

PRELIMINARY PLAT OF
PAISLEY PARK

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

OWNER OF RECORD
OO LAND HOLDING, LLC

SURVEY COMMISSIONED BY
OO LAND HOLDING, LLC

LEGEND

- SECTION LINE
- EXTERIOR SUBDIVISION BOUNDARY
- LOT BOUNDARY PER THIS PLAT
- ADJOINING LOT BOUNDARY
- EXISTING PUBLIC RIGHT-OF-WAY
- EASEMENT, AS DESCRIBED, PER THIS PLAT
- CENTERLINE PER THIS PLAT
- FOUND MONUMENT
- EXISTING CHAINLINK FENCE
- EXISTING BURIED POWER
- EXISTING POWER POLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING GUY ANCHOR
- EXISTING IRRIGATION PIVOT
- EXISTING IRRIGATION LINE
- EXISTING IRRIGATION VALVE
- EXISTING WATER VALVE
- EXISTING DECIDUOUS TREE
- PROPOSED ASPHALT
- PROPOSED CURB
- PROPOSED SIDEWALK/CONCRETE

PERIMETER LEGAL DESCRIPTION

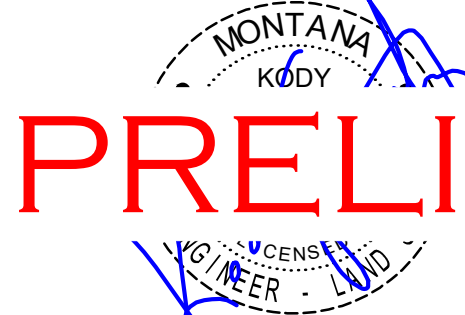
TRACT 5 & TRACT 7 OF CERTIFICATE OF SURVEY 3176, RECORDS OF MISSOULA COUNTY, LOCATED IN THE WEST ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

NOTES

- PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- COMMON AREAS BEGIN WITH THE LETTER C IN THEIR NUMBERING. A PUBLIC ACCESS EASEMENT IS DEDICATED ACROSS THE FOLLOWING COMMON AREAS: C5, C6, C8, C9, C10, C11, C12, C13, C15, C16, C19, C20, C21, C22, C26, C27, AND C28.
- LOTS WITHIN THE PLAT ARE CLASSIFIED AS IRRIGATED LAND AND MAY BE ASSESSED FOR IRRIGATION WATER DELIVERY EVEN THOUGH WATER MIGHT NOT BE DELIVERABLE TO THAT PARTICULAR LOT.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON.



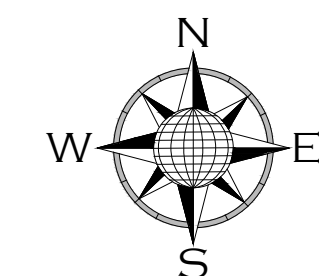
KODY T. SWARTZ, ES
MONTANA REGISTRATION NO. 101391ES

DATE

PRELIMINARY

KEY NOTES

- 80' RIGHT-OF-WAY PER BOOK 726, PAGE 569 AND CERTIFICATE OF SURVEY 5699
- 40' RIGHT-OF-WAY PER BOOK 726, PAGE 569 AND CERTIFICATE OF SURVEY 5699
- 28' RIGHT-OF-WAY PER BOOK 218, PAGE 450
- PUBLIC STORMWATER EASEMENT PER THIS PLAT
- 38' PUBLIC UTILITY EASEMENT PER THIS PLAT
- 2' NON-MOTORIZED PUBLIC ACCESS & UTILITY EASEMENT PER THIS PLAT
- 20' NON-MOTORIZED PUBLIC ACCESS & PRIVATE UTILITY EASEMENT PER THIS PLAT
- PUBLIC UTILITY EASEMENT PER THIS PLAT
- 14' NON-MOTORIZED PUBLIC ACCESS EASEMENT PER THIS PLAT
- NON-MOTORIZED PUBLIC ACCESS & UTILITY EASEMENT PER THIS PLAT
- TEMPORARY PRIVATE ACCESS EASEMENT FOR EMERGENCY TURNAROUND
- 1' NO MOTORIZED ACCESS STRIP
- 1' NO MOTORIZED ACCESS STRIP & CLEAR ZONE EASEMENT



0 100 200
IN FEET

BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES

VERTICAL DATUM
NAVD88



SUBDIVISION AREAS

40.07 ACRES (GROSS)
20.10 ACRES (LOTS)
14.08 ACRES (RIGHT-OF-WAY)
5.89 ACRES (COMMON AREAS)

COLOR VERIFICATION
ELEMENTS ON THIS SHEET ARE
INTENDED TO BE IN COLOR. IF
PROPERLY REPRODUCED, RED, GREEN
AND BLUE WILL BE VISIBLE

	WOITH ENGINEERING, INC.				1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 20-077 DRAWN: CRH QA: MDS DATE: APRIL 23, 2025 FILENAME: PREPLAT.DWG SHEET 1 OF 2
	ENGINEERS & SURVEYORS					12	13 N	20 W	
	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 • WWW.WOITHENG.COM					12	13 N	20 W	
COPYRIGHT © WOITH ENGINEERING, INC. 2025									

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OO LAND HOLDING, LLC

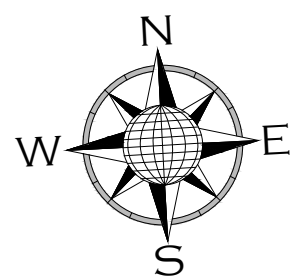


KEY NOTES

- 1 80' RIGHT-OF-WAY PER BOOK 726, PAGE 569 AND CERTIFICATE OF SURVEY 5699
- 2 40' RIGHT-OF-WAY PER BOOK 726, PAGE 569 AND CERTIFICATE OF SURVEY 5699
- 3 28' RIGHT-OF-WAY PER BOOK 218, PAGE 450
- 4 PUBLIC STORMWATER EASEMENT PER THIS PLAT
- 6 2' NON-MOTORIZED PUBLIC ACCESS & UTILITY EASEMENT PER THIS PLAT
- 7 20' NON-MOTORIZED PUBLIC ACCESS & PRIVATE UTILITY EASEMENT PER THIS PLAT
- 12 1' NO MOTORIZED ACCESS STRIP
- 13 1' NO MOTORIZED ACCESS STRIP & CLEAR ZONE EASEMENT

NOTES

1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
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0 30 60
IN FEET

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MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES

VERTICAL DATUM
NAVD88

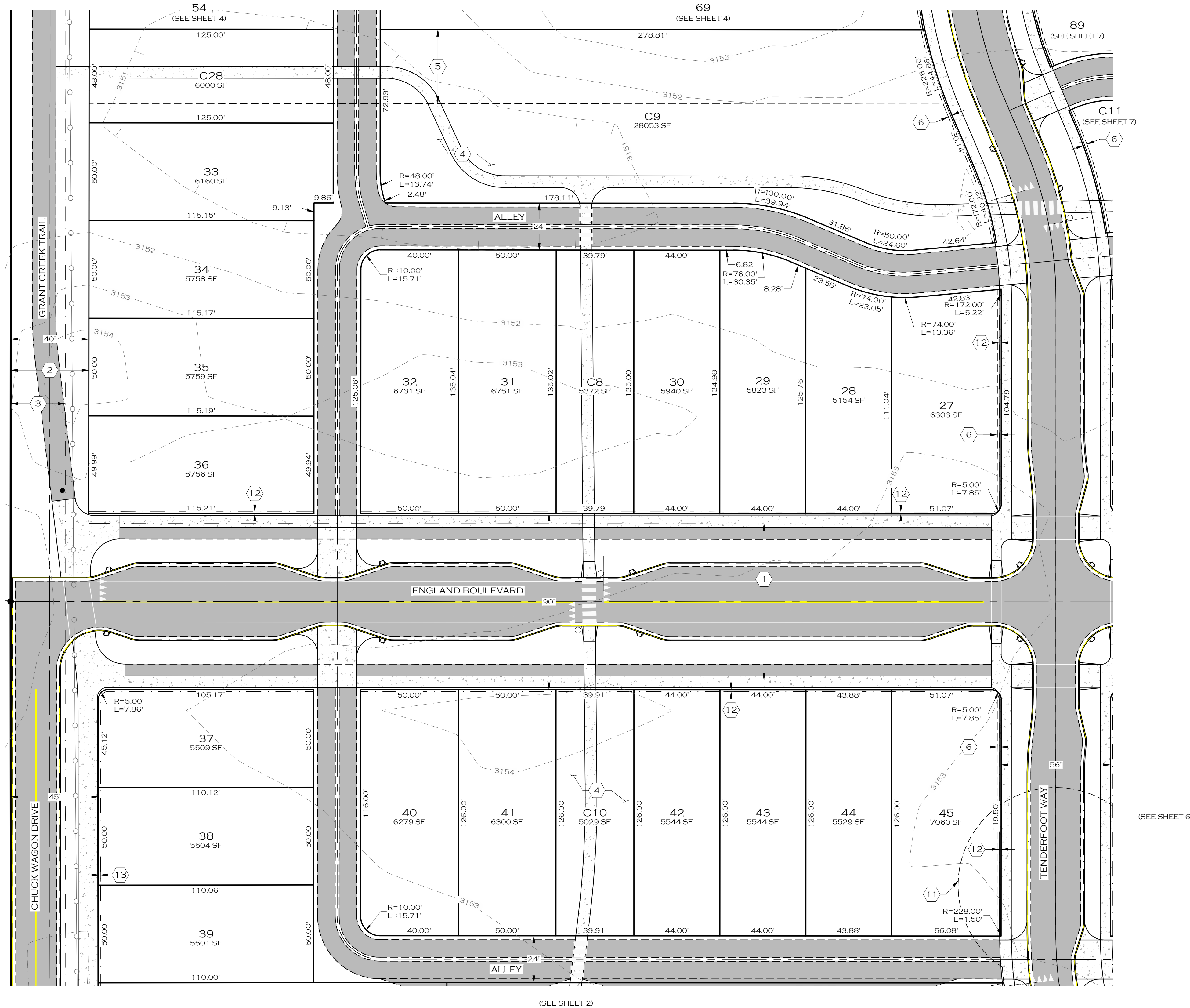
 WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 • WWW.WOITHENG.COM • COPYRIGHT © WOITH ENGINEERING, INC., 2025	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 20077 DRAWN: CRH QA: MDS DATE: APRIL 23, 2025 FILENAME: PREPLAT.DWG SHEET 2 OF 2
		12	13 N	20 W	
		12	13 N	20 W	

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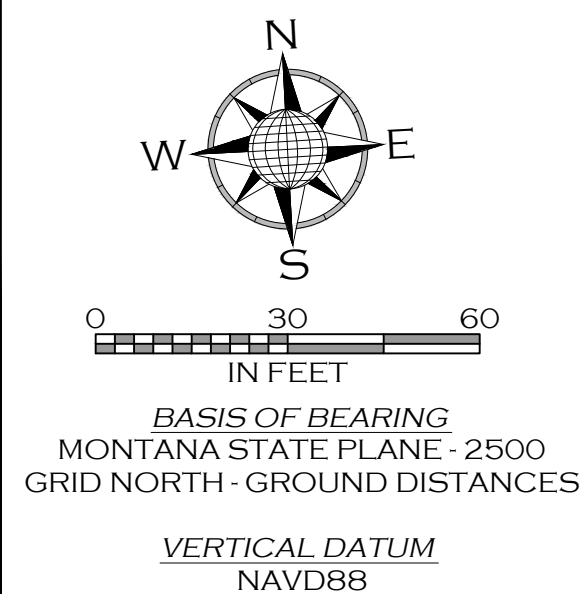


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- 4 PUBLIC STORMWATER EASEMENT PER THIS PLAT
- 5 38' PUBLIC UTILITY EASEMENT PER THIS PLAT
- 6 2' NON-MOTORIZED PUBLIC ACCESS & UTILITY EASEMENT PER THIS PLAT
- 11 TEMPORARY PRIVATE ACCESS EASEMENT FOR EMERGENCY TURNAROUND
- 12 1' NO MOTORIZED ACCESS STRIP
- 13 1' NO MOTORIZED ACCESS STRIP & CLEAR ZONE EASEMENT

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WOITH ENGINEERING, INC.		1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA
ENGINEERS & SURVEYORS			12	13 N	20 W	MISSOULA COUNTY, MONTANA
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955						WEI JOB#: 20-077
3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505						DRAWN: CRH
WWW.WOITHENG.COM						QA: MDS
						DATE: APRIL 23, 2025
						FILENAME: PREPLAT.DWG
						SHEET 3 OF 7

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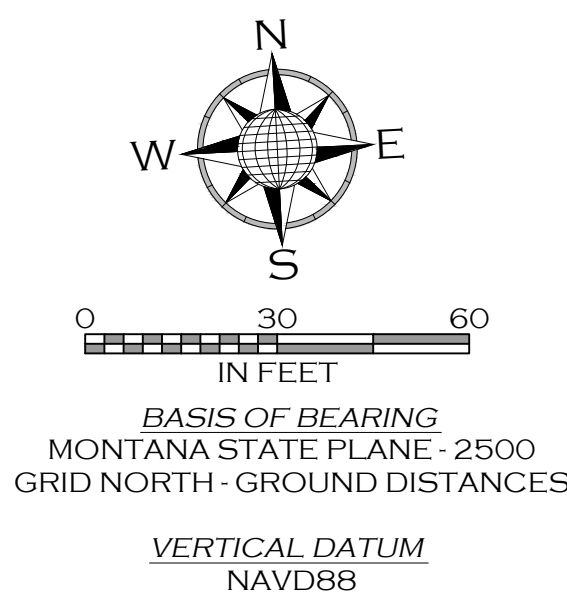
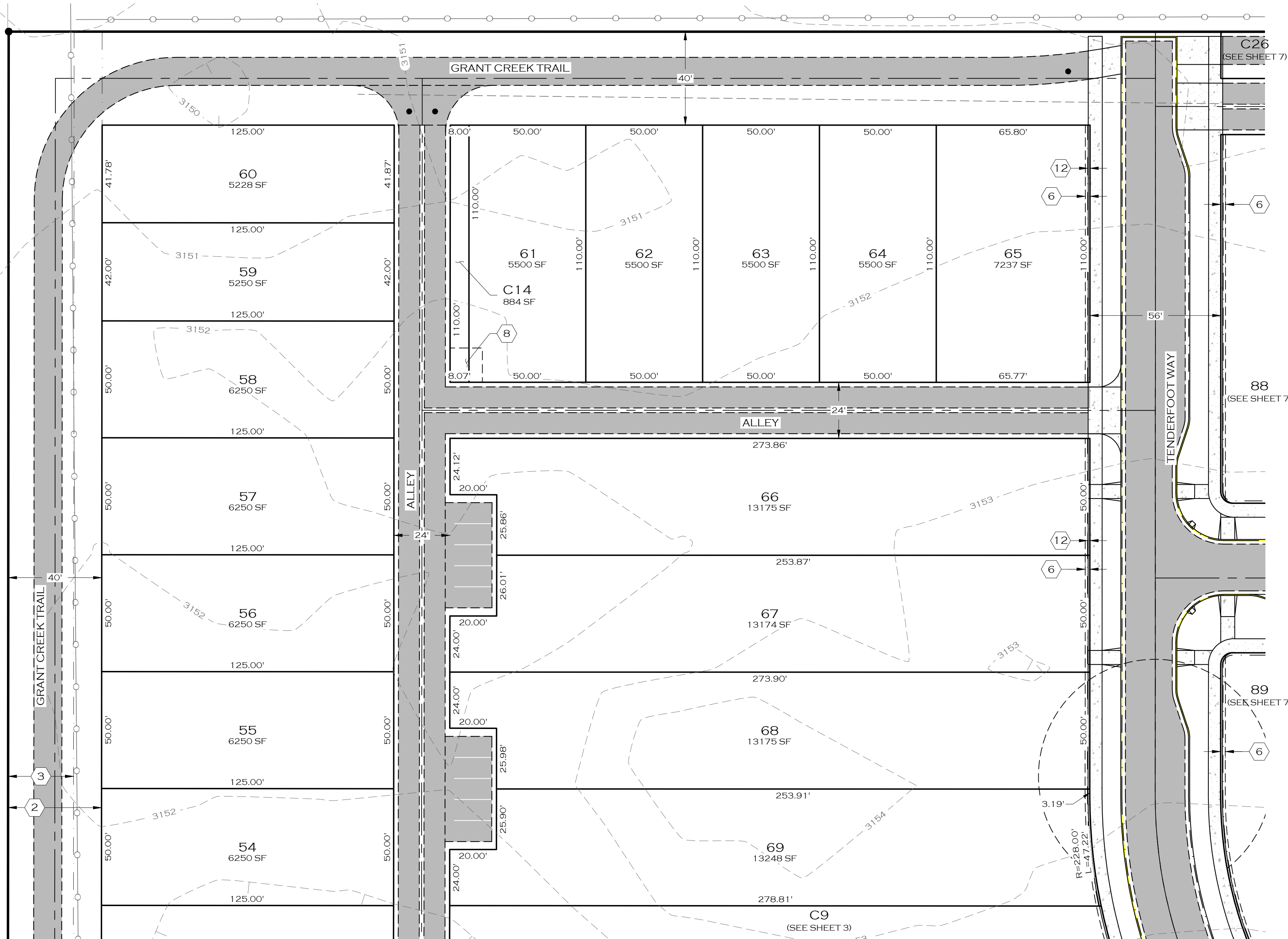
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- ④ PUBLIC STORMWATER EASEMENT PER THIS PLAT
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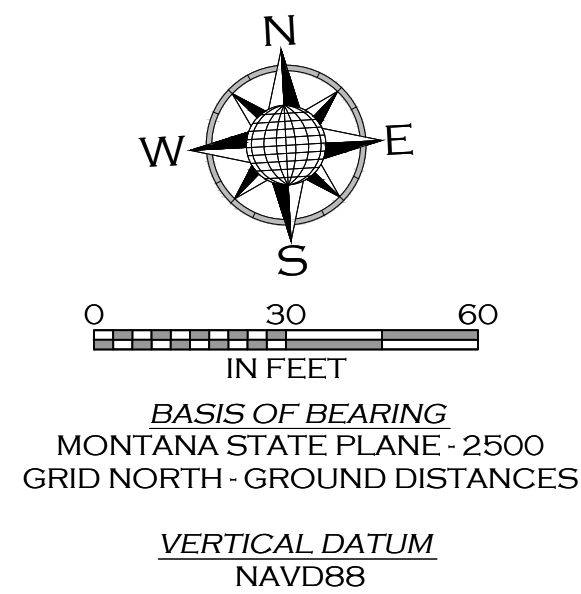
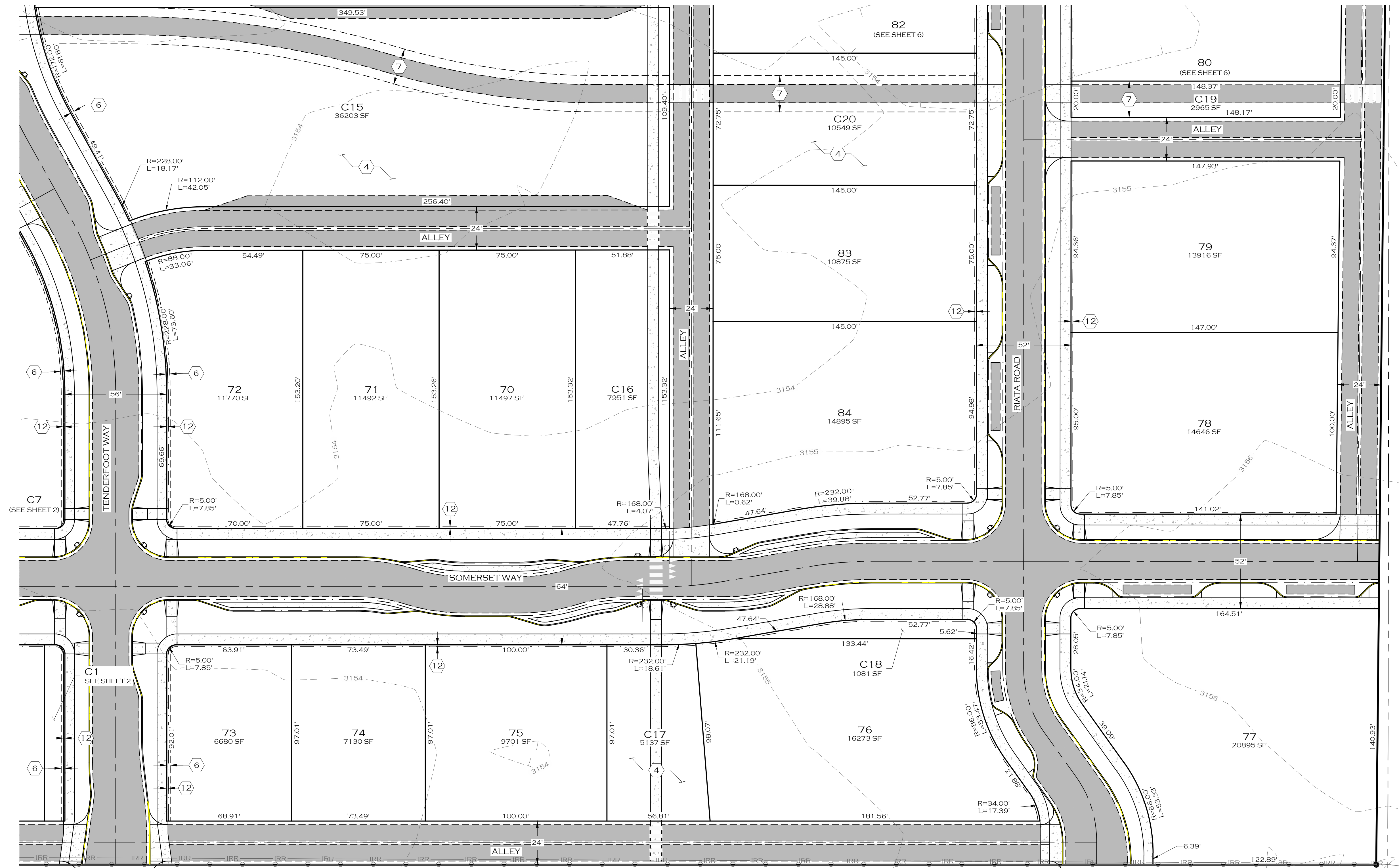


 WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1855 3860 O'LEARY STREET, SUITE 4 • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •	 1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 20-077 DRAWN: CRH QA: MDS
	 12	12	13 N	20 W	DATE: APRIL 23, 2025 FILENAME: PREPLAT.DWG SHEET 4 OF 7

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MATCH LINE
SEE SHEET 6

WOITH ENGINEERING, INC.		1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 20-077 DRAWN: CRH QA: MDS DATE: APRIL 23, 2025 FILENAME: PREPLAT.DWG SHEET 5 OF 7
ENGINEERS & SURVEYORS			12	13 N	20 W	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 WWW.WOITHENG.COM
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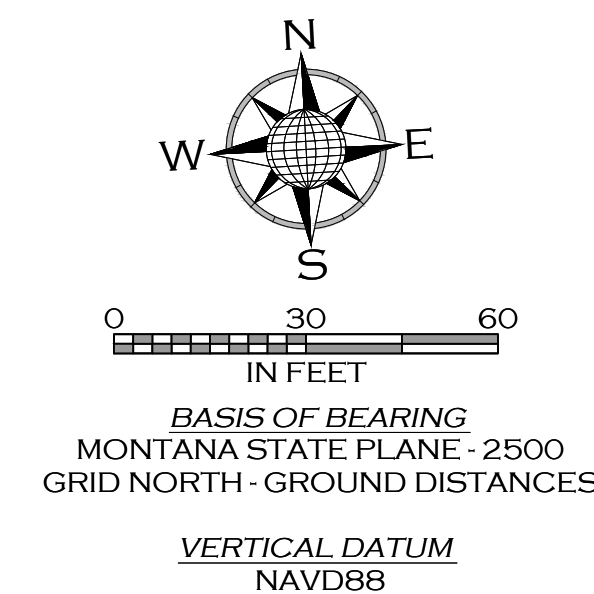


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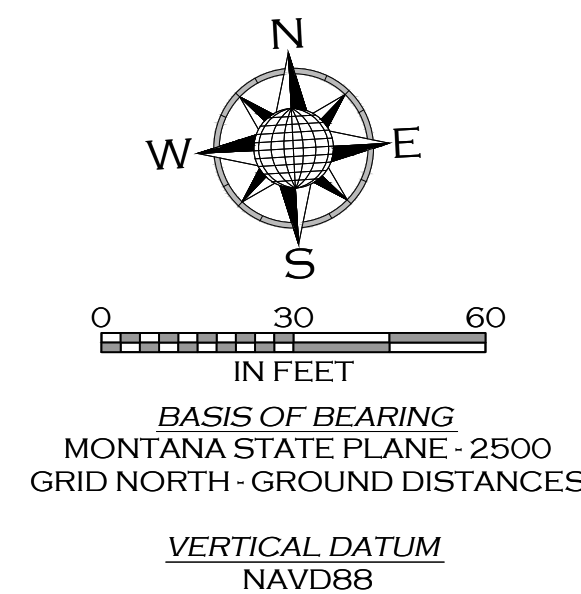
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ENGINEERS & SURVEYORS		☒	12	13 N	20 W	
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 • WWW.WOITHENG.COM •		☐	12	13 N	20 W	
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- 2' 40' RIGHT-OF-WAY PER BOOK 726, PAGE 569 AND CERTIFICATE OF SURVEY 5699
- 3' 28' RIGHT-OF-WAY PER BOOK 218, PAGE 450
- 4' PUBLIC STORMWATER EASEMENT PER THIS PLAT (ENCOMPASSES COMMON AREA)
- 6' 2' NON-MOTORIZED PUBLIC ACCESS & UTILITY EASEMENT PER THIS PLAT
- 10' 20' NON-MOTORIZED PUBLIC ACCESS & PRIVATE UTILITY EASEMENT PER THIS PLAT
- 11' 1' NO MOTORIZED ACCESS STRIP

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			12	13 N	20 W		
		12	13 N	20 W			