

Mike Morgan
Owner, Principal Architect
123 N 2nd St W, Suite 1
Missoula, Mt, 59802

May 7, 2021

Development Services
c/o Kaitlin McCafferty, Associate Planner
435 Ryman St
Missoula, MT, 59802

**RE: Annexation Submittal – England Boulevard property,
Charlie Addition #1, S07, T13 N, R19 W, Block 2, Lots 3a & 6**

Dear Kaitlin,

This letter is to formally request the annexation of the above described property. As has been discussed previously, the requested zoning, upon annexation, is B2-2. This zoning designation will allow for the intended development of the site, is in-keeping with the current zoning designations in the vicinity as well as the Missoula Urban Land Use Designation Map.

The above described property is currently vacant land with little to no site features. As a multi-dwelling development, this project aims to provide much needed housing to the area.

We have attached a copy of the annexation petition, development plans, existing conditions plan, aerial map, zoning & land use maps as well as a flood plain maps to support this request.

If you have any questions, please feel free to contact me:

Mike Morgan
(406) 728-8847 or mike@hm-assoc.com,

Sincerely,



Mike Morgan

Hoffmann Morgan & Associates
123 N 2nd St W, Suite 1,
Missoula, MT, 59802
PH: (406) 728-8847
WEB: www.hm-assoc.com



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#: **670405**

GeoCode#: **04-2200-07-4-01-08-0000**

Dated this 9th day of April, 2021.

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: PROPERTY ADDRESS:

Charlie #1, S07, T13 N, R19 W, Block 2, Lot 3a & 6

OWNER(S)

Albert Osellame, Owner

Albert Osellame, Owner

NAME, TITLE

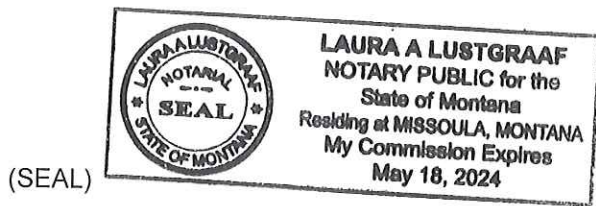
NAME, TITLE

STATE OF MONTANA)

County of Missoula) ss.

On this 9th day of April, 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared Albert Osellame, known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) 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.



Laura A. Lustgraaf
Laura A. Lustgraaf
(Printed name required)
Notary Public for the State of Montana.
Residing at Missoula
My Commission Expires: 5/18/2024
MM/DD/YY

LANDSCAPING REQUIREMENTS

PLANT SELECTION:
Plants selected for required landscaping must consist of plants that are well suited to the Missoula microclimate & soil conditions on site. Plants with similar water needs must be grouped together as much as possible.

DECIDUOUS TREES
Deciduous trees must have a caliper size of 1½"Ø min and a min height of 8'-0" at time of planting.

EVERGREEN TREES
Evergreen trees must have a min height of 6'-0" at time of planting.

SHRUBS
Shrubs must be at least 5 gallon size & have an min 12" spread at time of planting.

GROUND COVER PLANTS
Groundcover plants are deciduous or evergreen plants that are low and spread horizontally, not including turf. Groundcover plants must be min. 1 gallon size at time of planting.

MULCH
All reg. trees & shrubs must be located within a mulched area & separated from turf by a min. distance of 2'-0". Mulch areas must be applied at 3"-6" soil cover with no weed barrier material visible. At least 50% of total mulch areas must be comprised of organic mulch which must be regionally sourced & have an average particle size of no more than 2.5 cubic inches.

LANDSCAPE MAINTENANCE

IRRIGATION
Program installed irrigation system to maintain constant moisture to a depth of 18" which will encourage extensive root growth.

INTEGRATED PEST MANAGEMENT
Keep all debris cleared from around plants to maintain health of plantings. Use approved integrated pest management practices.

FERTILIZATION
Fertilize twice annually in Spring and Summer with a slow release fertilizer appropriate to each landscape planting area. Use a standard brand of fertilizer recognized by the U.S. Dept. of Agriculture.

TREE CARE AND PRUNING
Prune trees only to remove dead wood and hazardous branches. DO NOT shear or otherwise prune trees to create unusual shapes. Small ornamental trees are not to be pruned as shrubs. Refer to landscape installation plan to maintain the natural shape of the trees listed. Fertilize annually as noted above.

REPLACEMENT OF VEGETATION
Any damaged or dead vegetation must be replaced by same plant material that was removed.

WEED MANAGEMENT
Manage weeds weekly during the first year according to the Missoula County Weed Management Plan. Thereafter, inspect monthly during the growing season to keep weeds under control.

SITE PLAN LEGEND

GENERAL LANDSCAPING
GRASS, UNO.

RECREATIONAL VALUE
LAND

PATIO/DECK AREA
WOOD/COMPOSITE SURFACE

PARKING LOT,
ASPHALT, UNO.

HANDICAP AREA

SIDEWALK,
CONC. UNO.

FIRE TURNAROUND,
ASPHALT

SHOW REMOVAL STORAGE
(EXCESS SHOW TO BE
REMOVED OFF SITE)

PROPERTY LINE

SETBACK

BUILDING OUTLINE

FIRE TURN AROUND

BOULEVARD TREE

STREET FRONTAGE TREE

BUFFER TREE

GENERAL LANDSCAPING TREE

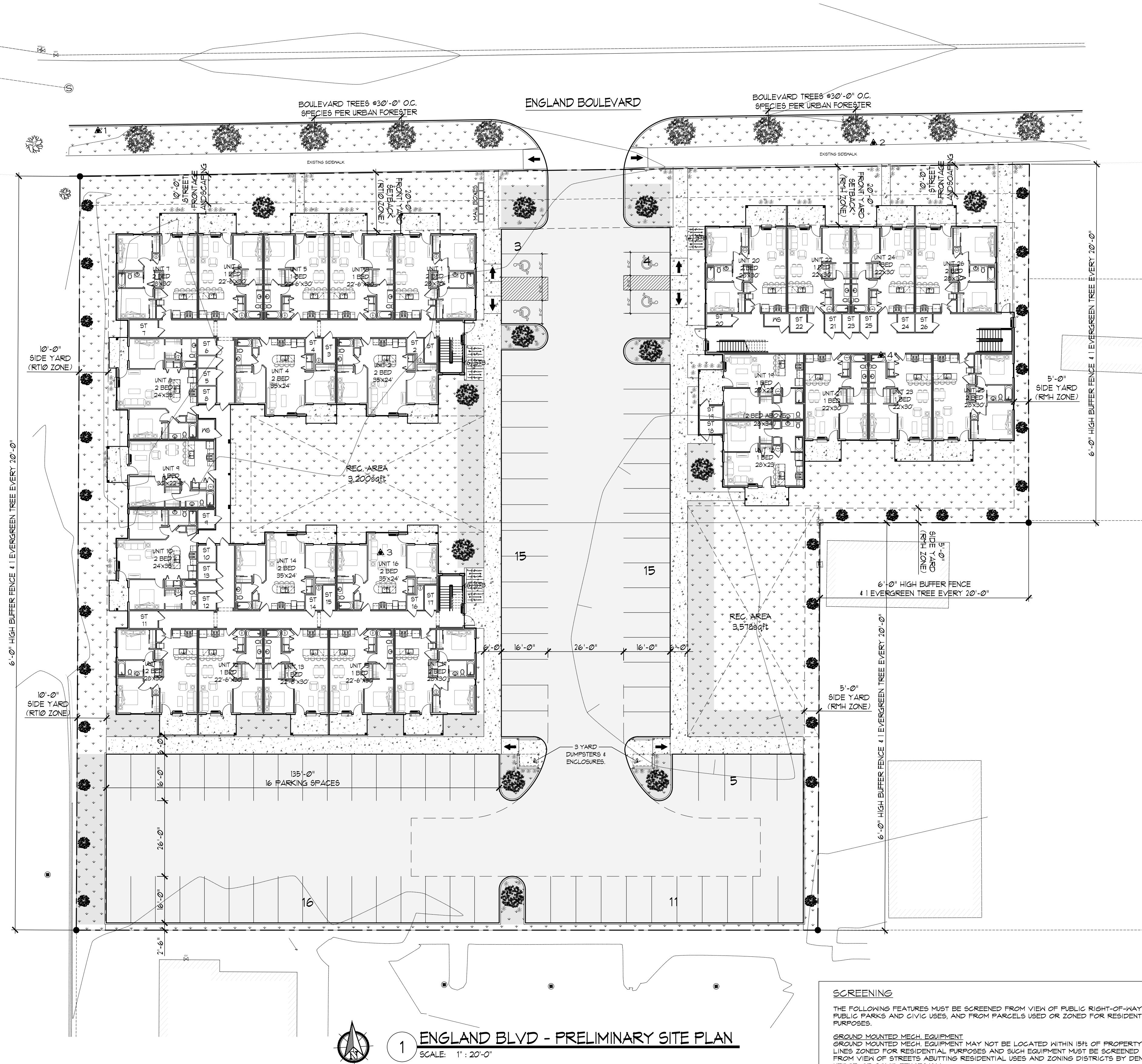
ON-SITE SHRUB

STREET FRONTAGE SHRUB

POWDER POLE, VERIFY GUY WIRES
PLACEMENT & CLEARANCE

H.L.T.B.
HANGING LONG TERM BIKE PARKING
HANG WITH STANDARD BIKE HOOK
AND PROVIDED WITH 1" BOLT FOR
LOCKING OF INDIVIDUAL BIKES

S.T.B.
SHORT TERM BIKE PARKING
T.O.U.HOUSE



1 ENGLAND BLVD - PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

SCREENING

THE FOLLOWING FEATURES MUST BE SCREENED FROM VIEW OF PUBLIC RIGHT-OF-WAYS, PUBLIC PARKS AND CIVIC USES, AND FROM PARCELS USED OR ZONED FOR RESIDENTIAL PURPOSES:

GROUND MOUNTED MECH. EQUIPMENT
GROUND MOUNTED MECH. EQUIPMENT MAY NOT BE LOCATED WITHIN 15ft OF PROPERTY LINES ZONED FOR RESIDENTIAL PURPOSES AND SUCH EQUIPMENT MUST BE SCREENED FROM VIEW OF STREETS ADJUTING RESIDENTIAL USES AND ZONING DISTRICTS BY DENSE HEDGE, OR SOLID FENCE/WALL.

ROOF MOUNTED MECH. EQUIPMENT
EQUIPMENT THAT IS OVER 30" IN HEIGHT AND LOCATED WITHIN 50ft OF A PARCEL USED OR ZONED FOR RESIDENTIAL PURPOSES MUST BE SCREENED BY A PARAPET ALONG FACADES FACING THE PARCEL THAT IS AS TALL AS THE TALLEST PART OF THE EQUIPMENT OR A SETBACK FROM ROOF EDGES THAT IS 3ft IN DEPTH FOR EACH FOOT OF EQUIPMENT HEIGHT.

TRASH RECEPTACLES
TRASH RECEPTACLES MUST BE SCREENED FROM VIEW OF STREETS AND ALL ADJUTING PARCELS WITH A SOLID FENCE/WALL. TRASH RECEPTACLES MAY NOT BE LOCATED WITHIN THE FRONT OR STREET SIDE SET BACK AREA.

UTILITY CABINETS
ABOVE GROUND UTILITY CABINETS THAT ARE MORE THAN 30" IN HEIGHT LOCATED WITHIN 25ft OF A STREET MUST BE SCREENED FROM VIEW OF THE STREET BY A DENSE HEDGE SOLID FENCE/WALL OR COMBINATION OF SUCH FEATURES. SCREENING APPLIES TO NEW CABINETS AS WELL AS REPLACEMENT OF EXISTING CABINETS.

ZONING DATA

PROJECT DESCRIPTION

76 UNIT MULTI FAMILY DEVELOPMENT

GENERAL PROJECT INFORMATION

LOT ADDRESS: ENGLAND BOULEVARD, MISSOULA, MT, 59808

LEGAL DESCRIPTION: CHARLIES #1, S07, T19 N, R14 W, BLOCK 2, LOT 3A

SITE ZONING: COMMUNITY BUSINESS ZONE - B2-2

GROSS SITE AREA: 75,594 sqft

DENSITY CALCULATION:
DENSITY ALLOWABLE PER ZONING: 1 UNIT PER 1000sqft
75,594sqft/1000sqft = 75 UNITS (WITH ADMINISTRATIVE ADJUSTMENTS PER 20.85/1071)

ACHIEVED: 76 PERMISSIBLE 76

PARCEL & BUILDING STANDARDS

MINIMUM SETBACKS REQUIRED:

FRONT NONE(#1) REAR NONE

SIDE (INTERIOR) NONE(#2) SIDE (STREET) NONE(#1)

#1) FRONT & STREET SIDE SETBACKS ARE ONLY REQUIRED WHEN A B OR C ZONED PARCEL ADJUTS AN R-ZONED PARCEL WITH FRONTAGE ON THE SAME STREET. IN SUCH CASES THE SETBACK MUST MATCH THE ACTUAL SETBACK OF THE BUILDING ON THE ADJUTING PARCEL BUT NO GREATER THAN THE REQUIRED SETBACK FOR THE ADJUTING PARCEL. IF NO BUILDING EXISTS ON THE ADJUTING PARCEL, THE B OR C ZONED PARCEL MUST PROVIDE AT LEAST 50% OF THE FRONT SETBACK THAT APPLIES TO THE ADJUTING R-ZONE.

#2) INTERIOR SIDE SETBACKS ARE REQUIRED ONLY WHEN A B OR C ZONED PARCEL ADJUTS AN R-ZONED PARCEL. IN SUCH CASES THE B OR C ZONED PARCEL MUST PROVIDE THE SAME SIDE SETBACK AS REQUIRED FOR THE ADJUTING R-ZONED PARCEL.

MAX BLDG HEIGHT: 50ft (FOR PARCELS ADJUTING R DISTRICTS HAVING A MAX HEIGHT OF 35'-0" OR LESS, THE MAX BLDG HEIGHT AT THE FRONT OF THE REQ. SETBACK IS 35'-0" HEIGHT MAY BE INCREASED BY 1'-0" FOR EA. 6" OF SETBACK.)

PARKING

OFF STREET PARKING MUST BE PROVIDED IN ACCORDANCE WITH MISSOULA ZONING ORDINANCE PARKING SCHEDULE 20.60.020C.

MULTI-DWELLING UNIT UNDER 850sqft: 1 SPACE PER UNIT (76 UNITS)

PARKING ACHIEVED: 85 PARKING REQ.: 76

DISABLED PARKING

DISABLED PARKING SHALL BE PROVIDED AS PER ADA 2010 SCHEDULE 208.2

51-75 PARKS PROVIDED - 1 VAN & 2 CAR ADA PARKS

76-100 PARKS PROVIDED - 1 VAN & 3 CAR ADA PARKS

ADA PARKING: 2 VAN & 2 CARS ADA PARKING REQ.: 1 VAN & 3 CARS

ACTIVITY AREA

20% OF PARCEL AREA REQUIRED (INCLUDING GROUND LEVEL DECKS (80sqft MIN) & UPPER DECKS (6' DEEP & 60sqft MIN COUNTED AS 15x SQUARE FOOTAGE)).

RECREATION AREA: 6,718 sqft

PATIO AREA: 2,307 sqft

DECK AREA: 3,306 sqft

2nd FLOOR (15x5sqft) DECK AREA: 3,306 sqft

3rd FLOOR (15x5sqft) DECK AREA: 3,306 sqft

TOTAL ACTIVITY: 15,647 sqft REQ. ACTIVITY AREA: 15,072 sqft

GENERAL LANDSCAPING

15% OF DEVELOPED PARCELS MUST BE LANDSCAPED. GENERAL LANDSCAPING MUST CONSIST OF 1 TREE & 6 SHRUBS PER 1000sqft OF REQ. GENERAL LANDSCAPING.

GENERAL LANDSCAPING: 13,751 sqft REQ. GENERAL LANDSCAPING: 11,303.85 sqft

TREES: 12 TREES REQ.: 12

SHRUBS: 72 SHRUBS REQ.: 72

INTERIOR PARKING LANDSCAPING

10% OF PAVED VEHICULAR AREA MUST BE DEVOTED TO INTERIOR PARKING LANDSCAPING (ISLANDS MUST BE 4' WIDE MIN BORDERING LANDSCAPING MUST HAVE A MIN DEPTH OF 6' AND A MAX OF 15') ISLANDS MUST ALSO HAVE 1 DECIDUOUS TREE PER ISLAND OR 180sqft.

TOTAL ASPHALT: 24,077 sqft

INT. PARKING LANDSCAPING: 5,448 sqft REQ. INT. PARKING LANDSCAPING: 2,401.7 sqft

STREET FRONTAGE LANDSCAPING

STREET FRONTAGE LANDSCAPING AREAS MUST EXTEND AT LEAST 10ft INWARD FROM THE EDGE OF ALL STREET RIGHT OF WAYS ALONG THE FULL LENGTH OF THE STREET FRONTAGE. STREET FRONTAGE LANDSCAPING MUST CONSIST OF 2 TREES & 6 SHRUBS PER 1000sqft OF REQUIRED STREET FRONTAGE LANDSCAPING AT A MINIMUM.

STREET FRONTAGE AREA: 5,262 sqft

TREES: 8 TREES REQ.: 8

SHRUBS: 24 SHRUBS REQ.: 24

BICYCLE PARKING

LONG TERM AND SHORT TERM BICYCLE PARKING SHALL BE PROVIDED AS PER MISSOULA ZONING ORDINANCE 20.60.040.

MULTI-DWELLING RESIDENTIAL SHORT TERM - 1 SPACE PER 3 UNITS

MULTI-DWELLING RESIDENTIAL LONG TERM - 1 SPACE PER UNIT

SHORT TERM BIKES: 16 SHORT TERM BIKES REQ.: 16

LONG TERM BIKES: 76 LONG TERM BIKES REQ.: 76

STORAGE

MULTI-DWELLING - EACH DU. MUST BE PROVIDED WITH AN ENCLOSED AREA NOT LOCATED WITHIN THE DU. STORAGE SPACE MUST HAVE A MIN HEIGHT OF 7' AND BE 25sqft IN FLOOR AREA AND AN INTERNAL DIMENSIONS OF NO LESS THAN 4'. THIS STORAGE SPACE MAY BE COMBINED WITH LONG TERM BICYCLE STORAGE SPACE. TOTAL COMBINED SPACE MUST BE 35sqft MIN.

BUFFERS

BUFFERS ARE REQ. WHEN ANY MULTI-DWELLING RESIDENTIAL OR MIXED USE DEVELOPMENT ADJUTS PARCELS OCCUPIED BY DETACHED HOUSES OR PARCELS ZONED R215, R80, R40, R20, RT10, R8 OR R5.4.

LANDSCAPE BUFFERS

PROVIDE A LANDSCAPED AREA 8MIN IN WIDTH WITH ONE SHRUB PER 2ft OF BUFFERED AREA PLUS AT LEAST 1 EVERGREEN TREE AND 1 DECIDUOUS TREE PER 30ft OF BUFFER AREA.

FENCE OR WALL

PROVIDE LANDSCAPED AREA 5ft MIN IN WIDTH WITH A 6ft, 75% OPAQUE OR GREATER WALL OR FENCE ALONG INTERIOR OF THE BUFFER AREA. 1 EVERGREEN TREE PER 20ft OF FENCE/WALL WHERE VEHICULAR USE AREAS ADJUT RESIDENTIAL PROPERTY, THE LOT SHALL BE SCREENED WITH 100% OPAQUE FENCE/WALL.

LANDSCAPE BERM

PROVIDE A LANDSCAPE BERM BETWEEN 4 & 6ft IN HEIGHT. IF THE BERM IS LESS THAN 6ft IN HEIGHT IT MUST INCLUDE 1 SHRUB PER 3ft ALONG TOP OF BERM.

PRELIMINARY NOT FOR CONSTRUCTION

HOFFMANN MORGAN & ASSOCIATES ARCHITECTURE & PLANNING

123 N. 2nd St W, Suite 1
Missoula, Montana
59802
(406) 728-8847

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HOFFMANN MORGAN
AND ASSOC.

ENGLAND BLVD APARTMENTS
MISSOULA, MONTANA

By: _____ Date: _____

Rev# Description: _____

Drawn By: _____

Checked By: _____

M. MORGAN

Project #: _____

19011

Date: _____

03-23-2021

Set I.D.: _____

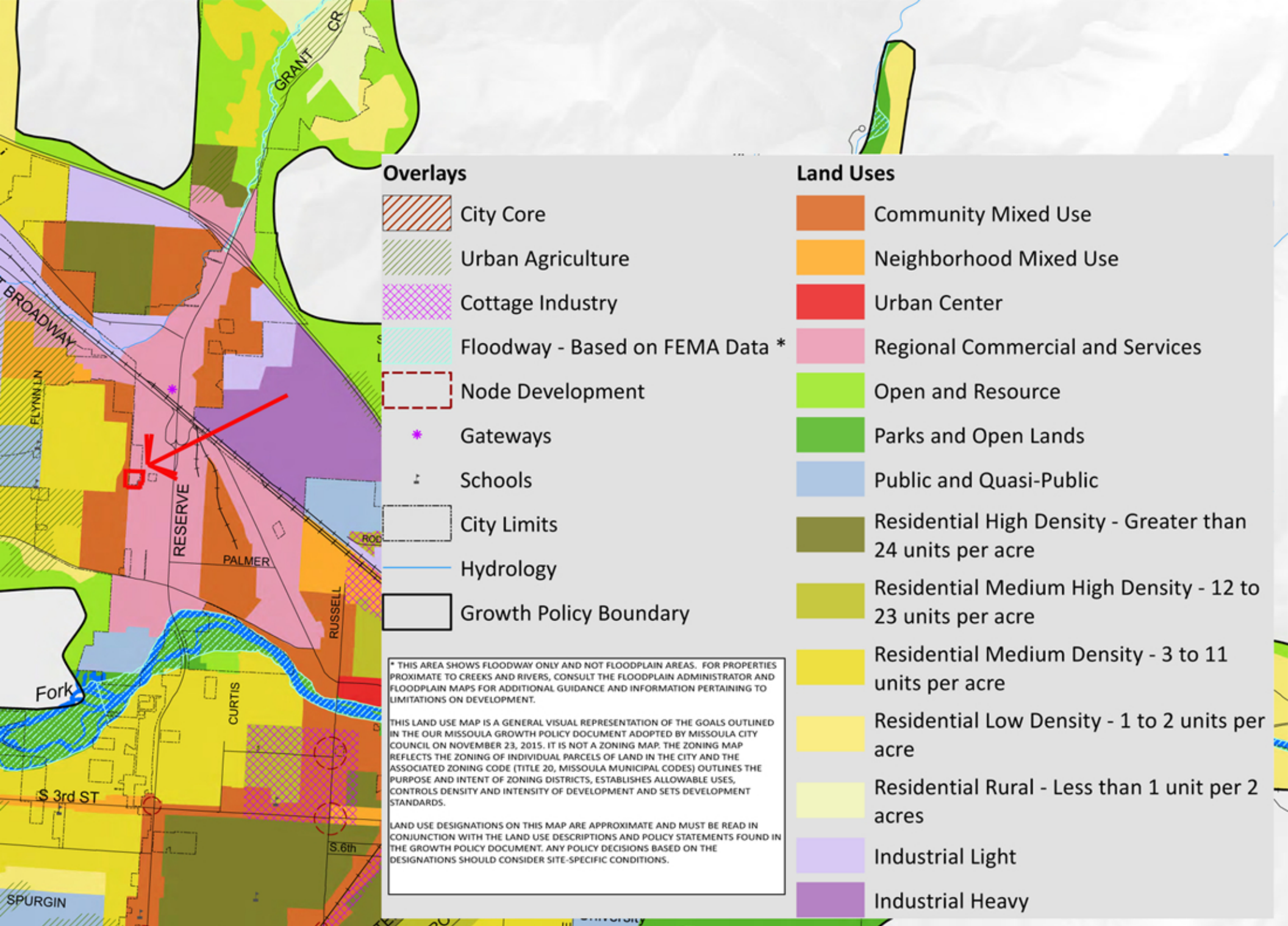
ANNEXATION

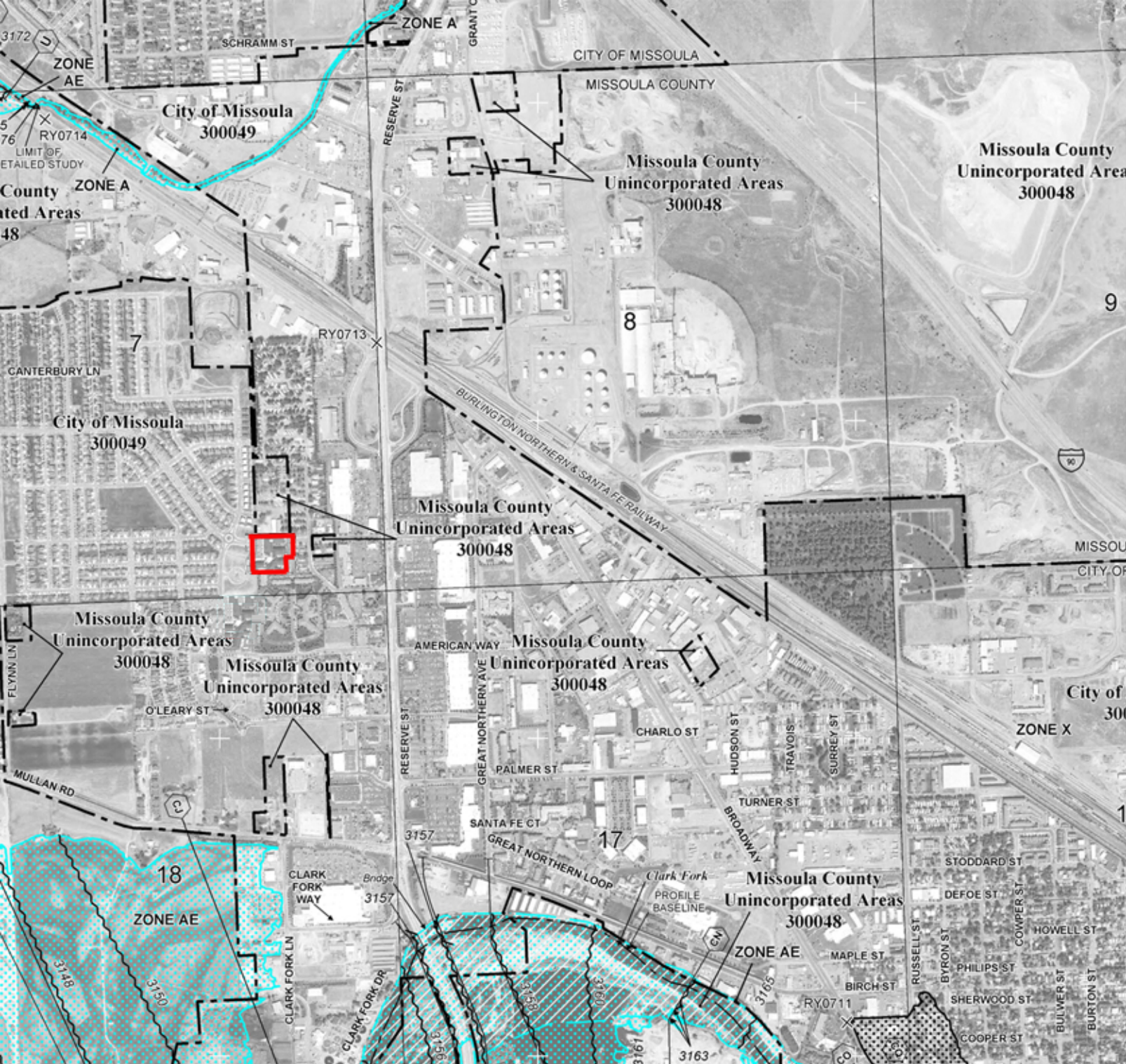
SITE PLAN

Sheet #:

SITE







LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the "base flood," is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AP, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE AP Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

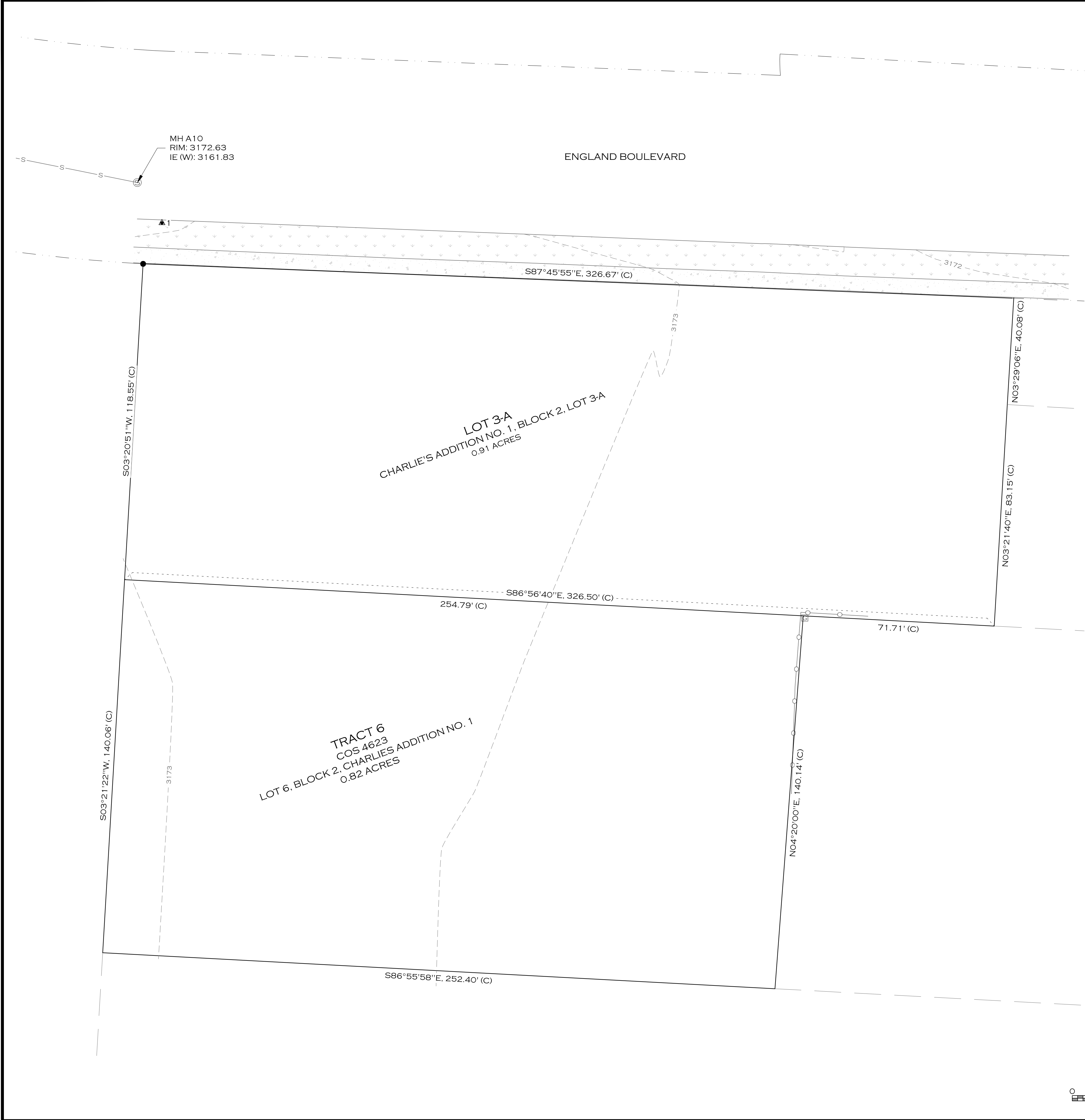
1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Cross section line
Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
1000-meter ticks; Montana State Plane Zone (FIPS Zone 2500), Lambert Conformal Conic projection
1000-meter Universal Transverse Mercator grid values, zone 11N
Bench mark (see explanation in Notes to Users section of this FIRM panel)
River Mile
MAP REPOSITORIES
Refer to Map Repositories list on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 16, 1998
EFFECTIVE DATES OF REVISIONS TO THIS PANEL
July 6, 2015 - To change Base Flood Elevations, to update complete limits, to update roads and road names, to change Special Flood Hazard Areas, to incorporate previously issued Letters of Map Revision and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

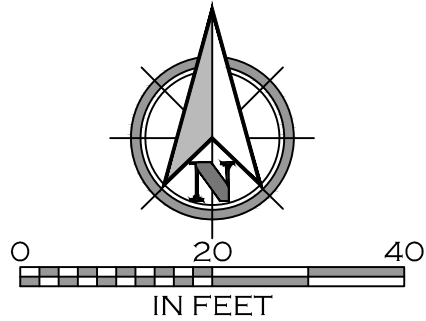
MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS
TOOLE AVE



- LEGEND**
- FOUND MONUMENT
 - EXISTING PARCEL BOUNDARY
 - - - EXISTING ADJOINING PARCEL BOUNDARY
 - - - EXISTING RIGHT-OF-WAY
 - ▲ WEI CONTROL POINT
 - ⊠ EXISTING GAS METER
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - - - EXISTING SIDEWALK
 - - - EXISTING CURB & BOULEVARD
 - - - EXISTING 8" PVC SANITARY SEWER MAIN
 - EXISTING FENCE
 - (C) CALCULATED

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	996792.61	833553.14	3173.04	OPC WEI CNTL

- NOTES:**
- SITE TOPOGRAPHIC SURVEY TOOK PLACE DURING THE MONTH OF SEPTEMBER 2019.
 - EXISTING SANITARY SEWER MAIN IS GRAPHICAL AND PER CITY OF MISSOULA GIS DATA.



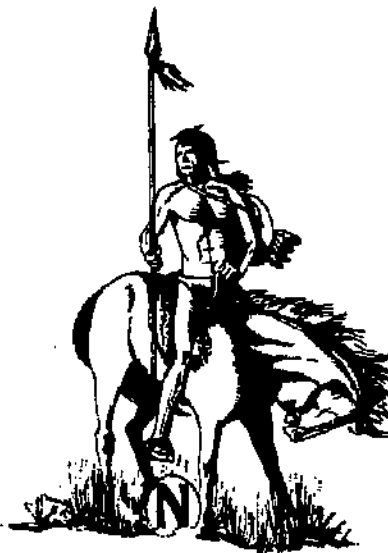
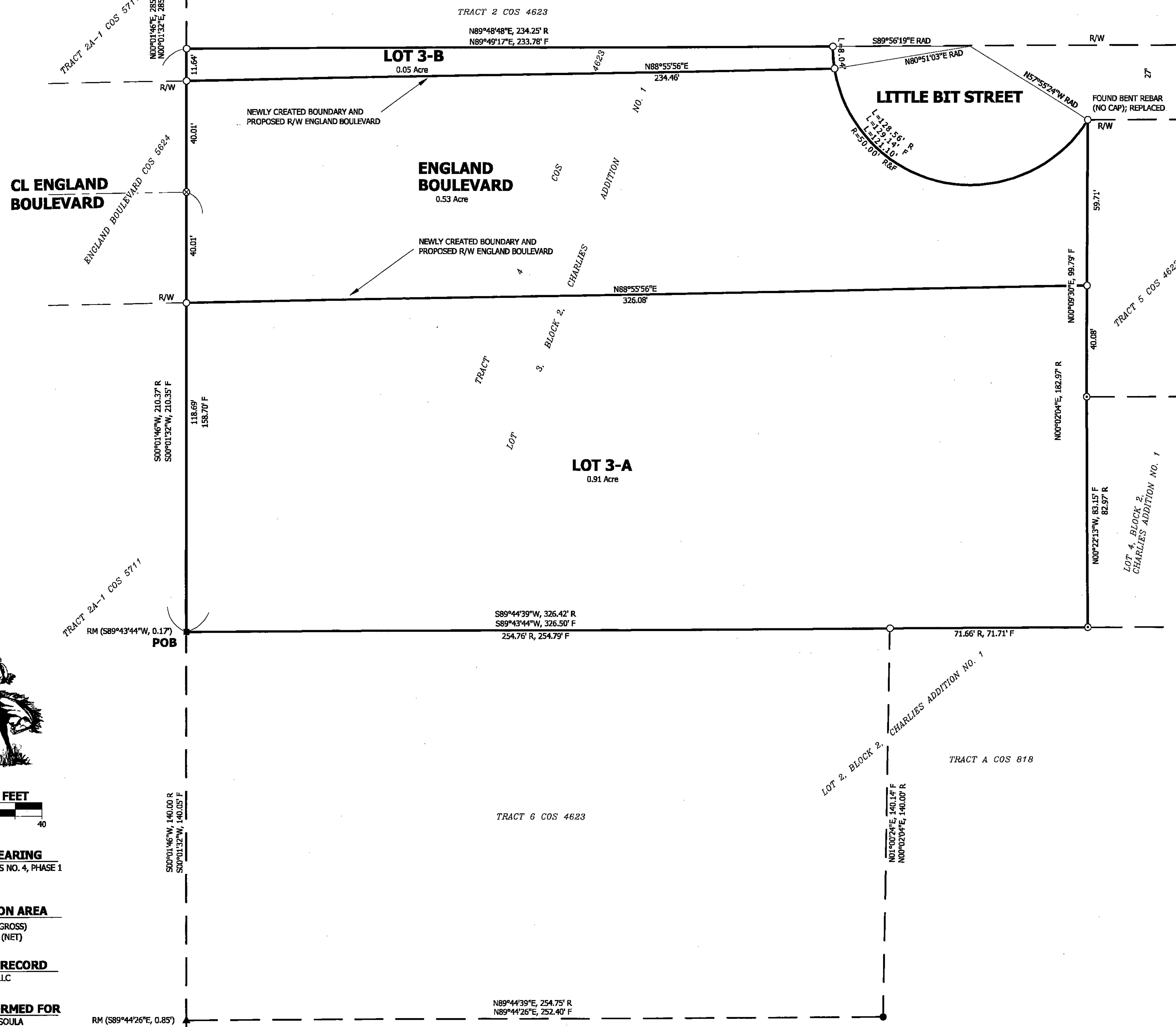
PRELIMINARY - MARCH 2020

MISSOULA		MONTANA		ENGINEERING, INC.	
ENGLAND BOULEVARD APARTMENTS		EXISTING SITE PLAN		ENGINEERS & SURVEYORS	
C 1.0		DATE		JOB #	
3/12/2020		KTS		1930	
3/12/2020		CRH		CRH	
3/12/2020		CRH		CRH	
3/12/2020		QA		QA	
3/12/2020		DATE		DATE	

31-5

CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A

AN AMENDED SUBDIVISION PLAT LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PMM, MISSOULA COUNTY, MONTANA



BASIS OF BEARING
PLEASANT VIEW HOMES NO. 4, PHASE 1

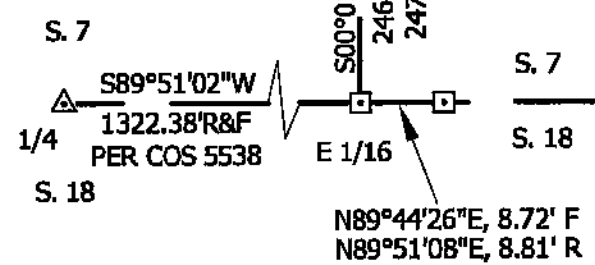
SUBDIVISION AREA
1.49 Acres (GROSS)
0.96 Acres (NET)

OWNERS OF RECORD
EL MAR, LLC

SURVEY PERFORMED FOR
CITY OF MISSOULA

**CHARLIES ADDITION NO. 1,
BLOCK 2, LOT 3-A**

Elk & 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. 05-6378
SURVEY DATE: FEBRUARY 2005
PLAT DRAWN: FEBRUARY 6, 2006
REVISED: MARCH 20, 2006



LEGAL DESCRIPTION: (Perimeter)

Lot 3, Block 2, Charlie's Addition No. 1, a recorded subdivision, and as depicted/corrected as Tract 4, Certificate of Survey No. 4623, all located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana.

LEGAL DESCRIPTION: (Lot 3-A)

Lot 3-A, CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, containing 0.91 acres, and being subject to any and all easements existing, shown, and/or of record.

LEGAL DESCRIPTION: (Lot 3-B)

Lot 3-B, CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, containing 0.05 acres, and being subject to any and all easements existing, shown, and/or of record.

LEGAL DESCRIPTION: (England Boulevard)

England Boulevard, CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, containing 0.53 acres, and being subject to any and all easements existing, shown, and/or of record.

OWNER'S CERTIFICATION:

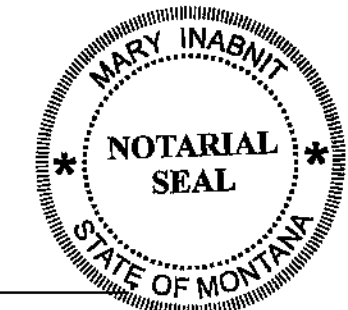
I hereby certify that this survey of CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, creates right-of-way for proposed England Boulevard by order of court pursuant to Section 76-3-201(1)(a), M.C.A.; to wit "any division of land that is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30." I further certify that this survey is exempt from sanitary review pursuant to 17-36-605(2)(b), ARM, to wit: "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, or that were exempt from such review, if: (i) the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption."

ss Marjorie L. Frame for EL MAR, LLC
Marjorie L. Frame for EL MAR, LLC

State of Montana;
County of Missoula;

On this 17th day of May, 2006, before me personally appeared Marjorie L. Frame for EL MAR, LLC, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

ss Mary Inabnit
Mary Inabnit
Printed Name

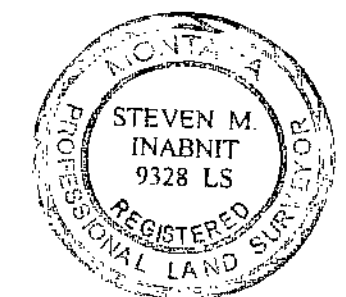


Notary Public for the State of Montana;
Residing at Missoula, Montana
My commission expires October 20, 2009

CERTIFICATE OF SURVEYOR:

I certify that this survey represents work done by me or under my direction during the months of February, 2005 to March, 2006.

ss Steven M. Inabnit, Pres. 3/29/2006
Steven M. Inabnit, Professional Land Surveyor
Montana Registration No. 9328LS
President, Eli & Associates, Inc.



PURPOSE OF SURVEY:

Creates right-of-way for proposed England Boulevard by order of court pursuant to Section 76-3-201(1)(a), M.C.A.; to wit "any division of land that is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, Chapter 30, M.C.A."

FINAL APPROVAL OF THIS PLAT HAS BEEN GRANTED BY:

ss Joan 3/29/06
Missoula City/County Health Department

ss Charles R. Wight 3-30-06
Missoula County - Department of Public Works

LEGEND

- SET 5/8"x24" REBAR W/ 1-1/4" YPC ELI 9328 LS
- ⊗ FOUND 5/8" REBAR W/ 1-3/4" OPC 5609 S
- ⊙ FOUND 5/8" REBAR W/ 1-1/4" YPC 9007 S
- FOUND 5/8" REBAR W/ 1-1/4" YPC 2927 ES
- FOUND 5/8" REBAR W/ 1-1/4" YPC 4468 S
- △ FOUND 5/8" REBAR W/ 2-1/2" ALUMINUM CAP 4468 S
- FOUND 5/8" REBAR ILLEGIBLE
- ▲ FOUND 3/8" REBAR-NO CAP
- R RECORD PER COS 4623
- F FOUND THIS SURVEY
- R/W RIGHT-OF-WAY
- COS CERTIFICATE OF SURVEY
- CL CENTERLINE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- POB POINT OF BEGINNING
- RAD RADIAL BEARING FOR NON-TANGENT CURVE
- RM REFERENCE MONUMENT

1/4	SEC	T	R
<input checked="" type="checkbox"/>	7	13N	19W
PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 1 OF 1			
MSLA. CO. 06-5047			

