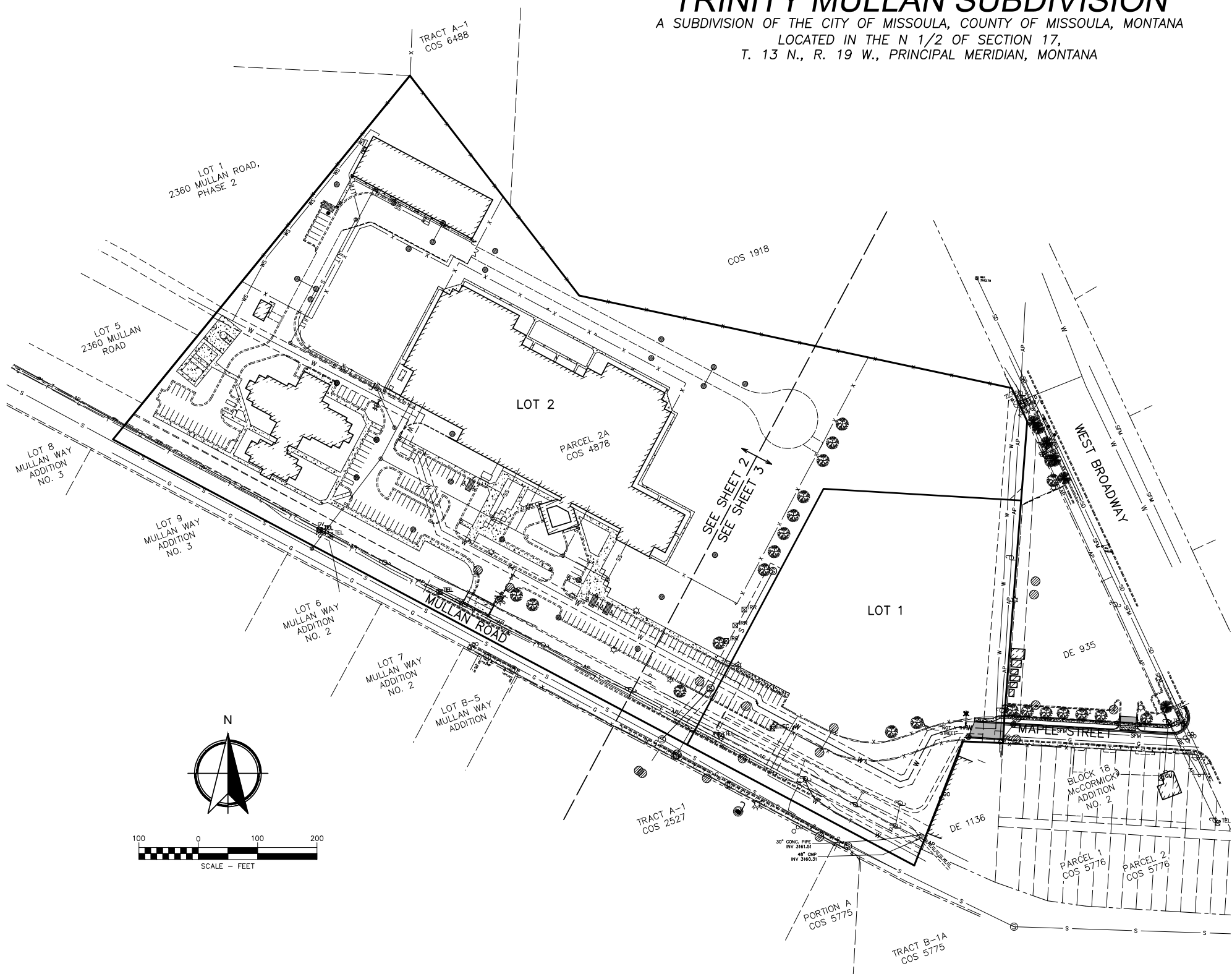


PRELIMINARY PLAT OF  
**TRINITY MULLAN SUBDIVISION**  
 A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE N 1/2 OF SECTION 17,  
 T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA

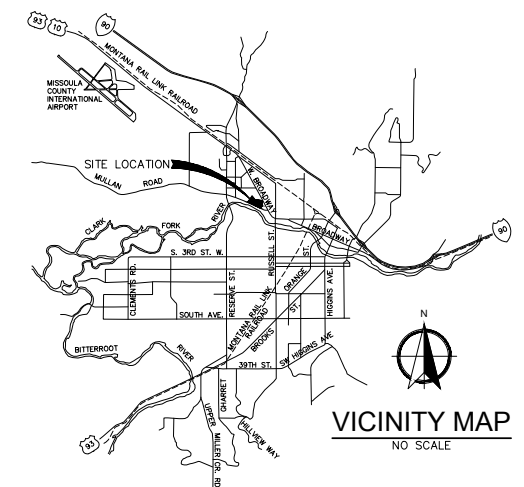


**LEGEND-EXISTING**

- SUBJECT PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- - - LOT LINE
- ▨ EXTERIOR BUILDING WALL
- ▨ CONCRETE SIDEWALK
- - - EDGE OF ASPHALT
- - - CURB AND GUTTER
- W WATER MAIN
- WS WS WATER SERVICE
- S S GRAVITY SANITARY SEWER MAIN
- SS SS SANITARY SEWER SERVICE
- SFM SFM SEWER FORCE MAIN
- SD SD STORM DRAIN LINE
- RD RD ROOF DRAIN LINE
- AP AP AERIAL POWER LINE
- BE BE BURIED POWER LINE
- T T BURIED TELEPHONE LINE
- G G GAS MAIN
- JUT JUT JOINT UTILITY TRENCH
- X X FENCE
- - - IRRIGATION DITCH
- - - CONTOUR (1 FOOT INTERVAL)
- ⊗ W/V WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ WELL
- ⊗ SANITARY SEWER MANHOLE
- ⊗ SANITARY SEWER CLEANOUT
- ⊗ DRAINAGE SUMP
- ⊗ ROOF DRAIN DOWNSPOUT
- ⊗ UTILITY POLE
- ⊗ GUY WIRE
- ⊗ LIGHT POLE
- ⊗ ELEC ELECTRIC PEDESTAL
- ⊗ TEL COMMUNICATIONS PEDESTAL
- ⊗ GR GAS RISER
- ⊗ V GAS MAIN VALVE
- ⊗ EVERGREEN TREE
- ⊗ DECIDUOUS TREE
- ⊗ SIGN
- ±2.0% APPROXIMATE ROAD GRADE

**LEGEND-PROPOSED**

- - - LOT LINE
- - - EASEMENT LINE
- - - EDGE OF ASPHALT
- - - CURB AND GUTTER (CATCH)
- - - CURB AND GUTTER W/DRIVEWAY OPENING
- ▨ 4" THICK CONCRETE SIDEWALK
- ▨ ASPHALT
- W WATER MAIN
- S SANITARY SEWER MAIN
- ⊗ WATER VALVE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ DRAINAGE SUMP
- ±2.0% ROAD GRADE
- UE UTILITY EASEMENT
- WE PUBLIC WATER MAIN EASEMENT
- SE PUBLIC SANITARY SEWER MAIN EASEMENT
- NMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT
- IDE PRIVATE IRRIGATION DITCH EASEMENT
- (N) NET LOT AREA (EXCLUDES PUBLIC ROAD EASEMENT)
- (G) GROSS LOT AREA (INCLUDES PUBLIC ROAD EASEMENT)



**AREAS**  
 LOT AREA = 21.24 ACRES  
 STREET AREA = 1.15 ACRES  
 TOTAL AREA = 22.39 ACRES

**LEGAL DESCRIPTION**  
 PARCEL 2A OF CERTIFICATE OF SURVEY NO. 4878, LESS AND EXCEPTING THAT TRACT OF LAND DESCRIBED IN BOOK 217 DEEDS, PAGE 587 AND SURVEYED PER DEED EXHIBIT NO. 935, ALL ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; AND THAT CERTAIN 30 FEET OF THE 66-FOOT WIDE MULLAN ROAD PUBLIC ROAD EASEMENT LYING NORTHERLY OF, AND ADJOINING, THE CENTERLINE OF SAID MULLAN ROAD, ALL LOCATED IN THE SOUTH ONE-HALF (S1/2) OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

**BASIS OF BEARINGS**  
 GRID NORTH OF MONTANA 2500 STATE PLANE  
 COORDINATE SYSTEM - NORTH AMERICAN DATUM 1983

**OWNER/SUBDIVIDER**  
 MISSOULA COUNTY

**COMPREHENSIVE PLAN**  
 REGIONAL COMMERCIAL AND SERVICES

**TYPE OF SUBDIVISION**  
 MULTI-FAMILY

**ZONING**  
 M1R-2

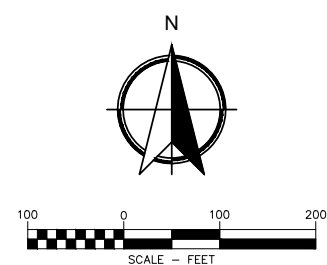
**VERTICAL DATUM**  
 NORTH AMERICAN VERTICAL DATUM 1988

**CERTIFICATE OF ENGINEER**

I HEREBY CERTIFY THAT THE PRELIMINARY STREET, STORM DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED UNDER MY SUPERVISION.

**CERTIFICATE OF SURVEYOR**

I HEREBY CERTIFY THAT THE BOUNDARY AND PRELIMINARY LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE PREPARED UNDER MY SUPERVISION.



THE FOLLOWING NOTE IS PLACED HEREON AS REQUIRED BY THE CITY OF MISSOULA:  
 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 UPGRADING OF MULLAN ROAD, WEST BROADWAY, AND MAPLE STREET, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN SID/RSID PETITION.

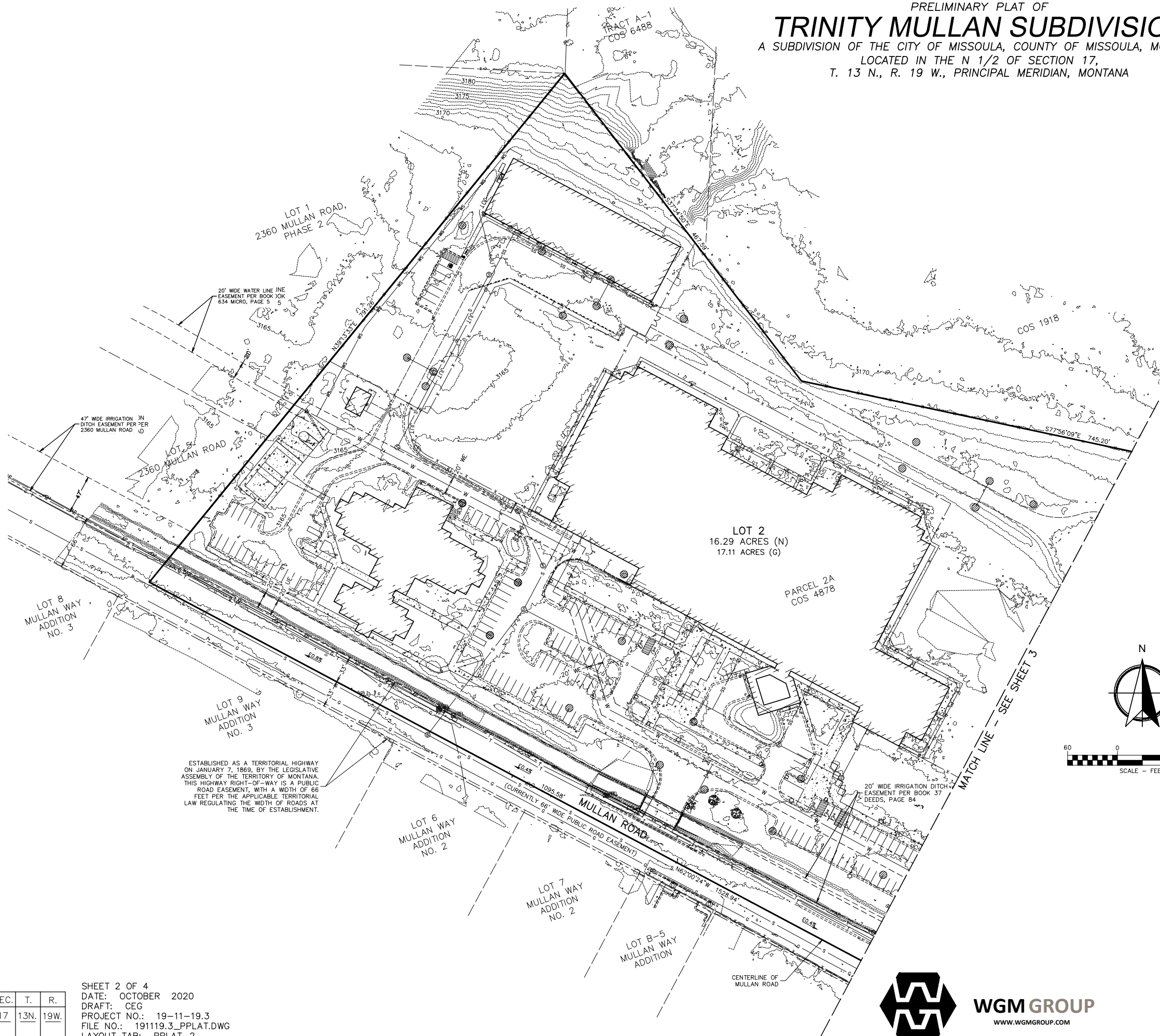
1/4	SEC.	T.	R.
17	13N.	19W.	

SHEET 1 OF 4  
 DATE: OCTOBER 2020  
 DRAFT: CEG  
 PROJECT NO.: 19-11-19.3  
 FILE NO.: 191119.3\_PPLAT.DWG  
 LAYOUT TAB: PPLAT-1

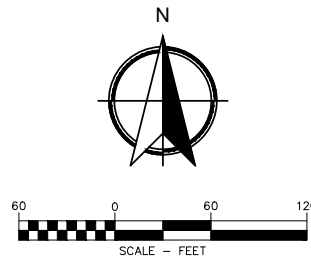


**PRELIMINARY**  
 PLOTTED: 10/8/20  
 SAVED: 10/8/20

PRELIMINARY PLAT OF  
**TRINITY MULLAN SUBDIVISION**  
 A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE N 1/2 OF SECTION 17,  
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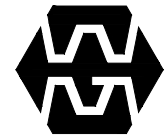


ESTABLISHED AS A TERRITORIAL HIGHWAY ON JANUARY 7, 1869, BY THE LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA. THIS HIGHWAY RIGHT-OF-WAY IS A PUBLIC ROAD EASEMENT, WITH A WIDTH OF 66 FEET PER THE APPLICABLE TERRITORIAL LAW REGULATING THE WIDTH OF ROADS AT THE TIME OF ESTABLISHMENT.



1/4	SEC.	T.	R.
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<input type="checkbox"/>			
<input type="checkbox"/>			

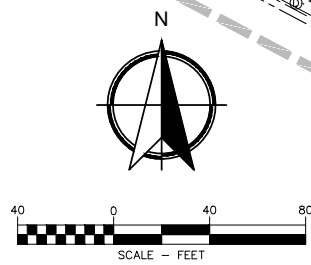
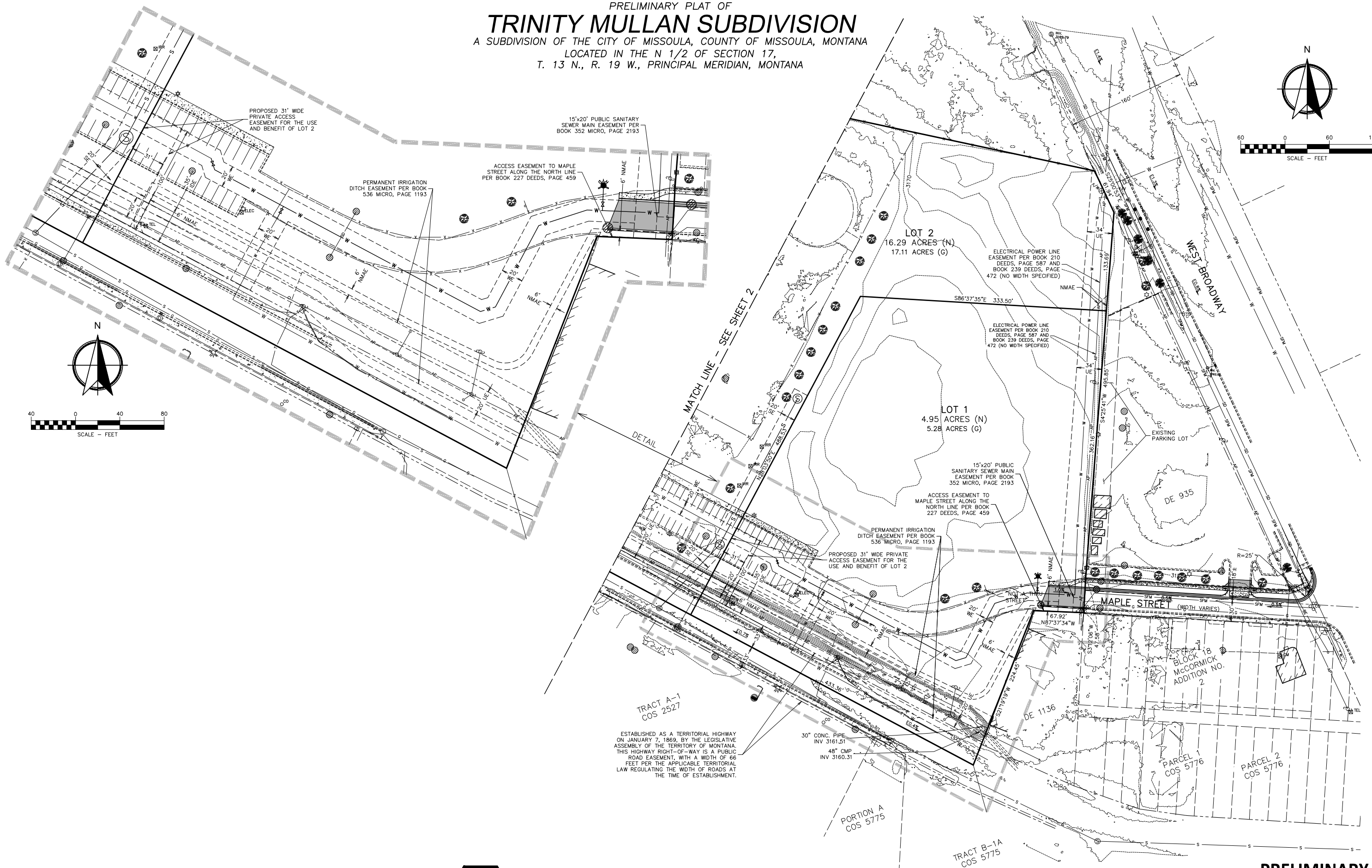
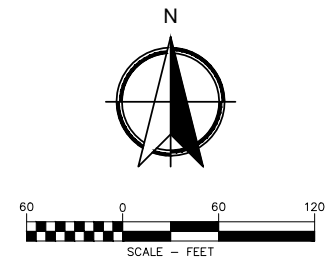
SHEET 2 OF 4  
 DATE: OCTOBER 2020  
 DRAFT: CEG  
 PROJECT NO.: 19-11-19.3  
 FILE NO.: 191119.3\_PPLAT.DWG  
 LAYOUT TAB: PPLAT-2



**WGM GROUP**  
 WWW.WMGROUP.COM

**PRELIMINARY**  
 PLOTTED: 10/8/20  
 SAVED: 10/8/20

PRELIMINARY PLAT OF  
**TRINITY MULLAN SUBDIVISION**  
 A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE N 1/2 OF SECTION 17,  
 T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA



1/4	SEC.	T.	R.
17	13N.	19W.	

SHEET 3 OF 4  
 DATE: OCTOBER 2020  
 DRAFT: CEG  
 PROJECT NO.: 19-11-19.3  
 FILE NO.: 191119.3\_PPLAT.DWG  
 LAYOUT TAB: PPLAT-3



**PRELIMINARY**  
 PLOTTED: 10/8/20  
 SAVED: 10/8/20

ESTABLISHED AS A TERRITORIAL HIGHWAY ON JANUARY 7, 1869, BY THE LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA. THIS HIGHWAY RIGHT-OF-WAY IS A PUBLIC ROAD EASEMENT, WITH A WIDTH OF 66 FEET PER THE APPLICABLE TERRITORIAL LAW REGULATING THE WIDTH OF ROADS AT THE TIME OF ESTABLISHMENT.

TRACT A-1  
 COS 2527

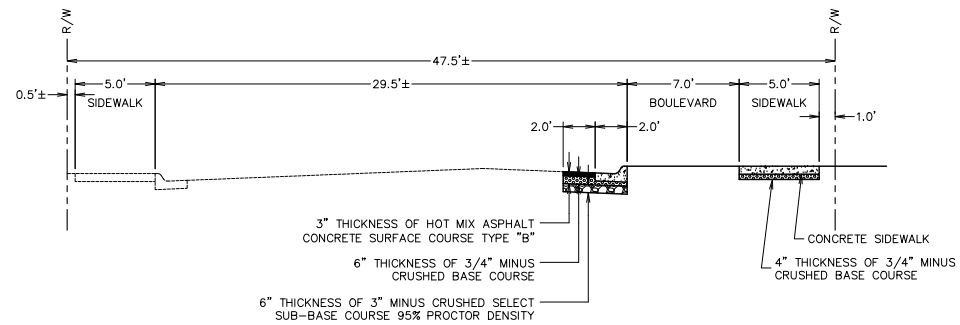
TRACT B-1A  
 COS 5775

BLOCK 18  
 MCCORMICK  
 ADDITION NO. 2

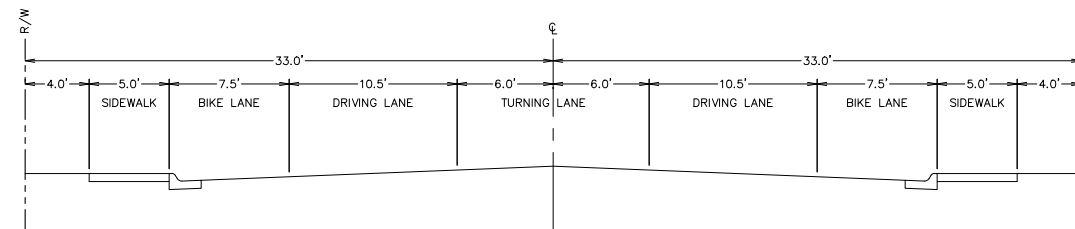
PARCEL 1  
 COS 5776

PARCEL 2  
 COS 5776

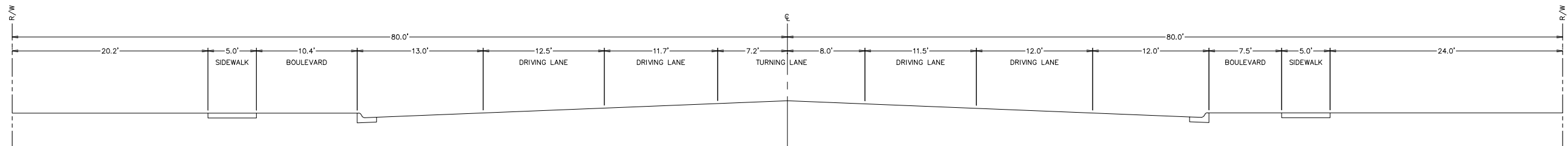
PRELIMINARY PLAT OF  
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 A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA  
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MAPLE STREET (LOOKING WEST)  
**PROPOSED STREET CROSS SECTION**  
 (STREET SECTION WITHIN EXISTING RIGHT-OF-WAY)



MULLAN ROAD (LOOKING NORTHWEST)  
**EXISTING STREET CROSS SECTION**  
 (NO CHANGES PROPOSED)



BROADWAY (LOOKING NORTHWEST)  
**EXISTING STREET CROSS SECTION**  
 (NO CHANGES PROPOSED)

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	17	13N.	19W.
<input type="checkbox"/>			
<input type="checkbox"/>			

SHEET 4 OF 4  
 DATE: OCTOBER 2020  
 DRAFT: CEG  
 PROJECT NO.: 19-11-19.3  
 FILE NO.: 191119.3\_PPLAT.DWG  
 LAYOUT TAB: PPLAT-4



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**PRELIMINARY**  
 PLOTTED: 10/8/20  
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