

# PRELIMINARY

PLOTTED: 3/15/24  
SAVED: 3/15/24

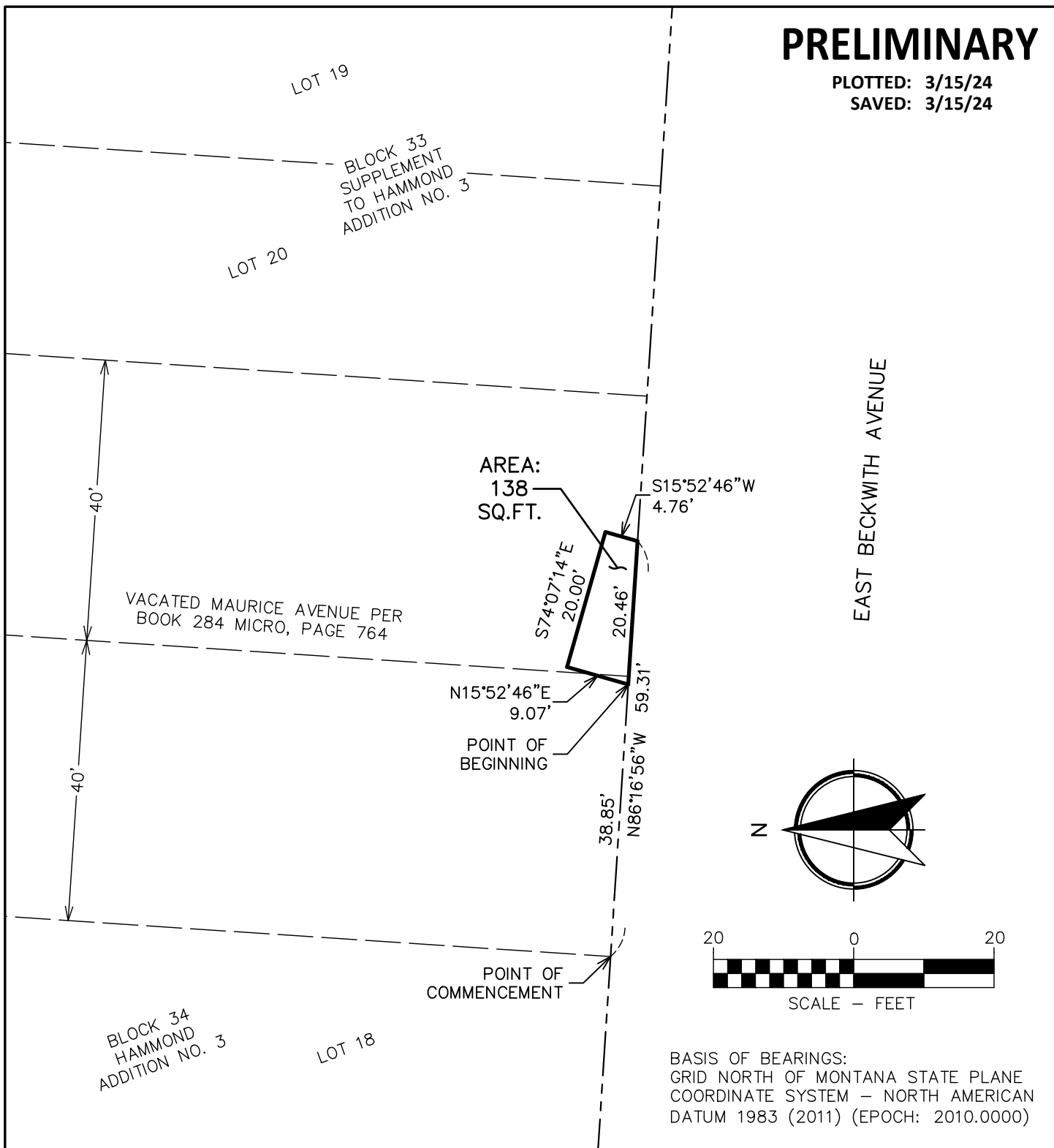


EXHIBIT "A"  
LOCATED IN THE N 1/2 OF SECTION 27,  
T. 13 N., R. 19 W., P.M., M.  
MISSOULA, MONTANA



**WGM GROUP**  
WWW.WMGROUP.COM

PROJECT: 23-01-06  
FILE No: 230106\_ease-sewer.dwg  
FILE PATH  
W:\Projects\230106\20 Data\CAD\02 Exhibits  
LAYOUT: SH11  
SURVEYED: ---  
DESIGN: ---  
DRAFT: CEG  
APPROVE: JAD  
DATE: MARCH 2024  
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 THE VACATED RIGHT-OF-WAY OF MAURICE AVENUE AS DESCRIBED IN BOOK 284 MICRO, PAGE 764, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LYING BETWEEN BLOCK 33 OF SUPPLEMENT TO HAMMOND ADDITION NO. 3 AND BLOCK 34 OF HAMMOND ADDITION NO. 3, RECORDED SUBDIVISIONS OF MISSOULA COUNTY, MONTANA; LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 18 OF SAID BLOCK 34; THENCE S 86°16'56" E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST BECKWITH AVENUE, 38.85 FEET TO THE POINT OF BEGINNING; THENCE N 15°52'46" E, 9.07 FEET; THENCE S 74°07'14" E, 20.00 FEET; THENCE S 15°52'46" W, 4.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST BECKWITH AVENUE; THENCE N 86°16'56" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 20.46 FEET TO THE POINT OF BEGINNING; CONTAINING 138 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.

\_\_\_\_\_  
JEFFREY A. DUNCAN, P.L.S.  
MONTANA LICENSE NO. 19133LS  
FOR WGM GROUP, INC.

\_\_\_\_\_  
DATE

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A PRELIMINARY OR UNOFFICIAL DOCUMENT AND  
CANNOT BE RELIED UPON IN WHOLE OR PART.

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PROJECT: 23-01-06  
FILE No: 230106\_ease-sewer.dwg  
FILE PATH  
W:\Project3\230106\20 Data\CAD\02 Exhibits  
LAYOUT: SH12  
SURVEYED: ---  
DESIGN: ---  
DRAFT: CEG  
APPROVE: JAD  
DATE: MARCH 2024  
SHEET -2\_ OF 2\_ SHEETS