

AMENDED PLAT OF
COOK'S ADDITION, BLOCK 5, LOTS 44, 45, AND 46
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 21,
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA

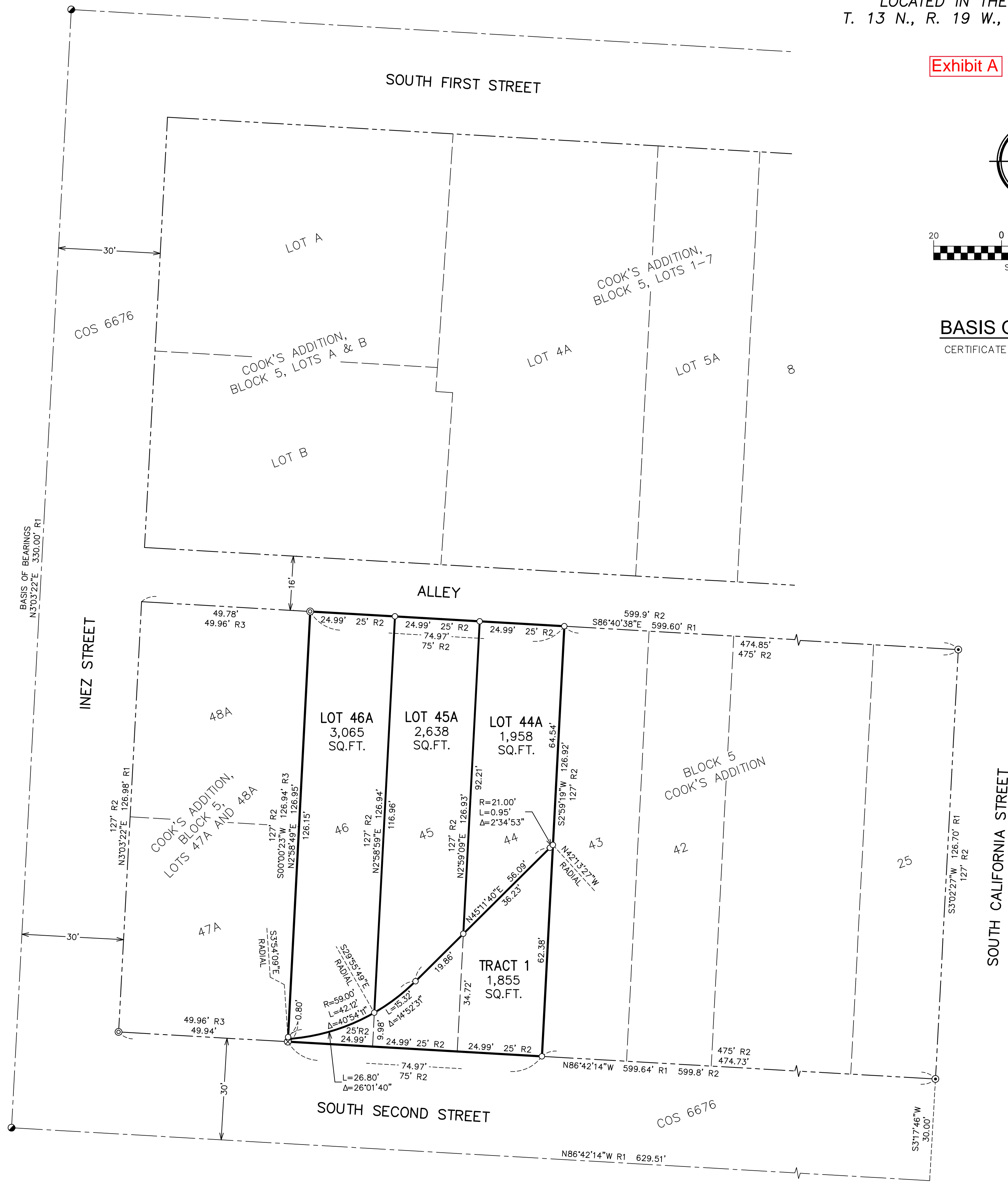
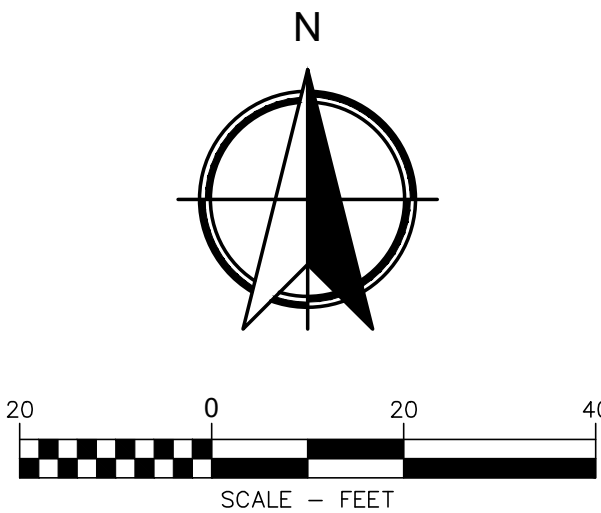


Exhibit A



BASIS OF BEARINGS
CERTIFICATE OF SURVEY NO. 6676

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)
- ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (MILAM 9007S)
- FOUND 2 in. ALUMINUM CAP (JACOBSEN 1374BLS)
- ⊗ FOUND 5/8 in. REBAR
- COS CERTIFICATE OF SURVEY
- R1 RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 6676
- R2 RECORD DATA PER COOK'S ADDITION
- R3 RECORD DATA PER COOK'S ADDITION, BLOCK 5, LOTS 47A AND 48A

NOTES:

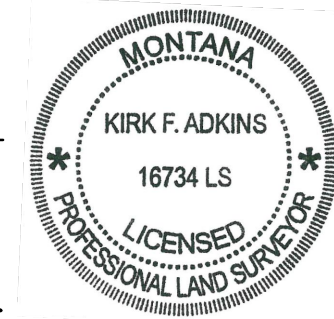
- 1) ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.
- 2) THIS AMENDED PLAT DOES NOT PURPORT TO SHOW ALL ENCUMBERING OR APPURTENANT EASEMENTS FOR THE REAL PROPERTY SURVEYED HEREON.

CERTIFICATE OF SURVEYOR*****

I, KIRK F. ADKINS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 16734LS, HEREBY CERTIFY THAT THIS AMENDED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

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

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



OWNER

CITY OF MISSOULA

LEGAL DESCRIPTION: PERIMETER

LOTS 44, 45, AND 46 OF BLOCK 5 OF COOK'S ADDITION, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 9,516 SQUARE FEET, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS AMENDED PLAT.

LEGAL DESCRIPTION: LOT 44A

LOT 44A OF THIS AMENDED PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 1,958 SQUARE FEET, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS AMENDED PLAT.

LEGAL DESCRIPTION: LOT 45A

LOT 45A OF THIS AMENDED PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 2,638 SQUARE FEET, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS AMENDED PLAT.

LEGAL DESCRIPTION: LOT 46A

LOT 46A OF THIS AMENDED PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 3,065 SQUARE FEET, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS AMENDED PLAT.

LEGAL DESCRIPTION: TRACT 1

TRACT 1 OF THIS AMENDED PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 1,855 SQUARE FEET, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS AMENDED PLAT.

CERTIFICATE OF OWNER*****

THE UNDERSIGNED HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE TRACT 1 FOR RIGHT-OF-WAY; THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-201(1)(h) M.C.A. TO-WIT: IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES. A SUBSEQUENT CHANGE IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

FUTHERMORE, THE UNDERSIGNED HEREBY DEDICATES, GRANTS, AND DONATES TO THE USE OF THE PUBLIC FOREVER AS STREET RIGHT-OF-WAY, ALL THE LANDS INCLUDED IN TRACT 1 SHOWN HEREON.

FURTHERMORE, TRACT 1 OF THIS AMENDED PLAT IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-125(1)(a) M.C.A. TO-WIT: THE EXCLUSIONS CITED IN 76-3-201.

FURTHERMORE, LOTS 44A, 45A, AND 46A OF THIS AMENDED PLAT ARE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 17.36.605(2)(g) A.R.M. TO-WIT: A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

LANDOWNER: CITY OF MISSOULA

ATTEST:

APPROVAL:

MARTHA L. REHBEIN, CMC
CITY CLERK

JORDAN HESS
MAYOR

(SEAL)

APPROVED BY:*****

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

DATED THIS ____ DAY OF _____, 20____ MISSOULA CITY/COUNTY HEALTH DEPT.

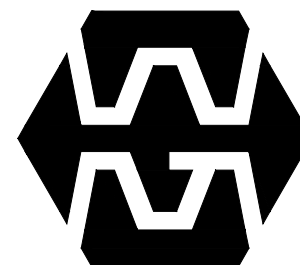
PURPOSE OF SURVEY

AS TO TRACT 1, THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN 76-3-201(1)(h) M.C.A. TO-WIT: IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES. A SUBSEQUENT CHANGE IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	21	13N.	19W.
<input type="checkbox"/>			
<input type="checkbox"/>			

SURVEY COMMISSIONED BY:
CITY OF MISSOULA

SHEET 1 OF 1
DATE: JANUARY 12, 2023
DRAFT: CEO
PROJECT NO.: 20-09-01
FILE NO.: 200901_APLAT-P9.DWG
LAYOUT TAB: SH11



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