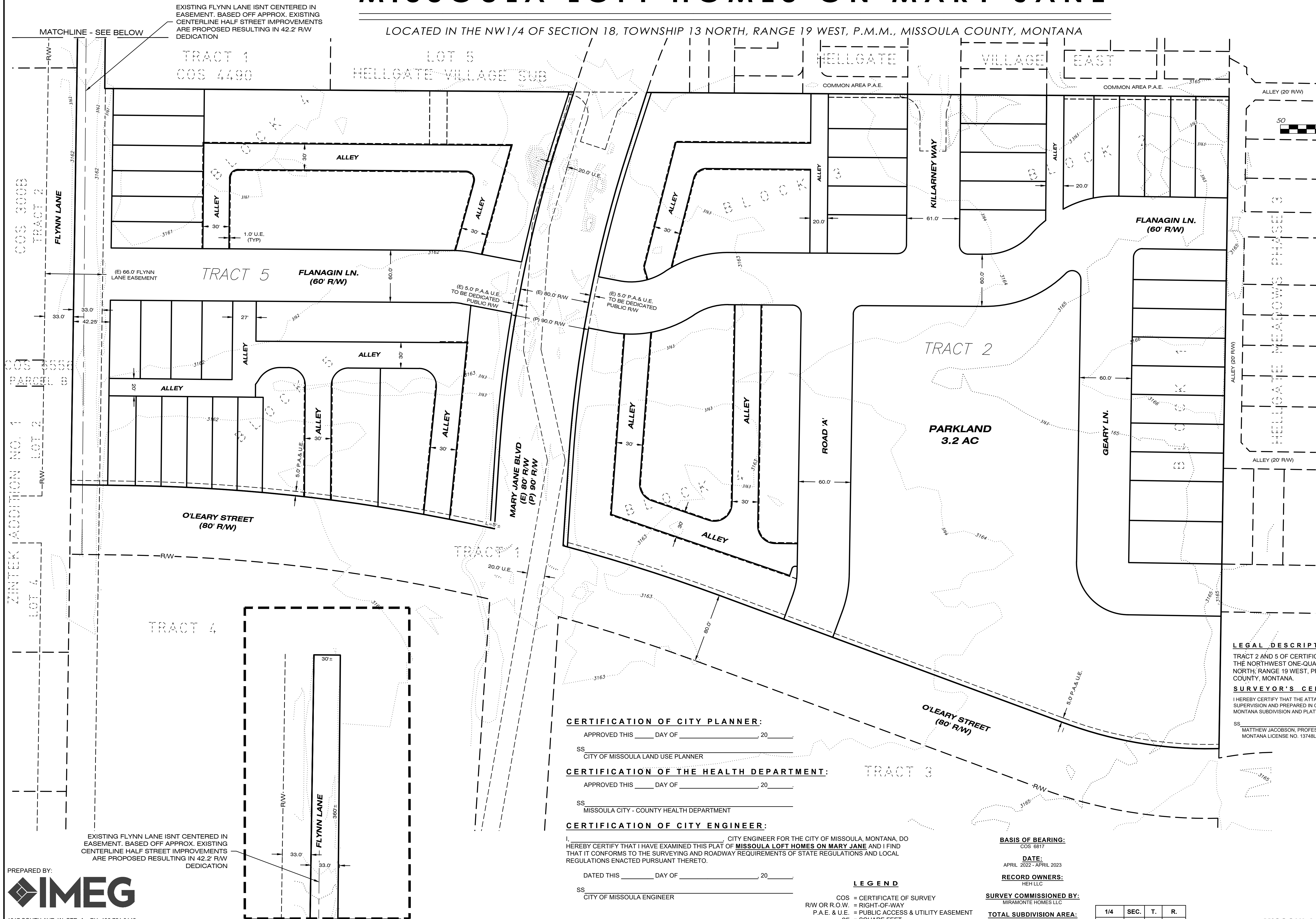
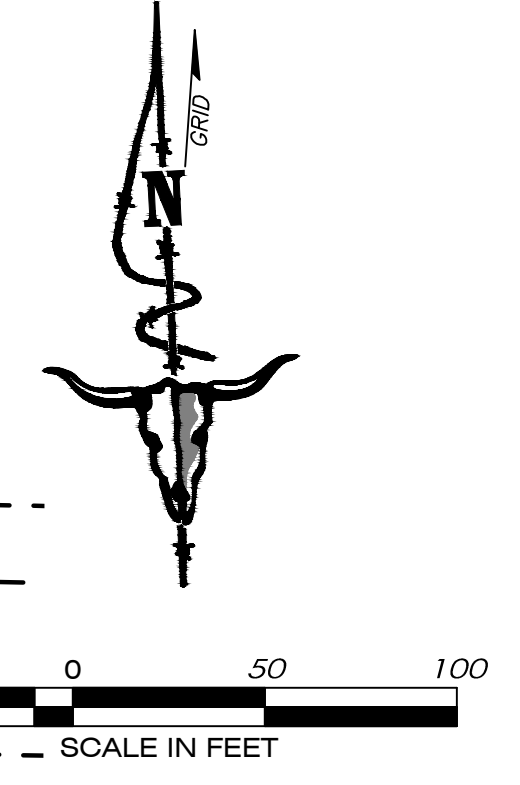


PRELIMINARY PLAT OF MISSOULA LOFT HOMES ON MARY JANE

LOCATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA



EXISTING FLYNN LANE ISNT CENTERED IN EASEMENT. BASED OFF APPROX. EXISTING CENTERLINE HALF STREET IMPROVEMENTS ARE PROPOSED RESULTING IN 42.2' R/W DEDICATION

EXISTING FLYNN LANE ISNT CENTERED IN EASEMENT. BASED OFF APPROX. EXISTING CENTERLINE HALF STREET IMPROVEMENTS ARE PROPOSED RESULTING IN 42.2' R/W DEDICATION

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 MISSOULA LOFT HOMES ON MARY JANE 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

LEGEND

- COS = CERTIFICATE OF SURVEY
- R/W OR R.O.W. = RIGHT-OF-WAY
- P.A.E. & U.E. = PUBLIC ACCESS & UTILITY EASEMENT
- SF = SQUARE FEET
- U.E. = UTILITY EASEMENT
- (E) = EXISTING
- (P) = PROPOSED

BASIS OF BEARING:
COS 6817

DATE:
APRIL 2022 - APRIL 2023

RECORD OWNERS:
HEH LLC

SURVEY COMMISSIONED BY:
MIRAMONTE HOMES LLC

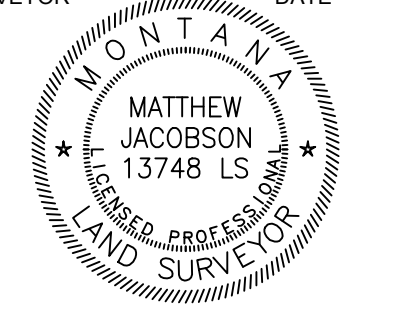
TOTAL SUBDIVISION AREA:
16.74 ACRES (TOTAL SUBDIVISION)
7.80 ACRES (LOTS)
3.24 ACRES (OPEN SPACE)
5.70 ACRES (ROADS)

1/4	SEC.	T.	R.
X	18	13N.	19W.

LEGAL DESCRIPTION
TRACT 2 AND 5 OF CERTIFICATE OF SURVEY 6817, AND BEING LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

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.

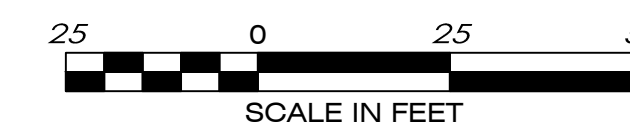
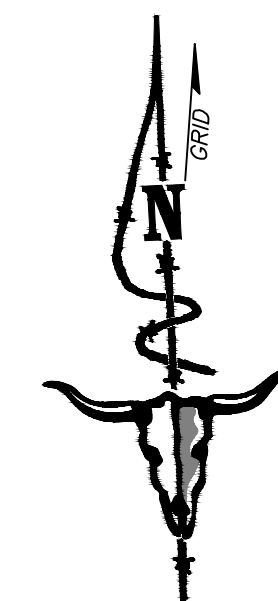
SS. MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS



PREPARED BY:
IMEG
1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com
IMEG PROJECT NO. 22000700

PRELIMINARY PLAT OF MISSOULA LOFT HOMES ON MARY JANE

LOCATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA



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SS: MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE: _____
MONTANA LICENSE NO. 13748LS

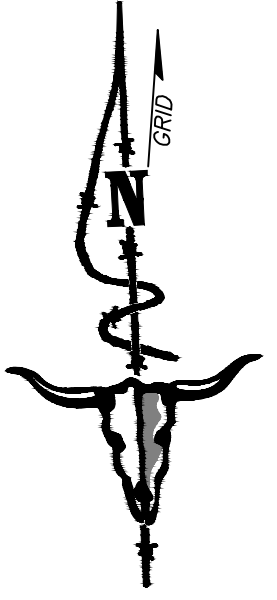
1/4	SEC.	T.	R.
☒	18	13N.	19W.

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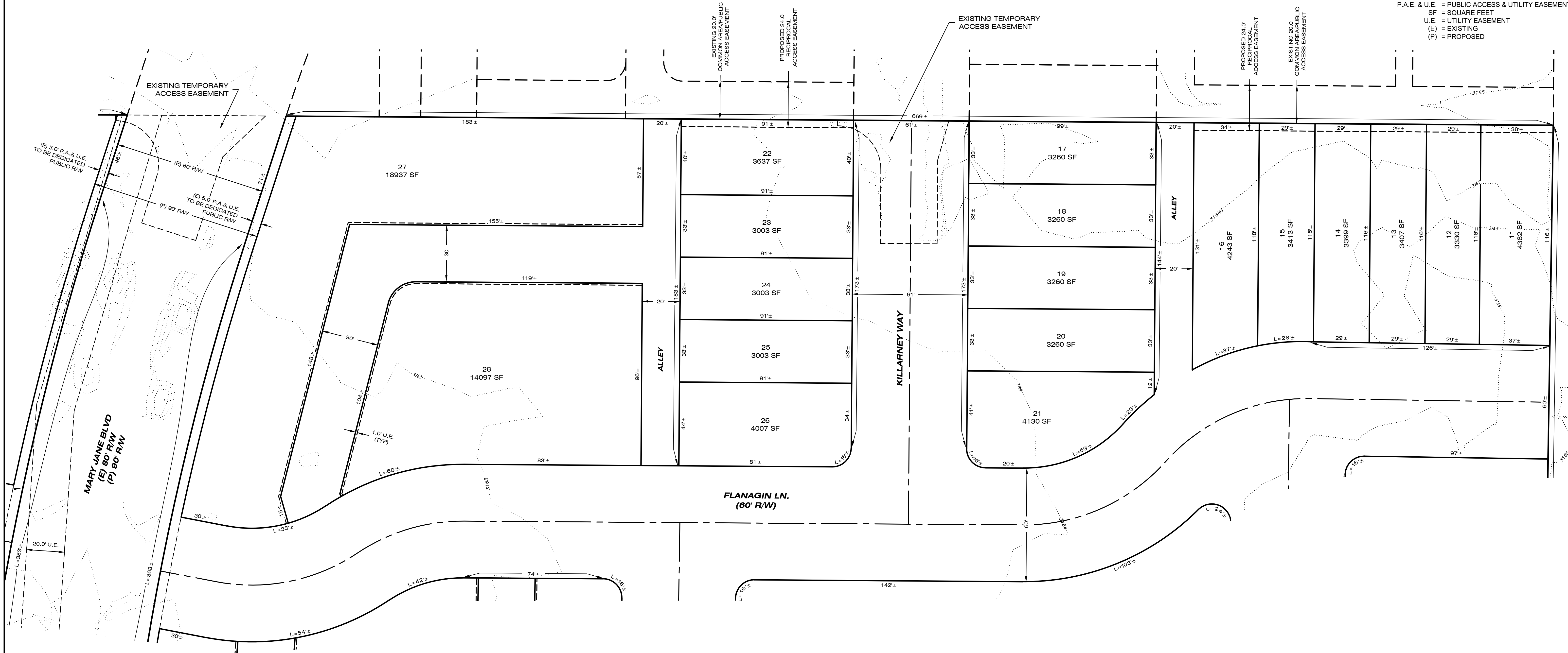
LOCATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA

HELLGATE VILLAGE SUBDIVISION



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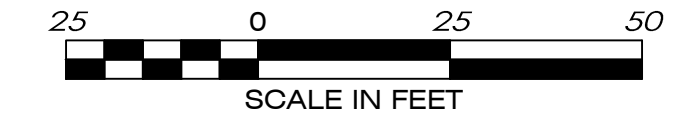
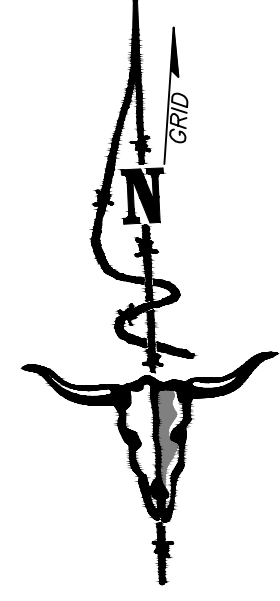
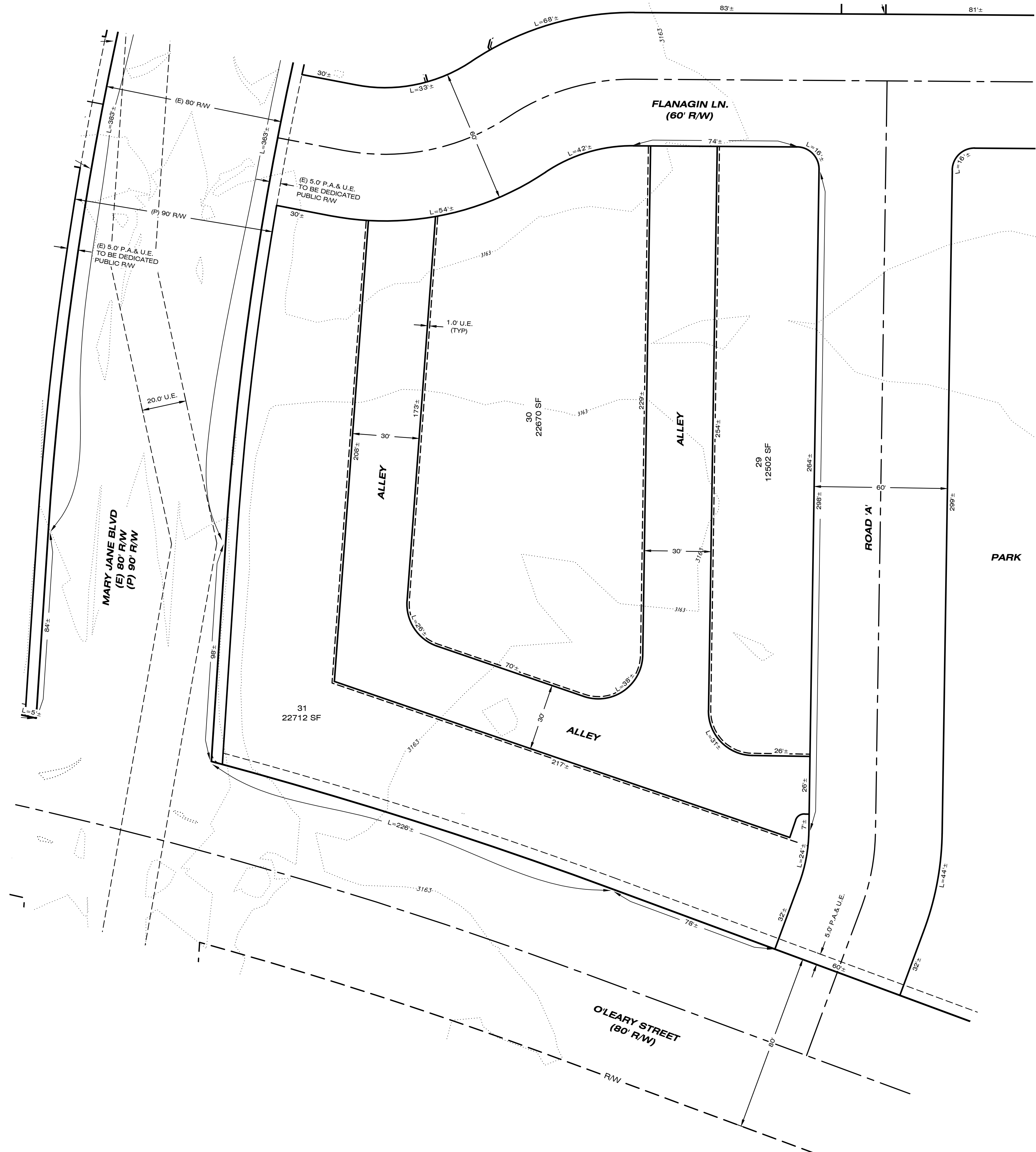
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SS _____ DATE _____
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS

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1/4	SEC.	T.	R.
X	18	13N.	19W.

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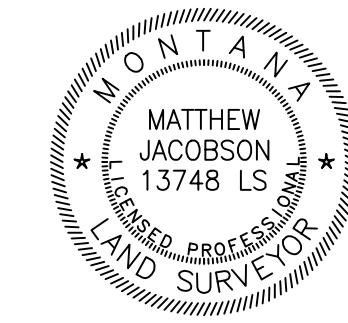
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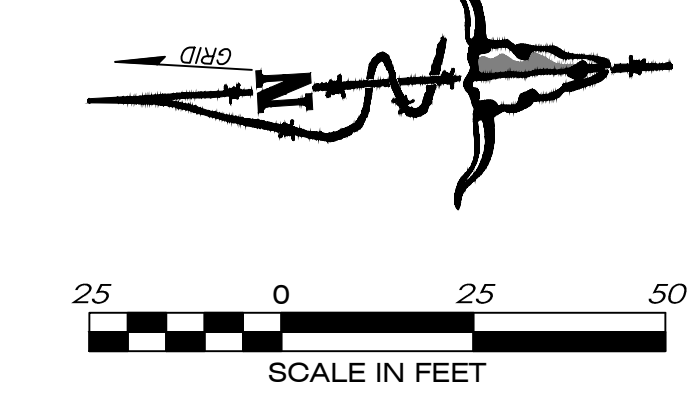
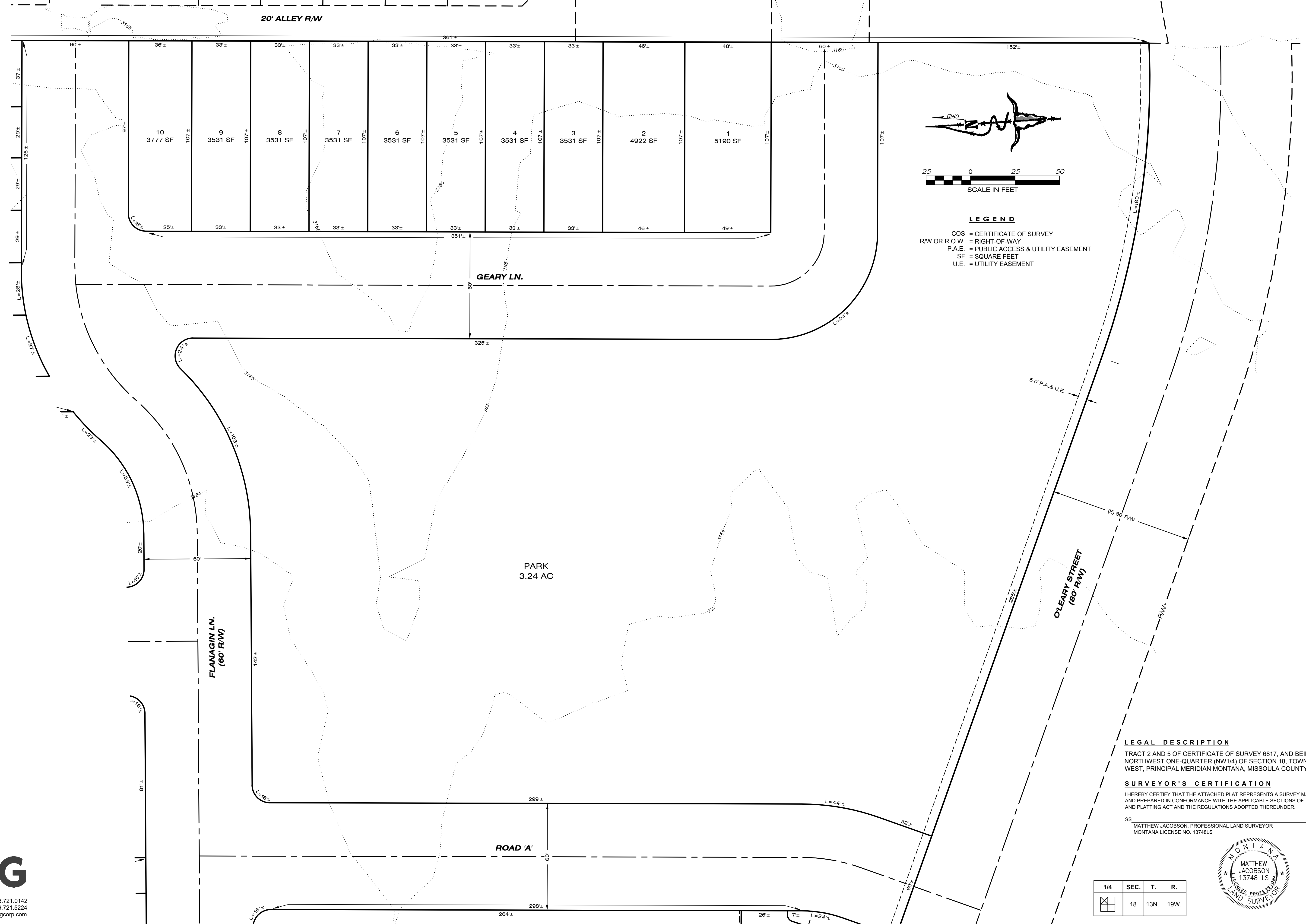
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 IMEG PROJECT NO. 22000700

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