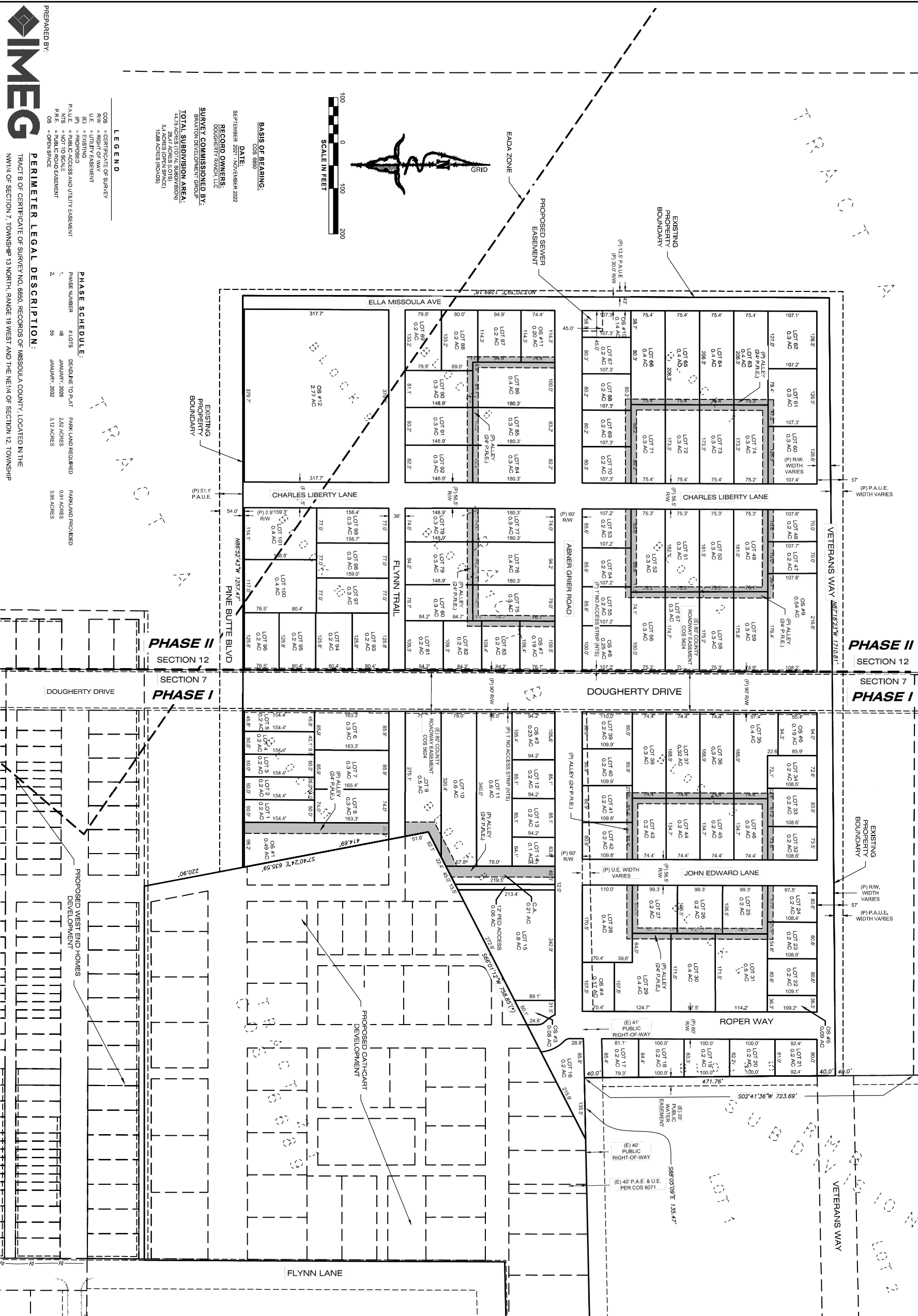


# PRELIMINARY PLAT OF ICON APARTMENT HOMES AT DOUGHERTY RANCH

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



**DATE:** SEPTEMBER 2021 - NOVEMBER 2022

**RECORD OWNERS:** DOUGHERTY RANCH, LLC

**SURVEY COMMISSIONED BY:** DOUGHERTY RANCH, LLC

**TOTAL SUBDIVISION AREA:** 44.73 ACRES (TOTAL SUBDIVISION) 5.4 ACRES (OPEN SPACE) 10.88 ACRES (ROADS)

**LEGEND**

CO.S = CERTIFICATE OF SURVEY  
 RW = RIGHT-OF-WAY  
 U.E. = UTILITY EASEMENT  
 (P) = PROPOSED  
 PA.U.E. = PUBLIC ACCESS AND UTILITY EASEMENT  
 N.S. = NOT TO SCALE  
 P.A.E. = PUBLIC ACCESS EASEMENT  
 OS = OPEN SPACE

**PHASE SCHEDULE:**

PHASE NUMBER	# LOTS	DEADLINE TO PLAT	PARK LAND REQUIRED	PARKLAND PROVIDED
1	46	JANUARY, 2026	0.91 ACRES	0.91 ACRES
2	55	JANUARY, 2032	3.12 ACRES	3.86 ACRES

**PERIMETER LEGAL DESCRIPTION:**

TRACT 8 OF CERTIFICATE OF SURVEY NO. 8890, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST AND THE NE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

CONTAINING A TOTAL OF 44.73 ACRES, MORE OR LESS.

SEC.	T.	R.
14	7	13N., 19W.
12	13N., 20W.	



PREPARED BY:  
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