

RIGHT-OF-WAY VACATION APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), the applicant shall submit a final hard copy of the application and appropriate review fee.

3. Proposed Right-of-Way Vacation: The South Sussex Bypass, between South Ave. and Sussex Ave

4. Name(s) of Applicant(s):

Mailing Address

Telephone Number

Email Address

Casa Loma, LLC

1004 South Ave W, Missoula MT, 59801

406-214-8145

nate@bluelinedevelopment.com

5. Name(s) of all Owners of Record

Adjacent to Right-of-Way:

Mailing Address

Telephone Number

Email Address

Same as applicant

6. Name and Company &

Representative:

Mailing Address

Telephone Number

Email Address

Jeff Smith, PE, WGM Group, Inc.

1111 E. Broadway, Missoula, MT 59802

406-728-4611

jsmith@wgmgroup.com

3. If the applicant is someone other than the adjacent property owner, the titled owner(s) must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.



05-25-22

Applicant's Signature - Nate Richmond

Date

As owner(s) of property adjacent to a plat dedicated public right-of-way entitled to certain adjacent vacated public right-of-way pursuant to sections 70-16-202 and 70-20-307 MCA, we/I hereby knowingly voluntarily waive any and all ownership claim to the vacated adjacent public right of way. Our/my signature signifies our/my voluntary, knowingly, understanding intent and approval that any and all vacated dedicated public right-of-way that we/I might have any ownership entitlement to is hereby to be granted, gifted, given or transferred to the City of Missoula for use as parkland. We/I waive and make no ownership or compensation claim to any such lands as legally described elsewhere in this document.



05-25-22

Owner's Signature - Nate Richmond

Date



2/10/22

Representative's Signature - Jeff Smith, PE

Date

B. SUBJECT PROPERTY INFORMATION

1. General location of proposed right(s)-of-way vacation:

The South Sussex Bypass, between South Ave. and Sussex Ave.

2. Complete Legal Description(s) of adjacent property:

HOMEVALE ADDITION, S28, T13 N, R19 W, Lot 23, THAT PORTION OF BLK 32 LYING N & E OF CITY R/W
HOMEVALE ADDITION, S28, T13 N, R19 W, Lot 1, THAT PORTION OF BLK 32 LYING S & W OF CITY R/W

3. Geocode(s) of adjacent property:

04-2200-28-3-05-02-0000 & 04-2200-28-3-05-01-0000

C. RESPONSES TO TITLE 12, SECTION 12.04 STREET VACATION

1. When any request to vacate or close any public right-of-way is made, the initiator of the request to vacate or close any right-of-way is responsible for contacting all property owners adjacent to the right-of-way proposed vacation or closure to solicit their signatures upon the petition. If signatures of any of the adjacent property owners are not provided the initiator of the request must provide the reasons for the lack of any property owner's signature on the petition for the vacation or closure.

Casa Loma, LLC is the only property owner adjacent to the right-of-way.

2. Provide the following information and exhibits:

- a. A site-specific evaluation explaining the reasons of the proposed public right-of-way vacation;

Casa Loma, LLC recently purchased the 900 block of South Avenue with a goal of rerouting traffic around the 900 block to free up 2-plus acres of land for mixed-use development in Midtown Missoula. The project will revitalize a block of Midtown Missoula within the Brooks Street Corridor of Urban Renewal District III that has continued to experience blight since the construction of the Brooks/South/Russell project in the early 2000s.

- b. A description of the intended usage and goals of the public right-of-way if the vacation is approved, including a site plan;

The vacated right-of-way will allow development that will provide much needed missing middle housing in a central location and the build out of commercial mixed use will improve access to resources within walking distance. The proposed design includes 132 housing units on four stories above 18,800 SF of commercial space with 132 parking spaces.

- c. A review of the existing utilities occupying any portion of the proposed public right-of-way vacation area, including a utility exhibit;

The right-of-way crosses an abandoned alley with the following utilities: Northwest Energy, Blackfoot, Charter, Lumen, and Missoula Electric Co-op

d. An evaluation of other alternatives explored other than vacating right-of-way, including, but not limited to, zoning variances, adjacent land use, design modifications, and/or a partial right-of-way vacation or closure;

The right-of-way currently bisects the property, limiting development potential without full vacation

e. Provide an analysis of potential tax impacts to the affected properties adjacent to the right-of-way proposed for vacation; and

The addition of 132 housing units and 18,800 SF of commercial space will bring a blighted property onto the City's tax roll. The site will be updated with landscaping, paving, and site amenities that will add to the value of the property and surrounding properties

f. A description of public benefits the property owner(s) adjacent to the proposed right-of-way vacation are willing to consider in exchange for the approval of the vacation, e.g. any public improvements, easements, walkways, bicycle paths, etc.

The addition of housing will provide a much-needed benefit to the City of Missoula. Returning the 900 block to a grid pattern will improve multimodal safety and pedestrian connectivity through curb and sidewalk improvements, reduced street crossing distances, slower vehicular movements at intersections, and trail connections.

D. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Required information may be combined on one attachment as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A"

- Petition to Vacate the subject right(s)-of-way.
- A utility map showing all utilities within and surrounding the proposed right(s)-of-way vacation.
- A cover letter describing the purpose of the proposed right(s)-of-way vacation, existing site conditions, and a brief description of the proposed project.
- A vicinity map showing the proposed right(s)-of-way vacation and the area within 300.
- An aerial photo showing the subject right(s)-of-way.
- The current plat(s) containing the subject right(s)-of-way and any easements.
- Site plans and building elevation drawings of the proposed project associated with the right(s)-of-way vacation.
- A Zoning map of the surrounding property extending at least 300 feet from the subject right(s)-of-way.
- A land use map of the applicable vicinity and regional plans.

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 VACATING A
PUBLIC RIGHT-OF-WAY & PUE**

SUID#: 59055567 & 5905554
GeoCodes# 04-2200-28-3-05-02-0000 &
04-2200-28-3-05-01-0000

Dated this _____ day of _____, 2021.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting the vacation of the following Public Street Right-of-Way and Utility Easement.

The Petitioners hereby:

1. Agrees to comply with any conditions described in the resolution that vacates the herein described public utility easement; and
2. Recognizes the fact that non-compliance will result in the vacation becoming null and void and reverting to public utility easement.
3. Acknowledge that they will grant a utility easement on the perimeter of the block as shown in Exhibit "C" for electric, gas, and communications lines that are re-routed as a part of redevelopment of this property.
4. Acknowledge that the South Sussex Street Bypass Public Street Right-of-Way will not be vacated until the existing transportation facilities in said right-of-way are removed; and also acknowledge that the Utility Easement over the vacated alley will not be vacated until all utility lines currently existing in said utility easement are abandoned and/or removed.

Petitioners have prepared a submittal package describing the particulars of the request according to Missoula Municipal Code 12.04 and have attached the same to this petition for City Council review.

LEGAL DESCRIPTION OF EASEMENT(S) TO BE VACATED:

That portion public street right-of-way known as the "South Sussex Bypass" created per the Bargain and Sale Deed recorded at Book 739 micro, Page 1718, Missoula County Public Records, and delineated on the attached Exhibit "A". Also, the Utility Easement remaining over the alley vacated per City of Missoula Resolution No. 3465 recorded at Book 75 micro, Page 85, Missoula County Public Records, said alley being the 20-foot wide alley originally dedicated per the Plat of Homevale, Missoula County Public Records, and delineated on the attached Exhibit "B"; all in the southwest quarter of Section 28, Township 13 North, Range 19 West, Principal Meridian, Montana.

The undersigned owner(s) hereby acknowledge that they are the lawful owner(s) and seized of the real property over which and upon said easement lays.

OWNERS(S)

Casa Loma, LLC, a Montana limited liability company

BY: 

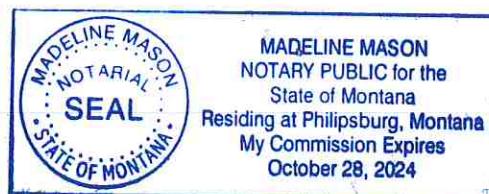
Printed Name: Nathan Richmond

ITS: Member

State of Montana)
)ss
County of Missoula)

This instrument was acknowledged before me on May 26, 2022, by
Nathan Richmond, acting as Member of Casa
Loma, LLC, a Montana limited liability company.

SS 
Notary Signature



May 25, 2022

City of Missoula – Public Works & Mobility Dept. – Infrastructure Engineering

435 Ryman St.
Missoula, MT 59802

Re: Casa Loma, LLC – Right-of-Way Vacation –
South Sussex Bypass between South Ave and Sussex Ave

Dear Public Works & Mobility Dept.:

Casa Loma, LLC recently purchased the 900 block of South Avenue with a goal of rerouting traffic around the 900 block to free up 2-plus acres of land for mixed-use development in Midtown Missoula. The project will revitalize a block of Midtown Missoula within the Brooks Street Corridor of Urban Renewal District III that has continued to experience blight since the construction of the Brooks/South/Russell project in the early 2000's. The development will provide much needed missing middle housing in a central location and the build out of commercial mixed use will improve access to resources within walking distance. The proposed design includes 132 housing units on four stories above 18,800 SF of commercial space with 132 parking spaces.

By closing the portion of South/Sussex that cuts through the 900 block of South Avenue, traffic will be routed to a more traditional grid pattern. Realignment with a roundabout at South and Stephens will increase multimodal safety as well as improve pedestrian street crossings and access to a majority of neighborhood. Parking inventory will increase from 32 to 71 and South Avenue will be transformed into a local commercial street with improved bicycle facilities, lighting, street trees, and bus stop improvements.

The Right-of-Way Application and required exhibits for Step 2 of the public easement vacation process are attached.

We look forward to working further with the City on this important request for Casa Loma, LLC.

Sincerely,
WGM Group, Inc.



Jeff R. Smith, P.E.
Principal Engineer, CEO

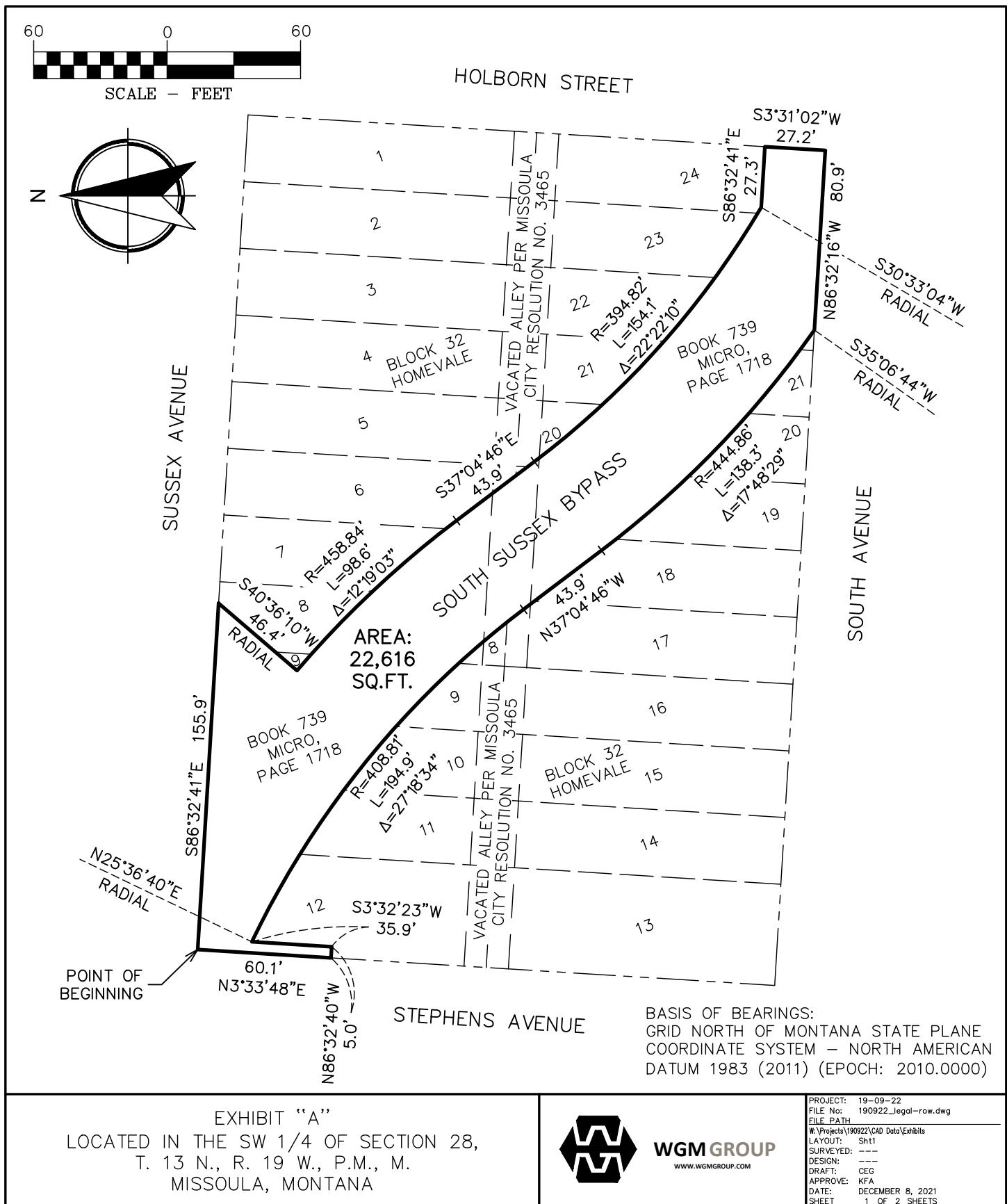


Stephen McDaniel, P.E.
Project Engineer

JRS:aes

Encl. Right-of-Way Application and Exhibits

W:\Projects\190922\Docs\Misc\Easement Vacation\Street ROW and Alley UE Vacation Petition\Cover Letter -RW Vacation 5_24_2022.docx



L E G A L D E S C R I P T I O N * * *

A TRACT OF LAND BEING A PORTION OF BLOCK 32 OF HOMEVALE, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 32; THENCE S 86°32'41" E ALONG THE NORTHERLY LINE OF SAID BLOCK 32, 155.9 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 739 MICRO, PAGE 1718, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE ALONG THE NORTHEASTERLY BOUNDARY LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 739 MICRO, PAGE 1718, THE FOLLOWING FIVE (5) COURSES: 1) S 40°36'10" W, 46.4 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 458.84 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 40°36'10" E; 2) SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12°19'03", AN ARC LENGTH OF 98.6 FEET; 3) S 37°04'46" E, 43.9 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 394.82 FEET; 4) SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 22°22'10", AN ARC LENGTH OF 154.1 FEET; 5) S 86°32'41" E, 27.3 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 32; THENCE S 03°31'02" W ALONG SAID EASTERLY LINE, 27.2 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 32; THENCE N 86°32'16" W ALONG THE SOUTHERLY LINE OF SAID BLOCK 32, 80.9 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 739 MICRO, PAGE 1718, SAID CORNER BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 444.86 FEET, A RADIAL LINE TO LAST SAID POINT BEARS S 35°06'44" W; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 739 MICRO, PAGE 1718, THE FOLLOWING FIVE (5) COURSES: 1) NORTHWESTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°48'29", AN ARC LENGTH OF 138.3 FEET; 2) N 37°04'46" W, 43.9 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.81 FEET; 3) NORTHWESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°18'34", AN ARC LENGTH OF 194.9 FEET; 4) S 03°32'23" W, 35.9 FEET; 5) N 86°32'40" W, 5.0 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 32; THENCE N 03°33'48" E ALONG SAID WESTERLY LINE, 60.1 FEET TO THE POINT OF BEGINNING; CONTAINING 22,616 SQUARE FEET, MORE OR LESS.

S U R V E Y O R ' S S T A T E M E N T * * *

THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION.



12/08/2021

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

DATE



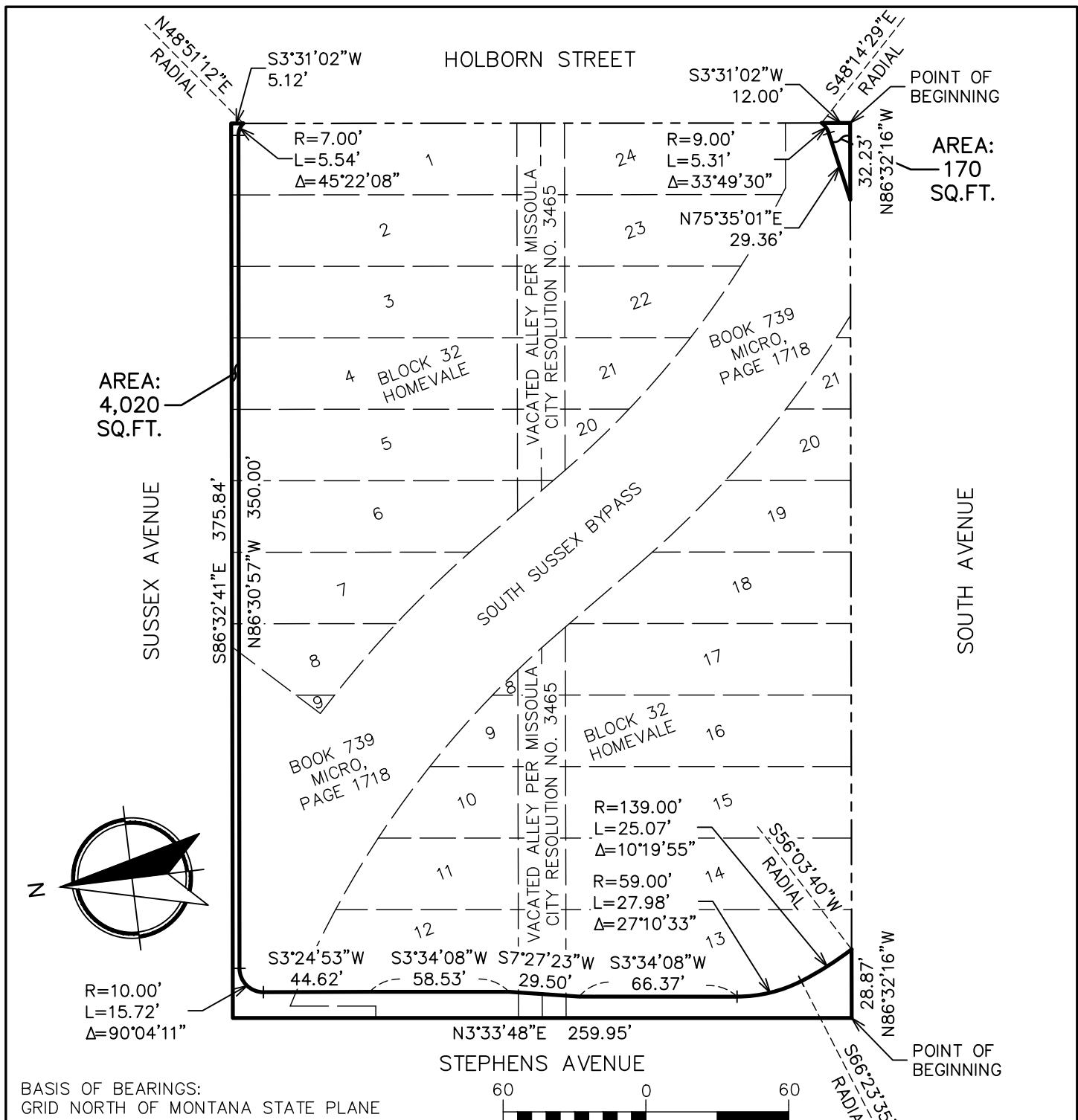
UNLESS SIGNED, SEALED, AND DATED, THIS IS
A PRELIMINARY OR UNOFFICIAL DOCUMENT AND
CANNOT BE RELIED UPON IN WHOLE OR PART.

EXHIBIT "A"
LOCATED IN THE SW 1/4 OF SECTION 28,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 19-09-22
FILE No: 190922_legal-row.dwg
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LAYOUT: Sht1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: DECEMBER 8, 2021
SHEET: 1 OF 2 SHEETS



BASIS OF BEARINGS:
GRID NORTH OF MONTANA STATE PLANE
COORDINATE SYSTEM – NORTH AMERICAN
DATUM 1983 (2011) (EPOCH: 2010.0000)

EXHIBIT "C"
LOCATED IN THE SW 1/4 OF SECTION 28,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 19-09-22
FILE No: 190922_vac-ease-sidewalk.dwg
FILE PATH
W:\Projects\190922\CAO Data\Exhibits
LAYOUTS: SHT1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: MAY 17, 2022
SHEET 1 OF 2 SHEETS

L E G A L D E S C R I P T I O N * * * *

A TRACT OF LAND BEING A PORTION OF BLOCK 32 OF HOMEVALE, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 32; THENCE ALONG THE WESTERLY, NORtherly, AND EASTERLY LINES OF SAID BLOCK 32 THE FOLLOWING THREE (3) COURSES: 1) N 03°33'48" E, 259.95 FEET; 2) S 86°32'41" E, 375.84 FEET; 3) S 03°31'02" W, 5.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 7.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 48°51'12" E; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 45°22'08", AN ARC LENGTH OF 5.54 FEET; THENCE N 86°30'57" W, 350.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°04'11", AN ARC LENGTH OF 15.72 FEET; THENCE S 03°24'53" W, 44.62 FEET; THENCE S 03°34'08" W, 58.53 FEET; THENCE S 07°27'23" W, 29.50 FEET; THENCE S 03°34'08" W, 66.37 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORtheASTERLY AND HAVING A RADIUS OF 59.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°10'33", AN ARC LENGTH OF 27.98 FEET TO A POINT ON A COMPOUND CURVE CONCAVE NORtheASTERLY AND HAVING A RADIUS OF 139.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS S 66°23'35" W; THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 10°19'55", AN ARC LENGTH OF 25.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 32; THENCE N 86°32'16" W ALONG SAID SOUTHERLY LINE, 28.87 FEET TO THE POINT OF BEGINNING; CONTAINING 4,020 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A TRACT OF LAND BEING A PORTION OF BLOCK 32 OF HOMEVALE, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 32; THENCE N 86°32'16" W ALONG THE SOUTHERLY LINE OF SAID BLOCK 32, 32.23 FEET; THENCE N 75°35'01" E, 29.36 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE NORtheASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 33°49'30", AN ARC LENGTH OF 5.31 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 32; THENCE S 03°31'02" W ALONG SAID EASTERLY LINE, 12.00 FEET TO THE POINT OF BEGINNING; CONTAINING 170 SQUARE FEET, MORE OR LESS.

S U R V E Y O R ' S S T A T E M E N T * * * *

THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION.



05/17/2022

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

DATE



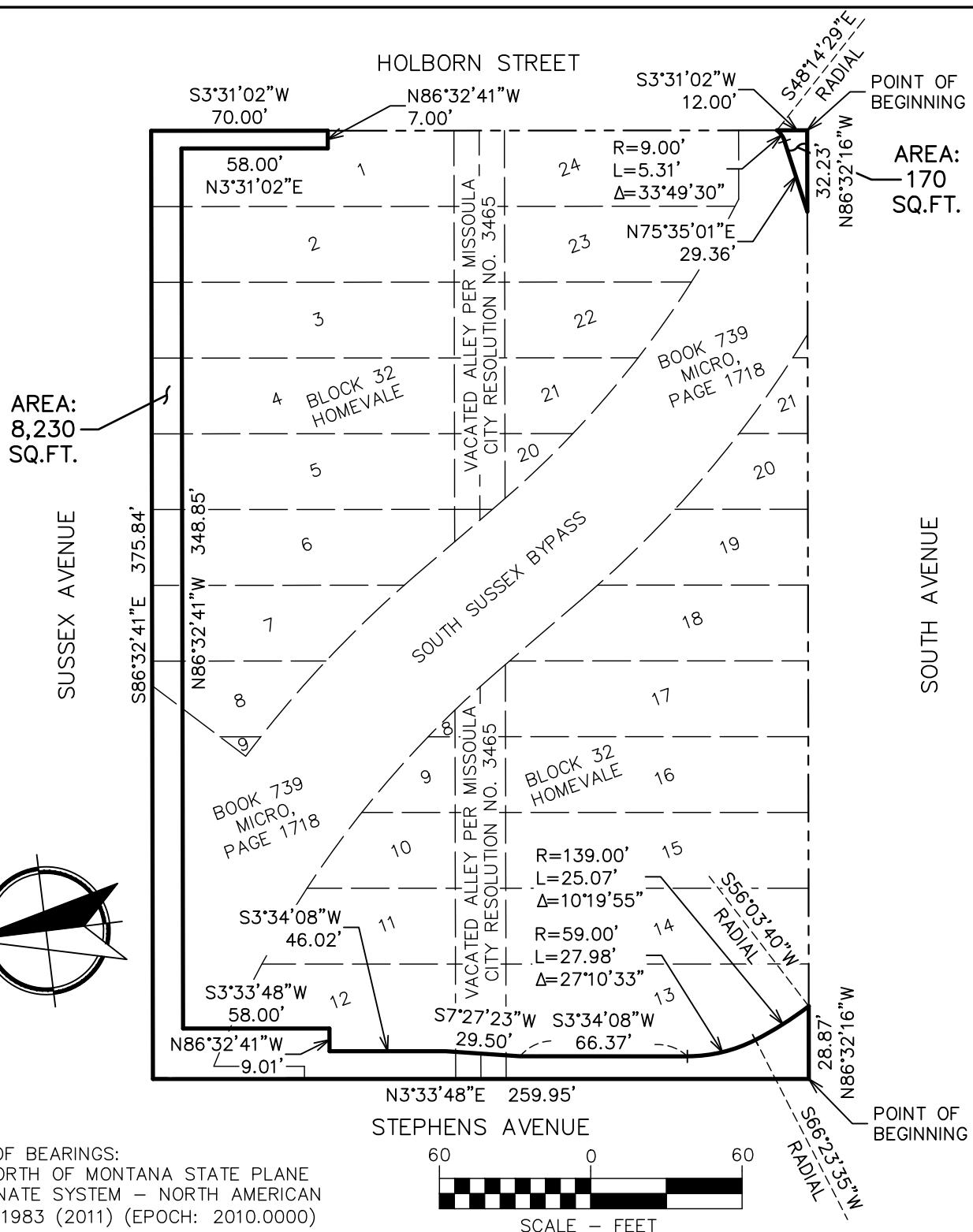
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EXHIBIT "C"
LOCATED IN THE SW 1/4 OF SECTION 28,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 19-09-22
FILE No: 190922_vac-ease-sidewalk.dwg
FILE PATH: W:\Projects\190922\CAD Data\Exhibits
LAYOUT: SHT2
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: MAY 17, 2022
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS:
GRID NORTH OF MONTANA STATE PLANE
COORDINATE SYSTEM – NORTH AMERICAN
DATUM 1983 (2011) (EPOCH: 2010.0000)

EXHIBIT "D"
LOCATED IN THE SW 1/4 OF SECTION 28,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP

PROJECT: 19-09-22
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DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: MAY 17, 2022
SHEET 1 OF 2 SHEETS

L E G A L D E S C R I P T I O N * * * *

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BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 32; THENCE ALONG THE WESTERLY, NORTHERLY, AND EASTERN LINES OF SAID BLOCK 32 THE FOLLOWING THREE (3) COURSES: 1) N 03°33'48" E, 259.95 FEET; 2) S 86°32'41" E, 375.84 FEET; 3) S 03°31'02" W, 70.00 FEET; THENCE N 86°32'41" W, 7.00 FEET; THENCE N 03°31'02" E, 58.00 FEET; THENCE N 86°32'41" W, 348.85 FEET; THENCE S 03°33'48" W, 58.00 FEET; THENCE N 86°32'41" W, 9.01 FEET; THENCE S 03°34'08" W, 46.02 FEET; THENCE S 07°27'23" W, 29.50 FEET; THENCE S 03°34'08" W, 66.37 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 59.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°10'33", AN ARC LENGTH OF 27.98 FEET TO A POINT ON A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 139.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS S 66°23'35" W; THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 10°19'55", AN ARC LENGTH OF 25.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 32; THENCE N 86°32'16" W ALONG SAID SOUTHERLY LINE, 28.87 FEET TO THE POINT OF BEGINNING; CONTAINING 8,230 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A TRACT OF LAND BEING A PORTION OF BLOCK 32 OF HOMEVALE, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 32; THENCE N 86°32'16" W ALONG THE SOUTHERLY LINE OF SAID BLOCK 32, 32.23 FEET; THENCE N 75°35'01" E, 29.36 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 33°49'30", AN ARC LENGTH OF 5.31 FEET TO A POINT ON THE EASTERN LINE OF SAID BLOCK 32; THENCE S 03°31'02" W ALONG SAID EASTERN LINE, 12.00 FEET TO THE POINT OF BEGINNING; CONTAINING 170 SQUARE FEET, MORE OR LESS.

S U R V E Y O R ' S S T A T E M E N T * * * *

THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION.



05/17/2022

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

DATE



UNLESS SIGNED, SEALED, AND DATED, THIS IS
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EXHIBIT "D"
LOCATED IN THE SW 1/4 OF SECTION 28,
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MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 19-09-22
FILE No: 190922_vac-ease-utility.dwg
FILE PATH: W:\Projects\190922\CAD Data\Exhibits
LAYOUT: SHT2
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: MAY 17, 2022
SHEET: 2 OF 2 SHEETS



WGM GROUP
WWW.WGMGROUP.COM



0 75 150
1 inch = 150 feet

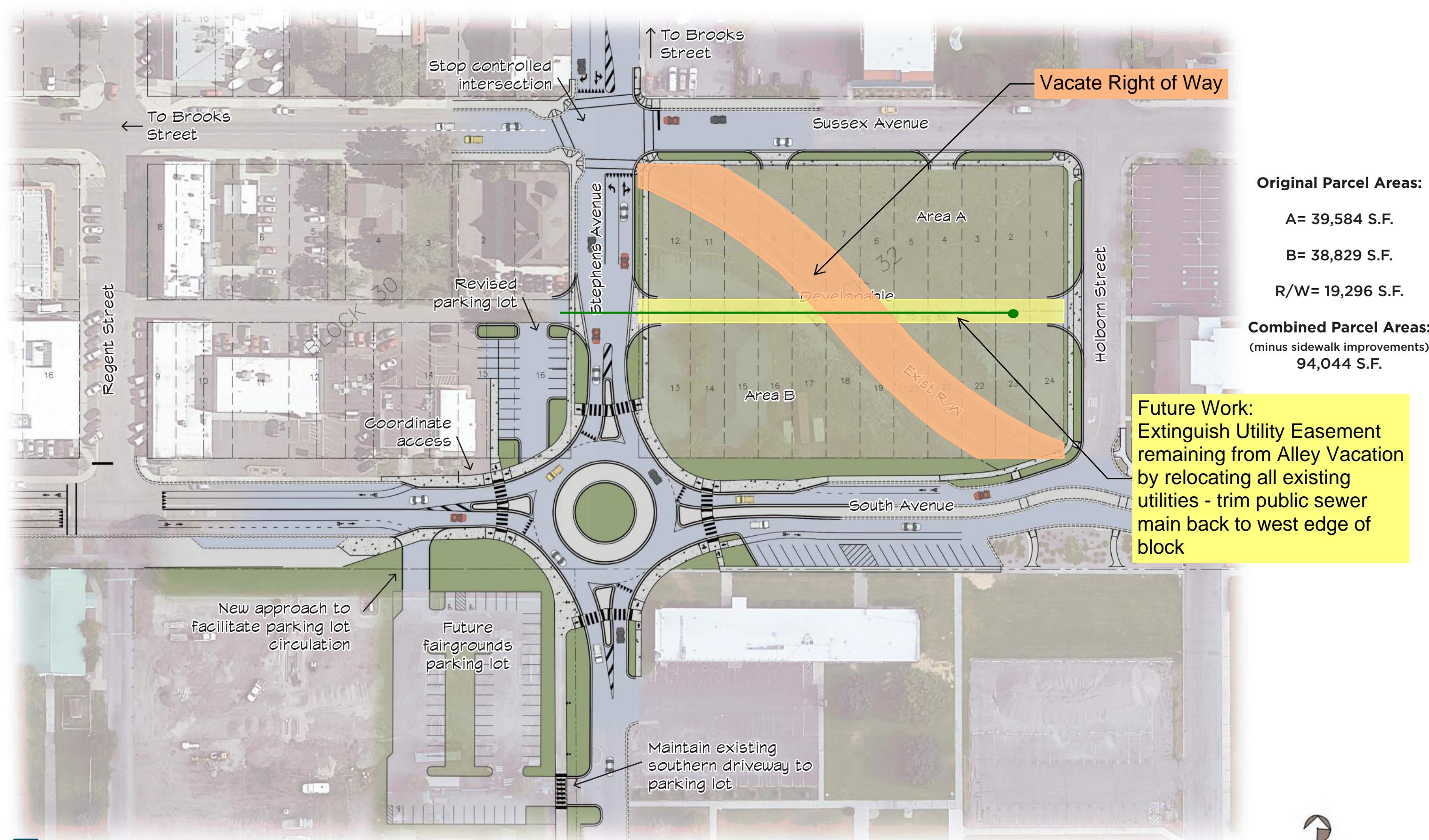
VICINITY MAP EXHIBIT BLOCK 32, HOMEVALE MISSOULA, MONTANA

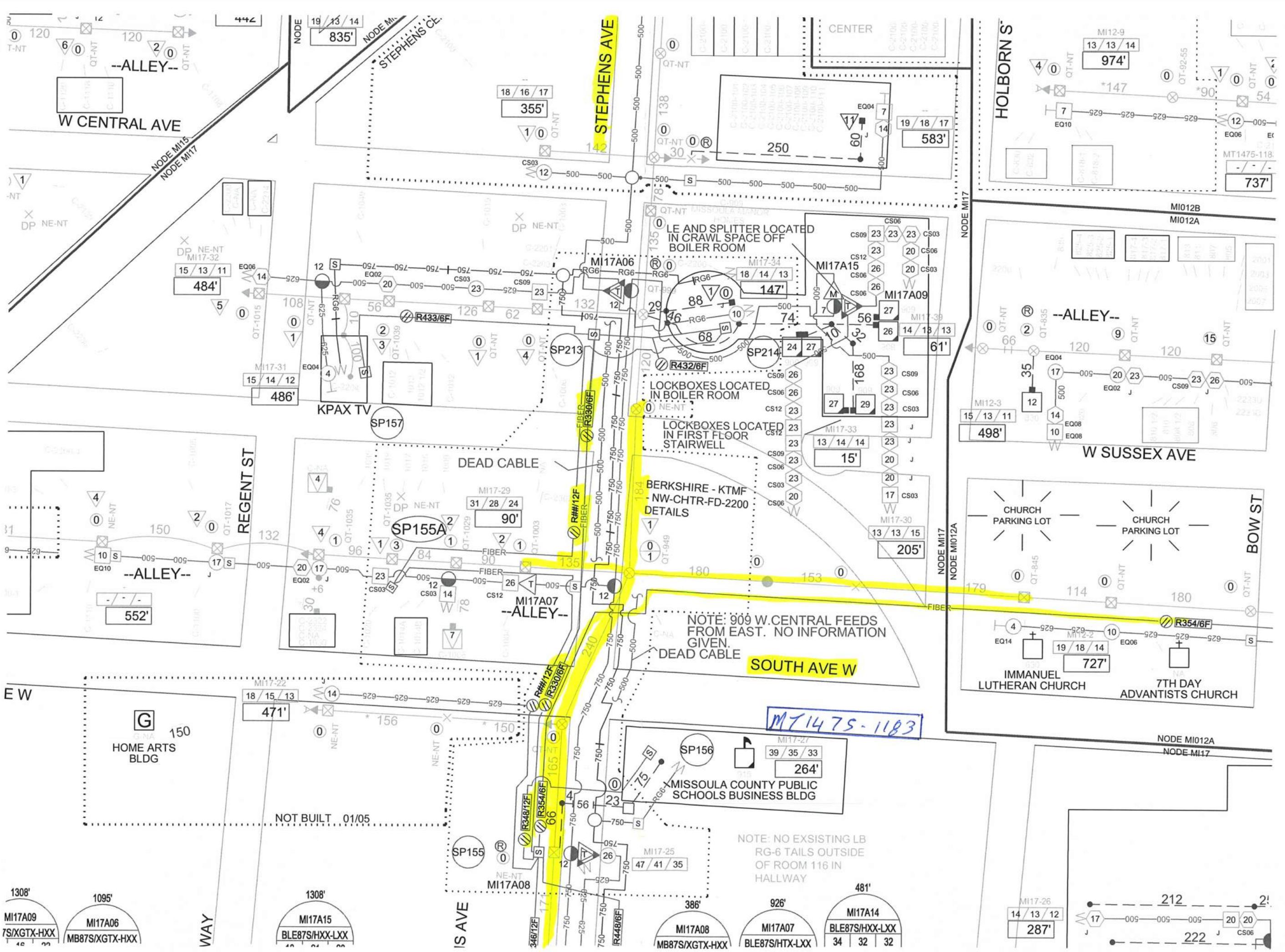
Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

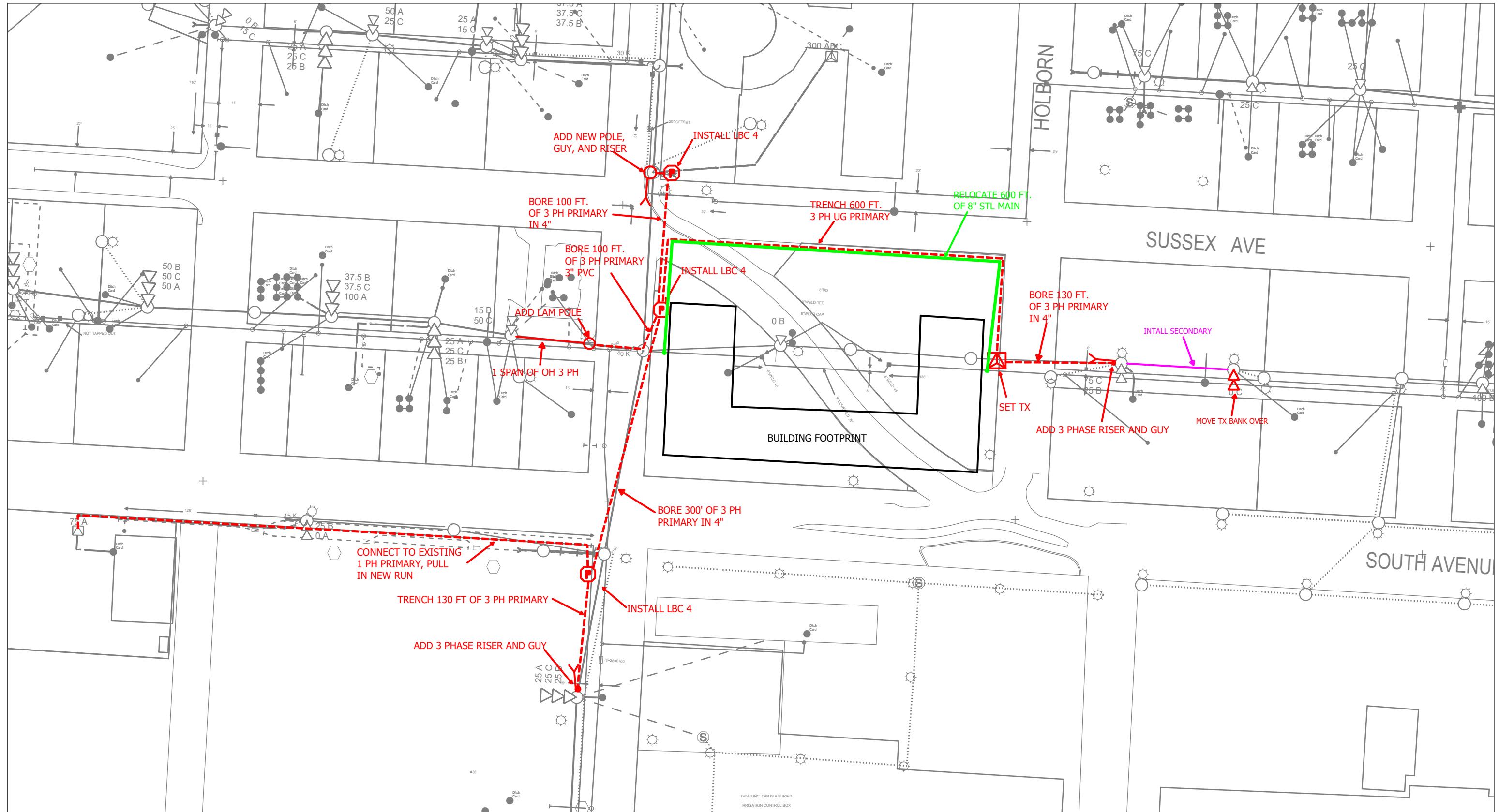
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FILE NO: 190922_vicinity.mxd
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DRAFT: CEG
APPROVE: JRS
DATE:

FEBRUARY 2022









Time: 12/1/2021 11:43:08 AM

Session: C:\maps\NWE_All-Office.gts

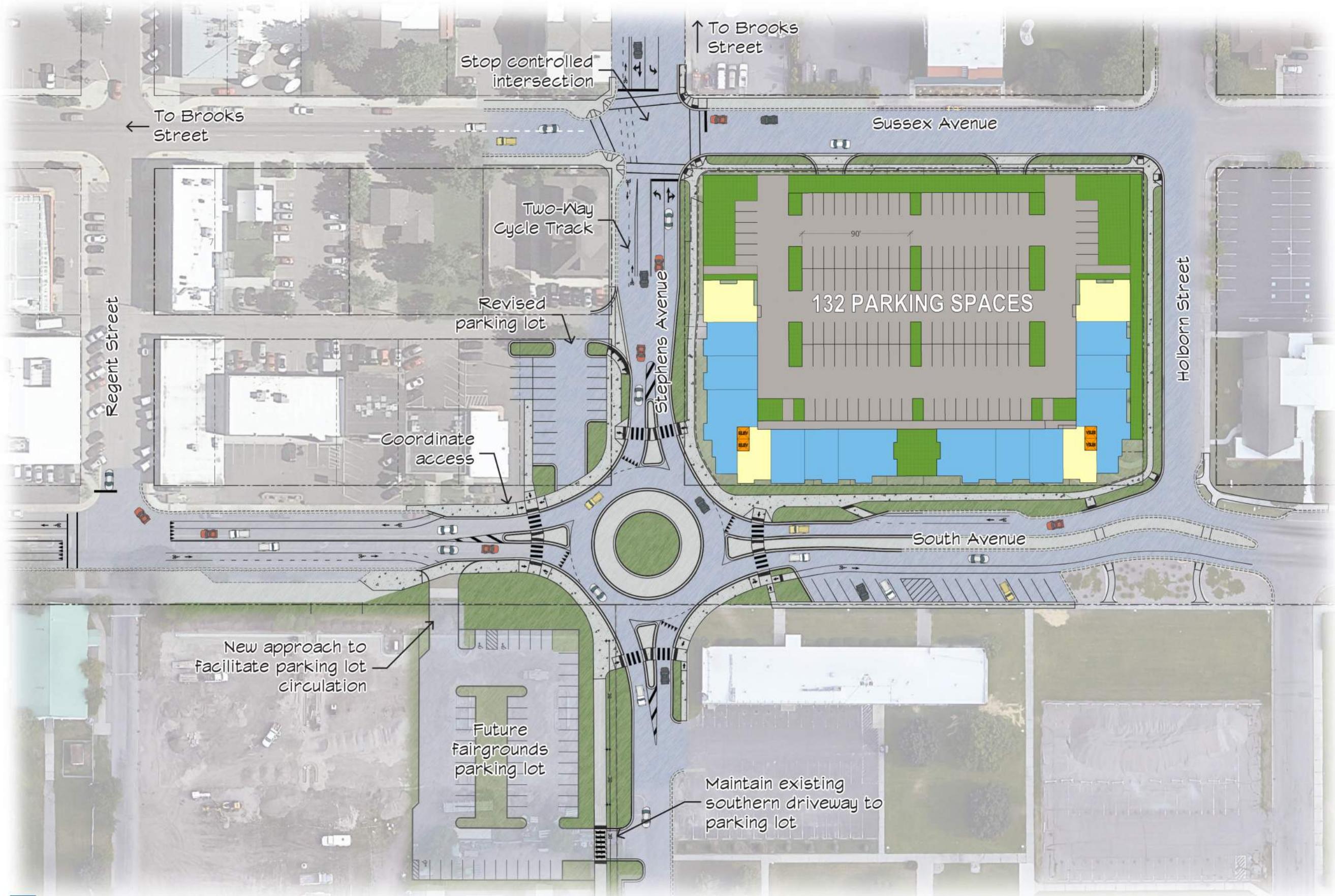
NorthWestern Energy Map Extract

This information is proprietary and confidential data of NorthWestern Energy

Center: (840648.1, 980063.4)

Zoom: 213.7

Scale: 1 IN = 100 FT



South Avenue Street Realignment



CASA LOMA - MIXED USE DEVELOPMENT
CONCEPTUAL ELEVATION

Cushing
Terrell



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Z

0 50 100
1 inch = 100 feet

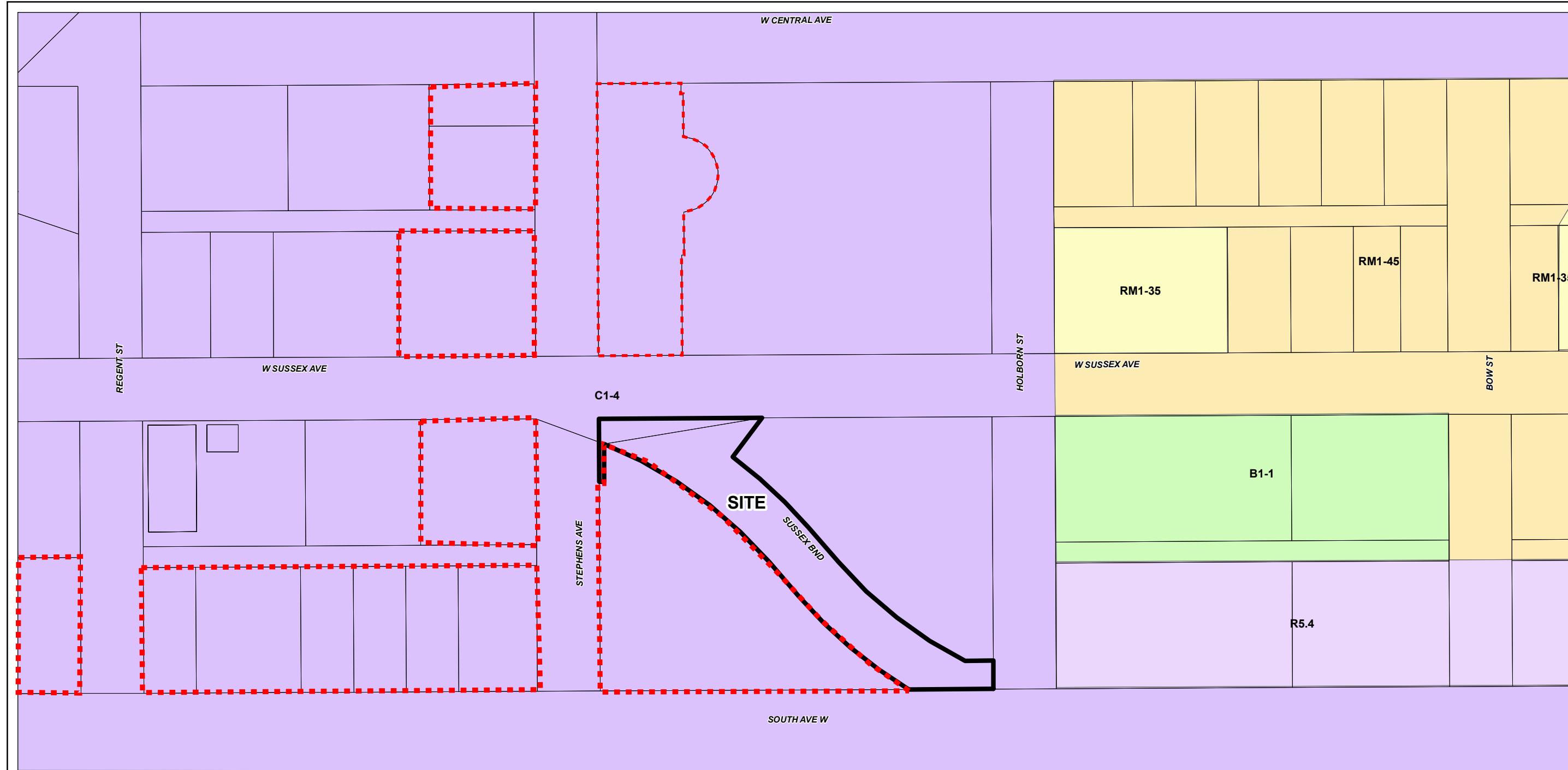
**ZONING EXHIBIT
BLOCK 32, HOMEVALE
MISSOULA, MONTANA**

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 19-09-22
FILE NO: 190922_zoning.mxd
FILE PATH:
W:\PROJECTS\190922\GIS\MXD
DRAFT: CEG
APPROVE: JRS
DATE:

FEBRUARY 2022

1 OF 1



SHEET



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0 50 100
1 inch = 100 feet

SOUTH

Fairgrounds

SELL

RUSSELL STREET

STEPHENS AVENUE

SOUTH AVENUE

FAIRVIEW AVENUE

BROOKS STREET



City Limits
 Growth Policy Boundary
 Schools

Land Use

- Community Mixed Use
- Neighborhood Mixed Use
- Urban Center
- Regional Commercial and Services
- Open and Resource
- Parks and Open Lands

Public and Quasi-Public
 Residential High Density - Greater than 24 units per acre
 Residential Medium High Density - 12 to 23 units per acre
 Residential Medium Density - 3 to 11 units per acre
 Residential Low Density - 1 to 2 units per acre
 Residential Rural - Less than 1 unit per 2 acres

Sxwtpqyen (S-wh-tip-KAYN)

Neighborhoods

Industrial Light

Industrial Heavy

Overlays

- City Core
- Cottage Industry
- Urban Agriculture
- Node Development
- Gateways

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LAND USE EXHIBIT
BLOCK 32, HOMEVALE
MISSOULA, MONTANA