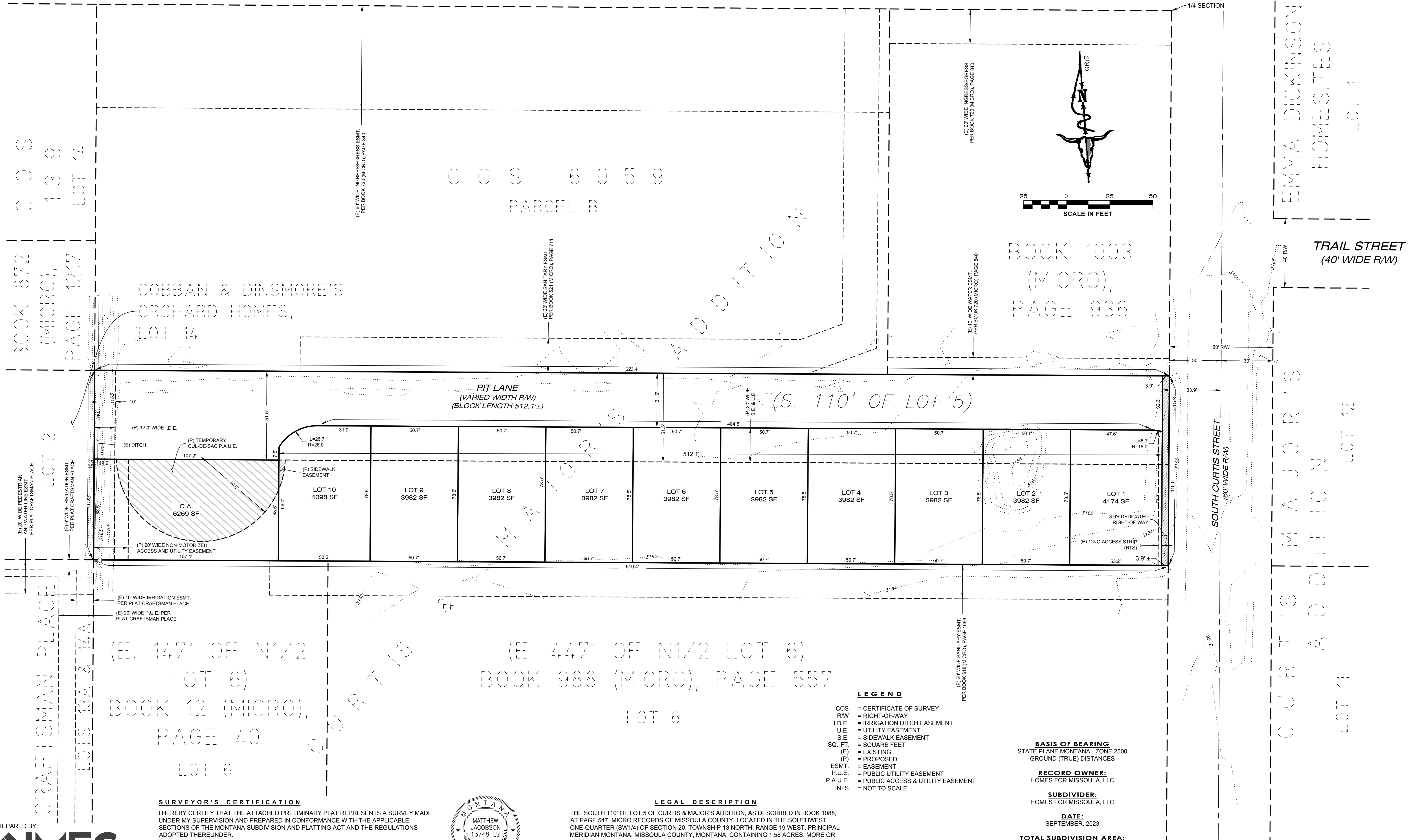


PRELIMINARY PLAT OF
CARRERA COMMONS SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY 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

DATE

LEGAL DESCRIPTION

THE SOUTH 110' OF LOT 5 OF CURTIS & MAJOR'S ADDITION, AS DESCRIBED IN BOOK 1088, AT PAGE 547, MICRO RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA; CONTAINING 1.58 ACRES, MORE OR LESS.

LEGEND

COS = CERTIFICATE OF SURVEY
R/W = RIGHT-OF-WAY
I.D.E. = IRRIGATION DITCH EASEMENT
U.E. = UTILITY EASEMENT
S.E. = SIDEWALK EASEMENT
SQ. FT. = SQUARE FEET
(E) = EXISTING
(P) = PROPOSED
ESMT. = EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.U.E. = PUBLIC ACCESS & UTILITY EASEMENT
NTS = NOT TO SCALE

BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES

RECORD OWNER:
HOMES FOR MISSOULA, LLC

SUBDIVIDER:
HOMES FOR MISSOULA, LLC

DATE:
SEPTEMBER, 2023

TOTAL SUBDIVISION AREA:
TOTAL (GROSS) ACRES = 1.58 AC
ROADS ACRES = 0.51 AC
COMMON AREA ACRES = 0.14 AC
TOTAL (NET) ACRES = 0.93 AC

GROSS DENSITY = 6.3 DU/ACRE
NET DENSITY = 10.8 DU/ACRE

1/4	SEC.	T.	R.
☒	20	13N.	19W.

PREPARED BY:



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