

FEBRUARY, 2021

2/24/21 08:04 SURVEY F:17065 MULLAN BUILDINGS 10.0 RIGHT OF WAY EXHIBITS NORTH MARY JANE 7065 N MJ RW EXH DWG.

EXHIBIT "A"

PUBLIC RIGHT OF WAY EASEMENT

LEGAL DESCRIPTION:

A 90 FOOT WIDE PUBLIC RIGHT OF WAY EASEMENT FOR RIGHT OF WAY AND UTILITY PURPOSES, OVER AND ACROSS TRACT 1, CERTIFICATE OF SURVEY NO. 5527, AS RECORDED IN MISSOULA COUNTY, MT. RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 NORTH., RANGE 19 WEST, P. M., M. AND MORE PARTICULARLY DESCRIBED AS BEING A STRIP OF LAND 90.00 FEET WIDE, 45 FEET WIDE ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1 AND FROM WHICH THE SOUTHERLY COMMON CORNER OF SAID TRACT 1 AND TRACT 2 OF CERTIFICATE OF SURVEY NO. 5527 AND BEARS NORTH 67°53'11" EAST 40.00 FEET; THENCE, ALONG THE EXISTING CENTERLINE OF MARY JANE BOULEVARD THE FOLLOWING FOUR (4) COURSES:

1. NORTH 22°06'39" WEST 25.99 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT.
2. ALONG A TANGENT CURVE TO THE LEFT, 225.09 FEET THROUGH A CENTRAL ANGLE OF 25°47'37" AND HAVING A RADIUS OF 500.00 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE TO THE RIGHT.
3. ALONG A TANGENT CURVE TO THE RIGHT, 441.53 FEET THROUGH A CENTRAL ANGLE OF 50°35'46" AND HAVING A RADIUS OF 500.00 FEET.
4. NORTH 2°41'30" EAST 288.41 FEET TO THE POINT OF TERMINUS ON THE NORTH BOUNDARY OF SAID TRACT 1.

FROM WHICH POINT THE NORTHWEST CORNER TO SAID TRACT 1 BEARS NORTH 88°05'25" WEST 334.84 FEET.

THE SIDELINES OF THIS EASEMENT LENGTHEN OR SHORTEN TO INTERSECT THE NORTH AND SOUTH BOUNDARIES OF SAID TRACT 1, CERTIFICATE OF SURVEY NO. 5527.

EXCEPTING THEREFROM THAT PORTION OF SAID TRACT 1, CERTIFICATE OF SURVEY NO. 5527 PREVIOUSLY DEDICATED TO THE PUBLIC AS MARY JANE BOULEVARD AND FLYNN LANE.

CONTAINING 0.21 ACRE OF LAND, MORE OR LESS.

I HEREBY STATE THAT THIS EASEMENT EXHIBIT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2021.

SIGNED

Donald M. Roedel
DONALD M. ROEDEL, P.L.S. 10999LS

DATE

24 Feb 2021



BASIS OF BEARING: MONTANA STATE PLANE
GRID NORTH BASED ON GNSS OBSERVATION

FEBRUARY, 2021

