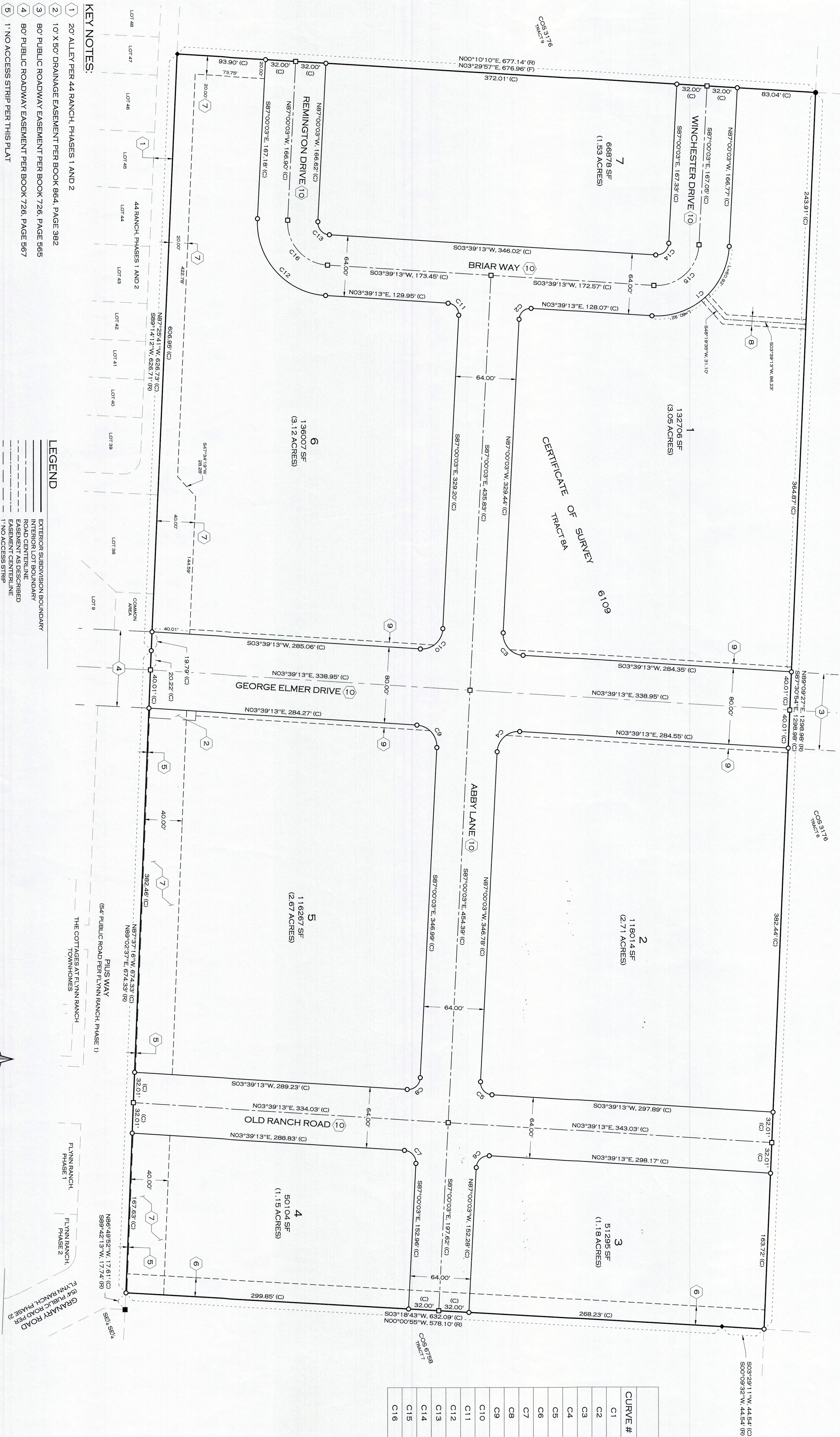


PLAT OF
MCNETT FLATS SUBDIVISION

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

OWNER OF RECORD:
TOLLEFSON ENTERPRISES, LLC
SUBDIVIDER:
TOLLEFSON ENTERPRISES, LLC
TOTAL SUBDIVISION AREA:
20.21 ACRES (GROSS)
15.41 ACRES (LOTS)
4.80 ACRES (STREETS)

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	77.00'	121.83'	090°39'16"
C2	12.00'	18.99'	090°39'16"
C3	22.50'	35.09'	089°20'44"
C4	22.50'	35.60'	090°39'16"
C5	13.00'	20.27'	089°20'44"
C6	13.00'	20.57'	090°39'16"
C7	13.00'	20.27'	089°20'44"
C8	13.00'	20.57'	090°39'16"
C9	22.50'	35.09'	089°20'44"
C10	22.50'	35.60'	090°39'16"
C11	12.00'	18.71'	089°20'44"
C12	77.00'	120.07'	089°20'44"
C13	13.00'	20.27'	089°20'44"
C14	13.00'	20.57'	090°39'16"
C15	45.00'	71.20'	090°39'16"
C16	45.00'	70.17'	089°20'44"

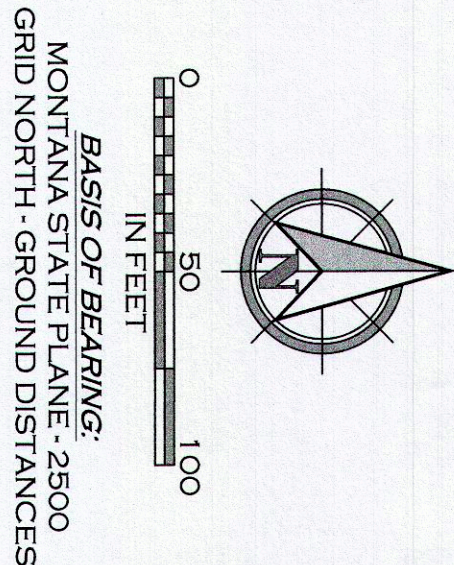


KEY NOTES:

- 20' ALLEY PER 44 RANCH, PHASES 1 AND 2
- 10' X 50' DRAINAGE EASEMENT PER BOOK 864, PAGE 382
- 80' PUBLIC ROADWAY EASEMENT PER BOOK 726, PAGE 565
- 80' PUBLIC ROADWAY EASEMENT PER BOOK 726, PAGE 567
- 1' NO ACCESS STRIP PER THIS PLAT
- 20' IRRIGATION DITCH EASEMENT ALONG THE EAST BOUNDARY OF MCNETT FLATS SUBDIVISION FOR THE USE AND BENEFIT OF THE HELLGATE VALLEY IRRIGATION COMPANY, ITS HEIRS AND ASSIGNS, AND WATER RIGHTS HOLDERS, SAID EASEMENT IS TO BE OPEN TO IRRIGATION WATER, AND SHALL RUN WITH THE LAND.
- PUBLIC TRAIL EASEMENT PER THIS PLAT
- 10' PUBLIC ACCESS EASEMENT PER THIS PLAT
- 5' PUBLIC ACCESS & UTILITY EASEMENT PER THIS PLAT
- PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT (4.80 ACRES)

LEGEND

- EXTERIOR SUBDIVISION BOUNDARY
- INTERIOR LOT BOUNDARY
- ROAD CENTERLINE
- EASEMENT AS DESCRIBED
- EASEMENT CENTERLINE
- ADJOINING PROPERTY BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT AS DESCRIBED
- FOUND 1/2" AC/MKD TEL 371 135"
- FOUND 1/2" X 1/2" REBAR W/ 1/4" DIA. SCD 1/2" X 1/2" REBAR W/ 1/4" DIA. MKD WELSHAYLOR 191 10.5"
- CALCULATED POINT - NOTHING FOUND OR SET
- ROUND NUTTED OR SET
- RECORD - CERTIFICATE OF SURVEY 6109 (2008)
- ALUMINUM CAP
- YELLOW PLASTIC CAP
- MARKED



0 50 100
IN FEET

BASIS OF BEARING:
MONTANA STATE PLANE - 2800
GRID NORTH - GROUND DISTANCES

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
405 380 STREET NW, SUITE 205, GREAT FALLS, MT 59404 • (406) 731-1855
3800 O'LEARY STREET, SUITE 1-A, MISSOULA, MT 59801 • (406) 305-8555
WWW.WOITHENGINE.COM

1/4	SECTION	TOWNSHIP	RANGE
12	13N	20W	

PRINCIPAL MERIDIAN MONTANA
WELL JOB# 199
DATE: JUNE 30, 2021
DRAWN: CSH
SHEET 2 OF 2