



## TRANSMITTAL LETTER

---

**TO:** City of Missoula - Planning (CPDI)  
Attn: **Mary McCrea**  
435 Ryman  
Missoula, MT 59802  
**Delivery Method:** Hand Delivery / Email

**DATE:** January 9, 2025  
**FROM:** Tamara R. Ross  
**JOB NAME:** Twite Linda Vista Rezone  
**LOCATION:** 7855 Lower Miller Creek Road  
**IMEG #:** 22001069.00

---

### WE ARE TRANSMITTING THE FOLLOWING TO YOU:

- 1 - Complete and compiled Rezone Subdivision Application

---

<input type="checkbox"/> For Your Information	<input type="checkbox"/> As Requested	<input type="checkbox"/> Shop Drawings
<input checked="" type="checkbox"/> For Review/Comment	<input type="checkbox"/> For Distribution	<input type="checkbox"/> For Your Use
<input type="checkbox"/> For Signature		

---

### REMARKS:

The Linda Vista Estates Phase 2 – Final Plat submittal packet was originally provided to CPDI on June 28<sup>th</sup>, 2024, and then resubmitted on September 27, 2024. The final materials required to complete the final plat review process were submitted to the City on November 6<sup>th</sup>, 2024. The submittal and filing of the Linda Vista Estates Phase 2 is required prior the scheduling of public hearings for the proposed rezone per preliminary discussions with City Staff and Scoping Notes received on November 18, 2022. Linda Vista Estates Phase 2 Final Plat was approved at the December 2<sup>nd</sup> City Council hearing. The record set has been filed on January 2<sup>nd</sup>, 2025. After discussion with City Staff, this application has been updated to reflect the adoption of the Our Missoula 2045 Land Use Plan (with amendments) which was approved on December 16, 2024.

This is the 2<sup>nd</sup> formal resubmittal of the Rezone Application included herein requests both OP2 Open and Resource and RT5.4 Residential Two-Unit Townhouse where existing rezone R5.4 Residential Single Dwelling exists, as provided within the supplemental exhibits. The review fee was previously submitted via check #015105 (\$7,376).

If you have any questions, please feel free to contact Joe Dehnert at [Joseph.M.Dehnert@imegcorp.com](mailto:Joseph.M.Dehnert@imegcorp.com) or 406-721-0142 and copy [Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com).

TRR/kac

G:\2022\22001069.00\Design\Civil\CC07 PLANNING\Rezone\2022-12-20 CPDI Rezone Transmittal.docx



January 9<sup>th</sup>, 2025

City of Missoula - Planning (CPDI)

Attn: Mary McCrea  
435 Ryman Street  
Missoula, MT 59802

*sent via email:*

[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)  
[zoningdesk@ci.missoula.mt.us](mailto:zoningdesk@ci.missoula.mt.us)

**Re: Lloyd A Twite Family Partnership Rezone**  
**Address: 7855 Lower Miller Creek Rd., Missoula, MT 59803**

Dear Mary,

IMEG Corp. is representing landowner, Lloyd Twite, who is requesting to rezone a property generally described as a portion of Tracts 2 and 3 of COS 6355 (approx. 93.17 acres) in Linda Vista Estates Phase 2 - 4 located in Section 13, Township 12 North, Range 20 West, in Missoula. As discussed during the Scoping Meeting for this project, Linda Vista Estates Phase 2 - Final Plat must be filed prior to scheduling a public hearing for this rezone. At this point, Linda Vista Estates - Phase 2 subdivision has been filed with the Clerk and Recorder on January 2<sup>nd</sup>, 2025. Therefore, the legal description defining the areas to be rezoned reflects Linda Vista Estates Phase 2 as recorded under Book 40 and Page 52 of the Clerk and Recorder records.

Missoula City Council has unanimously approved the adoption of the Our Missoula 2045 Land Use Plan (with amendments) on December 16, 2024. The new Our Missoula 2045 Land Use Plan is an update to the City's Our Missoula 2035 Growth Policy and is effective at the time of this application submittal. The Our Missoula 2045 Land Use Plan designates the entire property with a Limited Urban Residential place type. In the context of the 2045 Our Missoula Land Use Plan, a "place type" refers to a specific category of land use that defines the characteristics, functions, and development patterns of different areas within the city to help guide urban growth where appropriate to meet community goals. In saying this, current relatable zoning districts for the Limited Urban Residential place type are R5.4, RT5.4 and R8 which all provide opportunities for homeownership. The primary uses guided by the Land Use Plan for this area would be residential housing, small neighborhood commercial services, elementary and middle schools, parks, and small-scale agriculture.

The materials provided herein request a rezone from the existing R5.4 (Residential) and propose a zone of RT5.4 (two-unit / townhouse). This proposed rezone would allow for Residential – Single Dwelling and Two-unit Townhouses on the property so newly proposed units can be permitted on its own subdivision lot. The applicant believes the proposed rezone will align with the Land Use Plan and will continue to promote public health, public safety, and general welfare. Further, this proposal includes sections to be rezoned as Open and Resource where steep slopes are present. Generally, these areas are within Common Area #1 and will better support the planned subdivision phases of the area. These proposed open spaces offer a natural break between existing development to the north from those areas that will be developed in the future. The proposed rezone would continue to incorporate residential uses similar to the development areas to the north and comply with the requirements of the zoning district.

Please find the 2<sup>nd</sup> formal submittal of the City Rezone Application with all necessary exhibits. The review fee was previously submitted via check #015105 (\$7,376). If you have any questions, please feel free to contact Joe Dehnert at [Joseph.M.Dehnert@imegcorp.com](mailto:Joseph.M.Dehnert@imegcorp.com) or 406-721-0142 and copy [Tamara.R.Ross@imegcorp.com](mailto:Tamara.R.Ross@imegcorp.com).

Sincerely,  
**IMEG Corp.**

A handwritten signature in black ink that reads "Tamara Ross".

Tamara Ross  
Land Use Planner  
1817 South Ave W, Missoula, MT 59801



**MISSOULA**

**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](mailto: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: **Twite Linda Vista Rezone**
4. Name(s) of Applicant: **IMEG Corp.**  
Mailing Address: **1817 South Ave. W. Suite A**  
Telephone Number: **406-721-0142**  
Email Address: **joseph.m.dehnert@imegcorp.com**
5. Name(s) of Owner of Record: **Lloyd A Twite Family Partnership (Rep: IMEG Corp.)**  
Mailing Address: **1817 South Ave. W. Suite A**  
Telephone Number: **406-721-0142**  
Email Address: **joseph.m.dehnert@imegcorp.com**
6. Name and Company of Representative: **IMEG Corp.**  
Mailing Address: **1817 South Ave. W. Suite A**  
Telephone Number: **406-721-0142**  
Email Address: **joseph.m.dehnert@imegcorp.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.

<u><i>Lloyd A Twite</i></u>	<u>12-16-22</u>
Applicant's Signature	Date
<u><i>Lloyd A Twite</i></u>	<u>12-16-22</u>
Owner's Signature	Date
<u><i>[Signature]</i></u>	12-19-2022
Representative's Signature	Date

## **B. SUBJECT PROPERTY INFORMATION**

General location of subject property and address (if address has been assigned):

**The subject property can generally be described as Tract 2 of COS 6355 less Linda Vista Estates Phase 1 and 5 located in Section 13, Township 12 North, Range 20 West, P.M.M.**

Legal Description - complete and unabbreviated: **Linda Vista Estates Phase 2, a portion of Tracts 2 and 3 of Certificate of Survey No. 6355, Records of Missoula County, Located in Section 13, Township 12 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana, containing a total of 93.17 acres, more or less, being subject to all easements and right-of-way as shown, existing or of record.**

Description of areas to be rezoned:

**The requested RT5.4 zoning would apply to all areas currently zoned R5.4 in Linda Vista Estates Phase 2, less Common Area 1 and remainder Tract 2A. This includes the areas currently zoned R5.4 in the Tract 2B remainder defined by Linda Vista Estates Phase 2, which are entitled to Linda Vista Estates Phase 3 and 4. Common Area 1 in Linda Vista Estates Phase 2, is requested to be zoned OP2. The existing zoning of RM2.7 will continue to apply to remainder Tract 2A, entitled to Linda Vista Estates Phase 5. This has been summarized below:**

**Lots 1 through 77, Common Areas 2 & 3, and Tract 2B as shown on the Linda Vista Estates Phase 2 Final Plat will be rezoned from R5.4 to RT5.4. Common Area 1 as shown on the Linda Vista Estates Phase 2 Final Plat will be rezoned from R5.4 to OP2.**

**Please see the copy of Sheet 1 of the Linda Vista Estates Phase 2 final plat showing the extent of the requested rezone.**

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **For a complete bearing and distance breakdown of the legal description given above see the "Legal Description" Exhibit included herein.**

Geocode: **04-2092-13-2-01-05-0000**

## **C. ZONING AND GROWTH POLICY INFORMATION**

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

	Zoning	Current Land Use
Adjacent (North)	<b>County: Miller Creek View Addition PUD and City: Miller Creek View Addition PUD</b>	<b>Single Dwelling Residential &amp; conservation easement Land. Limited Urban Residential Designation (Our Missoula 2045 Land Use Plan)</b>
Adjacent (South)	<b>County: AGRR5 Agriculture, Rural Residential (1 home/ 5 acres)</b>	<b>Vacant land and Miller Creek. Rural Residential and Agriculture (2019 Missoula Area Land Use Element) and Limited Urban Residential (Our</b>

		<b>Missoula 2045 Land Use Plan)</b>
Adjacent (East)	<p><b>County: RM Residential Medium (5 – 11 du/acre) and AGRR5 Agriculture, Rural Residential (1 home/ 5 acres)</b></p> <p><b>And</b></p> <p><b>City: Miller Creek View Addition PUD</b></p>	<p><b>Single Dwelling Residential and vacant land. Residential and Rural Residential and Agriculture (2019 Missoula Area Land Use Element) and Limited Urban Residential (Our Missoula 2045 Land Use Element)</b></p>
Adjacent (West)	<p><b>County: Miller Creek View Addition PUD &amp; AGRR5 Agriculture, Rural Residential (1 home/ 5 acres)</b></p> <p><b>And</b></p> <p><b>City: Miller Creek View Addition PUD</b></p>	<p><b>Conservation easement land, vacant land, and Single Dwelling Residential. Residential and Rural Residential and Agriculture (2019 Missoula Area Land Use Element) and Limited Urban Residential (Our Missoula 2045 Land Use Element)</b></p>

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

**The majority of the property is currently zoned with R5.4 Residential Single Dwelling. This zoning permits detached houses and lot line houses with an allowable density allowed of 1 dwelling unit per 5,400 sq. ft. Remainder Tract 2A is currently zoned RM2.7 Residential Multi-Family permitting multi-family dwellings at 1 dwelling unit per 2,700 sq. ft.**

3. What is the requested zoning for the property (including intensity designator)?

**The applicant is proposing to rezone the property to RT5.4 Residential - Single Dwelling & Two-unit Townhouse. The RT5.4 zoning district permits detached house, duplex, and two-unit townhouse residential building types. "RT" districts allow two-unit and townhouse buildings while the "R" district does not. This zoning district allows for one dwelling unit per 5,400 sq. ft. (gross density calculation). This proposal also includes a requested zoning of Open and Resource (OP2) for Common Area #1 within Linda Vista Estates Phase 2. This requested zoning is to cover the steeper slopes on the northeast side of the subject property. Please see the copy of Sheet 1 of the Linda Vista Estates Phase 2 final plat showing the extent of the requested rezone, and read the description of areas to be rezoned above.**

4. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property?

**Missoula City Council has unanimously approved the adoption of the Our Missoula 2045 Land Use Plan (with amendments) on December 16, 2024. The new Our Missoula 2045 Land Use Plan is an update to the City's Our Missoula 2035 Growth Policy and is effective at the time of this application submittal. The Our Missoula 2045 Land Use Plan designates the entire property as a Limited Urban Residential place type. The Miller Creek Valley Plan (1997) has been sunsetted as part of the recently approved Our Missoula 2045 Land Use Plan ("LUP" hereafter).**

5. What is the intended use for the property? The intended use is to rezone the subject property from R5.4 Residential to RT5.4 Residential - Single Dwelling & Two-unit Townhouse. The requested rezone allows and is intended for residential development of two-unit townhouse building types with allowed accessory uses. The setback standards are the same as the R5.4 zoning district except for the 0- setback for a shared wall along a property line centered on a two-unit townhouse. Additionally, the maximum building height is the same as the R5.4 zoning district. The proposed zoning would continue to incorporate residential uses to achieve residential development density which aligns with the guidance of the Our Missoula 2045 Land Use Plan.

This proposal also includes areas that would be rezoned to Open and Resource where steep slopes are present which would avoid construction on natural hazard areas aiding in the preservation of natural vegetation. These areas are encapsulated within Common Area #1 in Linda Vista Estates Phase 2 and offer a natural break between existing development to the north from those areas that will be developed in the future. Phase 3 and 4 of Linda Vista Estates Subdivision will also include a park dedication south of Lower Miller Creek Road. There will be a shared use path along Lower Miller Creek Road connecting into a larger trail system in neighboring subdivisions. The park dedication, trail system and other non-motorized facilities will serve future residents and the entire community providing outdoor recreation and activity opportunities as guided by the LUP. The proposed rezone would continue to incorporate residential uses like those to the north and comply with the requirements of the zoning district. City Parks and Recreation shall review and approve a plan for the maintenance of all common areas. At this time, all of the area currently zoned R5.4 within remainder Tract 2B of Linda Vista Estates Phase 2 is requested to be rezoned to RT5.4 for uses as described above. This will not prevent any of the open space, parkland, or common area plans with Phases 3 & 4 from being realized.

#### **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;*

The proposed RT5.4 Residential (two-unit/townhouse) zoning is in accordance with the LUP for this area. The LUP identifies appropriate areas in the community for the development of a residential intensity that would allow 3-4 units for each parcel which provides opportunities for homeownership of different building types (e.g. Single-Family Dwelling, Duplex, Townhome etc.). In accordance with this, the proposed rezone is identified within the city limits of Missoula for low to medium residential intensity and supports Open and Resource areas within steep slopes or those areas desired to maintain natural vegetation. The proposed zoning provided within the exhibits herein would continue to incorporate the intended Place Type and Street Type while creating natural breaks between existing developments to the north.

Linda Vista Estates Phase 2 was filed on January 2<sup>nd</sup>, 2025 which legally defined the boundary of the properties to be rezoned. A copy of the plat has been included herein highlighting the requested rezone areas.

The subject property would meet necessary regulations during each proposed phase. The minimum lot size of a RT5.4 zone is 5,400 sq. ft. which could accommodate the state regulations of minimum separation distances between water supply sources and potential contamination sources such as; wastewater

treatment systems, surface waters, and floodplains.

The rezoning of this site promotes the development of roadway, sidewalk, boulevard, and landscaping improvements to complement the existing built environment. Further, in accordance with the LUP, the property is close to existing adjacent and surrounding infrastructure that is constructed with municipal water & sewer connections available.

*b. Whether the zoning is designed to secure safety from fire and other dangers;*  
The property is served by Emergency Services, Hospitals, City Police and City Fire. City Police would provide enforcement efforts involving traffic safety and property protection for future residents. However, the City of Missoula Police Department often collaborates with the Sheriff's Department to provide additional services in larger incidents. Multiple medical centers, hospitals, emergency services and other applicable emergency medical care needs can be found closer to the city center, approximately five miles north, from the subject rezone. The proposed rezone is located within the Missoula Rural Fire District which would provide emergency personnel and safety from fire and other dangers.

Fire hydrants and a fire plan will be proposed with a future subdivision and City Fire will have the opportunity to review in accordance with the International Fire Code. Further, the Fire Marshal may require residential fire sprinklers or other means of fire suppression as each home is constructed. Agencies often work together if larger natural disaster events and the Forest Service would support the local district in the event of a wildlife risk to this community. In reviewing the Community Wildfire Protection Plan (CWPP) which identifies wildfire risk Phases 2, 3 and 4 of Linda Vista Estates Subdivision have been rated as a "moderate" risk category. This is assumed because the area proposed for this rezone does not contain a significant amount of vegetation or fuels or structures that directly abut wildland fuels.

*c. Whether the zoning is designed to promote public health, public safety, and the general welfare;*

The proposed rezone is designed to promote public health, public safety, and the general welfare through promoting residential development in an area with access to planned sewer, water, emergency services and both motorized and non-motorized transportation amenities.

The Missoula Police Department will address potential problems of noise, property damage or personnel injury with no unusual impacts anticipated. City Fire will provide adequate fire protection and future subdivision phases will offer access to support emergency response vehicles. In addition to fire protection, City Fire does provide emergency medical and rescue. It should be noted that future construction of each residential dwelling will be subject to building permit requirements for adequate fire protection which may include the installation of residential fire sprinklers.

Areas of this development include open grass hillsides, and will remain as such, providing natural buffers for residents within this development and a natural setting contributing to the community's identity. The proposed open space and common areas may include facilities such as walking trails, picnic shelters, and playgrounds which are subject to the City of Missoula Parks and Recreation review and approval. Additionally, Phase 2, 3 and 4 of Linda Vista Estates

Subdivision include plans for a use path along Lower Miller Creek Road connecting into a larger trail system in neighboring subdivisions. The park dedication, trail system and other non-motorized facilities will serve future residents and the entire community providing outdoor recreation and activity opportunities to promote public health and general welfare of future residents.

*d. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;*  
**The desired zoning is designed to facilitate adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The proposed zoning allows for Townhomes and Single Family Homes. Generally, townhomes are expected to contribute 7 vehicle trips per day each while detached single family homes contributes 10 vehicle trips per day each. The proposed street improvements to the applicable motorized roadway systems will aid in alleviating traffic generated with this development and surrounding areas.**

Adequate water and wastewater services are important to a community's growth; therefore, public health is supported through the subdivision regulations and DEQ requirements preventing housing densities in areas that are unable to offer adequate water and wastewater services. This project area will utilize municipal water and sewer. The City of Missoula will have the opportunity to review any future connections to municipal sewer and water for future residents.

The requested zoning provides adequate access to public education and are as follows; Elementary - Cold Springs/Jeannette Rankin, Middle School - C.S. Porter, High School – Sentinel.

No adverse impacts are anticipated as a result of the proposed rezone and all other public requirements will be improved as a result of developing this area.

*e. Whether the zoning considers the reasonable provision of adequate light and air;*  
**The proposed residential zoning considers the reasonable provision of adequate light and air. Surrounding land use designations allow similar residential uses and densities, as a result, the characteristics of the area are based on a common function or Residential "use group". Further, the area does not allow for outright uses that would be commercial in nature such as; staging of construction vehicles or construction sites, used vehicle sales lots, auto wrecking or other similar uses that may impact the open air or light of this area. The zoning also considers required building code and zoning code setbacks which will be similar to those of the existing homes constructed in the area. Additionally, the maximum height is 30 feet or 35 feet for a primary structure with an 8:12 or greater roof pitch promoting adequate access for all development to sunlight.**

The areas proposed as Open and Resource will provide adequate light and air. As mentioned throughout this application, the larger 93.17 acres will include multiple common areas, parkland dedication and trail networks. The newly proposed trails will be installed per the updated Trail Master Plan for Miller Creek View Addition and Linda Vista Estates dated September 14, 2022.

*f. Whether the zoning considers the effect on motorized and nonmotorized transportation systems;*

**The rezone proposal considers the effect on both motorized and non-motorized transportation systems due to the required road improvements within the**

subdivision regulations and public works manual. Linda Vista Estates Phases 2, 3, 4, and 5 provide vehicular, parking, pedestrian facilities as well as bicycle facilities on the collector roads for access to both system types.

Motorized transportation systems are established throughout the area for future phases to utilize connection with Lower Miller Creek Road. Newly proposed roadway connections will likely be developed with 80-foot or 70-foot right of ways to include drive lanes, boulevards and sidewalks of which will be subject to review and approval by the City Public Works Department.

Areas to the north of this proposal include an existing bike lane, maintained by the city, increasing access options from Marilyn Park to Rainbow Park. Previous approvals have supported the installation of the 10' shared-use-path in and along the southern portion of Lower Miller Creek Road which would be included in the area to be rezoned. This shared-use path aligns with the City's Long-Range Transportation Plan by supporting a non-motorized transportation option in the area.

*g. Whether the zoning considers the promotion of compatible urban growth;*  
This site is proposed to be rezoned to RT5.4 Residential – Single Dwelling & Two-unit Townhouse types and accessory uses. This zone is still considered to be in the same Residential “use group” further supporting a variety of residential development types and complies with the LUP’s low to medium residential intensity, community form that includes block patterns, and a typical parcel size ranging from 5,400-10,000 sq. ft. The majority of the property is currently zoned with R5.4 Residential Single Dwelling. The proposed RT5.4 zoning permits detached house, duplex, and two-unit townhouse residential building types. The “RT” districts allow two-unit and townhouse buildings while the “R” district does not. Both zonings districts allow for one dwelling unit per 5,400 sq ft (gross density calculation). Additionally, the rezoning considers the promotion of compatible urban growth because portions of the site are proposed to be rezoned to OP2 Open Space and Resources Land. Thus, the proposed rezone complies with the LUP’s recommended community form, preferred land uses, and built form for small scale neighborhoods.

*h. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;*  
The proposed zoning is suitable for residential uses and is in accordance with the expected character of the district according to the LUP. The majority of the property is currently zoned with R5.4 Residential Single Dwelling. The proposed RT5.4 zoning permits detached house, duplex, and two-unit townhouse residential building types.

The areas adjacent to the north are development with residential uses, further supporting the proposing the land use designation of RT5.4, which provides living accommodations to one or more persons but does not outright permit “group living” which typically would include a communal kitchen/dining facility.

Further, the zoning limits industrial base uses, for example, Residential Storage Warehouses and commercial uses such as; Bed & Breakfast, Office Buildings and Residential Support Services that have the potential of a higher impact. Instead, the rezoning would abide by similar regulations and permitting processes as the adjacent properties which follow character of the classified “Residential” use group. The proposed rezone and proposed future uses can be

served by the City of Missoula water and sewer, which accommodates residential uses. However, planned infrastructure would not be equipped or constructed to accommodate more intense uses such as manufacturing or industrial services that involve chemical, mineral, or medical waste products. These limits to water and sewer infrastructure aid in keeping the character of this district would be better preserved for the zonings intended use of residential development.

- i. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area.*

**The principal use of the RT5.4 zone is to create housing opportunities for individual households to maintain and promote the physical character of an existing or developing neighborhood. The proposed land use for this rezone application supports and, in many ways, shares development standards that ensure new development is compatible with many of the city's existing neighborhoods. Therefore, the character is consistent and able to conserve the value of neighboring and future developments. To expand further, the proposed zone does limit accessory structures that propose to contain farm animals or livestock to meet an increased setback from residential buildings.**

- 2. Whether the proposed zoning amendment corrects an error or inconsistency in the zoning ordinance or meets the challenge of a changing condition;*

**The proposed zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. This rezone will encourage development and will promote community growth while utilizing the multiple existing services provided to the area as described in detail throughout this application. The rezoning of the areas slotted for Open and Resource would comply with the recorded Linda Vista Estates – Phase 2 subdivision that is currently zoned R5.4 within the subject property. The open space area, as depicted, limits development outside of sensitive environmental areas and hazard areas while providing residential trail connections and open space contributing to the quality of life of residents and visitors. The proposed zoning allows for residential development which could aid in meeting the challenges of changing conditions in Missoula related to the demand for and limited supply of housing.**

- 3. Whether the proposed zoning amendment is in the best interests of the city as a whole.*  
Yes, the proposed zoning is suitable for residential uses and the rezone is in accordance with the community form intended for this area as supported through the Place Type Map, herein. There are multiple existing residential properties surrounding the property and the project is in close proximity to similar uses. Additionally, this development option is a way to increase the variety of housing types within neighborhoods through increasing the number of dwelling units per minimum parcel area while setting aside open space and recreational amenities for its residents.

## **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.

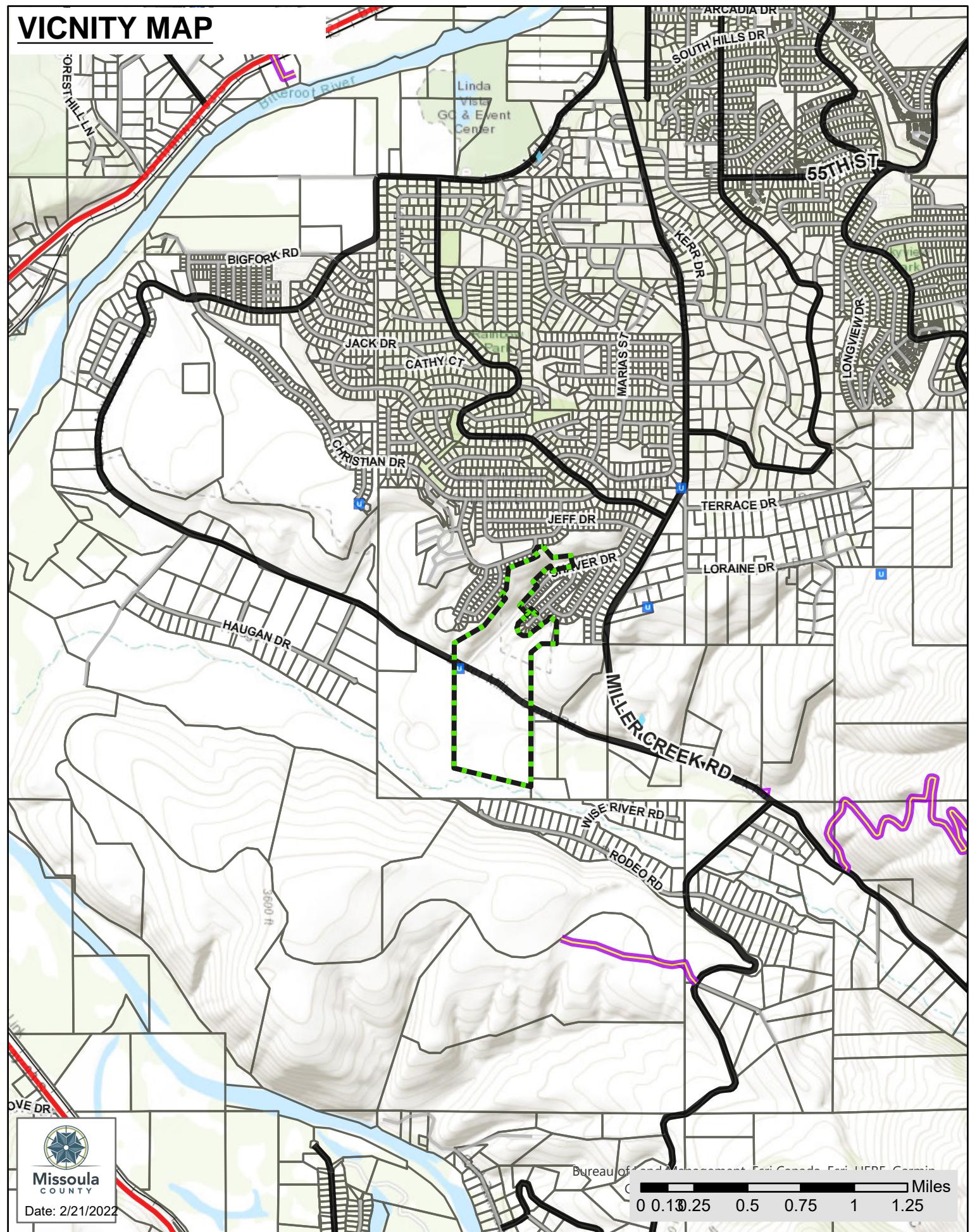
**LEGAL DESCRIPTION:**

A PORTION OF TRACTS 2 AND 3 OF CERTIFICATE OF SURVEY NO. 6355, RECORDS OF MISSOULA COUNTY, LOCATED IN SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

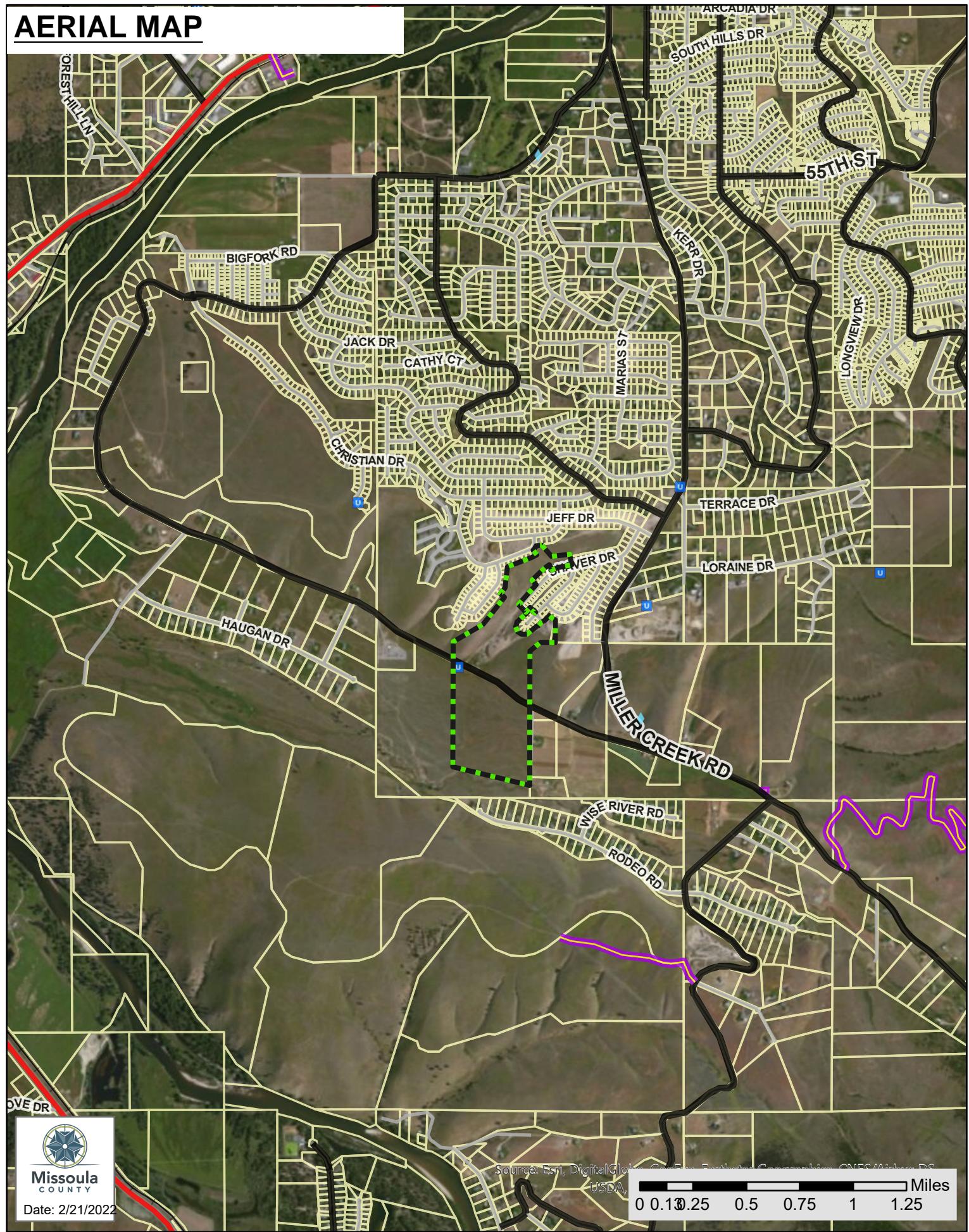
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT 2, S11°23'07"E 182.51 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF LINDA VISTA SIXTEENTH SUPPLEMENT, A SUBDIVISION OF MISSOULA COUNTY; THENCE THE FOLLOWING TWENTY-FOUR COURSES ALONG THE BOUNDARIES OF SAID LINDA VISTA SIXTEENTH SUPPLEMENT: S78°36'51"W 195.90 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 152.07 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET AND DELTA 16°17'08" TO A POINT ON A NON-TANGENT LINE, SAID POINT HAVING A RADIAL BEARING OF S27°40'17"E; THENCE N27°40'17"W 101.73 FEET; THENCE S55°22'53"W 87.08 FEET; THENCE S47°36'10"W 86.22 FEET; THENCE S45°19'35"W 225.00 FEET; THENCE S44°40'29"E 103.50 FEET; THENCE S42°07'01"W 450.76 FEET; THENCE S44°18'51"E 180.83 FEET; THENCE N41°19'33"E 109.81 FEET; THENCE S48°40'27"E 125.92 FEET; THENCE S45°39'09"W 20.05 FEET; THENCE N48°40'27"W 104.41 FEET; THENCE S41°19'33"W 90.79 FEET; THENCE S46°56'32"W 221.10 FEET; THENCE S15°19'33"W 86.52 FEET; THENCE S20°40'27"E 86.52 FEET; THENCE S56°40'27"E 86.52 FEET; THENCE N87°19'33"E 86.52 FEET; THENCE N51°19'52"E 242.42 FEET; THENCE S48°40'26"E 7.56 FEET; THENCE N41°19'56"E 78.38 FEET; THENCE N64°38'18"E 65.33 FEET; THENCE N41°19'33"E 97.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LINDA VISTA ESTATES EIGHTEENTH SUPPLEMENT, A SUBDIVISION OF MISSOULA COUNTY; THENCE THE FOLLOWING FIVE COURSES ALONG THE WESTERLY BOUNDARIES OF SAID LINDA VISTA ESTATES EIGHTEENTH SUPPLEMENT: S50°28'16"E 78.01 FEET; THENCE S59°37'21"E 40.11 FEET; THENCE S02°39'53"W 152.14 FEET; THENCE S11°05'54"W 66.17 FEET; THENCE S16°40'59"W 166.70 FEET TO THE INTERSECTION WITH THE BOUNDARY OF TRACT 3 OF CERTIFICATE OF SURVEY NO. 6355; THENCE THE FOLLOWING NINE COURSES ALONG THE BOUNDARIES OF SAID TRACT 3: N89°37'42"W 170.18 FEET; THENCE S50°23'50"W 228.96 FEET; THENCE S00°08'01"W 2275.96 FEET; THENCE N76°23'21"W 1342.49 FEET; THENCE N00°07'51"E 1759.12 FEET; THENCE N00°07'36"E 356.83 FEET; THENCE N59°54'58"E 587.02 FEET; THENCE N38°48'33"E 587.20 FEET; THENCE N50°13'30"W 96.03 FEET TO THE SOUTHEASTERLY CORNER OF LINDA VISTA ESTATES - PHASE 1, A SUBDIVISION OF MISSOULA COUNTY; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY BOUNDARIES OF SAID LINDA VISTA ESTATES - PHASE 1: N38°31'00"E 130.01 FEET; THENCE N06°26'28"E 358.81 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 6355; THENCE THE FOLLOWING SEVEN COURSES ALONG THE BOUNDARIES OF SAID TRACT 2: N69°19'35"E 442.85 FEET; THENCE N61°35'01"E 96.67 FEET; THENCE N39°40'25"W 100.00 FEET TO A NON-TANGENT POINT OF CURVATURE, SAID POINT HAVING A RADIAL BEARING OF N38°57'59"W; THENCE AN ARC LENGTH OF 90.34 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND DELTA 34°30'31" TO A POINT ON A NON-TANGENT LINE, SAID POINT HAVING A RADIAL BEARING OF N73°28'30"W; THENCE ALONG SAID NON-TANGENT LINE N84°19'35"E 101.12 FEET; THENCE S41°00'11"E 249.64 FEET; THENCE N83°14'02"E 309.31 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS: LINDA VISTA ESTATES – PHASE 2.

# VICINITY MAP



# AERIAL MAP



Missoula  
County

Date: 2/21/2022

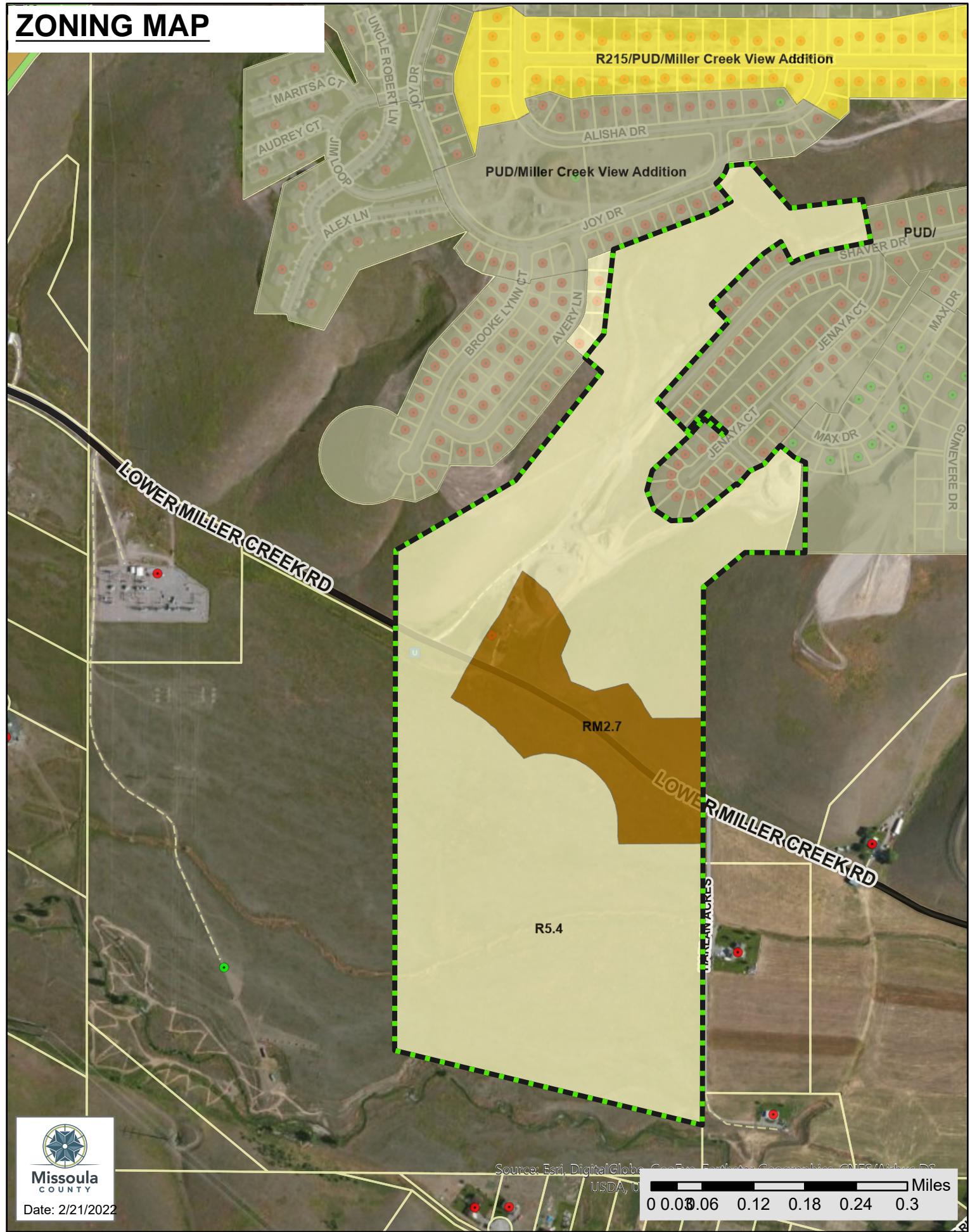
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the map provider

0 0.1 0.25 0.5 0.75 1 1.25 Miles

Map Center: X: -114.05873 - Y: 46.79929

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

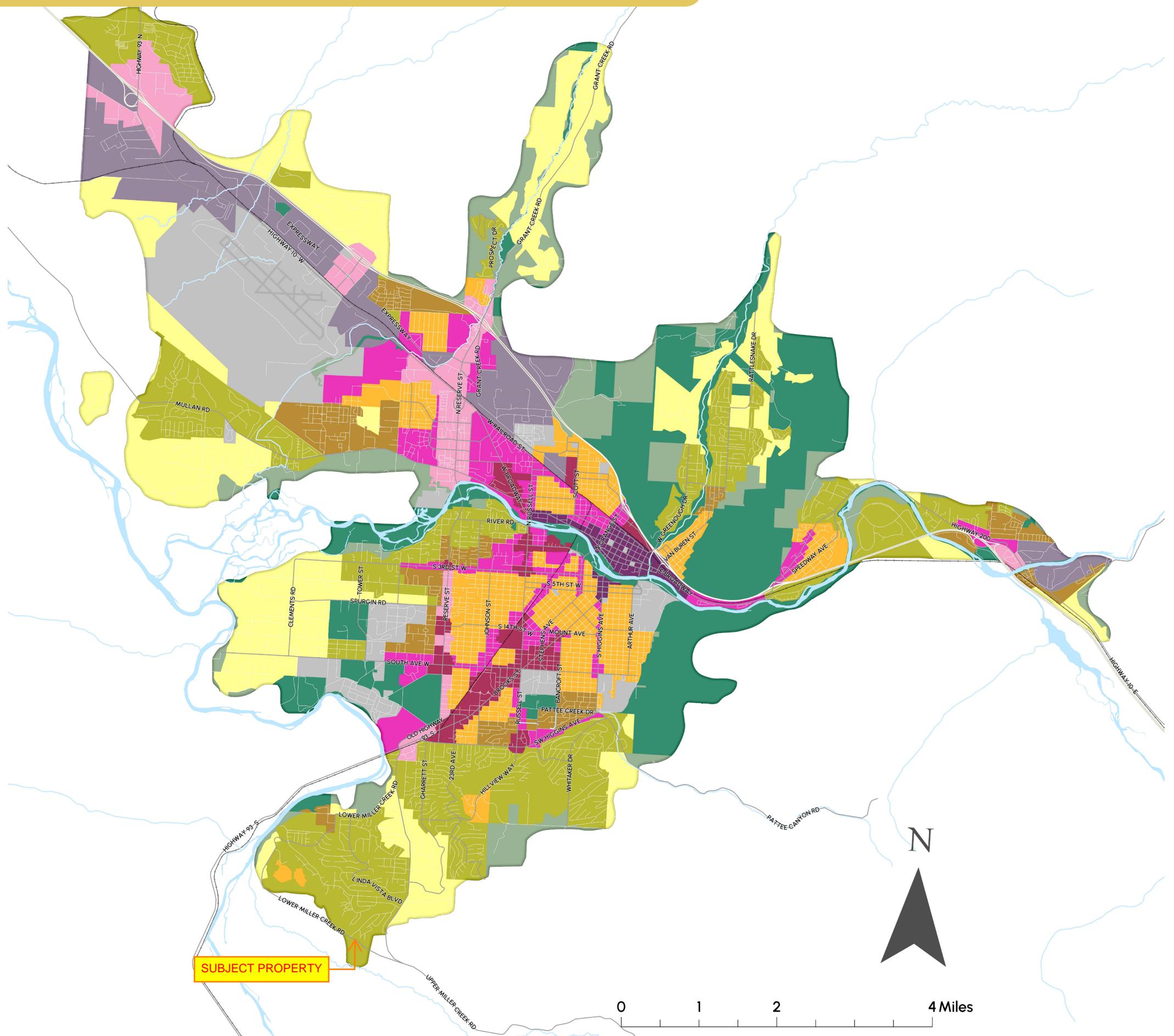
# ZONING MAP



Date: 2/21/2022

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

# Figure 30. Place Types Map



The intent of this map is to convey the community's vision for growth and change, and to guide implementation of necessary changes to the City's zoning map, zoning districts, subdivision requirements, and other land use regulations.

The Place Types designated in this map are approximate and must be read in conjunction with the Place Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

The Land Use Plan (LUP) and Place Type map are not intended to interfere with, abrogate or annul any covenant, deed restriction or other agreement between private parties.

# PROPOSED ZONING EXHIBIT

## SUBDIVISION PLAT OF LINDA VISTA ESTATES - PHASE 2

LOCATED IN THE NW1/4, NE1/4, SE1/4 & SW1/4 OF SECTION 13, T.12N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

### CERTIFICATE OF DEDICATION AND PERIMETER LEGAL DESCRIPTION:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, ROADS, AND EASEMENTS AS SHOWN HEREON, THE FOLLOWING DESCRIBED LAND:

A PORTION OF TRACTS 2 AND 3 OF CERTIFICATE OF SURVEY NO. 6355, RECORDS OF MISSOULA COUNTY, LOCATED IN SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT 2, S11°23'07"E 182.51 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF LINDA VISTA SIXTEENTH SUPPLEMENT, A SUBDIVISION OF MISSOULA COUNTY, THENCE THE FOLLOWING TWENTY-FOUR COURSES ALONG THE BOUNDARIES OF SAID LINDA VISTA SIXTEENTH SUPPLEMENT: S78°36'51"W 195.90 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 152.07 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET AND DELTA 16°17'08" TO A POINT ON A NON-TANGENT LINE, SAID POINT HAVING A RADIAL BEARING OF S27°40'17"E; THENCE N27°40'17"W 101.73 FEET; THENCE S55°22'53"V 87.08 FEET; THENCE S47°36'10"W 86.22 FEET; THENCE S45°19'35"W 225.00 FEET; THENCE S44°40'29"E 103.50 FEET; THENCE S42°07'01"E 180.50 FEET; THENCE N44°19'33"E 109.81 FEET; THENCE S48°40'27"E 125.92 FEET; THENCE S45°39'09"W 20.05 FEET; THENCE N48°40'27"W 104.41 FEET; THENCE S41°19'33"W 90.79 FEET; THENCE S46°56'32"W 221.00 FEET; THENCE S15°19'52"E 86.56 FEET; THENCE S20°40'27"E 86.52 FEET; THENCE S56°40'27"E 86.52 FEET; THENCE N87°19'33"E 86.52 FEET; THENCE N51°19'52"E 242.42 FEET; THENCE S48°40'26"E 7.56 FEET; THENCE N41°19'56"E 78.38 FEET; THENCE N64°18'6"E 65.32 FEET; THENCE N41°19'33"E 97.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LINDA VISTA ESTATES EIGHTEENTH SUPPLEMENT, A SUBDIVISION OF MISSOULA COUNTY; THENCE THE FOLLOWING FIVE COURSES ALONG THE WESTERLY BOUNDARIES OF SAID LINDA VISTA ESTATES EIGHTEENTH SUPPLEMENT: S50°28'16"E 78.01 FEET; THENCE S59°37'21"E 40.11 FEET; THENCE S02°39'53"V 152.14 FEET; THENCE S11°05'54"W 66.17 FEET; THENCE S16°40'59"W 166.70 FEET TO THE INTERSECTION WITH THE BOUNDARY OF TRACT 3 OF CERTIFICATE OF SURVEY NO. 6355, THENCE THE FOLLOWING NINE COURSES ALONG THE BOUNDARIES OF SAID TRACT 3: N89°37'42"W 170.18 FEET; THENCE S50°23'50"W 228.96 FEET; THENCE S00°08'01"W 227.58 FEET; THENCE N76°23'21"W 134.24 FEET; THENCE N00°07'51"E 175.12 FEET; THENCE N00°07'36"E 356.83 FEET; THENCE N59°54'58"E 587.02 FEET; THENCE N38°48'33"E 582.20 FEET; THENCE N50°13'30"W 96.03 FEET TO THE SOUTHEASTERLY CORNER OF LINDA VISTA ESTATES - PHASE 1, A SUBDIVISION OF MISSOULA COUNTY; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY BOUNDARIES OF SAID LINDA VISTA ESTATES - PHASE 1: N38°31'00"E 130.01 FEET; THENCE N06°26'28"E 358.81 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 6355; THENCE THE FOLLOWING SEVEN COURSES ALONG THE BOUNDARIES OF SAID TRACT 2: N69°13'55"E 442.85 FEET; THENCE N61°35'01"E 96.67 FEET; THENCE N39°40'25"W 100.00 FEET TO A NON-TANGENT POINT OF CURVATURE, SAID POINT HAVING A RADIAL BEARING OF N38°57'59"W; THENCE AN ARC LENGTH OF 90.34 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND DELTA 34°30'31" TO A POINT ON A NON-TANGENT LINE, SAID POINT HAVING A RADIAL BEARING OF N73°28'30"W; THENCE ALONG SAID NON-TANGENT LINE N84°19'35"E 101.12 FEET; THENCE S41°00'11"E 249.64 FEET; THENCE N83°14'02"E 309.31 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL OF 93.17 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

FURTHER, THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

FURTHER, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN HEREON OR AS OTHERWISE STATED.

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507, MCA, SECURE THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED.

FURTHER, THIS SUBDIVISION IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-125(1)(d), TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127: NEW DIVISIONS SUBJECT TO REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT"; TRACT 2A IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605(2)(a), TO WIT: "A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL".

FURTHER, THOSE COMMON AREAS SHOWN HEREON ARE HEREBY DEDICATED TO THE UPPER LINDA VISTA HOMEOWNER'S ASSOCIATION, INC.; COMMON AREAS ARE ALSO DEDICATED AS UTILITY EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS.

FURTHER, ALL STREETS EXCEPT THOSE DESIGNATED AS PRIVATE, ALL RIGHT-OF-WAY EASEMENTS AND PUBLIC PEDESTRIAN EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED AND GRANTED TO THE USE OF THE PUBLIC, TO HAVE AND TO HOLD FOREVER.

FURTHER, THE PURCHASERS AND/OR OWNER OF THE LOT OR PARCEL UNDERSTANDS AND AGREES THAT PRIVATE ROAD CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER OR PROPERTY OWNERS ASSOCIATION AND THAT CITY OF MISSOULA IS IN NO WAY OBLIGATED TO PERFORM SUCH MAINTENANCE OR UPKEEP UNTIL ROADS ARE BROUGHT UP TO STANDARDS AND ACCEPTED BY CITY OF MISSOULA FOR MAINTENANCE.

FURTHER, THE PARKLAND DEDICATION REQUIREMENT HAS BEEN SATISFIED BY ESTABLISHING ADEQUATE OPEN SPACE.

FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS LINDA VISTA ESTATES - PHASE 2, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

FURTHER, TRACTS 2A AND 2B ARE REMAINING TRACTS AND NOT A PART OF LINDA VISTA ESTATES - PHASE 2. DEVELOPMENT OF THESE TRACTS REQUIRES COMPLIANCE WITH EITHER CONDITIONS OF APPROVAL APPLICABLE TO RELEVANT PHASES, OR REVIEW IN ACCORDANCE WITH THE CITY OF MISSOULA SUBDIVISION REGULATIONS AND THE MONTANA SUBDIVISION AND PLATTING ACT.

SS  
LLOYD A. TWITE FAMILY PARTNERSHIP  
BY: LLOYD A. TWITE  
AS: MANAGING PARTNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, BY LLOYD. A. TWITE, AS MANAGING PARTNER FOR THE LLOYD A. TWITE FAMILY PARTNERSHIP.

SS  
(NOTARY PUBLIC)

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER. FURTHER, DUE TO ONGOING CONSTRUCTION OF IMPROVEMENTS SUCH AS CURB AND SIDEWALKS, THE PLACEMENT OF ALL MONUMENTS SHOWN AS SET BY THIS SURVEY IS DEFERRED. I HEREBY CERTIFY THAT SAID MONUMENTS WILL BE SET PRIOR TO OCTOBER 31, 2025.

PREPARED BY:

**IMEG**

1817 SOUTH AVE. W. STE. A PH: 406.721.0142  
MISSOULA, MT FAX: 406.721.5224  
59801 www.imegcorp.com  
IMEG PROJECT NO. 2100228



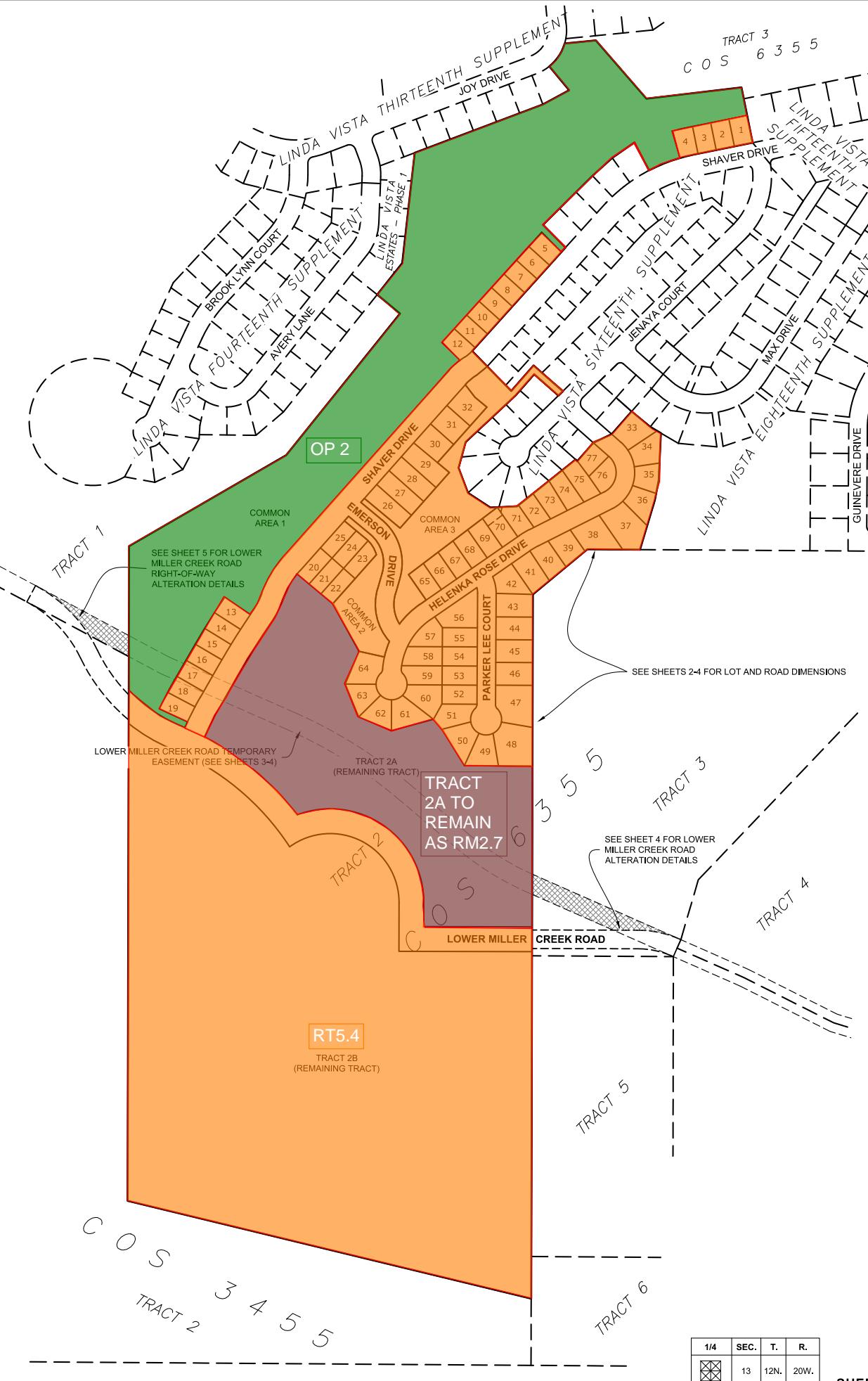
Montana  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

SS  
MATTHEW JACOBSON  
PROFESSIONAL LAND SURVEYOR  
MONTANA LICENSE NO. 13748LS  
DATE

DATE OF SURVEY:  
MAY 2021 - MAY 2024  
RECORD OWNER:  
LLOYD A. TWITE FAMILY PARTNERSHIP  
SURVEY COMMISSIONED BY:  
LLOYD A. TWITE

AREA SUMMARY:  
LOTS - 12.91 ACRES (INCLUDING A.E.)  
A.E. - 0.07 ACRES  
COMMON AREA - 21.22 ACRES (INCLUDING A.E.)  
DEDICATED ROADS - 8.76 ACRES  
TOTAL SUBDIVISION - 42.89 ACRES  
REMAINING AREA/FUTURE PHASES - 50.28 ACRES  
TOTAL SURVEYED LANDS - 93.17 ACRES

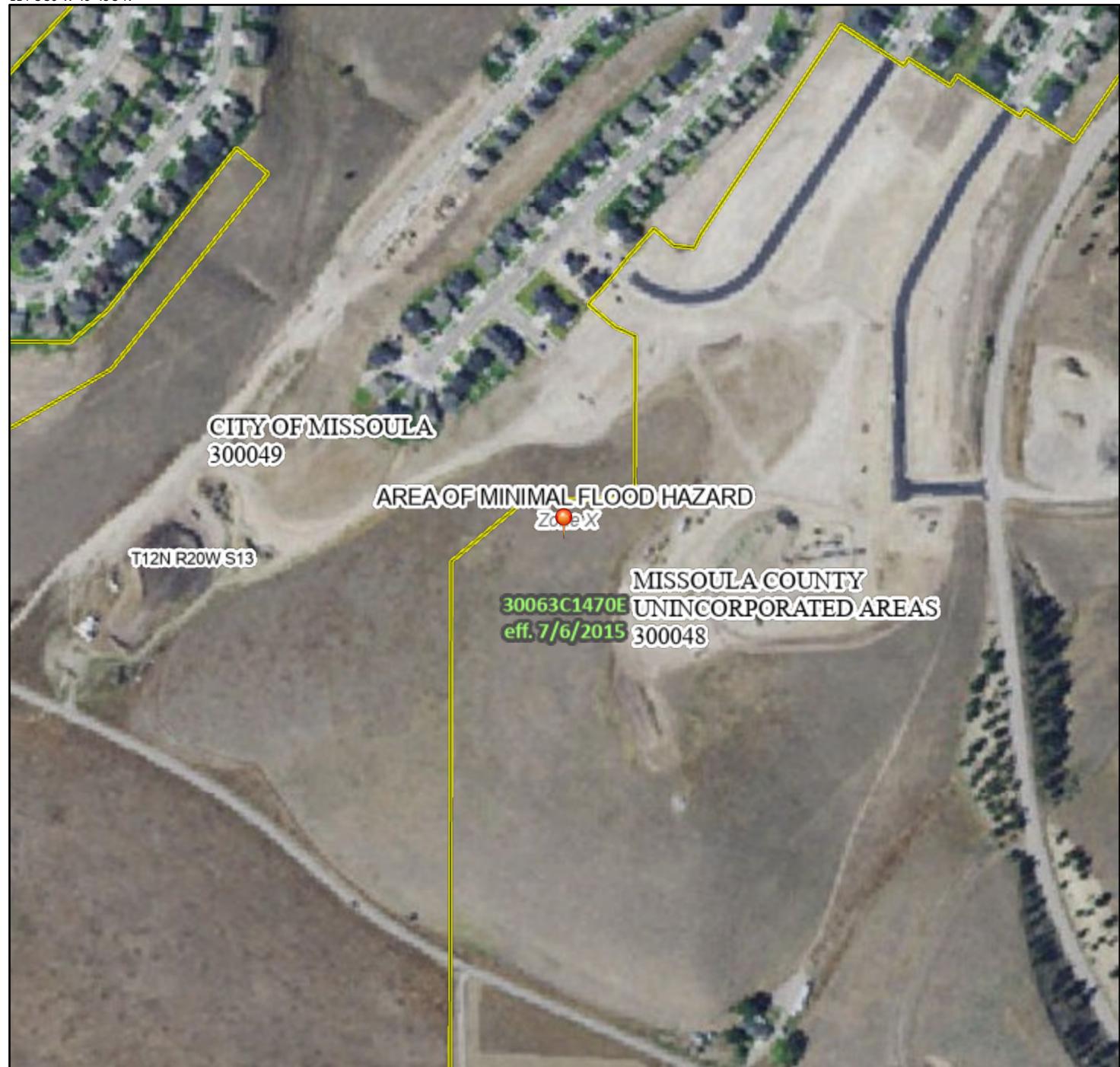
200 0 200 400  
SCALE IN FEET  
BASIS OF BEARING:  
GEODETIC NORTH AS DETERMINED  
BY GPS OBSERVATION



# National Flood Hazard Layer FIRMette



114°3'36"W 46°48'5"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

### OTHER AREAS

- Area of Undetermined Flood Hazard Zone D

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2024 at 4:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# CERTIFICATE OF SURVEY

TO DEPICT THE RELOCATION OF COMMON BOUNDARIES IN  
SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, P.M.M.,  
MISSOULA COUNTY MONTANA

## LEGAL DESCRIPTION :

### PERIMETER

A TRACT OF LAND LOCATED IN SECTION 13, T12N, R20W, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION AND THE BOUNDARY OF MILLER CREEK VIEW ADDITION - PHASE 1, 886°07'43"E, 665.38 FEET; THENCE LEAVING SAID SECTION LINE AND CONTINUING THE FOLLOWING SEVEN COURSES ALONG SAID BOUNDARY OF THE MILLER CREEK VIEW ADDITION - PHASE 1, S11°32'36"E, 184.95 FEET; THENCE S49°53'53"E, 204.41 FEET; THENCE S47°03'31"E, 219.58 FEET; THENCE S28°16'28"E, 310.73 FEET; THENCE S10°21'02"E, 54.00 FEET; THENCE N79°38'58"E, 109.50 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 32.05 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, OF RADIUS 20.00 FEET AND DELTA 91°49'0" TO A POINT ON A TANGENT REVERSE CURVE; THENCE LEAVING SAID BOUNDARY OF THE MILLER CREEK VIEW ADDITION - PHASE 1 AND THE FOLLOWING THREE COURSES ALONG THE BOUNDARY OF THE LINDA VISTA ELEVENTH SUPPLEMENT AN ARC DISTANCE OF 57.46 FEET ALONG SAID TANGENT CURVE TO THE LEFT, OF RADIUS 430.00 FEET AND DELTA 7°39'22" TO A POINT ON A TANGENT LINE; THENCE S16°11'14"E, 241.32 FEET; THENCE N73°48'46"E, 190.00 FEET; THENCE LEAVING SAID BOUNDARY OF THE LINDA VISTA ELEVENTH SUPPLEMENT AND THE FOLLOWING EIGHTEEN COURSES ALONG THE BOUNDARY OF THE LINDA VISTA TWELFTH SUPPLEMENT N11°56'59"E, 125.00 FEET; THENCE N82°20'13"E, 163.75 FEET; THENCE N83°46'17"E, 54.20 FEET ALONG A RADIAL LINE TO A POINT OF CURVATURE, SAID POINT HAVING A RADIAL BEARING OF N63°46'17"E; THENCE AN ARC DISTANCE OF 62.20 FEET ALONG SAID NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, OF RADIUS 170.00 FEET AND DELTA 20°57'54" TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE N77°18'36"E, 109.85 FEET; THENCE S67°36'37"E, 95.04 FEET; THENCE N85°13'26"E, 91.07 FEET; THENCE S89°06'02"E, 813.75 FEET; THENCE S32°33'27"E, 89.50 FEET TO A NON-TANGENT POINT OF CURVATURE SAID POINT HAVING A RADIAL BEARING OF N31°36'05"W; THENCE AN ARC DISTANCE OF 45.48 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, OF RADIUS 170.00 FEET AND DELTA 15°19'43" TO A POINT ON A RADIAL LINE; THENCE S46°55'47"E, 60.00 FEET; THENCE S57°21'02"E, 116.67 FEET; THENCE N51°38'58"E, 54.20 FEET; THENCE N03°38'58"E, 58.10 FEET; THENCE S86°21'02"E, 910.99 FEET; THENCE N17°38'59"E, 99.19 FEET ALONG A RADIAL LINE TO A POINT OF CURVATURE, SAID POINT HAVING A RADIAL BEARING OF S17°36'56"W; THENCE AN ARC DISTANCE OF 253.95 FEET ALONG SAID NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST, OF RADIUS 970.00 FEET AND DELTA 15°00'00" TO A POINT ON A TANGENT LINE; THENCE S57°21'02"E, 322.34 FEET; THENCE LEAVING SAID BOUNDARY OF THE LINDA VISTA TWELFTH SUPPLEMENT S32°28'29"W, 480.65 FEET; THENCE S37°54'26"W, 237.02 FEET; THENCE N52°05'34"W, 20.00 FEET; THENCE S37°54'26"W, 450.00 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 205.57 FEET ALONG SAID TANGENT CURVE TO THE LEFT, OF RADIUS 1199.32 FEET AND DELTA 09°49'15" TO A POINT ON A NON-TANGENT LINE; THENCE S37°19'58"W, 285.26 FEET; THENCE S16°41'12"W, 137.02 FEET; THENCE S12°24'04"W, 87.82 FEET; THENCE N88°18'25"E, 85.29 FEET; THENCE S03°27'54"W, 2639.59 FEET; THENCE N86°16'26"W, 1305.23 FEET; THENCE N03°26'51"E, 215.73 FEET; THENCE N73°04'04"W, 1342.74 FEET; THENCE N03°27'08"E, 1759.12 FEET; THENCE N58°30'38"W, 739.71 FEET; THENCE N04°00'27"E, 68.45 FEET; THENCE N58°36'44"W, 397.47 FEET; THENCE N46°45'42"W, 389.50 FEET; THENCE N03°38'31"E, 2140.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 343.43 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY, EXISTING OR OF RECORD.

### PORTIONS TO BE TRANSFERRED

#### PORTION "A"

A PORTION OF TRACT 2 - B - 1 OF CERTIFICATE OF SURVEY #5917 LOCATED IN SECTION 13, T12N, R20W, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID TRACT 2 - B - 1; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 2 - B - 1, S86°19'52"E, 457.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LOWER MILLER CREEK ROAD; THENCE S03°25'33"W, 972.36 FEET; THENCE N86°17'49"W, 119.23 FEET; THENCE N03°25'19"E, 644.01 FEET; THENCE N77°02'07"W, 342.65 FEET; THENCE N03°26'51"E, 272.93 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.99 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY, EXISTING OR OF RECORD.

#### PORTION "B"

A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY #4377 LOCATED IN SECTION 13, T12N, R20W, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT 1; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 1, S14°56'26"W, 12.20 FEET; THENCE N08°39'56"W, 12.25 FEET; THENCE S86°17'49"E, 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 30 SQUARE FEET (0.0007 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY, EXISTING OR OF RECORD.

#### PORTION "C"

A PORTION OF TRACT 2 - B - 1 OF CERTIFICATE OF SURVEY #5917 LOCATED IN SECTION 13, T12N, R20W, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT 2 - B - 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 2 - B - 1, N86°16'26"W, 396.01 FEET; THENCE N68°01'51"W, 286.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N68°01'51"W, 103.40 FEET; THENCE N14°56'26"E, 222.18 FEET; THENCE S08°39'56"E, 256.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.26 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY, EXISTING OR OF RECORD.

#### PORTION "D"

A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY #4377 LOCATED IN SECTION 13, T12N, R20W, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 1, N86°16'26"W, 252.40 FEET; THENCE N08°39'56"W, 91.83 FEET; THENCE S68°01'51"E, 286.51 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.26 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY, EXISTING OR OF RECORD.

### PORTION "E"

A PORTION OF TRACT 2 - B - 1 OF CERTIFICATE OF SURVEY #5917 LOCATED IN SECTION 13, T12N, R20W, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT 2 - B - 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 2 - B - 1, N86°16'26"E, 12.20 FEET; THENCE N86°17'49"W, 5.00 FEET; THENCE CONTINUING N86°17'49"W, 123.75 FEET; THENCE N14°56'26"E, 32.06 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LOWER MILLER CREEK ROAD; THENCE N27°04'58"E, 30.00 FEET; THENCE S62°53'57"E, 237.50 FEET; THENCE S59°55'37"E, 233.70 FEET; THENCE S69°58'01"E, 343.80 FEET; THENCE S03°27'54"W, 1017.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 21.25 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY, EXISTING OR OF RECORD.

### LEGAL DESCRIPTIONS

#### 06355

TRACT 1, CERTIFICATE OF SURVEY NO. 06355: LOCATED IN THE NW 1/4 QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, SITUATE IN MISSOULA COUNTY, MONTANA. CONTAINING 60.66 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN, EXISTING, OR OF RECORD.

#### 06355

TRACT 2, CERTIFICATE OF SURVEY NO. 06355: LOCATED IN SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, SITUATE IN MISSOULA COUNTY, MONTANA. CONTAINING 95.55 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN, EXISTING, OR OF RECORD.

#### 06355

TRACT 3, CERTIFICATE OF SURVEY NO. 06355: LOCATED IN SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, SITUATE IN MISSOULA COUNTY, MONTANA. CONTAINING 157.02 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN, EXISTING, OR OF RECORD.

#### 06355

TRACT 4, CERTIFICATE OF SURVEY NO. 06355: LOCATED IN THE SE 1/4 QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, SITUATE IN MISSOULA COUNTY, MONTANA. CONTAINING 14.99 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN, EXISTING, OR OF RECORD.

#### 06355

TRACT 5, CERTIFICATE OF SURVEY NO. 06355: LOCATED IN THE SE 1/4 QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, SITUATE IN MISSOULA COUNTY, MONTANA. CONTAINING 10.21 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN, EXISTING, OR OF RECORD.

#### 06355

TRACT 6, CERTIFICATE OF SURVEY NO. 06355: LOCATED IN THE SE 1/4 QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, SITUATE IN MISSOULA COUNTY, MONTANA. CONTAINING 5.00 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN, EXISTING, OR OF RECORD.

### CERTIFICATE OF OWNERS\*\*\*\*\*

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES BETWEEN ADJOINING PROPERTIES, AND THAT NO ADDITIONAL PARCELS ARE CREATED; THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(a) M.C.A. TO-WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES"

THIS SURVEY IS EXEMPT FROM SANITARY REVIEW PURSUANT TO SECTIONS:

ARM 17.36.605(2)(b) (TRACT 5 AND TRACT 6)  
A PARCEL THAT HAS NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, OR SOLID WASTE DISPOSAL OTHER THAN THOSE THAT WERE PREVIOUSLY APPROVED BY THE REVIEWING AUTHORITY UNDER TITLE 76, CHAPTER 4, PART 1, MCA

### MCA 76-4-125(e)(ii) (TRACT 4)

(e) SUBJECT TO THE PROVISIONS OF SUBSECTION (3), A REMAINDER OF AN ORIGINAL TRACT CREATED BY SEGREGATING A PARCEL FROM THE TRACT FOR PURPOSES OF TRANSFER IF:

(ii) THE REMAINDER IS 1 ACRE OR LARGER AND HAS AN INDIVIDUAL SEWAGE SYSTEM SERVING A DISCHARGE SOURCE THAT WAS IN EXISTENCE PRIOR TO APRIL 29, 1993, AND, IF REQUIRED WHEN INSTALLED, THE SYSTEM WAS APPROVED PURSUANT TO LOCAL REGULATIONS OR THIS CHAPTER.

HARLAN FAMILY TRUST, DATED AUGUST 9, 2001

William D. Harlan, Trustee

Gladys C. Harlan, Trustee

STATE OF Montana  
COUNTY OF Missoula

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-28-12 BY WILLIAM D. HARLAN AND GLADYS C. HARLAN, AS TRUSTEES OF THE HARLAN FAMILY TRUST, DATED AUGUST 9, 2001.

Judy Smith  
Notary Public for the State of Montana

(NAME - TYPED, STAMPED, OR PRINTED)

(RESIDING AT)  
[REDACTED]

[MY COMMISSION EXPIRES: \_\_\_\_\_]



TRUDY SMITH  
NOTARY PUBLIC for the  
State of Montana  
Residing at Missoula, MT  
My Commission Expires  
September 25, 2015

LLOYD A. TWITE FAMILY PARTNERSHIP

Lloyd A. Twite  
LLOYD A. TWITE

STATE OF Montana  
COUNTY OF Missoula

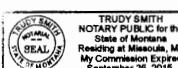
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-28-12 BY LLOYD A. TWITE AS MANAGING PARTNER OF THE LLOYD A. TWITE FAMILY PARTNERSHIP

Judy Smith  
Notary Public for the State of Montana

(NAME - TYPED, STAMPED, OR PRINTED)

(RESIDING AT)  
[REDACTED]

[MY COMMISSION EXPIRES: \_\_\_\_\_]



TRUDY SMITH  
NOTARY PUBLIC for the  
State of Montana  
Residing at Missoula, MT  
My Commission Expires  
September 25, 2015

TRUDY SMITH  
NOTARY PUBLIC for the  
State of Montana  
Residing at Missoula, MT  
My Commission Expires  
September 25, 2015

(NAME - TYPED, STAMPED, OR PRINTED)

(RESIDING AT)  
[REDACTED]

[MY COMMISSION EXPIRES: \_\_\_\_\_]

TRUDY SMITH  
NOTARY PUBLIC for the  
State of Montana  
Residing at Missoula, MT  
My Commission Expires  
September 25, 2015

(NAME - TYPED, STAMPED, OR PRINTED)

(RESIDING AT)  
[REDACTED]

[MY COMMISSION EXPIRES: \_\_\_\_\_]

TRUDY SMITH  
NOTARY PUBLIC for the  
State of Montana  
Residing at Missoula, MT  
My Commission Expires  
September 25, 2015

(NAME - TYPED, STAMPED, OR PRINTED)

(RESIDING AT)  
[REDACTED]

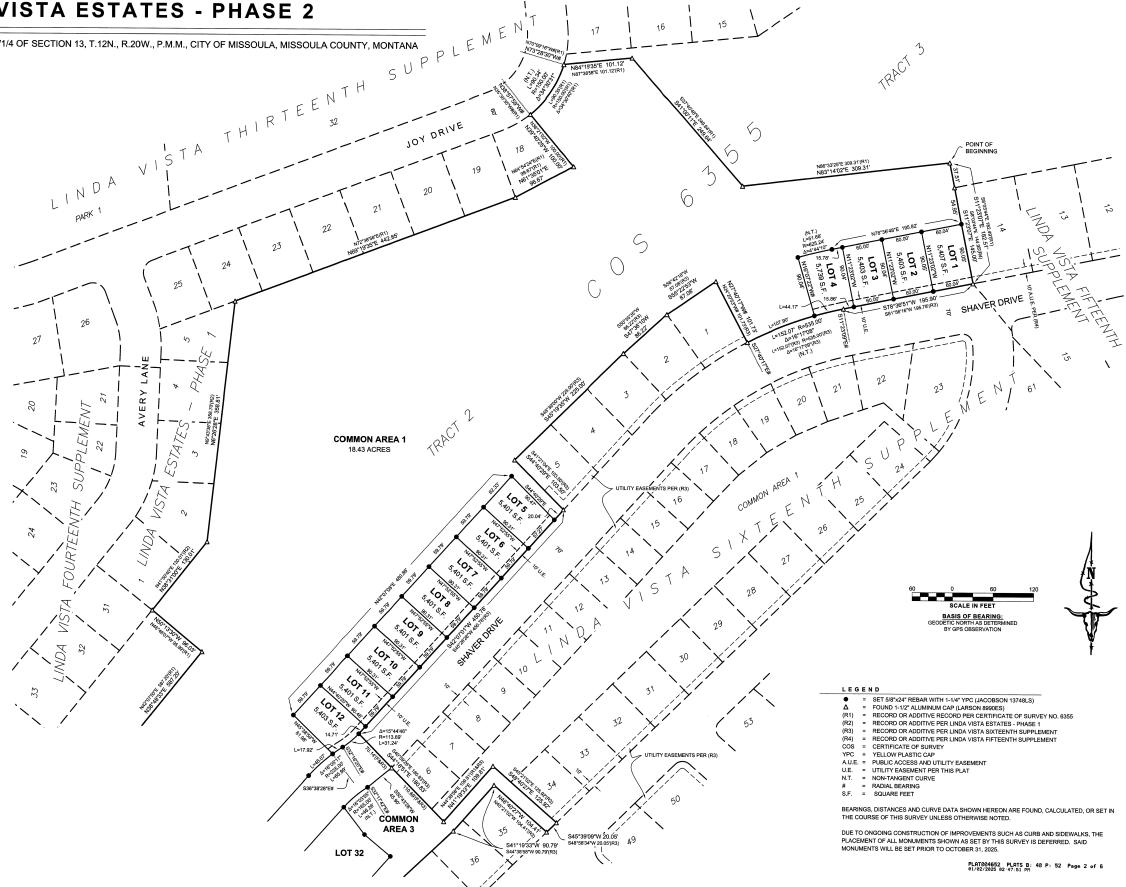
[MY COMMISSION EXPIRES: \_\_\_\_\_]

TRUDY SMITH  
NOTARY PUBLIC for



SUBDIVISION PLAT OF  
**LINDA VISTA ESTATES - PHASE 2**

LOCATED IN THE NW1/4, NE1/4, SE1/4 & SW1/4 OF SECTION 13, T.12N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



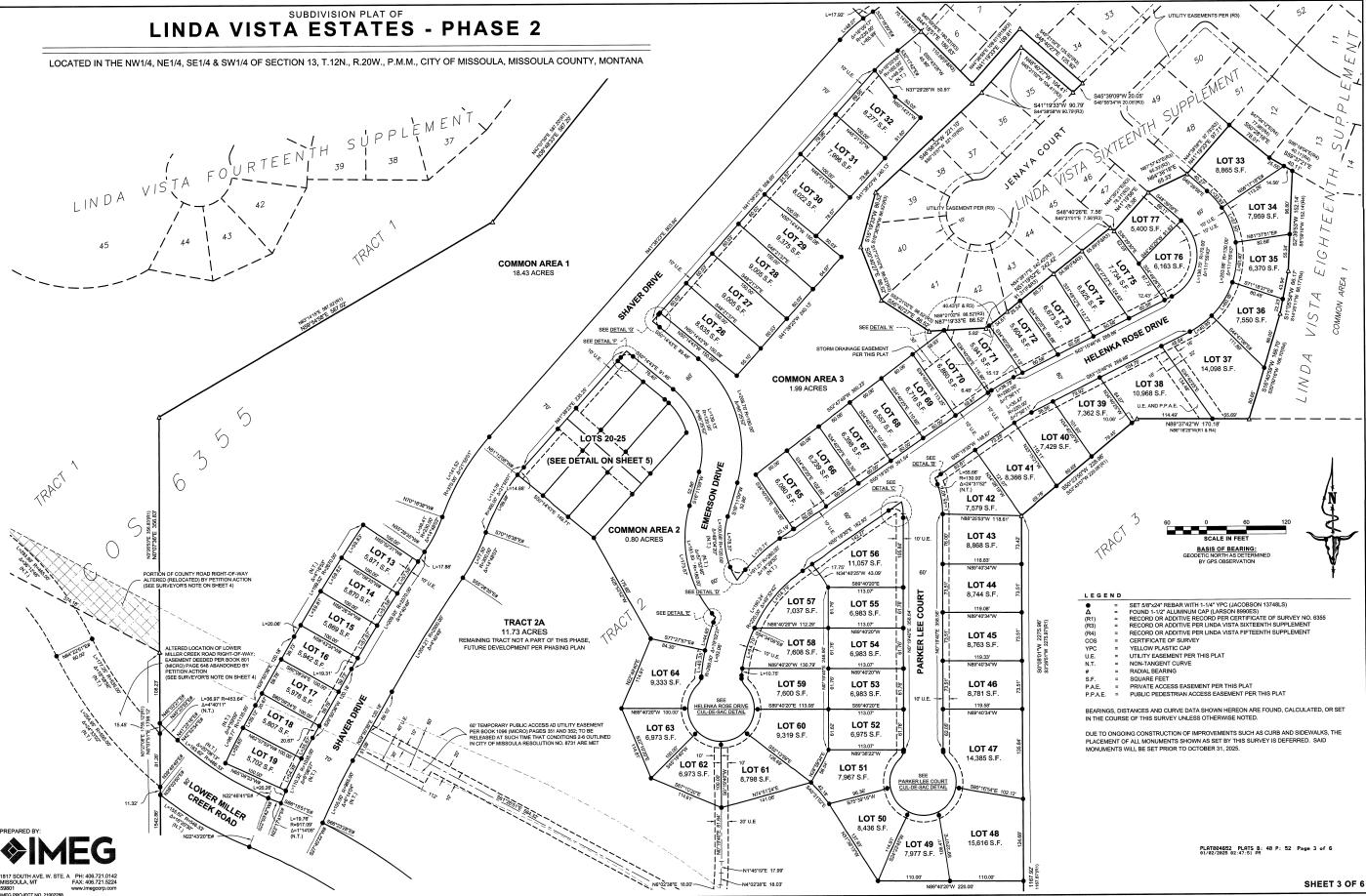
PROPOSED BY  
**IMEG**  
1817 SOUTH AVE. VI, STE. A PH: 406.722.2142  
FAX: 406.722.2143 E-MAIL: [406regional@imeg.com](mailto:406regional@imeg.com)  
www.imeg.com  
PROJECT NO. 2100286

SHEET 2 OF 6

MISSOULA COUNTY TRACKING NO. 24-6160

SUBDIVISION PLAT OF  
**LINDA VISTA ESTATES - PHASE 2**

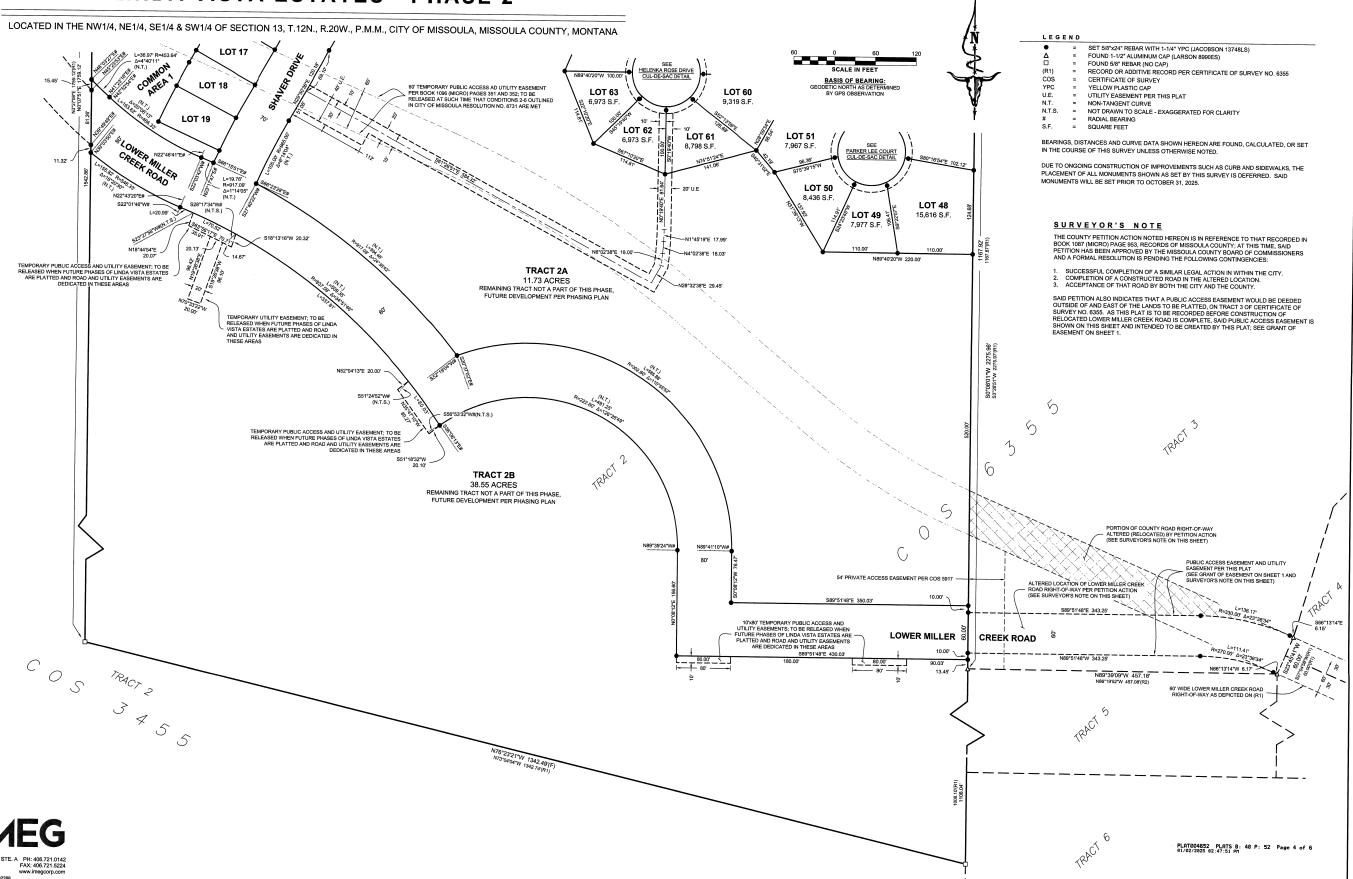
LOCATED IN THE NW1/4, NE1/4, SE1/4 & SW1/4 OF SECTION 13, T.12N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



The logo for IMEG, featuring a stylized diamond shape composed of four smaller squares in the top-left corner, followed by the letters "IMEG" in a bold, sans-serif font.

SUBDIVISION PLAT OF  
**LINDA VISTA ESTATES - PHASE 2**

LOCATED IN THE NW 1/4, NE 1/4, SE 1/4 & SW 1/4 OF SECTION 13, T. 12N., R. 20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PREPARED BY:  
 **IMEG**  
1817 SOUTH AVE. W. STE. A PH: 406.721.0142  
MISSOULA, MT FAX: 406.721.5224  
58661 [www.imegcorp.com](http://www.imegcorp.com)  
MRI PROJECT NO. 24000296



# CONDITIONS OF APPROVAL OF LINDA VISTA ESTATES - PHASE 2

LOCATED IN THE NW1/4, NE1/4, SE1/4 & SW1/4 OF SECTION 13, T.12N, R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

## CONDITIONS OF APPROVAL, NOTES

ACCEPTANCE OF A LOT FROM THE SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE LOT OWNER TO WAIVE THE RIGHT TO PROTEST A FUTURE RESIDUE FOR IMPROVEMENTS TO ALL ROADS IN THIS SUBDIVISION, AS WELL AS, UPFRONT PAYMENT OF THE COST OF IMPROVEMENTS TO ALL ROADS IN THIS SUBDIVISION, AS WELL AS, THE INSTALLATION OF DRAINAGE FACILITIES, DRAWS AND GUTTERS, PEDESTRIAN WALKWAYS OR SIDEWALKS, BASED ON BENEFITS TO THE PROPERTY OWNER AND THE LAND AND SHALL BE BINDING ON THE TRANSFERS, SUCCESSIONS, AND ASSIGNMENTS OF THE OWNERS OF THE LAND.

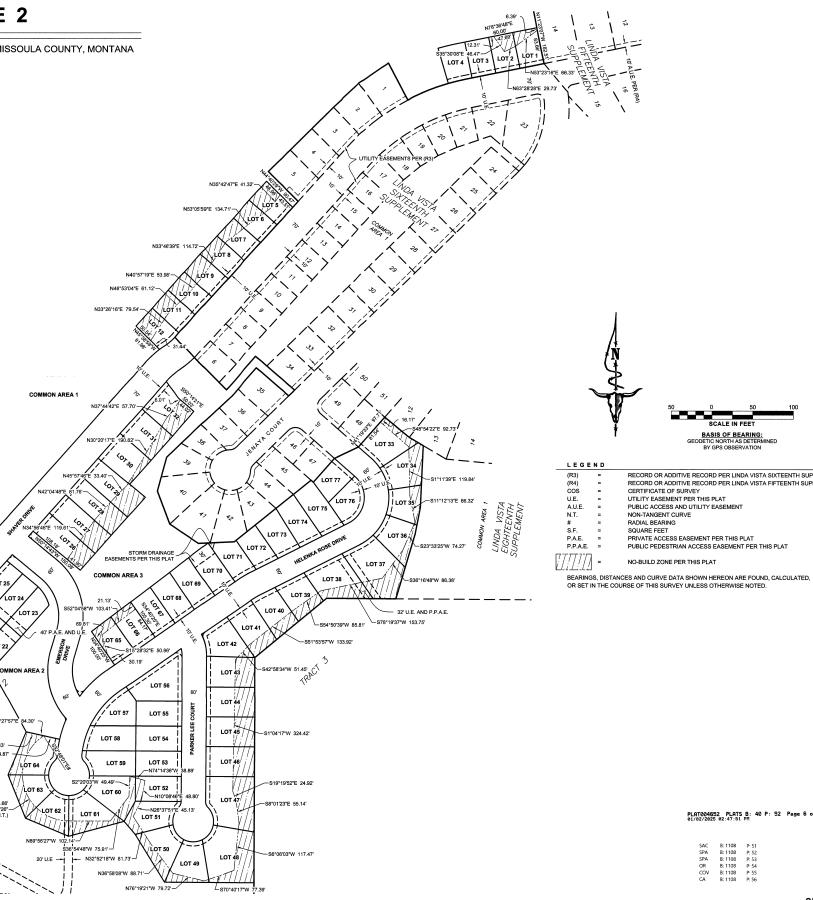
LAND USE RESTRICTIONS AND ENCUMBRANCES RELATED TO THE APPROVAL BY THE GOVERNING BODY MAY NOT BE ACCEPTED BY THE GOVERNING BODY. THE GOVERNING BODY MAY NOT APPROVE LAND USE RESTRICTIONS OR ENCUMBRANCES OF A LOT FROM THIS SUBDIVISION CONSTITUTING WAIVE OF THE RIGHT TO PROTEST A FUTURE RESIDUE FOR PARK MAINTENANCE, BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERS, SUCCESSIONS, AND ASSIGNMENTS OF THE OWNERS OF THE LAND.

SPACES GREATER THAN 250' ARE DESIGNATED AS NO-BUILD ZONES AND INCLUDE THE PROHIBITION OF ALL PRIMARY AND ACCESSORY STRUCTURES, ROADS, AND DRIVEWAYS. NO-BUILD ZONES ARE DEPICTED ON SHEET 6 OF THIS PLAT.

## CERTIFICATION OF LANDOWNER

THE UNDERSIGNED HEREBY CERTIFIES THAT DRAFTING OF THIS PLAT WAS MADE BY THE GOVERNING BODY OF THE CITY OF MISSOULA, MONTANA, FOR APPROVAL, AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE SUBDIVISION SHEET IS CURRENT AND UP TO DATE. THE GOVERNING BODY OF THE CITY OF MISSOULA, MONTANA, MAY MAKE CHANGES OR ADDITIONS TO THE SUBDIVISION SHEET, WHICH MAY ALTER THE CONDITIONS OF APPROVAL. RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, DOWNGRADING, EASEMENTS, OR OTHER MEANS AS DETERMINED BY THE GOVERNING BODY.

SS: *John A. Twite*  
LLOYD A. TWITE, FAMILY PARTNERSHIP  
BY LLOYD A. TWITE  
AS MANAGING PARTNER  
STATE OF: *Montana*  
COUNTY OF: *Missoula*  
NOTARY PUBLIC: *John A. Twite*  
THE FOREGOING ACCURATELY ALLEGED BEFORE ME ON **November 5, 2013**  
LLOYD A. TWITE, AS MANAGING PARTNER FOR THE LLOYD A. TWITE FAMILY PARTNERSHIP  
(NOTARY PUBLIC)



PREPARED BY:  
**IMEG**  
1811 SOUTH AVE. W. STE. A - PH: 406.721.0742  
MISSOULA, MT FAX: 406.721.3224  
www.imeggroup.com  
MEG PROJECT NO. 210228

PLAT004052 PLAT: B; 40; P: 52 Page 6 of 6  
01/02/2013 02:17:51 PM

SAC: B:1138 P: 71  
SPK: B:1138 P: 52  
SA: B:1138 P: 53  
CR: B:1138 P: 54  
CA: B:1138 P: 55  
CA: B:1138 P: 56

SHEET 6 OF 6  
MISSOULA COUNTY TRACKING NO. 24-01650