STATE OF MONTANA RAVALLI COUNTY Page: 1 of 8
DOCUMENT: 693217 COUNTY RESOLUTIONS
RECORDED: 11/5/2015 11:51:01 AM
Regina Plettenberg, CLERK AND RECORDER
Fee $0.00 By R. Montgomery Deputy

Ret: Commissioners Office

RESOLUTION NO. 3280

A RESOLUTION TO CREATE THE RAVALLI COUNTY AIRPORT AREA VOLUNTARY ZONING DISTRICT BOUNDARIES

WHEREAS, the Board of County Commissioners held a public meeting on October 1st, 2015, to consider adoption of this resolution; and,

WHEREAS, adequate public notice of the meeting was provided; and,

WHEREAS, more than 60 percent of the freeholders in the proposed district have signed a petition as verified by Regina Plettenberg, Clerk and Recorder, (Exhibit 1) requesting that the Board of County Commissioners create a zoning district; and,

WHEREAS, the proposed district is not currently zoned and is located in the unincorporated area of the county; and,

WHEREAS, the proposed district contains more than 40 acres; and,

WHEREAS, no part of this district has been included in a previous attempt to create a zoning district within the last year; and,

WHEREAS, this district shall become null and void if freeholders representing 50 percent or more of the land area in the district protest its creation within 30 days from the date of this resolution; and,

WHEREAS, we find the creation of this district to be in the public interest or convenience because it will further the health, safety, and general welfare of the citizens within the proposed district and Ravalli County by establishing an appropriate development pattern; and,

WHEREAS, each of the landowners within the district will share in the benefits and costs of the district;

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby establishes the Ravalli County Airport Area Voluntary Zoning District consisting of that area as described and shown on attachments.

Adopted this 1st day of October, 2015

BOARD OF COUNTY COMMISSIONERS

Jeff Burrows, Chairman

Doug Schallenberger, Member

J. R. Iman, Member

Greg Chilcott, Member

Ray Hawk, Member

ATTEST: Regina Plettenberg, Clerk & Recorder
by R. Montgomery, Deputy

SEAL OF RAVALLI COUNTY STATE OF MONTANA

Attachments:

Exhibit 1	Petition Verification from Regina Plettenberg
Exhibit 2	Proposed Zoning District legal description
Exhibit 3	Map of the District

Ravalli County
MONTANA

REGINA PLETTENBERG
RAVALLI COUNTY CLERK & RECORDER
215 S 4TH ST STE C
HAMILTON, MT 59840
(406) 375-6551

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DATE: September 23, 2015

TO: Ravalli County Commissioners
Ravalli County Planning Office

FROM: Ravalli County Clerk and Recorder

RE: Ravalli County Airport Area Voluntary Zoning District

I have researched our property records and find that the attached petition contains a map of the proposed district and a legal description of the proposed district prepared by a land surveyor. I find that the district contains a total of four separate property owners. I have verified signatures of three of the owners, representing 75 percent of the owners in the proposed district.

If you have any questions, please do not hesitate to contact me.

CITIZEN INITIATED ZONING DISTRICT PETITION FORM

This is a petition to the Board of County Commissioners for Ravalli County to create a Citizen Initiated zoning district, pursuant to Montana Code Annotated 76-2-101 et. seq., for the property or properties shown in the attached map and perimeter description.

Freeholder's Name: **Mildenberger Properties LLC**

Mailing Address: **P.O. Box 630, Hamilton, MT 59840**

Description of Property Owned:

A tract of land located in and being the S1/2 SW1/4 SW1/4, Section 20, T6N, R20W, P.M.,M., Ravalli County, Montana containing 20.0 acres, more or less.

Signature: _____
Brad Mildenberger, member

State of Montana
County of Ravalli

Signed and acknowledged before me on August 20th, 2015 by Brad Mildenberger, Member, Mildenberger Properties LLC.

_____
Theron Nelson, Notary Public for the State of Montana
Residing at Hamilton
My Commission Expires 4-13-2019

THERON NELSON
NOTARY PUBLIC for the
State of Montana
Residing at
Hamilton, Montana
My Commission Expires
April 13, 2019

CITIZEN INITIATED ZONING DISTRICT PETITION FORM

This is a petition to the Board of County Commissioners for Ravalli County to create a Citizen Initiated zoning district, pursuant to Montana Code Annotated 76-2-101 et. seq., for the property or properties shown in the attached map and perimeter description.

Freeholder's Name: **Bitter Root Stock Farm LLC**

Mailing Address: **P.O. Box 496, Hamilton, MT 59840**

Description of Property Owned:

A tract of land described as beginning at the common section corner of Sections 19, 20, 29 & 30, T 6 N, R 20 W; thence N. 00° 11' 01" E., along the common section line between Section 19 & 20, a distance of 925.95 feet to the true point of beginning; thence West, a distance of 1600.53 feet to a point on the Westerly edge of the Republican Ditch Easement as shown on Certificate of Survey (COS) 582497, thence fourteen (14) courses along the westerly edge of said easement, N. 17° 16' 07" W., a distance of 31.46 feet; thence N. 07° 02' 53" E., a distance of 165.18 feet; thence N. 33° 00' 53" E., a distance of 217.31 feet; thence N. 54° 19' 07" W., a distance of 19.32 feet; thence N. 03° 24' 02" W., a distance of 116.98 feet; thence N. 02° 40' 32" E., a distance of 180.87 feet; thence N. 25° 17' 44" E., a distance of 43.56 feet; thence N. 05° 05' 23" W., a distance of 148.38 feet; thence N. 04° 14' 47" E., a distance of 242.27 feet; thence N. 01° 57' 24" E., a distance of 194.12 feet; thence N. 14° 27' 24" E., a distance of 101.12 feet; thence N. 01° 31' 38" E., a distance of 111.93 feet; thence N. 00° 52' 46" W., a distance of 104.22 feet; thence N. 14° 43' 30" E., a distance of 22.19 feet; thence S. 89° 59' 50" W., a distance of 2529.57 feet; thence S. 00° 08' 07" W., a distance of 551.23 feet to the Northeast corner of Parcel A of COS 4343; thence two (2) courses along the Northerly boundary of said Parcel A, N. 89° 59' 50" W., a distance of 1177.23 feet; thence S. 68° 41' 43" W., a distance of 70.11 feet to a point on the West line of said Section 19; thence N. 00° 04° 12" E., along said West line of said Section 19, a distance of 1841.49 feet; thence S. 84° 20' 00" E., a distance of 1070.10 feet; thence S. 35° 00' 00" W., a distance of 328.00 feet; thence S. 03° 12' 54" E., a distance of 512.54 feet to a point on a non-tangent curve from which the radius bears S. 03° 12' 54" E, Easterly, Southeasterly and Southerly, being concave to the Southwest and having a radius of 318.50 feet, a distance of 518.81 feet to a point on a non-tangent line; thence N. 89° 59' 50" E., a distance of 3958.00 feet to a point on the Easterly line of said Section 19; thence S. 00° 11' 01" W., a distance of 1703.25 feet to the true point of beginning, containing 105.5 acres, more or less.

Signature: Ilona M. Bessenyey

Ilona M. Bessenyey, Personal representative, ~~Estate of~~ Francis Bessenyey

State of Montana
County of Ravalli

Signed and acknowledged before me on August 27, 2015 by Ilona M. Bessenyey, Personal representative, Estate of Francis Bessenyey. Member, Bitter Root Stock Farm LLC.

Amy Alford
(Signature of Notary)

Amy Alford
Name of Notary
Notary Public for the State of Montana
Residing at Corvallis
My Commission Expires June 9, 2016

AMY ALFORD NOTARIAL SEAL STATE OF MONTANA

AMY ALFORD
NOTARY PUBLIC for the
State of Montana
Residing at Corvallis, Montana
My Commission Expires
June 9, 2016

CITIZEN INITIATED ZONING DISTRICT PETITION FORM

This is a petition to the Board of County Commissioners for Ravalli County to create a Citizen Initiated zoning district, pursuant to Montana Code Annotated 76-2-101 et. seq., for the property or properties shown in the attached map and perimeter description.

Freeholder's Name: **Mildenberger Family Limited Partnership**

Mailing Address: **P.O. Box 630, Hamilton, MT 59840**

Description of Property Owned:

A tract of land located in and being the S1/2 N1/2 SW1/4 SW1/4, Section 20, T6N, R20W, P.M.,M., Ravalli County, Montana containing 10.0 acres, more or less.

Signature: _____
Brad Mildenberger, member

State of Montana
County of Ravalli

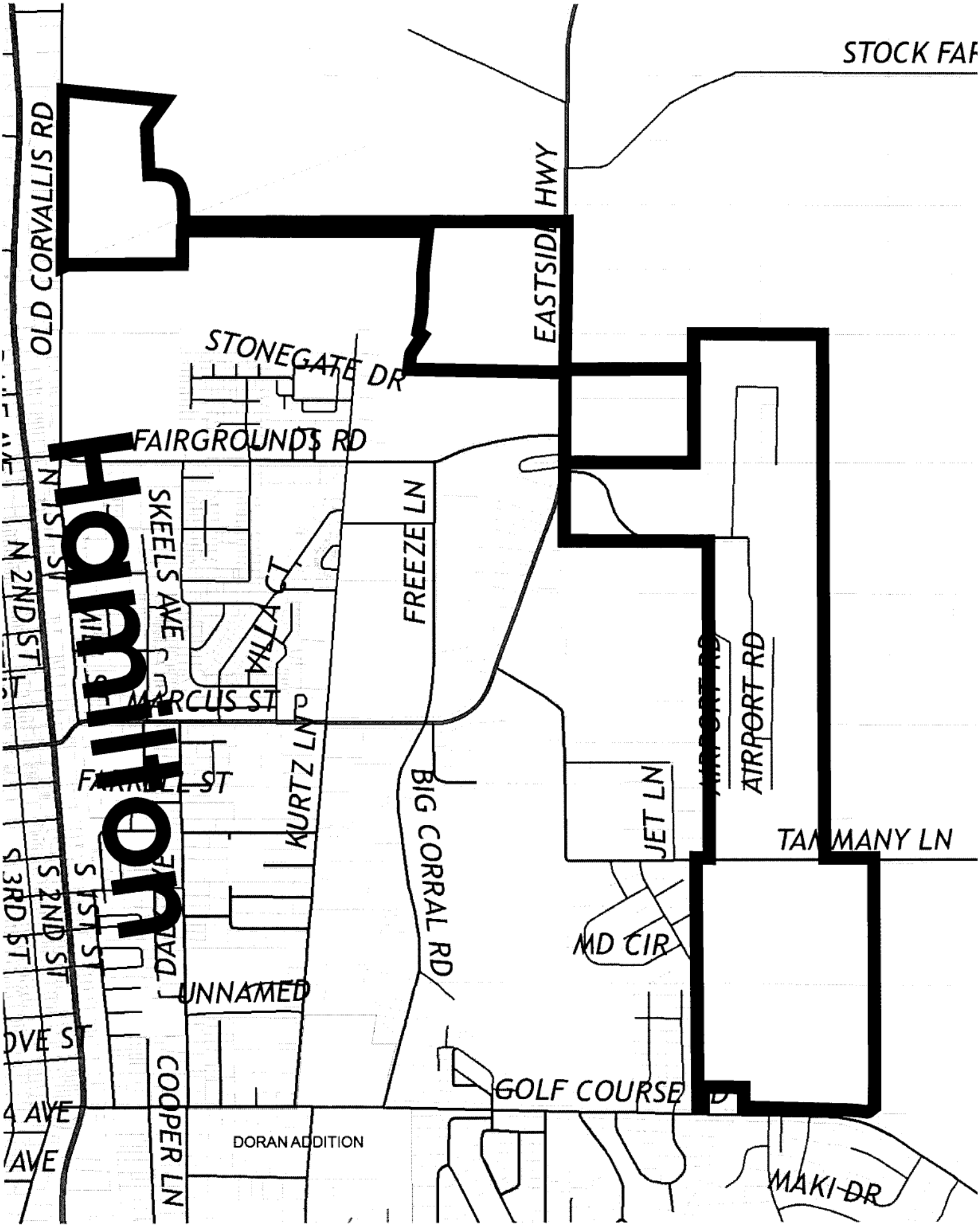
Signed and acknowledged before me on August 20th, 2015 by Brad Mildenberger, Member, Mildenberger Properties LLC.

_____
Theron Nelson, Notary Public for the State of Montana
Residing at Hamilton
My Commission Expires 4-13-2019

THERON NELSON
NOTARY PUBLIC for the
State of Montana
Residing at
Hamilton, Montana
My Commission Expires
April 13, 2019

Ravalli County Airport Area Zoning District

A tract of land described as beginning at the common section corner of Sections 19, 20, 29 & 30, T 6 N, R 20 W, said point being the true point of beginning; thence N. 00° 11' 01" E., along the common section line between Section 19 & 20, a distance of 925.95 feet; thence West, a distance of 1600.53 feet to a point on the Westerly edge of the Republican Ditch Easement as shown on Certificate of Survey (COS) 582497, thence fourteen (14) courses along the westerly edge of said easement, N. 17° 16' 07" W., a distance of 31.46 feet; thence N. 07° 02' 53" E., a distance of 165.18 feet; thence N. 33° 00' 53" E., a distance of 217.31 feet; thence N. 54° 19' 07" W., a distance of 19.32 feet; thence N. 03° 24' 02" W., a distance of 116.98 feet; thence N. 02° 40' 32" E., a distance of 180.87 feet; thence N. 25° 17' 44" E., a distance of 43.56 feet; thence N. 05° 05' 23" W., a distance of 148.38 feet; thence N. 04° 14' 47" E., a distance of 242.27 feet; thence N. 01° 57' 24" E., a distance of 194.12 feet; thence N. 14° 27' 24" E., a distance of 101.12 feet; thence N. 01° 31' 38" E., a distance of 111.93 feet; thence N. 00° 52' 46" W., a distance of 104.22 feet; thence N. 14° 43' 30" E., a distance of 22.19 feet; thence S. 89° 59' 50" W., a distance of 2529.57 feet; thence S. 00° 08' 07" W., a distance of 551.23 feet to the Northeast corner of Parcel A of COS 4343; thence two (2) courses along the Northerly boundary of said Parcel A, N. 89° 59' 50" W., a distance of 1177.23 feet; thence S. 68° 41' 43" W., a distance of 70.11 feet to a point on the West line of said Section 19; thence N. 00° 04° 12" E., along said West line of said Section 19, a distance of 1841.49 feet; thence S. 84° 20' 00" E., a distance of 1070.10 feet; thence S. 35° 00' 00" W., a distance of 328.00 feet; thence S. 03° 12' 54" E., a distance of 512.54 feet to a point on a non-tangent curve from which the radius bears S. 03° 12' 54" E, Easterly, Southeasterly and Southerly, being concave to the Southwest and having a radius of 318.50 feet, a distance of 518.81 feet to a point on a non-tangent line; thence N. 89° 59' 50" E., a distance of 3958.00 feet to a point on the Easterly line of said Section 19; thence S. 00° 11' 01" W., a distance of 1643.25 feet to the Northwest corner of the S1/2N1/2SW1/4SW1/4 of said Section 20; thence N. 89° 58' 49" E., a distance of 1326.55 feet to the Northeast corner of the S1/2N1/2SW1/4SW1/4 of said Section 20; thence N. 00° 07' 03" W., a distance of 328.23 feet to the Northwest corner of the SE1/4SW1/4 of said Section 20; thence N. 89° 57' 11" E., a distance of 1325.64 feet to the Northeast corner of the SE1/4SW1/4 of said Section 20; thence S. 00° 09' 22" E., a distance of 1315.49 feet to the Southeast corner of the SE1/4SW1/4 of said Section 20; thence S. 00° 29' 49" E., a distance of 4056.13 feet to a point on the northerly boundary of Parcel 1 of COS 488373; thence N. 89° 50' 10" E., a distance of 487.88 feet to the Northeast corner of said Parcel 1; thence S. 00° 21' 16" E., a distance of 28.00 feet; thence N. 89° 50' 10" E., a distance of 9.30 feet; thence S. 00° 00' 06" W., a distance of 2546.73 feet; thence S. 58° 00' 06" W., a distance of 79.28 feet; thence N. 85° 59' 54" W., a distance of 140.43 feet to a point on the Northerly right-of-way line of Golf Course Road; thence eight (8) courses along said Northerly right-of-way line, N. 66° 43' 33" W., a distance of 22.85 feet; thence N. 89° 33' 42" W., a distance of 147.62 feet to a point on a non-tangent curve from which the radius bears S. 07° 25' 32" W; thence Westerly, along said non-tangent curve, being concave to the South and having a radius of 1482.50 feet, a distance of 159.94 feet to a point on a tangent line; thence N. 88° 45' 21" W., a distance of 489.05 feet; thence S. 77° 15' 03" W., a distance of 41.04 feet; thence N. 88° 32' 50" W., a distance of 194.92 feet; thence N. 80° 31' 25" W., a distance of 50.11 feet; thence N. 89° 29' 14" W., a distance of 40.26 feet; thence N. 00° 18' 39" W., a distance of 208.66 feet; thence N. 89° 17' 50" W., a distance of 417.37 feet; thence S. 00° 17' 17" E., a distance of 208.84 feet to a point on the Northerly right-of-way line of Golf Course Road; thence along said Northerly right-of-way line, N. 89° 18' 11" W., a distance of 60.05 feet; thence N. 00° 17' 08" W., a distance of 1300.42 feet; thence N. 00° 18' 32"W., a distance of 1258.27 feet to the Northwest corner of said Parcel 1; thence N. 89° 50' 10" E., a distance of 149.52 feet; thence N. 00° 29' 57" W., a distance of 3256.53 feet; thence S. 89° 52' 03" W., a distance of 1465.83 feet; thence N. 00° 27' 42" W., a distance of 806.17 feet to the true point of beginning, containing 420.28 acres more or less. Ravalli County, Montana.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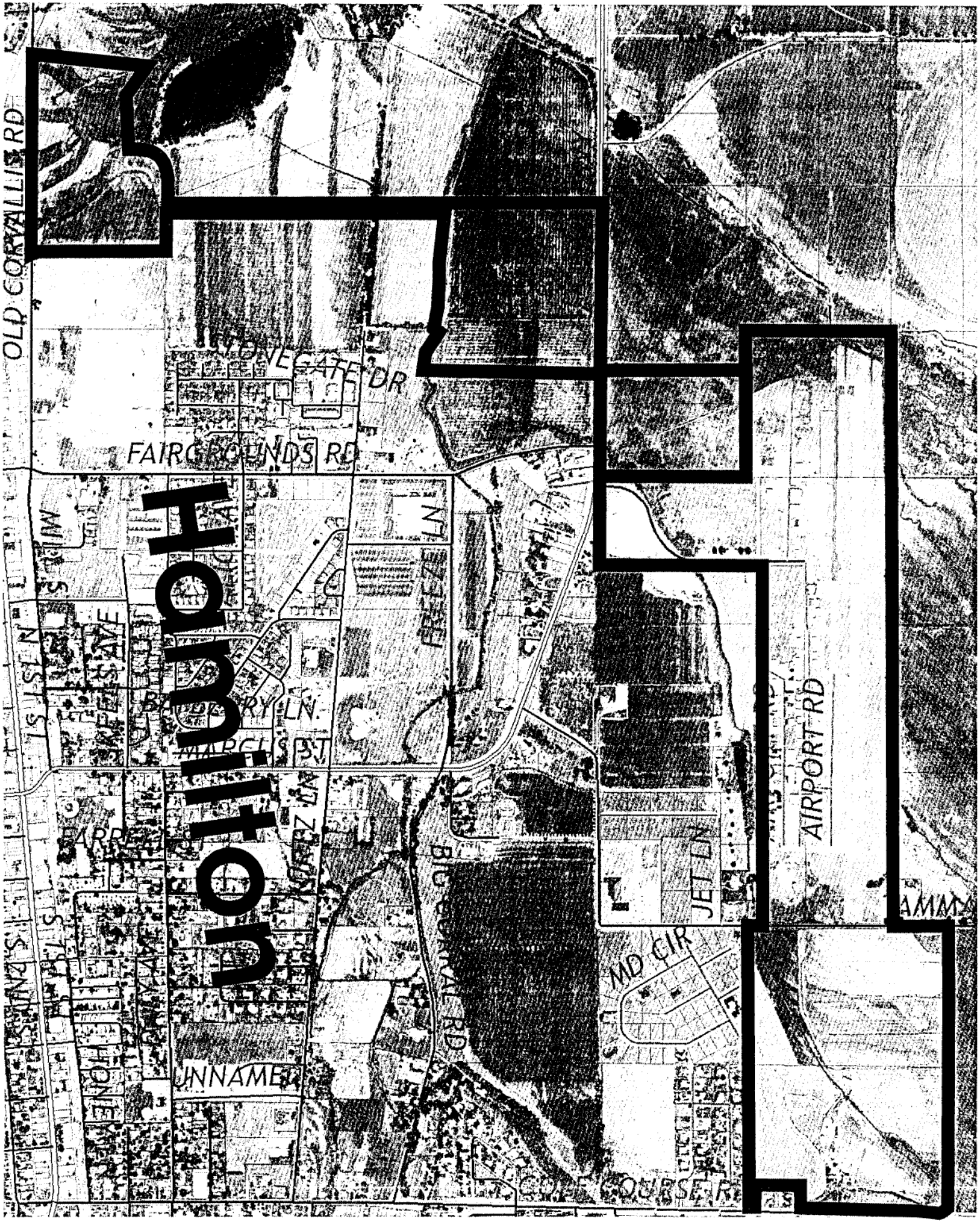
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