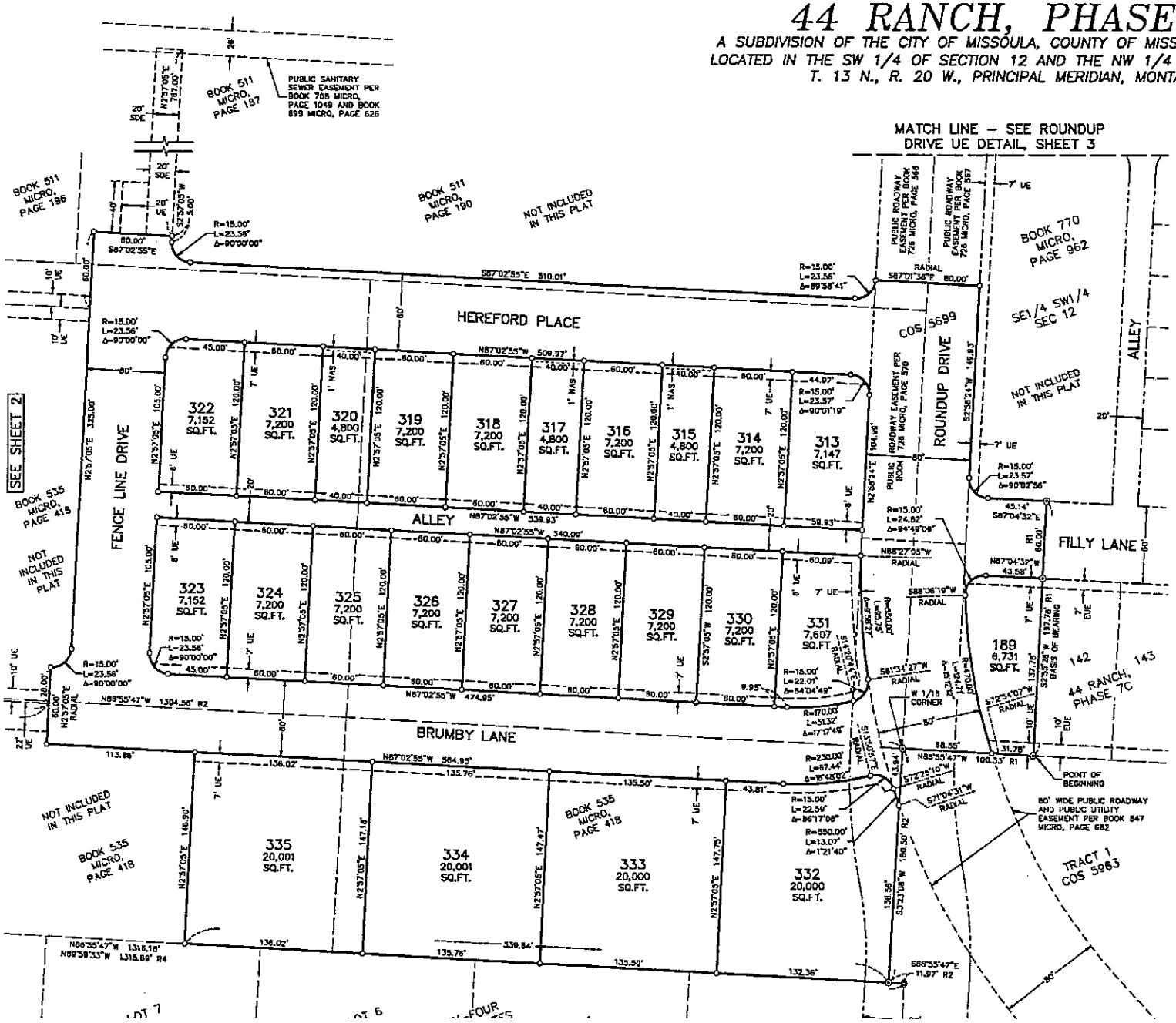
SUBDIVISION PLAT OF

44 RANCH, PHASE 8

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 12 AND THE NW 1/4 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS

44 RANCH, PHASE 7C

LEGEND

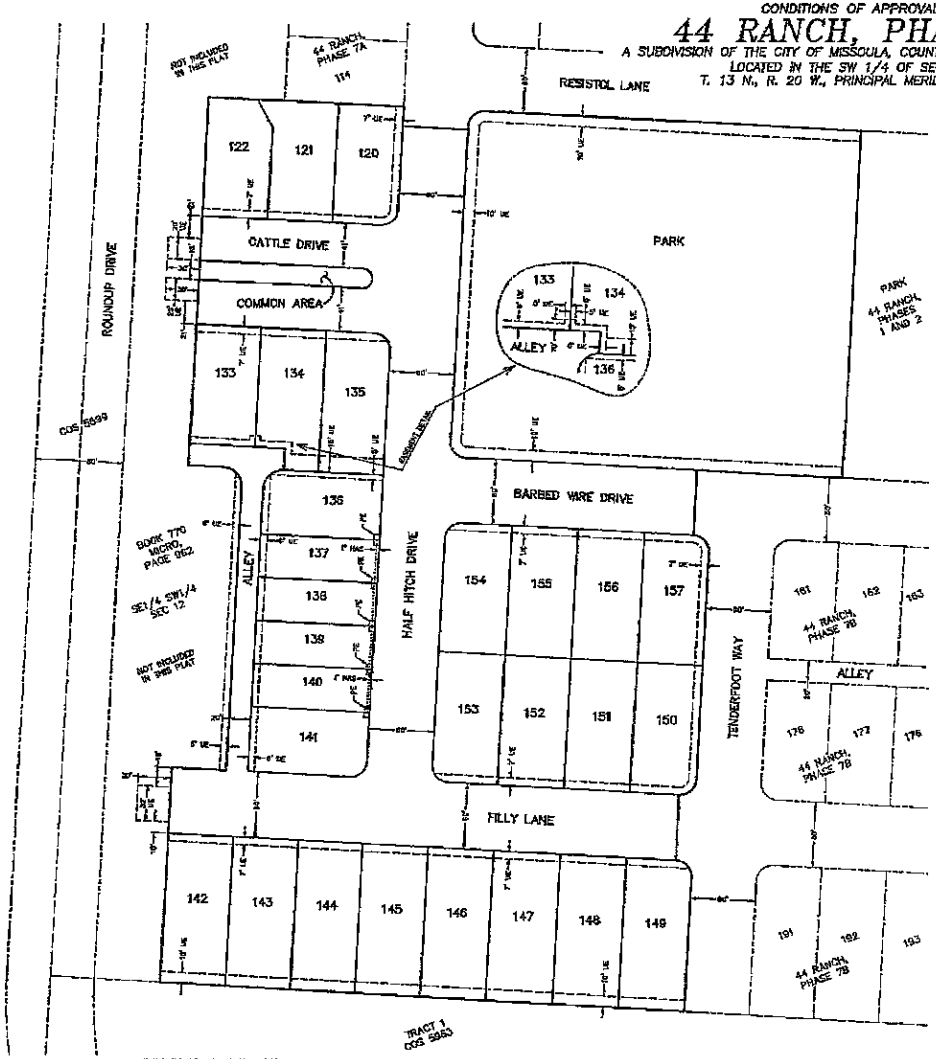
○	SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 15734LS) (TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT MORE THAN 180 DAYS FROM THE FILING DATE OF THE PLAT)
◎	FOUND 5/8 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 15734LS)
●	FOUND 5/8 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (ELI 3713S)
UE	UTILITY EASEMENT
EUE	UTILITY EASEMENT PER 44 RANCH, PHASE 7C OR 44 RANCH, PHASE 7A
SDE	PUBLIC STORM DRAINAGE EASEMENT
NAS	NO ACCESS STRIP (ACCESS CONTROL LINE)
COS	CERTIFICATE OF SURVEY
RM	REFERENCE MONUMENT
(NTS)	NOT TO SCALE
R1	RECORD AND FOUND DATA PER 44 RANCH, PHASE 7C
R2	RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 5963
R3	RECORD DATA PER CERTIFICATE OF SURVEY NO. 3899
R4	RECORD DATA PER FORTY-FOUR RANCH ESTATES
FD	FOUND DATA

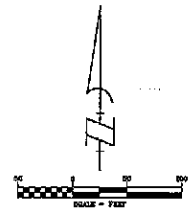
NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

CONDITIONS OF APPROVAL OF

44 RANCH, PHASE 7C

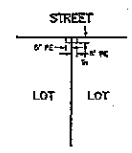
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA





LEGEND

UE UTILITY EASEMENT
PE PRIVATE UTILITY SERVICE LINE EASEMENT (SEE DETAIL)
NAE NO ACCESS STRIP (ACCESS CONTROL LINE)
COS CERTIFICATE OF SURVEY



TYPICAL PRIVATE UTILITY SERVICE LINE EASEMENT (PE) DETAIL
FOR LOTS 136 THROUGH 141

CERTIFICATE OF LANDOWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2 OF THIS PLAT) REPRESENTS REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AS, THAT ALL CONDITIONS OF SUBDIVISION APPLICABLE FOR THE PURPOSE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 8.94.3011(1)(D)(ii), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

AUTHORIZED OFFICER
GRASS VALLEY PROJECT, LLC

ACKNOWLEDGEMENT:

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF June, 2016 BY Kevin Hanley ACTING IN THE CAPACITY OF AUTHORIZED MEMBER ON BEHALF OF GRASS VALLEY PROJECT, LLC.

SIGNATURE Kevin Hanley

NOTARY PUBLIC
Kevin Hanley
for the State of Montana,
Residing in Missoula, MT
My Commission Expires
July 28, 2016

THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE CITY OF MISSOULA:

1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION CONSTITUTES ASSENT BY THE LOT OWNER TO WAIVE THE RIGHT TO PROTEST A FUTURE REQUIRED FOR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF PARKS, DRAINAGE FACILITIES, CURBS AND GUTTERS, PEDESTRIAN WALKWAYS OR SIDEWALKS ON GEORGE ELMER DRIVE, BUCKS WAGON DRIVE, SHINDIG DRIVE, AND ALL STREETS WITHIN THE 44 RANCH SUBDIVISION, BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFEREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.

2) THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND SUBJECT TO THE REQUIREMENTS OF THE AIRPORT INFLUENCE AREA RESOLUTION. THE 44 RANCH SUBDIVISION MAY ALSO BE WITHIN AN EXTENDED APPROACH AND DEPARTURE ZONE FOR A PROPOSED SECOND RUNWAY AS SHOWN IN THE AIRPORT AUTHORITY'S 2004 PLAN AND LOT OWNERS SHOULD BE AWARE OF THE RESULTANT SAFETY RISK. LOT OWNERS SHOULD CONSULT THE AIRPORT LAYOUT PLAN AND ANY RELEVANT DOCUMENTS TO DETERMINE THE STATUS OF THE PROPOSED RUNWAY LOCATION AT THE TIME OF PURCHASE.

3) EASEMENTS ARE PROVIDED IN LOTS 130, 142, 143, 144, 145, 146, 147, 148, AND 149 OF 44 RANCH, PHASE 2D. GRAVE SPACES ARE ALLOWED AND SHALL HAVE A MAXIMUM DEPTH OF 3.5' DETERMINED FROM THE FINISHED DIRT GRADE IN THE GRAVE SPACE TO THE FINAL LANDSCAPED SURFACE ELEVATION AT THE CENTER OF THE HOUSE SIDE YARD.

1/4	SEC.	T.	R.
SW	12	13N.	20W.

SURVEY COMMISSIONED BY:
GRASS VALLEY PROJECT, LLC
SHEET 2 OF 2
DATE: JUNE 14, 2016
DRAFT: CEO
PROJECT NO.: 16-09-05
FILE NO.: 160905PLAT.DWG
LAYOUT TAB: SHT2

WGM GROUP

MISSOULA, MONTANA

MISSOULA COUNTY
RECORDED 07/07/2016 10:34:07 AM
Fee: $ 0.00
Vicki Zeier, Missoula County Clerk & Recorder

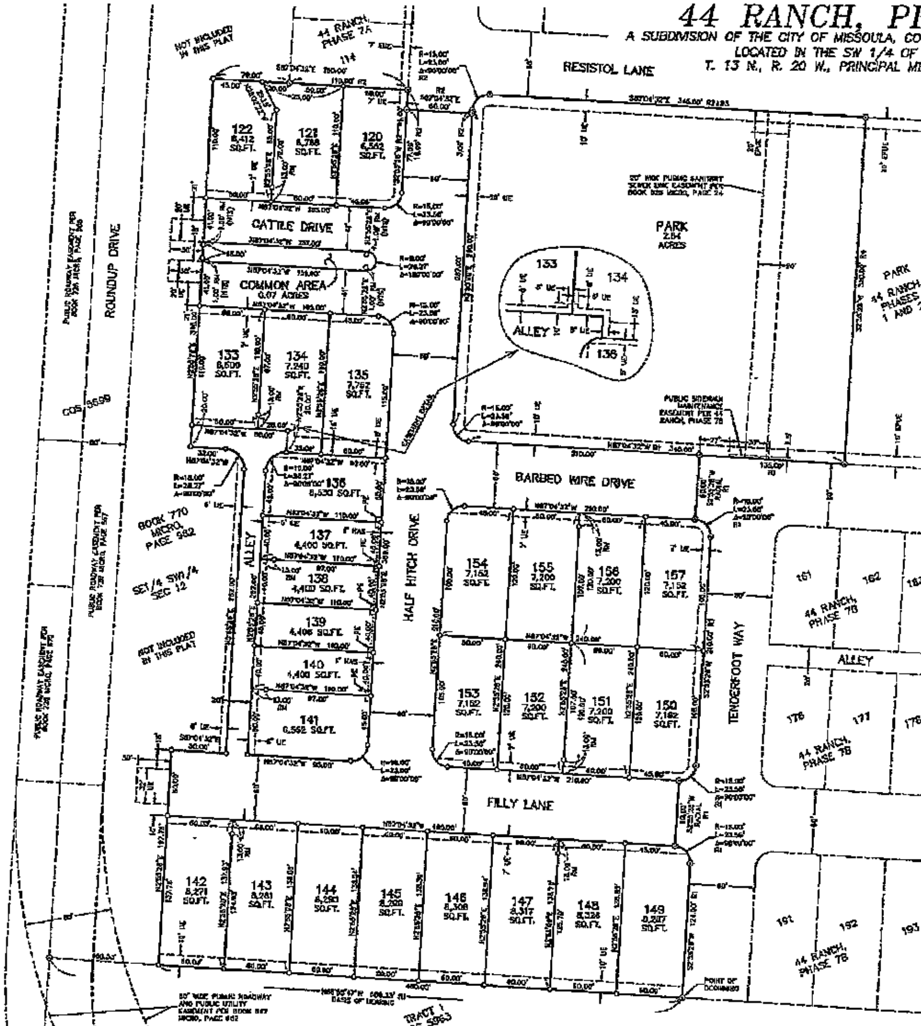
SAC	Book 965	Page 993
SPA	Book 965	Page 993
OR	Book 965	Page 994
CTP	Book 965	Page 995
MAS	Book 965	Page 996
COV	Book 788	Page 899

10-5965

SUBDIVISION PLAT OF

44 RANCH, PHASE 7C

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



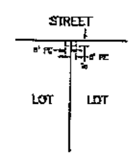
BASIS OF BEARINGS

44 RANCH, PHASE 7B

LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP RFA 16734LS) (TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT MORE THAN 180 DAYS FROM THE FILING DATE OF THE PLAT)
- FOUND 5/8 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP RFA 16734LS)
- UE — UTILITY EASEMENT
- PE — PRIVATE UTILITY SERVICE LINE EASEMENT (SEE DETAIL)
- EUE — UTILITY EASEMENT PER 44 RANCH, PHASE 7A
- EPUE — PUBLIC UTILITY EASEMENT PER 44 RANCH, PHASES 1 AND 2 OR 44 RANCH, PHASE 5
- NAS — NO ACCESS STRIP (ACCESS CONTROL LINE)
- COS — CERTIFICATE OF SURVEY
- RM — REFERENCE MONUMENT
- (NTS) — NOT TO SCALE
- R1 — RECORD AND FOUND DATA PER 44 RANCH, PHASE 7B
- R2 — RECORD AND FOUND DATA PER 44 RANCH, PHASE 7A
- R3 — RECORD AND FOUND DATA PER 44 RANCH, PHASE 5
- R4 — RECORD AND FOUND DATA PER 44 RANCH, PHASES 1 AND 2

NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.



TYPICAL PRIVATE UTILITY SERVICE LINE EASEMENT (PE) DETAIL
FOR LOTS 136 THROUGH 141

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS, ALLEYS, PARK, AND COMMON AREA AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION: PERIMETER

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 770 MICRO, PAGE 982, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 44 RANCH, PHASE 7B, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE N 86°55'47" W ALONG THE NORTHERLY LINE OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 5963, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA, 480.00 FEET; THENCE N 02°55'28" E, 197.78 FEET; THENCE S 87°04'32" E, 30.00 FEET; THENCE N 02°55'28" E, 222.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 28.27 FEET; THENCE N 87°04'32" W, 32.00 FEET; THENCE N 02°55'28" E, 340.00 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 114 OF 44 RANCH, PHASE 7A, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE S 87°04'32" E ALONG SAID SOUTHERLY LINE AND ITS WESTERLY PROLONGATION, 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 114; THENCE ALONG THE SOUTHERLY LINES OF SAID 44 RANCH, PHASE 7A AND 44 RANCH, PHASE 5, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, ALSO BEING THE WESTERLY, SOUTHERLY, AND EASTERLY RIGHT-OF-WAY LINES OF HALF HITCH DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINES OF RESISTOL LANE THE FOLLOWING FIVE (5) COURSES: 1) S 02°55'28" W, 18.00 FEET; 2) S 87°04'32" E, 80.00 FEET; 3) N 02°55'28" E, 3.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; 4) NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; 5) S 87°04'32" E, 345.00 FEET TO THE NORTHWEST CORNER OF THE PARK OF 44 RANCH, PHASES 1 AND 2, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE S 02°55'28" W ALONG THE WESTERLY LINE OF SAID 44 RANCH, PHASES 1 AND 2, ALSO BEING THE WESTERLY LINE OF SAID PARK, 320.00 FEET TO THE SOUTHWEST CORNER OF SAID PARK AND A POINT ON THE NORTHERLY LINE OF SAID 44 RANCH, PHASE 7B; THENCE N 87°04'32" W ALONG THE NORTHERLY LINE OF SAID 44 RANCH, PHASE 7B, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BARBED WIRE DRIVE, 135.00 FEET TO THE NORTHWEST CORNER OF SAID 44 RANCH, PHASE 7B; THENCE ALONG THE WESTERLY LINES OF SAID 44 RANCH, PHASE 7B, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINES OF TENDERFOOT WAY THE FOLLOWING SEVEN (7) COURSES: 1) S 02°55'28" W, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 02°55'28" E; 2) EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; 3) S 02°55'28" W, 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; 4) SOUTHERLY, SOUTHWESTERLY, WESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; 5) S 02°55'28" W, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 02°55'28" E; 6) EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; 7) S 02°55'28" W, 124.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.51 ACRES MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT.

FURTHER THAT THE ABOVE TRACT IS TO BE KNOWN AND DESIGNATED AS 44 RANCH, PHASE 7C; AND THE LANDS INCLUDED IN ALL STREETS, ALLEYS, AND PARK SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER, AND THE LANDS INCLUDED IN THE COMMON AREA IS HEREBY DEDICATED, GRANTED, AND DONATED TO THE 44 RANCH HOMEOWNERS ASSOCIATION.

FURTHERMORE, THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY AND ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR A SUBDIVISION IMPROVEMENTS AGREEMENT EXISTS WHICH IS ACCEPTABLE TO THE CITY ATTORNEY AND GOVERNING BODY SECURING THE FUTURE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

FURTHERMORE, THIS PLAT IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(2)(d) M.C.A. TO-WIT: DIVISIONS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL, AS REQUIRED BY THE REVIEWING AGENCY, THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR OTHERWISE STATED.

FURTHERMORE, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT, AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THE PARKLAND REQUIREMENT HAS BEEN MET.

FURTHERMORE, THE UNDERSIGNED HEREBY GRANTS PRIVATE UTILITY SERVICE LINE EASEMENTS ON AND ACROSS PORTIONS OF LOTS OF THIS SUBDIVISION, AS SHOWN ON THIS PLAT AS "PE", FOR THE USE AND BENEFIT OF THE ADJOINING LOT WHICH IS CONTIGUOUS WITH THE PRIVATE UTILITY SERVICE LINE EASEMENT.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA (INCLUDING THOSE AREAS LYING OUTSIDE OF AND ADJACENT TO THE EXTERIOR BOUNDARY OF THIS SUBDIVISION) DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

[signature]
AUTHORIZED OFFICIAL
GRASS VALLEY PROJECT, LLC

ACKNOWLEDGEMENT:

STATE OF Montana
COUNTY OF Missoula

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF June 20 16
BY Kevin Myhre ACTING IN THE CAPACITY OF AUTHORIZED LEASER ON BEHALF OF GRASS VALLEY PROJECT, LLC.

[signature]

B CLOUNINGER
NOTARY PUBLIC for the State of Montana
Residing at Missoula, MT
My Commission Expires July 19, 2021

EXAMINED & APPROVED:

CERTIFICATION OF CITY PLANNER
DATED THIS 2nd DAY OF August 20 16 [signature]
LAND USE PLANNER

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT
DATED THIS 14th DAY OF June 20 16 Joanna Miller, RS, REH
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER
I, Kevin T. Slovarp, CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND I FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 21st DAY OF June 20 16 [signature]
CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY
I, Jim Nugent, CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 22nd DAY OF July 20 16 Jim Nugent
CITY ATTORNEY

EXAMINED AND APPROVED THIS ____ DAY OF ________, 20____ AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT, BEING THE PLATTED AREA HEREIN CONTAINED, AND IT SO APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE FOR THE PUBLIC, ALL STREET AND ALLEY RIGHTS-OF-WAY, PARK, AND UTILITY EASEMENTS WITHIN SAID TRACT AND UTILITY EASEMENTS LYING OUTSIDE OF AND ADJACENT TO SAID TRACT. THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IT IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.
DATED THIS 4th DAY OF August 20 16 [signature]
MAYOR, CITY OF MISSOULA, MONTANA

[signature]
CLERK, CITY OF MISSOULA, MONTANA

CITY OF MISSOULA — MISSOULA — MISSOULA COUNTY MONTANA

SURVEYOR'S CERTIFICATE:

I, KIRK F. ADKINS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 16734LS, HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

[signature] 6/14/2016
KIRK F. ADKINS, P.L.S.
MONTANA LICENSE NO. 16734LS
FOR WGM GROUP, INC.
DATE

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

MONTANA — KIRK F. ADKINS — 16734LS — LICENSED — PROFESSIONAL LAND SURVEYOR

OWNER

GRASS VALLEY PROJECT, LLC

AREAS

LOT AREA	= 4.50 ACRES	(195,813 SQ.FT.)
STREET AREA	= 2.30 ACRES	(100,483 SQ.FT.)
PARK AREA	= 2.64 ACRES	(115,103 SQ.FT.)
COMMON AREA	= 0.07 ACRES	(2,845 SQ.FT.)
TOTAL AREA	= 9.51 ACRES	(414,224 SQ.FT.)

SURVEY COMMISSIONED BY:
GRASS VALLEY PROJECT, LLC
SHEET 1 OF 2
DATE: JUNE 14, 2016
DRAFT: CEG
PROJECT NO.: 15-09-06
FILE NO.: 150906FPLAT.DWG
LAYOUT TAB: SHT1

1/4	SEC.	T.	R.
	12	13N.	20W.

WGM GROUP
ENGINEERING • SURVEYING • PLANNING
1111 EAST BROADWAY • MISSOULA, MT 59802

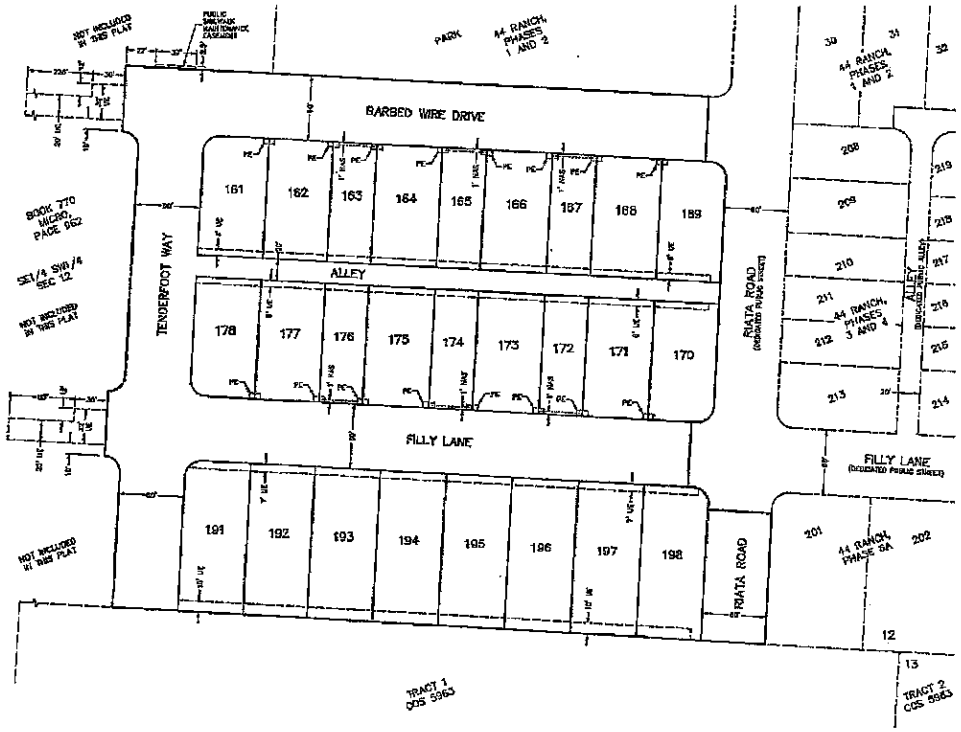
PLAT004274 Bk 38 Pg 74 Pages 2 Fee $39.00
Tyler R. Gernant, Missoula County Clerk & Recorder

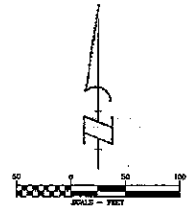
15-5905

CONDITIONS OF APPROVAL OF

44 RANCH, PHASE 7B

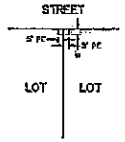
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA





LEGEND

UE	UTILITY EASEMENT
PE	PRIVATE UTILITY SERVICE LINE EASEMENT (SEE DETAIL)
NAS	NO ACCESS STRIP (ACCESS CONTROL LINE)
COS	CERTIFICATE OF SURVEY



TYPICAL PRIVATE UTILITY SERVICE LINE EASEMENT (PE) DETAIL
FOR LOTS 161 THROUGH 128

CERTIFICATE OF LANDOWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2 OF THE PLAT) REPRESENTS REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(c), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ORDINANCES ONLY BY STATE LEGISLATIVE ENACTMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL RESOLUTIONS.

AUTHORIZED OFFICER
GRASS VALLEY PROJECT, LLC

ACKNOWLEDGEMENT*****

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF July, 2015, BY Kevin Kelly AS Managing Member OF GRASS VALLEY PROJECT, LLC.

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT MISSOULA, MT
MY COMMISSION EXPIRES: June 15, 2016
PRINTED NAME OF NOTARY PUBLIC: B Clowinger

B CLOWINGER
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
June 15, 2016

THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE CITY OF MISSOULA:

1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION CONSTITUTES THE AGREE OF THE LOT OWNER TO WAIVE THE RIGHT TO PROTEST A FUTURE SID/SID FOR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF PAVED CHANNEL FACILITIES, CURBS AND GUTTERS, PEDESTRIAN WALKWAYS OR SIDEWALKS TO ADJACENT STREETS (WEST, CHECK MOON DRIVE, SHARAD DRIVE, AND ALL STREETS WITHIN THE 44 RANCH SUBDIVISION, BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERORS, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.

2) THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND SUBJECT TO THE REQUIREMENTS OF THE AIRPORT INFLUENCE AREA RESOLUTION. THE 44 RANCH SUBDIVISION MAY ALSO BE WITHIN AN EXTENDED APPROACH AND DEPARTURE ZONE FOR A PROPOSED SECOND RUNWAY AS SHOWN IN THE AIRPORT AUTHORITY'S 2004 PLAN AND LOT OWNERS SHOULD BE AWARE OF THE RESULTANT SAFETY RISK. LOT OWNERS SHOULD CONSULT THE AIRPORT LAYOUT PLAN AND ANY REQUIRED DOCUMENTS TO DETERMINE THE STATUS OF THE PROPOSED RUNWAY LOCATION AT THE TIME OF PURCHASE.

3) EASEMENTS ARE PROVIDED IN NOTE 1B), 1C), 1D), 1E), 1F), 1G), 1H), 1I), AND 1J) OF PHASE 7A. GRADE SPACED ARE ALLOWED AND SHALL HAVE A MAXIMUM DEPTH OF 3.0' DETERMINED FROM THE FINISHED DIRT GRADE IN THE CHANNEL TRACT TO THE FINAL LANDSCAPED SURFACE ELEVATION AT THE CENTER OF THE HOUSE ON THE LOT.

1/4	SEC.	T.	R.
W	12	13N	20W
BB			

SURVEY COMMISSIONED BY:
GRASS VALLEY PROJECT, LLC
SHEET 2 OF 2
DATE: JULY 24, 2015
DRAFT: CEO
PROJECT NO.: 15-02-13
FILE NO.: 150213FPLAT.DWG
LAYOUT TAB: LAYOUT1

WGM GROUP

PLAT 9823K Rec 30 Pg 96 Pages:2 Fees:$23.00
07/27/2015 12:41:26 PM Stop
Tyler D Kennedy Missoula County Clerk & Recorder

SAC Book 951 Page 143
SPA Book 951 Page 144
OR Book 951 Page 145
CTP Book 951 Page 146
CTP Book 951 Page 147
MIS Book 951 Page 148

16-4908

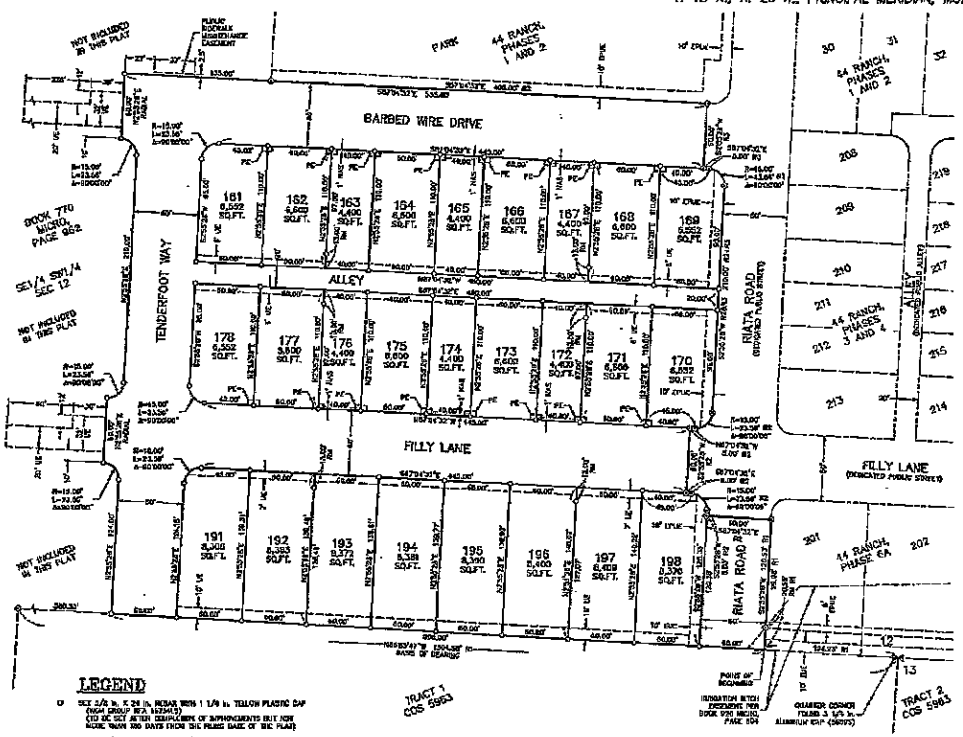
SUBDIVISION PLAT OF

44 RANCH, PHASE 7B

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA

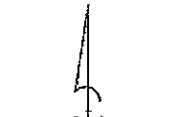
LOCATED IN THE SW 1/4 OF SECTION 12,

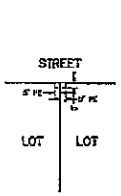
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS

44 RANCH, PHASE 6A





TYPICAL PRIVATE UTILITY SERVICE LINE EASEMENT (PE) DETAIL

FOR LOTS 161 THROUGH 178

LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/8 in. YELLOW PLASTIC CAP (MGM GROUP RPS 16734LS) (TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT MORE THAN 365 DAYS FROM THE FINAL DATE OF THE PLAT)
- FOUND 5/8 in. REBAR WITH 1 1/8 in. YELLOW PLASTIC CAP (MGM GROUP RPS 16734LS)
- UE — UTILITY EASEMENT
- PE — PRIVATE UTILITY SERVICE LINE EASEMENT (SEE DETAIL)
- EUE — UTILITY EASEMENT PER 44 RANCH, PHASE 6A
- PUE/UE — PUBLIC UTILITY EASEMENT PER 44 RANCH, PHASES 1 AND 2
- NAS — NO ACCESS STRIP (ACCESS CONTROL LINE)
- COS — CERTIFICATE OF SURVEY
- MM — MONUMENT MERIDIANWAY
- [illegible] — RECORD AND FOUND DATA PER 44 RANCH, PHASE 6A
- [illegible] — RECORD AND FOUND DATA PER 44 RANCH, PHASES 3 AND 4
- [illegible] — RECORD AND FOUND DATA PER 44 RANCH, PHASES 1 AND 2

NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND ON SITE UNLESS OTHERWISE NOTED.

AREAS

LOT AREA = 3.96 ACRES (172,399 SQ.FT.)
STREET AREA = 2.39 ACRES (104,061 SQ.FT.)

TOTAL AREA = 6.35 ACRES (276,460 SQ.FT.)

OWNER

GRASS VALLEY PROJECT, LLC

SURVEY COMMISSIONED BY:
GRASS VALLEY PROJECT, LLC
SHEET 1 OF 2
DATE: JULY 24, 2015
DRAFT: CEC
PROJECT NO.: 15-02-13
FILE NO.: 150213FPLAT.DWG
LAYOUT TAB: LAYOUT1

1/4	SEC.	T.	R.
SW	12	13N.	20W.

W&M GROUP
ENGINEERING • SURVEYING • PLANNING
1111 EAST BROADWAY • MISSOULA, MT 59802
TEL: (406) 721-1928 • FAX: (406) 721-1932

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION : PARENTS

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 770 MICRO, PAGE 952, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

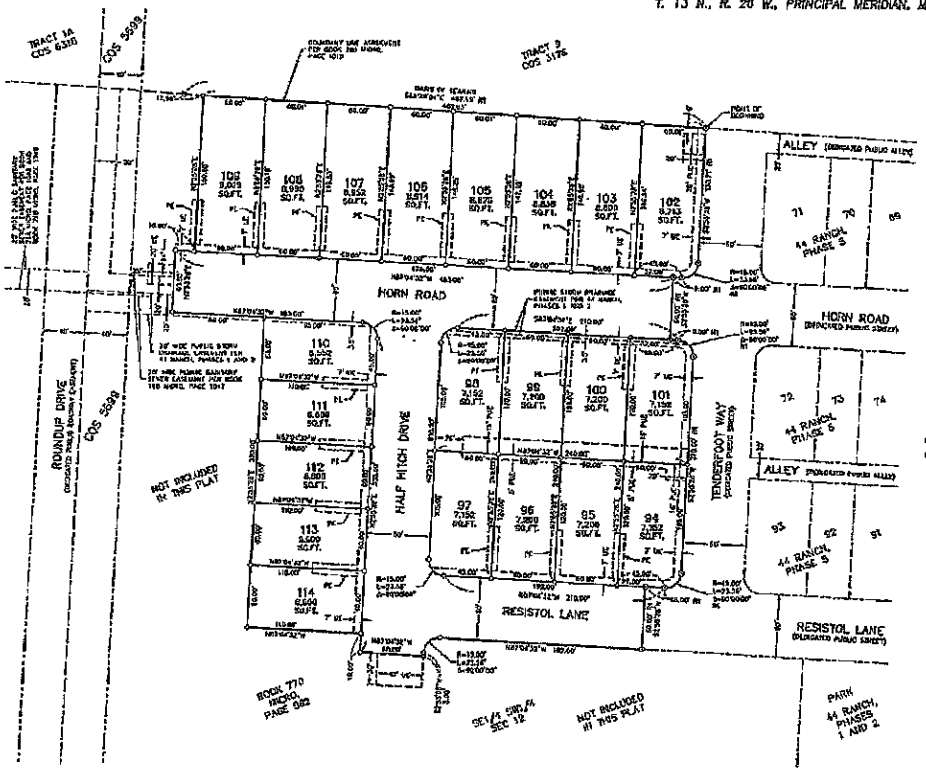
BEGINNING AT THE SOUTHWEST CORNER OF 44 RANCH, PHASE 6A, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE N 89°50'47" W ALONG THE NORTHERLY LINE OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 5963, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA, 600.00 FEET; THENCE N 00°09'28" E, 124.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 20.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 124.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 20.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 124.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE N 00°09'28" E, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID NON-

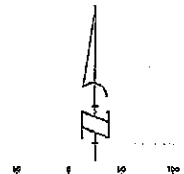
35-79

SUBDIVISION PLAT OF

44 RANCH, PHASE 7A

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA





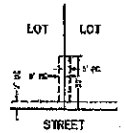
BASIS OF BEARING

44 RANCH, PHASE 5

LEGEND

- ⊕ SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (MPW GROUP INC. 14-0867)
- ⊕ FOUND 5/8 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (MPW GROUP INC. 14-0867)
- ⊕ FOUND 5/8 in. REBAR
- UE UTILITY EASEMENT
- PE PRIVATE UTILITY EASEMENT (SEE DETAIL BELOW)
- PUE PUBLIC UTILITY EASEMENT FOR 44 RANCH, PHASE 5
- COS CERTIFICATE OF SURVEY
- R1 RECORD AND FOUND DATA PER 44 RANCH, PHASE 5

NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND ON SELF, UNLESS OTHERWISE NOTED.



TYPICAL PRIVATE UTILITY EASEMENT (PE) DETAIL

AREAS

LOT AREA = 3.71 ACRES (161,472 SQ.FT.)
STREET AREA = 1.38 ACRES (60,193 SQ.FT.)
TOTAL AREA = 5.09 ACRES (221,665 SQ.FT.)

OWNER

GRASS VALLEY PROJECT, LLC

SURVEYOR'S CERTIFICATE

I, RICK E. ADAMS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 10074LS, HEREBY CERTIFY THAT THIS PLAT WAS SURVEYED BY ME OR UNDER MY DIRECTION AND THAT THE SURVEY WAS CONDUCTED IN THE MANNER AND FOR THE PURPOSE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, ACCURACY A SURVEY BASIC SHEET PER ORDER SUPERVISION, AND FURTHER THAT SURVEY WAS CONDUCTED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

RICK E. ADAMS, P.L.S.
MONTANA LICENSE NO. 10074LS
FIRM NAME (CORP., INC.)

3/7/2014
DATE

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

MONTANA LICENSED PROFESSIONAL LAND SURVEYOR RICK E. ADAMS 10074LS

WGM GROUP

1/4	SEC.	T.	R.
SW	12	13N	20W

SURVEY COMMISSIONED BY:
GRASS VALLEY PROJECT, LLC
SHEET 1 OF 2
DATE: MARCH 7, 2014
DRAFT: CCC
PROJECT NO.: 13-06-24
FILE NO.: 630024FPLAT.DWG
PLOTTED TAB: SHT1

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SUBDIVIDED, DEVELOPED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION: PERIMETER

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 770 MICRO, PAGE 982, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 44 RANCH, PHASE 5, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID 44 RANCH, PHASE 5, THE FOLLOWING TEN COURSES: 1) S 01°55'18" W, 436.31 FEET TO A POINT ON A NONTAN CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,000 FEET; 2) THENCE SOUTHWESTERLY ALONG SAID NONTAN CURVE THROUGH A CENTRAL ANGLE OF 5°25'37" W, 93.90 FEET; 3) S 87°43'55" E, 5.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,005 FEET; 4) THENCE SOUTHEASTERLY ALONG SAID NONTAN CURVE THROUGH A CENTRAL ANGLE OF 5°25'37" W, 95.24 FEET; 5) S 01°55'18" W, 20.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 95.00 FEET; 6) THENCE SOUTHWESTERLY ALONG SAID NONTAN CURVE THROUGH A CENTRAL ANGLE OF 8°00'00", AN ARC LENGTH OF 13.26 FEET; 7) N 87°41'55" W, 18.00 FEET; 8) N 87°41'55" W, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID 44 RANCH, PHASE 5; THENCE N 87°41'55" W, 182.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,000 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°00'00", AN ARC LENGTH OF 157.08 FEET; THENCE S 01°28'53" W, 0.00 FEET; THENCE N 87°41'55" W, 84.00 FEET; THENCE N 87°53'28" E, 18.00 FEET; THENCE N 87°41'55" W, 80.00 FEET; THENCE N 02°18'05" E, 50.00 FEET; THENCE N 87°41'55" W, 60.00 FEET; THENCE N 87°53'28" E, 60.00 FEET; THENCE S 87°41'55" E, 18.00 FEET; THENCE N 02°18'05" E, 140.00 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 9 OF CERTIFICATE OF SURVEY NO. 3176, ON FILE AND OF RECORD IN THE COUNTY OF MISSOULA, MONTANA; THENCE S 87°53'28" E ALONG SAID SOUTHERLY LINE, MORE FEET TO THE POINT OF BEGINNING, CONTAINING 5.09 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

FURTHER THAT THE PUBLIC FORCE IS TO BE KNOWN AND DESIGNATED AS 44 RANCH, PHASE 7A, AND THE LANDS INCLUDED IN ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER.

FURTHERMORE, THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY AND ALL OR PARTS OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR THAT A SUBDIVIDER IMPROVEMENTS AGREEMENT EXISTS WHICH HAS BEEN APPROVED BY THE CITY ATTORNEY AND GUARANTEES TIMELY INSTALLATION OF THE PUBLIC IMPROVEMENTS.

FURTHERMORE, THE PLAT IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(2)(d), MCA, BECAUSE THAT PLAT HAS ARRANGEMENTS TO PROVIDE SANITARY SEWER SERVICE, GROWTH POLICIES PURSUANT TO CHAPTER 1 OF TITLE 76-1-601 AND SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES PURSUANT TO 76-4-127, THAT PROPERLY WITH DRAINAGE AND ADEQUATE WATERWAY, FACILITIES WILL BE PROVIDED.

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANNING PROVISIONS, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL AS REQUIRED BY THE GOVERNING BODY, THAT MAY EXIST TO THE USE OF THE PROPERTY INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN BY THE CONDITIONS OF PRELIMINARY PLAT OF ORIGINAL STATED.

FURTHERMORE, OWNERS OF PROPERTY SHALL EXHIBIT THAT THEY HAVE OBTAINED AND REVIEWED ALL ASPECTS OF THE PLAT AND ALL DOCUMENTS REFERRED AND FILED BY CONJUNCTION WITH THE PLAT, AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND RECEIVE INFORMATION ON ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THE PARKLAND REQUIREMENT HAS BEEN PREVIOUSLY MET IN THE FIRST PLAT OF 44 RANCH, PHASES 1 THROUGH 5A.

THE UNDERSIGNED HEREBY GRANTS PRIVATE UTILITY EASEMENTS ON AND ACROSS LOTS OF THIS SUBDIVISION ENCLOSING THOSE PORTIONS LYING OUTSIDE OF THE EXTERIOR BOUNDARY OF THIS SUBDIVISION ADJACENT TO LOT 100, AS SHOWN ON THIS PLAT, FOR THE USE AND BENEFIT OF LOTS OF THIS SUBDIVISION AND LOTS OF FUTURE SUBDIVISIONS ADJACENT TO THE EASEMENTS FOR THE PURPOSE OF UTILITY SERVICE LINES.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PLANNING OR ATTEMPTING TO FURNISH ELECTRICAL, TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO BE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT IN THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED THOSE AREAS LYING OUTSIDE OF AND ADJACENT TO THE EXTERIOR BOUNDARY OF THIS SUBDIVISION DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

AUTHORIZED OFFICER
GRASS VALLEY PROJECT, LLC

ACKNOWLEDGEMENT:

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF March, 2014 BY Kevin Harvey AS Managing Member OF GRASS VALLEY PROJECT, LLC.

Notary Public for the State of Montana
Residing at Lolo, Montana
My Commission Expires July 14, 2015
Printed Name of Notary Public

D. GUENTHER
NOTARY PUBLIC FOR THE STATE OF MONTANA
Residing at Missoula, Montana
My Commission Expires
July 14, 2015

EXAMINED & APPROVED:

CERTIFICATE OF CITY PLANNER:
DATED THIS 9th DAY OF May, 2014
CITY LAND USE PLANNER

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT:
DATED THIS 12th DAY OF March, 2014
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER:
I, Kevin J. Square, CITY ENGINEER OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO THE SURVEYING AND ENGINEERING REQUIREMENTS OF STATE AND LOCAL REGULATIONS UNDER MY DIRECT SUPERVISION.
DATED THIS 16th DAY OF April, 2014
CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY:
I, Jim Nugent, CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND SUBDIVISION LOCAL REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 16th DAY OF April, 2014
CITY ATTORNEY

EXAMINED AND APPROVED THIS 15th DAY OF May, 2014 BY THE CITY COUNCIL OF THE CITY OF MISSOULA, MONTANA, AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT, LYING THE PLATTED AREA HEREON CONFORMED AND IS SO APPROVED, THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE FOR THE PUBLIC USE, STREET RIGHTS-OF-WAY AND UTILITY EASEMENTS WITHIN SAID STREET AND UTILITY EASEMENTS WITHIN QUEENS OF AND ADJACENT SO SAID RIGHTS, EASEMENTS, AND SAID PLAT APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA, ON THIS DATE, IS HEREBY CERTIFIED. A COPY OF THE UNDERSIGNED.

DATED THIS 15th DAY OF May, 2014
MAYOR, CITY OF MISSOULA, MONTANA

CITY OF MISSOULA
MISSOULA COUNTY
VIRGINIA

PLAT 7A.DWG 01.23.14 Plotted 2
Plotted Tab: Sht1 Layout: Sht1 Scale: 1:1

14-0837

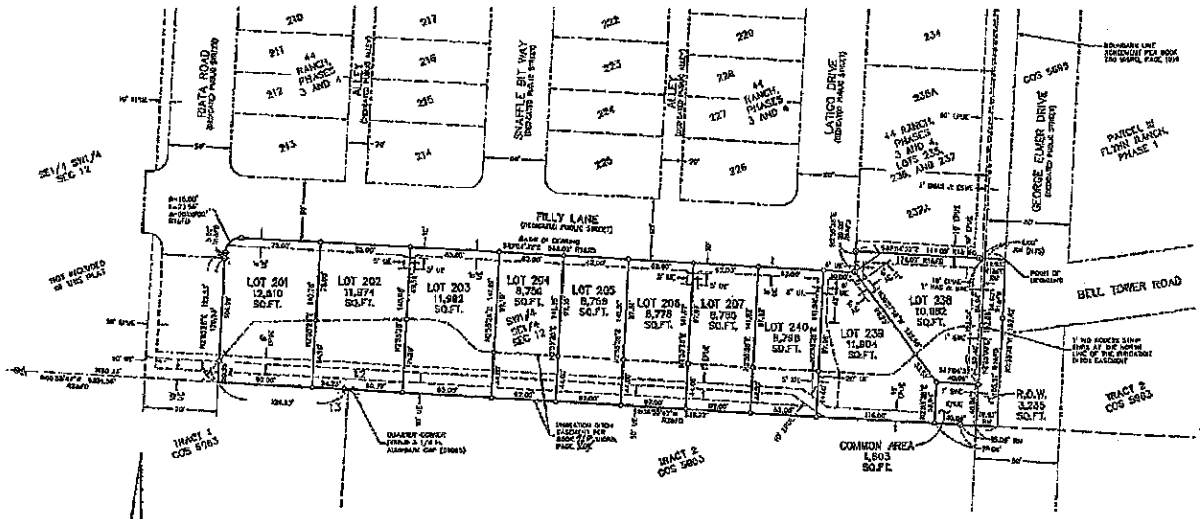
35-79

SUBDIVISION PLAT OF

44 RANCH, PHASE 6A

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE S 1/2 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

35-55



LEGEND

- ⊙ SET 5/8 IN. X 30 IN. REBAR WITH 1 1/4 IN. YELLOW PLASTIC CAP (MDT GROUP INC. 16475)
- ⊙ FOUND 5/8 IN. REBAR WITH 1 1/4 IN. YELLOW PLASTIC CAP (MDT GROUP INC. 16475)
- ⊙ FOUND 5/8 IN. REBAR WITH 1 1/4 IN. YELLOW PLASTIC CAP (NO DATA)
- AZ ASSUMED BEARINGS
- UE UTILITY EASEMENT
- PME PUBLIC MAINTENANCE EASEMENT
- AE PRIVATE ACCESS EASEMENT
- NAS NO ACCESS STRIP
- R.O.W. RIGHT-OF-WAY DEDICATED THIS PLAT
- PME PRIVATE PUBLIC UTILITY EASEMENT PER 44 RANCH, PHASES 1 AND 2
- PME PRIVATE PUBLIC MAINTENANCE EASEMENT PER 44 RANCH, PHASES 3 AND 4
- PAAS PRIVATE ACCESS STRIP PER 44 RANCH, PHASES 3 AND 4
- COS CERTIFICATE OF SURVEY
- (NOT) NOT TO SCALE
- (R) RECORD DATA PER 44 RANCH, PHASES 3 AND 4
- (R) RECORD DATA PER CERTIFICATE OF SURVEY NO. 5693
- (S) SURVEY DATA

NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND AS SET UNLESS OTHERWISE NOTED.

BASIS OF BEARING

44 RANCH, PHASES 3 AND 4

AREAS

LOT AREA	= 2.37 ACRES	(103,254 SQ.FT.)
COMMON AREA	= 0.04 ACRES	(1,603 SQ.FT.)
STREET AREA	= 0.07 ACRES	(3,235 SQ.FT.)
TOTAL AREA	= 2.48 ACRES	(108,092 SQ.FT.)

1/4	SEC.	T.	R.
SE	12	13N.	20W.
SE			

SURVEY COMMISSIONED BY:
GRASS VALLEY PROJECT, LLC
SHEET 1 OF 2
DATE: AUGUST 5, 2013
DRAFT: CFO
PROJECT NO.: 13-01-02
FILE NO.: 13012SPLA1.DWG
LAYOUT TAB: LAYOUT1

OWNER
GRASS VALLEY PROJECT, LLC

MDT GROUP INC.
PROFESSIONAL CONSULTANTS
1111 EAST BROADWAY, MISSOULA, MT 59802
406-728-4611 FAX 406-728-2418

SURVEYOR'S CERTIFICATE:

I, MIKE F. ADAMS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 16475LS, HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT PERTAINING TO THE DENOTES OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, WAS MADE UNDER MY DIRECT SUPERVISION, AND FURTHER THE SURVEY WAS CONDUCTED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

MIKE F. ADAMS, P.L.S.
MONTANA LICENSE NO. 16475LS
MDT GROUP INC.

8/6/2013
DATE

MONTANA LICENSED PROFESSIONAL LAND SURVEYOR 16475LS

UNLESS SEALED, STAMPED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

STREET ADDRESS BLOCK		
LOT NO.	STREET NAME	ADDRESS
201	FELLY LANE	
202	" "	
203	" "	
204	" "	
205	" "	
206	" "	
207	" "	
240	" "	
239	LATICA DRIVE	
238	FELLY LANE	
237	" "	

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREA, AND STREET AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION: PARCEL

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 270 DEED, PAGE 1243, LYING IN THE AREA OF RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER SOUTHEAST CORNER OF 44 RANCH, PHASES 3 AND 4, A PROPOSED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE S 00°34'24" W ALONG THE WESTERLY LINES OF FLYNN RANCH, PHASE 1, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, AND PART 2 OF CERTIFICATE OF SURVEY NO. 5693, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA, 33.43 FEET; THENCE N 88°34'00" W ALONG THE NORTHERLY LINE OF SAID TRACT 1, 1,044.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 12 AND THE NORTH CORNER TO TRACTS 1 AND 2 OF SAID CERTIFICATE OF SURVEY NO. 5693; THENCE N 88°56'41" W ALONG THE NORTHERLY LINE OF SAID TRACT 1, 1,016.71 FEET; THENCE N 00°34'24" E, 33.63 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID 44 RANCH, PHASES 3 AND 4; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) N 00°34'24" E, 5.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; (2) NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, S 89°34'24" E, 963.00 FEET; (3) N 00°25'36" E, 1,044.63 FEET; (4) S 89°34'24" E, 144.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.48 ACRES, MORE OR LESS, BEING SURVEYED AND DESCRIBED ACCORDING TO SUCH PLAT.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS 44 RANCH, PHASE 6A AND THE TRACTS DEDICATED IN ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER, AND THE USE OF THE LANDS INCLUDED IN THE PUBLIC PRIVATE MAINTENANCE EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER, AND THE LAND INCLUDED IN THE COMMON AREA IS HEREBY DEDICATED, GRANTED, AND DONATED TO THE 44 RANCH HOMEOWNERS ASSOCIATION.

FURTHERMORE, THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY, AND ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR THAT A SUBDIVISION IMPROVEMENTS AGREEMENT GUARANTEEING THEIR WORK IS ACCEPTABLE TO THE CITY ATTORNEY AND GOVERNING BODY SECURES THE FUTURE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

FURTHERMORE, THIS PLAT IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(2)(d), M.C.A. TO-WIT: DWELLINGS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 AND WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES WHERE THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-125, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE SANITARY FACILITIES WILL BE PROVIDED.

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL AS REQUIRED BY THE GOVERNING BODY, THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN OR THE CONDITIONS OF APPROVAL PLACED ON DEVELOPMENT STATED.

FURTHERMORE, OWNERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT, AND THAT OWNERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND SECURE STATEMENTS OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO PURCHASE.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THE EXISTING IMPROVEMENT HAS BEEN PREVIOUSLY LIST ON THE FILED PLATS OF 44 RANCH, PHASES 1 THROUGH 4.

THE UNDERSIGNED HEREBY GRANTS A PRIVATE ACCESS EASEMENT ON AND ACROSS LOTS 238 AND 239, AS SHOWN ON THIS PLAT, FOR THE USE OF LOTS 238 AND 239.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE GOVERNING BODY SHALL NOT BE REQUIRED TO MAINTAIN OR IMPROVE THE PRIVATE ACCESS AS SHOWN ON THIS PLAT.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PARCEL THE RIGHT TO USE ANY USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNED WITH THE EXTERIOR BOUNDARY OF THE SUBDIVISION DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

AUTHORIZED OFFICER
DEVIN GRANT PRESIDENT

ACKNOWLEDGMENT:

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF September, 2013 BY DEVIN Grant AS PRESIDENT OF GRASS VALLEY PROJECT, LLC.

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Missoula, MT
MY COMMISSION EXPIRES 11-16-15
PRINTED NAME OF NOTARY PUBLIC

A. CLOSTERMAN
NOTARY PUBLIC for the State of Montana
Residing at Missoula, MT
My Commission Expires
NOV 16, 2015

EXAMINED & APPROVED:

CERTIFICATE OF CITY PLANNER
DATED THIS 26th DAY OF October, 2013
CITY PLANNER

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT
DATED THIS 29th DAY OF August, 2013
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER
I, Kevin J. Slovarp, CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY STANDARDS OF MISSOULA TITLE 13 REVISED CODE, AND REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 15th DAY OF September, 2013
CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY
I, Tim Hall, CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ORDINANCE OF THE CITY THIS PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 27th DAY OF September, 2013
CITY ATTORNEY

EXAMINED AND APPROVED THIS 8th DAY OF October, 2013, AND IT APPEARING BEEN MADE TO APPEAR THAT THE PLAT THEREIN DESCRIBED AND CONTAINED, AND THAT IT APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND AUTHORIZE FOR THE PUBLIC USE THE DEDICATION OF UTILITY EASEMENTS, AND PUBLIC PRIVATE MAINTENANCE EASEMENT WITHIN SAID TRACT, DESIGNATED, SHOWN, AND DESCRIBED IN THE CERTIFICATE OF DEDICATION OF THE COUNTER OF THE CITY OF MISSOULA, MONTANA THIS DAY IT IS HEREBY ACCEPTED AND ACCEPTED FOR SAID.

DATED THIS 8th DAY OF October, 2013
MAYOR CITY OF MISSOULA, MONTANA
CITY CLERK OF MISSOULA, MONTANA

CITY OF MISSOULA
MISSOULA COUNTY
MONTANA

35-55

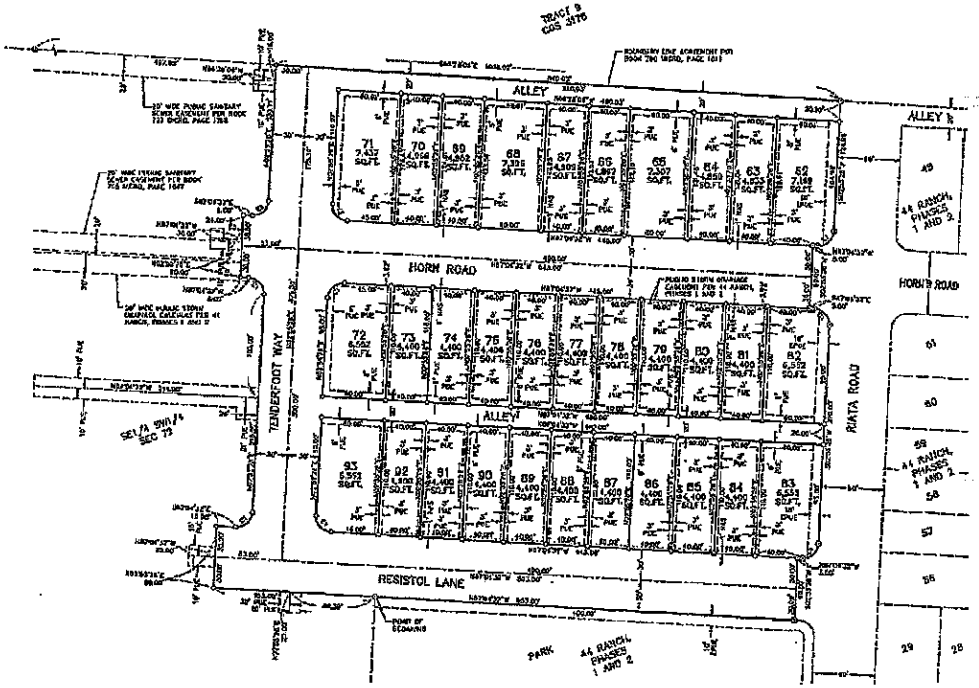
RECORDED
Page 1
Deputy Clerk
2013 OCT 15 PM 3:55
MISSOULA COUNTY, MONTANA
13-5800

32-73

PLAT OF

44 RANCH, PHASE 5

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS

GRID NORTH OF MONTANA STATE PLANE COORDINATE SYSTEM (NAD83 – CORS)

LEGEND

- SET 5/8" X 24" REBAR W/A 1/4" YELLOW PLASTIC CAP (WGM GROUP N/A 5173LS) (SET AT EACH CORNER OF INTERSECTED LOT NOT MORE THAN ONE COURSE FROM THE FOUND END OF THE PLAT)
- FOUND 5/8" REBAR W/A 1/4" YELLOW PLASTIC CAP (WGM GROUP N/A 5173LS)
- FOUND 5/8" REBAR
- PUBLIC UTILITY EASEMENT
- DRAINAGE PUBLIC UTILITY EASEMENT PER 44 RANCH, PHASE 1 AND 2
- NO ACCESS STRIP
- CERTIFICATE OF SURVEY

NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN AND NOTED SET FOR THIS SURVEY ARE MEASURED AND FOUND PER 44 RANCH, PHASES 1 AND 2, UNLESS OTHERWISE NOTED.

CURVE DATA TABLE			
NO.	RADIUS	LENGTH	DELTA
C1	14.00'	22.00'	90°00'00"

STREET ADDRESS BLOCK

LOT	STREET	ADDRESS
62	HORN ROAD	
63	"	
64	"	
65	"	
66	"	
67	"	
68	"	
69	"	
70	"	
71	"	
72	"	
73	"	
74	"	
75	"	
76	"	
77	"	
78	"	
79	"	
80	"	
81	"	
82	"	
83	RESISTOL LANE	
84	"	
85	"	
86	"	
87	"	
88	"	
89	"	
90	"	
91	"	
92	"	
93	"	

AREAS

LOT AREA = 3.77 ACRES (164,122 SQ.FT.)
STREET AREA = 2.49 ACRES (108,376 SQ.FT.)
TOTAL AREA = 6.26 ACRES (272,498 SQ.FT.)

OWNER

GRASS VALLEY PROJECT, LLC

1/4	SEC.	T.	R.
SW	12	13N	20W
FIL			

SHEET 1 OF 2
DATE: OCTOBER 11, 2007
DRAFT: CFG
PROJECT NO.: 08-12-02
FILE NO.: 081202PLAT.DWG
LAYOUT TAB: SHEET

WGM GROUP, INC.
ENGINEERING • SURVEYING • PLANNING
3021 Palmer • (406) 721-8111
P.O. Box 16027 • Missoula, MT 59808

FLATCHARGE
Missoula County Records & Archives
Book 32 Page 73

07-5313

32-73

32-73

32-73

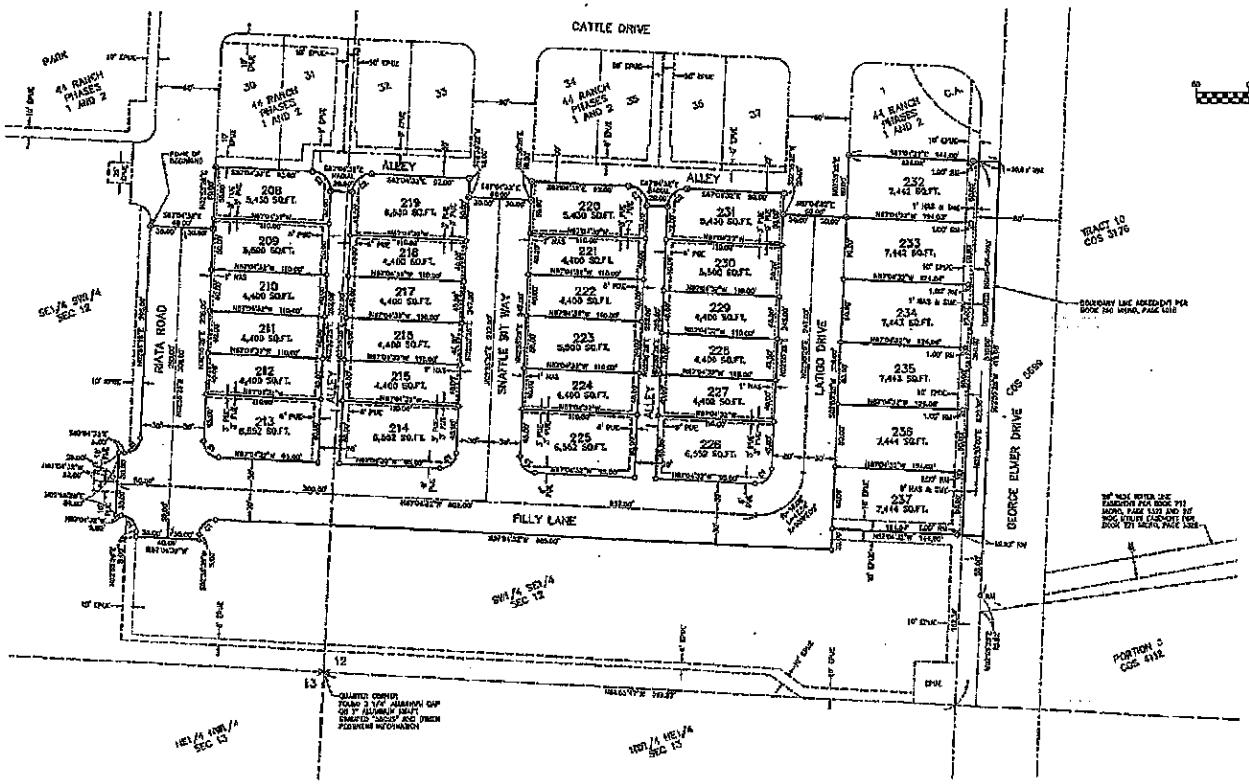
32-7

32-7

PLAT OF

44 RANCH, PHASES 3 AND 4

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA
LOCATED IN THE S 1/2 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS

GRID NORTH OF MONTANA STATE PLANE COORDINATE SYSTEM (NAD83) - (2002)

LEGEND

- SET 5/8" X 30" REBAR W/1 1/4" YELLOW PLASTIC CAP PLS 14827 (FOR 44 RANCH PHASES 1 AND 2 SEE BOOK 3 OF PLATS, PAGE 1 FOR ADDITIONAL INFORMATION)
- FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (PER 44 RANCH PHS 1 AND 2)
- FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (NO STAMP)
- RP REFERENCE POINT
- C.A. COMMON AREA
- PUE PUBLIC UTILITY EASEMENT
- DUE DRAINAGE PUBLIC UTILITY EASEMENT (FOR 44 RANCH, PHASES 1 AND 2)
- SWE PUBLIC SIDEWALK MAINTENANCE EASEMENT
- NAS NO ACCESS STRIP
- COS CERTIFICATE OF SURVEY

NOTE:
ALL BEARINGS, MEASURES AND CURVE DATA SHOWN ARE EITHER SET FOR THIS SURVEY OR FOUND AND SHOWN FOR 44 RANCH, PHASES 1 AND 2, UNLESS OTHERWISE NOTED.

CURVE DATA TABLE			
NO	RADIUS	LENGTH	DELTA
C1	15.00'	23.56'	90°00'00"
C2	15.00'	23.27'	88°54'00"

STREET ADDRESS BLOCK		
LOT	STREET	ADDRESS
208	RIATA ROAD	
209	"	
210	"	
211	"	
212	"	
213	"	
214	SHAFTLE BIT WAY	
215	"	
216	"	
217	"	
218	"	
219	"	
220	"	
221	"	
222	"	
223	"	
224	"	
225	"	
226	LARIGO DRIVE	
227	"	
228	"	
229	"	
230	"	
231	"	
232	"	
233	"	
234	"	
235	"	
236	"	
237	"	

OWNER

GRASS VALLEY PROJECT, LLC

AREAS

LOT AREA = 3.84 ACRES (167,388 SQ.FT.)
STREET AREA = 2.40 ACRES (104,521 SQ.FT.)
TOTAL AREA = 6.24 ACRES (271,907 SQ.FT.)

1/4	SEC.	T.	R.
SW	12	13N.	20W.
SE			

SHEET 1 OF 2
DATE: MAY 7, 2007
DRAFT: CKZ
PROJECT NO.: 05-08-10
FILE NO.: 0508TOPPLAT.DWG
LAYOUT TAB: SHT1

WGM GROUP, INC.
ENGINEERING • SURVEYING • PLANNING
3021 Palmer • (406) 721-4511
P.O. Box 16027 • Missoula, MT 59808

01-0701

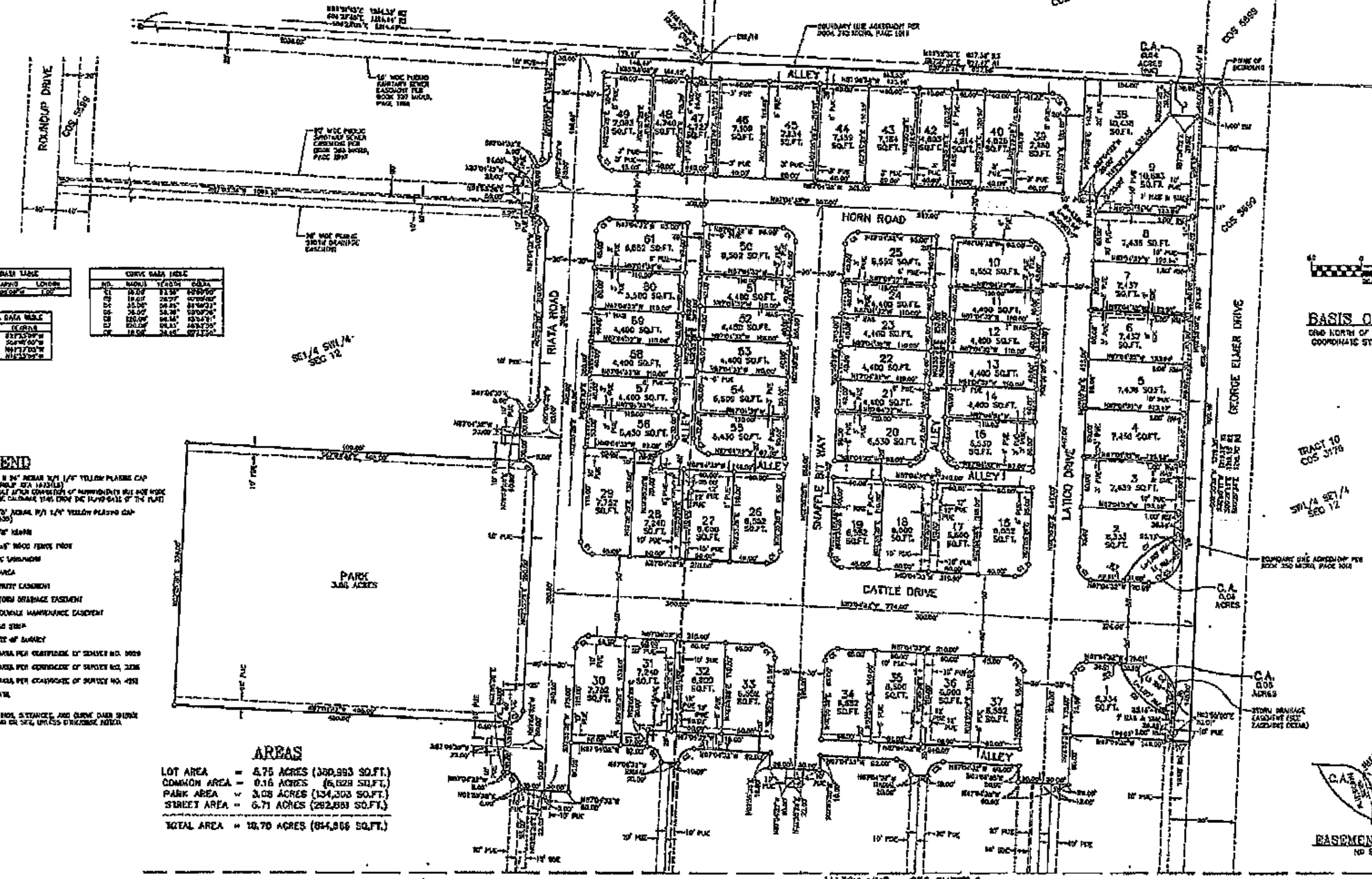
32-7

31-54

PLAT OF

44 RANCH, PHASES 1 AND 2

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA
LOCATED IN THE S 1/2 OF SECTION 12,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS

GRID NORTH OF MONTANA STATE PLANE COORDINATE SYSTEM (NAD83 – CORS)

EASEMENT DETAIL

NO SCALE

LEGEND

- SET 5/8" X 24" REBAR W/1 1/4" YELLOW PLASTIC CAP (WGM GROUP RTA 14334LS) (TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT MORE THAN ONE CALENDAR YEAR FROM THE FILING DATE OF THE PLAT)
- FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- FOUND 6"x6" WOOD FENCE POST
- C.A. COMMON AREA
- PUE PUBLIC UTILITY EASEMENT
- SDE PUBLIC STORM DRAINAGE EASEMENT
- SME PUBLIC SIDEWALK MAINTENANCE EASEMENT
- NAS NO ACCESS STRIP
- COS CERTIFICATE OF SURVEY
- R1 RECORD DATA PER CERTIFICATE OF SURVEY NO. 5659
- R2 RECORD DATA PER CERTIFICATE OF SURVEY NO. 3176
- R3 RECORD DATA PER CERTIFICATE OF SURVEY NO. 4291
- FD FOUND DATA

NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

AREAS

LOT AREA	=	8.75 ACRES (380,993 SQ.FT.)
COMMON AREA	=	0.16 ACRES (6,628 SQ.FT.)
PARK AREA	=	3.08 ACRES (134,303 SQ.FT.)
STREET AREA	=	6.71 ACRES (292,883 SQ.FT.)
TOTAL AREA	=	18.70 ACRES (814,806 SQ.FT.)

1/4	SEC.	T.	R.
SE	12	13N.	20W.
SW			

SHEET 1 OF 2
DRAWING DATE: AUGUST 25, 2006
DRAFT: CEC
PROJECT NO.: 03-02-06
FILE NO.: 030206FPLAT.DWG
LAYOUT TAB: SHT1

OWNER
GRASS VALLEY PROJECT, LLC

WGM GROUP, INC.
ENGINEERING • SURVEYING • PLANNING
3021 Palmer • (406) 728-4611
P.O. Box 16027 • Missoula, MT 59808

31-54

31-54

31-54