



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
509-951-4814

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.

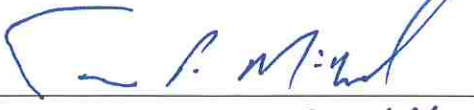
LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

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 30th 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 TITLE INSURANCE NUMBER FT1585-231771 DATED JULY 6, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED 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:

- 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.
- 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.
- CONVEYANCE OF EASEMENT FOR RIGHT OF WAY RECORDED NOVEMBER 6, 1979 IN BOOK 147 AT PAGE 1449, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NO EASEMENT WIDTH STATED IN THE INSTRUMENT, POWERLINE PLOTTED.
- 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.
- 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.
- 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.
- 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 OF COS NO. 5023.
- 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.
- RESOLUTION NUMBER 6480 RECORDED FEBRUARY 19, 2022 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.
- 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.
- 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.
- SANITARY SEWER LINE EASEMENT RECORDED FEBRUARY 21, 2003 IN BOOK 699 AT PAGE 1435, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, PLOTTED.
- NOTICE OF AIRPORT INFLUENCE AREA BOUNDARIES RECORDED APRIL 12, 2005 IN BOOK 750 AT PAGE 919, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- DEVELOPMENT AGREEMENT RECORDED DECEMBER 3, 2019 IN BOOK 1022 AT PAGE 758, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 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.
- 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.
- 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.
- OVERHEAD ELECTRIC POWER LINE EASEMENT RECORDED APRIL 25, 2022 IN BOOK 1074 AT PAGE 983, RECORDS OF MISSOULA COUNTY; AFFECTS SUBJECT PROPERTY, PLOTTED.
- 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.
- 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:

- PURSUANT TO TABLE A, ITEM 2, THE POSTED PROPERTY ADDRESS OF THE SUBJECT PROPERTY IS: 2100 FLYNN LANE, MISSOULA, MONTANA
- 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 DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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: 44,693 SQUARE FEET OR 1.03 ACRES, MORE OR LESS. TRACT 4: 348,576 SQUARE FEET OR 8.00 ACRES, MORE OR LESS.
- PURSUANT TO TABLE A, ITEMS 6(a) AND 6(b), 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

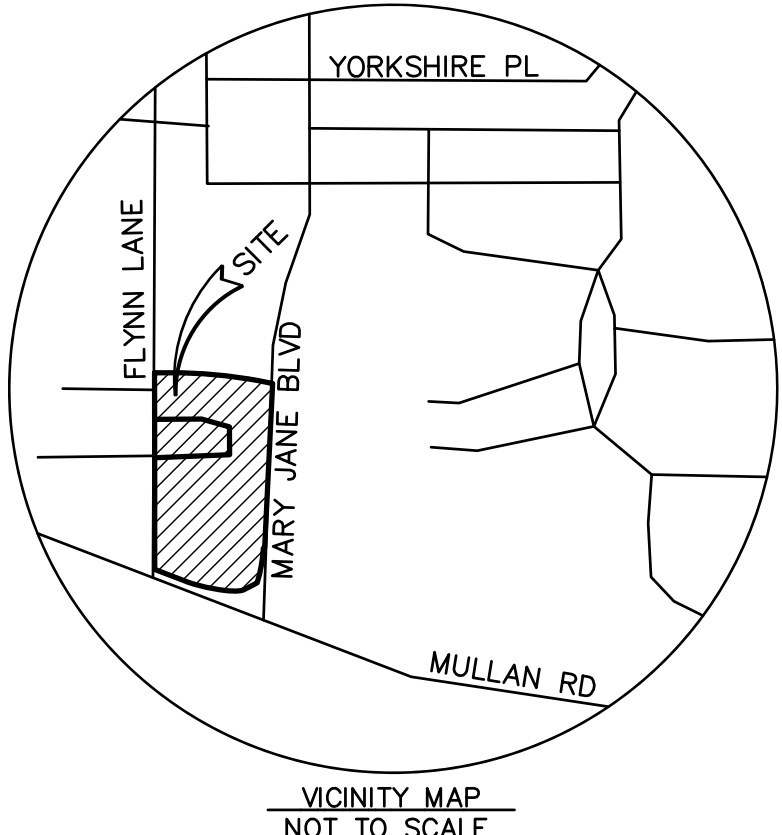
NR ZONING REQUIREMENTS FOR TRACT 1
SETBACKS:
FRONT: 5 FEET
SIDE (INTERIOR): 5 FEET
SIDE (STREET): 5 FEET
REAR: 15'
HEIGHT: 60 FEET
LOT COVERAGE: 70%

OFF STREET PARKING:
COMMUNITY RESIDENTIAL FACILITY: 0.5 SPACES/BED
- PURSUANT TO TABLE A, ITEM 7, THE BUILDING AREA SHOWN HEREON WAS DETERMINED BY THE FIELD MEASUREMENTS OF THE EXTERIOR WALLS AT GROUND LEVEL.
- PURSUANT TO TABLE A, ITEM 9, AT TIME OF SURVEY THERE WAS NO STRIPED / MARKED PARKING SPACES.
- PURSUANT TO TABLE A, ITEM 10, THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.
- 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.I.v.) WAS DETERMINED BY MARKINGS PROVIDED BY A 811 LOCATE UTILITY.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED 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.
- 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.
- 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, 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 FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- PURSUANT TO TABLE A, ITEM 18, THERE ARE NO APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT.
- PHYSICAL ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY: FLYNN LANE
- 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.
- AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- THE RECORD DESCRIPTION MATHEMATICALLY CLOSES.
- 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 FILED JUNE 30, 2021 IN THE OFFICE OF THE MISSOULA COUNTY CLERK & RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.
- THE DISTANCES SHOWN HEREON ARE BASED ON THE US SURVEY FOOT DEFINITION OF 1 FOOT =12/39.37 METERS
- 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.

THERE ARE NO INTERIOR GAPS, GORES OR OVERLAPS BETWEEN THE PARCELS WITHIN THE SUBJECT PROPERTY.
- TAX MAP PARCEL NO. 421187002 & 652303
- THIS IS AN AS-BUILT SURVEY PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
- THIS SURVEY WAS PREPARED FOR THE PURPOSES OF OBTAINING AN EXTENDED COVERAGE TITLE INSURANCE POLICY.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.
- 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:

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

VERTICAL DATUM:

- VERTICAL DATUM: NAVD 88
- 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:

- THIS SURVEY WAS PREPARED FOR THE PURPOSES OF CIVIL ENGINEERING DESIGN.
- THE CONTOURS SHOWN HEREON WERE DERIVED FROM DIRECT FIELD OBSERVATIONS.
- THE CONTOUR INTERVAL FOR THIS SURVEY IS 1 FOOT.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE NSPS STANDARDS FOR TOPOGRAPHIC SURVEYS (APPROVED MARCH 12, 2002).
- 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 plot 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)(1), 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 thereof.

The field work was completed on October 9, 2023.

Date of Plat or Map: October 12, 2023.

James A. Locey
28588 LS
Exp. 6/30/2024
jim@duryea-associates.com

PRELIMINARY

DATE

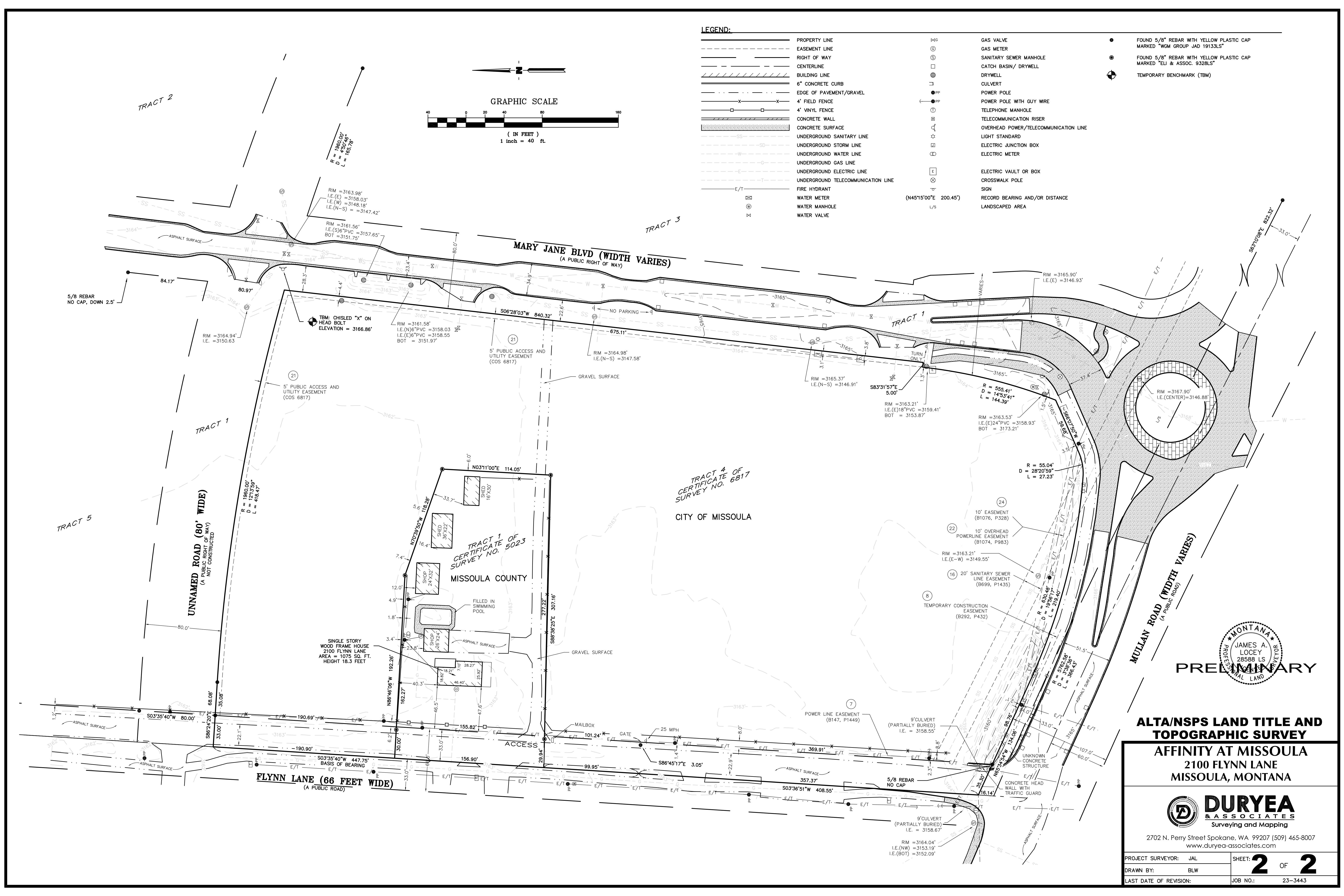
ALTA/NSPS LAND TITLE AND
TOPOGRAPHIC SURVEY

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:		JOB NO.:	23-3443



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

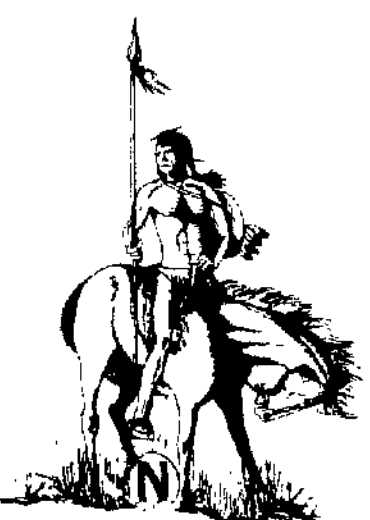
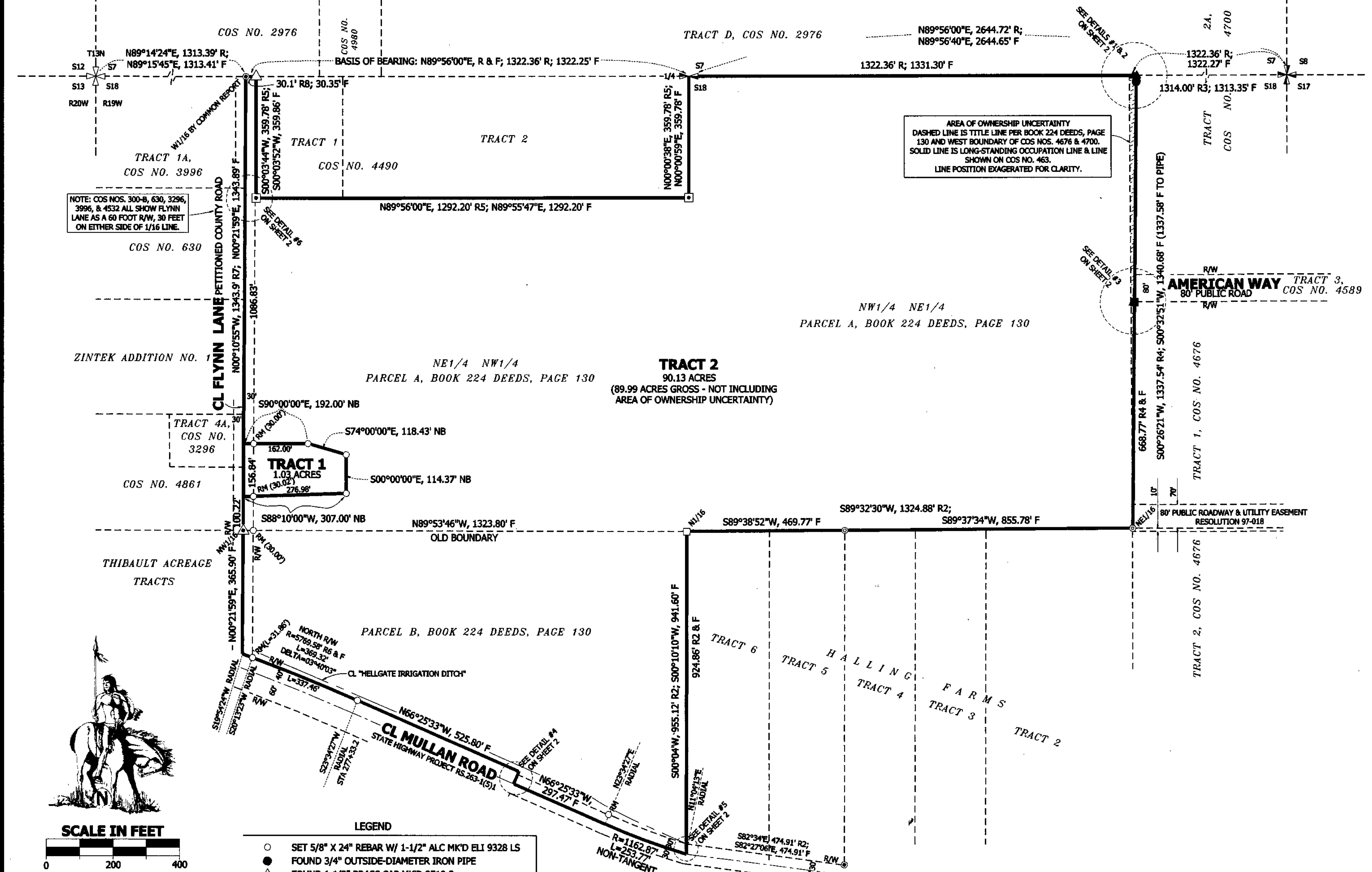
AFFINITY AT MISSOULA
2100 FLYNN LANE
MISSOULA, MONTANA



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

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

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

- LEGEND**
- 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

1/4	SEC	T	R
<input checked="" type="checkbox"/>	18	13N	19W
PRINCIPAL MERIDIAN, MONTANA			
COUNTY OF MISSOULA			
SHEET 1 OF 2			
HD5702			

CERTIFICATE OF SURVEY NO. 5023

CERTIFICATE OF SURVEY

BOOK 467 PAGE 133

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 the next two courses along said Northerly right-of-way of 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.

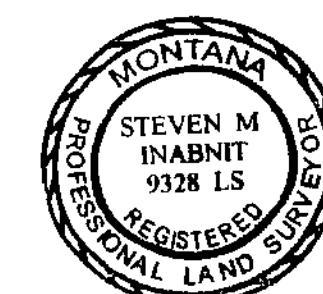
ss Steven M. Inabnit
Notary Public for the State of Montana

Residing at Missoula; My Commission Expires 10/20/01

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, P.L.S. 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 Thomas J. Brown 1/26/00
Missoula County Surveyor

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

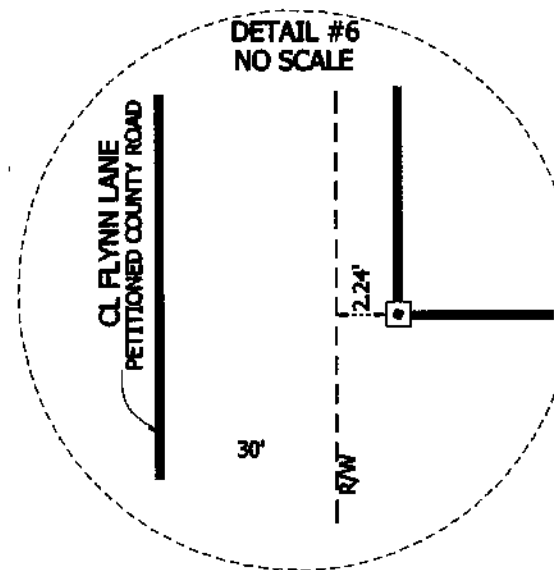
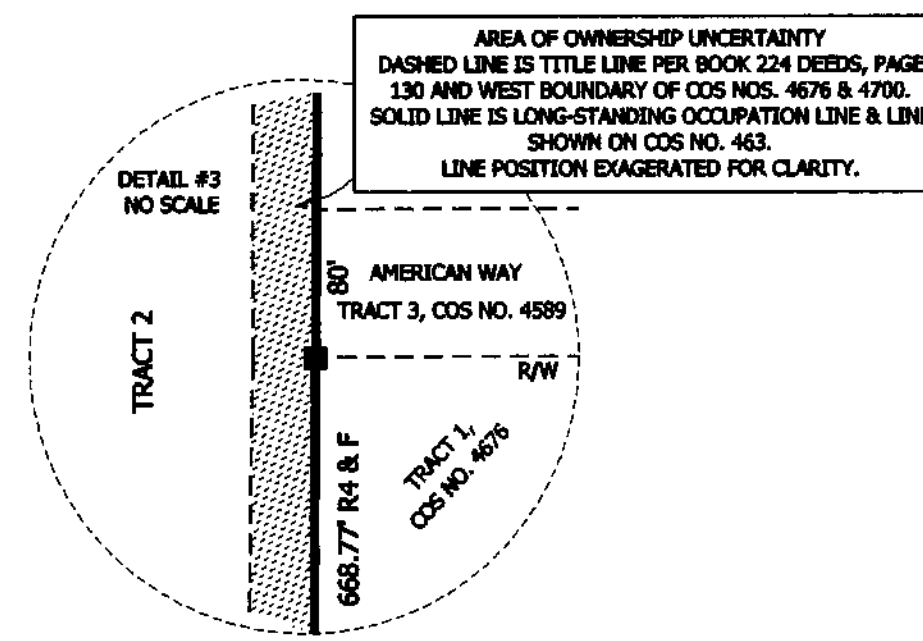
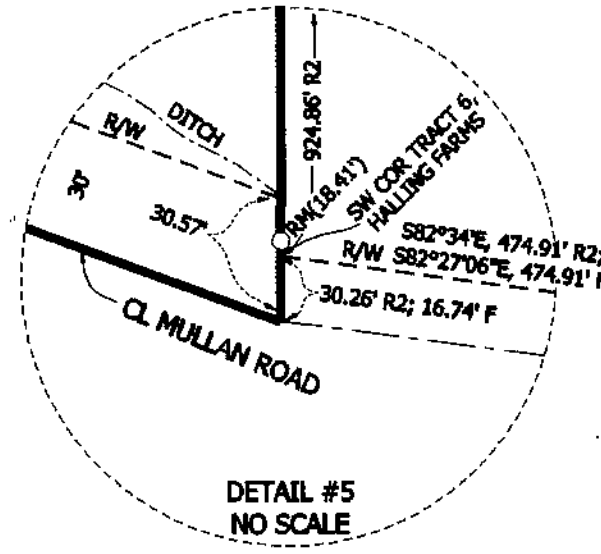
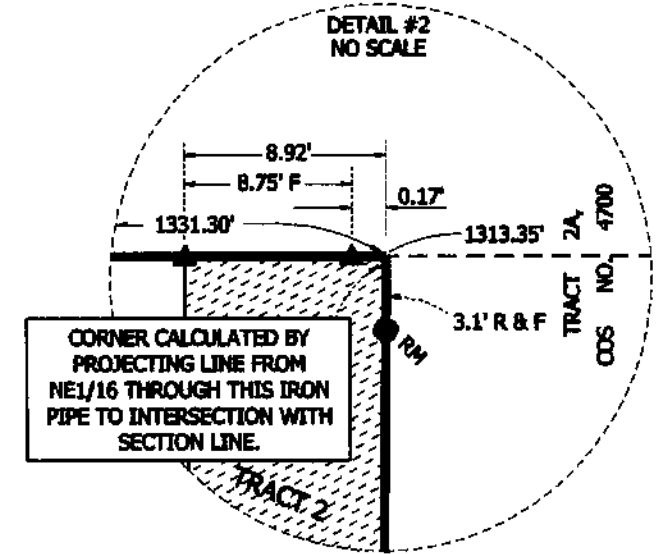
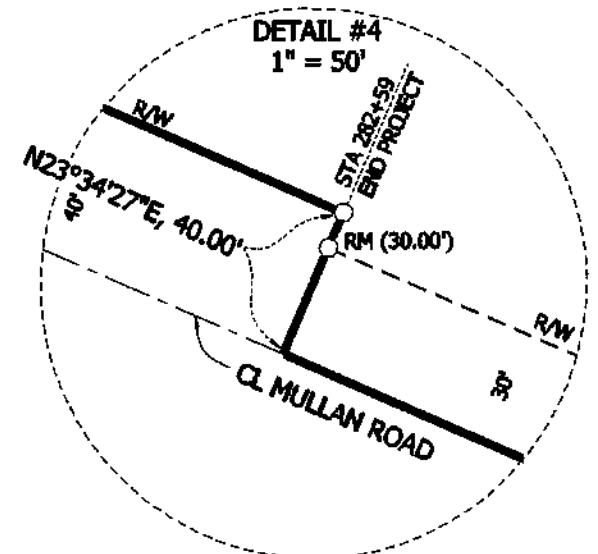
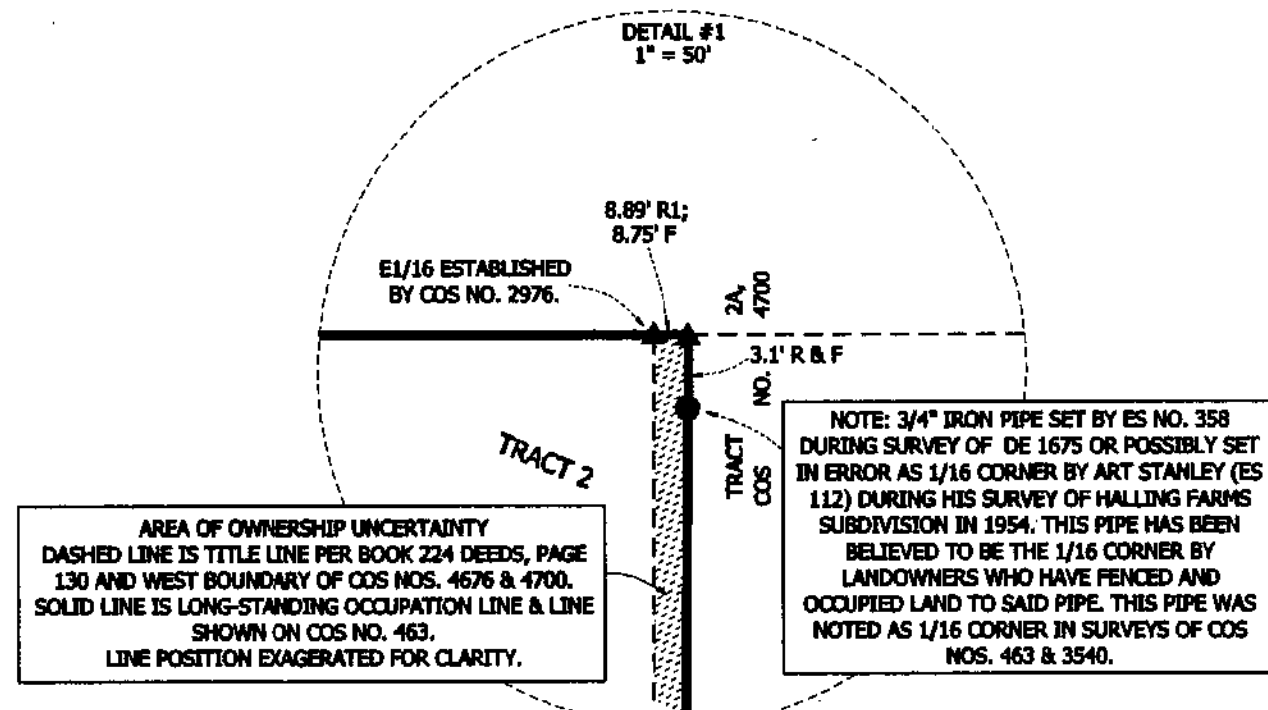
"This Certificate of Survey was not reviewed for adequate access, installation of utilities, compliance with zoning, comprehensive plan, or availability of public services; nor does this approval obligate Missoula County to provide road maintenance, dust abatement, or other services."

200001820

I received and filed this instrument for record on the 28 day of Jan, 2000 at 100 o'clock A.M., permanent files of Missoula County, State of Montana. Witness my hand: Thomas J. Brown County Recorder By Edward J. Ziegen Deputy Fee \$ 6.00 - CL Paid

1/4	SEC	T	R
<input checked="" type="checkbox"/>	18	13N	19W
PRINCIPAL MERIDIAN, MONTANA			
COUNTY OF MISSOULA			
SHEET 2 OF 2			
HD5702			

SAC# 2656 SPA# 3599 5023
CERTIFICATE OF SURVEY NO.



LEGEND

- 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



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

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 AG2.0 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 SURFACE PARKING STALL, SEE CIVIL
13. ACCESSIBLE CROSSING, SEE CIVIL
14. ACCESSIBLE CURB RAMP, SEE CIVIL
15. 6'-0" METAL SECURITY FENCING
16. LIGHT POLE, RE: 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%	65580.3
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
Total	65,655
Shortage	-75

INLAND GROUP
MISSOULA, MT

AFFINITY AT MISSOULA

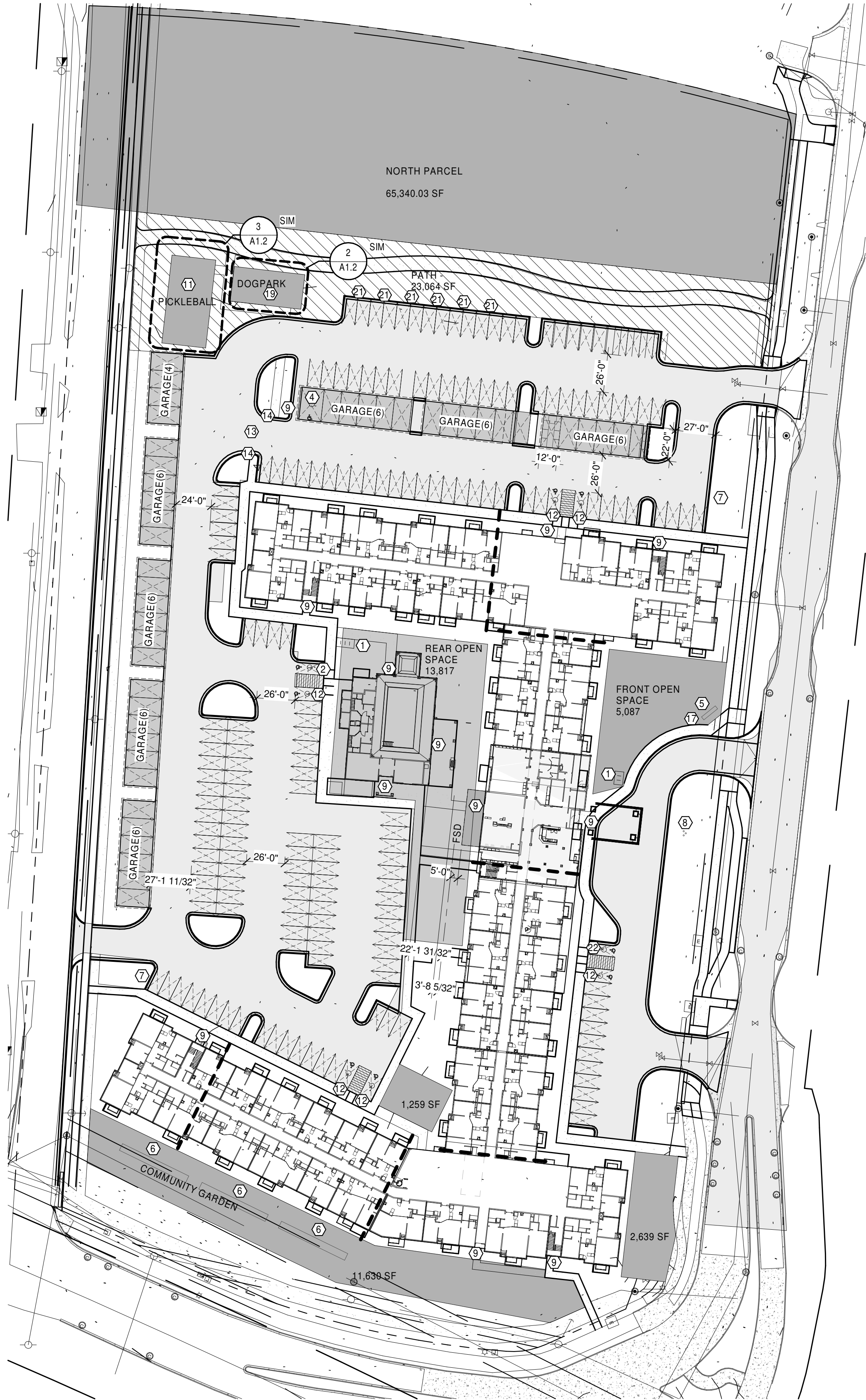
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90% REVIEW SET

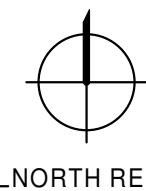
11/20/2024
PROJECT# | PROJECT#
DESIGNED BY | Designer
DRAWN BY | Author
REVIEWED BY | Checker
REVISIONS

ARCHITECTURAL SITE
PLAN

A1.0



1 SITE PLAN - TRUE NORTH
A1.0 1" = 50'-0"



NORTH REF

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN