

PRELIMINARY PLAT OF
SAPPHIRE PLACE SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 07, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

CERTIFICATION OF CITY ATTORNEY:

I, _____, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF **SAPPHIRE PLACE SUBDIVISION** 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

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 **SAPPHIRE PLACE SUBDIVISION** 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

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



NOTES:

1. WATER RIGHTS ARE IN THE PROCESS OF BEING SEVERED/RESERVED TO BE HELD BY THE PROPERTY OWNER

PERIMETER LEGAL DESCRIPTION:

PARCEL 2A OF CERTIFICATE OF SURVEY NO. 6689, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA. CONTAINING A TOTAL OF 18.73 ACRES, MORE OR LESS.

LEGEND

- COS = CERTIFICATE OF SURVEY
R/W = RIGHT OF WAY
I.E. = IRRIGATION EASEMENT
P.A.E. = PRIVATE ACCESS EASEMENT
P.R.E. = PUBLIC ROAD EASEMENT
U.E. = UTILITY EASEMENT
O.S. = OPEN SPACE
C.A. = COMMON AREA
PED = PEDESTRIAN
(E) = EXISTING
(P) = PROPOSED



BASIS OF BEARING:

COS 6689

DATE:
JULY - OCTOBER 2022

RECORD OWNERS:
JAMES D. DOUGHERTY FAMILY LLC

SURVEY COMMISSIONED BY:
CATHART GROUP

TOTAL SUBDIVISION AREA:

18.73 ACRES (TOTAL SUBDIVISION)
13.90 ACRES (LOTS)
2.65 ACRES (OPEN SPACE TRANSECT & COMMON AREA)
4.83 ACRES (ROADS)

1/4	SEC.	T.	R.
☒	07	13N.	19W.



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