

ANNEXATION EXHIBIT

PORTION OF LOT A-1, FAIRWAY VIEW ADDITION, LOTS A-1 & A-2,
AND LOT 3, FAIRWAY VIEW ADDITION, LOCATED IN THE
SOUTH 1/2 OF SECTION 1, T.12N., R.20W., P.M.M.,
CITY OF MISSOULA, MONTANA

TRACT 1
C.O.S. 6570

C.O.S. 694



SCALE

1" = 100 FT.

DATE

JANUARY 18, 2021

PROPOSED
LOT A-1A
2.90 ACRES

PRIVATE ACCESS EASEMENT
FOR THE USE AND BENEFIT
OF LOT A-2

EXISTING
1' NO
ACCESS
STRIP

LOT A-1

FAIRWAY VIEW ADDITION, LOTS A-1 & A-2

PROPOSED
1' NO
ACCESS
STRIP

PORTION 'A'
(TO BE ANNEXED)
8517 SQ. FT.

$N17^{\circ}44'09''E$
80.37'
 $S74^{\circ}27'49''E$
137.05'
NB
POB NB
 $S15^{\circ}01'59''W$
42.80'

EXISTING
1' NO
ACCESS
STRIP

145.43'
 $N89^{\circ}24'36''W$
200.17'

TRACT 1
5
5
5
6
6
6
O. S.

NOTE: NO BUILD ZONE (SLOPE) AND
NO ACCESS STRIP TO BE EXTENDED
THROUGH PORTION 'A'.

15' P.U.E.
15'

LOWER

PROPOSED
LOT 3A
0.98
ACRES

LOT 3
20' P.U.E.

TRACT 2

PORTION 'A' (TO BE ANNEXED) LEGAL DESCRIPTION

Commencing at the northeast corner of Lot 3, Fairway View Addition; thence along the north boundary of said Lot 3 $N.89^{\circ}24'36''W.$, 54.74 feet to The True Point of Beginning; thence continuing along said north boundary $N.89^{\circ}24'36''W.$, 145.43 to a point on the easterly right-of-way of Lower Miller Creek Road; thence along said right-of-way $N.17^{\circ}44'09''E.$, 80.37 feet; thence $S.74^{\circ}27'49''E.$, 137.05 feet; thence $S.15^{\circ}01'59''W.$, 42.80 feet to The True Point of Beginning, containing 8517 sq. ft. of land, more or less

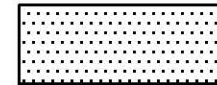
LOT 2

VIEW

ADDITION
LOT 4

20'
20' P.N.A.E.
& P.U.E.
20' P.N.A.E.

OB=OLD BOUNDARY
NB=NEW BOUNDARY
POB=POINT OF BEGINNING
P.U.E.=PUBLIC UTILITY EASEMENT
P.N.A.E.=PUBLIC NON-MOTORIZED ACCESS EASEMENT



=PROPOSED AREA TO BE ANNEXED



MONTANA NORTHWEST COMPANY

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PREPARED AT THE REQUEST OF JOSH GREEN
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