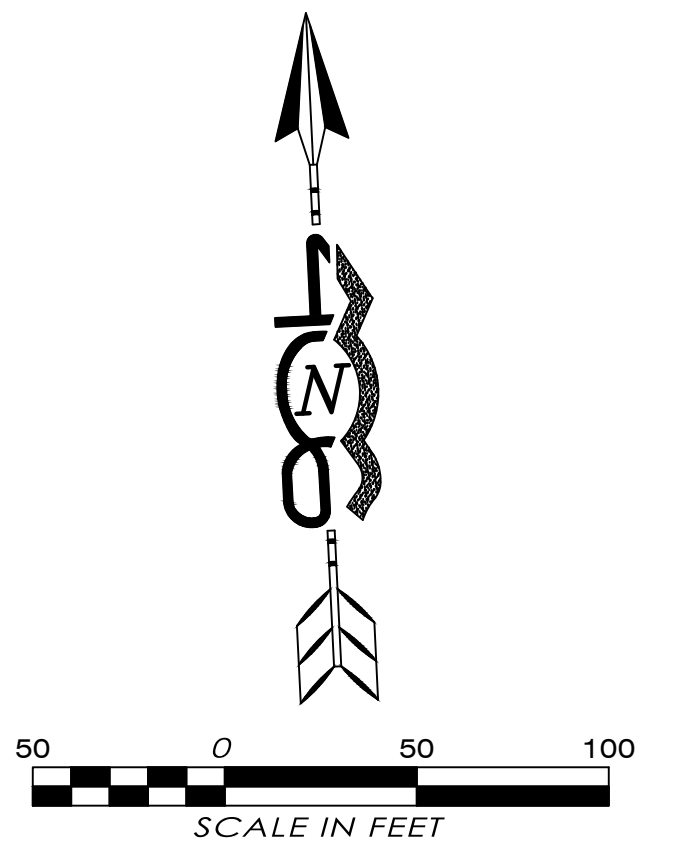


Preliminary Plat of
Remington Flats Subdivision
A 152 Lot Major Subdivision Located In
NE 1/4 OF THE SW 1/4 OF
SEC.12, T.13N., R.20W., P.,M.,M., MISSOULA COUNTY, MONTANA

C.O.S. 3176
TRACT 8



BASIS OF BEARING/VERTICAL DATUM
MONTANA STATE PLANE 2500/NAVD88

LEGAL DESCRIPTION
TRACT 9 OF COS 3176, RECORDS OF
MISSOULA COUNTY, MONTANA

OWNER/DEVELOPER
ZOOTOWN INVESTMENTS, LLC

DEVELOPMENT SUMMARY
TOTAL AREA = 20.01 AC
TOTAL LOTTED AREA = 12.84 AC
RIGHT OF WAY = 7.17 AC

ENGINEER
406 ENGINEERING, INC

SURVEYOR
MONTANA NORTHWEST COMPANY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY PLAT
WAS PREPARED UNDER MY SUPERVISION

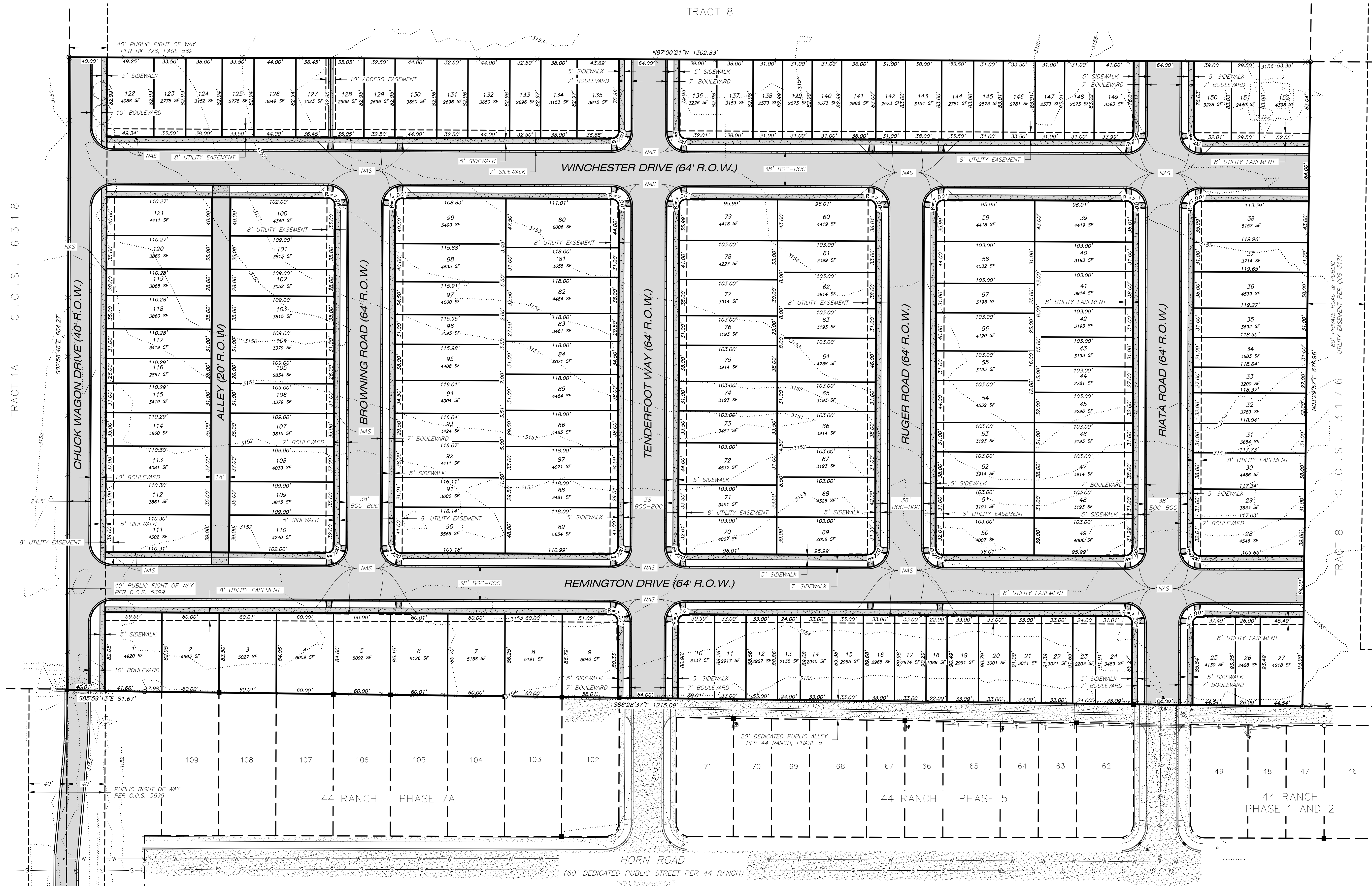
KEN E. JENKINS, DATE
PROFESSIONAL LAND SURVEYOR
MONTANA REGISTRATION NO. 9330 LS

NOTES:

- ANY WATER RIGHTS REGARDING THE EXISTING
IRRIGATION DITCH ADJACENT TO OR CROSSING THE
PROPERTY, AND AS SHOWN ON THE PLAT, ARE HEREBY
RESERVED AND GRANTED FOR THE USE AND BENEFIT
OF LAND AND LANDOWNERS WITHIN THE PLAT WHO
HAVE A LEGAL RIGHT TO THE WATER. THE ABOVE
RESERVATION ALSO INCLUDES ANY SURFACE WATER
RIGHTS THAT MAY EXIST IN CONNECTION WITH THE
PROPERTY. LOTS CONTAINED WITHIN THE PLAT THAT
ARE CLASSIFIED AS IRRIGATED LAND MAY BE ASSESSED
FOR IRRIGATION WATER DELIVERY EVEN THOUGH THE
WATER MIGHT NOT BE DELIVERABLE TO THAT
PARTICULAR LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED WITH
BASEMENTS. STRUCTURES MAY INCLUDE CRAWL SPACES,
SO LONG AS CRAWL SPACES DO NOT INCLUDE ANY
LIVING AREA

LEGEND

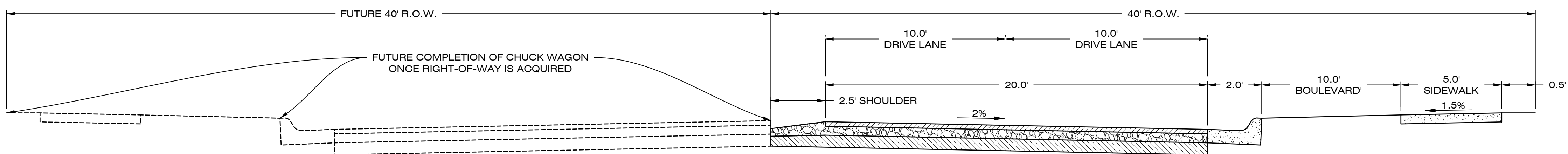
- FOUND 1-1/4" YELLOW PLASTIC CAP (KEA 16734LS)
- ▲ FOUND 1-1/4" YELLOW PLASTIC CAP (37135)
- FOUND 1-1/4" YELLOW PLASTIC CAP (41245)
- FOUND 5/8" REBAR (NO CAP)
- NAS 0.5' NO ACCESS STRIP



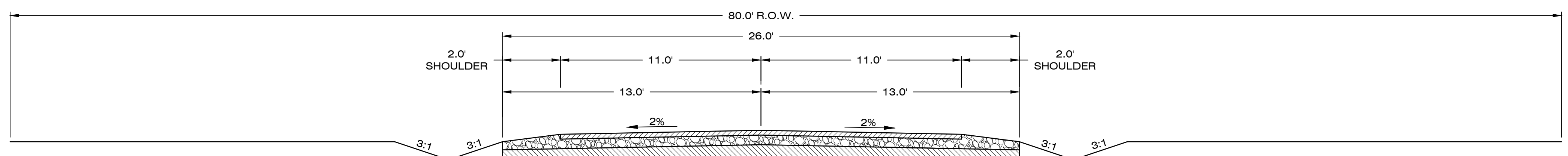
TRACT 1A C.O.S. 6318

TRACT 8 C.O.S. 3176

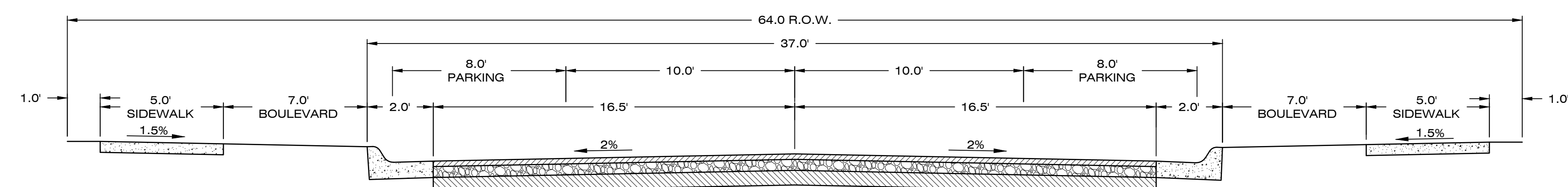
Preliminary Plat of
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A 152 Lot Major Subdivision Located In
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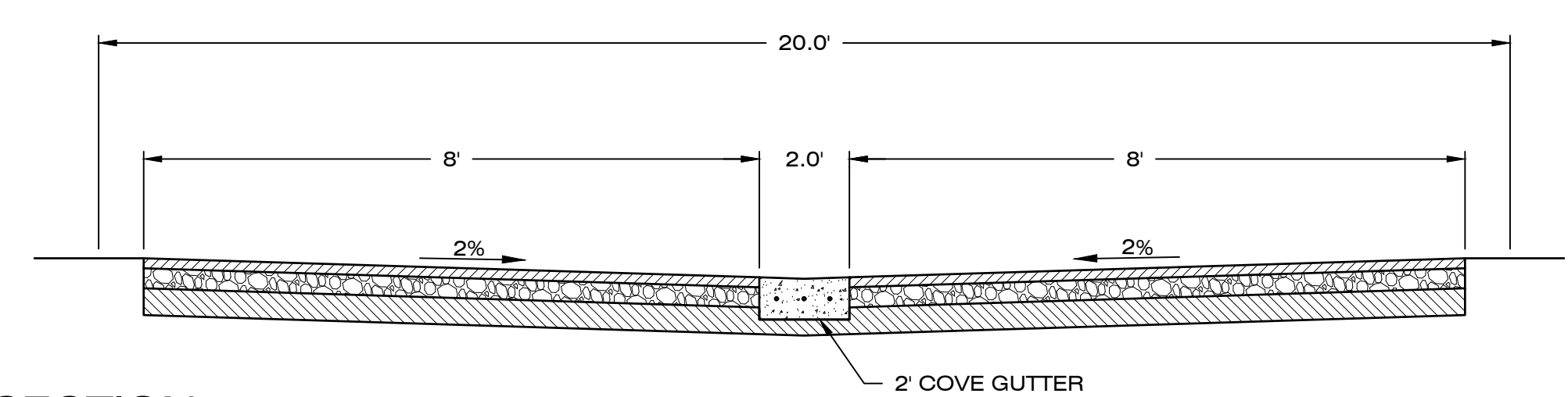
A PROPOSED ROAD SECTION - CHUCK WAGON DRIVE HALF ROAD (ON-SITE) NOT TO SCALE



B TYPICAL ROAD SECTION - CHUCK WAGON DRIVE (OFFSITE) NOT TO SCALE



C TYPICAL ROAD SECTION - REMINGTON DRIVE, BROWNING ROAD, TENDERFOOT WAY, RUGER ROAD, RIATA ROAD, AND WINCHESTER DRIVE NOT TO SCALE



D ALLEY SECTION NOT TO SCALE

NOTE:
CROSS SECTION MATERIAL DEPTHS AND
TYPES ARE TO BE PER RECOMMENDATION
OF THE SOILS REPORT IN SECTION N.

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C.O.S. 3176
TRACT 8

N87°00'21"W 1302.83'

WINCHESTER DRIVE (64' R.O.W.)

REMINGTON DRIVE (64' R.O.W.)

HORN ROAD

(60' DEDICATED PUBLIC STREET PER 44 RANCH)

AREA TABLE

Parcel #	Buildable Area (SF)	Parcel #	Buildable Area (SF)
1	1885	77	2079
2	2164	78	2268
3	2192	79	2079
4	2219	80	3197
5	2247	81	2028
6	2276	82	2574
7	2303	83	2301
8	2331	84	2301
9	2027	85	2574
10	1631	86	2575
11	1358	87	2301
12	1368	88	2301
13	1419	89	2964
14	1382	90	2894
15	1392	91	1979
16	1399	92	2511
17	1409	93	2244
18	1112	94	2243
19	1422	95	2508
20	1432	96	1975
21	1439	97	2240
22	1449	98	3035
23	1248	99	2845
24	1742	100	2070
25	2177	101	2070
26	1648	102	1587
27	2232	103	2070
28	2230	104	1794
29	2006	105	1794
30	2560	106	1794
31	2024	107	2070
32	2112	108	2208
33	2120	109	2070
34	2048	110	2001
35	2058	111	2024
36	2621	112	2094
37	2076	113	2234
38	2644	114	2094
39	2079	115	1815
40	1638	116	1814
41	2079	117	1814
42	1638	118	2093
43	1638	119	1605
44	1701	120	2093
45	1701	121	2093
46	1638	122	1670
47	2079	123	1227
48	1638	124	1420
49	1827	125	1227
50	1827	126	1678
51	1638	127	1356
52	1922	128	1293
53	1638	129	1183
54	2457	130	1678
55	1638	131	1183
56	2205	132	1678
57	1638	133	1183
58	2457	134	1420
59	2079	135	1450
60	2079	136	1248
61	1764	137	1420
62	2079	138	1119
63	1638	139	1119
64	2583	140	1119
65	1638	141	1226
66	2079	142	1119
67	1638	143	1420
68	2457	144	1227
69	1827	145	1119
70	1827	146	1227
71	1796	147	1119
72	2457	148	1119
73	1796	149	1334
74	1638	150	1248
75	2079	151	1270
76	1638	152	1847

PARKING TABLE

Street Name	Parking Spots	Total	Parking Spots
Browning Rd.	67	On-Street	123
Tenderfoot Way	70	Off-Street	385
Ruger Rd.	63		
Riata Rd.	69		
Winchester Dr.	117		
Remington Dr.	122		

