

Bearings as shown hereon are Montana State Plane grid bearings. A rotation of approximately minus 3°20'44" to True Geodetic North.

DATE OF SURVEY

JUNE 15, 2020

BASIS OF BEARING

MONTANA STATE PLANE 2500/NAVD88

OWNER/DEVELOPER

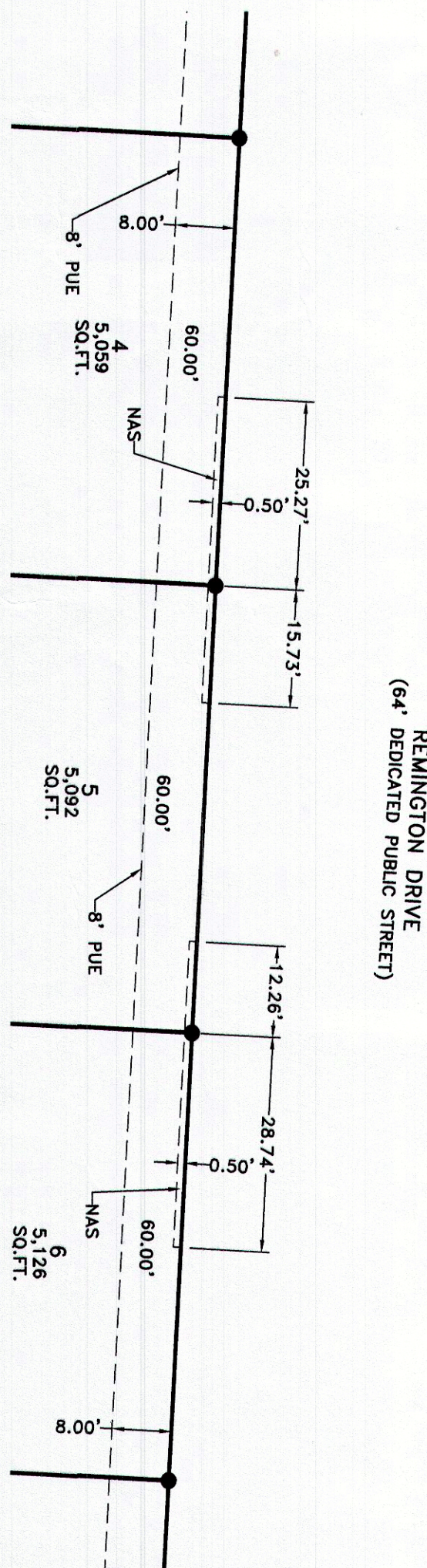
ZOOTOWN INVESTMENTS, LLC

LEGEND

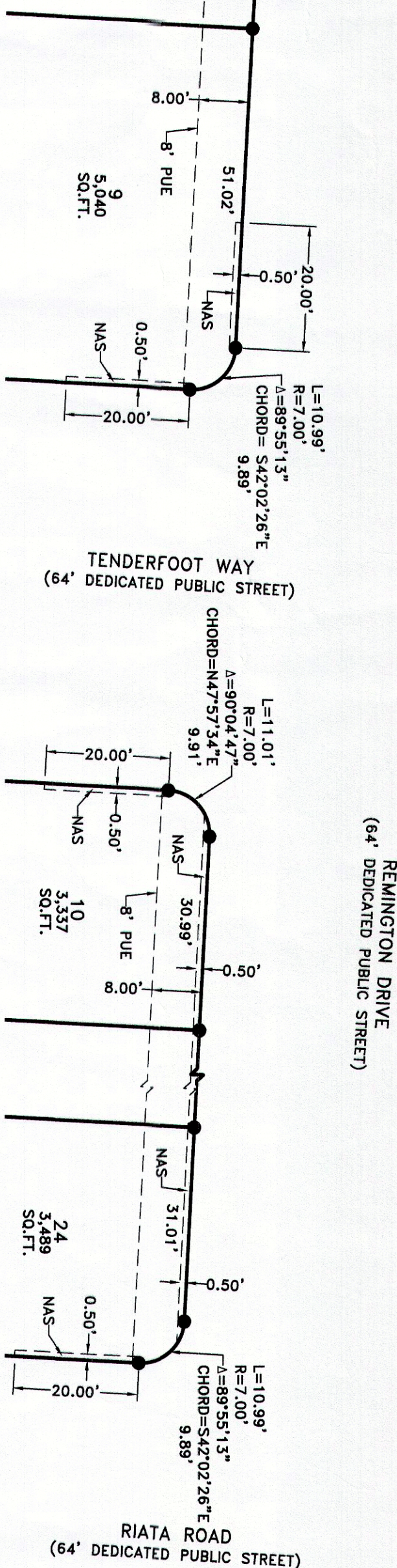
- = SET 5/8" x 24" REBAR W/1-1/4" RPC (MTNWC0 9330 LS)
- = SET 5/8" x 24" REBAR W/1-1/2" AC (MTNWC0 9330 LS)
- = FOUND 1-1/4" YPC. (ELI 3713S)
- ◇ = FOUND 5/8" REBAR
- ⊗ = FOUND 1-1/4" YPC. (MARTINSEN 4124S)
- ⊠ = FOUND 1-1/4" YPC. (WGM GROUP KFA 16734LS)
- △ = FOUND 1-1/2" AC. (WEI SHAYLOR 19110LS)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE RECORD PER COS No. 3176
- (R2) = RECORD OR ADDITIVE RECORD PER MCNETT FLATS
- (R3) = RECORD OR ADDITIVE RECORD PER 44 RANCH, PHASE 7A
- (R4) = RECORD OR ADDITIVE RECORD PER 44 RANCH, PHASE 12
- COS = CERTIFICATE OF SURVEY
- NAS = 0.50' WIDE NO ACCESS STRIP
- PUE = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- AC = ALUMINUM CAP
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- POB = POINT OF BEGINNING
- NTS = NOT TO SCALE

NOTE: ALL BEARINGS, DISTANCES AND CURVE DATA SHOWN HEREON ARE FOUND OR SET UNLESS OTHERWISE NOTED.

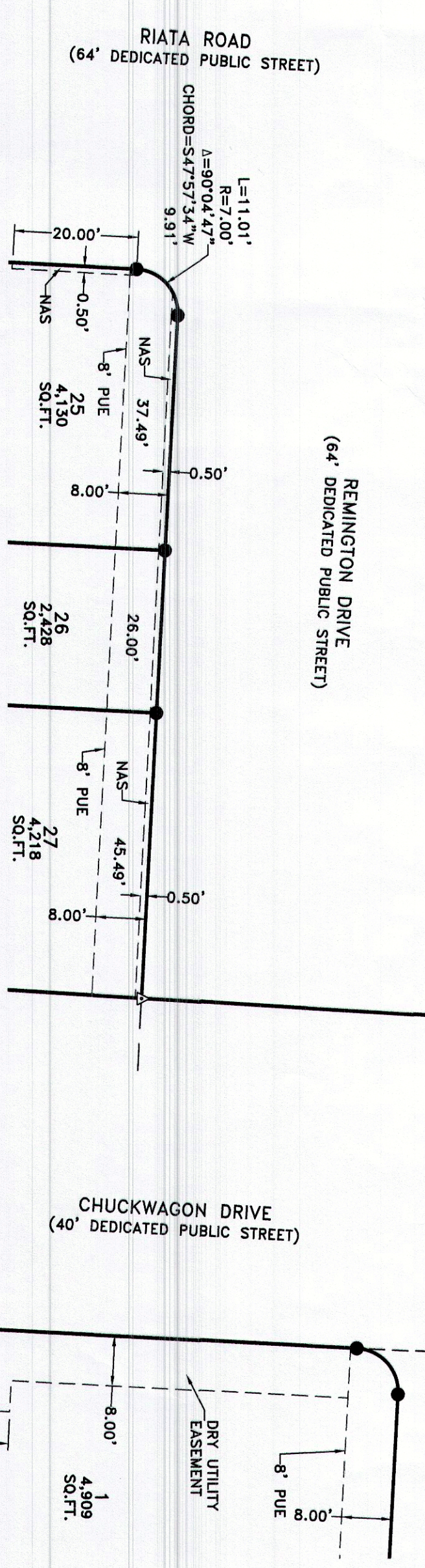
NO ACCESS STRIP (NAS) DETAIL A - NTS



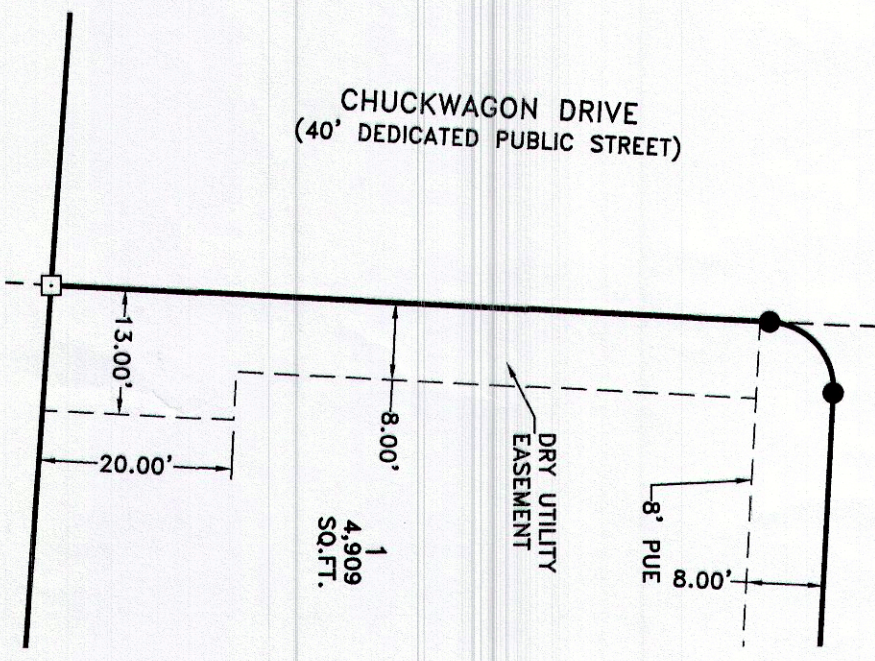
NO ACCESS STRIP (NAS) DETAIL B - NTS



NO ACCESS STRIP (NAS) DETAIL C - NTS



DRY UTILITY EASEMENT DETAIL D - NTS



SUBDIVISION PLAT OF
REMINGTON FLATS, PHASE 1

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4SW1/4) OF
SECTION 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

EXAMINED AND APPROVED

CERTIFICATE OF CITY PLANNER

Dated this ___ day of ___, 202___ by ___ Land Use Planner

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT

Dated this ___ day of ___, 202___ by ___ City/County Sanitarian

CERTIFICATE OF CITY ENGINEER

I, Kyle M. Kuehn, City Engineer of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined this plat and I find that it conforms to the surveying and roadway requirements of state and local regulations enacted pursuant thereto.

Dated this 2nd day of MAY, 2022, by Kyle M. Kuehn City Engineer

CERTIFICATE OF CITY ATTORNEY

I, Tim A. Muent, City Attorney of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined the Certificate of Title of this Plat and find that it conforms to the requirements of Section 76-3-612, M.C.A., and state and local regulations enacted pursuant thereto.

Dated this 2nd day of May, 2022, by Tim A. Muent City Attorney

Examined and approved this ___ day of ___, 202___ and it having been made to appear that this plat, being the platted area herein contained and it so appearing that it is in the public interest to accept and approve for the public, oil street right-of-way and utility easements within the plat and that the easements lying outside of the adjacent to said tract, therefore, having duly approved by the Council of the City of Missoula, Montana on this date, it is hereby certified approved by the undersigned.

Dated this ___ day of ___, 202___ by ___ Mayor City of Missoula, Montana

Clerk, City of Missoula, Montana

CERTIFICATE OF LANDOWNER

The undersigned hereby certifies that the graphics shown on the Conditions of Approval sheet (Sheet 1 of 2 of this plat) represents requirements by the governing body for final plat approval and that all conditions of subdivision application for this phase of the subdivision have been satisfied, and the information shown is correct as of the date of the certification required in ARM 24.185.1(10)(4)(b), and that changes to land use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.

Authorized Official
Zootown Investments, LLC

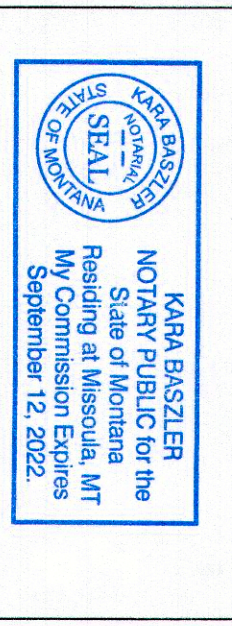
ACKNOWLEDGEMENT * * *

State of Montana
County of Missoula

This instrument was acknowledged before me on this 16 day of April, 2022 by Robert Bultman as Member of Zootown Investments, LLC.

Notary Signature Kara Baszler Date 4-26-2022

NOTARY SEAL



CONDITIONS OF APPROVAL

The following notes are placed hereon as required by the City of Missoula:

1) 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 streets within this subdivision, Chuck Wagon Drive, and George Elmer Drive, as well as the intersections of those streets with Muldon Road, including but not limited to paving, curbs and gutters, non-motorized facilities, street widening and drainage facilities.

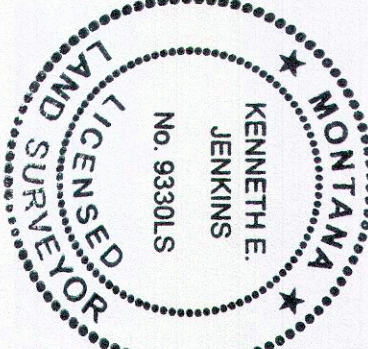
2) This property is in the airport influence area and subject to the requirements of the Airport Influence Area Resolution. The Remington Flats, Phase 1, Subdivision is located within the designated airport and departure zone for a proposed second runway as shown in the Airport Authority's 2004 plan and lot owners should be aware of the resultant safety risk. Lot owners should consult the airport layout plan and any relevant documents to determine the status of the proposed runway location at the time of purchase.

3) No structures shall be constructed with basements. Structures may include crawl spaces, so long as crawl spaces do not include any living area.

SURVEYOR'S CERTIFICATION

I certify that the attached subdivision plat represents a survey performed under my supervision, and completed on the date of June 15, 2020. I have examined the plat and find that it conforms to the requirements of the Montana Subdivision Act, and the monumentation of lot corners may be deferred as much as 240 days after the recording of this plat.

Kara Baszler 4-26-2022
Kara E. Jenkins, P.L.S. Date
Montana Registration No. 9330 LS



CERTIFICATE OF DEDICATION

We do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, as shown hereon, the following described tract of land:

A portion of Tract 9, COS. 3176, located in and being a portion of the Northeast One-Quarter of the Southwest One-Quarter (NE1/4SW1/4) Section 12, T.13N., R.20W., P.M.M., Missoula County, Montana, being more particularly described as follows:

Beginning at a Southeast corner of said Tract 9, said point being the True Point of Beginning; thence the following three (3) courses along the boundary of said Tract 9: N86°28'37"W, 1215.03 feet; thence N85°59'13"W, 81.67 feet; thence N02°58'46"E, 185.35 feet; thence S87°00'03"E, 40.00 feet; thence S02°58'46"W, 40.00 feet; thence S87°00'03"E, 272.31 feet; thence along a curve concave to the northwest with an arc length of 11.01 feet, a radius of 7.00 feet, and with a chord bearing N47°59'11"E, 9.30 feet; thence N02°58'46"E, 40.00 feet; thence S87°01'36"E, 64.00 feet; thence S02°58'24"W, 40.04 feet; thence along a curve concave to the northeast with an arc length of 10.99 feet, a radius of 7.00 feet, and with a chord bearing S42°00'49"E, 9.30 feet; thence S87°00'03"E, 220.17 feet; thence along a curve concave to the northwest with an arc length of 11.01 feet, a radius of 7.00 feet, and with a chord bearing N47°59'34"E, 9.31 feet; thence N02°55'11"E, 40.00 feet; thence S87°04'49"E, 64.00 feet; thence S02°55'11"W, 40.11 feet; thence N02°55'11"E, 40.00 feet; thence S87°04'49"E, 64.00 feet; thence S02°55'11"W, 40.11 feet; thence along a curve concave to the northeast with an arc length of 10.99 feet, a radius of 7.00 feet, and with a chord bearing S42°02'28"E, 9.89 feet; thence N02°55'11"E, 40.00 feet; thence S87°04'49"E, 64.00 feet; thence S02°55'11"W, 40.11 feet; thence along a curve concave to the northeast with an arc length of 10.99 feet, a radius of 7.00 feet, and with a chord bearing S42°02'28"E, 9.89 feet; thence S87°00'03"E, 109.65 feet; thence along the east boundary of said Tract 9, S03°29'46"W, 157.90 feet to the True Point of Beginning; containing 4.84 Acres, more or less, being surveyed and monumented according to this plat.

Further, that the above described tract of land is to be known as Remington Flats Subdivision, Phase 1; and the lands included in all streets shown on said plat are hereby dedicated, granted, and donated to the use of the public forever.

Further, that the attached plat conforms to the preliminary plat as previously reviewed and granted approval by the City Council on October 19, 2020;

Further, "the undersigned hereby provides unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal, of their lines and other facilities, in, over, under, and across each area designated on this plat as "Utility Easement" and "Public Access and Utility Easement" to move and to hold forever";

Further, "any irrigation water rights historically serving the property are severed from the land. Lots contained within this 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";

Further, "that federal, state, and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as otherwise stated";

Further, "that all buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing";

Further, "that all or part of the required public improvements have been installed and/or security requirements pursuant to 76-3-507, MCA, secure the future construction of any remaining public improvements to be installed";

Further that this survey is exempt from review by the Department of Environmental Quality pursuant to 76-4-125(1), MCA. "A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (d) as certified pursuant to 76-4-127(1) new divisions subject to review under the Montana Subdivision and Platting Act".

Authorized Official
Zootown Investments, LLC

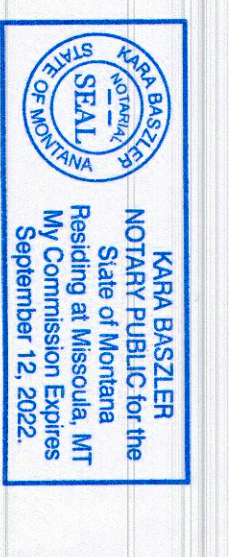
ACKNOWLEDGEMENT * * *

State of Montana
County of Missoula

This instrument was acknowledged before me on this 16 day of April, 2022 by Robert Bultman as Member of Zootown Investments, LLC.

Notary Signature Kara Baszler Date 4-26-2022

NOTARY SEAL



PREPARED AT THE REQUEST OF: 406 ENGINEERING
MTNWC0 PROJECT NO. 2647-19 D-1457
DRAFT DATE: 12/14/2020 REVISED: 2/3/2022

| | | | |
|-------------------------------------|------|-----|-----|
| 1/4 | SEC. | T. | R. |
| <input checked="" type="checkbox"/> | 12 | 13N | 20W |

SHEET 1 OF 2
SUBDIVISION PLAT OF
REMINGTON FLATS, PHASE 1
MISSOULA COUNTY, MONTANA