



COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY REZONE APPLICATION

A. GENERAL INFORMATION

1. Submit the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the rezoning fee the rezone proposal will be scheduled for public hearings at Planning Board and City Council.
3. Name of proposed Rezone: **RT5.4 Residential (Two-Unit Townhouse) /NC-Aspire Subdivision**
4. Name(s) of Applicant: **Meadow Creek Group, LLC**
Mailing Address: **1500 Willow Pass CT, Concord, CA 94520**
Telephone Number: **(925)-685-0110**
Email Address: **mevans@denovahomes.com**
5. Name(s) of Owner of Record: **Meadow Creek Group, LLC & RCS LLC**
Mailing Address: **1500 Willow Pass CT, Concord, CA 94520 & 418 Laura Louise Ln Bozeman MT 59718**
Telephone Number: **(925)-685-0110 / (406)-522-9900 & (406) 206-5526**
Email Address: **mevans@denovahomes.com & chad@randashautomt.com**
6. Name and Company of Representative: **Brian Throckmorton, PE of 406 Engineering, Inc**
Mailing Address: **1201 South 6th Street West, Suite 102 Missoula, MT 59801**
Telephone Number: **406-317-1131**
Email Address: **briant@406eng.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) Yes
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature

OWNER'S SIGNATURE

Date

Owner's Signature

Date

Representative's Signature

Date

02-16-2024

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 110 Sommers Street Missoula, MT 59802 and 885 Speedway Ave. Missoula, MT 59802

Legal Description - complete and unabbreviated: Tracts 1, 2, 3, 4, and 5 of Certificate of Survey No. 6629, located in the NE ¼ of Section 24, Township 13 North, Range 19 West and the NW ¼ of Section 19, Township 13 North, Range 18 West, Principal Meridian Montana, Missoula, Montana.

Tracts 7 and 8 of Certificate of Survey No. 5298, located in the NE ¼ of Section 24, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula, Montana.

Tract A of Certificate of Survey No. 6338, located in the NW ¼ of Section 19, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula, Montana.

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **N/A**

Geocode: **04-2200-24-1-06-20-0000, 04-2200-24-1-06-10-0000, 04-2200-24-1-06-14-0000, 04-2200-24-1-06-15-0000, 04-2200-24-1-06-21-0000, 04-2200-24-1-06-11-0000, 04-2200-24-1-06-17-0000, 04-2201-19-1-01-04-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	Water's Edge Special Zoning District, R Resedential	Detached houses
Adjacent (South)	R Residential	Right-of-way
Adjacent (East)	Resource and Open Land	River
Adjacent (West)	R Residential	Detached houses

2. What is the current zoning of the property (including intensity designator)? **R Residential**

3. What is the requested zoning for the property (including intensity designator)? **RT5.4 Residential (Two-Unit Townhouse) /NC-Aspire Subdivision**

4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property? **Residential Medium Density - 3 to 11 units per acre**

5. What is the intended use for the property? **Mix of single family and multi family residential dwellings**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

1. Whether the zoning amendment is consistent with MCA § 76-2-304:
 - a. Whether the zoning is made in accordance with a growth policy; **Yes. City Growth Policy designates this area as Residential Medium Density 3-11 dwelling units per acre. This project has a density of 7.1 D.U. / Acre which is within the proposed Residential Medium Density Parameters.**
 - b. Whether the zoning is designed to secure safety from fire and other dangers; **Yes, the zoning is in conformance with the Missoula 2035 Growth Policy. Furthermore, all proposed buildings will be designed, inspected, and constructed to meet Missoula Building Codes for fire safety and other dangers.**
 - c. Whether the zoning is designed to promote public health, public safety, and the general welfare; **Yes, the proposed zoning will improve public health and safety by providing ample and safe transportation routes for nonmotorized and motorized travel in the area. The property is also located near emergency services that will provide quick emergency response times and quick access to hospitals in Missoula.**
 - d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; **The zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The Highway 200 transportation corridor near this property will facilitate efficient and adequate travel for future residents. The multiple access points to Highway 200 provide adequate motorized transportation**

to and from the property. The zoning is designed to facilitate the adequate provision of water and sewer as public water and sewer mains already exist for this property. The City of Missoula Public Works department has stated there is adequate capacity to serve this property. Public transit opportunities for this area are offered by Mountain Line. Discussions with the Missoula County Schools Superintendent have revealed that there is ample room in the school system for students of all ages. These schools provide adequate facilities for school-aged children. The zoning is designed to facilitate the adequate provision of parks as the property is adjacent to the existing Canyon View Park.

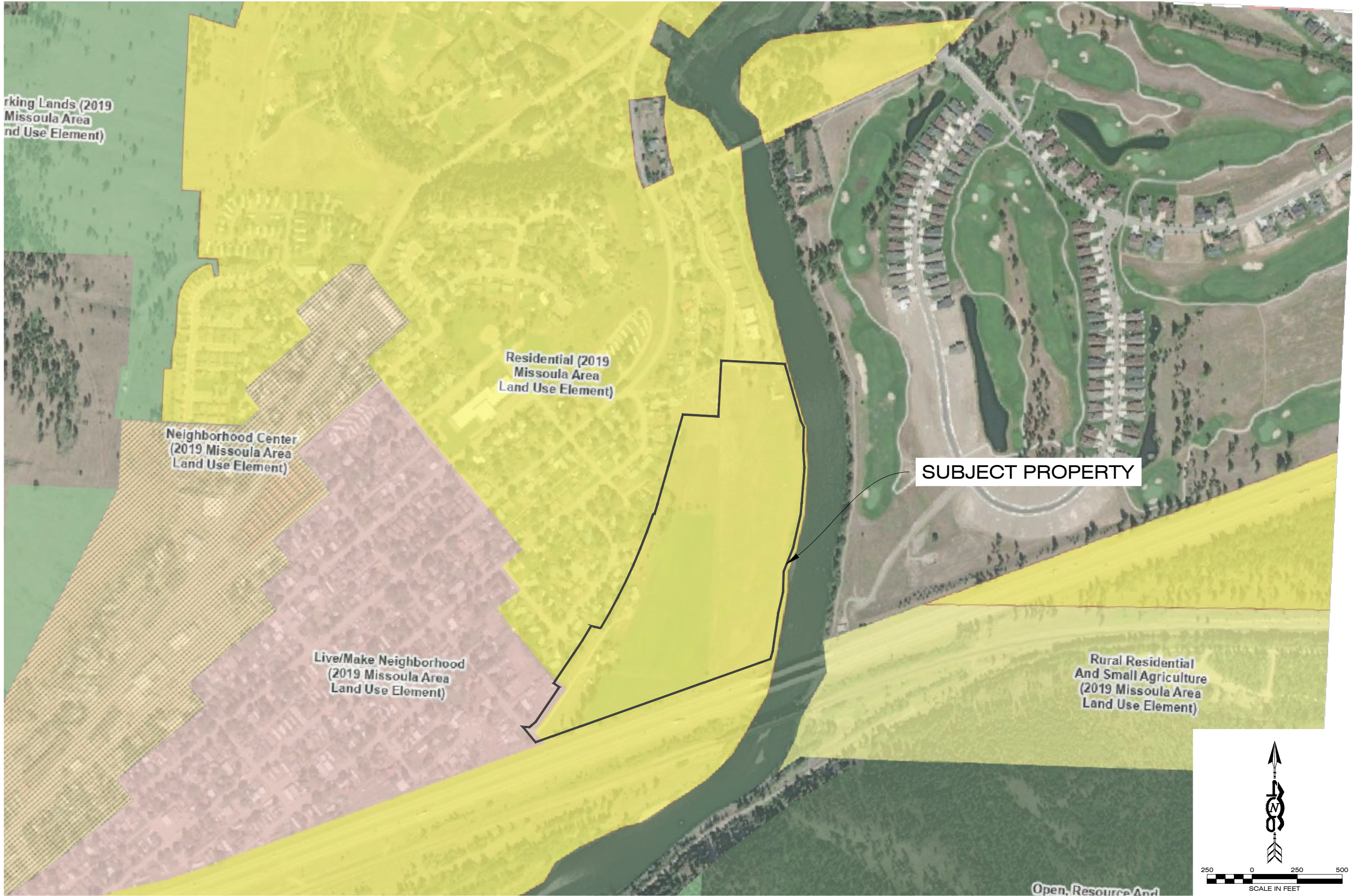
- e. Whether the zoning considers the reasonable provision of adequate light and air; **The zoning provides for reasonable provision of light and air through setback requirements and will be similar to existing setbacks for homes in the area.**
- f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems; **The proposed zoning for this property considers the effect on both motorized and non-motorized transportation systems. East Missoula is lacking in non-motorized transportation systems. There are isolated areas of sidewalks abutting streets and a small portion of a riverside trail in the Water's Edge Subdivision. Once approved, this zoning amendment will require any vertical construction per City of Missoula Codes to construct non-motorized pedestrian facilities as well as an extension to the existing trail system in East Missoula providing pathways for pedestrians to and from the subject property. The property is also located adjacent to the core of East Missoula, which puts it in close proximity to major streets and intersections that provide efficient access to motorized transportation systems without overcrowding streets.**
- g. Whether the zoning considers the promotion of compatible urban growth; **The proposed rezone request will continue the promotion of compatible urban growth. The subject property is located adjacent to multiple residential properties. The proposed rezone of the property is consistent with the character of the East Missoula area. The rezone would encourage development to expand the existing residential area and would allow for multi-dwelling buildings.**
- h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; **Yes, the proposed zoning is appropriate for residential uses and the rezone is in accordance with the character of East Missoula. The proposed residential use of the property is not unconventional for the area.**

- i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. **No existing buildings are located within the proposed zoning amendment. Housing has become a critical bottleneck in Missoula and this inherently is the most appropriate use of the land**
2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition; **This proposed zoning does not correct inconsistency in the zoning ordinance.**
3. Whether the proposed zoning amendment is in the best interests of the city as a whole. **Yes, the proposed zoning amendment is in the best interests of the City. The proposed residential use of the property will help with the current house shortage Missoula is experiencing.**

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined, as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of the subject property.



406 ENGINEERING

CIVIL ENGINEERING
LAND USE CONSULTING

1201 S. 6th St. W.
Missoula, MT 59801
(406) 317-1131

35 8th St. E
Kalispell, MT 59901
(406) 257-5879

www.406engineeringinc.com

FLAT DATE: 12/28/2023 11:10 AM BY: ALEX JONES / ALJ

DESIGNED: _____
DRAFTED: AJ
CHECKED: _____
DATE: DEC. 2022

REVISIONS	DATE

LOCATION: PARCEL TRACTS 1-5 OF COS 6629 SEC. 24, T.13N., R.19W., P.M.M. MISSOULA COUNTY, MONTANA PREPARED FOR:	DENOVA HOMES
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PROJECT NAME ASPIRE SUBDIVISION	SHEET TITLE: COMPREHENSIVE PLAN MAP
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Commencing at the Section corner common to Sections 13 and 24, Township 13 North, Range 19 West, and Sections 18 and 19, Township 13 North, Range 18 West; thence along the line common to said Sections 13 and 24, 88°34'30"W., 124.60 feet to a tangent point of curvature, said point being the TRUE POINT OF BEGINNING and lying on the eastern boundary of Beed Smith's quarter section, bearing S. 77°12'25"W.; thence the following two (2) courses along said easterly boundary: one course distant 100.00 feet, bearing N. 11°02'49"W., to a point on a tangent line; and one course distant 100.00 feet, bearing S. 77°12'25"W., to the southeasterly, of radius 1687.02 feet and delta 06°41'23" to a point on a tangent line; thence along said easterly boundary, bearing S. 77°12'25"W., 312.44 feet; thence departing said easterly boundary, N.21°58'27"W., 59.23 feet to the southeast corner of said Certificate of Survey No. 1A-2; thence along said easterly boundary, N.21°58'27"W., 98.08 feet; thence along said easterly boundary, N.20°27'39"W., 217.68 feet; thence

Containing 12.88 acres more or less, being subject to all easements and rights-of-way as shown, apparent, existing or of record, and all according to the attached Certificate of Survey.

Commencing at the Section corner common to Sections 13 and 24, Township 13 North, Range 19 West, and Sections 18 and 19, Township 13 North, Range 18 West; thence along the line common to said Sections 19 and 24, S.00°21'54"E., 762.11 feet to the TRUE POINT OF BEGINNING; thence continuing along said Section line, S.00°21'54"E., 558.28 feet to the Southeast corner of the Northeast one-quarter (NE $\frac{1}{4}$) of said Section 24; thence along the south boundary of said Northeast one-quarter of the Northeast one-quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), S.89°15'10"W., 324.85 feet to the true point of beginning, No. 2, a subdivision of Missouri County, containing the eastern half of the following two (2) courses along said southeasterly boundary, an arc distance of 55.34 feet from curvature, concave to the northwesterly, of radius N76°30'49"W., 176.50 feet to a point on a southeasterly boundary, an arc distance of 55.34 feet from curvature, concave to the northwesterly, of radius 2864.79 feet and delta 01°06'24"; to a point on a longer line curvilinear boundary, S.89°24'12"E., 521.02 feet to the point on the south boundary of Certificate of Survey No. 1548, records of Missoula County, thence along the west line thereof, S.89°24'12"E., 197.18 feet, to the TRUE POINT OF BEGINNING.

Containing a TOTAL of 16.23 acres more or less, being ~~subject to~~ all easements and rights-of-way as shown, apparent, existing or of record, and all according to the attached Certificate of Survey.

LEGAL DESCRIPTIONS

TRACT 2, CERTIFICATE OF SURVEY NO. 5294; a Tract of land located in the Southeast one-quarter (SE1/4) of Section 13, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana.

TRACT 3, CERTIFICATE OF SURVEY NO. 5248; a Tract of land located in the Southeast one-quarter (SE1/4) of Section 13, Township 13 North, Range 19 West, and the Southwest one-quarter (SW1/4) of Section 18, Township 13 North, Range 18 West, Principal Meridian, Montana, Missoula County, Montana.

TRACT 4, CERTIFICATE OF SURVEY NO. 5298; a Tract of land located in the Southeast one-quarter (SE1/4) of Section 13, Township 13 North, Range 19 West, and the Southwest one-quarter (SW1/4) of Section 18, Township 13 North, Range 18 West, Principal Meridian, Montana, Missoula County, Montana.

TRACT 5, CERTIFICATE OF SURVEY NO. 5298
(NE 1/4) of Section 24, Township 13 North, Range 19 West, and the
Southwest one-quarter (SW 1/4) of Section 18, and the Northeast one-quarter
(NE 1/4) of Section 19, and the Northwest one-quarter (NW 1/4) of Section 19,
; a Tract of land located in the Southeast one-quarter (SE 1/4) of Section 13,

Survey
TRACT 6, CERTIFICATE OF SURVEY NO. 5298; a Tract of land located in the Northeast one-quarter (NE1/4) of Section 24, Township 13 North, Range 19

TRACT 7, CERTIFICATE OF SURVEY NO. **5298**; a Tract of land located in the Northeast one-quarter (NE1/4) of Section 24, Township 13 North, Range 19 West, Principal Meridian, Montanan, Missoula County, Montana

TRACT 8, CERTIFICATE OF SURVEY NO. **5249**; a Tract of land located in the Northeast one-quarter (NE1/4) of Section 24, Township 13 North, Range 19 survey.

PORTION A, CERTIFICATE OF SURVEY NO. 5299; a Tract of land located in the Southeast one-quarter (SE $\frac{1}{4}$) of Section 13, Township 13 North, Range 1

PORTION B, CERTIFICATE OF SURVEY NO. 5299; a Tract of land located in the Northeast one-quarter (NE1/4) of Section 24, Township 13 North, Range 1

PORTION C, CERTIFICATE OF SURVEY NO. 5298; a Tract of land located in the Northeast one-quarter (NE 1/4) of Section 24, Township 13 North, Range 1 of Survey.

PROFESSIONAL CONSULTANTS INCORPORATE

S. PLANNING & SURVEYING
111 ST. P.O. BOX 1730
MONTANA 59106

PREPARED AT THE REQUEST OF: DICK AINSWORTH
BCI PROJECT NO. 6406-00 778-72

BOUNDARY RELOCATION TRACTS 1 & 2

AGREEMENT

WHEREAS, these two adjacent properties share a common boundary line, and

WHEREAS, due to conflicting information on the deeds of record on these two properties and on recorded survey plats and other unrecorded previous surveys of these adjoining properties, it is impossible to determine in all certainty the true location of the boundary line common to these two adjacent properties, and

NOW THEREFORE, we the undersigned, hereby agree that the true boundary line between the above noted adjoining properties, shall be that line shown on this Certificate of Survey as the line between Tracts 1 and 2, and also as the "Line of Agreement", and shall be considered to be the agreed upon common boundary line between these two

Richard A. Ainsworth
Linda S. Ainsworth

County of Missoula }
 This instrument was acknowledged before me on
 July 8, 2007
 DAVID M. PEASE
 Notary Public

Notary Public for the State of Montana
Residing at Missoula

Jack Brown
Jack Brown

Helen Brown
Helen Brown

This instrument was acknowledged before me on Sub 12, 2002

Notary Public for the State of Montana
Residing at Banner, MT
My Commission expires 2-9-2003

BOUNDARY RELOCATION TRACTS 5 & 6

revised
Dated A. Ainsworth

John Ainsworth
John S. Ainsworth

33 }
COUNTY OF MISSOULA

36 Cindy M. Pearson - Cindy M. Pearson ⁵
Notary Public for the State of Montana

Carlin A. Chute

COUNTY OF MISSOULA } SS

SS Indy McLean - Indy McLean
Notary Public for the State of Montana
My Comm. Expires 12/31/2011

1/4	SEC.	T.	R.	1/4	SEC.	T.	R.
	13	13N	19W		18	13N	18W
	24	13N	19W		19	13N	18W

Missoula County, Vickie M Zeier, COS

 COS005298
 Page: 2 of 3
 07/12/2002 03:32P

Sheet 2 of 3
Missoula County, Montana
Certificate of Survey No. 5298

BOUNDARY RELOCATION TRACTS 3 & 4 - RETRACEMENT TRACTS 7 & 8

We hereby certify that the purpose of this survey is to show a retrace of two existing Tracts of land (Tracts 7 and 8) and the relocation of common boundaries (Tracts 3 & 4), therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-103 (3) and Section 76-3-207 (1) (a), M.C.A., to wit: "divisions made outside platted subdivisions for the purpose of relocating common boundary lines between adjoining properties".

Richard A. Ainsworth
STATE OF MONTANA }
COUNTY OF MISSOULA } SS
by Linda S. Ainsworth 2002
Linda S. Ainsworth
Notary Public for the State of Montana
Residing at Missoula
My Commission expires Aug 1, 2003

This instrument was acknowledged before me on July 1, 2002
by Richard A. Ainsworth and Linda S. Ainsworth
Notary Public for the State of Montana
Residing at Missoula
My Commission expires Aug 1, 2003

SURVEYOR'S CERTIFICATION

I hereby certify that the attached plat represents a survey performed under my supervision, and substantially completed on July 1, 2002 hereon.

ss Thomas M. Hanson
Professional Land Surveyor
Montana Registration No. 3153ES

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY GRANTED BY:

Alma E. Brown DATE 6/13/02
MISSOULA COUNTY SURVEYOR
Alma E. Brown
MISSOULA CITY/COUNTY SANITARIAN
DATE 6/11/02

PURPOSE OF SURVEY

The purpose of this survey is to show a retrace of two existing Tracts of land (Tracts 7 and 8) and the relocation of common boundaries (Tracts 1, 2, 3, 4, 5 and 6), therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-103 (3) and Section 76-3-207 (1) (a), M.C.A., to wit: "divisions made outside platted subdivisions for the purpose of relocating common boundary lines between adjoining properties".

NOTES: This Certificate of Survey was not reviewed for adequate access, installation of utilities, compliance with zoning, comprehensive plan or availability of public services, nor does this approval obligate Missoula County to provide road maintenance, dust abatement or other services.

This certificate shall not be available as a recording reference for any transfer of Portion A, B, or C, subsequent to that transfer necessary to complete the boundary relocation indicated hereon.

SURVEYOR'S NOTE:

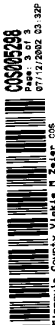
The corner common to Sections 18 & 19, T13N, R18W, and Sections 13 & 24, T13N, R18W was originally monumented with a stone. All surveys using this corner prior to 1988 indicate that a stone was found in this location and used for said surveys as the section corner.

A Corner Recordation form filed in 1995 (from a survey done in 1988) by Thomas L. Russett, Montana Registered Land Surveyor No. 8238, with Triangle Engineering (filed in Book 458 at Page 885, Micro Records of Missoula County) indicates that in 1988 an "Original stone with proper markings" was found, and that the "Stone has been locally accepted as section corner".

The Corner Form also states that the surveyor "Set: 3-1/4" alum. cap as described on a 2-1/2" by 30" alum. pipe, adjacent to the W. side of the stone." And, the sketch of the aluminum cap on the form indicates that it was stamped as an "RM" (reference monument) to the section corner. This suggests that Mr. Russett left the stone in its original position, and set the aluminum cap along side the stone as a reference monument to the actual corner stone.

Unfortunately, the cap is NOT stamped "RM" as the sketch on the Corner Form indicates, and surveys made since 1988 have used the aluminum cap as the corner rather than the stone. I do find the stone in place, just below the surface of the ground, and bearing S.45E, 0.50 feet from the aluminum cap.

Adjacent monuments from surveys made prior to 1988 were found to fit the aluminum cap quite well. This suggests that the aluminum cap might actually occupy the position of the original stone rather than being an "RM" to the section corner. The Corner Form by Mr. Russett. As the existing monuments from previous surveys fit the aluminum cap, and the aluminum cap has been used as the section corner by surveyors since 1988, I have concluded to accept the aluminum cap as the true position for this section corner.



SAC- Bk 684 Pl. 1966
SPA- Bk 684 Pl. 1967
QCD- Bk 684 Pl. 1968
Bk 684 Pl. 1969
Bk 684 Pl. 1970

Sheet 3 of 3
Missoula County, Montana
Certificate of Survey No. 5298

PROFESSIONAL
CONSULTANTS
INCORPORATED
ENGINEERING, PLANNING & SURVEYING
5115 RUSSELL ST. P.O. BOX 1750
MISSOULA, MONTANA 59806
(406)726-1800 FAX (406)726-0216

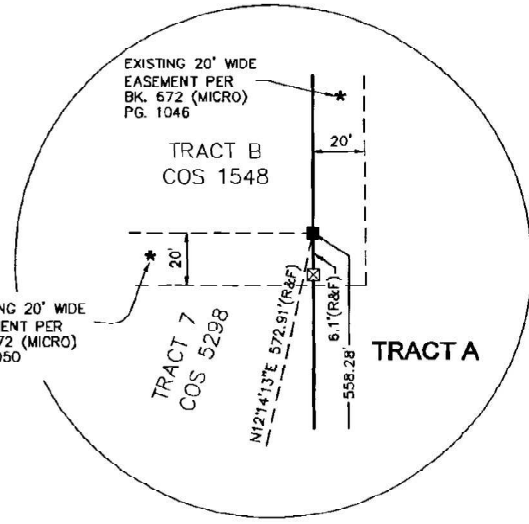
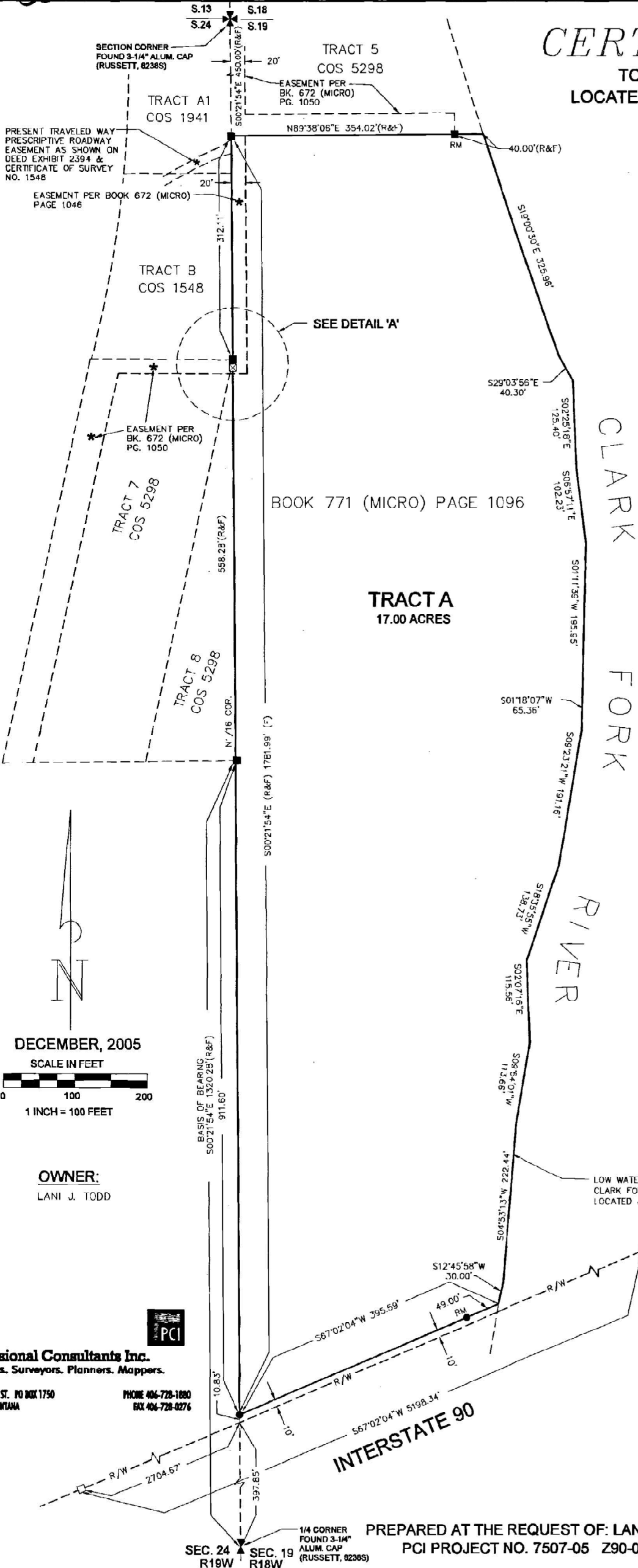
PREPARED AT THE REQUEST OF: DICK AINSWORTH
PCI PROJECT NO. 6406-00 Z18-72

6338

6338

CERTIFICATE OF SURVEY

TO SHOW THE RETRACEMENT OF A TRACT OF LAND
LOCATED IN THE NW1/4 OF SECTION 19, T.13N., R.18W., P. M., M.,
MISSOULA COUNTY, MONTANA



PERIMETER LEGAL DESCRIPTION

That property as described in Book 771 (micro) at Page 1096, records of Missoula County, located in the northwest one-quarter (NW1/4) of Section 19, Township 13 North, Range 18 West, Principal Meridian, Montana, Missoula County, Montana, and being more particularly described as follows:

Commencing one-quarter corner common to said Section 19 and 24; thence along the Section line common to said Sections 19 and 24, N.00°21'54"W., 408.68 feet to the TRUE POINT OF BEGINNING; thence, continuing along said Section line, N.00°21'54"W., 1781.99 feet to a point on the south boundary of Tract 5 of Certificate of Survey No. 5298; thence departing said Section line and along said south boundary, N.89°38'06"E., 354.02 feet, more or less to the low water line of the Clark Fork River; thence the following twelve (12) courses along said River, S.19°00'30"E., 325.96 feet; thence S.29°03'56"E., 40.30 feet; thence S.02°25'18"E., 125.40 feet; thence S.06°57'11"E., 102.23 feet; thence S.01°11'39"W., 195.95 feet; thence S.01°18'07"W., 65.36 feet; thence S.09°23'21"W., 191.16 feet; thence S.18°35'55"W., 138.73 feet; thence S.02°07'16"E., 115.56 feet; thence S.09°54'01"W., 113.66 feet; thence S.04°53'13"W., 222.44 feet; thence S.12°45'58"W., 30.00 feet; thence, departing said River S.67°02'04"W., 395.59 feet to THE TRUE POINT OF BEGINNING.

Containing 17.00 acres more or less, being subject to all easements or rights-of-way as shown, existing or of record.

LEGAL DESCRIPTIONS

06338

TRACT A, CERTIFICATE OF SURVEY NO. 06338, located in the Northwest one-quarter (NW1/4) of Section 19, Township 13 North, Range 18 West, Principal Meridian, Montana, Missoula County, Montana, Containing 17.00 acres more or less, being subject to all easements or rights-of-way as shown, existing or of record.

SURVEYOR'S CERTIFICATION

I hereby certify that the attached Certificate of Survey represents a survey made under my supervision and substantially completed on the date shown hereon.

12671LS
Dumont, Professional Land Surveyor
REGISTERED PROFESSIONAL
No. 12671S

9/12/2012
DATE

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY GRANTED BY:

Missoula County Department of Public Works
Missoula City-County Health Department

PURPOSE OF SURVEY

This survey was prepared pursuant to Section 76-3-404, M.C.A., to show the retracement of existing tracts of land and no division or aggregation of land is hereby created.

LEGEND

- =SET 5/8" X 24" REBAR WITH 1-1/2" ALUMINUM CAP (DUMONT, 12671LS)
- =FOUND 1-1/2" ALUMINUM CAP (HANSON, 3153ES)
- ⊠=FOUND 1" IRON PIPE
- =FOUND 4" X 4" CONCRETE RIGHT-OF-WAY MONUMENT
- RM=REFERENCE MONUMENT
- F=FOUND THIS SURVEY
- R=RECORD PER COS 5298
- COS=CERTIFICATE OF SURVEY

SAC BK 900 Pg 828

COS006338
09/19/2012 03:22:10 PM Certificate of Survey
Victoria R. Zeiler, Missoula County Clerk & Recorder

1/4	SEC.	T.	R.
19	13N	18W	

Sheet 1 of 1
Missoula County, Montana
Certificate of Survey No. 06338

6338

6338

