

ORDINANCE NUMBER _____

AN ORDINANCE TO REZONE PROPERTY SHOWN AS PARCEL 1 – OP 1 OPEN SPACE ON EXHIBIT A AND LEGALLY DESCRIBED IN BOOK 1046, PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, AND FURTHER SHOWN AS A PORTION OF AREA 15 ON DEED EXHIBIT NO. 3161, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NE ¼ OF THE NE ¼ OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., FROM R8 RESIDENTIAL AND OP1 OPEN SPACE TO OP1 OPEN SPACE; AND TO REZONE PROPERTY SHOWN AS PARCEL 2 – R8 RESIDENTIAL ON EXHIBIT A AND LEGALLY DESCRIBED IN BOOK 1046, PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, AND FURTHER SHOWN AS A PORTION OF AREAS 15 AND 16 ON DEED EXHIBIT NO. 3161, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NE ¼ OF THE NE ¼ OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., FROM R8 RESIDENTIAL AND OP1 OPEN SPACE TO R8 RESIDENTIAL.



BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

THAT THE ABOVE DESCRIBED PROPERTY SHOWN ON EXHIBIT A AS PARCEL 1 – OP1 OPEN SPACE IS HEREBY WITHDRAWN FROM THE R8 RESIDENTIAL/OP1 OPEN SPACE ZONING DESIGNATIONS AND REPLACED WITH OP1 OPEN SPACE DESIGNATION; AND THE PROPERTY SHOWN ON EXHIBIT A AS PARCEL 2 – R8 RESIDENTIAL IS HEREBY WITHDRAWN FROM THE R8 RESIDENTIAL/OP1 OPEN SPACE ZONING DESIGNATIONS AND REPLACED WITH R8 RESIDENTIAL DESIGNATION.

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a _____ vote and

APPROVED by the Mayor this _____ of _____, 2022.

ATTEST:

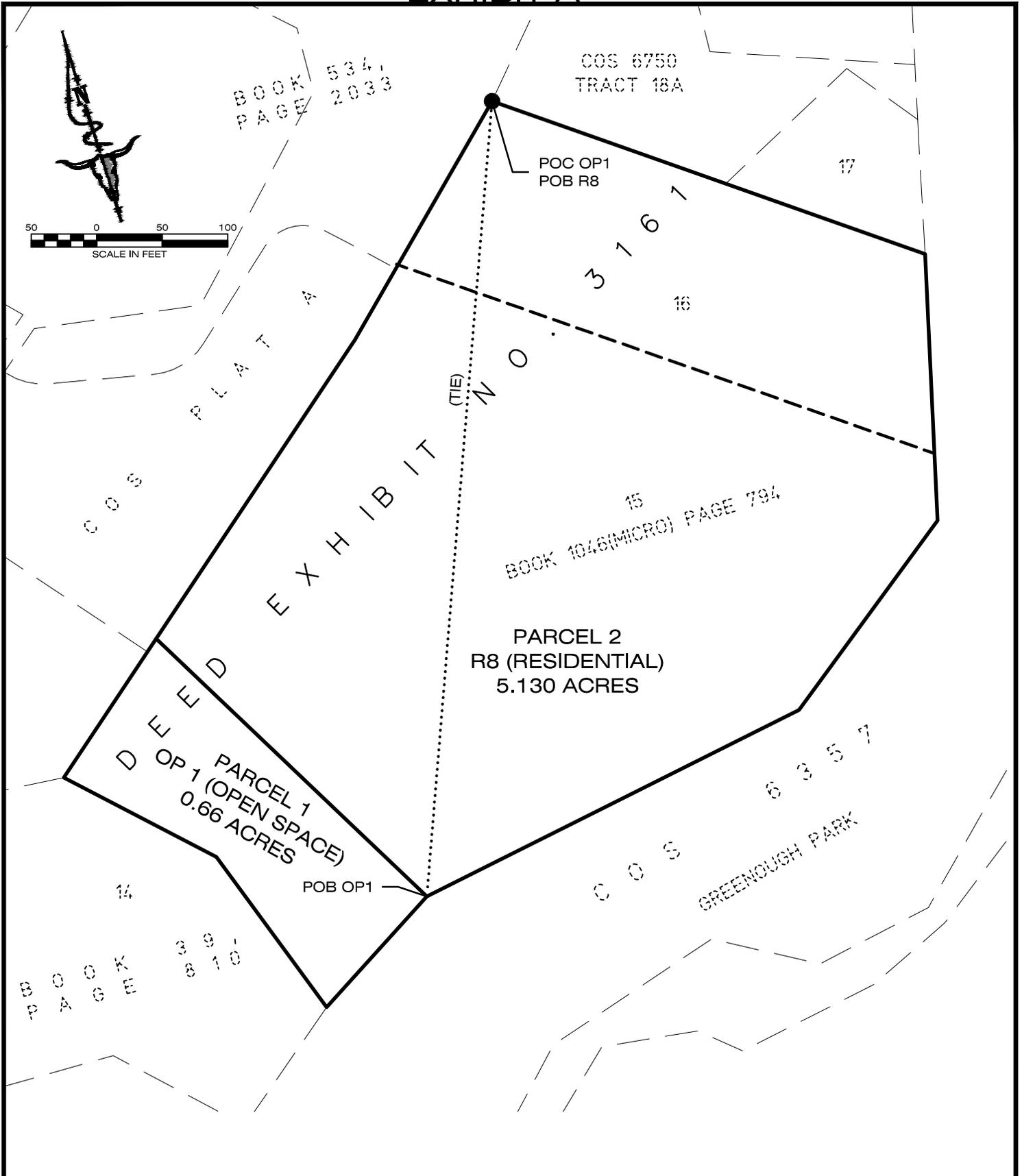
APPROVED:

Martha Rehbein
City Clerk

John Engen
Mayor

(SEAL)

EXHIBIT A



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EXHIBIT A
 GREENOUGH HEIGHTS
 SECTION 22., T13N., R19W., P.M.M.
 MISSOULA COUNTY

PROJECT#: 20-5651
 TAB: 20-5651
 DRAFTER: DO
 DATE: MARCH 2022
 SHEET 1 OF 2

PARCEL 1: OP 1 (OPEN SPACE)

A STRIP OF LAND BEING PORTION OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY AND FURTHER DEPICTED ON DEED EXHIBIT NO. 3161 AS AREAS 15 AND 16, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLYMOST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, THENCE S22°02'27"W, 609.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, S59°27'03"W, 114.10 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY: N18°50'45"W, 142.39 FEET; THENCE N45°11'00"W, 131.41 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, N50°58'04"E, 127.38 FEET; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, S29°01'48"E, 285.47 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.665 ACRES, MORE OR LESS.

PARCEL 2: R8 (RESIDENTIAL)

A STRIP OF LAND BEING PORTION OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY AND FURTHER DEPICTED ON DEED EXHIBIT NO. 3161 AS AREAS 15 AND 16, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE BOUNDARIES OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY: S53°11'24"E, 350.62 FEET; THENCE S14°41'20"W, 152.60 FEET; THENCE S14°39'40"W, 51.39 FEET; THENCE S53°31'12"W, 179.33 FEET; THENCE S80°43'07"W, 317.85 FEET; THENCE DEPARTING THE SOUTHERLY OF BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, N29°01'48"W, 285.47 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY, THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHWESTERLY BOUNDARY: N50°58'04"E, 274.40 FEET; THENCE N46°05'51"E, 65.77 FEET; THENCE N47°41'13"E, 144.49 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 5.130 ACRES, MORE OR LESS.



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