

ORDINANCE 3043

AN ORDINANCE REVISING THE DESCRIPTION
OF THE BOUNDARIES
OF THE GREAT FALLS INTERNATIONAL AIRPORT
TAX INCREMENT FINANCING INDUSTRIAL DISTRICT

* * * * *

WHEREAS, the City of Great Falls, through the adoption of Ordinance 3022 on November 5, 2008, enacted and approved the Great Falls International Airport Tax Increment Financing Industrial District, and an associated District Plan and District Boundary pursuant to Section 7-15-4299, MCA; and,

WHEREAS, the Montana Department of Revenue, who is responsible for the certification of the Tax Increment Financing Industrial District, has determined that the legal description for the Great Falls International Airport Tax Increment Financing Industrial District attached to Ordinance 3022 as Exhibit "B" is inaccurate; and,

WHEREAS, attached hereto and by this reference made a part hereof is Exhibit "A", a corrected description for the Great Falls International Airport Tax Increment Financing Industrial District ; and,

WHEREAS, notice of revising the description for the Great Falls International Airport Tax Increment Financing Industrial District was published in the Great Falls Tribune, advising that a public hearing on the revisions would be held on the 1st day of September, 2009, before final passage of said Ordinance herein.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. The correct description of the boundary for the Great Falls International Airport Tax Increment Financing Industrial District is attached hereto as Exhibit "A" which supersedes and replaces the description provided by Exhibit "B" attached to Ordinance 3022.

Section 2. All parts of Ordinances in conflict herewith, are hereby repealed.

Section 3. This ordinance shall be in full force and effect upon passage and adoption by the City Commission.

APPROVED by the City Commission on first reading August 4, 2009.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading September 1, 2009.

Dona R. Stebbins, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

City Attorney

State of Montana)
County of Cascade : ss.
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3043 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)

EXHIBIT "A"

Legal Description of the Great Falls International Airport TIFID

Legal Description

The proposed Great Falls International Airport TIFID includes all that real property in the City of Great Falls, County of Cascade, State of Montana, which lies within the following described boundary, as of October 2008.

BEGINNING at the southeast corner of Section 8, Township 20 North, Range 3 East; thence along the east line of said section, North 00°20'17" West, a distance of 1313.50 feet; thence North 89°49'00" West, a distance of 205.05 feet; thence North 89°49'52" West, a distance of 1130.62 feet; thence North 53°35'22" West, a distance of 237.30 feet; thence South 07°55'24" West, a distance of 472.63 feet; thence North 89°48'47" West, a distance of 1035.78 feet; thence South 00°13'51" West, a distance of 986.89 feet to the northwest corner of the Northeast Quarter of Section 17, Township 20 North, Range 3 East; thence along the west line of said Northeast Quarter of said section, South 00°31'52" West, a distance of 2642.24 feet to the northeast corner of the East Half of the Southwest Quarter of the above said Section 17; thence along the north line of said aliquot part, North 89°49'46" West, a distance of 1328.89 feet to the northwest corner of said aliquot part; thence along the west line of said aliquot part, South 00°19'55" West, a distance of 2630.17 feet to the north line of Section 20, Township 20 North, Range 3 East; thence along the north line of said Section 20, North 89°38'19" West, a distance of 738.21 feet; thence South 00°09'43" East, a distance of 2641.70 feet to the north line of the Southwest Quarter of the above said Section 20; thence along the north line of said Southwest Quarter, North 89°22'25" West, a distance of 580.06 feet to the northwest corner of said Southwest Quarter; thence along the west line of said Southwest Quarter, South 00°18'14" East, a distance of 821.55 feet; thence South 45°01'17" West, a distance 42.19 feet; thence South 45°00'59" West, a distance of 2417.04 feet to the north line of Section 30, Township 20 North, Range 3 East; thence along the north line of said Section 30, North 87°38'03" West, a distance of 905.29 feet to the northwest corner of the Northeast Quarter of said Section 30, Township 20 North, Range 3 East; thence along the west line of said aliquot part, South 00°46'52" East, a distance of 1630.31 feet to the southerly right-of-way line of Highway Project No. FAP 218-(6); thence along said southerly right-of-way line, South 69°25'46" West, a distance of 2152.03 feet to the west line of the above said Section 30; thence along said west line of said section, South 01°09'05" West, a distance of 182.26 feet to the northwest corner of the Southwest Quarter of said Section 30, Township 20 North, Range 3 East; thence along the west line of said aliquot part, South 01°04'33" West, a distance of 360.99 feet to the northwesterly right-of-way line of Interstate 15 (Project Number I15-5 (29) 259); thence along said northwesterly right-of-way line, North 84°59'39" East, a distance of 82.19 feet; thence continuing along said northwesterly right-of-way line, North 70°58'05" East, a distance of 9112.64 feet; thence continuing along said northwesterly right-of-way line, North 54°02'36" East, a distance of 88.14 feet to the beginning of a 5580.00 foot radius curve, concave northwesterly, having a radial bearing of North 19°53'25" West; thence continuing along said northwesterly right-of-way line and along said curve, through a central angle of 10°59'56", an arc length of 1071.17 feet; thence continuing along said northwesterly right-of-way line, North 72°53'03" East, a distance of 100.64 feet to the beginning of a 5605.00 foot radius curve, concave northwesterly, having a radial bearing of North 31°53'24" West; thence continuing along said northwesterly right-of-way line, and along said curve through a central angle of 5°10'01", an arc length of 505.45 feet; thence leaving said northwesterly right-of-way of Interstate 15, North 08°28'52" West, a distance of 555.23 feet; thence North 08°02'28" West, a distance of 14.62 feet to a point on the southeasterly right-of-way line of Highway Project No. FAP 218-(5), said point being on a 5790.00 foot radius curve concave northwesterly, having a radial bearing of North 24°34'19" West; thence northeasterly along said right-

of-way line and along said curve, through a central angle of $18^{\circ}17'38''$, an arc length of 1848.69 feet to the south line of the northwest quarter of Section 21, Township 20 North, Range 3 East; thence along said south line of said aliquot part, North $89^{\circ}52'17''$ West, a distance of 1760.62 feet to the southwest corner of said aliquot part; thence along the west line of said aliquot part, North $00^{\circ}28'25''$ West, a distance of 2663.87 feet to the northwest corner of Section 21, Township 20 North, Range 3 East; thence along the north line of said Section 21, South $89^{\circ}44'23''$ East, a distance of 3461.79 feet to a point on the northwesterly right-of-way line of the now partially abandoned Highway Project No. FAP 218-(5), said point being on a 6450.48 foot radius curve, concave southeasterly, having a radial bearing of South $52^{\circ}51'19''$ East; thence northeasterly along said right-of-way line and along said curve through a central angle of $21^{\circ}52'05''$, an arc length of 2461.96 feet to the east line of Section 16, Township 20 North, Range 3 East; thence along the east line of said Section 16, North $00^{\circ}09'45''$ West, a distance of 1011.66 feet, and North $00^{\circ}07'19''$ West, a distance of 950.12 feet to the northwest corner of that area denoted as "Park" on the West Hill Subdivision, the copy of which is on file with Cascade County, Montana; thence along the north line of said "Park", South $89^{\circ}48'05''$ East, a distance of 188.49 feet to a point on the westerly right-of-way line of 4th West Hill Drive; said point being on a 1015.00 foot radius curve, concave easterly, having a radial bearing of South $89^{\circ}28'58''$ East, thence northeasterly along said westerly right-of-way and along said curve through a central angle of $35^{\circ}06'22''$, an arc length of 621.91 feet; thence continuing along said westerly right-of-way, North $35^{\circ}23'00''$ East, a distance of 578.09 feet to the beginning of a 200.00 foot radius curve, concave northwesterly, having a radial bearing of North $54^{\circ}37'56''$ West; thence continuing northerly along said westerly right-of-way and along said curve through a central angle of $35^{\circ}03'56''$, an arc length of 122.40 feet; thence continuing along said westerly right-of-way, North $00^{\circ}16'15''$ East, a distance of 234.13 feet to the beginning of a 249.63 foot radius curve, concave southeasterly, having a radial bearing of South $89^{\circ}52'12''$ East; thence continuing northeasterly along said westerly right-of-way and along said curve through a central angle of $43^{\circ}02'26''$, an arc length of 187.52 feet; thence continuing along said westerly right-of-way North $43^{\circ}10'14''$ East, a distance of 172.45 feet to the southwesterly right-of-way line of the Sun River Highway; thence northwesterly along said southwesterly right-of-way line, North $48^{\circ}34'36''$ West, a distance of 52.26 feet to the south line of Section 10, Township 20 North, Range 3 East; thence along said south line of Section 10, South $88^{\circ}15'19''$ West, a distance of 36.95 feet to the southeast corner of Lot 17, Block 14 of Sun River Addition, the copy of which is on file with Cascade County, Montana; thence along the east line of said Lot 17, North $00^{\circ}15'55''$ East, a distance of 26.32 feet; thence North $00^{\circ}15'55''$ East, a distance of 16.00 feet to the southeast corner of Lot 16 of said Block 14 of Sun River Addition; thence along the east line of Lot 16, North $00^{\circ}15'55''$ East, a distance of 120.00 feet to the northeast corner thereof; thence along the north line of Lots 16 through 13 of Block 14 of Sun River Addition; North $89^{\circ}44'05''$ West, a distance of 100.00 feet to the northwest corner of said Lot 13; thence North $00^{\circ}15'55''$ East, a distance of 60.00 feet to the southeast corner of Lot 21, Block 11 of Sun River Addition; thence along the east line of said Lot 21, North $00^{\circ}15'55''$ East, a distance of 120.00 feet to the northeast corner thereof; thence along the north line of Lots 21 through 19 of Block 11 of Sun River Addition, North $89^{\circ}44'05''$ West, a distance of 75.00 feet to the northwest corner of said Lot 19; thence North $00^{\circ}15'55''$ East, a distance of 16.00 feet to the southeast corner of Lot 9, Block 11 of Sun River Addition; thence along the east line of said Lot 9, North $00^{\circ}15'55''$ East, a distance of 120.00 feet to the northeast corner thereof; thence along the north line of Lots 9 through 3 of Block 11 of Sun River Addition, North $89^{\circ}44'05''$ West, a distance of 174.94 feet to the Northwest corner of said Lot 3; thence North $00^{\circ}09'32''$ East, a distance of 60.00 feet to the southeast corner of Lot 31, Block 8; thence along the east line of said Lot 31, North $00^{\circ}09'32''$ East, a distance of 120.03 feet to the northeast corner thereof; thence along the north line of Lots 31 and 32, Block 8 of Sun River Addition; North $89^{\circ}45'32''$ West, a distance of 50.03 feet to the northwest corner of said Lot 32; thence North $89^{\circ}47'14''$ West, a distance of 60.00 feet to the northeast corner of Lot 16 of Block 9 of Sun River Addition; thence North $57^{\circ}20'43''$ West, a distance of 29.80 feet to the southeast corner of Lot 14 of Block 9 of Sun River Addition; thence along the east

line of said Lot 14, North $00^{\circ}09'43''$ East, a distance of 3.07 feet to a point on the southwesterly right-of-way line of Sun River Road, said point being on a 1060.00 foot radius curve, concave southwesterly, having a radial bearing of South $35^{\circ}08'31''$ West; thence northwesterly along said southwesterly right-of-way line and along said curve through a central angle of $03^{\circ}15'07''$, an arc length of 60.17 feet to the east line of Lot 12 of Block 9 of Sun River Addition; thence along said east line of said Lot 12, North $00^{\circ}11'29''$ East, a distance of 83.84 feet to the northeast corner thereof; thence along the north line of Lots 12 through 1, Block 9 of Sun River Addition, North $89^{\circ}50'17''$ West, a distance of 301.23 feet to the northwest corner of said Lot 1; thence North $89^{\circ}50'17''$ West, a distance of 12.67 feet to the west line of Section 10, Township 20 North, Range 3 East; thence along said west line North $01^{\circ}15'30''$ East, a distance of 120.38 feet to the centerline of a 60.00 foot wide County Road, thence along said centerline of said County Road North $64^{\circ}39'39''$ West, a distance of 1.40 feet; thence three courses along said centerline of said County Road, North $74^{\circ}26'53''$ West, a distance of 280.85 feet, North $73^{\circ}41'28''$ West, a distance of 450.69 feet, and North $72^{\circ}21'35''$ West, a distance of 245.21 feet; thence leaving said County Road centerline, South $17^{\circ}20'18''$ West, a distance of 30.00 feet; thence South $30^{\circ}43'24''$ West, a distance of 310.64 feet; thence South $39^{\circ}10'10''$ West a distance of 335.21 feet to the east line of the southwest quarter of the southeast quarter of Section 9, Township 20 North, Range 3 East; thence along said east line of said aliquot part, South $00^{\circ}49'30''$ West, a distance of 146.18 feet to the northeast corner of that parcel described in Reel 189, Document 777, records of Cascade County, Montana; thence along the northwesterly boundary of said parcel, South $45^{\circ}03'17''$ West, a distance of 734.81 feet to the north line of Section 16, Township 20 North, Range 3 East; thence along the north line of said section, North $89^{\circ}59'48''$ West, a distance of 793.10 feet, and North $89^{\circ}59'12''$ West, a distance of 2612.01 feet to the **POINT OF BEGINNING**, containing 1977.814 acres of land.