



**NORTH HAMILTON URBAN RENEWAL DISTRICT PLAN**  
**Appendix 8.2**

## **NORTH HAMILTON URBAN RENEWAL DISTRICT BOUNDARY DESCRIPTION**

NOTE: All Subdivision Plats, Certificates of Survey, Book and Page references are filed in the Ravalli County Clerk & Recorder's Office, Hamilton, Montana.

All those tracts of land and street rights-of-way located in Sections 7, 19, and 30 of Township 6 North, Range 20 West, and Sections 13, 24, and 25 of Township 6 North, Range 21 West, Principal Meridian Montana, Ravalli County, within the current city limits and being fully described below:

Beginning at the southeast corner of Lot 8 of Foxfield Commercial Park Phase 2 subdivision thence westerly along the southern edge of said subdivision to the southwest corner of Lot 4.

Thence continuing westerly along the southern edge of COS 488194 for approximately 98 feet to the southeast corner of Lot A of COS 3175.

Thence along the following three courses as described on COS 3175: N 05° 28' 46" W for 28.62 feet, S 89° 49' 05" W for 9.90 feet, S 05° 30' 54" E for 28.62 feet thence continuing westerly along the southern boundary of COS 488194 to the southwest corner of Lot III-A of said COS, which is a point on the eastern edge of the Mill St Right-of-way.

Thence southerly along the eastern edge of the Mill St Right-of-way for approximately 331 feet thence westerly for approximately 281 feet to the southwest corner of MRL Lease #501,333, which is a point on the eastern edge of the US Highway 93 right-of-way. Thence northerly along the eastern edge of the US Highway 93 Right-of-way for approximately 53 feet thence westerly across the US Highway 93 Right-of-way and along the northern edge of the Pine St Right-of-way for approximately 220 feet to the southwest corner of Lot 10 of Block 1 of Hamilton subdivision.

Thence northerly along the eastern edge of an alley Right-of-way through Block 1 of Hamilton subdivision to the southwest corner of Lot B of COS 5122, which is a point on the northern edge of the River St Right-of-way.

Thence along the following three courses as described on COS 5122: N 04° 25' 08" W for 16.69 feet, S 89° 57' 00" W for 9.97 feet, N 04° 25' 08" W for 292.73 feet to the northwest corner of Lot A of said COS.

Thence northerly across Saranac Ave to the southwest corner of Parcel Tax-ID 567900, which is a point 10 feet easterly of the southeast corner of Lot 6 of Block 17 of Riverview subdivision. Thence northerly along the eastern edge of an alley Right-of-way for approximately 156 feet, thence easterly for approximately 10 feet to the southwest corner of Lot 10 of Block 17 of Riverview subdivision, thence northerly along the eastern edge of same alley Right-of-way and across Franklin Ave for approximately 225 feet to the southwest corner of Lot 7 of Block 22 of Riverview subdivision.

Thence northerly along the eastern edge of an alley Right-of-way through Block 22 of Riverview subdivision to the northwest corner of Lot 12 of said block. Thence northerly across New York Ave to the southwest corner of Lot 3 of Block 24 of Riverview subdivision, which is a point on the northern edge of the New York Ave right-of-way.

Thence northerly along the western edge of Lot 3 of Block 24 of Riverview subdivision and across Adirondac Ave for approximately 258 feet to a point that is 20 feet south of the southern edge of Lot 3 of Block 28 of said subdivision, thence westerly along the northern edge of the Adirondac Ave right-of-way for approximately 269 feet to the southwest corner of COS 607980. Thence northerly along the eastern edge of the Lyndale Ave right-of-way to the northwest corner of said COS. Thence easterly along the northern edge of said COS for approximately 200 feet to the southwest corner of Lot 1 of ASP 261.

Thence northerly along the western edges of Lots 1 and 4 of Block 40 of Riverview subdivision and across Pennsylvania Ave for approximately 440 feet to the southwest corner of Lot 2 of Block 43 of Calumet Addition, which is a point on the northern edge of the Pennsylvania Ave right-of-way.

Thence westerly along the northern edge of the Pennsylvania Ave right-of-way for approximately 522 feet to the southwest corner of Lot 2-B of ASP 999. Thence northerly to the northwest corner of Lot 2-B of said ASP, thence easterly to the northeast corner of Lot 3-A of said ASP.

Thence northerly along the western edge of the Lyndale Ave right-of-way for approximately 149 feet to the southeast corner of Block 49 of COS 542802. Thence westerly along the southern edge of said Block 49 to its southwest corner, thence northerly along the western edge of said Block 49 for approximately 215 feet.

Thence westerly across Belmont Ave and along the southern edge of Lot 4 of Block 48 of Calumet Addition to the southwest corner of said Lot, thence northerly along the western edge of said Lot to the northwest corner.

Thence easterly from the northwest corner of Lot 4 of Block 48 of Calumet Addition for approximately 9 feet to the southwest corner of Parcel A of COS 5361, thence northerly along the western edge of said lot to the northwest corner, which is a point on the southern edge of Tract A of COS 4713.

Thence westerly along the southern edge of Tract A of COS 4713 for approximately 115 feet to the southwest corner of said tract. Thence northerly along the western edge of said tract for approximately 128.5 feet to a point on the southern edge of COS 549615.

Thence westerly along the southern edge of COS 549615 for approximately 110 feet to the southwest corner. Thence along the following four courses as described on COS 549615: N 04° 12' 45" W for 54.58 feet, N 25° 43' 15" E for 132.17 feet, N 17° 15' 00" E for 84.35 feet, N 14° 00' 26" E for 102.80 feet to the northwest corner.

Thence northerly along the western edge of Tract B of COS 4714 for approximately 170 feet to the northwest corner.

Thence northerly along the western edge of Tract A of COS 4713 for approximately 291 feet to a point on the southern edge of an easement for Corvallis Canal. Thence along the southern edge of said easement (described as the Southeasterly Edge of Corvallis Canal in COS 4713) to its intersection with the western edge of the US Highway 93 right-of-way.

Thence northerly along the western edge of the US Highway 93 right-of-way for approximately 92 feet to the southeast corner of Lot 4 of Bitterroot River Plaza subdivision.

Thence westerly along the southern edge of Bitterroot River Plaza subdivision to the southeast corner of Lot 5. Thence north-easterly along the boundary of Lot 5 and Lot 4 to the northeast corner of Lot 5, thence north-westerly along the boundary of Lot 5 and Lot 2 to the southwest corner of Lot 2. Thence northerly along the boundary of Lot 2 and Lot 1 to the northwest corner of Lot 2.

Thence westerly along the southern edge of Parcel Tax-ID 806000 for approximately 120 feet to the southwest corner of said parcel. Thence northerly along the western edge of said parcel for approximately 327 feet to the northwest corner.

Thence westerly along the southern edge of Parcel Tax-ID 807000 for approximately 217 feet to the southwest corner of said parcel.

Thence southerly along the eastern edge of Parcel Tax-ID 741200 for approximately 791 feet to the southeast corner of said parcel. Thence westerly along the southern edge of said parcel for approximately 883 feet to the southwest corner, which is a point at or near the northeast corner of Lot A of COS 5924, which falls somewhere 'neath the raging waters of the Bitterroot River.

Thence northerly along the western edge of Parcel Tax-ID 741200 for approximately 2473 feet to the northwest corner of said parcel, which is a point on the southern edge of Lot 1A of Riverside Commercial Park Replat. Thence westerly along the southern edge of said lot for approximately 70 feet to the southwest corner, thence northerly along the western edge of said lot to its northernmost corner, which is a point on the western edge of the U.S. Highway 93 right-of-way as per State of Montana Federal Aid Project R/W No. F-259(15); thence northeasterly to a point on the eastern edge of said right-of-way.

Thence southerly along the eastern boundary of the U.S. Highway 93 right-of-way as per State of Montana Federal Aid Project R/W No. F-259(15) to the northwest corner of Lot 2 of COS 465638. Thence easterly along the boundary of Lot 2 and Lot 1 of said COS to the northeast corner of Lot 2.

Thence northerly along the western edge of Lot A of COS 4006 for approximately 104 feet to the northwest corner of said lot. Thence along the boundary of Lot A of COS 4006 described by the following four courses: N 84° 33' 00" E for 146.00 feet, S 01° 41' 05" E for 205.78 feet, S 21° 14' 53" W for 187.00 feet, S 84° 33' 00" W for 48.47 feet. Thence northerly along the western edge of said lot for approximately 164 feet to the southeast corner of Lot 2 of COS 465638.

Thence westerly along the southern edge of Lot 2 of COS 465638 to the southwest corner of said lot, which is a point on the eastern edge of the US Highway 93 right-of-way.

Thence southerly along the eastern edge of the US Highway 93 right-of-way for approximately 169 feet to the northwest corner of Parcel A of COS 608607, thence easterly along the northern edge of said lot for approximately 199.15 feet (as described in said COS) thence southerly for approximately 97.5 feet to a point on Parcel A of said COS thence along the following three courses: S 84° 43' 37" W for 18.00 feet, S 04° 48' 00" E for 182.00 feet, S 85° 32' 07" W for 190.76 feet to a point on the eastern edge of the US Highway 93 right-of-way.

Thence southerly along the eastern edge of the US Highway 93 right-of-way for approximately 931 feet to the intersection of said right-of-way line and the northern edge of Lot B of ASP 962. Thence easterly along the northern edge of said lot for approximately 262.48 feet. Thence southerly along the eastern

edge of Lot B and Lot A of ASP 962 to the northwest corner of Lot 17A of ASP 709757. Thence easterly along the northern edge of said lot for approximately 225.93 feet to the western edge of the Old Corvallis Rd right-of-way.

Thence northerly along the western edge of the Old Corvallis Rd right-of-way for approximately 5179 feet to the southwest corner of Lot A of COS 565206. Thence along the perimeter of said COS for the following seven courses: N 01° 30' 27" E for 735.44 feet, N 15° 19' 11" W for 657.47 feet, N 00° 21' 26" W for 308.10 feet, N 89° 23' 13" E for 1040.98 feet, S 00° 18' 03" E for 108.30 feet, N 89° 43' 56" E for 95.00 feet, S 02° 06' 39" E for 1300.26 feet to the northern edge of the Old Corvallis Rd right-of-way. Thence southerly across said right-of-way for approximately 60 feet to its southern edge.

Thence westerly, southwesterly, and southerly along the eastern edge of the Old Corvallis Rd right-of-way for approximately 6512 feet to the northwest corner of Lot 2 of the Council On Aging Subdivision. Thence easterly along the northern edge of said Lot for approximately 1143.54 feet to a point on the western edge of the Montana Rail Link right-of-way. Thence southwesterly along the western edge of said right-of-way for approximately 1906.57 feet to the eastern edge of the Old Corvallis Rd right-of-way.

Thence southerly along the eastern edge of the Old Corvallis Rd right-of-way for approximately 2986 feet to a point on the northern edge of Lot B of COS 4343. Thence easterly along the northern edge of said lot for approximately 1210.5 feet; thence southerly along the eastern edge of said lot for approximately 1313.68 feet to a point near the centerline of Fairgrounds Rd, which is the W 1/16 corner of Section 19 of Township 6 North, Range 21 West, PMM.

Thence southerly for approximately 31 feet to the northeast corner of Lot A of COS 528933, which is a point on the western edge of the N Daly Ave right-of-way. Thence southerly along the western edge of said right-of-way for approximately 1314 feet to the southeast corner of Lot 8 of Foxfield Commercial Park Phase 2 subdivision, said point being the point of beginning.

Excepting all land within the following perimeter description:

Beginning at the northeast corner of Parcel B of COS 3034, which is a point on the western edge of the Old Corvallis Rd right-of-way; Thence northerly along the western edge of the Old Corvallis Rd right-of-way for approximately 1787 feet to the southeast corner of Lot 9 of Block 1 of Jeffrey and Hosford Addition.

Thence around the perimeter of Lot 9 of Block 1 of Jeffrey and Hosford Addition along the following three courses as described in said plat: West for 233.4 feet, Northwesterly for 200.8 feet, East for 251.6 feet to a point on the western edge of the Old Corvallis Rd right-of-way.

Thence northerly along the western edge of the Old Corvallis Rd right-of-way for approximately 1505 feet to the northwestern edge of the Montana Rail Link right-of-way, which is the southernmost point on the eastern edge of Lot 17A of ASP 709757. Thence southwesterly along the southeastern edge of said lot for approximately 281.07 feet, thence westerly along the southern edge of Lots 17A and 16A of said ASP for approximately 224.27 feet to a point on the eastern edge of the US Highway 93 right-of-way.

Thence southerly along the eastern edge of the US Highway 93 right-of-way for approximately 1021 feet to the northernmost point of Lot A1 of COS 4615, which is also a point on said right-of-way. Thence southerly along the eastern edge of said right-of-way for approximately 1738 feet to the intersection of said right-of-way line and the northern edge of Parcel D of COS 4759.

Thence along the following two courses as described in COS 4759: N 85° 40' 00" E for 175.00 feet, S 04° 22' 44" E for 184.40 feet to a point on the western edge of the Montana Rail Link right-of-way.

Thence easterly for approximately 50 feet to a point on the centerline of the Montana Rail Link right-of-way, thence southerly along said centerline for approximately 387 feet, thence easterly to the northwest corner of Parcel B of COS 3034, which is a point on the eastern edge of said right-of-way.

Thence easterly to the northeast corner of Parcel B of COS 3034, which is the point of beginning.

