

# PRELIMINARY PLAT OF SAPPHIRE PLACE SUBDIVISION

LOCATED IN THE NW1/4 OF SECTION 07, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

**CERTIFICATION OF CITY ATTORNEY:**

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF **SAPPHIRE PLACE SUBDIVISION** AND I FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-3-612 MCA, AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY OF MISSOULA ATTORNEY

**CERTIFICATION OF MAYOR OF THE CITY OF MISSOULA:**

THE CITY OF MISSOULA DOES HEREBY APPROVES THIS SUBDIVISION IN THE INTEREST OF THE PUBLIC AND HEREBY ACCEPTS THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHOWN AND DEDICATED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
MAYOR, CITY OF MISSOULA

ATTEST: \_\_\_\_\_  
CLERK, CITY OF MISSOULA

**CERTIFICATION OF CITY PLANNER:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY OF MISSOULA LAND USE PLANNER

**CERTIFICATION OF THE HEALTH DEPARTMENT:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
MISSOULA CITY - COUNTY HEALTH DEPARTMENT

**CERTIFICATION OF CITY ENGINEER:**

I, \_\_\_\_\_ CITY ENGINEER FOR THE CITY OF MISSOULA, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF **SAPPHIRE PLACE SUBDIVISION** AND I FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE REGULATIONS AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SS \_\_\_\_\_  
CITY OF MISSOULA ENGINEER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED 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 \_\_\_\_\_

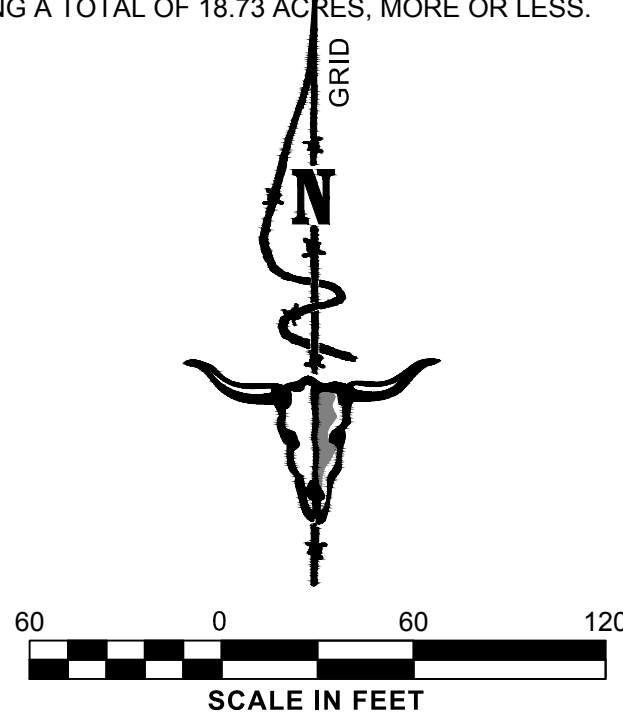


**NOTES:**

- WATER RIGHTS ARE IN THE PROCESS OF BEING SEVERED/RESERVED TO BE HELD BY THE PROPERTY OWNER

**PERIMETER LEGAL DESCRIPTION:**

PARCEL 2A OF CERTIFICATE OF SURVEY NO. 6689, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA. CONTAINING A TOTAL OF 18.73 ACRES, MORE OR LESS.



**BASIS OF BEARING:**  
COS 669

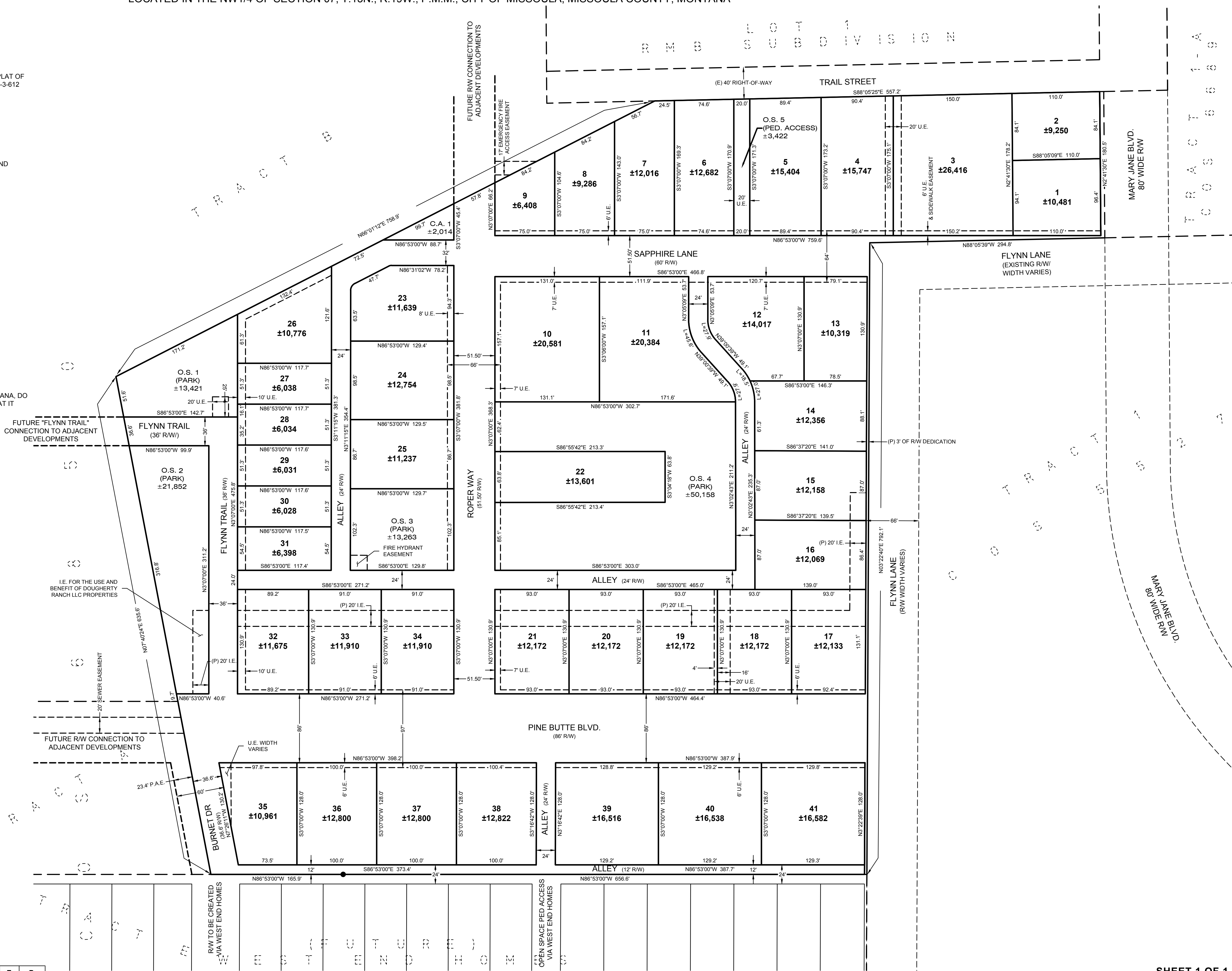
**DATE:**  
JULY - OCTOBER 2022

**RECORD OWNERS:**  
JAMES D. DOUGHERTY FAMILY LLC

**SURVEY COMMISSIONED BY:**  
CATHCART GROUP

**TOTAL SUBDIVISION AREA:**  
18.73 ACRES (TOTAL SUBDIVISION)  
13.99 ACRES (LOTS)  
2.39 ACRES (OPEN SPACE TRANSECT)  
4.74 ACRES (ROADS)

1/4	SEC.	T.	R.
☒	07	13N.	19W.



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