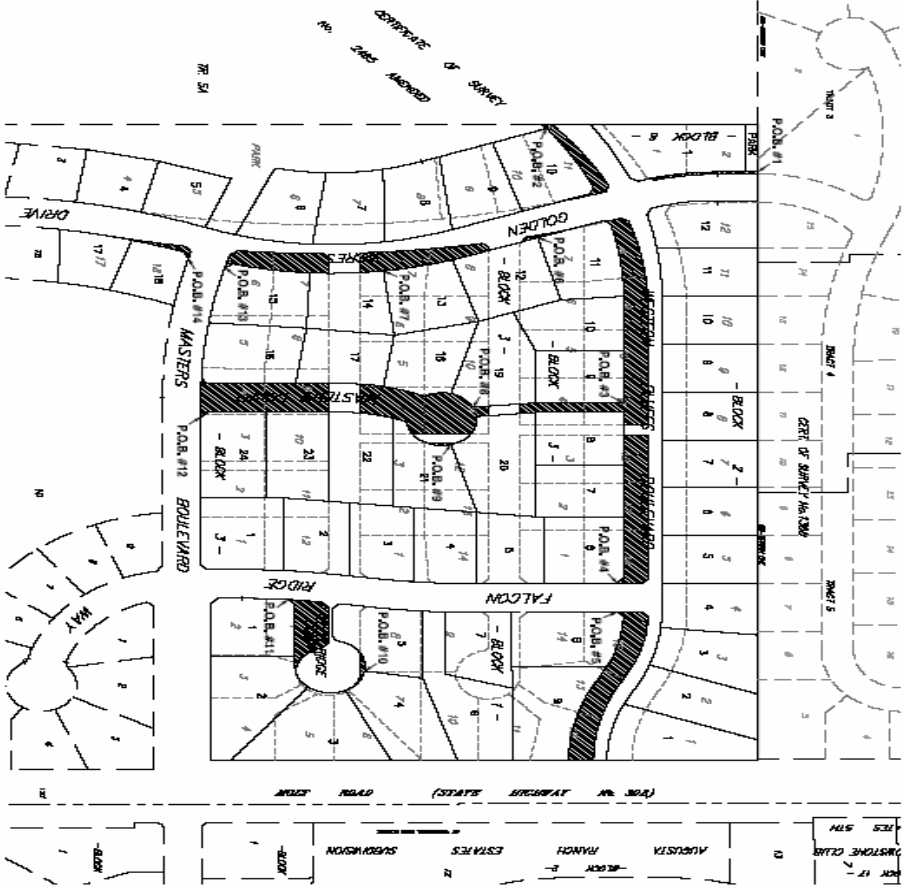
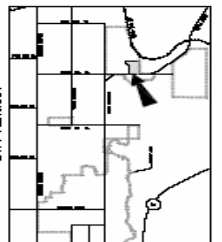
#### **R.O.W. Vacation #14**

A tract of land situated in the SE1/4 of Section 25, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit: Beginning at a point being the northwest corner of Lot 18, Block 4 of Falcon Ridge Subdivision, First Filing; thence S 63°05'28" W a distance of 14.61 feet; thence along a non-tangent curve to the left having a radius of 970.00 feet a distance of 121.92 feet (chord bearing S 16°06'58" W, chord distance of 121.84 feet); thence along a curve to the left having a radius of 1530.00 feet a distance of 122.80 feet (chord bearing N 10°12'58" E, chord distance 122.76 feet); thence N 57°20'57" E a distance of 12.96 feet; thence along a non-tangent curve to the left having a radius of 1058.66 feet a distance of 14.76 feet (chord bearing S 73°42'04" E, chord distance of 14.76 feet) to the point of beginning; said described tract having an area of 649 square feet.

# RIGHT-OF-WAY VACATION EXHIBIT FOR FALCON RIDGE ESTATES SUBDIVISION, FIRST FILING

SITUATED IN THE SE 1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
PREPARED BY: ENGINEERING, INC.  
SCALE: 1" = 80'

BILLINGS, MONTANA



■ = ROW VACATION