

PRELIMINARY PLAT OF
MCNETT FLATS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC

TOTAL SUBDIVISION AREA:
20.19 ACRES (GROSS)
15.42 ACRES (NET)

PERIMETER LEGAL DESCRIPTION

TRACT 8A OF CERTIFICATE OF SURVEY 6109, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

KEY NOTES:

- 60' PRIVATE ROAD & PUBLIC UTILITY EASEMENT PER MICRO BOOK 549, PAGE 1716
- PROPOSED 20' IRRIGATION EASEMENT
- 20' ALLEY PER 44 RANCH, PHASES 1 AND 2
- 10' X 50' DRAINAGE EASEMENT PER BOOK 864, PAGE 382
- 5' PUBLIC ACCESS & UTILITY EASEMENT
- 10.5' PUBLIC ACCESS EASEMENT
- 16' PUBLIC ACCESS EASEMENT
- 1' NO ACCESS STRIP
- SOUTH BOUNDARY BEARING INFLECTION POINT PER CERTIFICATE OF SURVEY 6109
- 10' PUBLIC ACCESS EASEMENT (SEE DETAIL 'A')
- 10' PUBLIC ACCESS EASEMENT (SEE DETAIL 'B')

NOTES:

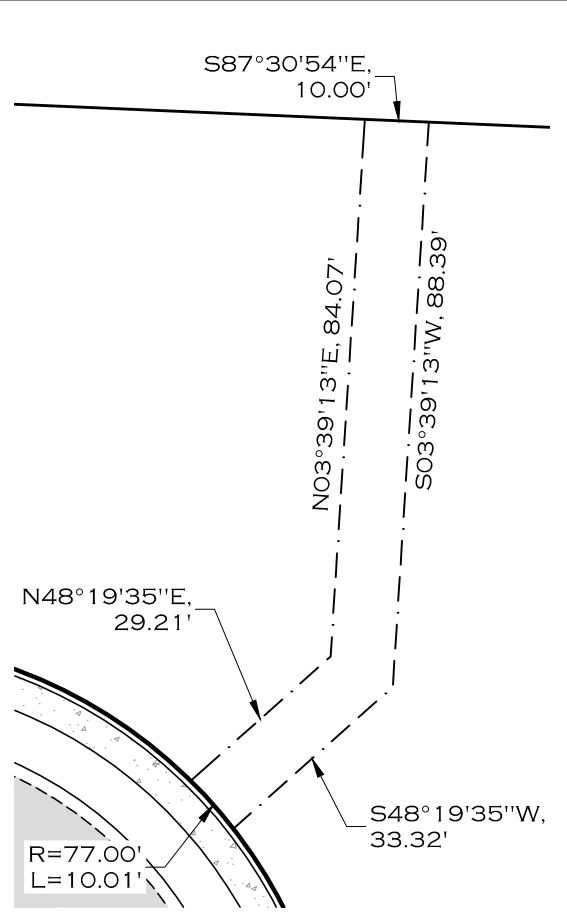
- PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- PARKLAND DEDICATION TO BE SATISFIED THROUGH ONE (1) OF THE FOLLOWING OPTIONS:
 - CASH-IN-LIEU OF 2.92 ACRES OF PARKLAND AND DEDICATION OF 0.15 ACRES OF MULT-USE TRAIL EASEMENT.
 - CASH-IN-LIEU OF 1.46 ACRES OF PARKLAND, 1.46 ACRES OF COMMON AREAS TO BE PLATTED TO THE EAST OF GEORGE ELMER DRIVE, AND DEDICATION OF 0.15 ACRES OF MULT-USE TRAIL EASEMENT.

CERTIFICATE OF SURVEYOR

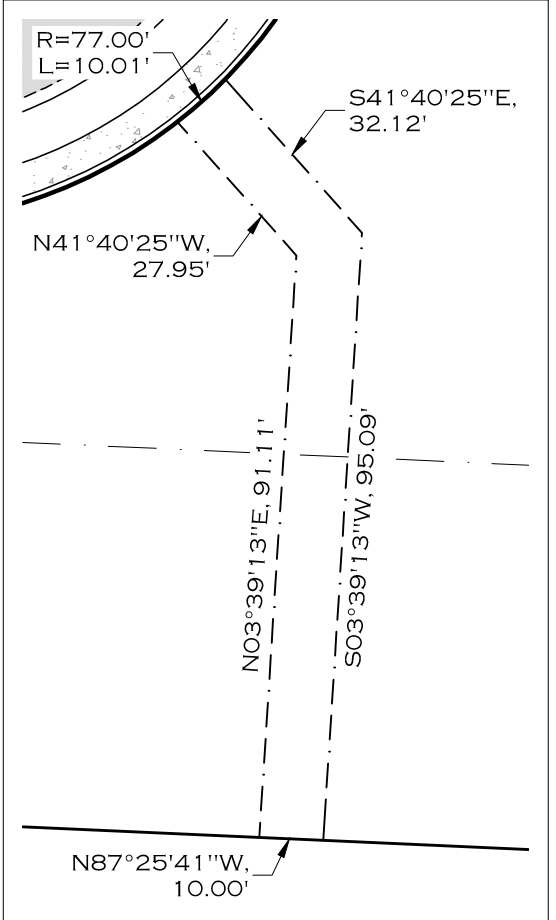
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION.

MICHAEL D. SHAYLOR, PLS
MONTANA REGISTRATION NO. 19110 LS

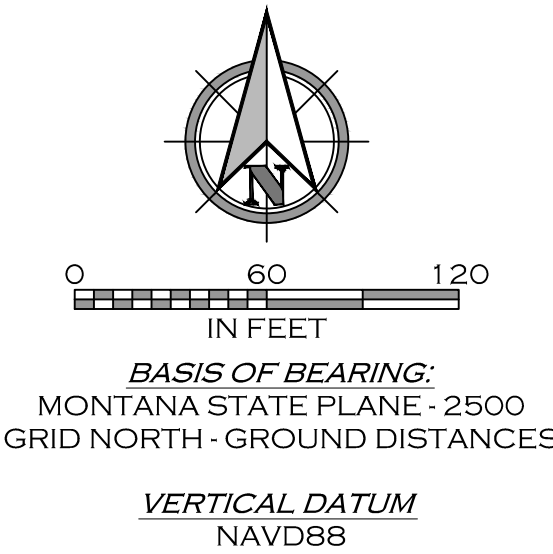
DATE



DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE



WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
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3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505
WWW.WOITHENG.COM

1/4	SECTION	TOWNSHIP	RANGE
	12	13 N	20 W

PRINCIPAL MERIDIAN MONTANA
MISSOULA COUNTY, MONTANA
WEI JOB#: 1931
DRAWN: GRH
QA: MDS
DATE: DECEMBER 1, 2020
FILENAME: PRELIMPLAT.DWG
SHEET 1 OF 1