



# Inland Group

Comprehensive Multifamily Construction & Development Services

January 2, 2025

Dave DeGrandpre  
Planning Supervisor  
City of Missoula Community Planning, Development & Innovation  
435 Ryman  
Missoula, MT 59802

Re: Affinity at Missoula – Annexation Petition

Dear Dave,

Mullan Land Holdings, LLC is requesting annexation into the Missoula city limits of parcel 04-2200-18-2-02-03-0000, addressed as 2100 Flynn Lane. The property currently contains a vacant single-family home and associated appurtenances.

The property is currently within the jurisdiction of Missoula County and is zoned Neighborhood Residential. It is shown as part of Annexation Area 'A' in the city's Annexation Policy dated July 22, 2019, identifying it as property that meets the policy's guidelines for annexation.

Upon annexation we request that the property be zoned B2-1, Community Business, to match the adjacent properties, all of which are party to Development Agreement A-7800. This area is identified as Urban Mixed-Use Low in the Missoula 2045 Land Use Plan. The Affinity at Missoula project proposes to build a 170-unit, age restricted apartment community, with a separate pool building, as well as a bistro, game room, craft room, theater and other amenities. The north end of the site will be designated for future neighborhood business use. Annexing the property and zoning it B2-1 will allow for development of both residential and neighbor commercial uses, meeting the objectives of the Land Use Plan.

Sincerely,

Andrew Bernard  
Inland Group  
Development Manager  
[abernard@inlandconstruction.com](mailto:abernard@inlandconstruction.com)  
509-951-4814

# Google Maps

## Missoula

### VICINITY MAP



Map data ©2023

500 ft

Return to: City Clerk  
City of Missoula  
435 Ryman Street  
Missoula MT  
59802-4297

**PETITION NO. \_\_\_\_\_**  
**BEFORE THE CITY COUNCIL**  
**CITY OF MISSOULA**

**PETITION FOR ANNEXATION TO CITY**

SUID#: 0000652303  
GeoCode#"  
04-2200-18-2-02-03-0000

Dated this 23rd day of December, 2024.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting city annexation of the following real property into the City of Missoula.

The petitioner(s) requesting City of Missoula annexation of the property described herein hereby mutually agree with the City of Missoula that immediately upon annexation of the land all City of Missoula municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

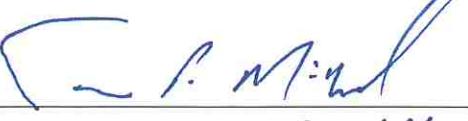
LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

Tract 1 of Certificate of Survey No. 5023, located in the Northwest one-quarter of Section 18, Township 13 North, Range 19 West, P.M.M., Missoula County Montana.

PROPERTY ADDRESS:

2100 Flynn Ln, Missoula, MT 59808

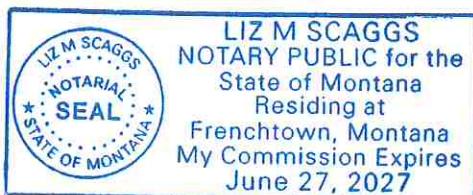
Mullan Land Holding LLC

  
NAME: James P. McLeod  
TITLE: Managing Member

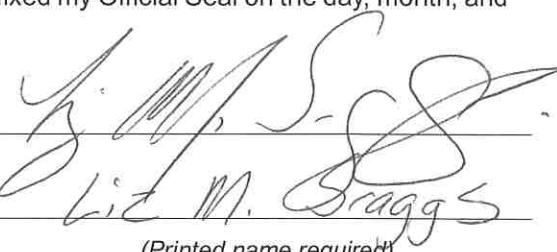
STATE OF MONTANA )  
County of Missoula ) ss.  
)

On this 30 day of December, 2024, before me the undersigned, a Notary Public for the State of Montana, personally appeared James P. McLeod, Managing Member known to me personally (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.



(SEAL)

  
Liz M. Scaggs  
(Printed name required)

Notary Public for the State of Montana.  
Residing at Frenchtown, MT  
My Commission Expires: 6-27--27  
MM/DD/YY

#### LEGAL DESCRIPTION:

TRACT 1 OF CERTIFICATE OF SURVEY NO. 5023, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA.

AND

TRACT 4 OF CERTIFICATE OF SURVEY NO. 6817, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR INSURANCE NUMBER FT1585-231771 DATED JULY 6, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO THE SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

#### FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FT1585-231771 SCHEDULE B - EXCEPTIONS:

- 5) EASEMENTS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN WARRANTY DEED RECORDED APRIL 17, 1962 IN BOOK 224 AT PAGE 130, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 6) RIGHT OF WAY EASEMENT RECORDED JUNE 4, 1963 IN BOOK 229 AT PAGE 36, RECORDS OF MISSOULA COUNTY; DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.
- 7) CONVEYANCE OF EASEMENT FOR RIGHT OF WAY RECORDED NOVEMBER 6, 1972 IN BOOK 147 AT PAGE 1449, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NO EASEMENT WIDTH STATED IN THE INSTRUMENT, PLOTTED.
- 8) TEMPORARY CONSTRUCTION EASEMENT CONTAINED IN JUDGMENT AND FINAL ORDER OF CONDEMNATION RECORDED APRIL 10, 1989 IN BOOK 292 AT PAGE 432, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, REMAINDER PORTION OF EASEMENT PLOTTED.
- 9) RECITALS, NOTES, SANITARY RESTRICTIONS, ORDINANCES, RESOLUTIONS, EASEMENTS, DEDICATIONS AND COVENANTS AS CONTAINED OR REFERRED TO ON CERTIFICATE OF SURVEY NO. 5023; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 10) STATE OF MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE OF SUBDIVISION APPROVAL RECORDED JANUARY 28, 2000 IN BOOK 607 AT PAGE 908, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 11) PETITION FOR ANNEXATION TO CITY RECORDED NOVEMBER 23, 2001 IN BOOK 671 AT PAGE 1091, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE, ANNEXATION OF TRACT 2, COS NO. 4490 AND TRACT 2, COS NO. 5023.
- 12) RESOLUTION NUMBER 6465 RECORDED JANUARY 3, 2002 IN BOOK 674 AT PAGE 605, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE, ANNEXATION OF TRACT 2, COS NO. 4490 AND TRACT 2, COS NO. 5023.
- 13) RESOLUTION NUMBER 6480 RECORDED FEBRUARY 19, 2002 IN BOOK 677 AT PAGE 581, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE, ANNEXATION OF TRACT 2, COS NO. 4490 AND TRACT 2, COS NO. 5023.
- 14) SANITARY SEWER LINE EASEMENT RECORDED JULY 11, 2002 IN BOOK 684 AT PAGE 1800, RECORDS OF MISSOULA COUNTY; DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.
- 15) SANITARY SEWER LINE EASEMENT RECORDED FEBRUARY 21, 2003 IN BOOK 699 AT PAGE 1433, RECORDS OF MISSOULA COUNTY; DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.
- 16) SANITARY SEWER LINE EASEMENT RECORDED FEBRUARY 21, 2003 IN BOOK 699 AT PAGE 1435, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, PLOTTED.
- 17) NOTICE OF AIRPORT INFLUENCE AREA BOUNDARIES RECORDED APRIL 12, 2003 IN BOOK 750 AT PAGE 919, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 18) DEVELOPMENT AGREEMENT RECORDED DECEMBER 3, 2019 IN BOOK 1022 AT PAGE 758, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 19) SEWER LINE EASEMENT RECORDED FEBRUARY 26, 2020 IN BOOK 1026 AT PAGE 894, RECORDS OF MISSOULA COUNTY; DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.
- 20) DRIVEWAY AND TURNAROUND EASEMENTS RECORDED FEBRUARY 26, 2020 IN BOOK 1026 AT PAGE 895, RECORDS OF MISSOULA COUNTY; DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.
- 21) RECITALS, NOTES, SANITARY RESTRICTIONS, ORDINANCES, RESOLUTIONS, EASEMENTS, DEDICATIONS AND COVENANTS AS CONTAINED OR REFERRED TO ON CERTIFICATE OF SURVEY NO. 6817; AFFECTS SUBJECT PROPERTY, 5' PUBLIC ACCESS AND UTILITY EASEMENT PLOTTED.
- 22) OVERHEAD ELECTRIC POWER LINE EASEMENT RECORDED APRIL 25, 2022 IN BOOK 1074 AT PAGE 983, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, PLOTTED.
- 23) NOTICE OF SPECIAL DEVELOPMENT FEES RECORDED MAY 4, 2022 IN BOOK 1075 AT PAGE 363, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 24) GRANT OF EASEMENT AGREEMENT RECORDED MAY 27, 2022 IN BOOK 1076 AT PAGE 328, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, PLOTTED.

#### NOTES AND COMMENTS:

- 1) PURSUANT TO TABLE A, ITEM 2, THE POSTED PROPERTY ADDRESS OF THE SUBJECT PROPERTY IS: 2100 FLYNN LANE, MISSOULA, MONTANA
- 2) PURSUANT TO TABLE A, ITEM 3, BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP NO. 30063C1195E WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION AND APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 3) PURSUANT TO TABLE A, ITEM 4, THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 393.269 SQUARE FEET OR 9.03 ACRES, MORE OR LESS. TRACT 1: 44.493 SQUARE FEET OR 1.03 ACRES, MORE OR LESS. TRACT 4: 348.576 SQUARE FEET OR 8.00 ACRES, MORE OR LESS.
- 4) PURSUANT TO TABLE A, ITEMS 6(g) AND 6(h), PER THE CITY OF MISSOULA PLANNING DEPARTMENT, TRACT 4 OF THIS SITE IS CURRENTLY ZONED COMMUNITY BUSINESS (B2-1), AND PER THE COUNTY OF MISSOULA, TRACT 1 OF THIS SITE IS CURRENTLY ZONED NEIGHBORHOOD RESIDENTIAL (NR), BOTH WITHIN THE OVERLAY ZONE OF AIRPORT INFLUENCE AREA.

#### B2-1 ZONING REQUIREMENTS FOR TRACT 4:

SETBACKS:  
FRONT: NONE OR SAME AS ADJACENT RESIDENTIAL ZONE  
SIDE: 20 FEET  
REAR: NONE OR SAME AS ADJACENT RESIDENTIAL ZONE  
STREET: NONE OR SAME AS ADJACENT RESIDENTIAL ZONE  
HEIGHT: 40 FEET  
LOT COVERAGE: N/A

OFF STREET PARKING:  
MULTI-DWELLING UNIT (55 AND OLDER): 0.75 SPACES/UNIT

#### NR ZONING REQUIREMENTS FOR TRACT 1:

SETBACKS:  
FRONT: 5 FEET  
SIDE (INTERIOR): 5 FEET  
SIDE (STREET): 5 FEET  
REAR: 15'  
HEIGHT: 60 FEET  
LOT COVERAGE: 70%

OFF STREET PARKING:  
COMMUNITY RESIDENTIAL FACILITY: 0.5 SPACES/BED

- 5) PURSUANT TO TABLE A, ITEM 7, THE BUILDING AREA SHOWN HEREON WAS DETERMINED BY THE FIELD MEASUREMENTS OF THE EXTERIOR WALLS AT GROUND LEVEL.

- 6) PURSUANT TO TABLE A, ITEM 9, AT TIME OF SURVEY THERE WAS NO STRIPPED / MARKED PARKING SPACES.

- 7) PURSUANT TO TABLE A, ITEM 10, THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.

- 8) PURSUANT TO TABLE A, ITEMS 11(a) AND 11(b), THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON (IN ADDITION TO THE VISIBLE SURFACE FEATURES REQUIRED UNDER SECTION 5.E.W.) WAS DETERMINED BY MARKINGS PROVIDED BY A B11 LOCATE UTILITY.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, B11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE REQUIRED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE BELOW HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

8) PURSUANT TO TABLE A, ITEM 16, AT THE TIME OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

9) PURSUANT TO TABLE A, ITEM 17, ACCORDING TO THE CITY/COUNTY OF MISSOULA PUBLIC WORKS DEPARTMENTS WEBSITE'S, [www.ci.missoula.mt.us/2681/Street-Maintenance-Projects & www.missoulacounty.us/government/public-works/road-bridge-division/road-projects](http://www.ci.missoula.mt.us/2681/Street-Maintenance-Projects & www.missoulacounty.us/government/public-works/road-bridge-division/road-projects), RESPECTIVELY, THERE ARE NO CURRENT PROPOSALS FOR ANY CHANGES IN STREET RIGHT OF WAY LINES ADJACENT TO THE SUBJECT PROPERTY SHOWN ON THIS SURVEY.

AT THE TIME OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

10) PURSUANT TO TABLE A, ITEM 18, THERE ARE NO APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT.

11) PHYSICAL ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY:  
FLYNN LANE

12) EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS. WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

13) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.

14) THE RECORD DESCRIPTION MATHEMATICALLY CLOSES.

15) BASIS OF BEARINGS: THE BEARING OF SOUTH 3°35'40" WEST ALONG THE WEST LINE OF THE SUBJECT PROPERTY AS SHOWN UPON THAT CERTAIN CERTIFICATE OF SURVEY NO. 6817, DATED JUNE 30, 2021 IN THE OFFICE OF THE MISSOULA COUNTY CLERK & RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

16) THE DISTANCES SHOWN HEREON ARE BASED ON THE US SURVEY FOOT DEFINITION OF 1 FOOT = 12/39.37 METERS

17) THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR PUBLIC STREET RIGHTS OF WAY SHOWN ON THIS SURVEY.

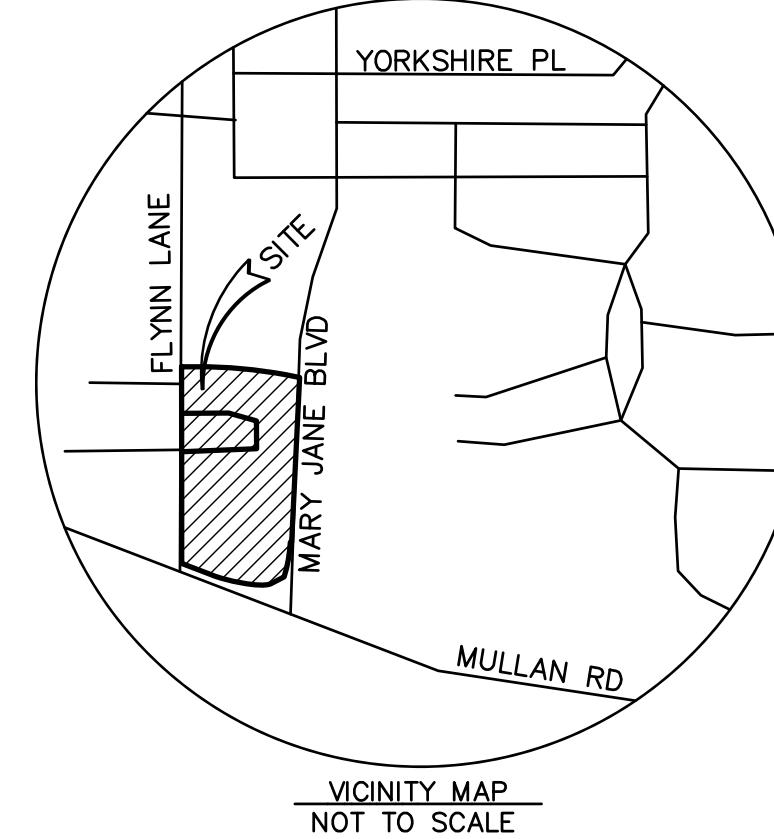
18) TAX MAP PARCEL NO. 421187002 & 652303

19) THIS IS AN AS-BUILT SURVEY PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

20) THIS SURVEY WAS PREPARED FOR THE PURPOSES OF OBTAINING AN EXTENDED COVERAGE TITLE INSURANCE POLICY.

21) THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THESE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.

22) DURYEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.



#### POSSIBLE ENCROACHMENTS:

THESE ARE NO ENCROACHMENTS BY IMPROVEMENTS ON THE ADJOINING PROPERTY ON SUBJECT PROPERTY, AND NO ENCROACHMENTS BY IMPROVEMENTS LOCATED ON SUBJECT PROPERTY OVER ANY ADJOINING PROPERTY OR OVER ANY PLOTTED OR PLOTTABLE EASEMENTS.

#### VERTICAL DATUM:

- 1) VERTICAL DATUM: NAVD 88
- 2) REFERENCE BENCHMARK: STAINLESS STEEL ROD IN MONUMENT CASE MARKED "MISSOULA COUNTY PUBLIC WORKS" HAVING AN NGS DESIGNATION OF "GRAVEL PIT" WITH A PUBLISHED NAVD 88 ELEVATION OF 3160.86 FEET.

ON-SITE TEMPORARY BENCHMARK: CHISELED "X" IN HEAD BOLT OF FIRE HYDRANT LOCATED IN THE NORTHEAST CORNER OF THE SUBJECT PROPERTY ALONG THE WEST RIGHT OF WAY OF MARY JANE BLVD. ELEVATION = 3166.86 FEET (NAVD 88)

#### TOPOGRAPHIC SURVEY NOTES:

- 1) THIS SURVEY WAS PREPARED FOR THE PURPOSES OF CIVIL ENGINEERING DESIGN.
- 2) THE CONTOURS SHOWN HEREON WERE DERIVED FROM DIRECT FIELD OBSERVATIONS.
- 3) THE CONTOUR INTERVAL FOR THIS SURVEY IS 1 FOOT.
- 4) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE NSPS STANDARDS FOR TOPOGRAPHIC SURVEYS (APPROVED MARCH 12, 2002).
- 5) THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON THE FIELD SURVEY.

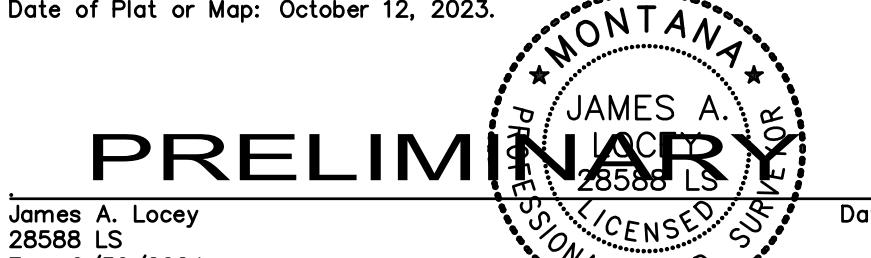
#### SURVEYOR'S CERTIFICATION:

To: Affinity at Missoula and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 (Topographic Survey for Design Purposes) of Table A thereto.

The field work was completed on October 9, 2023.

Date of Plat or Map: October 12, 2023.



James A. Locey  
2858 LS  
Exp. 6/30/2024  
jim@duryea-associates.com

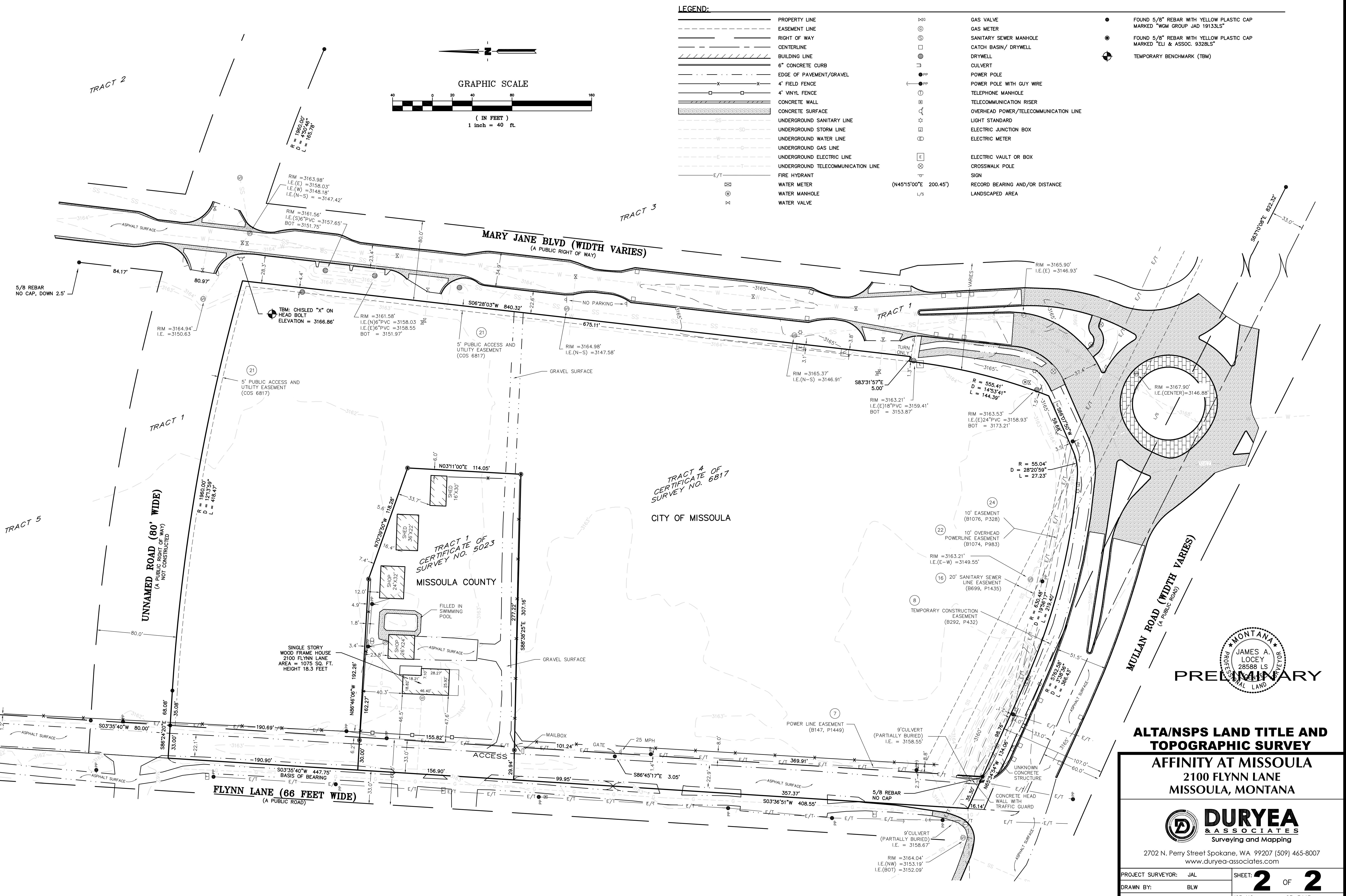
#### ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

AFFINITY AT MISSOULA  
2100 FLYNN LANE  
MISSOULA, MONTANA



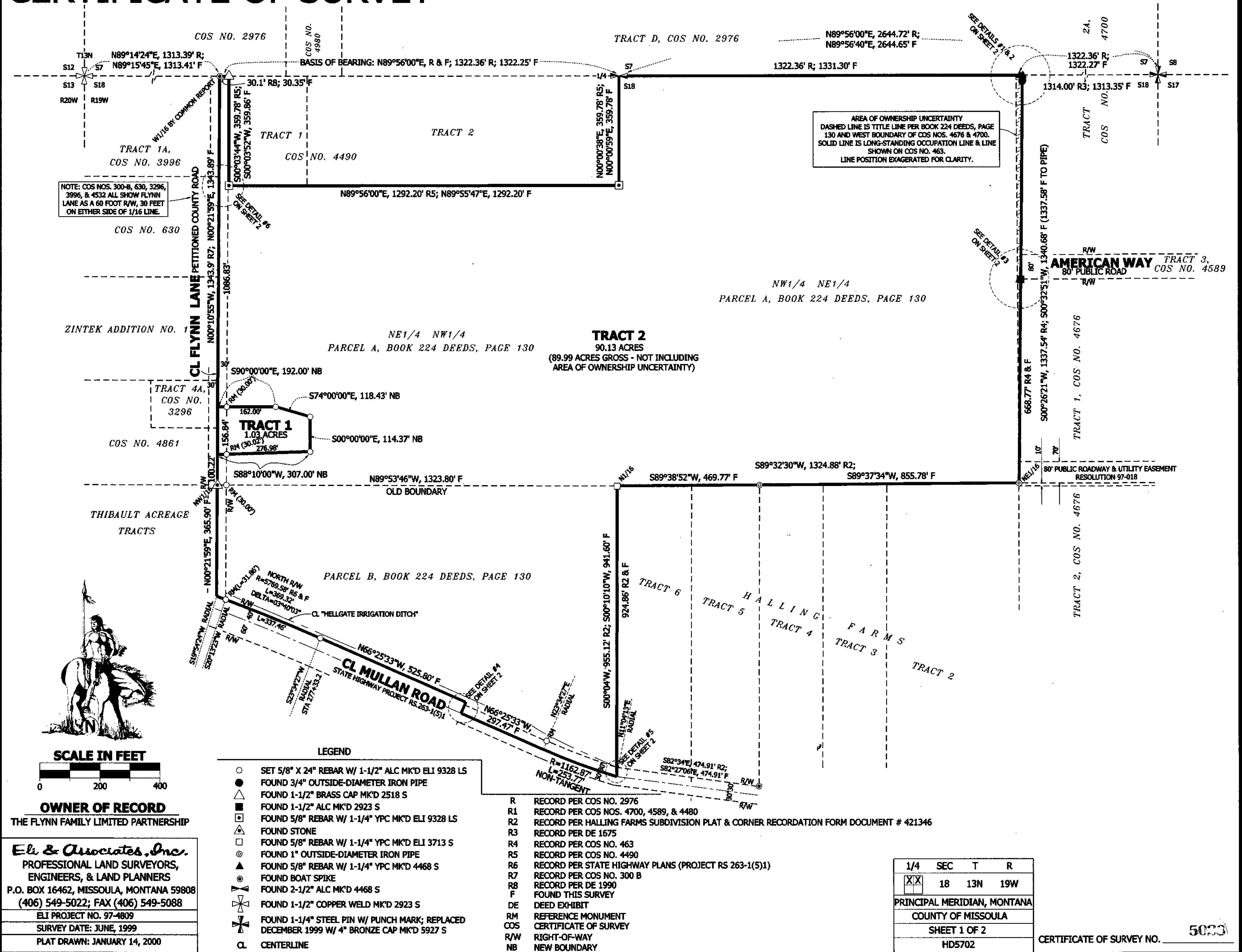
2702 N. Perry Street Spokane, WA 99207 (509) 465-8007  
www.duryea-associates.com

PROJECT SURVEYOR: JAL	SHEET: 1 OF 2
DRAWN BY: BLW	
LAST DATE OF REVISION: 23-3443	JOB NO.: 23-3443



# **CERTIFICATE OF SURVEY**

BOOK 63363 PAGE 6337



**SCALE IN FEET**

**OWNER OF RECORD**  
**FLYNN FAMILY LIMITED PARTNERSHIP**

## THE FLYNN FAMILY LIMITED PARTNERSHIP

**Eli & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS,  
ENGINEERS, & LAND PLANNERS  
P.O. BOX 16462, MISSOULA, MONTANA 59808

(406) 549-5022; FAX (406)

ELI PROJECT NO. 97-480

**SURVEY DATE: JUNE, 199**

PLAT DRAWN: JANUARY 14, 2000

R RECORD PER COS NO. 2976  
R1 RECORD PER COS NOS. 4700, 4589, & 4480  
R2 RECORD PER HALLING FARMS SUBDIVISION PLAT & CORNER RECORDATION FORM DOCUMENT # 421346  
R/W

R RECORD PER COS NO. 2976

**R1 RECORD PER COS NOS. 4700, 4589, & 4480**

R2 RECORD PER HALLING FARMS SUBDIVISION P  
R3 RECORD PER DE 1637

R3 RECORD PER 163  
R4 RECORD PER COS NO. 463

R4 RECORD PER COS NO. 469  
R5 RECORD PER COS NO. 4480

R6 RECORD PER STATE HIGHWAY PLANS (PROJECT)

**R7 RECORD PER COS NO. 300 B**

## R8 RECORD PER DE 1990

## F FOUND THIS SURVEY

**DEED EXHIBIT**  
**REFERENCE MONUMENT**

**RM REFERENCE MONUMENT  
COS CERTIFICATE OF SURVEY**

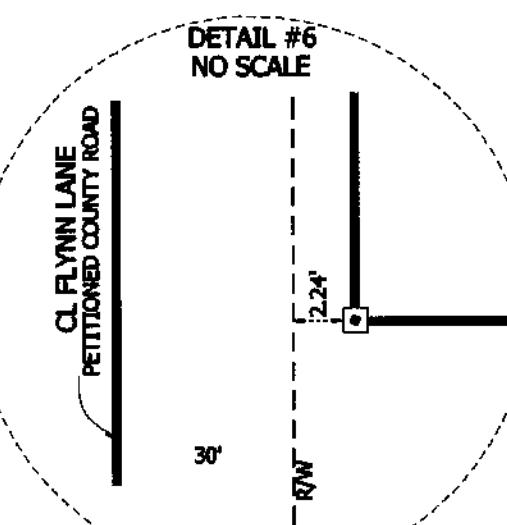
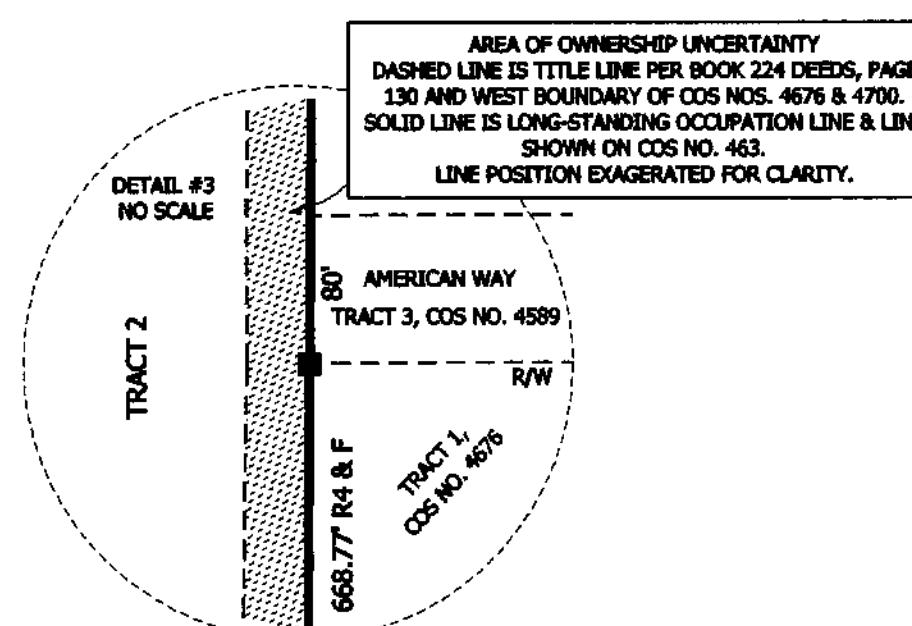
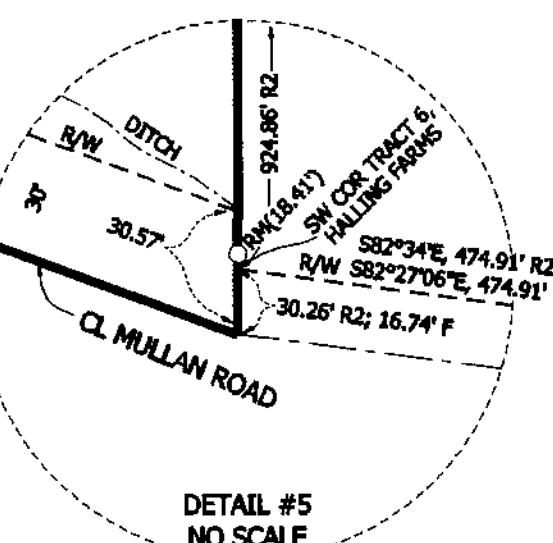
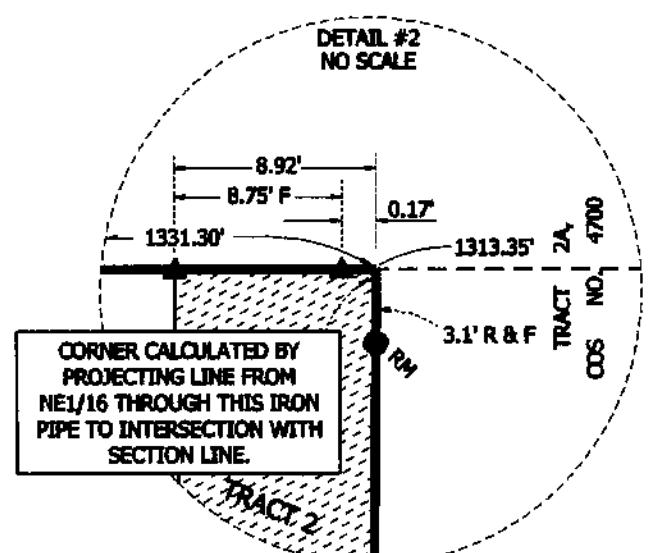
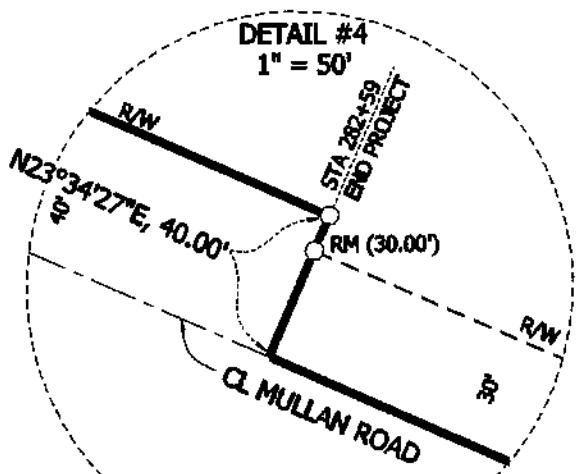
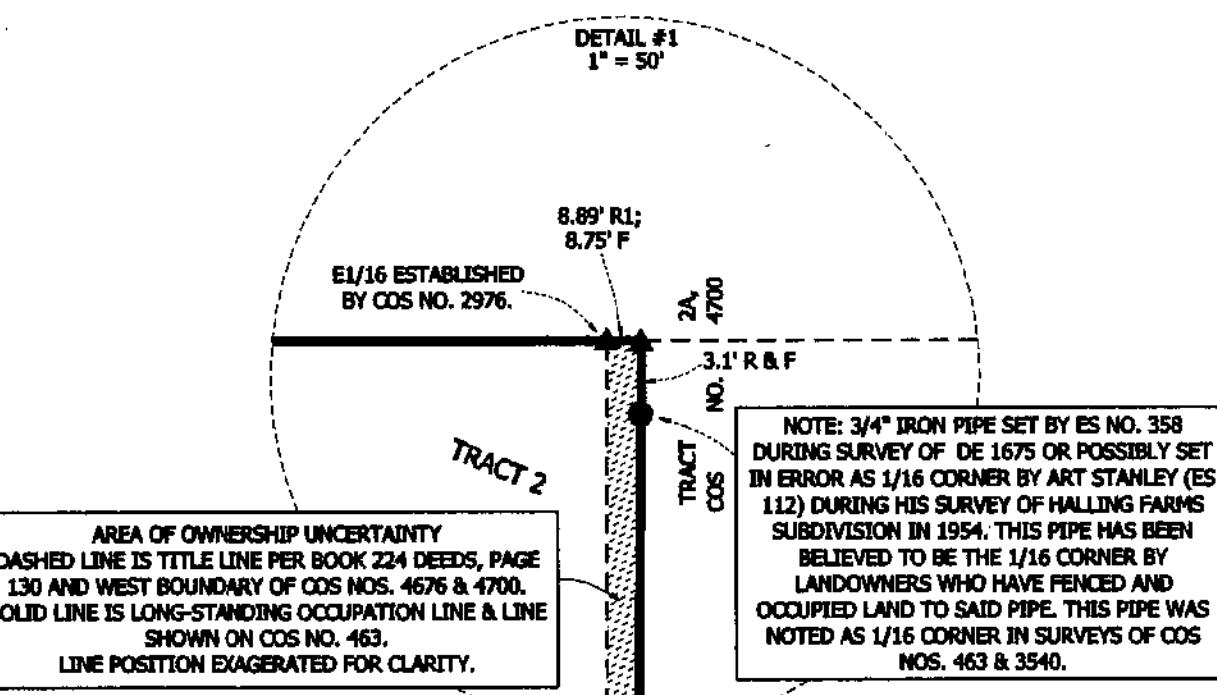
**CERTIFICATE OF SURVEY  
RIGHT-OF-WAY**

**NB NEW BOUNDARY**

1/4	SEC	T	R
	18	13N	19W
PRINCIPAL MERIDIAN, MONTANA			
COUNTY OF MISSOULA			
SHEET 1 OF 2			
HD5702			

CERTIFICATE OF SURVEY NO.

# CERTIFICATE OF SURVEY



## OWNER OF RECORD

THE FLYNN FAMILY LIMITED PARTNERSHIP

**Eli & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS,  
ENGINEERS, & LAND PLANNERS  
P.O. BOX 16462, MISSOULA, MONTANA 59808  
(406) 549-5022; FAX (406) 549-5088  
ELI PROJECT NO. 97-4809  
SURVEY DATE: JUNE, 1999  
PLAT DRAWN: JANUARY 14, 2000

- SET 5/8" X 24" REBAR W/ 1-1/2" ALC MK'D ELI 9328 LS
- FOUND 3/4" OUTSIDE-DIAMETER IRON PIPE
- △ FOUND 1-1/2" BRASS CAP MK'D 2518 S
- FOUND 1-1/2" ALC MK'D 2923 S
- FOUND 5/8" REBAR W/ 1-1/4" YPC MK'D ELI 9328 LS
- △ FOUND STONE
- FOUND 5/8" REBAR W/ 1-1/4" YPC MK'D ELI 3713 S
- FOUND 1" OUTSIDE-DIAMETER IRON PIPE
- ▲ FOUND 5/8" REBAR W/ 1-1/4" YPC MK'D 4468 S
- FOUND BOAT SPIKE
- △ FOUND 2-1/2" ALC MK'D 4468 S
- FOUND 1-1/2" COPPER WELD MK'D 2923 S
- FOUND 1-1/4" STEEL PIN W/ PUNCH MARK; REPLACED DECEMBER 1999 W/ 4" BRONZE CAP MK'D 5927 S
- CL. CENTERLINE

- R RECORD PER COS NO. 2976
- R1 RECORD PER COS NOS. 4700, 4589, & 4480
- R2 RECORD PER HALLING FARMS SUBDIVISION PLAT & CORNER RECORDATION FORM DOCUMENT #421346
- R3 RECORD PER DE 1675
- R4 RECORD PER COS NO. 463
- R5 RECORD PER COS NO. 4490
- R6 RECORD PER STATE HIGHWAY PLANS (PROJECT RS 263-1(5)1)
- R7 RECORD PER COS NO. 300 B
- R8 RECORD PER DE 1990
- F FOUND THIS SURVEY
- DE DEED EXHIBIT
- RM REFERENCE MONUMENT
- COS CERTIFICATE OF SURVEY
- R/W RIGHT-OF-WAY
- NB NEW BOUNDARY

## LEGAL DESCRIPTION: (Perimeter)

Tracts of land located in the North one-half (N1/2) of Section 18, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, previously recorded as Book 224 Deeds, Page 130; being further described as:

Beginning at the West one-sixteenth corner (W1/16) by common report, common to Sections 7 & 18, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana, a found monument and the true point of beginning; thence N89°56'00"E, 30.35 feet; thence S00°03'52"W, 359.86 feet; thence N89°55'47"E, 1292.20 feet; thence N00°00'59"E, 359.78 feet to the one-quarter corner (1/4) common to said Sections 7 & 18; thence N89°56'40"E, 1331.30 feet; thence S00°32'51"W, 1340.68 feet to the Northeast one-sixteenth (NE1/16) of said Section 18; thence S89°37'34"W, 855.78 feet; thence S89°38'52"W, 469.77 feet; thence S00°10'10"W, 941.60 feet to the centerline of Mullan Road; thence the next two courses along the centerline of said Mullan Road, westerly along a non-tangent curve whose center bears N11°04'13"E, having a radius of 1162.87 feet, an arc length of 253.77 feet; thence N66°25'33"W, 297.47 feet; thence N23°34'27"E, 40.00 feet to the Northerly right-of-way of said Mullan Road; thence N66°25'33"W, 525.80 feet; thence along the arc of a curve to the left, having a radius of 5769.58 feet, an arc length of 369.32 feet to the intersection of the said Northerly right-of-way of Mullan Road and the centerline of Flynn Lane; thence along the said centerline of Flynn Lane, N00°21'59"E, 1709.79 feet to the point of beginning, containing 91.16 acres.

## LEGAL DESCRIPTION: (Tract 1)

Tract 1, Certificate of Survey No. 5023, located in the Northwest one-quarter (NW1/4) of Section 18, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana; containing 1.03 acres.

## LEGAL DESCRIPTION: (Tract 2)

Tract 2, Certificate of Survey No. 5023, located in the North one-half (N1/2) of Section 18, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana; containing 90.13 acres.

All of the above described tracts are subject to any and all easements existing, shown, and/or of record.

## OWNERS CERTIFICATION:

We hereby certify that the purpose of this division of land is to relocate the existing boundary between adjoining properties outside of a platted subdivision. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(a), MCA, to wit: "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties".

ss *Mary Flynn*  
Mary Flynn for The Flynn Family Limited Partnership

State of Montana }  
County of Missoula }  
On this 21st day of Jan, 2000, before me personally appeared Mary Flynn for The

Flynn Family Limited Partnership, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that the partnership executed the same.

ss *Mary Inabnit*  
Notary Public for the State of Montana

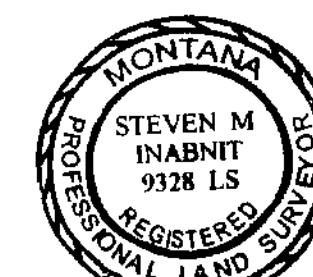
Residing at Missoula; My Commission Expires 10/20/00

## SURVEYORS CERTIFICATION:

I certify that this survey represents work done by me or under my direction during the months of May & June 1998.

ss *Steven M. Inabnit, Pres. Jan 17, 2000*

Steven M. Inabnit, Professional Land Surveyor  
Montana Registration No. 9328LS  
President, Eli & Associates, Inc.



## PURPOSE OF SURVEY:

This survey is filed with the intent to qualify for the exemption found in Section 76-3-207(1)(a), MCA.

## FINAL APPROVAL GRANTED BY:

ss *Mark L. Brown*  
Mark L. Brown  
Missoula County Surveyor

ss *Edward J. Wagner*  
Edward J. Wagner  
1/26/00  
Missoula City-County Health Department

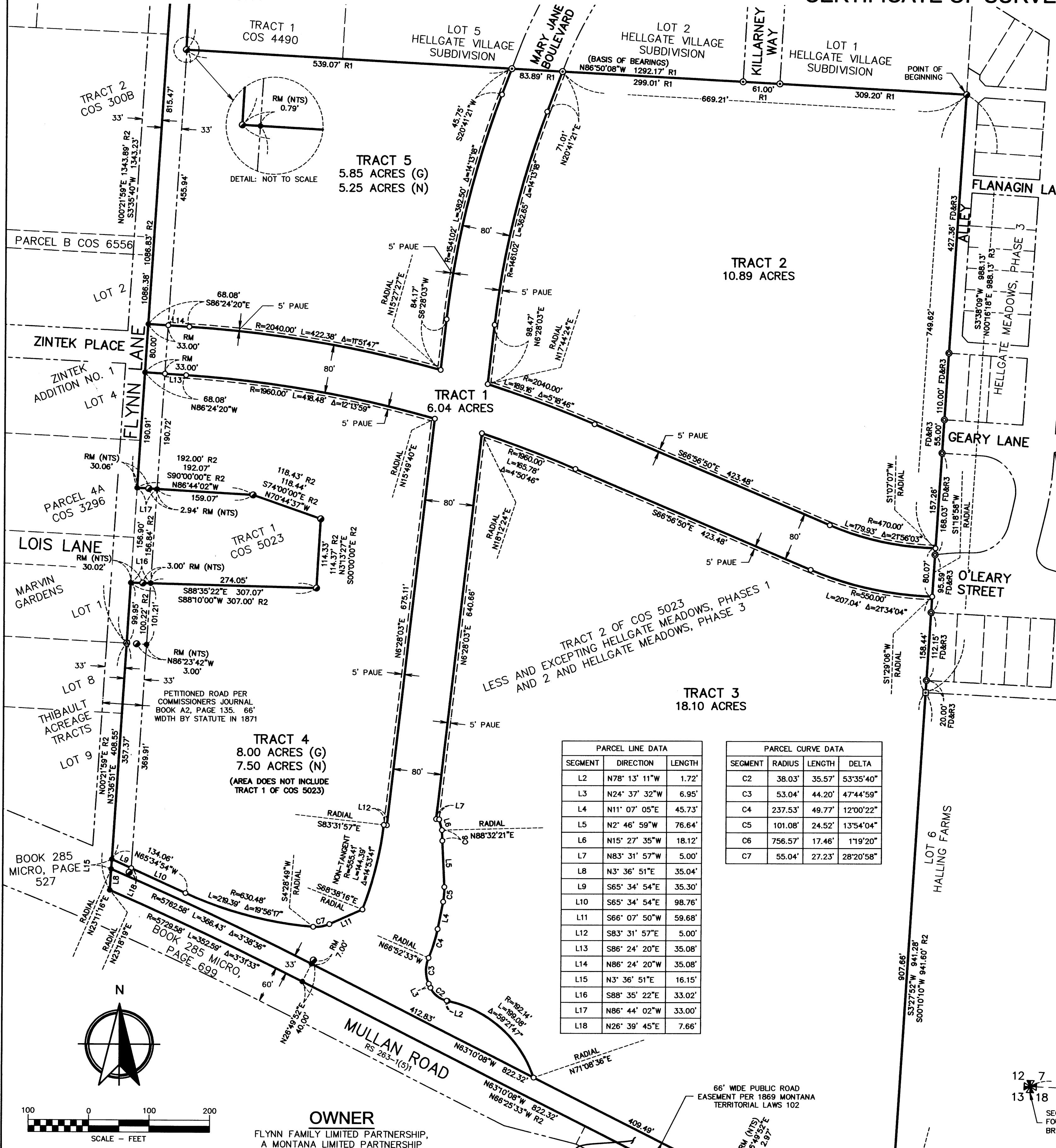
"This Certificate of Survey was not reviewed for adequate access, installation of utilities, compliance with zoning, comprehensive plan, or availability of public services; nor does this approval obligate Missoula County to provide road maintenance, dust abatement, or other services."

200001820

I received and filed this instrument for record on the <u>28</u> day of <u>Jan</u> , 2000, at <u>1000</u> o'clock <u>A</u> M., permanent files of Missoula County, State of Montana. Witness my hand:
STEVEN M. INABNIT, County Recorder
By <u>Mark L. Brown</u> , Deputy
Fee \$ <u>6.00</u> - CK Paid
SAC # <u>2656</u> SPA # <u>3599</u>
CERTIFICATE OF SURVEY NO. <u>5023</u>

# CERTIFICATE OF SURVEY

SEE BELOW RIGHT



## BASIS OF BEARINGS

FLYNN FAMILY LIMITED PARTNERSHIP  
A MONTANA LIMITED PARTNERSHIP



WGM GROUP

SURVEY COMMISSIONED BY:  
FLYNN FAMILY LIMITED PARTNERSHIP  
DATE: MAY 7, 2021  
PROJECT: 18-05-15 DRAFT: JAD  
FILE: 180515\_COS.DWG LAYOUT TAB: COS

LEGAL DESCRIPTION: PERIMETER

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 5023, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; WHCH CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF HELLGATE VILLAGE SUBDIVISION, A RECORDED  
SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE S03°38'09"W ALONG THE WESTERLY LINE OF  
HELLGATE MEADOWS, PHASE 3, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, 988.13  
FEET TO THE SOUTHWESTERLY CORNER OF SAID HELLGATE MEADOWS, PHASE 3; THENCE SOUTHERLY  
AND NORTHWESTERLY ALONG THE EASTERLY AND SOUTHERLY LINES OF TRACT 2 OF SAID CERTIFICATE  
OF SURVEY NO. 5023 THE FOLLOWING TWO (2) COURSES: 1) S03°27'52"W, 941.28 FEET TO A POINT ON  
A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1162.87 FEET, A RADIAL  
LINE TO LAST SAID POINT BEARS S14°19'38"W, LAST SAID POINT ALSO BEING ON THE CENTERLINE OF  
MULLAN ROAD; 2) NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  
12°30'14", AN ARC LENGTH OF 253.77 FEET; THENCE N63°10'08"W CONTINUING ALONG THE CENTERLINE  
OF MULLAN ROAD, 822.32 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND  
HAVING A RADIUS OF 5729.58 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE AND SAID  
CENTERLINE THROUGH A CENTRAL ANGLE OF 3°31'33", AN ARC LENGTH OF 352.59 FEET TO A POINT  
ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 2, SAID POINT ALSO BEING  
ON THE CENTERLINE OF FLYNN LANE; THENCE NORtherly, EASTERLY, WESTERLY AND SOUTHERLY  
ALONG SAID SOUTHERLY PROLONGATION AND THE WESTERLY AND NORtherly LINES OF SAID TRACT 2  
THE FOLLOWING TEN (10) COURSES: 1) N03°36'51"E, 408.55 FEET; 2) N03°35'40"E, 99.95 FEET; 3)  
S88°35'22"E, 307.07 FEET; 4) N03°13'27"E, 114.33 FEET; 5) N70°44'37"W, 118.44 FEET; 6) N86°44'02"W,  
192.07 FEET; 7) N03°35'40"E, 1086.38 FEET; 8) S86°50'10"E, 30.27 FEET; 9) S03°17'09"W, 359.77  
FEET; 10) S86°50'08"E, 1292.17 FEET TO THE POINT OF BEGINNING; CONTAINING 49.96 ACRES, MORE  
OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 1

TRACT 1 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 6.04 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 2

TRACT 2 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 10.89 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 3

TRACT 3 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 18.10 ACRES, MORE  
OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

TRACT 4 OF THIS CERTIFICATE OF SURVEY LOCATED

TRACT OF LAND CERTIFIED AS BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 8.00 ACRES, MORE  
OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 5

TRACT 5 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 5.85 ACRES, MORE  
OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

TRADE SECURITY INFORMATION: TRADE S  
TRADE S OF THIS CERTIFICATE OF SURVEY LOCATED

TRACT 3 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 1.08 ACRES, MORE  
OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

## LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP  
(WGM GROUP JAD 19133LS)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP  
(WGM GROUP JAD 19133LS)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP  
(WGM GROUP LJS 14519LS)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP  
(ELI 9328 LS)
  - FOUND 1 1/2 in. ALUMINUM CAP  
(MED 2518 S)
  - FOUND STONE
  - ANGLE POINT, NOT MONUMENTED
  - RM REFERENCE MONUMENT
  - COS CERTIFICATE OF SURVEY
  - (NTS) NOT TO SCALE
  - (G) GROSS ACREAGE
  - (N) NET ACREAGE
  - PAUE PUBLIC ACCESS AND UTILITY EASEMENT
  - R1 RECORD AND FOUND DATA PER HELLGATE VILLAGE SUBDIVISON
  - R2 RECORD DATA PER CERTIFICATE OF SURVEY NO. 5023
  - R3 RECORD DATA PER HELLGATE MEADOWS, PHASE 3
  - FD FOUND DATA

NOTE:  
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN  
ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

C E R T I F I C A T E   O F   S U R V E Y O R \* \* \* \* \*

Jeffrey A. Duncan

JEFFREY A. DUNCAN, P.L.S.  
MONTANA LICENSE NO. 19133LS  
FOR WGM GROUP, INC.

5/7/2021

DATE

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

**SURVEYOR'S NOTES:**

1) THIS CERTIFICATE OF SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBERING OR APPURTENANT EASEMENTS FOR THE REAL PROPERTY SURVEYED HEREON.

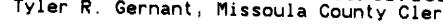
2) TRACT 1 OF THIS SURVEY IS GRANTED IN FEE FROM THE FLYNN FAMILY LIMITED PARTNERSHIP TO THE CITY OF MISSOULA PER A DEED RECORDED CONTEMPORANEOUSLY WITH THIS CERTIFICATE OF SURVEY. THE PUBLIC ACCESS AND UTILITY EASEMENTS ARE GRANTED IN SAID DEED. TRACT 6 OF THIS SURVEY IS GRANTED IN FEE TO THE MONTANA DEPARTMENT OF

PURPOSE OF SURVEY  
AS TO TRACT 1 AND TRACT 6, THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY  
FOR THE EXEMPTION AS FOUND IN 76-3-201(1)(h) M.C.A.  
TO-WIT:  
IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES. A SUBSEQUENT CHANGES IN  
THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS  
SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

APPROVED BY: Name 2. Evans, R.S. JUNE 11, 2021  
MISSOULA CITY / COUNTY HEALTH DEPARTMENT  
Karenie Adams, PCS JUNE 4, 2021  
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	<u>18</u>	<u>13N.</u>	<u>19W.</u>
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**COS006817 Pages:1 Fee:\$28.00**  
**06/30/2021 09:52:42 AM Certificate Of Survey**  
**Tyler R. Gernant, Missoula County Clerk & Recorder**



SAC B: 1058 P: 0  
 OR B: 1058 P: 0  
 DEED B: 1058 P: 0  
 QCD B: 1058 P: 0

**SHEET 1 OF 1**  
**PRINCIPAL MERIDIAN, MONTANA**  
**CITY OF MISSOULA**  
**MISSOULA COUNTY, MONTANA**  
**CERTIFICATE OF SURVEY NO.** 0

MISSOULA COUNTY TRACKING #21-00459

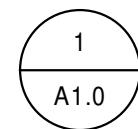
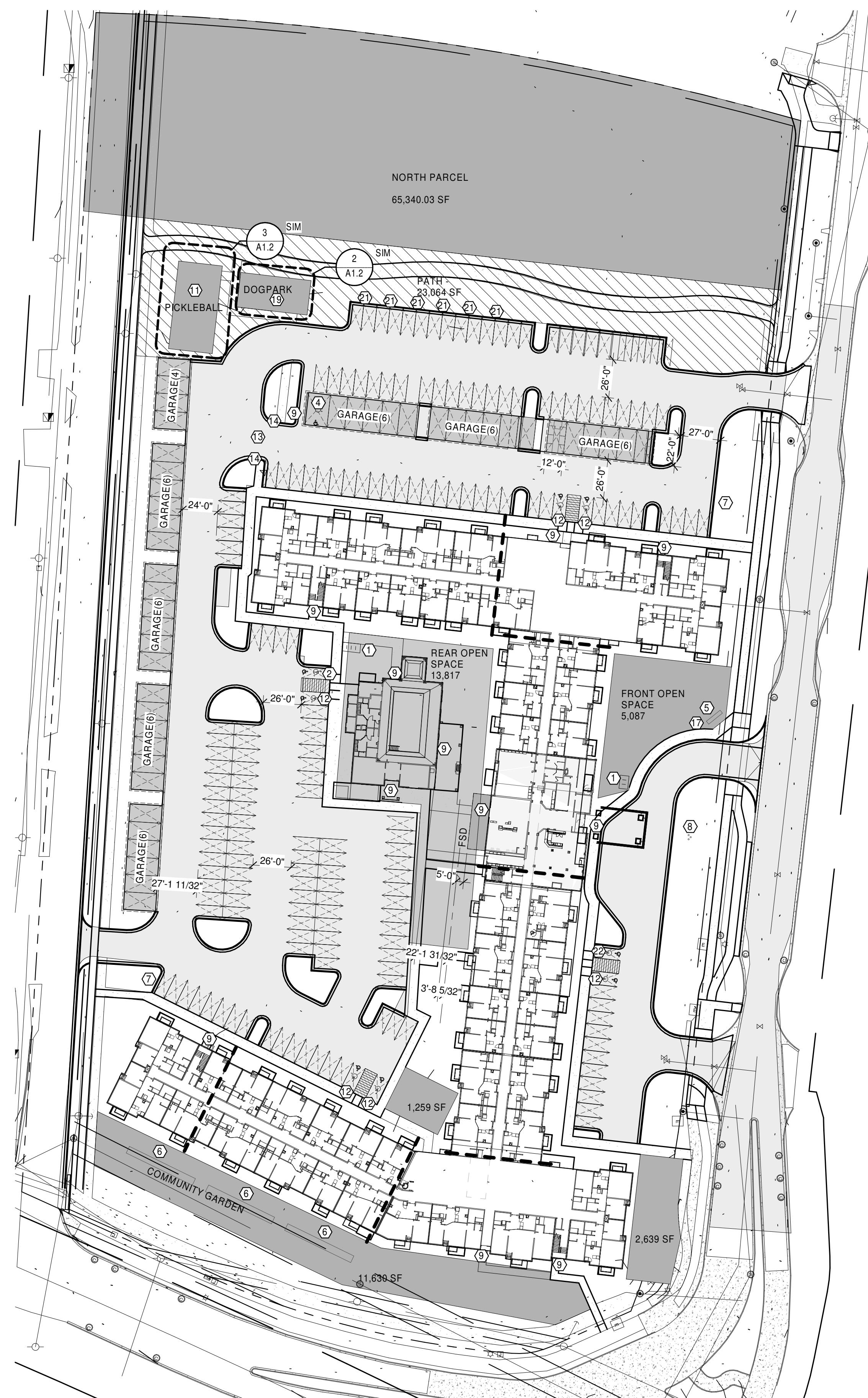
## GENERAL NOTES

- A. RE: CIVIL FOR ADDITIONAL INFO INCL. FINISH FLOOR ELEVATIONS.
- B. RE: LANDSCAPE ARCHITECTURE DRAWINGS FOR ADDITIONAL INFO.
- C. ACCESSIBLE ROUTES, INCLUDING SIDEWALKS AND DESIGNATED ROUTES ACROSS PARKING LOTS, SHALL BE 5% MAX SLOPE IN THE DIRECTION OF TRAVEL (UNLESS NOTES OTHERWISE) AND 2% MAX CROSS SLOPE. ACCESSIBLE ROUTES SHALL BE CONTINUOUS BETWEEN ACCESSIBLE BUILDING ENTRIES AND THE ACCESSIBLE SITE AMENITY BEING SERVED.
- D. REFER TO ARCHITECTURAL FLOOR PLAN SHEETS A2.1.0 - A2.5.4 FOR MAIN BUILDING LAYOUT AND DIMENSIONS.
- E. REFER TO ARCHITECTURAL FLOOR PLAN SHEETS A2.0 FOR GARAGE BUILDING LAYOUT AND DIMENSIONS.
- F. REFER TO ARCHITECTURAL FLOOR PLAN SHEET AP2.0 FOR POOL HOUSE BUILDING LAYOUT AND DIMENSIONS.
- G. REFER TO ELECTRICAL SITE PLAN FOR ALL ELECTRICAL NOTES AND INFORMATION.

## SITE PLAN KEYNOTES

1. BIKE RACKS W/ 30"X48" CLEAR FLOOR SPACE ADJACENT TO RACK ALONG ACCESSIBLE ROUTE, TYP. OF 3, SEE A1.1
2. VAN-ACCESSIBLE SURFACE PARKING STALL, SEE A1.1
3. VAN ACCESSIBLE CARPORT PARKING STALL, SEE A1.1 AND AG SHEETS
4. ACCESSIBLE GARAGE STALL, SEE AG SHEETS
5. PROJECT MONUMENT SIGN, SEE A1.1
6. RAISED PLANTERS, SEE A1.1
7. DUMPSTER LOADING ZONE, COMPACTION AND STORAGE INSIDE MAIN BUILDING
8. FLAG POLE, TYP OF 3, CENTER POLE TO BE 30' HIGH AND EACH SIDE POLE TO BE 25' HIGH
9. ACCESSIBLE BUILDING ENTRY, GRADES AT ACCESSIBLE ENTRIES SHALL BE NO MORE THAN 2% IN ALL DIRECTIONS FOR A MINIMUM DISTANCE OF 5'-0" MEASURED PERPENDICULAR TO THE DOOR
10. TRANSFORMER LOCATIONS, SEE ELECTRICAL
11. PICKLEBALL COURT BY OTHERS, RE: A1.2
12. ACCESSIBLE CURB RAILS, SEE CIVIL
13. ACCESSIBLE CROSSING, SEE CIVIL
14. ACCESSIBLE CURB RAILS, SEE CIVIL
15. HIGH MEETING SECURE FENCING
16. LIGHT POLE, SEE ELECTRICAL SITE PLAN, AND CIVIL
17. PROVIDE SITE NAVIGATION MAP AND SIGNAGE STATING "NO TRESPASSING ON THIS PROPERTY" AT ENTRYWAY TO SITE, COORDINATE WITH INSPECTOR FOR LOCATION AND SIZE
18. PROVIDE ADDRESS NUMBERS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET AND ROAD FRONTING PROPERTY PER IBC SECTION 501.2
19. DOG PARK, RE: A1.2
20. DASHED LINE INDICATES ACCESSIBLE ROUTE THROUGH SITE, RE: CIVIL FOR ADDITIONAL INFORMATION
21. EV CHARGING STATION, (2) CHARGERS PER PEDESTAL, RE: ELECTRICAL
22. ACCESSIBLE EV CHARGING STATION, (2) CHARGERS PER PEDESTAL, RE: ELECTRICAL.

Affinity at Missoula Activity Areas	
Site Areas	
Total Site Area	393241.5
Minus North Parcel	65340
Remaining Parcel	327901.5
	20%
Required Area	65580.3
Activity Areas	
WiFi Lounge and Internet Café	937
Lobby	1236
Theater	746
Billiards and Cards	823
Adult Lounge	876
Game Room	466
Family Dining	440
Crafts	720
Second Floor Porch	915
North Front Open Space	5087
South Front Open Space	2639
Community garden and south area along Mullan	11630
Pool and surrounds	13817
Secondary Rear Space	1259
North Connectivity Path/Pickleball/Dog Park	24064
<b>Total</b>	<b>65,655</b>
Shortage	-75



SITE PLAN - TRUE NORTH

A1.0

1"

= 50'-0"



NORTH REF