

## ***Bid Submission Procedure***

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## ***INSTRUCTIONS TO BIDDERS***

### ***Introduction***

Before submission of response to this call for sealed bids, the bidder(s) shall:

- Carefully examine the guidance provided herein and all other attachments and documents available via the City's website at <http://ci.billings.mt.us/Bids.aspx>.
- Become fully aware of existing property conditions, allowed uses and limitations.
- Include sufficient information in the sealed bid to cover all items required for submission.

Upon submission of the bid, the bidder acknowledges all information is accurate and complete.

### ***Property for Sale***

Notice is hereby given that the City may sell, exchange or donate to the highest bidder, real property in Billings, Montana, more accurately described as:

**Parcel P-B1**, .184 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the north most corner of Lot 25, Block 2 of said subdivision;

THENCE South 77°23'54" West, along the northwesterly line of said Lot 25, a distance of 138.00 feet to the north right of way line of an unnamed cul-de-sac and the beginning of a curve concave to the southwest having a radius point which bears South 62°42'22" West, 55.00 feet distant;

THENCE northwesterly 35.76 feet along said curve through a central angle of 37°15'13" to the east most corner of Lot 24, Block 2 of said subdivision;

THENCE North 06°16'51" West, along the easterly line of said Lot 24, a distance of 75.82 feet to the northeast corner of said Lot 24;

THENCE South 67°29'36" East, 182.08 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.184 acres, more or less.

**Parcel P-B2**, .807 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1, Block 2 of said subdivision;

THENCE North 81°34'48" West, along the south right of way line of Jack and Jill Avenue,

151.74 feet to the TRUE POINT OF BEGINNING;  
THENCE South  $26^{\circ}59'31''$  West, 133.35 feet;  
THENCE North  $63^{\circ}55'29''$  West, 40.04 feet;  
THENCE South  $51^{\circ}33'25''$  West, 115.33 feet;  
THENCE North  $24^{\circ}10'17''$  West, 203.55 feet;  
THENCE North  $51^{\circ}11'47''$  West, 19.67 feet to the east right of way line of Valley Heights Road being a point on a curve concave to the east having a radius point which bears South  $61^{\circ}05'39''$  East, 415.36 feet distant;  
THENCE northerly 66.54 feet along said curve through a central angle of  $09^{\circ}10'45''$  to the south right of way line of Jack and Jill Avenue being a point on a curve concave to the north having a radius point which bears North  $36^{\circ}47'23''$  East, 360.00 feet distant;  
THENCE easterly 178.27 feet along said curve through a central angle of  $28^{\circ}22'23''$ ;  
THENCE South  $81^{\circ}34'48''$  East, continuing along said south right of way line, 86.84 feet to the TRUE POINT OF BEGINNING;  
ENCOMPASSING an area of 0.807 acres, more or less.

**Parcel P-B3**, .154 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 17, Block 2 of said subdivision;  
THENCE North  $56^{\circ}35'01''$  West, along the north line of said Lot 17, a distance of 141.08 feet to the east right of way line of Valley Heights Road;  
THENCE North  $23^{\circ}54'35''$  East, along said east right of way line, 96.45 feet;  
THENCE South  $25^{\circ}22'25''$  East, 183.58 feet to the POINT OF BEGINNING;  
ENCOMPASSING an area of 0.154 acres, more or less.

**Parcel P-B4**, .033 acres. Legal Description: A tract of land in Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the intersection of the west right of way line of Valley Heights Road and the south right of way line of Jack and Jill Avenue being a point on a curve concave to the east

having a radius point which bears South 51°28'26" East, 475.36 feet distant;

THENCE southerly 69.37 feet along said curve through a central angle of 08°21'39"; THENCE leaving said right of way line, North 51°11'47" West, 14.77 feet;

THENCE North 24°48'34" East, 76.16 feet to the south right of way line of Jack and Jill Avenue being a point on a curve having a radius point which bears North 50°51'27" East, 360.00 feet distant;

THENCE southeasterly 28.22 feet along said curve through a central angle of 04°29'31" to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.033 acres, more or less.

**Parcel P-B5**, .351 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the east most corner of Lot 25, Block 1 of said subdivision;

THENCE North 65°56'11" West, along the northeasterly line of said Lot 25, a distance of 44.92 feet;

THENCE continuing along the northeasterly line of said Lot 25, North 23°08'42" West, 88.29 feet to the north most corner of said Lot 25;

THENCE North 01°15'47" East, along the northeasterly line of Lot 21, Block 1 of said subdivision, 52.78 feet to the southeast corner of Lot 20, Block 1 of said subdivision;

THENCE North 01°25'36" East, along the east line of said Lot 20, a distance of 39.83 feet;

THENCE North 14°07'03" East, continuing along the east line of said Lot 20, a distance of 99.87 feet to the northeast corner of said Lot 20;

THENCE South 06°59'51" East, 123.40 feet;

THENCE South 48°08'11" East, 103.86 feet to the west right of way line of Valley Heights Road being a point on a curve concave to the southeast having a radius point which bears South 64°56'32" East, 475.36 feet distant;

THENCE southwesterly 9.53 feet along said curve through a central angle of 01°08'53";

THENCE continuing along said westerly right of way line, South 23°54'35" West, 96.79 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.351acres, more or less.

**Parcel P-B6**, .084 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the east most corner of Lot 18, Block 1 of said subdivision;

THENCE North 65°31'15" West, along the northerly line of said Lot 18, 38.63 feet to the north most corner of said Lot 18;

THENCE North 14°23'23" East, 91.58 feet to the west most corner of Lot 19, Block 1 of said subdivision;

THENCE South 35°20'22" East, along the southwesterly line of said Lot 19, a distance of 77.32 feet to the south most corner of said Lot 19 being a point on the curved westerly right of way line of Woodland Trail having a radius point which bears South 47°35'31" East, 330.00 feet distant;

THENCE southwesterly 52.77 feet along said curve through a central angle of 09°09'43" to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.084 acres, more or less.

**Parcel P-B7**, .953 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the east most corner of Lot 9, Block 1 of said subdivision; THENCE South 65°53'04" East, 236.26 feet;

THENCE South 22°09'59" East, 270.87 feet to a point on the north line of Lot 16, Block 1 of said subdivision;

THENCE South 86°08'29" West, along said north line, 50.14 feet to the east most corner of Lot 15, Block 1 of said subdivision;

THENCE North 36°28'31" West, along the northeasterly boundary of said Lot 15, a distance of 62.19 feet to the north most corner of said Lot 15;

THENCE South 77°37'51" West, along the northwesterly line of said Lot 15, a distance of 101.58 feet to the west most corner of said lot 15;

THENCE South 78°08'19" West, along the northerly boundary of Lot 14, Block 1 of said subdivision,

18.53 feet to an angle point in said northly lot line;

THENCE North 22°33'31" West, along said northerly lot line, 44.95 feet to the southeast corner of Lot 12, Block 1 of said subdivision;

THENCE North 36°52'04" East, along the east line of Lots 12 and 11, a distance of 94.88 feet to an angle point on the east line of lot 11, Block 1 of said subdivision;

THENCE North 06°53'22" West, along the east line of said Lot 11, a distance of 53.93 feet to an anglepoint on said east line of Lot 11;

THENCE North 40°33'05" West, along the northeasterly boundary of Lots 11 and 10, Block 1 of saidsubdivision, 155.93 feet to the north most corner of said Lot 10;

THENCE South 49°21'48" West, along the northwesterly line of said lot 10, a distance of 81.11 feet to an angle point on said northwesterly line;

THENCE South 73°03'24" West, along said northwesterly line, 29.93 feet to a point on the curved easterly right of way line of Sage Drive having a radius point which bears South 77°58'49" West, 200 feet distant;

THENCE northerly 49.51 feet along said curve through a central angle of 14°10'57" to the southeast

corner of Lot 9, Block 1 of said subdivision;

THENCE North 49°41'22" East, along the southeasterly line of said Lot 9, a distance of 80.02 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.953 acres, more or less.

**Parcel P-B8**, 1.173 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the south most corner of Lot 2, Block 1 of said subdivision;

THENCE North 21°49'47" East, along the southeasterly boundary of said Lot 2, a distance of 107.97 feet to the south most corner of Lot 3, Block 1 of said subdivision;

THENCE North 21°47'44" East, along the southeasterly boundary of said Lot 3, a distance of 80.11 feet to an angle point on said southeasterly boundary;

THENCE North 82°32'22" East, along said southeasterly boundary, 121.99 feet to an angle point on saidsoutheasterly boundary;

THENCE North 21°45'11" East, along said southeasterly boundary, 39.00 feet to the northeast

corner of said Lot 3, being a point on the curved south right of way line of Jack and Jill Avenue having a radius point which bears South 04°40'10" West, 300.00 feet distant;

THENCE easterly 73.76 feet along said curve through a central angle of 14°05'11";

THENCE South 71°22'36" East, continuing along said south right of way line, 272.24 feet to the north most corner of Lot 4, Block 1 of said subdivision;

THENCE South 18°34'50" West, along the westerly boundary of said Lot 4, a distance of 30.02 feet to an angle point on said westerly boundary;

THENCE North 74°18'20" West, 269.13 feet;

THENCE South 62°05'07" West, 169.90 feet;

THENCE South 23°08'14" East, 142.80 feet;

THENCE South 60°42'31" West, 107.91 feet;

THENCE South 47°04'57" West, 59.55 feet;

THENCE North 50°57'52" West, 36.45 feet;

THENCE North 21°48'05" East, 49.44 feet;

THENCE North 20°40'16" West, 70.74 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 1.173 acres, more or less.

**Parcel P-B9**, .186 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 9, Block 1 of said subdivision, said point being a point on the curved cul-de-sac of Sage Drive having a radius point which bears South 42°42'58" East, 55.00 distant;

THENCE southerly 46.34 feet along said curve through a central angle of 48°16'28" to the north most corner of Lot 8, Block 1 of said subdivision;

THENCE South 89°07'38" West, along the northwesterly boundary of said Lot 8, a distance of 23.12 feet to an angle point on said northwesterly boundary;

THENCE South 42°25'57" West, along said northwesterly boundary, 111.91 feet to an angle point on the northerly boundary of Lot 7, Block 1 of said subdivision;

THENCE South 89°57'43" West, along said northerly boundary, 71.84 feet to a point on a curve being offset 10.00 feet northerly from the southerly boundary of said Lot 7, having a

radius point which bears North 39°50'11" East, 990.00 feet distant;

THENCE northwesterly 9.47 feet along said curve through a central angle of 00°32'54";

THENCE North 53°26'28" East, 224.99 feet to an angle point in the westerly boundary of said Lot 9; THENCE South 42°56'24" East, along said westerly boundary of Lot 9, a distance of 21.53 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.186 acres, more or less.

These parcels were dedicated as parkland within the now de-annexed Terrace Estates Subdivision, 3<sup>rd</sup> Filing, Billings, Yellowstone County, Montana. These properties are generally located along the north side of Alkali Creek Road and west of Strawberry Avenue.

Each of these parcels of land were heretofore dedicated as park land, but the City has now determined that it is in the best interests of the public for the City to sell, exchange or donate these dedicated park parcels.

Detailed requirements on the preparation and submission of bids for the purchase of this public land may be obtained from the City's website: <http://ci.billings.mt.us/Bids.aspx>. Each bid submission must state the purchase price offered or identify by legal description the land proposed to exchange, or identify a compelling rationale as to why the land should be donated and to what entity. All proposals are the property of the City of Billings. The City reserves the right to reject any and all bids received and to accept the proposal which is in the best interest of the City of Billings. This call for sealed bids does not bind the City of Billings to award a contract or to pay any costs which may be incurred for the preparation of bids submitted.

A comparative market analysis established the minimum purchase offer for the nine parcels, they are as follows:

Parcel P-B1 \$ 7,969.00

Parcel P-B2 \$ 34,952.00

Parcel P-B3 \$ 6,670.00

Parcel P-B4 \$ 1,429.00

Parcel P-B5 \$ 15,202.00

Parcel P-B6 \$ 3,638.00

Parcel P-B7 \$ 41,276.00

Parcel P-B8 \$ 50.804.00

Parcel P-B9 \$ 8,056.00

### ***Property Condition***

The property will be sold, exchanged or donated “as-is” and the City makes no assurances or warranties regarding the property. Bidders are permitted to inspect the property anytime following publication of these instructions until the day prior to the bid submittal deadline.

### ***Property Location Map***

**SEE ADDENDUM 1**

## ***BID SUBMISSION***

### ***Bid Deadline***

Offers to purchase, exchange or donate these nine properties described above will be received by the Billings City Clerk, via email at [bids@billingsmt.gov](mailto:bids@billingsmt.gov) or via mail or delivery at 210 N. 27th Street, Billings, MT 59101 (P. O. Box 1178, Billings, MT 59103), until 2:00 PM (MST) on Tuesday, May 3, 2022. and then publicly opened and read aloud via Facebook Live on the City’s Facebook page: <https://www.facebook.com/Billings-MT-City-Government-74352842013/>. Bid tabulations will be posted for public viewing after the bids have been opened. Late bids may not be accepted or reviewed.

### ***Bid Contents***

Bids to acquire the property noted above must include the following in a sealed envelope marked **Terrace Estates Properties**:

- **Bid Form:** Completed and signed.

Any bid submitted that does not comply with the instructions to bidders will be disqualified.

### ***Decision Timeline & Public Hearing***

Sealed bids will be received until the Bid Deadline, and then publicly opened and read immediately thereafter as described above.

In the unlikely event that there is a tie on the bid price for a particular lot, the City will contact the tied bidders and will conduct a re-bidding process that will produce a high bid for this property.

### ***Title Transfer***

Closing will be scheduled within sixty (90) calendar days after bids are opened and the total purchase price due is required at closing.

### ***Standard Terms & Conditions***

### ***Disclaimer***

The City reserves the right to reject any or all bids received, to negotiate with qualified bidders, to waive irregularities, and to accept the bid which is in the best interest of the City of Billings, Montana. This call for sealed bids does not form or constitute a contractual document. The City of Billings shall not be liable for any loss, expense, damage or claim arising out of the advice given / not given or statements made / omitted in connection with the call for sealed bids. The City also will not be responsible for any expenses which may be incurred in the preparation of the response to the call for sealed bids. This call for sealed bids is not to be construed as a contract or commitment of any kind.

### ***Bid Modifications***

The Bid Form, completed and signed shall comply with the instructions to bidders. Modifications, additions or changes to the terms and conditions of this call for sealed bids may be cause for rejection of the bid. Further, bids submitted without required information or with modifications may be rejected. Bids or modifications submitted via telephone, vocally - in person, fax or telegraph will not be considered.

### ***Certification of Alteration or Erasure***

A bid shall be rejected if it contains any material alteration or erasure, unless, prior to bid submission, each alteration / erasure has been initialed in INK by the Authorized Agent signing the bid.

### ***Bid Valid & Certification***

The bidder must honor their bid for a period of ninety (90) days after the call for sealed bids due date. The bidder certifies that the bid has been arrived at independently and has been submitted without any collusion designed to limit competition.

### ***Signature***

All bids shall be typewritten or prepared in ink and must be signed in longhand by the bidder or bidder's agent or designee with his/her usual signature. A bid submitted by a partnership must be signed with the partnership name to be followed by the signature and designation of the partner signing. Bids by corporations must be signed with the legal name of the corporation, followed by the name and signature of an authorized agent or officer of the corporation. Bids submitted by a proprietorship must be signed by the owner and the name of each person signing shall be typed or printed legibly below the signature.

### ***Disposition of Bids***

All materials submitted in response to this call for sealed bids become the property of the City of Billings. Information provided in response to this call for sealed bids will be held in confidence and will not be revealed or discussed with competitors. However, one copy of each bid submitted shall be retained for the official files of the City and will become public record after the successful bidder is chosen. The responses received from this call for sealed bids may be distributed, however, by written request pursuant to the Freedom of Information Act of 1996. Fee or price schedules submitted, but not reviewed by the City, do not become a public record and shall only be retained for official files.

The bidder understands that, if selected, the City reserves the right to provide its opinion publicly and privately regarding the bidder's performance.

### ***Bid Withdrawal***

Bidders may withdraw their bid either personally or by written request at any time prior to the due date set for receiving bids. No bid may be withdrawn or modified after the due date and time, unless and until the sales agreement is delayed for a period exceeding ninety (90) days.

### ***Other Terms & Conditions***

In case of default by the successful bidder or failure to deliver funding within the time specified, City staff, after written notice, may offer property to another bidder(s) and hold successful bidder responsible for excess costs occasioned thereby.

The information contained herein establishes a standard of quality desired by the City of Billings. This call for sealed bids is not to be construed as a contract or commitment of any kind. No alteration in any of the terms, conditions, or delivery will be effective without prior written consent of the City of Billings.

The successful bidder agrees not to be discriminate against any client, employee or applicant for employment or for services, because of race, creed, color, national origin, religion, disability, familial status, marital status, sex or age with regard to, but not limited to, the following: employment

upgrading; demotion or transfer; recruitment or recruitment advertising; layoffs and termination; rates of pay or other forms of compensation; selection for training; rendition of services.

Should either party employ an attorney or attorneys or utilize the services of in-house attorneys to enforce any of the provisions hereof or to protect its interest in any manner arising under this request for bids or the sales agreement, the non-prevailing party in any action pursued in a court of competent jurisdiction agrees to pay to the prevailing party all reasonable costs, damages, expenses, and attorneys' fees, including fees for in-house attorneys, expended or incurred in connection therewith.

Where applicable, possible or required, the bidder is required to submit descriptive literature, sample material, and draft documents. Failure to submit required items may result in rejection of the bid or termination of the sales agreement.

The invitation for sealed bids, sales agreement or other contracts shall be construed and enforced in accordance with the laws of the State of Montana. Venue for any suit between the parties arising out of said documents shall be the State of Montana Thirteenth Judicial District Court, Yellowstone County.

The successful bidder may not assign or subcontract any portion of the commitments made in the sales agreement. Any attempt to assign or subcontract any portion of the commitments made in the sales agreement shall be deemed as a breach thereof unless waived in writing by the City.

# BID FORM

## Property Description:

**Parcel P-B1**, .184 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the north most corner of Lot 25, Block 2 of said subdivision;

THENCE South 77°23'54" West, along the northwesterly line of said Lot 25, a distance of 138.00 feet to the north right of way line of an unnamed cul-de-sac and the beginning of a curve concave to the southwest having a radius point which bears South 62°42'22" West, 55.00 feet distant;

THENCE northwesterly 35.76 feet along said curve through a central angle of 37°15'13" to the east most corner of Lot 24, Block 2 of said subdivision;

THENCE North 06°16'51" West, along the easterly line of said Lot 24, a distance of 75.82 feet to the northeast corner of said Lot 24;

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THENCE North 81°34'48" West, along the south right of way line of Jack and Jill Avenue, 151.74 feet to the TRUE POINT OF BEGINNING;

THENCE South 26°59'31" West, 133.35 feet;

THENCE North 63°55'29" West, 40.04 feet;

THENCE South 51°33'25" West, 115.33 feet;

THENCE North 24°10'17" West, 203.55 feet;

THENCE North 51°11'47" West, 19.67 feet to the east right of way line of Valley Heights Road being a point on a curve concave to the east having a radius point which bears South

61°05'39" East, 415.36 feet distant;

THENCE northerly 66.54 feet along said curve through a central angle of 09°10'45" to the south right of way line of Jack and Jill Avenue being a point on a curve concave to the north having a radius point which bears North 36°47'23" East, 360.00 feet distant;

THENCE easterly 178.27 feet along said curve through a central angle of 28°22'23";

THENCE South 81°34'48" East, continuing along said south right of way line, 86.84 feet to the TRUE POINT OF BEGINNING;

ENCOMPASSING an area of 0.807 acres, more or less.

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BEGINNING at the northeast corner of Lot 17, Block 2 of said subdivision;

THENCE North 56°35'01" West, along the north line of said Lot 17, a distance of 141.08 feet to the east right of way line of Valley Heights Road;

THENCE North 23°54'35" East, along said east right of way line, 96.45 feet;

THENCE South 25°22'25" East, 183.58 feet to the POINT OF BEGINNING;

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BEGINNING at the intersection of the west right of way line of Valley Heights Road and the south right of way line of Jack and Jill Avenue being a point on a curve concave to the east having a radius point which bears South 51°28'26" East, 475.36 feet distant;

THENCE southerly 69.37 feet along said curve through a central angle of 08°21'39"; THENCE leaving said right of way line, North 51°11'47" West, 14.77 feet;

THENCE North 24°48'34" East, 76.16 feet to the south right of way line of Jack and Jill Avenue being a point on a curve having a radius point which bears North 50°51'27" East, 360.00 feet distant;

THENCE southeasterly 28.22 feet along said curve through a central angle of  $04^{\circ}29'31''$  to the  
POINT OF BEGINNING;

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BEGINNING at the east most corner of Lot 25, Block 1 of said subdivision;

THENCE North  $65^{\circ}56'11''$  West, along the northeasterly line of said Lot 25, a distance of 44.92 feet;

THENCE continuing along the northeasterly line of said Lot 25, North  $23^{\circ}08'42''$  West, 88.29 feet to the north most corner of said Lot 25;

THENCE North  $01^{\circ}15'47''$  East, along the northeasterly line of Lot 21, Block 1 of said subdivision, 52.78 feet to the southeast corner of Lot 20, Block 1 of said subdivision;

THENCE North  $01^{\circ}25'36''$  East, along the east line of said Lot 20, a distance of 39.83 feet;

THENCE North  $14^{\circ}07'03''$  East, continuing along the east line of said Lot 20, a distance of 99.87 feet to the northeast corner of said Lot 20;

THENCE South  $06^{\circ}59'51''$  East, 123.40 feet;

THENCE South  $48^{\circ}08'11''$  East, 103.86 feet to the west right of way line of Valley Heights Road being a point on a curve concave to the southeast having a radius point which bears South  $64^{\circ}56'32''$  East, 475.36 feet distant;

THENCE southwesterly 9.53 feet along said curve through a central angle of  $01^{\circ}08'53''$ ;

THENCE continuing along said westerly right of way line, South  $23^{\circ}54'35''$  West, 96.79 feet to the POINT OF BEGINNING;

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BEGINNING at the east most corner of Lot 18, Block 1 of said subdivision;

THENCE North  $65^{\circ}31'15''$  West, along the northerly line of said Lot 18, 38.63 feet to the north most corner of said Lot 18;

THENCE North  $14^{\circ}23'23''$  East, 91.58 feet to the west most corner of Lot 19, Block 1 of said subdivision;

THENCE South  $35^{\circ}20'22''$  East, along the southwesterly line of said Lot 19, a distance of 77.32 feet to the south most corner of said Lot 19 being a point on the curved westerly right of way line of Woodland Trail having a radius point which bears South  $47^{\circ}35'31''$  East, 330.00 feet distant;

THENCE southwesterly 52.77 feet along said curve through a central angle of  $09^{\circ}09'43''$  to the POINT OF BEGINNING;

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**Parcel P-B7**, .953 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the east most corner of Lot 9, Block 1 of said subdivision; THENCE South  $65^{\circ}53'04''$  East, 236.26 feet;

THENCE South  $22^{\circ}09'59''$  East, 270.87 feet to a point on the north line of Lot 16, Block 1 of said subdivision;

THENCE South  $86^{\circ}08'29''$  West, along said north line, 50.14 feet to the east most corner of Lot 15, Block 1 of said subdivision;

THENCE North  $36^{\circ}28'31''$  West, along the northeasterly boundary of said Lot 15, a distance of 62.19 feet to the north most corner of said Lot 15;

THENCE South  $77^{\circ}37'51''$  West, along the northwesterly line of said Lot 15, a distance of 101.58 feet to the west most corner of said lot 15;

THENCE South  $78^{\circ}08'19''$  West, along the northerly boundary of Lot 14, Block 1 of said subdivision,

18.53 feet to an angle point in said northly lot line;

THENCE North  $22^{\circ}33'31''$  West, along said northerly lot line, 44.95 feet to the southeast corner of Lot 12, Block 1 of said subdivision;

THENCE North  $36^{\circ}52'04''$  East, along the east line of Lots 12 and 11, a distance of 94.88 feet to an angle point on the east line of lot 11, Block 1 of said subdivision;

THENCE North  $06^{\circ}53'22''$  West, along the east line of said Lot 11, a distance of 53.93 feet to an angle point on said east line of Lot 11;

THENCE North  $40^{\circ}33'05''$  West, along the northeasterly boundary of Lots 11 and 10, Block 1 of said subdivision, 155.93 feet to the north most corner of said Lot 10;

THENCE South  $49^{\circ}21'48''$  West, along the northwesterly line of said lot 10, a distance of 81.11 feet to an angle point on said northwesterly line;

THENCE South  $73^{\circ}03'24''$  West, along said northwesterly line, 29.93 feet to a point on the curved easterly right of way line of Sage Drive having a radius point which bears South  $77^{\circ}58'49''$  West, 200 feet distant;

THENCE northerly 49.51 feet along said curve through a central angle of  $14^{\circ}10'57''$  to the southeast

corner of Lot 9, Block 1 of said subdivision;

THENCE North  $49^{\circ}41'22''$  East, along the southeasterly line of said Lot 9, a distance of 80.02 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.953 acres, more or less.

**Parcel P-B8**, 1.173 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the south most corner of Lot 2, Block 1 of said subdivision;

THENCE North  $21^{\circ}49'47''$  East, along the southeasterly boundary of said Lot 2, a distance of 107.97 feet to the south most corner of Lot 3, Block 1 of said subdivision;

THENCE North  $21^{\circ}47'44''$  East, along the southeasterly boundary of said Lot 3, a distance of 80.11 feet to an angle point on said southeasterly boundary;

THENCE North  $82^{\circ}32'22''$  East, along said southeasterly boundary, 121.99 feet to an angle point on said southeasterly boundary;

THENCE North  $21^{\circ}45'11''$  East, along said southeasterly boundary, 39.00 feet to the northeast corner of said Lot 3, being a point on the curved south right of way line of Jack and Jill Avenue having a radius point which bears South  $04^{\circ}40'10''$  West, 300.00 feet distant;

THENCE easterly 73.76 feet along said curve through a central angle of  $14^{\circ}05'11''$ ;

THENCE South  $71^{\circ}22'36''$  East, continuing along said south right of way line, 272.24 feet to the north most corner of Lot 4, Block 1 of said subdivision;

THENCE South  $18^{\circ}34'50''$  West, along the westerly boundary of said Lot 4, a distance of 30.02 feet to an angle point on said westerly boundary;

THENCE North  $74^{\circ}18'20''$  West, 269.13 feet;  
THENCE South  $62^{\circ}05'07''$  West, 169.90 feet;  
THENCE South  $23^{\circ}08'14''$  East, 142.80 feet;  
THENCE South  $60^{\circ}42'31''$  West, 107.91 feet;  
THENCE South  $47^{\circ}04'57''$  West, 59.55 feet;  
THENCE North  $50^{\circ}57'52''$  West, 36.45 feet;  
THENCE North  $21^{\circ}48'05''$  East, 49.44 feet;  
THENCE North  $20^{\circ}40'16''$  West, 70.74 feet to the POINT OF BEGINNING;  
ENCOMPASSING an area of 1.173 acres, more or less.

**Parcel P-B9**, .186 acres. Legal Description: A tract of land in the existing park as depicted on Terrace Estates Subdivision 3<sup>rd</sup> Filing, Yellowstone County, Montana, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 9, Block 1 of said subdivision, said point being a point on the curved cul-de-sac of Sage Drive having a radius point which bears South  $42^{\circ}42'58''$  East, 55.00 distant;

THENCE southerly 46.34 feet along said curve through a central angle of  $48^{\circ}16'28''$  to the north most corner of Lot 8, Block 1 of said subdivision;

THENCE South  $89^{\circ}07'38''$  West, along the northwesterly boundary of said Lot 8, a distance of 23.12 feet to an angle point on said northwesterly boundary;

THENCE South  $42^{\circ}25'57''$  West, along said northwesterly boundary, 111.91 feet to an angle point on the northerly boundary of Lot 7, Block 1 of said subdivision;

THENCE South  $89^{\circ}57'43''$  West, along said northerly boundary, 71.84 feet to a point on a curve being offset 10.00 feet northerly from the southerly boundary of said Lot 7, having a radius point which bears North  $39^{\circ}50'11''$  East, 990.00 feet distant;

THENCE northwesterly 9.47 feet along said curve through a central angle of  $00^{\circ}32'54''$ ;

THENCE North  $53^{\circ}26'28''$  East, 224.99 feet to an angle point in the westerly boundary of said Lot 9; THENCE South  $42^{\circ}56'24''$  East, along said westerly boundary of Lot 9, a distance of 21.53 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.186 acres, more or less.

**Bidder Information:** Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

We acknowledge \_\_\_\_\_ Addendums.  
#

**Bid Price:**

Parcel P-B1: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B2: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B3: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B4: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B5: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B6: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B7: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B8: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

Parcel P-B9: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)  
Total written in words

**Exchange Proposal:**

Attach additional pages as necessary.

## **Donation Proposal:**

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Attach additional pages as necessary.

**Signature:** \_\_\_\_\_

Print Name \_\_\_\_\_

**Organization:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*Bids to acquire the property noted above must include the following in a sealed envelope marked  
**Terrace Estates Properties***

*Offers to purchase, exchange or donate these nine properties described above will be received by the Billings City Clerk, via email at [bids@billingsmt.gov](mailto:bids@billingsmt.gov) or via mail or delivery at 210 N. 27th Street, Billings, MT 59101 (P. O. Box 1178, Billings, MT 59103), until 2:00 PM (MST) on Tuesday, May 3, 2022. and then publicly opened and read aloud via Facebook Live on the City's Facebook page: <https://www.facebook.com/Billings-MT-City-Government-74352842013/>. Bid tabulations will be posted for public viewing after the bids have been opened. Late bids may not be accepted or reviewed.*

