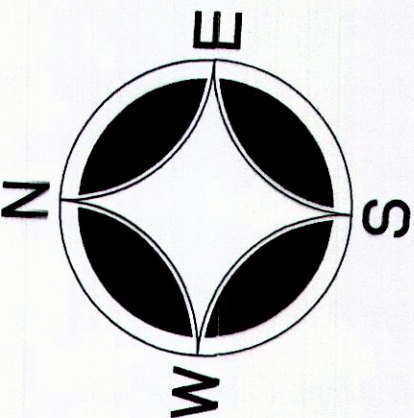


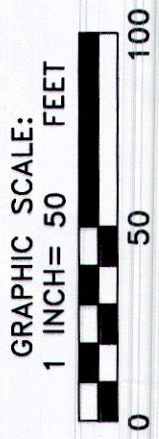


DATE OF SURVEY
JUNE 15, 2020

BASIS OF BEARING
MONTANA STATE PLANE 2500/NAV088

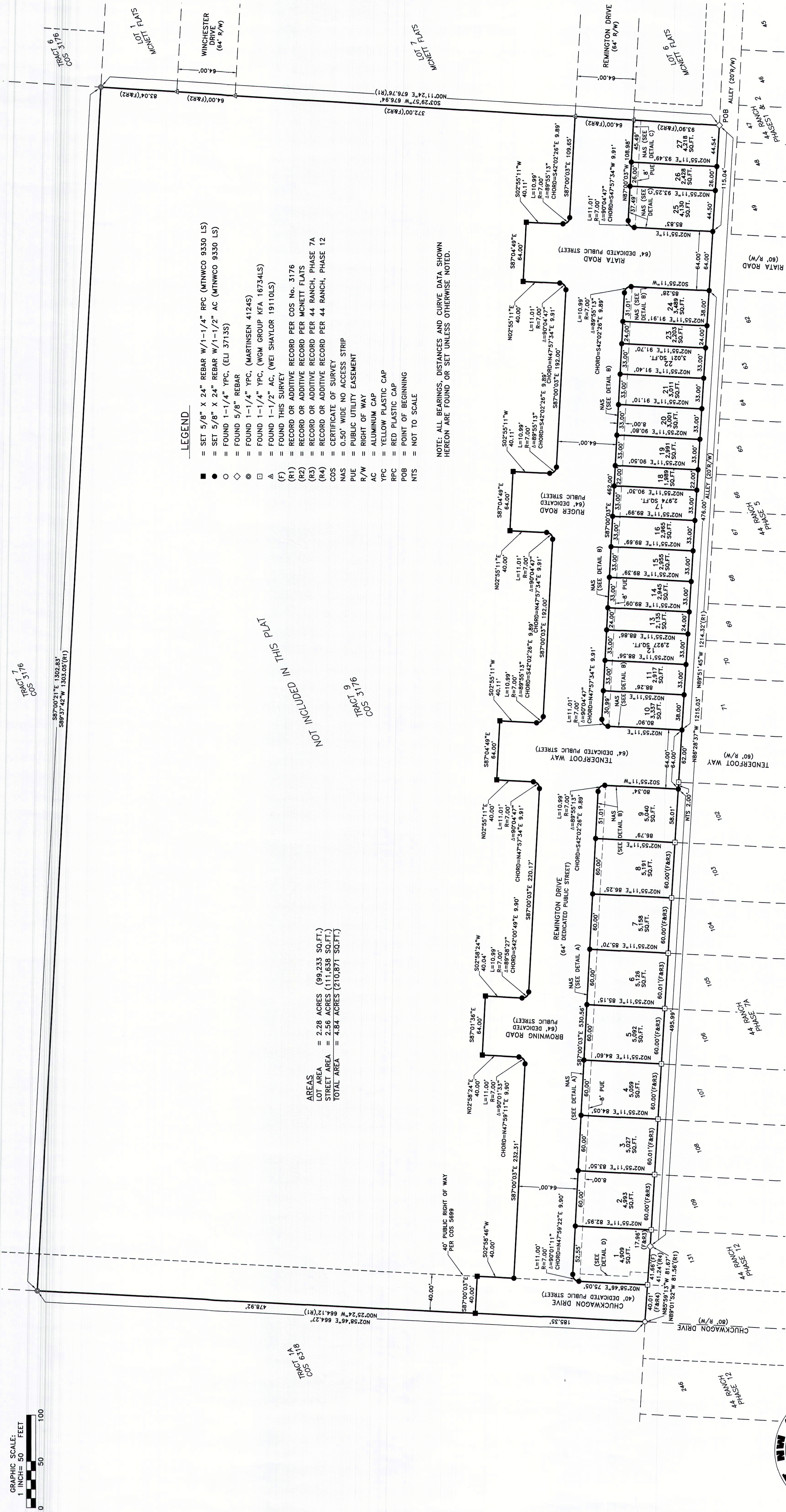
OWNER/DEVELOPER
ZOOTOWN INVESTMENTS, LLC

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



REMINGTON FLATS, PHASE 1

SUBDIVISION PLAT OF
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



- LEGEND**
- = SET 5/8" X 24" REBAR W/1-1/4" RPC (MTNCO 9330 LS)
 - = SET 5/8" X 24" REBAR W/1-1/2" AC (MTNCO 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.

AREAS
LOT AREA = 2.28 ACRES (99,233 SQ.FT.)
STREET AREA = 2.56 ACRES (111,638 SQ.FT.)
TOTAL AREA = 4.84 ACRES (210,871 SQ.FT.)

NOT INCLUDED IN THIS PLAT

1/4 SEC.	T.	R.
	12	13N 20W

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

COUNTY TRACKING #21-00510

MONTANA NORTHWEST COMPANY

SURVEYING MAPPING PLANNING CONSULTING

P.O. BOX 8777, MISSOULA, MT 59807 PHONE 406-721-4033 FAX 406-721-4066 MTNCO.COM

P.O. BOX 177, ANACONDA, MT 59802 PHONE 406-559-5005 FAX 406-559-5006 MTNCO.CO

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