

SUBDIVISION PLAT OF
HERON'S LANDING, PHASE W1
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NW 1/4 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREAS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION : PERIMETER

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 5963, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE S 86°49'20" E ALONG THE SOUTHERLY LINE OF SAID TRACT 1, 269.90 FEET TO THE POINT OF BEGINNING; THENCE N 03°30'42" E, 404.42 FEET; THENCE S 86°29'18" E, 80.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 86°29'18" W; THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°35'42", AN ARC LENGTH OF 23.72 FEET; THENCE S 87°05'00" E, 54.24 FEET; THENCE N 02°55'00" E, 26.60 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 30°34'48", AN ARC LENGTH OF 165.45 FEET; THENCE S 56°30'12" E, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 16.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 56°30'12" W; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 120°34'48", AN ARC LENGTH OF 33.67 FEET; THENCE S 87°05'00" E, 682.42 FEET; THENCE S 02°55'00" W, 210.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 02°55'00" E; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE S 02°55'00" W, 150.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE S 02°55'00" W, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 02°55'00" E; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE S 02°55'00" W, 77.49 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 1; THENCE N 86°49'20" W ALONG SAID SOUTHERLY LINE, 894.98 FEET TO THE POINT OF BEGINNING; CONTAINING 10.68 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT.

THE ABOVE TRACT IS TO BE KNOWN AND DESIGNATED AS HERON'S LANDING, PHASE W1; AND THE LANDS INCLUDED IN ALL STREETS AND ALLEYS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE USE OF THE LANDS INCLUDED IN ALL PUBLIC STORM DRAINAGE EASEMENTS, PUBLIC ROAD MAINTENANCE EASEMENTS, PUBLIC SIDEWALK MAINTENANCE EASEMENTS, AND PUBLIC NON-MOTORIZED ACCESS EASEMENTS (INCLUDING THOSE AREAS LYING OUTSIDE OF PHASE W1 AS SURVEYED HEREON, AND WITHIN THE HERON'S LANDING SUBDIVISION PRELIMINARY PLAT BOUNDARY) SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE LANDS INCLUDED IN THE COMMON AREAS ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE HERON'S LANDING HOMEOWNERS ASSOCIATION.

FURTHERMORE, THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

FURTHERMORE, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(d) M.C.A. TO-WIT: AS CERTIFIED PURSUANT TO 76-4-127: (i) NEW DIVISIONS SUBJECT TO REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT; (ii) DIVISIONS OR PREVIOUSLY DIVIDED PARCELS RECORDED WITH SANITARY RESTRICTIONS; OR (iii) DIVISIONS OR PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), OR (1)(f); AND PURSUANT TO SECTION 76-4-127 M.C.A. TO-WIT: NOTICE OF CERTIFICATION THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL, AS REQUIRED BY THE REVIEWING AGENCY, THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR AS OTHERWISE STATED.

FURTHERMORE, 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.

FURTHERMORE, 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 ON ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED.

THE UNDERSIGNED HEREBY GRANT 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 (INCLUDING THOSE AREAS LYING OUTSIDE OF AND ADJACENT TO THE EXTERIOR BOUNDARY OF THIS SUBDIVISION) DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

MULLAN ROAD PARTNERS L.L.C., A WYOMING LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGEMENT*****

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY

OF _____, 20_____, BY _____, ACTING IN

THE CAPACITY OF _____ FOR MULLAN ROAD PARTNERS L.L.C.,
A WYOMING LIMITED LIABILITY COMPANY.

SS _____

PRINTED NAME

SURVEYOR'S CERTIFICATE*****

I, KIRK F. ADKINS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 16734LS, HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

KIRK F. ADKINS, P.L.S.
MONTANA LICENSE NO. 16734LS
FOR WGM GROUP, INC.

DATE



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

EXAMINED & APPROVED*****

CERTIFICATION OF CITY PLANNER

DATED THIS _____ DAY OF _____, 20_____, _____
LAND USE PLANNER

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT

DATED THIS _____ DAY OF _____, 20_____, _____
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND I FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS _____ DAY OF _____, 20_____, _____
CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY

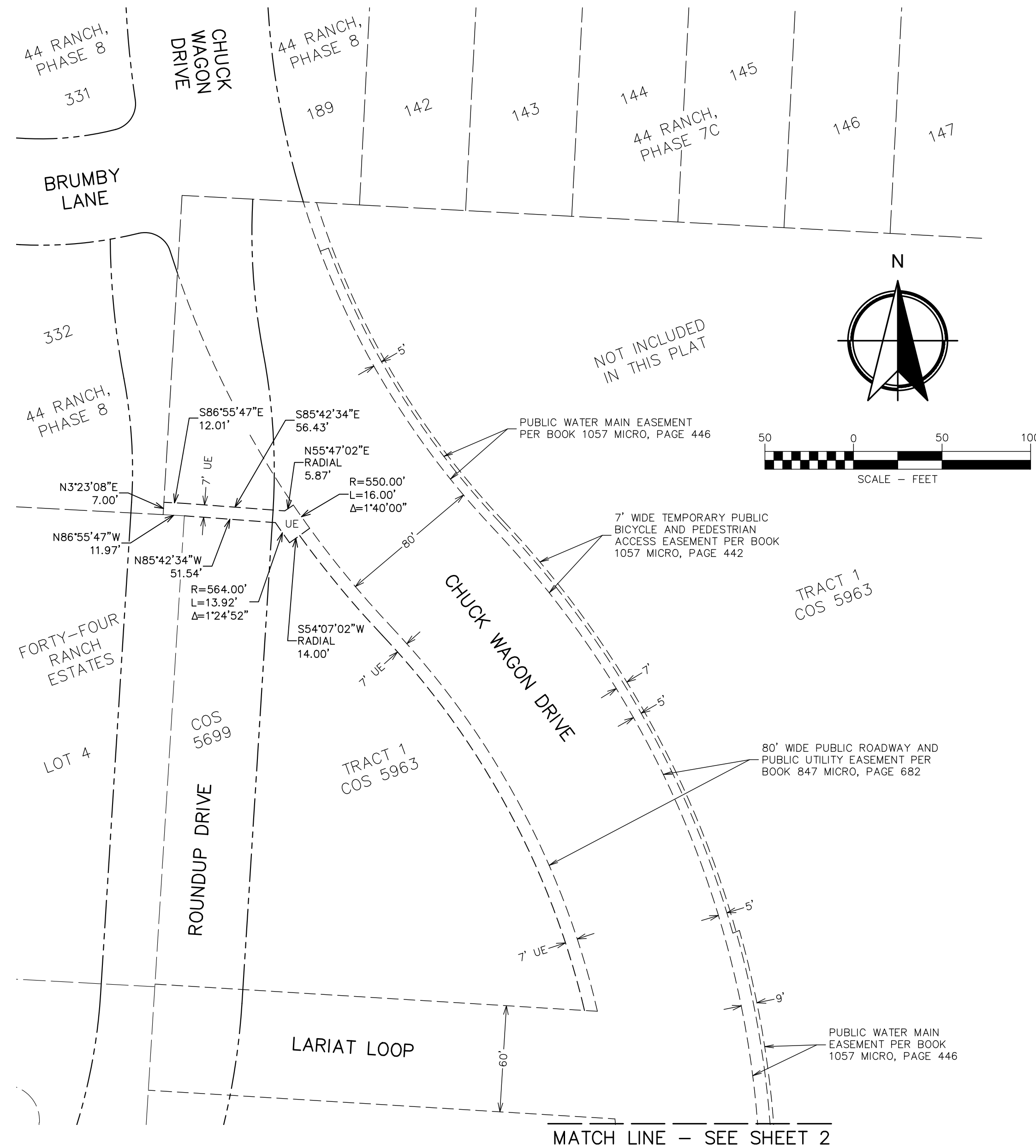
I, _____, CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS _____ DAY OF _____, 20_____, _____
CITY ATTORNEY

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____, AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT, BEING THE PLATTED AREA HEREIN CONTAINED, AND IT SO APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE FOR THE PUBLIC, ALL STREET AND ALLEY RIGHTS-OF-WAY, PUBLIC ROAD MAINTENANCE EASEMENTS, PUBLIC SIDEWALK MAINTENANCE EASEMENTS, PUBLIC NON-MOTORIZED ACCESS EASEMENTS, PUBLIC STORM DRAINAGE EASEMENTS, AND UTILITY EASEMENTS WITHIN SAID TRACT AND UTILITY EASEMENTS LYING OUTSIDE OF AND ADJACENT TO SAID TRACT, THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IT IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.

DATED THIS _____ DAY OF _____, 20_____, _____
MAYOR, CITY OF MISSOULA, MONTANA

CLERK, CITY OF MISSOULA, MONTANA



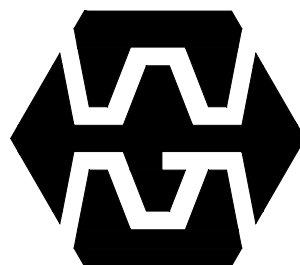
OWNER

MULLAN ROAD PARTNERS L.L.C., A
WYOMING LIMITED LIABILITY COMPANY

SURVEY COMMISSIONED BY:
MULLAN ROAD PARTNERS, LLC

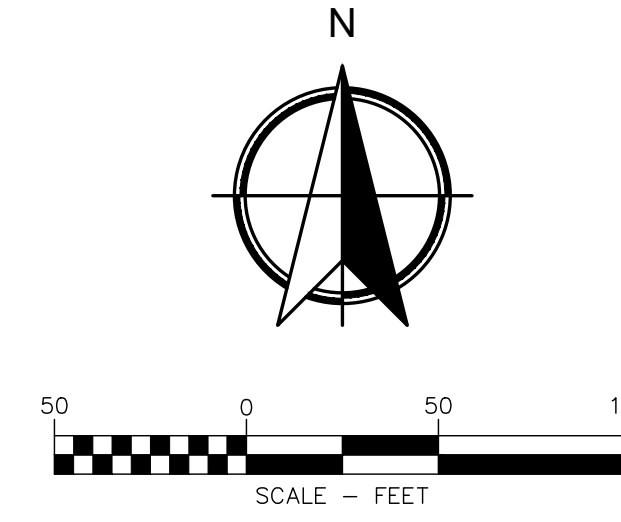
SHEET 1 OF 4
DATE: JULY 15, 2021
DRAFT: CEG
PROJECT NO.: 18-11-01.3
FILE NO.: 181101_FPLAT-W1.DWG
LAYOUT TAB: SHT1

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	13	13N.	20W.
<input type="checkbox"/>			



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SUBDIVISION PLAT OF
HERON'S LANDING, PHASE W1
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T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS
CERTIFICATE OF SURVEY NO. 5963

LOT AREA TABLE

LOTS	
LOT NO.	LOT AREA (SQ.FT.)
44	2,724
45	1,789
46	1,727
47	2,078
48	2,070
49	2,061
50	2,052
51	1,692
52	2,314
58	6,809
59	7,378
60	7,378
61	7,378
62	7,378
63	7,378
64	7,378
65	7,329
87	4,451
88	5,071
89	6,608
90	6,070
91	5,193
92	4,979
93	2,438
94	2,261

EASEMENT DETAIL NO. 2

EASEMENT DETAIL NO. 1

SEE SHEET 3, LEFT, FOR COMPLETE LOT AND EASEMENT DIMENSIONS IN THIS AREA

SEE SHEET 3, RIGHT, FOR COMPLETE EASEMENT DIMENSIONS IN THIS AREA

LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
- FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
- RM REFERENCE MONUMENT
- UE UTILITY EASEMENT
- SDE PUBLIC STORM DRAINAGE EASEMENT
- RME PUBLIC ROAD MAINTENANCE EASEMENT
- SWE PUBLIC SIDEWALK MAINTENANCE EASEMENT
- NMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT
- NAS NO ACCESS STRIP (ACCESS CONTROL LINE) (NOT DRAWN TO SCALE FOR CLARITY)
- CA COMMON AREA
- COS CERTIFICATE OF SURVEY
- NTS NOT TO SCALE
- R1 RECORD DATA PER CERTIFICATE OF SURVEY NO. 5963
- FD FOUND DATA

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

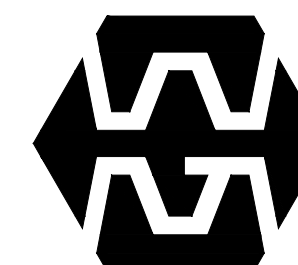
TRACT 3
COS 5963

AREAS

LOT AREA = 5.44 ACRES (236,905 SQ.FT.)
COMMON AREA = 1.12 ACRES (48,720 SQ.FT.)
STREET AREA = 4.12 ACRES (179,547 SQ.FT.)
TOTAL AREA = 10.68 ACRES (465,172 SQ.FT.)

1/4	SEC.	T.	R.
13	13N.	20W.	

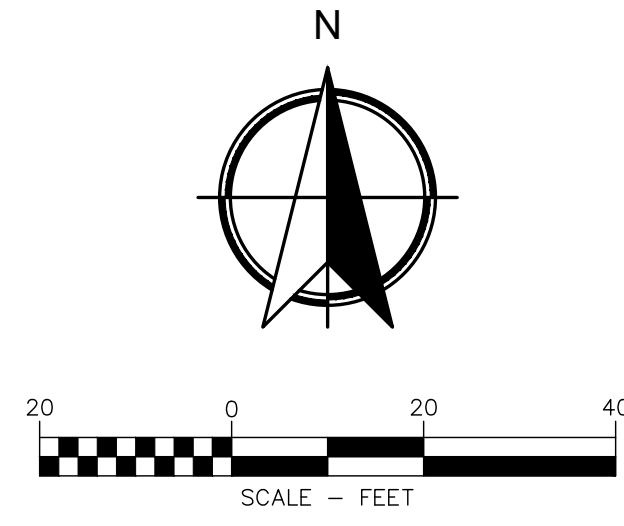
SHEET 2 OF 4
DATE: JULY 15, 2021
DRAFT: CEG
PROJECT NO.: 18-11-01.3
FILE NO.: 181101_FPLAT-W1.DWG
LAYOUT TAB: SHT2



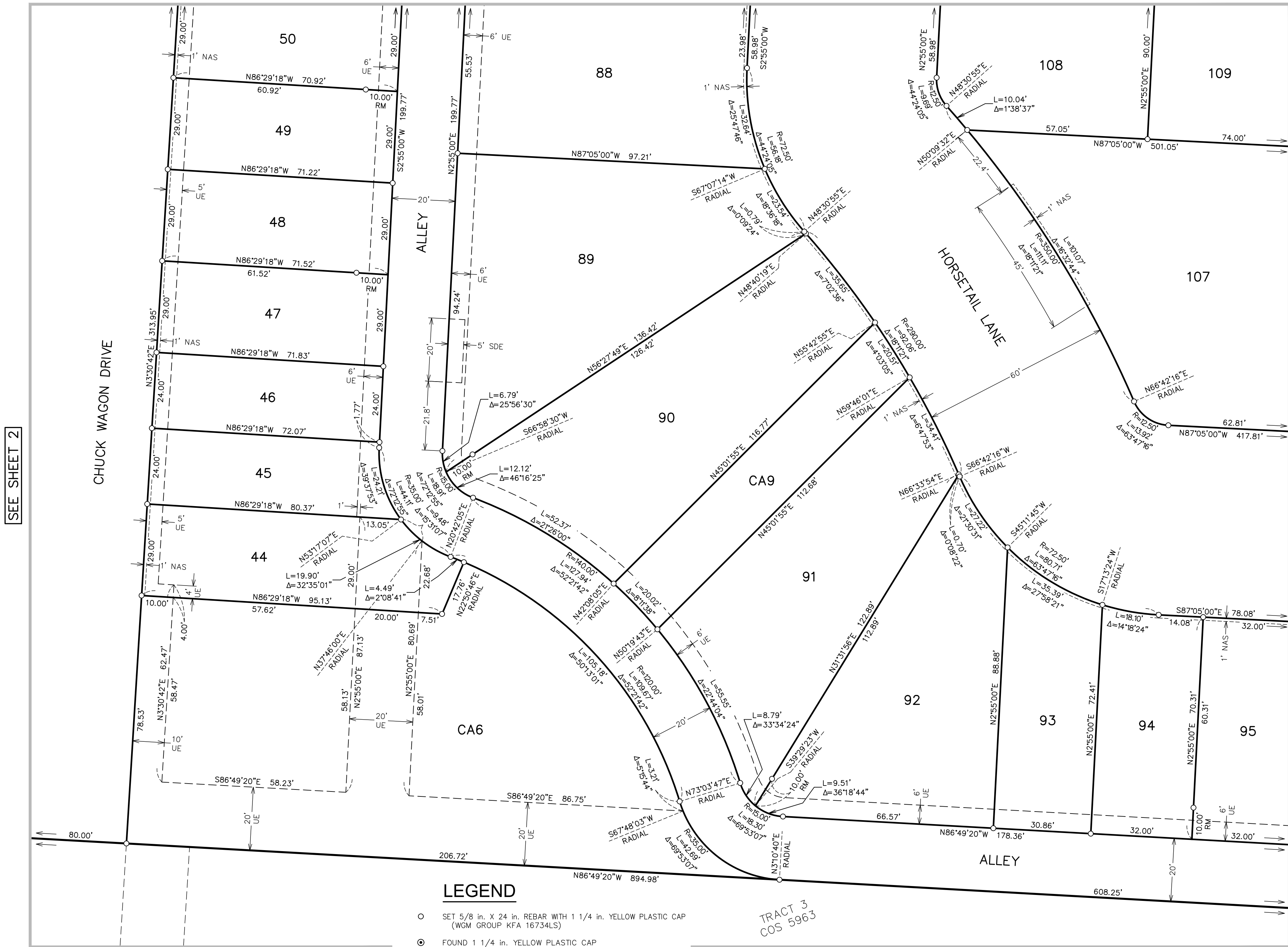
WGM GROUP
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SUBDIVISION PLAT OF
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A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NW 1/4 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

SEE SHEET 2

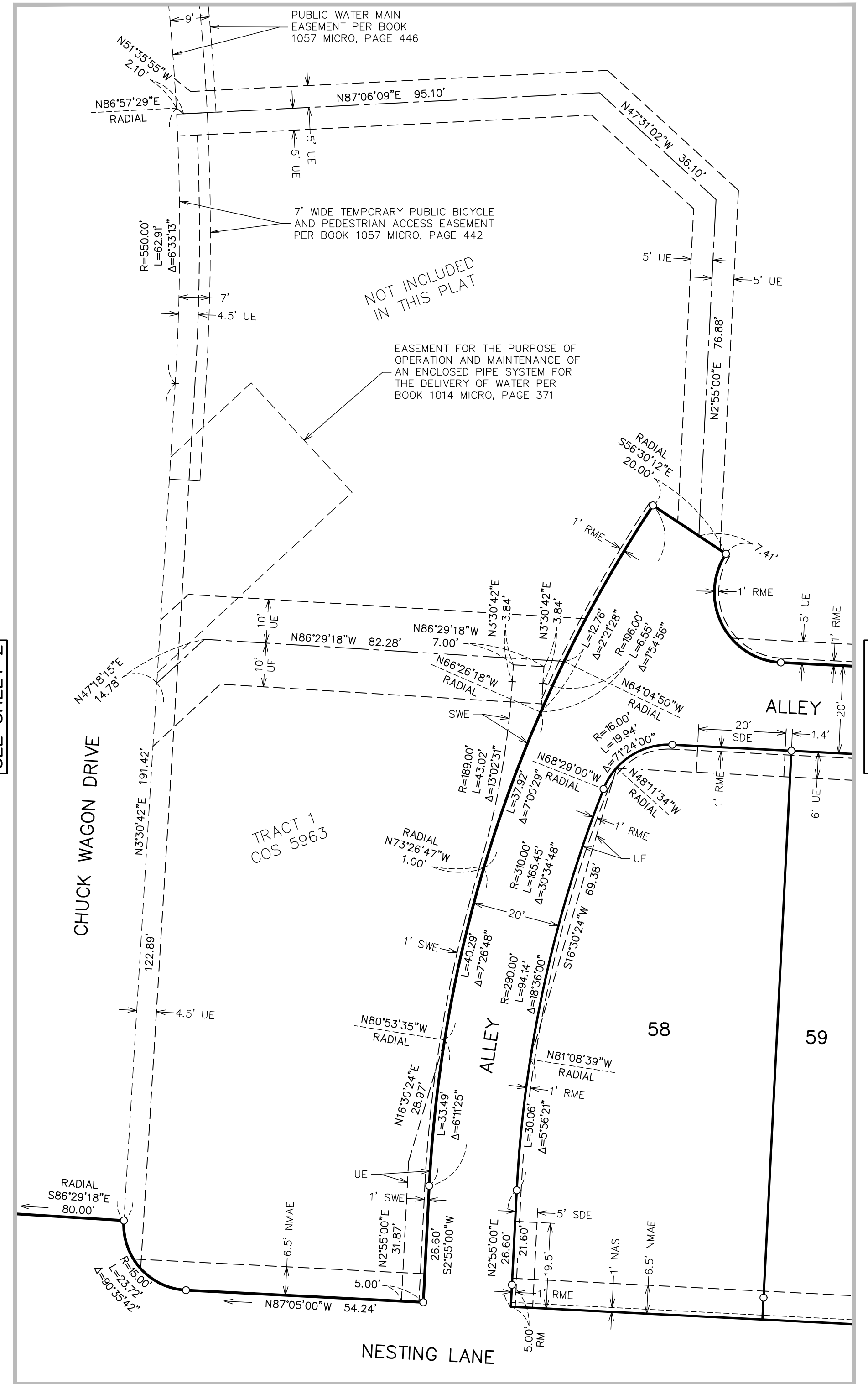


SEE SHEET 1



SEE SHEET 2

SEE SHEET 2



SEE SHEET 2

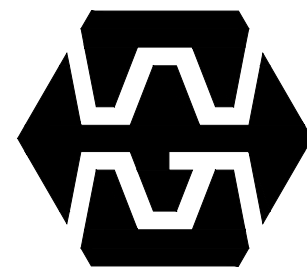
SEE SHEET 2

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	13	13N.	20W.
<input type="checkbox"/>			
<input type="checkbox"/>			

SHEET 3 OF 4
DATE: JULY 15, 2021
DRAFT: CEC
PROJECT NO.: 18-11-01.3
FILE NO.: 181101_FPLAT-W1.DWG
LAYOUT TAB: SHT3

- LEGEND**
- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
 - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
 - RM REFERENCE MONUMENT
 - UE UTILITY EASEMENT
 - SDE PUBLIC STORM DRAINAGE EASEMENT
 - RME PUBLIC ROAD MAINTENANCE EASEMENT
 - SWE PUBLIC SIDEWALK MAINTENANCE EASEMENT
 - NMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT
 - NAS NO ACCESS STRIP (ACCESS CONTROL LINE) (NOT DRAWN TO SCALE FOR CLARITY)
 - CA COMMON AREA
 - COS CERTIFICATE OF SURVEY
 - NTS NOT TO SCALE
 - R1 RECORD DATA PER CERTIFICATE OF SURVEY NO. 5963
 - FD FOUND DATA

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



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CONDITIONS OF APPROVAL OF
HERON'S LANDING, PHASE W1
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NW 1/4 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

LEGEND

UE	UTILITY EASEMENT
SDE	PUBLIC STORM DRAINAGE EASEMENT
RME	PUBLIC ROAD MAINTENANCE EASEMENT
SWE	PUBLIC SIDEWALK MAINTENANCE EASEMENT
NMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT
NAS	NO ACCESS STRIP (ACCESS CONTROL LINE) (NOT DRAWN TO SCALE FOR CLARITY)
CA	COMMON AREA
COS	CERTIFICATE OF SURVEY

CERTIFICATE OF LANDOWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 4 OF 4 OF THIS PLAT) REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

MULLAN ROAD PARTNERS L.L.C., A WYOMING LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGEMENT*****

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY

OF _____, 20____, BY _____, ACTING

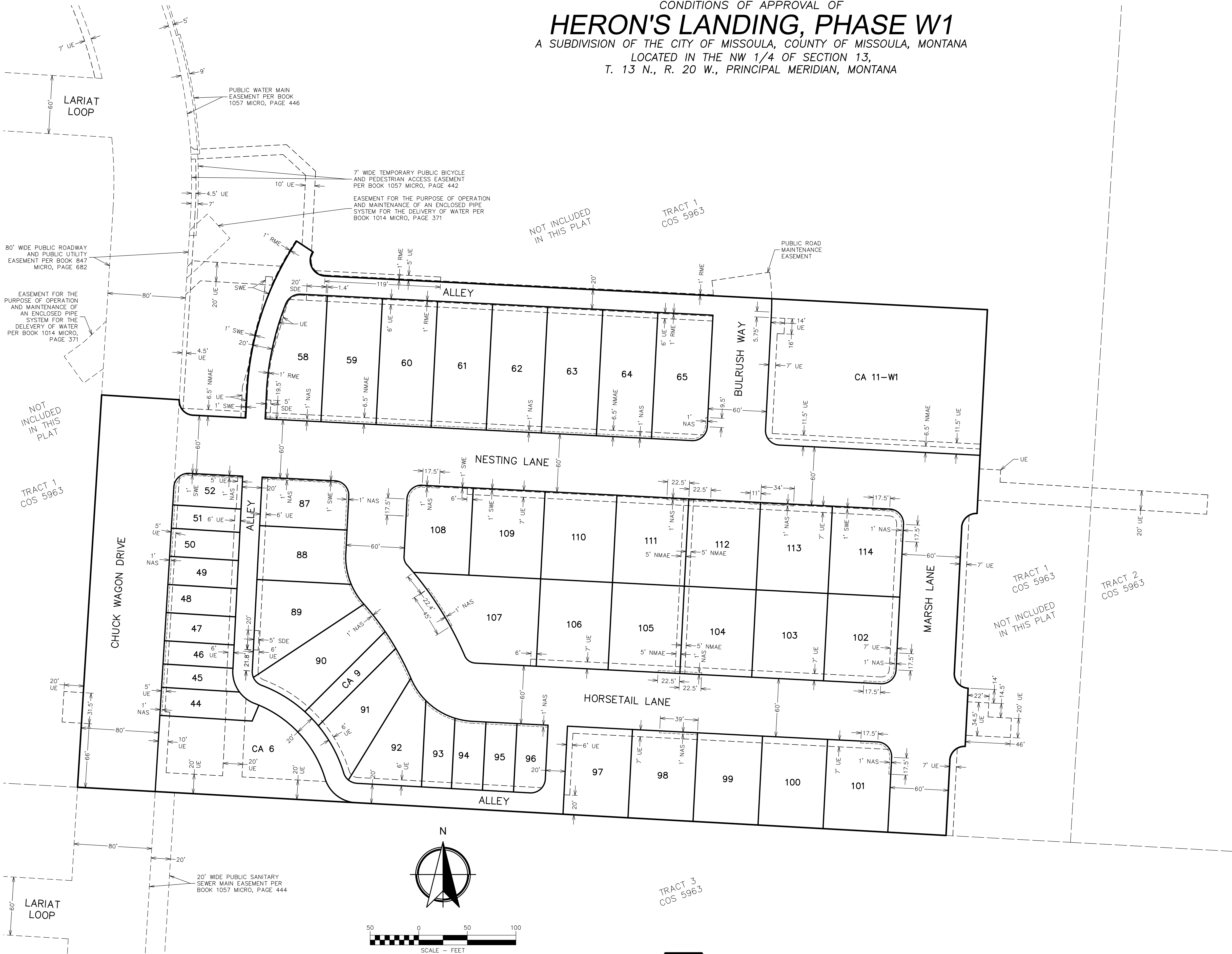
IN THE CAPACITY OF _____ FOR MULLAN ROAD PARTNERS L.L.C., A WYOMING LIMITED LIABILITY COMPANY.

SS: _____

PRINTED NAME _____

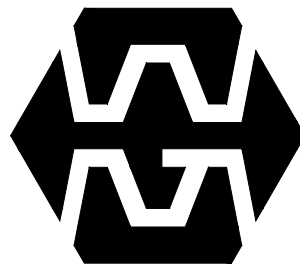
THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE CITY OF MISSOULA:

- 1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID/RSID, BASED ON BENEFIT, FOR THE UPGRADE OF STREETS WITHIN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES.
- 2) THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND SUBJECT TO THE REQUIREMENTS OF THE AIRPORT INFLUENCE AREA RESOLUTION. THE HERON'S LANDING SUBDIVISION MAY ALSO BE WITHIN AN EXTENDED APPROACH AND DEPARTURE ZONE FOR A PROPOSED SECOND RUNWAY AS SHOWN IN THE AIRPORT AUTHORITY'S 2004 PLAN AND LOT OWNERS SHOULD BE AWARE OF THE RESULTANT SAFETY RISK. LOT OWNERS SHOULD CONSULT THE AIRPORT LAYOUT PLAN AND ANY RELEVANT DOCUMENTS TO DETERMINE THE STATUS OF THE PROPOSED RUNWAY LOCATION AT THE TIME OF PURCHASE.
- 3) THERE ARE NO WATER RIGHTS ASSOCIATED WITH HERON'S LANDING LEGALLY DESCRIBED AS TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NO. 5963.
- 4) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE WAIVER OF THE RIGHT TO PROTEST AND THE ASSENT OF THE OWNERS, SUCCESSORS, OR ASSIGNS TO ANY FUTURE STREET LIGHTING DISTRICT, BASED ON BENEFIT, FOR THE INSTALLATION AND MAINTENANCE OF STREET LIGHTING WITHIN THE HERON'S LANDING STREET LIGHTING DISTRICT.
- 5) THIS SUBDIVISION IS LOCATED WITHIN THE MULLAN BUILD PROJECT AREA AND GEORGE ELMER DRIVE, WHICH PROVIDES ACCESS TO THE SUBDIVISION PROPERTY, IS PLANNED TO BE IMPROVED AS PART OF THE MULLAN BUILD PROJECT. FEDERAL FUNDS ARE PLANNED TO PAY FOR A PORTION OF THE MULLAN BUILD IMPROVEMENTS. FUNDING MECHANISMS ARE CURRENTLY BEING EXPLORED TO PAY FOR THE REMAINDER OF THE IMPROVEMENTS. THE FUNDING MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO, A SPECIAL IMPROVEMENT DISTRICT, IMPACT FEE, LATECOMERS FEE, OR COST SHARE AGREEMENTS THAT ALLOW THE CITY OF MISSOULA AND MISSOULA COUNTY TO RECOVER THE COST OF CONSTRUCTING INFRASTRUCTURE FROM THE PROPERTIES THAT BENEFIT FROM THE MULLAN BUILD PROJECT. TO THE EXTENT THAT SUCH FUNDING MECHANISM(S) IS CREATED IN ACCORDANCE WITH STATE LAW AND APPLICABLE PRINCIPLES OF LAND USE LAW UPON ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION, THE OWNERS, SUCCESSORS, OR ASSIGNS, SHALL PARTICIPATE IN AND BE BOUND BY THE FEES ASSESSED AND NOT OPPOSE THE CREATION OF OR PARTICIPATION IN SUCH A DISTRICT.



1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	13	13N.	20W.
<input type="checkbox"/>			
<input type="checkbox"/>			

SHEET 4 OF 4
DATE: JULY 15, 2021
DRAFT: CEC
PROJECT NO.: 18-11-01.3
FILE NO.: 181101_FPLAT-W1.DWG
LAYOUT TAB: SHT4



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