

PRELIMINARY PLAT OF  
**WEST END HOMES**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., AND THE SE1/4 & NE1/4 OF SECTION 12, T.13N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

**CERTIFICATION OF CITY ATTORNEY:**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF  
**WEST END HOMES** AND I FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-3-612 MCA, AND LOCAL  
REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY OF MISSOULA ATTORNEY

**CERTIFICATION OF MAYOR OF THE CITY OF MISSOULA:**

THE CITY OF MISSOULA DOES HEREBY APPROVES THIS SUBDIVISION IN THE INTEREST OF THE PUBLIC AND  
HEREBY ACCEPTS THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHOWN AND DEDICATED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
MAYOR, CITY OF MISSOULA

ATTEST: \_\_\_\_\_  
CLERK, CITY OF MISSOULA

S86°59'28"E 1189.30'

89.16'

80.00'

65.90'

ENGLAND BLVD.

**BASIS OF BEARING:**  
COS 6850

**DATE:**  
SEPTEMBER 2021 - JANUARY 2022

**RECORD OWNERS:**  
FLETCHER RAY & JUSTIN METCALF (TRACT D OF COS 6850)  
DOUGHERTY RANCH, LLC (TRACT E-1 OF COS 6889)

**SURVEY COMMISSIONED BY:**  
EVERGREEN HOUSING SOLUTIONS LLC

**TOTAL SUBDIVISION AREA:**  
71.39 ACRES (TOTAL SUBDIVISION)  
34.89 ACRES (LOTS)  
28.45 ACRES (OPEN SPACE)  
18.05 ACRES (ROADS)

FLYNN SQUARE PARK  
26.72 ACRES  
(INCLUDED IN PHASE I)

20' SEWER EASEMENT

20' PEDESTRIAN  
ACCESS EASEMENT

**LEGEND**

COS = CERTIFICATE OF SURVEY  
RAW = RIGHT-OF-WAY  
U.E. = UTILITY EASEMENT  
(E) = EXISTING  
(P) = PROPOSED

| 1/4 | SEC. | T.   | R.   |
|-----|------|------|------|
|     | 7    | 13N. | 19W. |
|     | 12   | 13N. | 20W. |

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN  
CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS  
ADOPTED THEREUNDER.

SS \_\_\_\_\_  
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR  
MONTANA LICENSE NO. 13748LS



**PERIMETER LEGAL DESCRIPTION:**

TRACT E-1 OF CERTIFICATE OF SURVEY NO. 6889 AND TRACT D OF CERTIFICATE OF SURVEY NO. 6850,  
RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 7, TOWNSHIP 13 NORTH,  
RANGE 19 WEST AND THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST,  
PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

CONTAINING A TOTAL OF 71.39 ACRES, MORE OR LESS.

**NOTES:**

WATER RIGHTS ARE TO BE SEVERED AND REMAIN WITH DOUGHERTY RANCH, LLC  
PER THE BUY-SELL AGREEMENTS BETWEEN LANDOWNER AND DEVELOPER.



SCALE IN FEET

**CERTIFICATION OF CITY PLANNER:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY OF MISSOULA LAND USE PLANNER

**CERTIFICATION OF THE HEALTH DEPARTMENT:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
MISSOULA CITY - COUNTY HEALTH DEPARTMENT

**CERTIFICATION OF CITY ENGINEER:**

I, \_\_\_\_\_, CITY ENGINEER FOR THE CITY OF MISSOULA, MONTANA, DO  
HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF **WEST END HOMES** AND I FIND THAT IT CONFORMS TO  
THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE REGULATIONS AND LOCAL REGULATIONS ENACTED  
PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY OF MISSOULA ENGINEER

N4°04'49"E 45.84'

N2°39'08"E 235.06'

N3°21'03"E 352.43'

N3°58'23"E 281.14'

N3°20'26"E 632.20'

N86°59'28"W 1275.27'

N03°20'11"E 622.85'

S3°20'11"W 478.09'

50.00'

S86°53'00"E 772.61'

606.75'

165.86'

N89°51'09"E 653.60'

CAMDEN STREET

CAMDEN STREET

SUMAC LANE

SUMAC LANE

BURNET DRIVE

BELLFLOWER WAY

BELLFLOWER WAY

ENGLAND BLVD.

BARBERRY STREET

BURNET DRIVE

L=311.96'  
R=840.00'  
Δ=21°16'42"  
(N.T.)

N83°52'54"W  
188.12'

FLYNN LANE

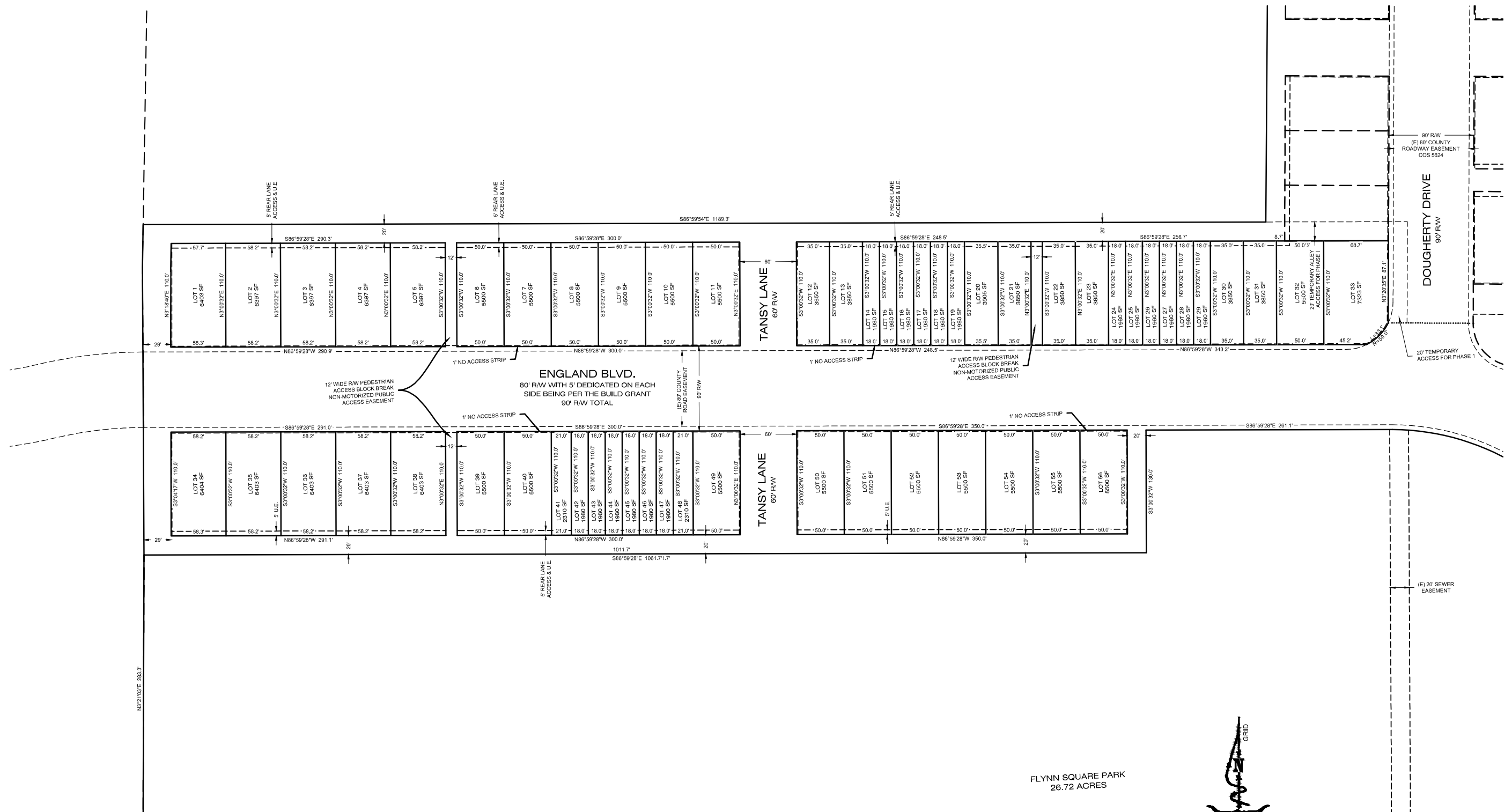
ENGLAND BLVD.



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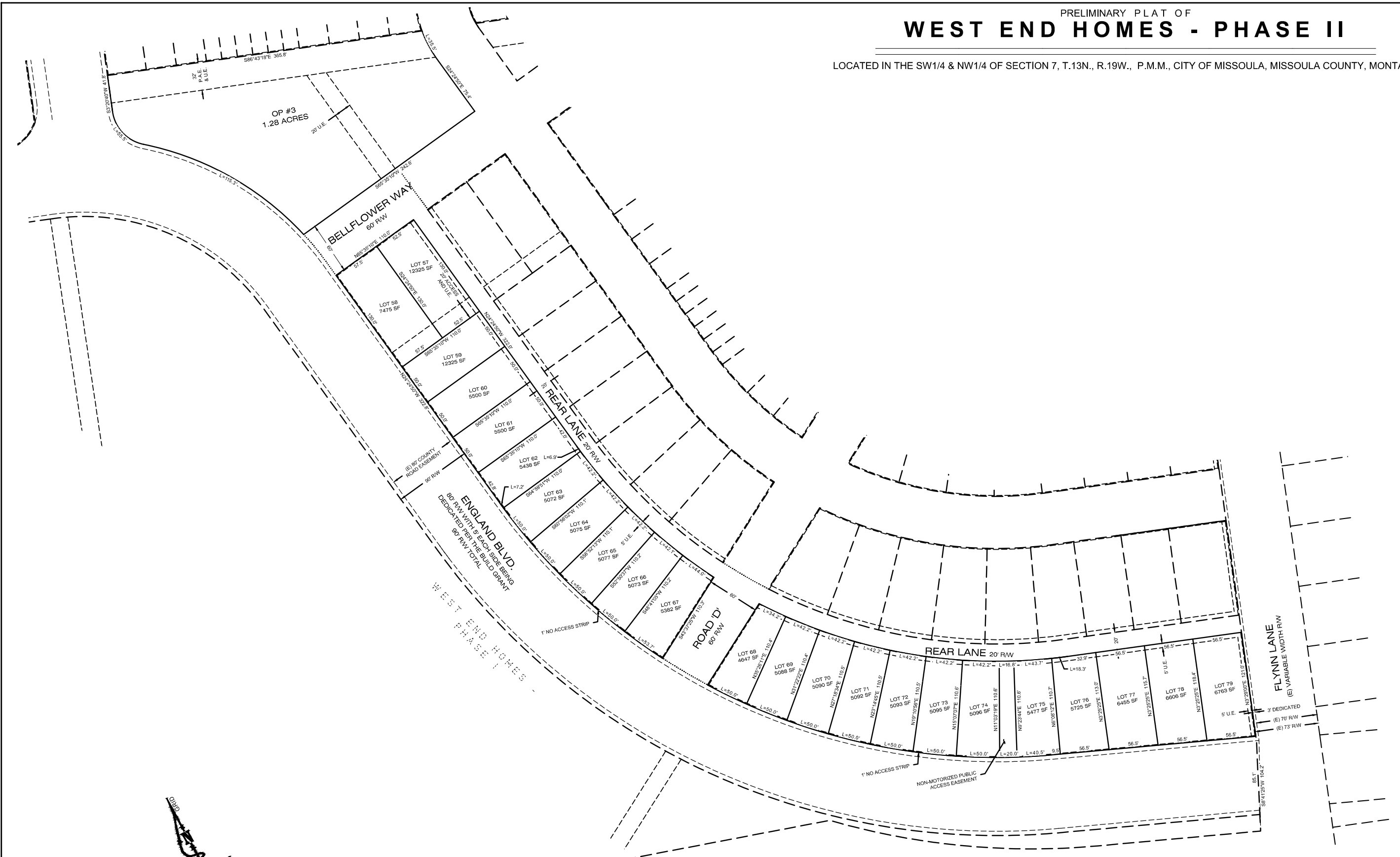
PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE I**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., AND SE1/4 & NE1/4 OF SECTION 12, T.13N., R20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE II**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PREPARED BY:

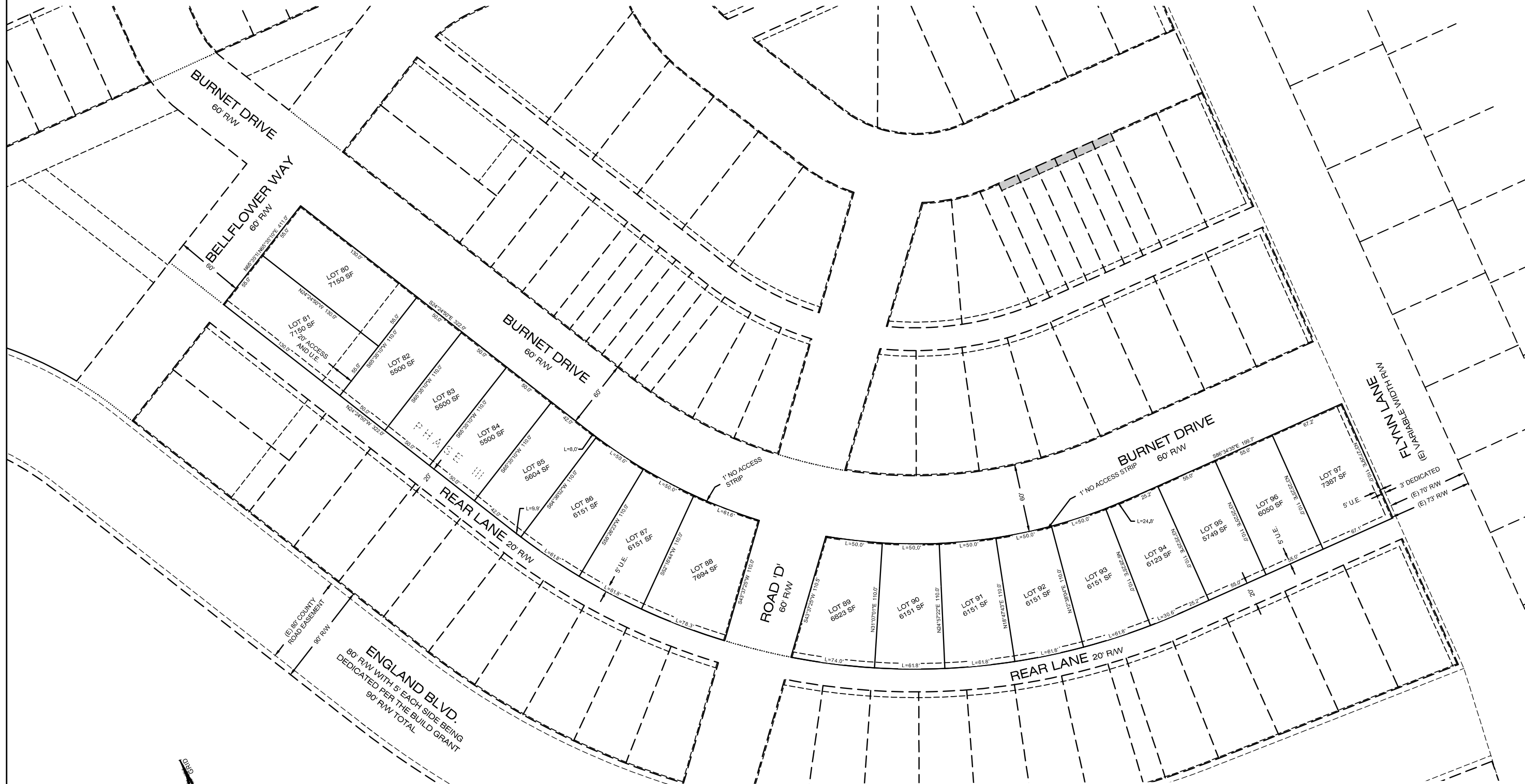


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PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE III**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PREPARED BY:

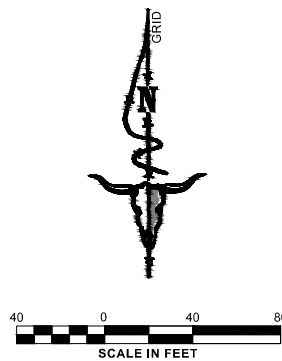
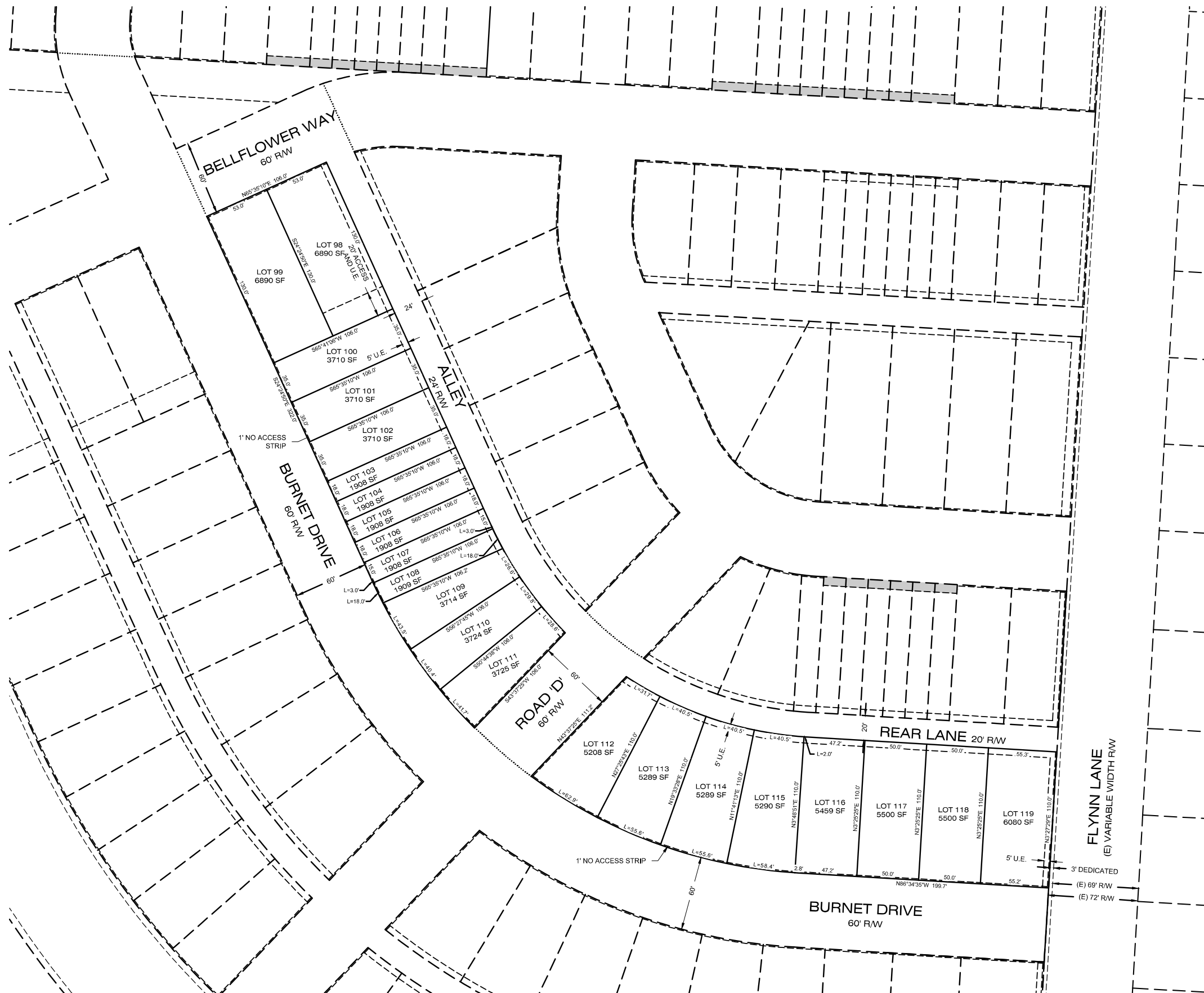


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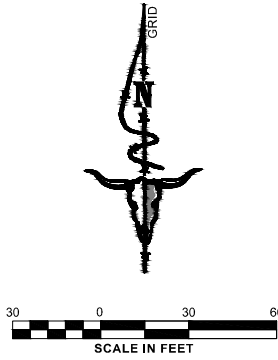
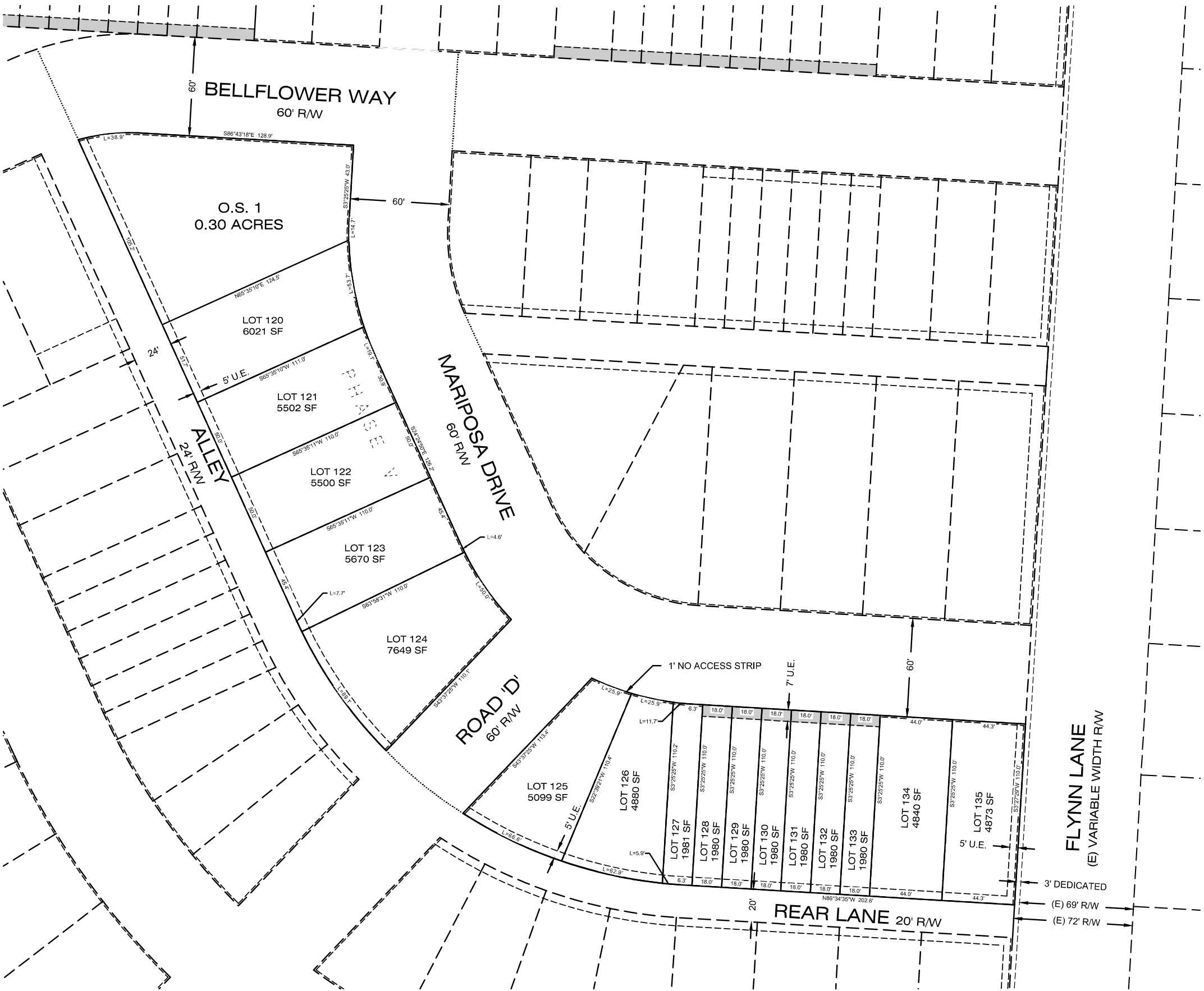
PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE IV**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE V**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



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PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE VI**

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LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

[illegible]

— (E) 68' R/W —  
— (P) 71' R/W —  
  
3' DEDICATED



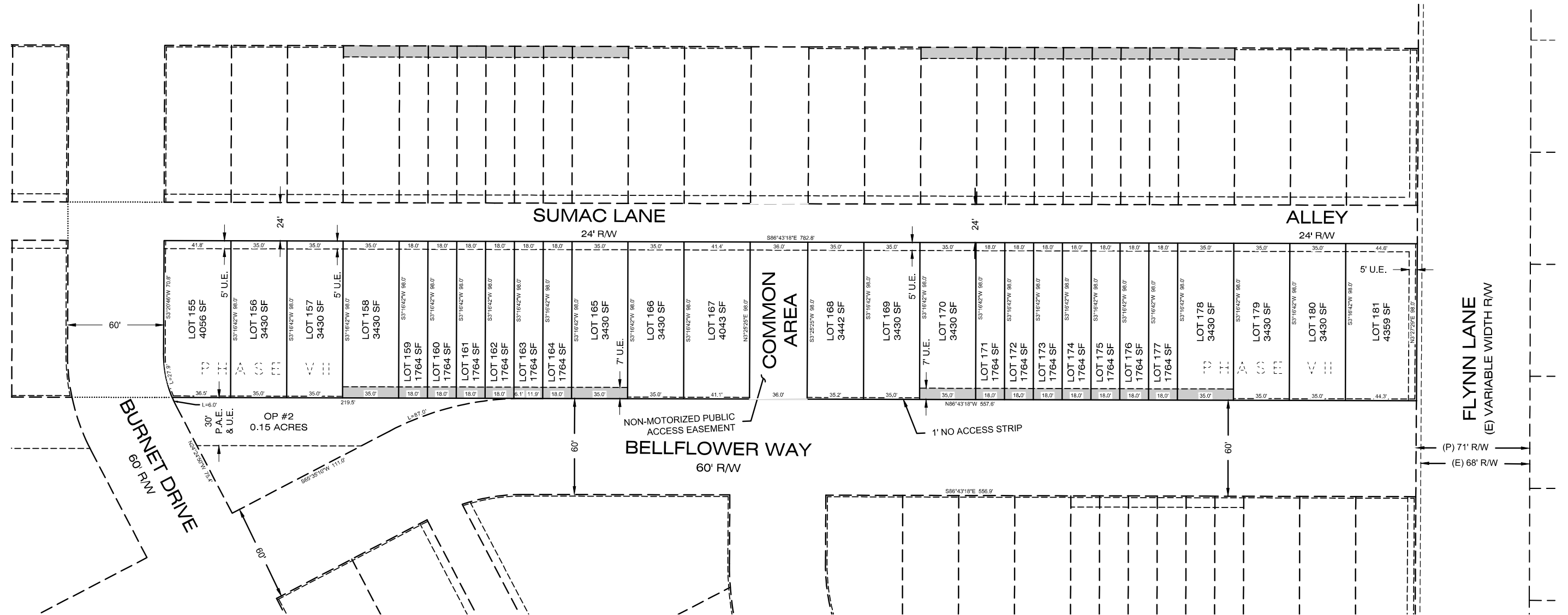
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PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE VII**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

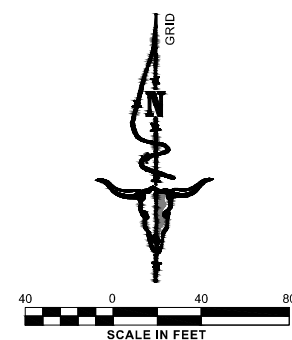
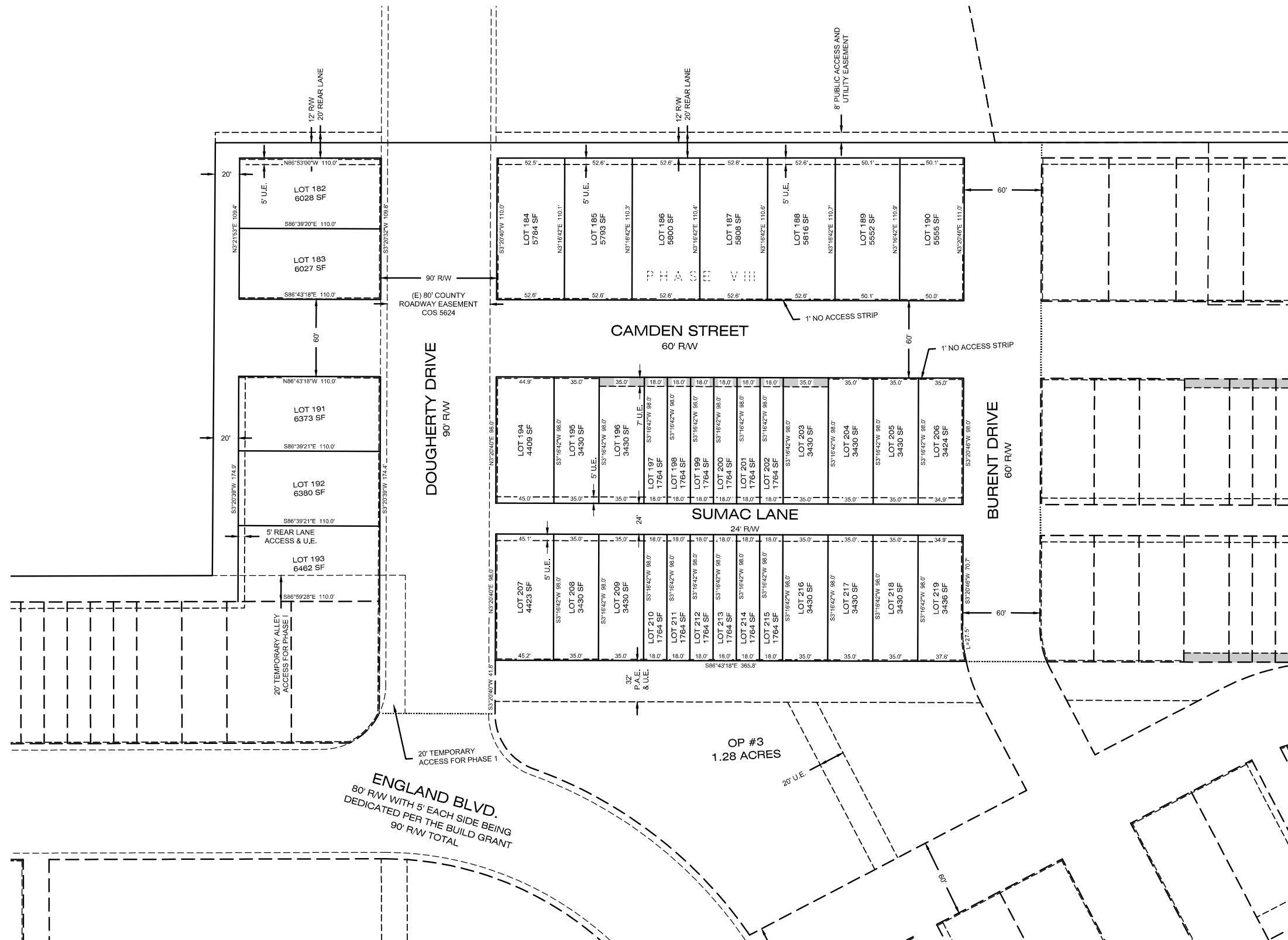


PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE VIII**

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LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



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SHEET 9 OF 10  
WEST END HOMES - PHASE VIII  
AN PRELIMINARY PLAT OF THE CITY OF MISSOULA

PRELIMINARY PLAT OF  
**WEST END HOMES - PHASE IX**

LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

