

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'

ENGLAND BLVD.

65.90'

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

BELLFLOWER WAY

BELLFLOWER WAY

ENGLAND BLVD.

BURNET DRIVE

BARBERRY STREET

MANIPOSA DRIVE

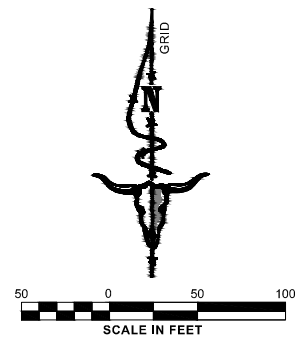
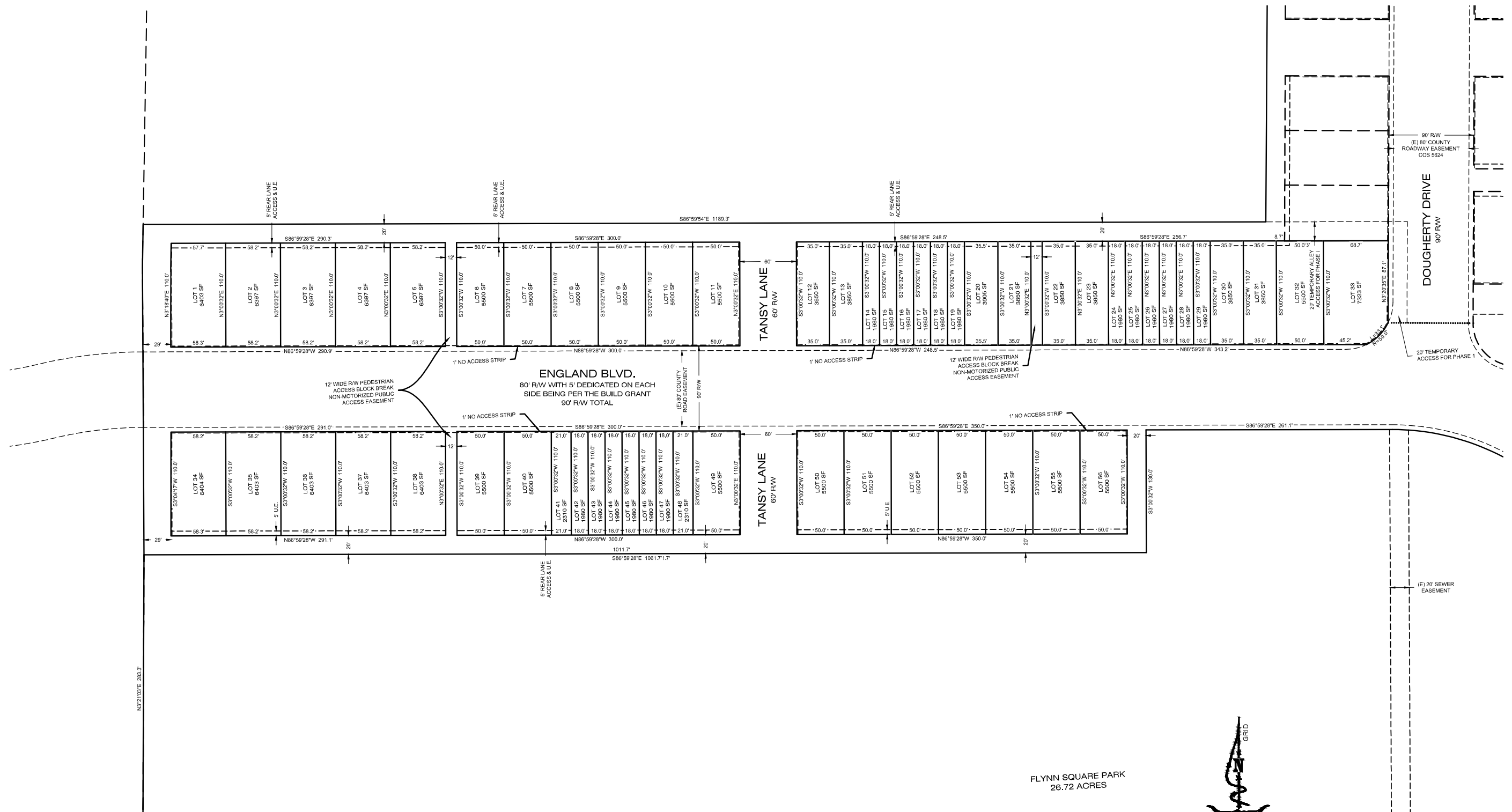
S3°27'29"W 1223.28'

FLYNN LANE

ENGLAND BLVD.

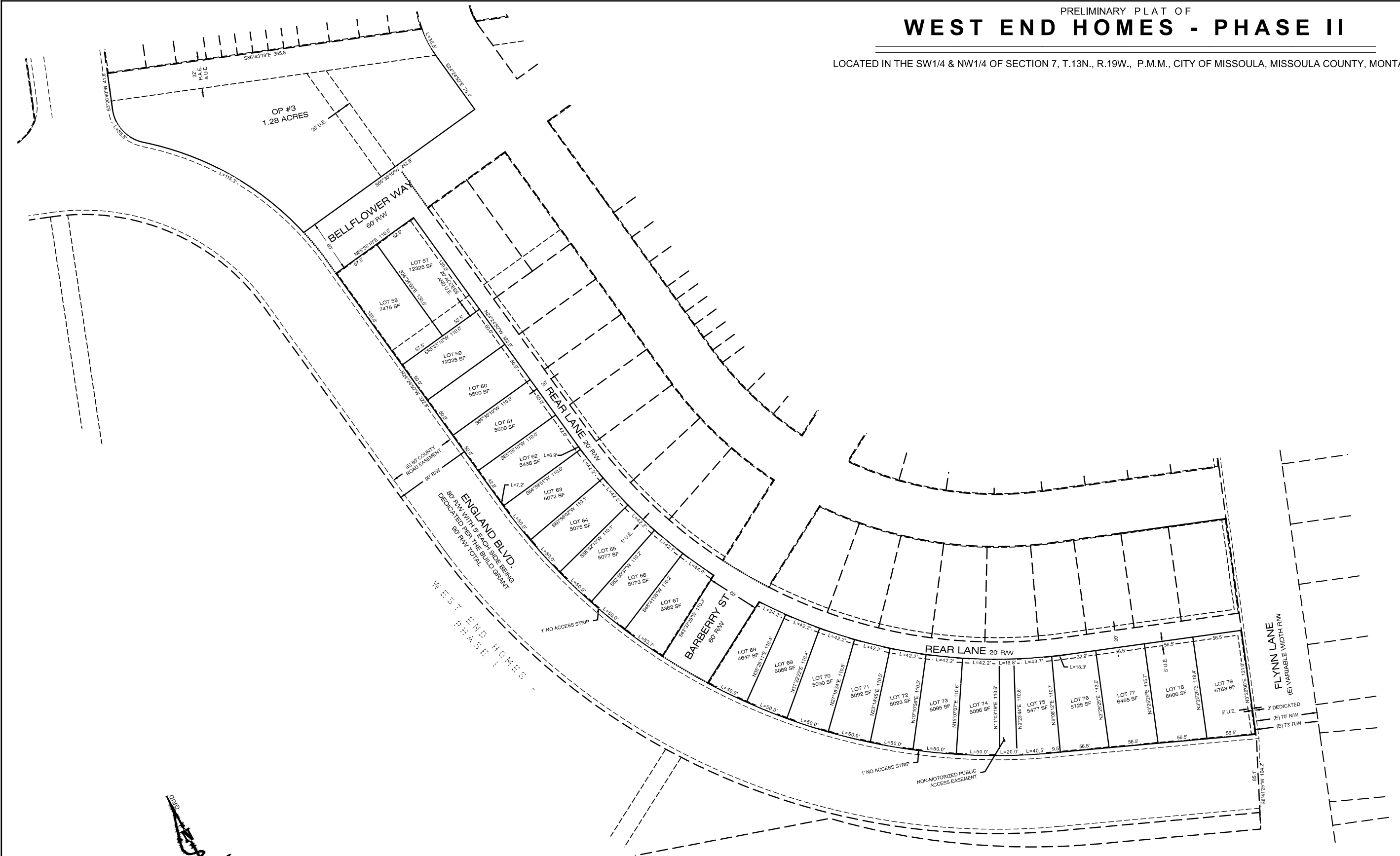
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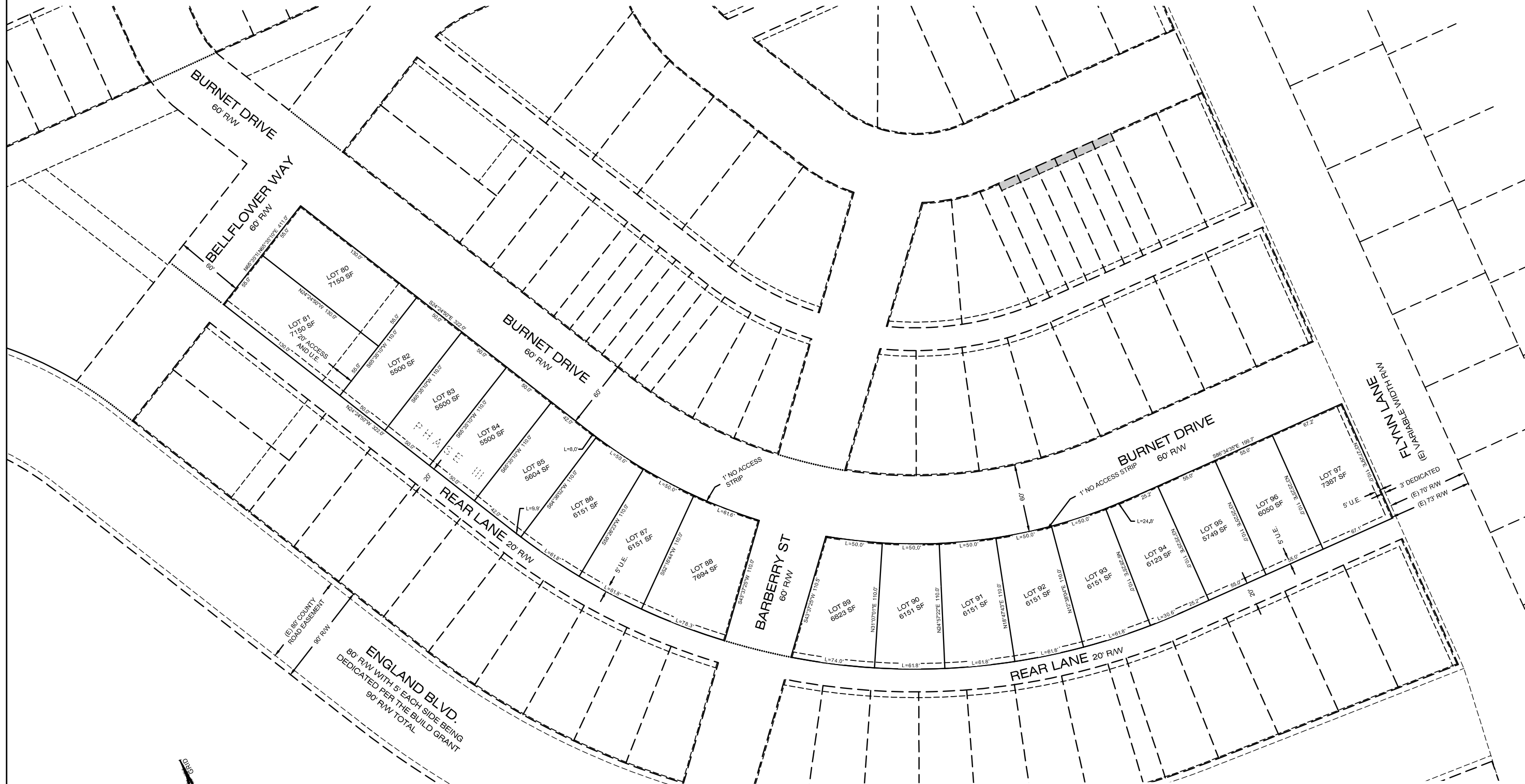
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PRELIMINARY PLAT OF
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LOCATED IN THE SW1/4 & NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PREPARED BY:

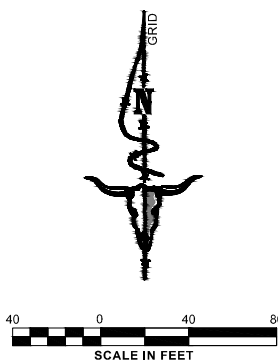
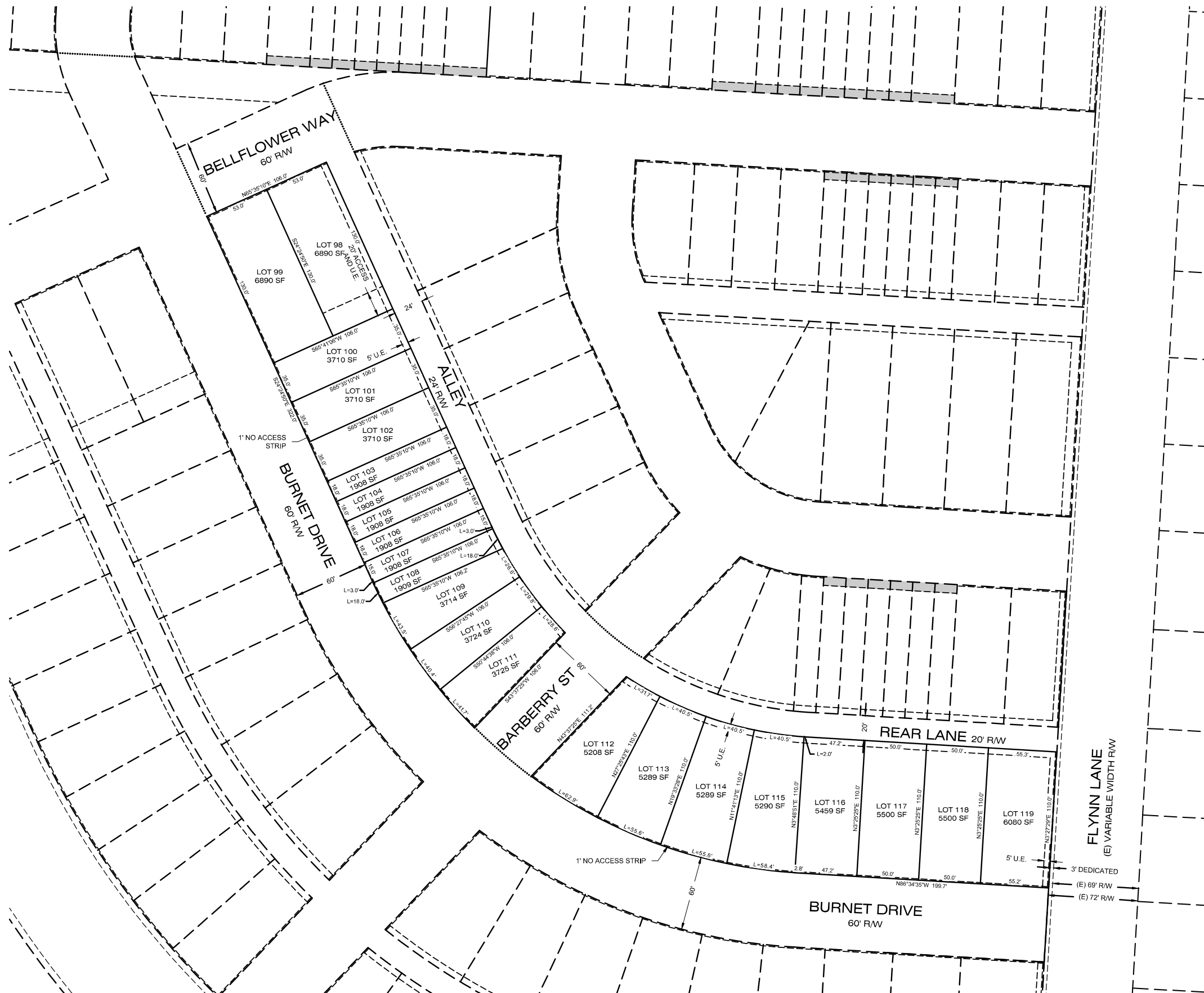


1817 SOUTH AVE. W. STE. A PH: 406.721.0142
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59801 www.imegcorp.com
IMEG PROJECT NO. 21000864



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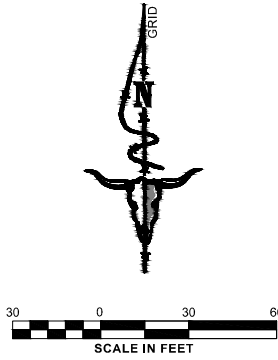
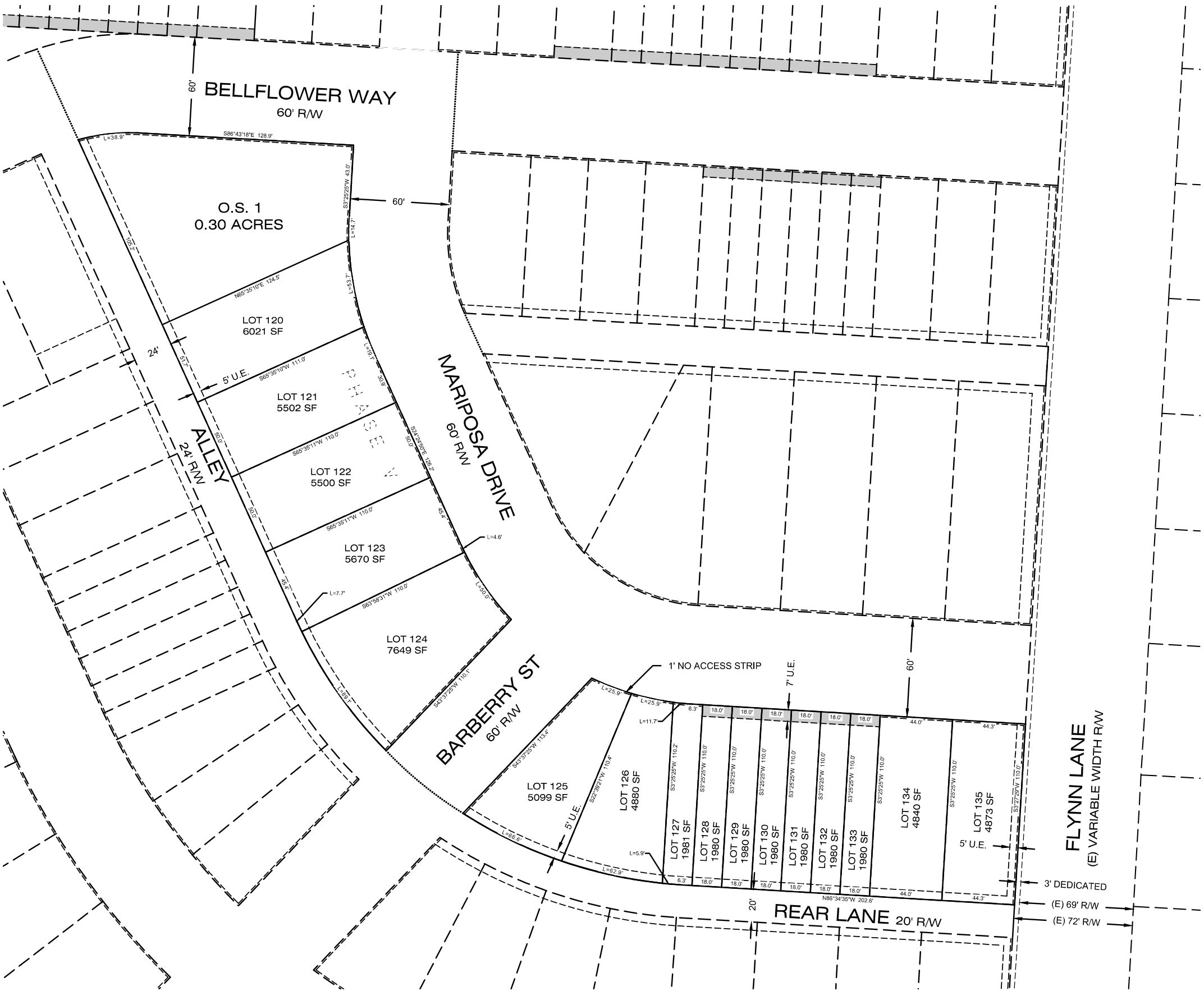
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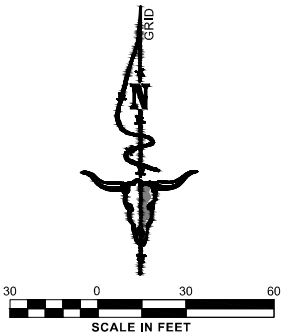
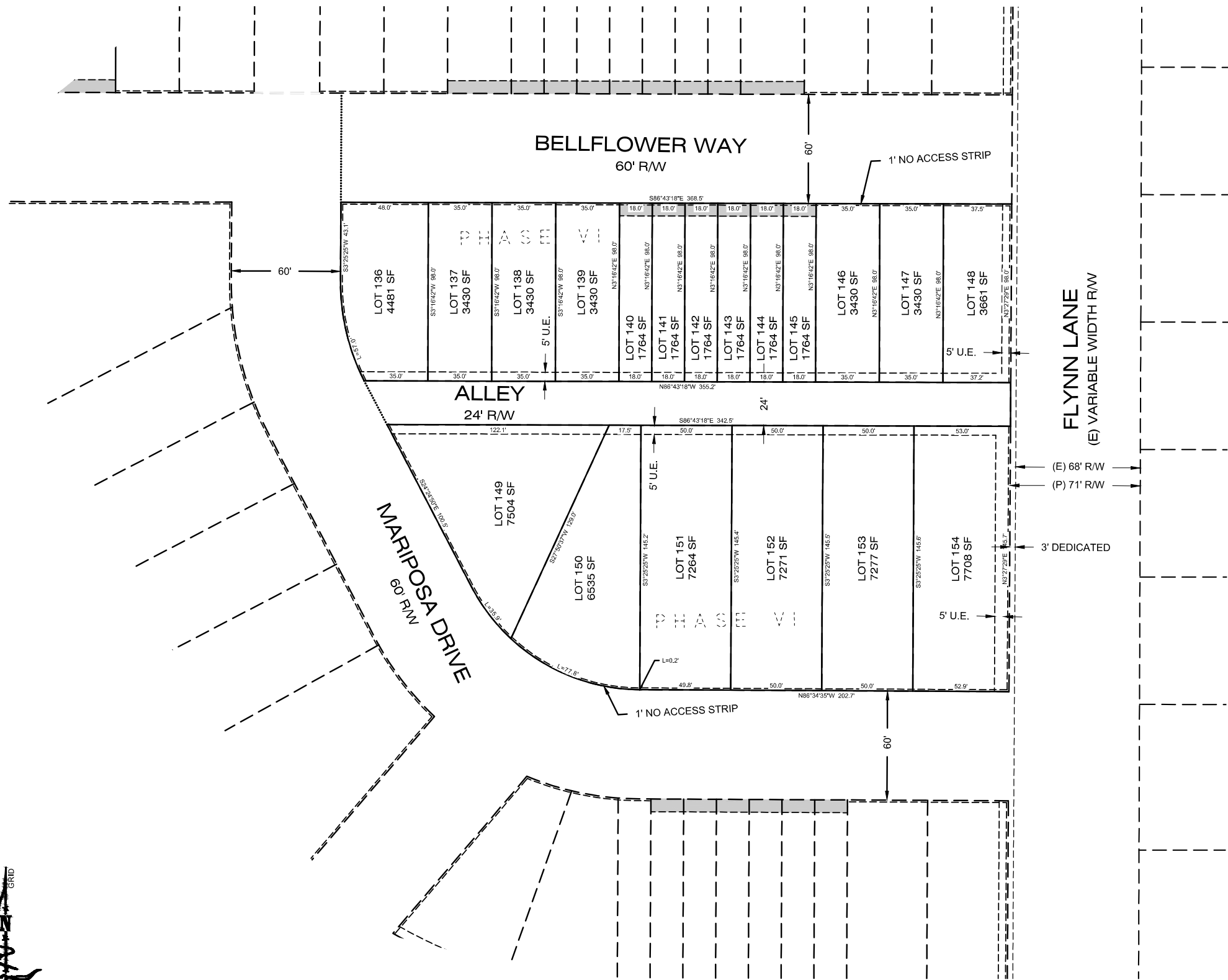
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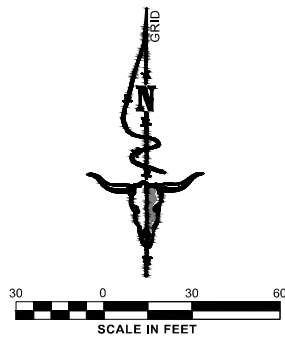
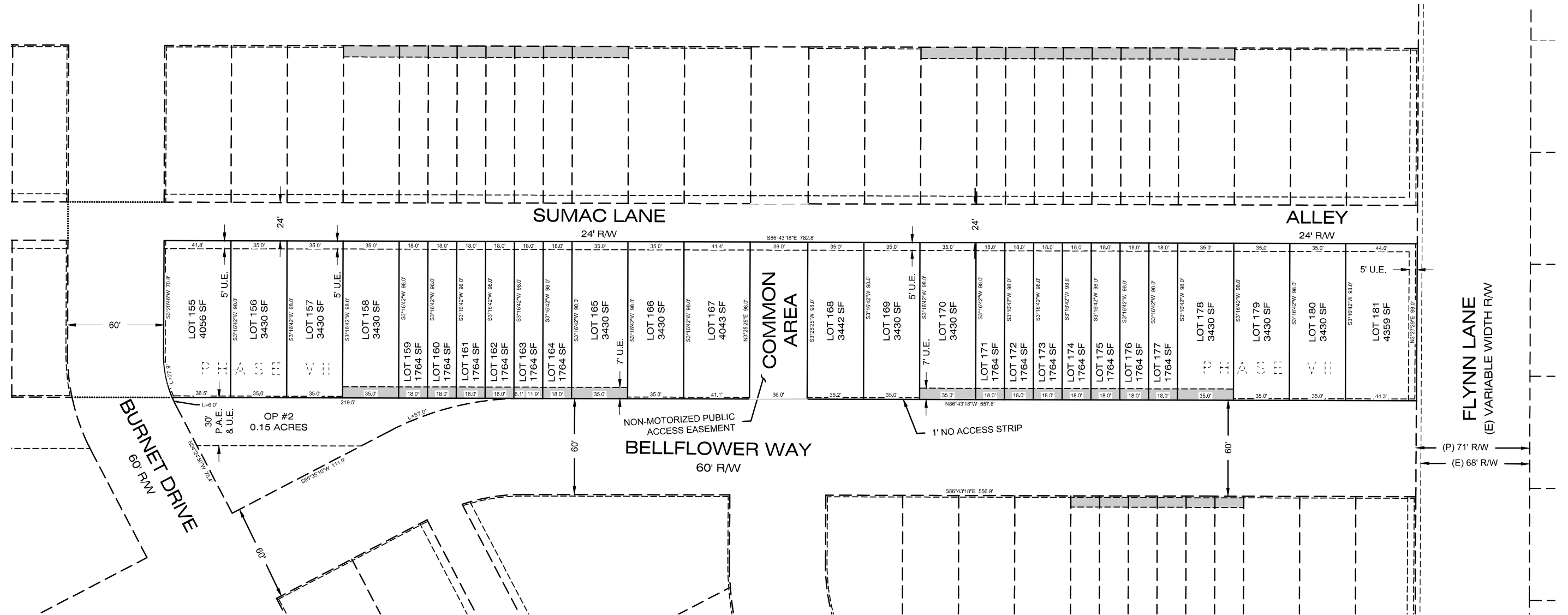
PRELIMINARY PLAT OF
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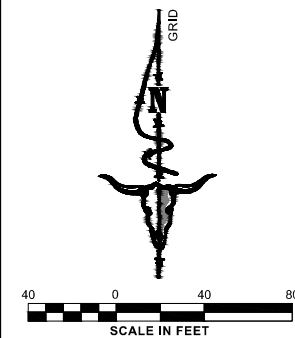
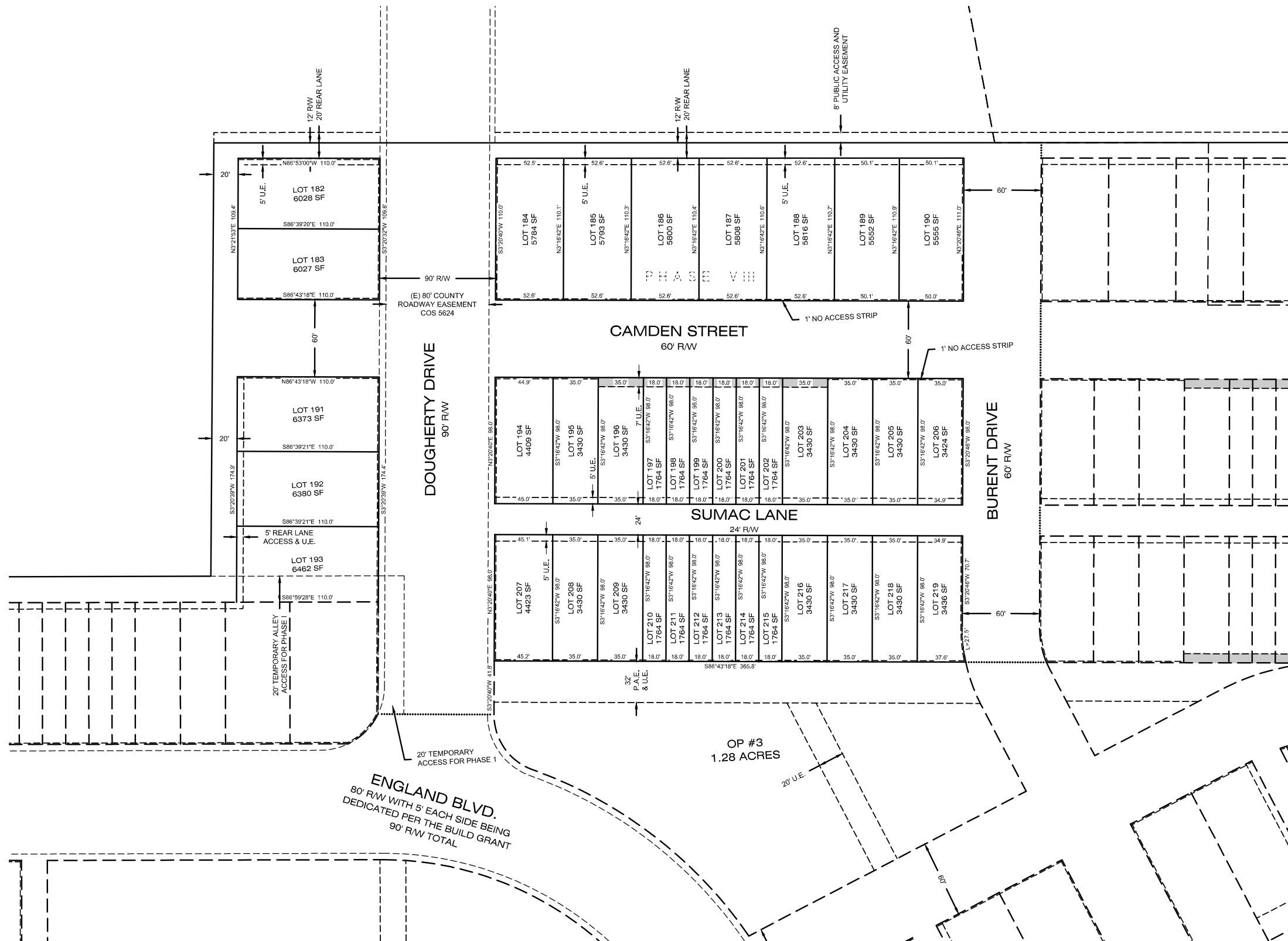
PRELIMINARY PLAT OF
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PRELIMINARY PLAT OF WEST END HOMES - PHASE VIII

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PRELIMINARY PLAT OF
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