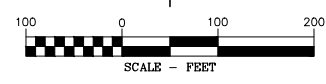
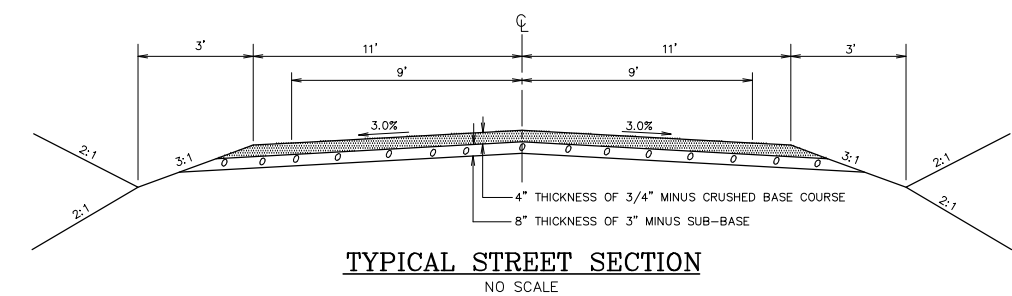
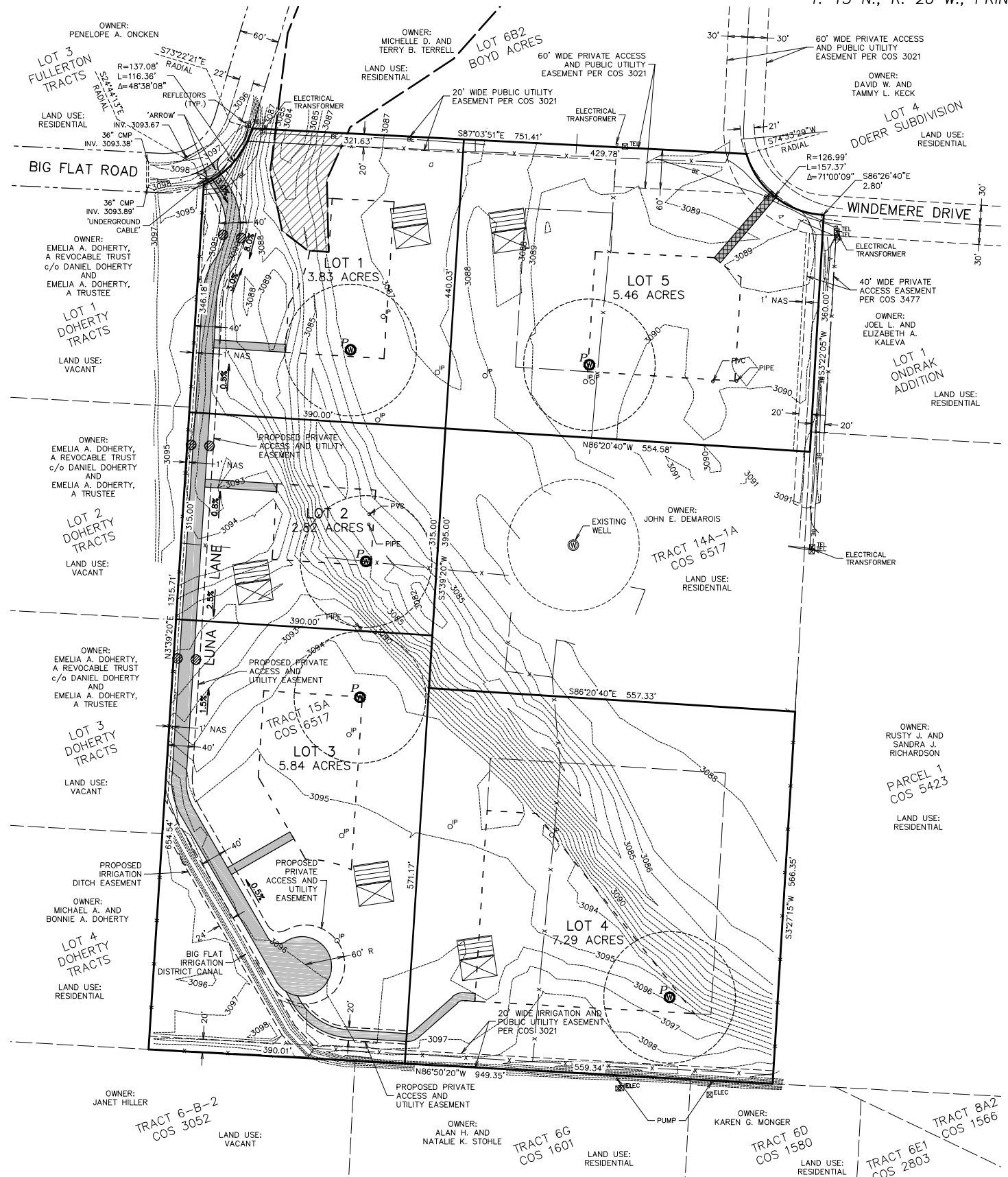


PRELIMINARY PLAT OF  
**WINDEMERE PLACE**  
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE SW 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 17,  
 T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



- LEGEND-EXISTING**
- SUBJECT PROPERTY BOUNDARY
  - RIGHT OF WAY
  - EASEMENT LINE
  - LOT LINE
  - EDGE OF ASPHALT
  - BURIED ELECTRIC LINE
  - BURIED TELEPHONE LINE
  - FENCE
  - FLOOD ZONE X (SHADED) BOUNDARY
  - EXISTING GROUND CONTOUR (1' INTERVAL)
  - ⊙ WELL WITH 100' RADIUS
  - ⊕ ELEC ELECTRIC PEDESTAL
  - ⊕ TEL TELEPHONE PEDESTAL
  - ⊕ IRRIGATION PIPE
  - ⊕ SIGN

- LEGEND-PROPOSED**
- LOT LINE
  - EASEMENT LINE
  - BUILDING ENVELOPE PER COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT
  - EDGE OF GRAVEL ROAD/DRIVEWAY
  - GRAVEL ROAD/DRIVEWAY
  - ⊕ ASPHALT DRIVEWAY
  - ⊕ WELL WITH 100' RADIUS
  - ⊕ DRAINAGE SUMP
  - ROAD GRADE
  - DRAINFIELD
  - REPLACEMENT DRAINFIELD
  - NO BUILD ZONE
  - 100' BUILDING SETBACK LINE PER RESTRICTIVE COVENANTS RECORDED AT BOOK 201 MICRO, PAGE 1329
  - NAS NO ACCESS STRIP (ACCESS CONTROL LINE)

**STREET LENGTH TABLE**

STREET	LENGTH
LUNA LANE	1,270 L.F.

**AREAS**

LOT AREA = 25.24 ACRES  
 TOTAL AREA = 25.24 ACRES

- THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE CITY/COUNTY OF MISSOULA:
- ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID/RSD, BASED ON BENEFIT, FOR THE UPGRADING OF STREETS WITHIN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN SID/RSD PETITION.
  - LAWN AND GARDEN IRRIGATION FOR LOTS 3 AND 4 WILL COME FROM THE BIG FLAT IRRIGATION DITCH. LAWN AND GARDEN IRRIGATION FOR LOTS 1, 2, AND 5 WILL COME FROM WATER RIGHT 76M 78430. LAWN AND GARDEN IRRIGATION FOR TRACT 14A-1A WILL COME FROM WATER RIGHT 76M 64626.
  - THE AREA OUTSIDE OF THE BUILDING ENVELOPES WILL BE SET ASIDE AS AREA TO BE USED FOR AGRICULTURAL ACTIVITIES AS DEFINED PER MONTANA CODE ANNOTATED 76-2-902. SEPTIC DRAIN FIELDS, FENCES, DRIVEWAYS, AND ROADS ARE PERMITTED OUTSIDE OF THE BUILDING ENVELOPES. FOR LOTS 1, 3, 4, AND 5, AGRICULTURAL BUILDINGS ARE PERMITTED OUTSIDE OF BUILDING ENVELOPES AND WITHIN 100 FOOT SETBACKS FROM LOT LINES AND ROAD EASEMENT LINES PER RESTRICTIVE COVENANTS RECORDED AT BOOK 201 MICRO, PAGE 1329.
  - THE PURCHASER AND/OR OWNER OF THE LOT OR PARCEL UNDERSTANDS AND AGREES THAT ROAD CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER OR PROPERTY OWNERS'S ASSOCIATION AND THAT MISSOULA COUNTY IS IN NO WAY OBLIGATED TO PERFORM SUCH MAINTENANCE OR UPKEEP UNTIL THE ROADS ARE BROUGHT UP TO STANDARDS AND ACCEPTED BY MISSOULA COUNTY FOR MAINTENANCE.

**LEGAL DESCRIPTION**

TRACT 15A OF CERTIFICATE OF SURVEY NO. 6517

**BASIS OF BEARINGS**

CERTIFICATE OF SURVEY NO. 6517

**OWNER/DEVELOPER**

JOHN E. DEMAROIS

**COMPREHENSIVE PLAN**

1 DWELLING UNIT PER 5-10 ACRES

**TYPE OF SUBDIVISION**

RESIDENTIAL

**ZONING**

C-A3

**VERTICAL DATUM**

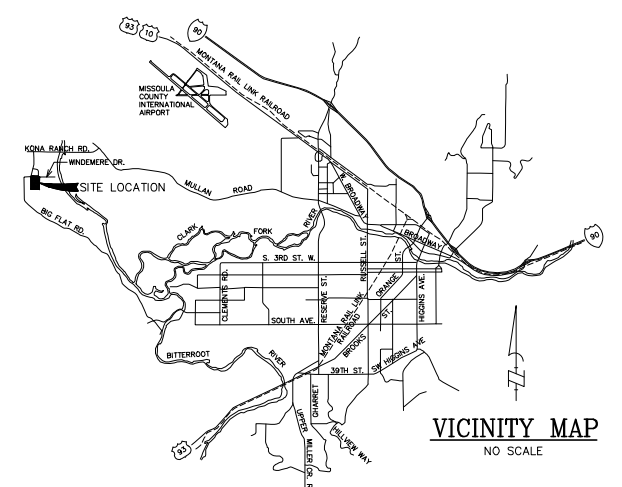
NAVD88

**CERTIFICATE OF ENGINEER**

I HEREBY CERTIFY THAT THE STREET, STORM DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED UNDER MY SUPERVISION.

**CERTIFICATE OF SURVEYOR**

I HEREBY CERTIFY THAT THE BOUNDARY AND LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE PREPARED UNDER MY SUPERVISION.



1/4 SEC.	T.	R.
8	13N.	20W.
17	13N.	20W.

SHEET 1 OF 1  
 DATE: APRIL 2017  
 DRAFT: CEG  
 PROJECT NO.: 15-07-05  
 FILE NO.: 150705\_PPLAT.DWG  
 LAYOUT TAB: LAYOUT1

**PRELIMINARY**

PLOTTED: 4/17/2017  
 SAVED: 4/17/2017

