

BROADWATER COUNTY COMMISSIONERS
515 Broadway, Townsend
Meetings are held at the Flynn Building on 416 Broadway St.

Current and previously recorded meetings, official agenda, and minutes may be viewed on the website at <https://www.broadwatercountymt.com>.

Per Montana Code Annotated (MCA) 2-3-202, agenda must include an item allowing public comment on any public matter that is not on the agenda of the meeting and that is within the jurisdiction of the agency conducting the meeting. Public comments will be taken either in writing before the meeting or in person at the beginning of the meeting. Mail and items for discussion and/or signature may occur as time allows during the meeting. Issues and times are subject to change. Working meetings will be posted on the agenda and will not be recorded.

OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), on our website at www.broadwatercountymt.com, in the window of the Flynn Building at least 48 hours in advance of the meeting, and in the Helena Independent Record (IR).

COUNTY OFFICES WILL BE CLOSED ON FRIDAY NOVEMBER 10, 2023 FOR VETERAN'S DAY

Wednesday, November 8, 2023

- | | |
|----------|---|
| 10:00 AM | Public Comment on any subject not on the agenda, and that the Commission has jurisdiction over |
| 10:10 AM | Discussion/Decision, MDT, Geno Liva, Butte District Administrator, and Dave Gates, MDT Butte Engineering; Toston Bridge and Roads Update |
| 10:25 AM | Discussion/Decision, Eric Seidensticker and Katherine Anderson, Montana Business Assistance Connection (MBAC) Certified Regional Development Corporation (CRDC) via the MT Department of Commerce Resolution |
| 10:30 AM | Discussion, Open Bids for Newspaper of Record |
| 10:35 AM | Discussion/Decision, Nichole Brown, Community Development and Planning Director, Jefferson River Ranch (Township 1 North, 1 East, Section17) requests Boundary Relocation |
| 10:45 AM | Discussion/Decision, Nichole Brown, Community Development and Planning Director, Judith Reynolds COS (Township 9 North, Range 1 East, Sections 30 and 31) for Boundary Relocation, Family Transfer, define an existing easement and create an additional easement |
| 10:55 AM | Discussion/Decision, Nichole Brown, Community Development and Planning Director, Mark Fasting, Updating Phasing Plan for Westside Trails Major Subdivision (Township- 2N, Range-1 East, Section-18) |
| 11:05 AM | Discussion/Decision, Nichole Brown, Community Development and Planning Director, Alanah Griffith- request amendment to Preliminary Plat Approval of Westside Trails Major Subdivision (Township- 2N, Range-1 East, Section-18), elimination of condition #3 |

11:15 AM Discussion/Decision, Nichole Brown, Community Development and Planning Director, Alanah Griffith- request release of funds from Montana Title & Escrow for Subdivision Improvement Agreement for Westside Trails Phase II Major Subdivision (Township- 2N, Range-1 East, Section-18) paving 848 feet of Wheatland Road.

11:35 AM Discussion/Decision, Nichole Brown, Community Development and Planning Director, Rolling Glen Ranch Estates Minor Subdivision (Township-2N, Range-1 East, Section 6) requests for an extension of the preliminary plat decision.

Thursday, November 9, 2023

10:00 AM Weekly Working Meeting with Jania Hatfield, Deputy County Attorney, in the Commission Office regarding projects and deadlines

Public Meeting Notices

6:00 PM Nov. 8 Southern Broadwater County: CTAP* Meeting at Bridger Brewing

6:00 PM Nov. 14 Northern Broadwater County: (CTAP*) Meeting at the Flynn Building

Community Technical Assistance Program

Items for Discussion / Action / Review / Signature – Consent Agenda

- ✓ Certificate of Survey review
- ✓ Management – on-going advisory board appointments
- ✓ Claims/Payroll/minutes
- ✓ County Audit / Budget
- ✓ Mail – ongoing grants
- ✓ Correspondence – support letters

Debi Randolph, Chairman (406) 266-9270 or (406) 980-2050

Darrel Folkvord, Vice Chairman (406) 266-9272 or (406) 980-1213

Lindsey Richtmyer (406) 266-9271 or (406) 521-0834

E-mail: commissioners@co.broadwater.mt.us

Future Meetings will be held at the Flynn Building (416 Broadway)

(Please note: These meeting times/dates may change, please check the county website)

- Working Meeting with the Park and Recreation Board on November 7th at 5:30 pm
- Broadwater County Radio Station and Townsend K12 School District #1; Monday, November 6, 2023, at 6 PM in the Library Community Room. Discussion; Radio Costs and Maintenance and Radio Use, Action Items; Agreement of Partnerships
- Mental Health LAC Board on November 8 at 2 PM
- COUNTY OFFICES WILL BE CLOSED FOR VETERANS DAY ON NOVEMBER 10TH
- Trust Board Meeting on November 14th at 11:30 AM
- BC Planning Board Meeting on November 14th at 1 PM
- BC Airport Board on November 15th at 6 PM
- BC Fair Board on November 16th at 7 PM
- Board of Health Meeting on November 20th at 2 PM
- BC Parks & Rec Meeting on November 20th at 6 PM
- Weed Board on November 21st at 6 PM
- COUNTY OFFICES WILL BE CLOSED FOR THANKSGIVING ON NOVEMBER 23RD
- Broadband Advisory on November 30th at 4 PM

The Commissioners may be attending these board meetings (except the Planning Board)

BROADWATER COUNTY COMMISSIONERS

DEBI RANDOLPH | DARREL FOLKVORD

LINDSEY RICHTMYER

515 Broadway Townsend MT 59644

commissioners@co.broadwater.mt.us

RESOLUTION 2023 - _____

WHEREAS, Broadwater County supports Montana Business Assistance Connection, Inc. ("MBAC") being one of the Certified Regional Development Corporations (CRDC) within the state of Montana, serving Broadwater County

WHEREAS, as a CRDC, MBAC will focus on its renewed 5-year regional comprehensive economic development strategy. MBAC will continue to offer concept development, business plan and application assistance, market analysis, expansion and relocation services, and basic financial concepts services to our region; and

WHEREAS, MBAC offers to its region, loan funds from local, state, and federal government revolving loan funds; and

WHEREAS, MBAC's economic development strategy will continue to focus on preserving and creating jobs through:

- Retention and expansion by assisting regional businesses with problems, issues, and opportunities by providing high-quality business planning, counseling, education, and information with a focus on improving and implementing analytical skills, improving competitiveness, and increasing profitability; and offer or link regional business owners with appropriate resources and new markets,
- Access to capital by working with regional banks to provide capital to qualifying micro, small, and other promising businesses in the,
- Attracting and promoting regional businesses, markets, and the quality of life inside and outside the state by providing high-quality, tailored, and timely responses, and follow-up to requests for economic and market information, increasing national and global awareness of regional economic opportunities and assets via the Internet and Industry Trade Shows,

- Advocating for business climate changes using research-based information at the state and local level.

NOW, THEREFORE, BE IT RESOLVED that Broadwater County hereby supports Montana Business Assistance Connection, as the lead economic development organization for Broadwater County, as a Certified Regional Development Corporation (CRDC) within the State of Montana.

Dated this ____ day of _____, 20____

BROADWATER COUNTY COMMISSIONERS

DEBI RANDOLPH, CHAIR

DARREL FOLKVORD, MEMBER

ATTEST:

ANGIE PAULSEN, CLERK AND RECORDER

LINDSEY RICHTMYER, MEMBER

CERTIFIED REGIONAL DEVELOPMENT CORPORATIONS

The Certified Regional Development Corporations (CRDC) program supports a regional approach to economic development, facilitating an efficient delivery of economic development programs by supporting regional capacity.

The CRDC program supports each of the CRDCs with annual funding for economic development services supporting their region, including personnel and operating expenses, and any other expenses deemed necessary to maintain the organization's certification as a CRDC.

A CRDC must be a private, non-profit corporation, and apply for certification through a competitive state Request for Proposal (RFP) process. Current CRDC contracts expire on December 31, 2023.

Certified Regional Development Corporations (CRDCs):

- Identify the priority needs of local communities and facilitate local strategic planning to develop local economies. CRDCs foster collaboration and bring elected officials, business leaders and stakeholders together to prepare and implement regional development strategies;
- Are required to have a wide-based support from each county and community, including local development organizations, and help local officials, communities and businesses assess, plan and facilitate action within their regions;
- Leverage financial resources from a variety of sectors that include government (federal, state, county and local), the private sector, philanthropic community and academia to expand their region's economy.

About the Certified Regional Development Corporations (CRDCs)

The Certified Regional Development Corporations (CRDC) program was created by the 2003 Montana Legislature to encourage a regional approach to economic development that facilitates the efficient delivery of economic development programs by supporting regional capacity. [MCA 90-1-116](#) provides additional information and definitions regarding the CRDC program.

The State adopted CRDC rules (Administrative Rules of Montana, Sections [8.99.301 through 8.99.306](#)) addressing implementation of the program. The rules define the CRDC certification process, the method of quarterly distribution of assistance grants, allowable uses for assistance grants, quarterly reporting requirements and criteria for determining non-compliance and de-certification.

REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Broadwater County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act.

Part One. Applicant Information

Landowner(s): Jefferson Springs Ranch, LLC
Address: PO Box 1147, Bozeman, MT 59771-1147
Telephone Number(s): 406-581-2513

Landowner Representative: Greg Finck, PLS- Allied Engineering Services, Inc. gfinck@alliedengineering.com
Address: 32 Discovery Drive, Bozeman, Mt. 59718 Phone: 406-582-0221

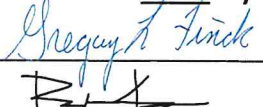
Part Two. Legal Description: Tract 1 and 2 COS #195447, Book 2, page 715- Env. 673B
Existing Tracts deeds: Broadwater County DB 126, 593
Existing Tracts Gallatin County: DB 11, p.332, DB 24, p.214, DB 71, p 189, Db 20, p.120

Part Three. Basis for Exemption Request:

What exemption is being claimed, and what is the basis for your exemption claim?
This property lies within Gallatin and Broadwater Counties. With this survey we are showing 6 existing Tracts of Record as well as realigning the common Boundaries between 3 of those existing tracts of record. This survey has already been reviewed and recorded in Gallatin County, (see attached recorded copy) and is now being submitted to Broadwater County for Continuity and clarity of this property.
This realignment is being done to enhance the property configuration to match topographical features and field/pasture lines

Part Four. Supporting Information: Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required. A subdivision exemption review fee must be submitted with the exemption request.

AFFIDAVIT: I hereby certify that the purpose of this exemption request is NOT to evade the Montana Subdivision and Platting Act. Dated this 13th day of September 2023

Signature(s):  PLS Allied Engineering Services, Inc.
 Jefferson Springs Ranch, LLC

Certificate of Governing Body:

We, the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Broadwater County Subdivision Regulations.

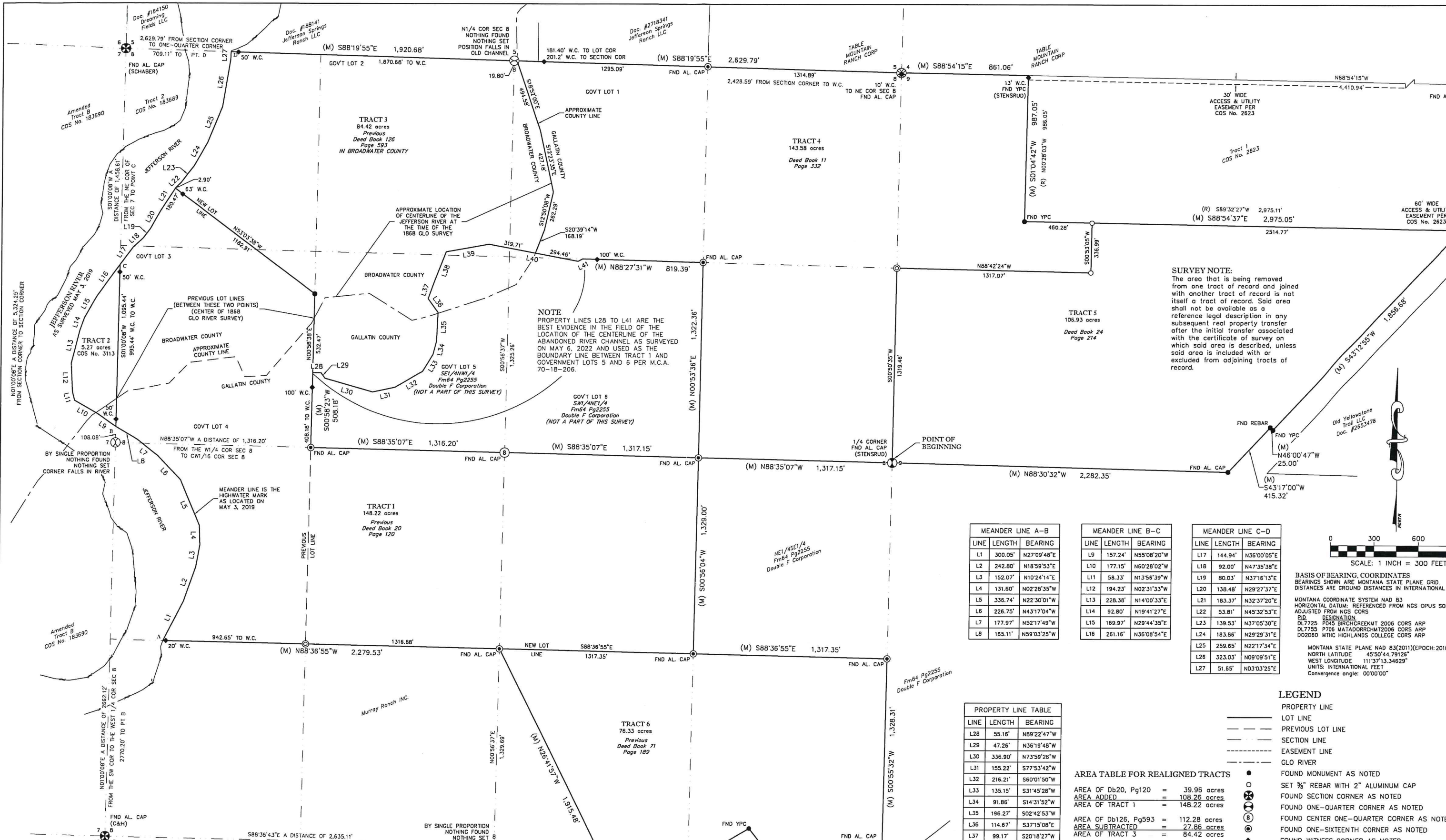
Dated this _____ day of _____, A.D., 20_____

Commissioner

Commissioner

Commissioner

C&R Attest



SURVEY NOTE:
 The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

NOTE
 PROPERTY LINES L28 TO L41 ARE THE BEST EVIDENCE IN THE FIELD OF THE LOCATION OF THE CENTERLINE OF THE ABANDONED RIVER CHANNEL AS SURVEYED ON MAY 6, 2022 AND USED AS THE BOUNDARY LINE BETWEEN TRACT 1 AND GOVERNMENT LOTS 5 AND 6 PER M.C.A. 70-18-206.

NOT TO BE A DISTANCE OF 5,324.25' FROM SECTION CORNER TO SECTION CORNER

NOT TO BE A DISTANCE OF 2,662.12' FROM THE SW COR TO THE WEST 1/4 COR SEC 8

SURVEY NOTES
 THIS SURVEY SHOWS LANDS IN BROADWATER AND GALLATIN COUNTIES. THIS SURVEY IS NOT INTENDED TO ESTABLISH THE COUNTY LINE.
 THE STATE OF MONTANA OWNS SURFACE AND MINERAL ESTATE BELOW NAVIGABLE RIVERS AND RELATED ACRES AS ESTABLISHED IN THE EQUAL FOOTING DOCTRINE, MONTANA STATUTES, AND CASE LAW. MONTANA DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION, TRUST LAND MANAGEMENT DIVISION ADMINISTERS THESE LANDS ON BEHALF OF THE STATE. THE DEPARTMENT CONSIDERS THE JEFFERSON RIVER TO BE NAVIGABLE IN THIS AREA BASED ON HISTORICAL EVIDENCE OF USE IN COMMERCE. MCA 70-1-202 and MCA 70-16-201 PROVIDE FOR STATE OWNERSHIP FROM THE LOW-WATER MARK TO THE LOW-WATER MARK ON NAVIGABLE WATER BODIES. THE MEANDER LINE SHOWN IS THE HIGH-WATER MARK AS SURVEYED ON MAY 3, 2019, AND WAS USED FOR UPLAND ACRES CALCULATIONS. THE OWNER OF THE LAND WHERE IT BORDERS UPON A NAVIGABLE STREAM, OWNS TO THE EDGE OF THE STREAM AT LOW-WATER MARK PER MCA 70-16-201.

*THIS SURVEY IS SUBJECT TO THE "DISCLAIMER OF INTEREST FROM THE STATE OF MONTANA" RECORDED AS DOCUMENT #2795379

DEED REFERENCES:
 Gallatin County: Document # 2718341 Document #2776715
 Broadwater County Book 241, page 760

MEANDER LINE A-B

LINE	LENGTH	BEARING
L1	300.05'	N27°09'48"E
L2	242.80'	N18°59'53"E
L3	152.07'	N10°24'14"E
L4	131.60'	N02°28'35"W
L5	336.74'	N22°30'01"W
L6	226.75'	N43°17'04"W
L7	177.97'	N52°17'49"W
L8	165.11'	N59°03'25"W

MEANDER LINE B-C

LINE	LENGTH	BEARING
L9	157.24'	N55°08'20"W
L10	177.15'	N60°28'02"W
L11	58.33'	N13°56'39"W
L12	194.23'	N02°31'33"W
L13	228.38'	N14°00'33"E
L14	92.80'	N19°41'27"E
L15	189.97'	N29°44'35"E
L16	261.16'	N36°08'54"E

MEANDER LINE C-D

LINE	LENGTH	BEARING
L17	144.94'	N36°00'05"E
L18	92.00'	N47°35'38"E
L19	80.03'	N37°16'13"E
L20	138.48'	N29°27'37"E
L21	183.37'	N32°37'20"E
L22	53.81'	N45°32'53"E
L23	139.53'	N37°05'30"E
L24	183.86'	N29°29'31"E
L25	259.65'	N22°17'34"E
L26	323.03'	N09°09'51"E
L27	51.65'	N03°03'25"E

PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L28	55.16'	N89°22'47"W
L29	47.26'	N36°19'48"W
L30	336.90'	N73°59'26"W
L31	155.22'	S77°53'42"W
L32	216.21'	S60°01'50"W
L33	135.15'	S31°45'28"W
L34	91.86'	S14°31'52"W
L35	196.27'	S02°42'53"W
L36	114.67'	S37°15'08"E
L37	99.17'	S20°18'27"W
L38	241.48'	S20°54'29"W
L39	294.27'	S79°38'17"W
L40	614.17'	N79°18'15"W
L41	34.92'	S64°18'28"W

AREA TABLE FOR REALIGNED TRACTS

AREA OF Db20, Pg120	= 39.96 acres
AREA ADDED	= 108.26 acres
AREA OF TRACT 1	= 148.22 acres
AREA OF Db126, Pg593	= 112.28 acres
AREA SUBTRACTED	= 27.86 acres
AREA OF TRACT 3	= 84.42 acres
AREA OF Db71, Pg189	= 156.73 acres
AREA SUBTRACTED	= 80.40 acres
AREA OF TRACT 6	= 76.33 acres
TOTAL AREA	= 308.97 acres

LEGEND

- PROPERTY LINE
- LOT LINE
- PREVIOUS LOT LINE
- SECTION LINE
- EASEMENT LINE
- GLO RIVER
- FOUND MONUMENT AS NOTED
- SET 3/8" REBAR WITH 2" ALUMINUM CAP
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- FOUND ONE-SIXTEENTH CORNER AS NOTED
- FOUND WITNESS CORNER AS NOTED
- ONE-QUARTER CORNER NOTHING SET FALLS IN OLD CHANNEL
- ONE-SIXTEENTH CORNER SET 3/8" REBAR WITH 2" ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- (M) MEASURED
- (R) RECORDED

SCALE: 1 INCH = 300 FEET

BASIS OF BEARING, COORDINATES
 BEARINGS SHOWN ARE MONTANA STATE PLANE GRID. DISTANCES ARE GROUND DISTANCES IN INTERNATIONAL HORIZONTAL DATUM: REFERENCED FROM NGPS SOL ADJUSTED FROM NGS CORRS
 MONTANA COORDINATE SYSTEM NAD 83
 DESIGNATION: DL7725 P045 BIRCHCREKMT2006 CORRS ARP DL7755 P708 MATADORRCHMT2006 CORRS ARP D02060 MTHC HIGHLANDS COLLEGE CORRS ARP
 MONTANA STATE PLANE NAD 83(2011)(EPOCH:2011) NORTH LATITUDE 45°04'44.79128" WEST LONGITUDE 111°37'13.34629" UNITS: INTERNATIONAL FEET Convergence angle: 00°00'00"

7	IN	IE	32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (408) 582-0221 FAX (408) 582-5770 www.alliedengineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: GLF	SHE
8	IN	IE			DRAWN BY: KWO	20
9	IN	IE			REVIEWED BY: GLF	PROJECT No.
17	IN	IE			DATE: 04/28/23	Survey/Plan

197585 Fee: \$ 16.00 Bk 256 Pg 250

BROADWATER COUNTY Recorded 10/23/2023 at 11:02 AM
Angie Paulsen, Clk & Rcdr By Mandi Hall Deputy
Return to: JACKSON, MURDO & GRANT, P.C. 203 N EWING ST
HELENA, MT 59601-4202

Return to:
Hanna Warhank
Jackson, Murdo & Grant, P.C.
203 N. Ewing St.
Helena, MT 59601

QUITCLAIM DEED

FOR VALUE RECEIVED, **JUDITH ANN REYNOLDS**, Trustee of the **JUDITH ANN REYNOLDS TRUST**, of 310 Filson Road, Winston, Montana 59647 ("Transferor"), transfers, conveys, and quitclaims unto **JUDITH ANN REYNOLDS**, of 310 Filson Road, Winston, Montana 59647, ("Transferee"), the following property located in Broadwater County, Montana, to-wit:

Township 9 North, Range 1 East, M.P.M.

Section 30: SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 31: A tract of land situation in the N $\frac{1}{2}$, more particularly described as follows:

The E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 31 along with that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31 described as follows:

Commencing on the NE section corner of said Section 31 as established by HANSON 2523 ES, thence S. 89°49'12" W., a distance of 1302.88 ft. to a $\frac{3}{4}$ iron pin; thence, N. 89°58'46" W., a distance of 148.92 ft. to the true point of beginning. Then, from this point of beginning, S. 32°19'14" W., a distance of 2125.29 ft. to a point of the east boundary of said E $\frac{1}{2}$ NW $\frac{1}{4}$ Section 31; thence N. 01°20'42" W., a distance of 1796.96 ft. to a $\frac{3}{4}$ iron pin; thence S. 8°58'43" E., a distance of 1178.47 ft to the point of beginning.

References: Plat recorded in Book 1 of Plats, page 907; Document No. 165131, Bk. 136, Pg. 60.

TO HAVE AND TO HOLD, all the said premises and appurtenances now held or hereafter acquired by Transferor unto Transferee and the heirs, successors and assigns of Transferee, FOREVER, without warranty of any kind.

DATED the 12 day of September, 2023.

JUDITH ANN REYNOLDS TRUST

By: _____

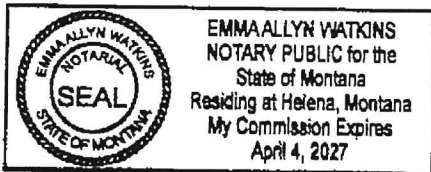
Judith Ann Reynolds, Trustee

State of Montana)
County of Lewis & Clark)

This instrument was acknowledged before me on the 12 day of September, 2023, by **JUDITH ANN REYNOLDS**, Trustee of the **JUDITH ANN REYNOLDS TRUST**.

E A Watkins

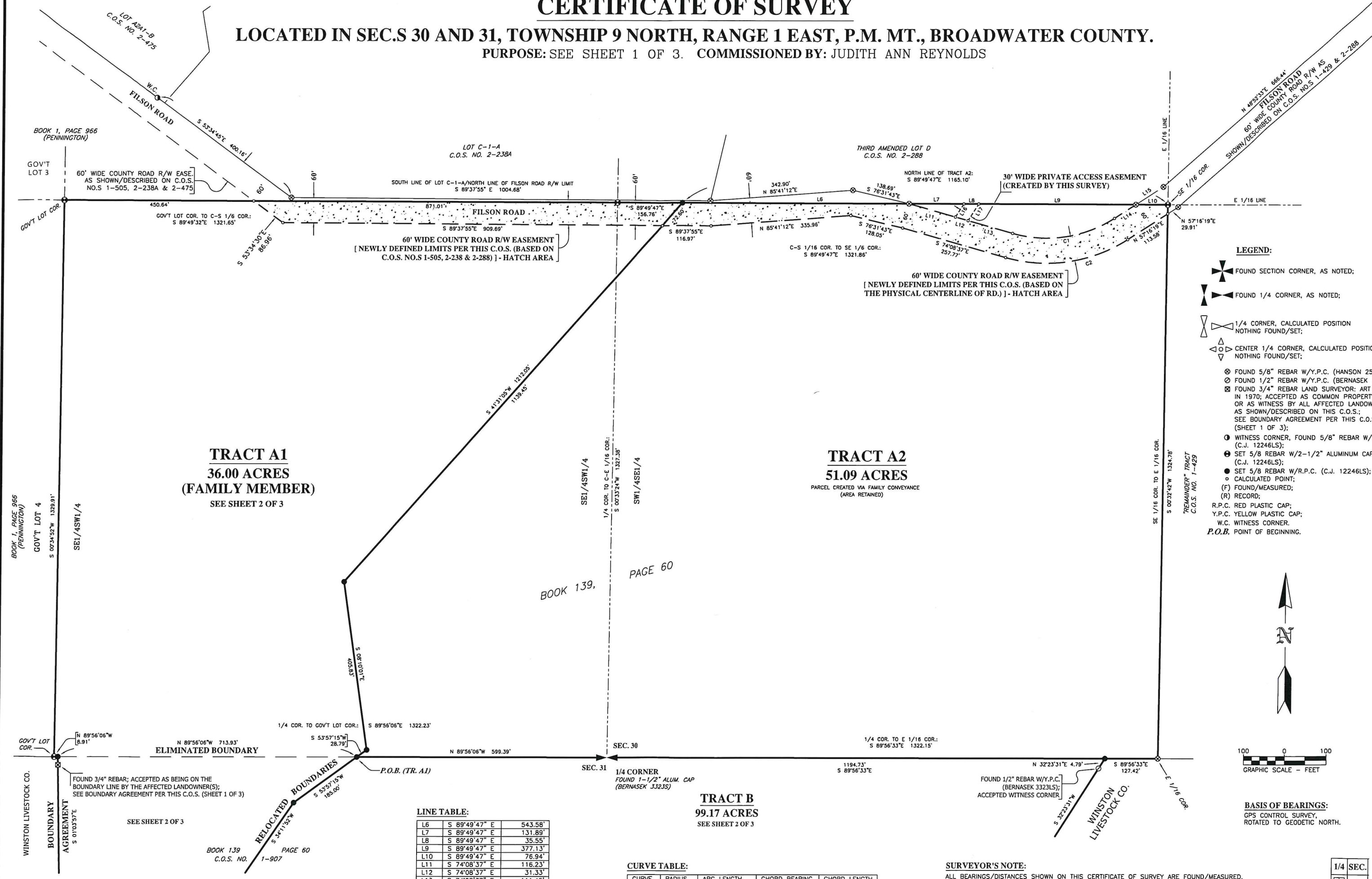
(Signature of Notarial Officer)
(Affix Official Stamp To Left)



CERTIFICATE OF SURVEY

LOCATED IN SEC.S 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.

PURPOSE: SEE SHEET 1 OF 3. COMMISSIONED BY: JUDITH ANN REYNOLDS



LEGEND:

- FOUND SECTION CORNER, AS NOTED;
- FOUND 1/4 CORNER, AS NOTED;
- 1/4 CORNER, CALCULATED POSITION NOTHING FOUND/SET;
- CENTER 1/4 CORNER, CALCULATED POSITION NOTHING FOUND/SET;
- FOUND 5/8" REBAR W/Y.P.C. (HANSON 25
- FOUND 1/2" REBAR W/Y.P.C. (BERNASEK 3323LS);
- FOUND 3/4" REBAR LAND SURVEYOR: ART IN 1970; ACCEPTED AS COMMON PROPERTY OR AS WITNESS BY ALL AFFECTED LANDOWNERS AS SHOWN/DESCRIBED ON THIS C.O.S.; SEE BOUNDARY AGREEMENT PER THIS C.O.S. (SHEET 1 OF 3);
- WITNESS CORNER, FOUND 5/8" REBAR W/I (C.J. 12246LS);
- SET 5/8 REBAR W/2-1/2" ALUMINUM CAP (C.J. 12246LS);
- SET 5/8 REBAR W/R.P.C. (C.J. 12246LS);
- CALCULATED POINT;
- FOUND/MEASURED;
- RECORD;
- R.P.C. RED PLASTIC CAP;
- Y.P.C. YELLOW PLASTIC CAP;
- W.C. WITNESS CORNER.
- P.O.B. POINT OF BEGINNING.

TRACT A1
36.00 ACRES
(FAMILY MEMBER)
SEE SHEET 2 OF 3

TRACT A2
51.09 ACRES
PARCEL CREATED VIA FAMILY CONVEYANCE
(AREA RETAINED)

TRACT B
99.17 ACRES
SEE SHEET 2 OF 3

LINE TABLE:

LINE	BEARING	DISTANCE
L6	S 89°49'47" E	543.58'
L7	S 89°49'47" E	131.89'
L8	S 89°49'47" E	35.55'
L9	S 89°49'47" E	377.13'
L10	S 89°49'47" E	76.94'
L11	S 74°08'37" E	116.23'
L12	S 74°08'37" E	31.33'
L13	S 74°08'37" E	111.45'
L14	N 57°16'19" E	60.93'
L15	N 57°16'19" E	78.16'
L16	N 32°37'49" E	37.24'
L17	N 32°37'49" E	47.28'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	254.39'	N 81°33'51" E	246.83'
C2	300.00'	305.27'	N 81°33'51" E	296.20'

SURVEYOR'S NOTE:
ALL BEARINGS/DISTANCES SHOWN ON THIS CERTIFICATE OF SURVEY ARE FOUND/MEASURED. FOR INFORMATION REGARDING RECORD BEARINGS/DISTANCES, MONUMENTS, EASEMENTS, RIGHT-OF-WAYS LIMITS, ETC., SEE THE FOLLOWING DOCUMENTS:
- B.L.M./G.L.O. NOTES/PLATS/MASTER TITLE PLAT;
- CERTIFICATE CORNER RECORDATIONS
- DOCUMENTS LABELED/SHOWN ON THIS CERTIFICATE OF SURVEY.

DATE: OCTOBER 23, 2023
JOB NO.: 23116-BR-F
FIELD BY: CJR, PAC

PREPARED BY:
RIES & ASSOCIATES PC.
6850 GREEN MEADOW DR.
HELENA, MONTANA 59602



BASIS OF BEARINGS:
GPS CONTROL SURVEY, ROTATED TO GEODETIC NORTH.

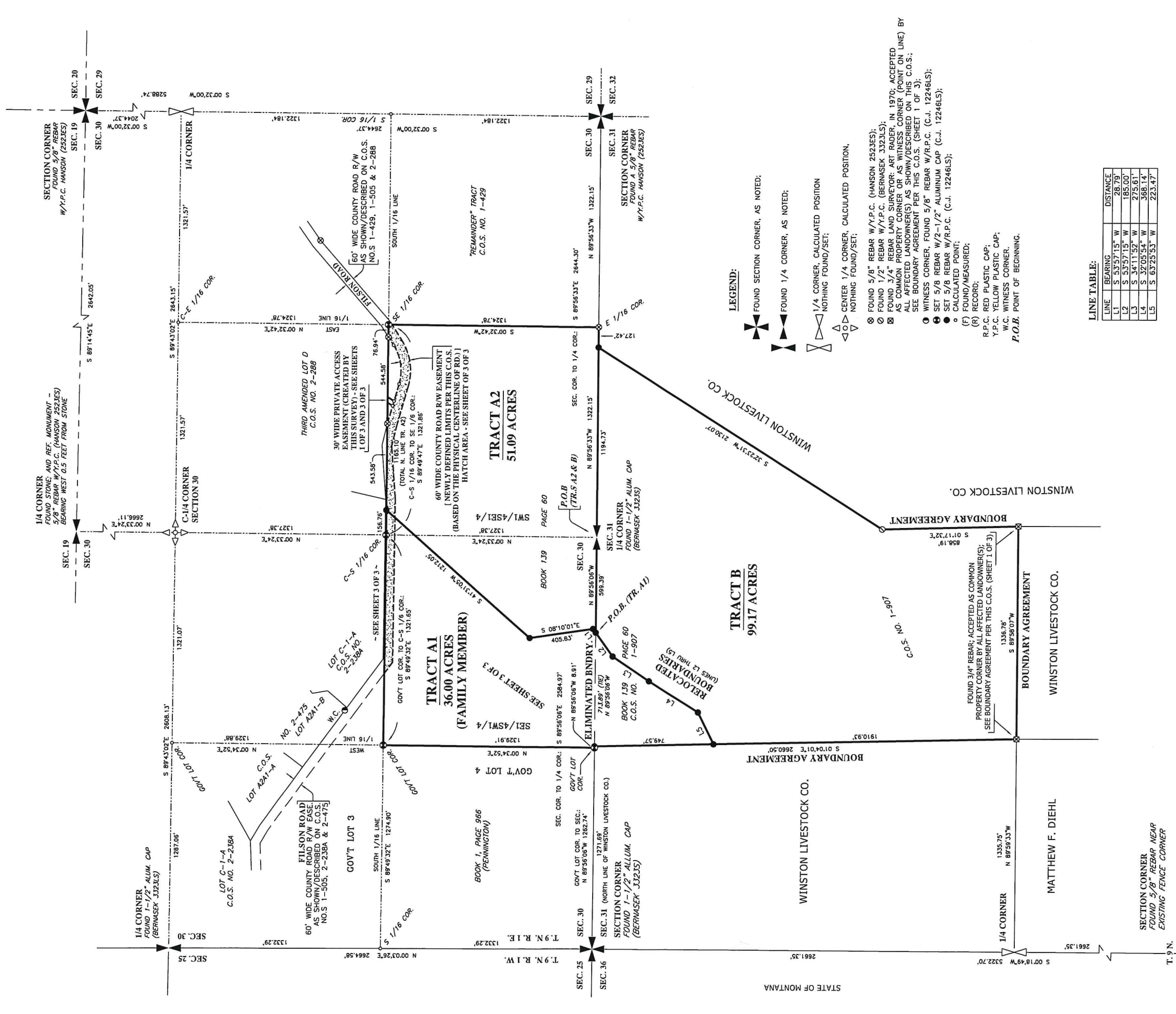
1/4	SEC.
30	
31	

P.M. MT.
BROADWATER CO.

CERTIFICATE OF SURVEY

LOCATED IN SEC.S 30 AND 31, TOWNSHIP 9 NORTH, RANGE 1 EAST, P.M. MT., BROADWATER COUNTY.
PURPOSE: (1) BOUNDARY AGREEMENT; (2) BOUNDARY RELOCATION; (3) FAMILY TRANSFER; (4) DEFINE A PORTION OF THE 60 FOOT WIDE COUNTY RIGHT-OF-WAY LIMIT FOR FILSON ROAD BASED ON THE EXISTING PHYSICAL CENTERLINE OF ROAD; (5) CREATE A 30 FOOT WIDE PRIVATE ACCESS EASEMENT; ALL AS SHOWN/DESCRIBED ON THIS CERTIFICATE OF SURVEY.

COMMISSIONED BY: JUDITH ANN REYNOLDS



SURVEYOR'S NOTE:
 ALL BEARINGS/DISTANCES SHOWN ON THIS CERTIFICATE OF SURVEY ARE FOUND/MEASURED. FOR INFORMATION REGARDING RECORD BEARINGS/DISTANCES, MONUMENTS, EASEMENTS, RIGHT-OF-WAYS LIMITS, ETC., SEE THE FOLLOWING DOCUMENTS:
 - - - - - DEEDS/PLATS/MASTER TITLES
 - - - - - CERTIFICATE CORNER RECORDS
 - - - - - DOCUMENTS LABELED/SHOWN ON THIS CERTIFICATE OF SURVEY.

BASIS OF BEARINGS:
 GPS CONTROL SURVEY, ROTATED TO GEODETIC NORTH.



1/4 SEC.	T.	R.
30	9N	1E

**BEFORE THE
BROADWATER COUNTY COMMISSION
BROADWATER COUNTY, MONTANA**

FINDINGS OF FACT AND ORDER

**IN THE MATTER OF THE APPLICATION OF CURTIS VAN DYKEN FOR
PRELIMINARY PLAT APPROVAL OF THE WESTSIDE TRAILS MAJOR
SUBDIVISION:**

PURSUANT to the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-614, Montana Codes Annotated, and the Broadwater County Subdivision Regulations, the Broadwater County Planning Board reviewed the proposed preliminary plat for 243 residential lots as submitted by the applicant, together with the required supplementary plans and information, to determine if the information submitted meets the requirements of the Montana Subdivision and Platting Act and the Broadwater County Subdivision Regulations. The Planning Board considered all submitted reports, exhibits, etc., and listened to public testimony and considered written comments.

THEREFORE, with completion of the review and the receipt of all public input the Planning Board being fully advised of all matter presented to it regarding this application, the Planning Board makes the following Findings of Fact:

FINDINGS OF FACT AND ORDER

WESTSIDE TRAILS MAJOR SUBDIVISION

Preliminary Plat dated 08/07/2006

To: Broadwater County Commissioners
From: Broadwater County Planning Board
Subject: A proposed major subdivision Preliminary Plat to be known as **Westside Trails Subdivision**

GENERAL INFORMATION

DATE OF APPLICATION: August 16, 2006
REVIEW PERIOD ENDS: March 2, 2007

PUBLIC MEETING DATES:
Public Hearing – February 1, 2007

APPLICANT: Curt VanDyken
6201 Pleasant Street
Manhattan, MT 59741

APPLICANT'S REPRESENTATIVE: Absaroka Consultants
P.O. Box 368
Clyde Park, MT 59018

LEGAL DESCRIPTION: Section 18, T2N, R1E P.P.M., Broadwater County,
Montana

GENERAL LOCATION: The proposed subdivision is located immediately north of Interstate 90, immediately south of Wheatland Road, and abuts the Broadwater/Jefferson County line to the west.

DESCRIPTION

PROPOSAL:

The Westside Trails Major Subdivision proposes to develop two hundred forty-three (243) lots; all of which will be residential, single family lots. The two hundred (243) lots will be created from a 536.71-acre parcel of land. The minimum size lot will be approximately 1.0 acre and the maximum approximately 4.18 acres. There are 194.6 acres of proposed open space and 6.22 miles of roads. All two hundred and forty-three (243) residential lots will be served by individual wells and individual wastewater treatment systems. Primary access to the proposed subdivision will be off of Wheatland Road. The required preliminary review fee of \$26,300.00 and the weed management plan application fee of \$1,315.00 have been paid.

DISCUSSION:

Test pit information on 17 test pits has been provided in the submittal along with a test pit location map. Comments from the County Sanitarian, Julie Lethert, have not been provided.

Protective Covenants are proposed for Westside Trails. The covenants state that lots shall be used for single-family use only and that no subdivision of a lot is allowed. The homeowners' association is responsible to provide for the construction, installation, replacement, operations, maintenance, and repair of buildings, equipment, common areas, faculties, and services, streets, roads, bridges, lighting, garbage removal and disposal in common areas, etc.

The Applicant has addressed fire protection in the environmental assessment and provided documentation of their correspondence with the fire department. To date an agreed upon and approved fire plan has not been received. According to a letter sent November 20, 2006 by Rusty Collyer of Absaroka Consultants to Bruce Felz, Three Forks Fire Chiefs, two wells are proposed for the Westside Trails Subdivision. One well will have backup power supply with a pump capable of delivering a minimum of 500 gpm @ 20psi through a hydrant system and another capable of delivering 250 gpm at 20psi through a hydrant system without backup power. These wells have been agreed upon between the Three Forks Fire Department and the Applicant; however, it appears that the Three Forks Fire Department has not agreed with Applicant on the remaining requirement for the fire plan.

The Applicant has provided documentation on water rights and there is one agricultural water right on the subject property. It has been indicated that a change in use will be applied for.

Review is performed pursuant to the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-614, Montana Codes Annotated and the Broadwater County Subdivision Regulations. The proposed preliminary plat, Westside Trails, as submitted by the applicant, together with the required supplementary plans and information, appear to satisfy the requirements of these regulations and with the Broadwater County Growth Policy Plan dated July, 2003.

PHYSICAL CONDITIONS:

A lot layout, vicinity map, soils map and preliminary plat showing 1-foot contours for Westside Trails are provided in the preliminary plat application. One (1) rock outcropping has been identified on the property by the Applicant. The rock outcropping is surrounded by lots 117-134 and is visible on the plat. The Applicant indicates that Westside Trails is not within a 100-year floodplain and that the Jefferson River is approximately 2.7 miles from the subject property. A floodplain map was not provided in the application. There are several drainages that traverse Westside Trails.

WATER SUPPLY:

Individual wells are proposed to serve the two hundred forty-three (243) residential lots. Information for onsite well logs and water quality reports are provided in Appendix E of the preliminary plat application. There are three (3) existing onsite wells known as the "vault" well, the "pivot" well, and the "east fence line" well. In addition to the three (3)

existing wells, four (4) new wells were drilled onsite. Average total depth of the four (4) new onsite wells provided is 345 feet, static water levels range from 90-213 feet, and the wells yields range from 30-75 gallons per minute (gpm). Laboratory analyses for water samples collected for the four (4) new wells are included in the information provided in Appendix E of the preliminary plat application. The results reveal levels of Nitrate + Nitrite ranging from <0.1 to 3.4 mg/L, a specific conductivity ranging from 704 to 1343 umhos/cm, and an absence of Total Coliform Bacteria in all wells except for well #2. The Applicant has indicated that well #2 will be retested. Explanations describing the three (3) existing wells and well information have also been provided in Appendix E.

The Applicant indicates that it is believed that the proposed subdivision lies above a confined aquifer and that they have discussed this aquifer with Cheryl Consort from DEQ; however a formal letter stating that the “aquifer is confined” has not been received.

WASTEWATER TREATMENT:

Individual wastewater systems are proposed on the two hundred forty-three (243) residential lots in the Westside Trails Major Subdivision. Test pit information including a location map has been provided for 17 test pits. The Applicant indicates that none of the test pits dug encountered a limiting layer. Non-degradation information was not provided in the application.

However, the Montana Department of Environmental Quality (DEQ) under the Sanitation in Subdivisions Act will review the adequacy and impact all proposed on-site wastewater treatment systems will have on groundwater quality. DEQ will issue a determination of non-significant impacts in a Certificate of Subdivision Approval, which must be presented to the County for recordation of the final plat.

SOLID WASTE:

Lot owners will be responsible for disposal of their own solid waste. Subdivision residents will have the option of hiring an independent contractor to pick up their solid waste or transport it themselves to the Logan Landfill.

DRAINAGE:

A storm water drainage report is included in the preliminary plat application Appendix C. The applicant indicates that retention ponds have been designed to retain the 2-year one-hour storm event and all road will have ditches where needed. It is also indicated that runoff will be allowed to follow existing drainage patterns.

EVALUATION CRITERIA

PRESENT LAND USE:

The current land use of this 536.71-acre parcel of land is rural/agricultural.

EFFECTS ON AGRICULTURE:

The subdivision will have an effect on agricultural productivity since approximately 536-acres will be removed from the production of crops. No acreage will be removed from the production of livestock. The acres per animal unit month are provided in the environmental assessment. The agricultural criterion indicates that the proposed subdivision is not an economically viable farm unit due to economies of scale and the

land being subdivided is not considered prime agricultural land. The NRCS land capability classification has been provided in the environmental assessment. The Applicant indicates that due to the size of the subdivision there is a potential to conflict with surrounding agricultural uses and that covenants will be put in place to help mitigate any conflicts. No conflicts between the proposed subdivision and adjacent farm operations have been identified. The Applicant states that the subdivision will not interfere with the movement of farm machinery or operation of irrigation systems or diminish the availability or quality of water for irrigation and that the proposed subdivision will not interfere with the movements of livestock. The Applicant indicates that a covenant will be added stating that the Homeowner's Association in accordance with state law will maintain exterior fences.

The responsibility to control noxious weeds will be the developer's until it is turned over to the landowners.

ENVIRONMENTAL ASSESSMENT CRITERIA

An Environmental Assessment (EA) was prepared and is separate from the preliminary plat application packet. Letters requesting input from public agencies, along with responses received are also provided in Appendix 2 of the Environmental Assessment.

GEOLOGY:

The application indicates that there are no falls, slides or slumps or adverse soil, rock, mud or snow, have been identified on the property. One rock outcropping has been identified on the property and can be seen on the plat between Lots 117 and 134. Seismic activity was not addressed in the application.

VEGETATION:

There are no marsh, shrub or forestlands located on the subject property. Small infestations of Canadian Thistle and Knapweed have been identified on the subject property. Weeds will be treated by a licensed weed applicator with appropriate chemicals. The weed plan indicates that the disturbed areas will be reseeded with appropriate grass mixture for the area. The developer is responsible for ensuring noxious weeds are controlled in the subdivision until all lots are sold or responsibility is turned over to the landowners. The homeowners' association will be responsible for weed control measure on all open space, roadways and other commonly held property within the subdivision. A signed weed plan has been provided in Appendix 1 of the environmental assessment.

EFFECTS ON WILDLIFE AND HABITAT:

The environmental assessment indicates that antelope and deer inhabit the proposed subdivision. According to the environmental assessment, there are no critical wildlife areas including migration routes, calving areas or critical big game winter range on the subject property. A letter was sent to the Montana Department of Fish, Wildlife and Parks on July 15, 2006 for comments on the proposed subdivision. To date, there has been no response.

EFFECTS ON HISTORICAL FEATURES:

A letter was sent on July 15, 2006 to the Montana Historical Society (MHS) to determine if there are known historical, archaeological or cultural sites, which may be affected by the proposed subdivision. A response dated July 17, 2006 was received from Damon

Murdo, Cultural Records Manager. The letter indicates that there have been no previously recorded sites within the designated search locales and due to previous agricultural practices in the area there is a low likelihood cultural properties will be impacted, therefore, a cultural resource inventory is unwarranted at this time. Should cultural resource be inadvertently discovered during this project, the developer will contact the office of the State Historic Preservation Office (SHPO).

EFFECTS ON ROADS:

Primary access to all lots will be from Wheatland Road. No lot will have direct access from Wheatland Road; however, access will be from the road network within the subdivision. Westside Trails will have an impact on Wheatland road. To mitigate the effects on Wheatland Road, the developer will participate in a road improvement agreement to upgrade their portion of Wheatland Road. The plat indicates that there is an existing 60-foot county road easement along the west boundary of the subdivision to be abandoned; however, there is not documentation of how it will be abandoned.

All roads will be built to Broadwater County Standards.

A traffic impact study was not provided with the application. The Applicant has indicated that at full build out the subdivision will generate approximately 1,458 one-way trips per day. This was figured at six one-way trips per lot per day. However, the Broadwater County Growth Policy indicates that eight trips per day will be generated per lot. Therefore, approximately 1,944 trips per day will be generated from the Westside Trails Subdivision.

A contract is currently in place with High Country Paving for the construction of the first two miles of Wheatland Road from U.S. Highway 287 to the intersection of Rolling Glen Ranch Road and Wheatland Road. This contract does not include paving, but will provide a road constructed to Broadwater County Road Standards with a graveled road surface. Broadwater County has agreed to provide a dust suppression additive such as Magnesium Chloride to protect the road surface and prevent dust pollution until such time that the roadway can be paved. This portion of the construction will be complete in Spring 2007. Rolling Glen Ranch has entered into a subdivision improvements agreement with Broadwater County dated February 13, 2006 for Wheatland Road Improvements that will expire on February 12, 2008. Therefore, RGR will either have to provide cash in lieu for the remaining portion of Wheatland Road or pave Wheatland Road prior to the expiration date.

UTILITIES:

Utility easements were not provided on the boundaries of each lot. The Applicant proposes to run utilities along the internal roads. Vigilante Electric will provide electrical service to the subdivision. A letter dated June 15, 2006 was mailed to Vigilante Electric. To date, a response has not been received. The Applicant indicates that the new lot owners will install utilities within the lots.

EFFECTS ON EMERGENCY SERVICES:

The proposed subdivision is in the Three Forks Fire Department jurisdiction, which is approximately 4 1/2 miles from the proposed subdivision. A signed fire plan has not

been received; however, the Applicant has indicated that they will provide two wells for fire protection.

The Broadwater County Sheriff's Department will provide law enforcement. A letter was sent to the Broadwater County Sheriff's Department on July 15, 2006 and a reply has not been received.

The Broadwater Health Center located in Townsend will provide emergency medical services. The Three Forks Ambulance will provide ambulance services. A letter was sent on July 15, 2006 to the Broadwater Health Center. A response was received on July 18, 2006 indicating that the proposed subdivision is within their service and do not anticipate any problems.

EFFECTS ON SCHOOLS

The proposed subdivision is in the Three Forks School System. The Applicant indicates that they have spoken with John Overstreet, Superintendent of the Three Forks School Systems, and to figure out the number of students the subdivision would add to the school could be figured at .5 students per household, which is 121 students. However, the Broadwater County Growth Policy indicates the number of students to be 1.5 students per households, or 364 total students.

A letter was received on July 21, 2006 from John Overstreet, District Superintendent, stating that the proposed subdivision should not have a major impact on the school district; however indicates that the school district is asking for a volunteer impact fee to assist the school in accommodating the new students. It is indicated that the developer or his representative will meet with the School District to discuss the impact on the school system prior to final plat approval.

EFFECTS ON LAND USE:

Lands surrounding the proposed subdivision are primarily agricultural and rural residential. Morning Sky Estates and Rolling Glen Ranch are located near the proposed subdivision. The proposed subdivision will change the use of the existing parcel from primarily agricultural to rural residential. The subdivision is designed to meet the criteria set forth in the Broadwater County Growth Policy.

EFFECTS ON PUBLIC HEALTH AND SAFETY:

No effects on public health and safety were identified on the subdivision. The Environmental Assessment does indicate that the Headwaters Livestock Auction is located within two (2) miles of the subdivision and there may be some odors associated with this land use.

PARKS AND RECREATION FACILITIES:

The application indicates 194.69 acres are proposed for parks, open space, and/or common facilities.

ORDER

IT IS HEREBY ORDERED that the preliminary plat for the Westside Trails Major Subdivision is approved, subject to the conditions listed below. Final plat approval shall be contingent upon completion and compliance with these conditions:

1. Plans for sewage treatment and water supply shall be submitted to the Montana Department of Environmental Quality and the Broadwater County Health Department for review and approval. The Certificate of Subdivision Approval shall be filed with the final plat. All specifications in approved plans shall be met. *(Sections 76-4-101, et. Seq., MCA; Sections 17.36.101, et. seq., ARM; Sections 76-3-102(4), 501(1)(f)(iii), and 608(3)(a), MCA; Sections IV-A-10. and IV-A-11., County Subdivision Regulations)*
2. A stormwater drainage plan, meeting the requirements of the County Subdivision Regulations and drafted by an engineer registered in the State of Montana, shall be submitted to the County Planning Department for review and recommendation. All specifications and requirements of the approved plan shall be met. As part of this condition, drainage easements shall be provided for drainages that are not within designated open space areas. *(Sections 76-3-102(4), 501(1), 504(1)(f)(ii) and 76-3-608(3)(a), MCA; Section IV-A-9., County Subdivision Regulations)*
3. Proof of the approval from the Department of Natural Resources and Conservation for the Change in Use of the agricultural water right shall be submitted prior to final plat approval.
4. All roads must be designed in accordance with the Broadwater County Road Standards, stamped by a Professional Engineer, and submitted to the County Planning Department for review and approval. A letter from the P.E. and County Road Supervisor shall be provided to the County stating that the roads and any improvements have been constructed in accordance with the approved plans and specifications and that he/she has completed an inspection of the roads and any improvements.
5. A Traffic Impact Study (TIS) including the effects on interior Westside Trails subdivision roads, Wheatland Road and U.S. Highway 287 shall be submitted to the Broadwater County Planning office prior to final plat approval. The TIS shall include recommendations for improvements as a result of traffic impacts to interior Westside Trails subdivision roads, Wheatland Road and U.S. Highway 287.
6. If the applicant intends to abandon the 60-foot easement on the western edge of the subdivision, a formal request must be presented to the Broadwater County Commission. If this request is approved, a letter of approval from the Broadwater County Commissioners for the abandonment of the existing 60-foot wide easement along the western boundary of the proposed subdivision shall be submitted to the Broadwater County Planning Office prior to final plat approval.
7. Chisohlm Trail shall match with Kestral Way from Rolling Glen Ranch Estates to create a 4-way intersection with Wheatland Road and Kestral Way.

8. The Applicant shall establish a “no vehicular access” restriction along the northern property line of the Westside Trails subdivision, restricting direct access to Wheatland Road except at the easements for the internal access roads. The applicant shall also establish a “no vehicular access” restriction along the western boundary of the Westside Trails subdivision, restricting direct access to the existing 60’ wide County Road Easement except at the easements for the internal access roads. *(Section 76-3-608(3)(a), MCA)*
9. Prior to any development, Approach Permits shall be requested from the County Road Department for the access off of Wheatland Road. All requirements of the approved permits shall be met. *(Sections 76-3-102(3 and 4), 501(1), 504(1)(f)(i), and 608(3)(a), MCA)*
10. Prior to any development and/or soil disturbance, a Weed Management Plan for the proposed development shall be submitted to the County Weed District for review and approval. All specifications and requirements of the approved plan shall be met *(Sections 76-3-102(5 and 6), 501(1), and 608(3)(a), MCA; Section IV-A-18., County Subdivision Regulations)*
11. Plans for the location and installation of individual mailboxes shall be reviewed and approved by the United States Postal Service prior to installation. *(Sections 76-3-102(4), 501(1), and 608(3)(a and b), MCA; Section IV-A-8(b)(9)., County Subdivision Regulations)*
12. The Applicant shall pay for an address plaque to be placed at the driveway entrance to each lot. The plaques shall conform to the specifications for road identification signs, in accordance with the County Subdivision Regulations. *(Section 76-3-608(3)(a), MCA; Section IV-A-8(b), County Subdivision Regulations)*
13. The applicant and the Fire Protection Authority Having Jurisdiction (FPAHJ) shall use their best efforts to draft a fire protection plan (the “Plan”), specifically for this Subdivision, in accordance with the Broadwater County Subdivision Regulations. The Plan shall be equally acceptable to the FPAHJ, the applicant and the County governing authority. The Plan shall adequately address the Fire Risk Analysis, all Findings of Fact and appropriate Mitigation Measures. In the event, the parties are unable to come to agreement by the final plat submittal, the applicant shall become eligible to provide a contribution for the mitigation of fire risks, not to exceed the per lot cash in lieu fee for water supply or other fire related fees as may be defined in the Broadwater County Subdivision Regulations, in effect at the time of submittal. *(Section 76-3-608(3)(a), MCA; Section IV-A-16., County Subdivision Regulations)*
14. The Applicant shall complete the following for construction of the internal access roads:
 - a. Prior to the construction of any roads or the installation of any utilities, plans for the subject roads and utilities shall be submitted to the County Planning Department for review and approval. Said plans shall meet the requirements of the *County Subdivision Regulations, Section IV-A-8.*
 - b. Improve the internal access roads to the specifications required by the County Subdivision Regulations. The plans for the road construction (including stormwater drainage) shall be reviewed and approved by the County Planning Department prior to any construction. An engineer registered in the State of Montana, with concurrence by the County

Planning Department, shall certify all improvements as meeting County Road Standards. (*Section 76-3-102(1, 3 and 4), 501(1), 504(1)(f)(i), and 608(3)(a, b, and d), MCA; Section IV-A-8(b), County Subdivision Regulations*)

15. The internal access roads shall be given unique road names that are reviewed and approved by the County Planning Department. The name of the internal access roads shall be shown on the face of the final plat and reflected in all documents of the subdivision (covenants, road easements, etc.). (*Sections 76-3-102, 402, 501, 504, and 608(3), MCA; Section 8.94.3003, ARM; County Subdivision Regulations*)
16. The final plat shall be prepared in accordance with the applicable State survey requirements, applicable Montana Subdivision and Platting Act survey requirements and the County Subdivision Regulations. (*Section 76-3-102, 402, 501, 504, and 608(3), MCA; Section 8.94.3003, ARM; Section IV-A-5, County Subdivision Regulations*)
17. Prior to filing the final plat, the Applicant shall adequately fund or improve and pave a proportionate share of Wheatland Road from its intersection with U.S. Highway 287 to the furthest point where Wheatland Road is adjacent to the Westside Trails property. The road improvements would have to be constructed to a minimum of the County road design standards and must be certified as meeting County Road Standards by a registered engineer. All specifications and requirements of the approved plan shall be met. Final plans for the improvements will be submitted to the County Planning Department for approval prior to construction. (*County Subdivision Regulations*).
18. Prior to filing the final plat, the Applicant shall participate in a proportionate share of the design and construction costs for turning lane improvement to U.S. Highway 287 at the intersection with Wheatland Road. The road improvements would have to be constructed to the Montana Department of Transportation standards and must be approved by MDT prior to construction. All specifications and requirements of the approved plan shall be met. (*County Subdivision Regulations*).
19. The Book and Page reference to the restrictive covenants (filed with the County Clerk and Recorder) shall be indicated on the face of the final plat. In addition, restrictive covenants, revocable or alterable only with the consent of the Board of County Commissioners, shall be placed upon the property and shall provide for the following (*Section 76-3-608(3)(a), MCA; County Subdivision Regulations*)
 - a. Notification of the potential health risk from radon concentrations and that such risk can be evaluated through soil tests and mitigated through radon abatement techniques incorporated into structures; (*Section 76-3-608(3)(a), MCA*)
 - b. A notification that all dwelling units within the subdivision should be constructed to specifications which meet or exceed equivalent provisions in the applicable state building code for this seismic zone; (Zone 3); (*Section 76-3-608(3)(a), MCA*)
 - c. Any additional, replacement, or relocated utility lines shall be installed underground, in accordance with the County Subdivision Regulations,

- unless otherwise determined by the utility provided; (*Section 76-3-608(3)(a), MCA; Section IV-A-13(b), County Subdivision Regulations*)
- d. A “no vehicular access” restriction along the north boundary of the subdivision to Wheatland Road and the 60’ wide County easement along the entire west boundary of the subdivision, with the exception of the easements for the internal access roads; (*Section 76-3-608(3)(a), MCA*)
 - e. Any exterior lighting shall be directed downward to minimize visibility beyond the property lines; (*Section 76-3-608(3)(a), MCA*)
 - f. A waiver of the right to protest but not the right to comment on the method or the amount of the assessment for the creation of or to join a special district for the purpose of providing community water and/or wastewater treatment system improvements and/or maintenance; (*Section 76-3-608(3)(a), MCA*)
 - g. A restrictive covenant, binding the landowner, any heirs, successors and assigns, and all future owners of property within the subdivision, agreeing therein to hold Broadwater County harmless and indemnify Broadwater County from all claims, demands, obligations, suits, causes of action, damages, and liability, including the County’s costs and attorney’s fees, arising in any manner whatsoever out of, or relating to, the existence, use, operation, repair, and/or maintenance of the following:
 - i. Earthquake fault zone and any seismic activity;
 - ii. Water availability;
 - h. A prohibition of the storage of pet foods, garbage, or continuous feeding of domestic pets outdoors or other activities that creates an attractive nuisance for wildlife species (hay or alfalfa storage and feeding are not prohibited where livestock are permitted) (*Section 76-3-608(3)(a), MCA*)
 - i. All cats and dogs must be restrained, penned, or otherwise under the control of their owner at all times (*Section 76-3-608(3)(a), MCA*)
 - j. Notification of the presence of agricultural operations in the vicinity; (*Section 76-3-608(3)(a), MCA*)
 - k. Each lot shall be maintained in a clean, attractive, and weed-free manner; Noxious weeds must be pulled, sprayed or cut prior to seed maturity; (*Sections 76-3-102(5 and 6), 501(1), and 608(3)(a), MCA; Section IV-A-18, County Subdivision Regulations*)
 - l. A waiver of right to protest but not the right to comment on the method or the amount of the assessment for the creation of or to join a rural improvement or maintenance district for the purpose of road maintenance, mosquito control, or equitably funding parks and maintenance of parks. (*Section 76-3-102(4), 501, 504(7), and 621, MCA*)
20. The raising, confinement and/or keeping of livestock shall be allowed only if a small acreage livestock management plan is created with the assistance of the County Extension Agent and submitted to the County prior to final plat approval.
 21. The applicant will be required to submit the preliminary and final plat drawings in electronic format to Broadwater County in ARCGIS, AutoCAD or Microstation format. Additional materials may be requested by the County in electronic format to facilitate review of application materials.
 22. The applicant shall revise the covenants to read that the corporation will retain Homeowner’s Association responsibilities until handed over to the

homeowners when 70% of the lots have been sold or until January 1, 2011, whichever occurs later.

23. Prior to final plat approval, verification of the existing water rights shall be submitted to the Broadwater County Planning office. (*Section 76-3-504 MCA, County Subdivision Regulations*)
24. Lots in this subdivision may be subject to impact fees if in place prior to lot sales.
25. Sections 4Q and 4R of the proposed covenants shall be revised or modified as the Architectural Committee does not have primary jurisdiction over drainfield size or well location. The Broadwater County Sanitarian and the Montana Department of Environmental Quality have primary jurisdiction for locations of wells and drainfields.
26. The applicant shall designate a location for a school bus turnaround or school bus stop area within the subdivision area. The school bus turnaround or stop area shall be shown on the face of the plat or the developer may designate a specific site offsite of the subdivision for a school bus pickup and/or drop-off. If a turnaround is selected, the turnaround must be reviewed and approved by the Broadwater County Planning Department prior to final plat approval.
27. Prior to filing the final plat, the following improvements shall be installed or otherwise guaranteed:
 - a. Roads
 - b. Any necessary improvements required by the stormwater drainage plan, weed management plan, or approach permits;
 - c. Utilities abutting and available to each lot (electrical and telephone shall be underground);
 - d. Address plaques, road identification signs, and traffic signs;
 - e. A proportionate share of Wheatland Road shall be improved to Broadwater County Standards as described in Condition #17 above.
 - f. A proportionate share of the design and construction costs for turning lanes on U.S. Highway 287 at the intersection with Wheatland Road will be guaranteed per agreement with Broadwater County as described in Condition #18 above.

If said improvements are not installed prior to final plat, then the Applicant shall enter into a written subdivision improvements agreement with Broadwater County, guaranteeing the construction and installation of such improvements and shall provide an acceptable financial security guarantee, in accordance with County Subdivision Regulations (Appendix G).

28. Prior to filing the final plat, the Applicant shall:
 - a. Provide proof that all taxes and special assessments assessed and levied on the property are paid for the current tax year; including any past delinquencies. (*Section 76-3-611(1)(b), MCA*)
 - b. Provide documentation (abstract of title or platting certificate) showing that the Applicant is the lawful owner of the property with the apparent authority to subdivide the same, showing the names of lien holders or claimants of record and the written consent to the subdivision by the owners of the land, if other than the applicant, and any lien holders of claimants of record against the land. (*Section 76-3-612, MCA*)

Preliminary plat approval of the Westside Trails Major Subdivision shall be in force for three (3) calendar years. At the end of this period the governing body may, at the written request of the subdivider, extend its approval for no more than one (1) calendar year. However, the governing body may extend its approval for a period of more than one (1) calendar year if that approval period is included as a specific condition of a written subdivision improvements agreement.

A party, as defined by 76-3-625 M.C.A., who is aggrieved by a decision of the governing body may, within thirty (30) days after this decision, appeal to the Broadwater County district court.

DATED this _____ day of February, 2007

BROADWATER COUNTY COMMISSION

James V. Hohn, Chairman

Keith C. Lynn

Gail M. Vennes

ATTEST:

Rhonda Nelson, Clerk & Recorder



April 8, 2022

Broadwater County Planning Department
c/o: Nichole Brown, Community Development Director
515 Broadway
Townsend, MT 59644

Ph: (406)-266-9211

e-mail: planning@co.broadwater.mt.us

**RE: Phasing Plan for Westside Trails Major Subdivision (Phases 3 & 4)
Located in portions of Section. 18, T2N, R1E, P.M.M. Broadwater County, Montana**

Dear Ms. Brown,

This letter is written as a follow-up to the Broadwater County Commission Meeting on April 12, 2021, regarding our "Phasing Plan Amendment" for *Westside Trails Subdivision* for Three Forks Properties, LLC. The Commission approved the "Phasing Plan Amendment" with clarification of the phasing deadline to the 20-year phased development from the time of Preliminary Plat Approval, which was on February 26, 2007, according to the signed Findings of Fact. This corresponds to a phasing deadline of February 26, 2027. As outlined in the Phasing Plan Amendment, the anticipated timelines which were provided for references purposes only, and build-out estimates may vary.

In summary, subsequent to the Phasing Plan Amendment on April 12, 2021, Westside Trails Subdivision, Phase 2, was recorded on September 9, 2021. The applicant had anticipated an approximate 3 year build-out for Phase 2. Since recording Final Plat for Phase 2, building construction has progressed more rapidly than originally anticipated. The applicant will be proceeding with Final Plat for Phase 3. We anticipate Final Plat Application Submittal within the next 30 days (April-May of 2022). We have provided the updated anticipated timelines for Phase 3 and Phase 4, for your reference.

Westside Trails Subdivision, Phase 1, consisted of 47 lots on 87.61 acres. Recorded on November 10, 2008.

Westside Trails Subdivision, Phase 2, consisted of 50 lots on 110.99 acres. Recorded on September 9, 2021.

Westside Trails Subdivision, Phase 3, consisting of 53 lots on 100.79 acres. Proposed Final Plat Application in ~April-May 2022. Proposed Final Plat Recording is ~June-July 2022. (Anticipated Phase 3 build-out of 53 lots / 20 homes per year = 2.12 years).

Westside Trails Subdivision, Phase 4, consisting of 92 lots on 237.22 acres. Proposed Final Plat Application in ~August 2024. **Proposed Final Plat Recording is ~October 2024.** (Anticipated Phase 4 build-out of 92 lots / 25 homes per year = 3.68 years).

The Phasing layout is exactly the same as the Phasing Plan Amendment from April of 2021, except that anticipated build-out is expected to be more expedient due to the current housing market demands. Instead of 15 homes per year, we have estimated 25 homes per year. The anticipated timelines are provided for reference purposes only, and actual build-out may vary.

Sincerely,
Allied Engineering Services, Inc.



Mark Fasting, PE
Civil Engineer

P:\2020\20-013 Westside Trails - Phase 2\04 Permitting & Entitlements\2022_04_08 - Phasing Plan Update\Phasing Plan Amendment - Cover Letter
- Westside Trails - 2022_04_08.docx

**FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION**
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES, L.L.C.
PURPOSE: TO CREATE A 242 LOT RESIDENTIAL SUBDIVISION

**Westside Trails
Subdivision Phase 1
(Recorded 11/10/2008)**

SURVEYORS NOTE:

The Northern Right-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans 1-90-5(18)265; Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bk.54pg343 and Bk.57pg.782 located in the Broadwater County Clerk and Recorders office in Townsend Montana. The record R.O.W geometry was anchored on the found R.O.W. monument at PC Station 820+55.2 and related to the found R.O.W. monument at Station 880+00. The true position of the found monument for R.O.W. Station 880+00 is 0.84 feet easterly along the said southerly property line. Additional ties to the found R.O.W. monuments on the North and South sides of I-90 showed large discrepancies in relation to the MDT drawings and are shown as such. The above described translation and rotation of the record road alignment provided the best fit to the physical monumentation found on the ground during this survey.

DRAINAGE EASEMENT AND RETENTION POND NOTE:

This Subdivision is affected by existing drainage and retention pond easements as shown on this plat.

The drainage easements will be 20 feet wide being 10 feet from either side of the existing swale.

The retention pond easements within the open space of the subdivision were created to include an area 20 feet outside of the designed maximum high water line of each retention pond.

Lots 5, 13, 23, 25, 66, 71, 81-84, 86, 87, 92, 100, 101, 104, 105, 118-120, 136, 139-146, 192, 197, 198, 202, 203, 205-207, 227, 228, 231, 232, 241 and 242 are directly affected by these drainage easements.

These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading will occur within these areas.

The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

47 Lots Total

AREA TABLE:

AREA OF LOTS (242)	=	336.83 acres
AREA OF OPEN SPACE	=	144.24 acres
AREA OF ROAD ROW	=	52.02 acres
AREA OF ROAD EASEMENT (WEST FARM ROAD)	=	3.52 acres
TOTAL AREA	=	536.61 acres

BASIS OF BEARING:

BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84.
NORTH LATITUDE 45°33'39"
WEST LONGITUDE 110°36'14"

MONUMENTATION NOTE:

A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG 3/8" REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ROAD PC'S AND PT'S.

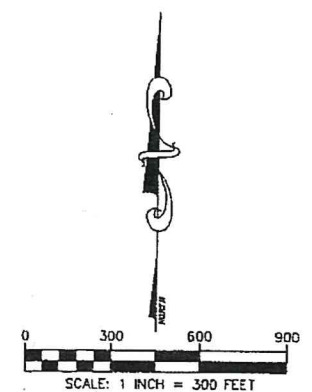
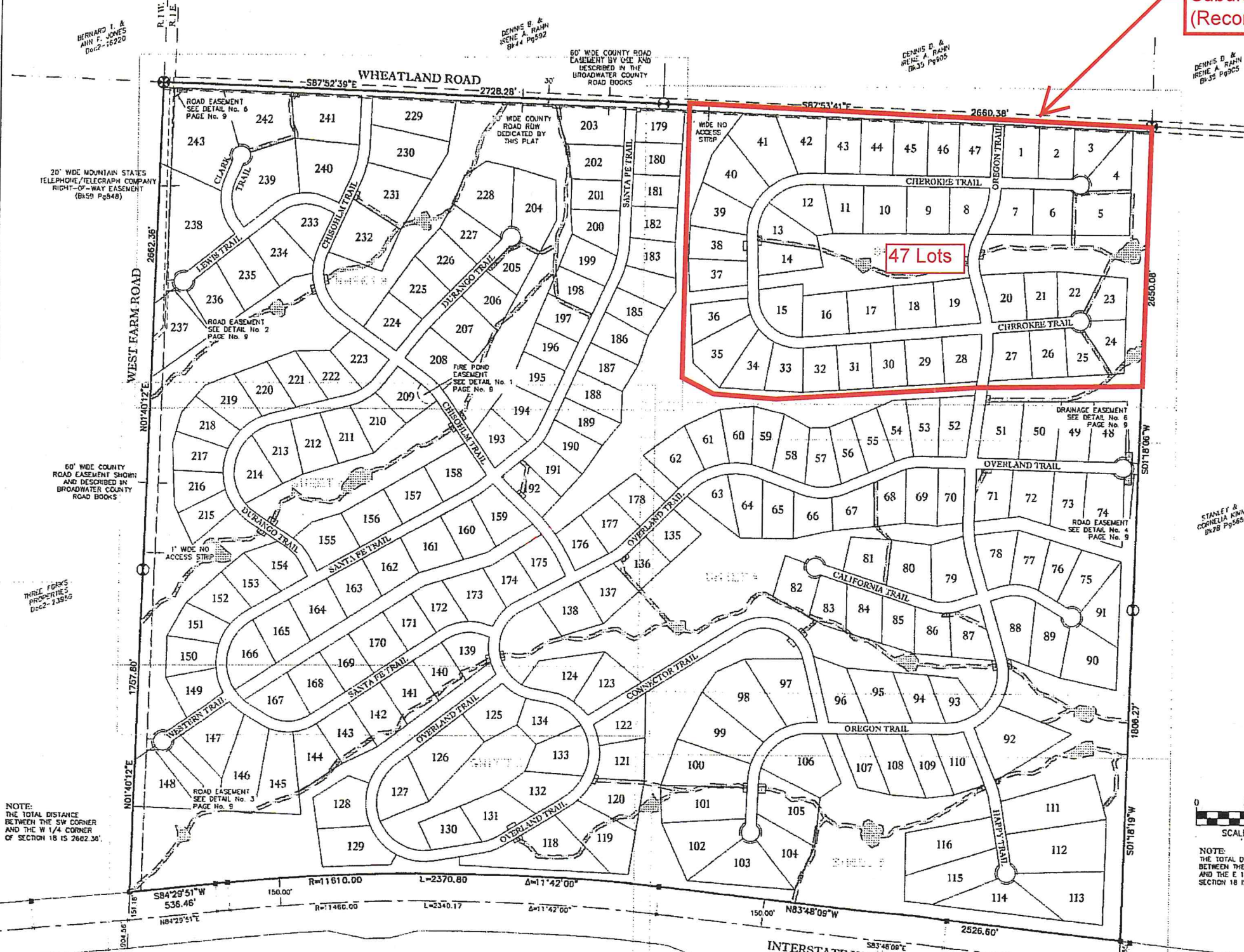
A 24" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT THE WEST 1/4 CORNER OF SECTION 18.

DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

April 8, 2022

PRELIMINARY

DRAFT



NOTE: THE TOTAL DISTANCE BETWEEN THE SW CORNER AND THE W 1/4 CORNER OF SECTION 18 IS 2662.35'

NOTE: THE TOTAL DISTANCE BETWEEN THE SE CORNER AND THE E 1/4 CORNER OF SECTION 18 IS 2649.34'

33 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 562-2221 FAX (406) 562-5775 www.allied-engineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: JFP DRAWN BY: RWG REVIEWED BY: BT DATE: 04/18/22	SHEET 2 OF 9 PROJECT NO. 07-083 Name: [Name] Plot: [Plot]
---	---	---	--

Westside Trails
Subdivision Phase 2
(Recorded 9/9/2021)

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C
PURPOSE: TO CREATE A 242 LOT RESIDENTIAL SUBDIVISION

Westside Trails
Subdivision Phase 1
(Recorded 11/10/2008)

SURVEYORS NOTE:

The Northern Right-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans 1-90-5(18)265, Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bk.54pp343 and Bk.57pp.762 located in the Broadwater County Clerk and Records office in Townsend Montana. The record R.O.W geometry was anchored on the found R.O.W monument at PC Station 820+55.2 and rotated to the found R.O.W monument at Station 880+00. The true position of the found monument for R.O.W. Station 880+00 is 0.84 feet easterly along the said southerly property line. Additional ties to the found R.O.W. monuments on the North and South sides of I-90 showed large discrepancies in relation to the MDT drawings and are shown as such. The above described translation and rotation of the record road alignment provided the best fit to the physical monumentation found on the ground during this survey.

DRAINAGE EASEMENT AND RETENTION POND NOTE:

This Subdivision is affected by existing drainage and retention pond easements as shown on this plat.
The drainage easements will be 20 feet wide being 10 feet from either side of the existing swale.
The retention pond easements within the open space of the subdivision were created to include an area 20 foot outside of the designed maximum high water line of each retention pond.
Lots 5, 13, 23, 25, 68, 71, 81-84, 85, 87, 82, 100, 101, 104, 105, 116-120, 136, 139-146, 192, 197, 198, 202, 203, 205-207, 227, 228, 231, 232, 241 and 242 are directly affected by these drainage easements.
These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading will occur within these areas.
The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

97 Lots Total

AREA TABLE:

AREA OF LOTS (242)	= 336.83 acres
AREA OF OPEN SPACE	= 144.24 acres
AREA OF ROAD ROW	= 52.02 acres
AREA OF ROAD EASEMENT (WEST FARM ROAD)	= 3.52 acres
TOTAL AREA	= 536.61 acres

BASIS OF BEARING:

BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84.
NORTH LATITUDE 45°33'39"
WEST LONGITUDE 110°36'14"

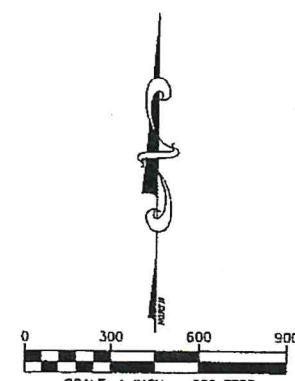
MONUMENTATION NOTE:

A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.
A 18" LONG 3/8" REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ROAD PC'S AND PT'S.
A 24" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT THE WEST 1/4 CORNER OF SECTION 18.
DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

April 8, 2022

PRELIMINARY

DRAFT



NOTE:
THE TOTAL DISTANCE BETWEEN THE SW CORNER AND THE W 1/4 CORNER OF SECTION 18 IS 2682.34'

NOTE:
THE TOTAL DISTANCE BETWEEN THE SE CORNER AND THE E 1/4 CORNER OF SECTION 18 IS 2649.34'

33 DISCOVERY DRIVE BOZEMAN, MT 59714 PHONE (406) 582-2221 FAX (406) 582-5775 www.allied-engineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: JFP DRAWN BY: RWD REVIEWED BY: BT DATE: 04/18/22	SHEET 2 OF 9 PROJECT No. 07-083 Survey/Field Plot-03
---	---	---	---

Westside Trails
Subdivision Phase 2
(Recorded 9/9/2021)

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 242 LOT RESIDENTIAL SUBDIVISION

Westside Trails
Subdivision Phase 1
(Recorded 11/10/2008)

Westside Trails
Subdivision
Phase 3
(Proposed 2022)

Westside Trails
Subdivision
Phase 3
(Proposed 2022)

150 Lots Total

SURVEYORS NOTE:

The Northern Rights-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans 1-90-5(18)285; Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bk.54pg343 and Bk.57pg.782 located in the Broadwater County Clerk and Recorders office in Townsend Montana. The record R.O.W geometry was anchored on the found R.O.W. monument at PC Station 820+68.2 and related to the found R.O.W. monument at Station 880+00. The true position of the found monument for R.O.W. Station 880+00 is 0.84 feet easterly along the said southerly property line. Additional ties to the found R.O.W. monuments on the North and South sides of I-90 showed large discrepancies in relation to the MDT drawings and are shown as such. The above described translation and rotation of the record road alignment provided the best fit to the physical monumentation found on the ground during this survey.

DRAINAGE EASEMENT AND RETENTION POND NOTE:

This Subdivision is affected by existing drainage and retention pond easements as shown on this plat.
The drainage easements will be 20 feet wide being 10 feet from either side of the existing swale.
The retention pond easements within the open space of the subdivision were created to include an area 20 feet outside of the designed maximum high water line of each retention pond.
Lots 5, 13, 23, 25, 68, 71, 81-84, 85, 87, 92, 100, 101, 104, 105, 118-120, 136, 139-146, 192, 197, 198, 202, 203, 205-207, 227, 228, 231, 232, 241 and 242 are directly affected by these drainage easements.
These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading will occur within these areas.
The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

AREA TABLE:

AREA OF LOTS (242)	=	336.83 acres
AREA OF OPEN SPACE	=	144.24 acres
AREA OF ROAD ROW	=	52.02 acres
AREA OF ROAD EASEMENT (WEST FARM ROAD)	=	3.52 acres
TOTAL AREA	=	536.61 acres

BASIS OF BEARING:

BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84.
NORTH LATITUDE 45°33'39"
WEST LONGITUDE 110°36'14"

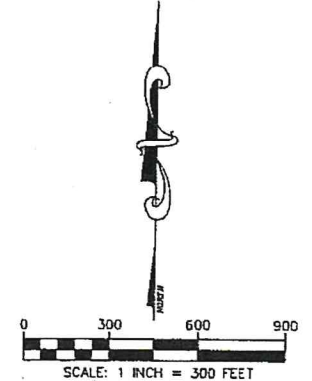
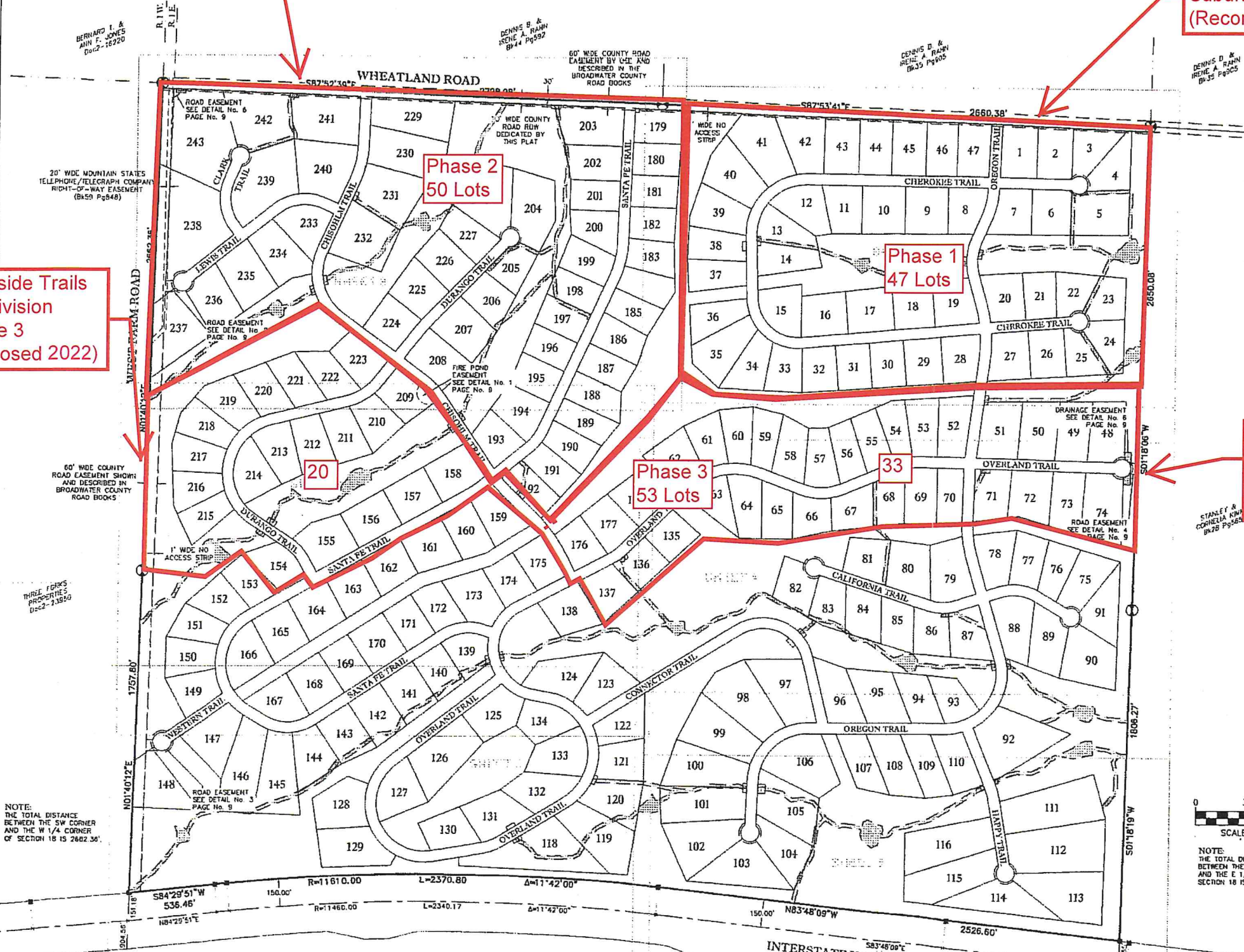
MONUMENTATION NOTE:

A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.
A 18" LONG 3/8" REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ROAD PC'S AND PT'S.
A 24" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT THE WEST 1/4 CORNER OF SECTION 18.
DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

April 8, 2022

PRELIMINARY

DRAFT



NOTE:
THE TOTAL DISTANCE BETWEEN THE SE CORNER AND THE E 1/4 CORNER OF SECTION 18 IS 2649.34'

NOTE:
THE TOTAL DISTANCE BETWEEN THE SW CORNER AND THE W 1/4 CORNER OF SECTION 18 IS 2682.36'

Westside Trails
Subdivision Phase 2
(Recorded 9/9/2021)

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 242 LOT RESIDENTIAL SUBDIVISION

Westside Trails
Subdivision Phase 1
(Recorded 11/10/2008)

Westside Trails
Subdivision
Phase 3
(Proposed 2022)

Westside Trails
Subdivision
Phase 3
(Proposed 2022)

Westside Trails
Subdivision Phase 4
(Proposed 2024)

SURVEYORS NOTE:
The Northerly Right-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans I-90-5(18)265; Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bk.54pg343 and Bk.57pg.782 located in the Broadwater County Clerk and Records office in Townsend Montana. The record R.O.W. geometry was anchored on the found R.O.W. monument at PC Station 820+88.2 and related to the found R.O.W. monument at Station 880+00. The true position of the found monument for R.O.W. Station 880+00 is 0.84 feet easterly along the said southerly property line. Additional ties to the found R.O.W. monuments on the North and South sides of I-90 showed large discrepancies in relation to the MDT drawings and are shown as such. The above described transition and rotation of the record road alignment provided the best fit to the physical monumentation found on the ground during this survey.

DRAINAGE EASEMENT AND RETENTION POND NOTE:
This Subdivision is affected by existing drainage and retention pond easements as shown on this plat.
The drainage easements will be 20 feet wide being 10 feet from either side of the existing swale.
The retention pond easements within the open space of the subdivision were created to include an area 20 foot outside of the designed maximum high water line of each retention pond.
Lots 5, 13, 23, 25, 68, 71, 81-84, 86, 87, 92, 100, 101, 104, 105, 118-120, 136, 139-145, 192, 197, 198, 202, 203, 205-207, 227, 228, 231, 232, 241 and 242 are directly affected by these drainage easements.
These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading will occur within these areas.
The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

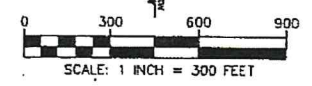
242 Lots Total

AREA TABLE:

AREA OF LOTS (242)	=	336.83 acres
AREA OF OPEN SPACE	=	144.24 acres
AREA OF ROAD ROW	=	52.02 acres
AREA OF ROAD EASEMENT (WEST FARM ROAD)	=	3.52 acres
TOTAL AREA	=	536.61 acres

BASIS OF BEARING:
BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84, NORTH LATITUDE 45°33'39" WEST LONGITUDE 110°36'14"

MONUMENTATION NOTE:
A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.
A 18" LONG 3/8" REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ROAD PC'S AND PT'S.
A 24" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT THE WEST 1/4 CORNER OF SECTION 18.
DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.



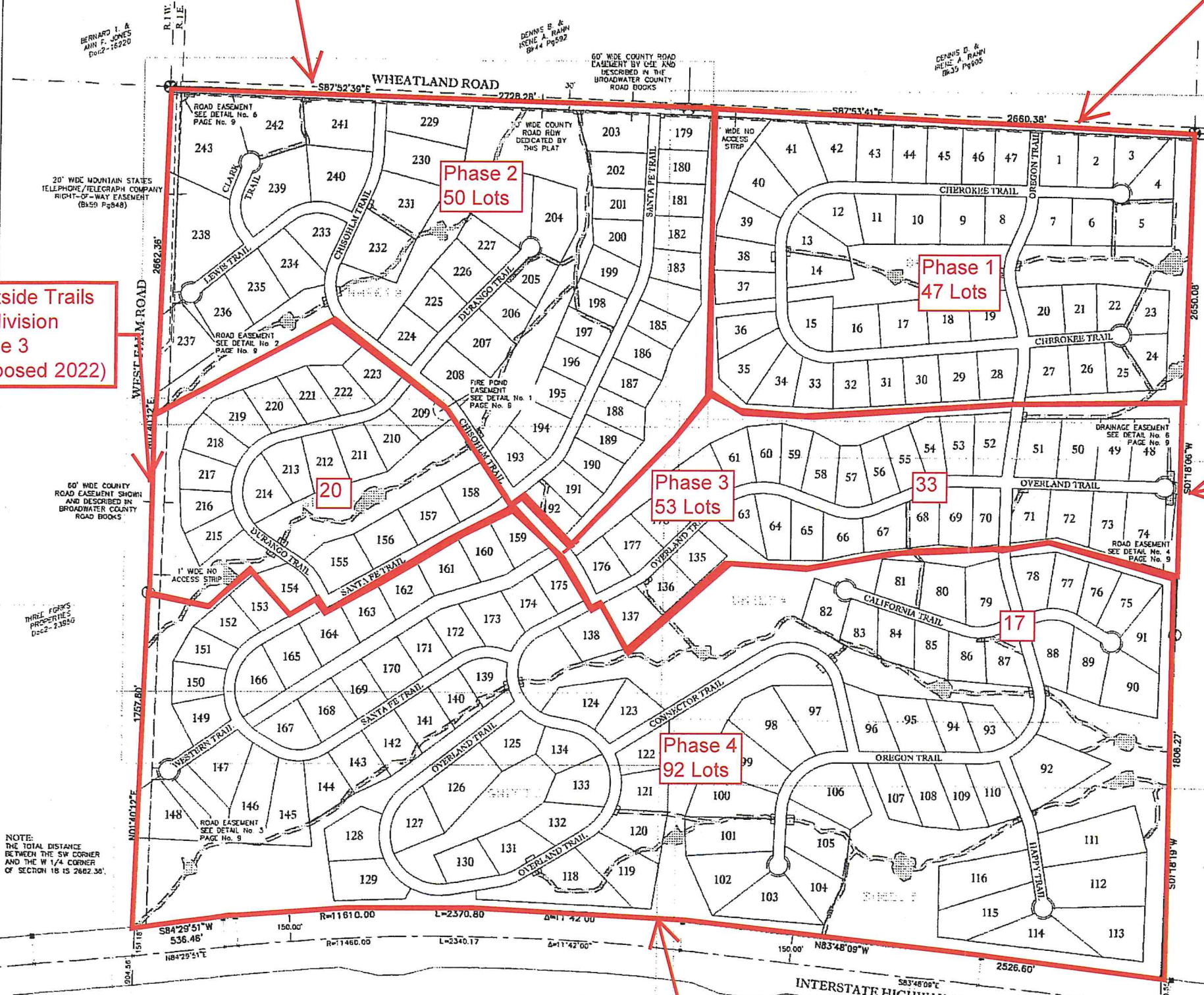
NOTE: THE TOTAL DISTANCE BETWEEN THE SE CORNER AND THE E 1/4 CORNER OF SECTION 18 IS 2649.34'

April 8, 2022

PRELIMINARY

DRAFT

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 582-2221 FAX (406) 582-2770 www.allied-engineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: JWP DRAWN BY: KNO REVIEWED BY: RIT DATE: 04/18/22	SHEET 2 OF 9 PROJECT No. 27-083 Various/Various
---	---	--	--



BERNARD I. & ANNE E. JONES
Bk.2 Pg.16260

DENNIS D. & HELEN A. RAHN
Bk.35 Pg.592

DENNIS D. & HELEN A. RAHN
Bk.35 Pg.605

DENNIS D. & HELEN A. RAHN
Bk.35 Pg.605

20' WIDE MOUNTAIN STATES TELEPHONE/TELEGRAPH COMPANY RIGHT-OF-WAY EASEMENT (Bk.59 Pg.848)

WEST FARM ROAD

60' WIDE COUNTY ROAD EASEMENT SHOWN AND DESCRIBED IN BROADWATER COUNTY ROAD BOOKS

THREE FORKS PROPERTIES L.L.C.
D-22-23810

NOTE: THE TOTAL DISTANCE BETWEEN THE SW CORNER AND THE W 1/4 CORNER OF SECTION 18 IS 2682.30'

STANLEY & CORNELIA KIM
Bk.2 Pg.568

KYLE INC
Bk.82 Pg.825

LS-12027-07-00125 Westside Trails Subdivision Final Plat.dwg

**FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 3**
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 55 LOT RESIDENTIAL SUBDIVISION (PHASE 3)

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, parcels, blocks, roads, and alleys, and other divisions and dedications, as shown by this plat here unto included, the following described Tract of land, to wit:

LEGAL DESCRIPTION

A tract of land being a portion of Section 18 North of Interstate Highway 90, located in the Northeast One-Quarter, the Southeast One-Quarter, the Southwest one-Quarter and the Northwest One-Quarter of Section 18, Township 2 North, Range 1 East, Principal Meridian Montana, Broadwater County, Montana, and being more particularly described as follows:

Beginning at a point being the West One-Quarter Corner of said Section 18; thence North 01°40'12" East along the west line of said Section 18, a distance of 924.15 feet; thence North 58°39'12" East, a distance of 1,065.30 feet; thence along a 330.00 foot radius non-tangent curve to the left through a central angle of 26°17'33" for an arc length of 151.43 feet, with a chord bearing of South 40°30'01" East a distance of 150.11 feet; thence South 53°38'48" East, a distance of 576.40 feet; thence along a 370.00 foot radius curve to the right through a central angle of 19°22'43" for an arc length of 125.14 feet, with a chord bearing of South 43°57'26" East a distance of 124.55 feet; thence South 34°16'05" East, a distance of 468.26 feet; thence along a 743.00 foot radius curve to the left through a central angle of 06°24'24" for an arc length of 83.08 feet, with a chord bearing of South 37°28'17" East a distance of 83.04 feet; thence North 50°33'08" East, a distance of 60.01 feet; thence along a 683.00 foot radius non-tangent curve to the left through a central angle of 05°23'22" for an arc length of 64.25 feet, with a chord bearing of South 43°28'38" East a distance of 64.22 feet; thence South 46°10'19" East, a distance of 131.03 feet; thence along a 1,030.00 foot radius curve to the right through a central angle of 07°17'38" for an arc length of 131.12 feet, with a chord bearing of South 42°31'30" East, a distance of 131.03 feet; thence North 41°14'26" East, a distance of 1,046.25 feet; thence South 70°55'03" East, a distance of 246.67 feet; thence South 87°22'35" East, a distance of 261.76 feet; thence North 86°07'48" East, a distance of 1,140.46 feet; thence South 82°53'04" East, a distance of 60.00 feet; thence North 88°14'46" East a distance of 840.31 feet, to a point on the east line of said Section 18; thence South 01°18'08" West along the east line of said Section 18, a distance of 907.63 feet; thence North 73°26'54" West, a distance of 663.26 feet; thence South 82°36'02" West, a distance of 445.35 feet; thence North 85°18'51" West, a distance of 174.49 feet; thence South 83°53'21" West, a distance of 397.86 feet; thence South 78°02'24" West, a distance of 221.24 feet; thence North 89°51'41" West, a distance of 517.10 feet; thence South 46°58'28" West, a distance of 697.20 feet; thence North 31°34'07" West, a distance of 269.78 feet; thence South 62°41'51" West, a distance of 49.87 feet; thence North 27°18'09" West, a distance of 142.15 feet; thence along a 970.00 foot radius curve to the left through a central angle of 18°52'10" for an arc length of 319.45 feet, with a chord bearing of North 36°44'14" West a distance of 318.01 feet; thence North 46°10'19" West, a distance of 180.80 feet; thence along a 743.00 foot radius curve to the right through a central angle of 05°29'50" for an arc length of 71.29 feet, with a chord bearing of North 43°25'24" West a distance of 71.26 feet; thence South 50°33'08" West, a distance of 42.00 feet; thence along a 530.00 foot radius curve to the right through a central angle of 09°59'37" for an arc length of 92.44 feet, with a chord bearing of South 55°32'57" West a distance of 92.33 feet; thence South 60°32'46" West, a distance of 995.15 feet; thence North 29°27'14" West, a distance of 60.00 feet; thence South 60°32'46" West, a distance of 163.95 feet; thence North 44°35'25" West, a distance of 293.72 feet; thence South 49°04'57" West, a distance of 159.74 feet; thence North 88°19'00" West, a distance of 425.00 feet to the Point of Beginning.

Said tract of land being 100.79 acres, along with and subject to any existing easements.

The above described tract of land is to be known as the Westside Trails Subdivision Phase 3 of Broadwater County, Montana, and the lands included in all roads, avenues, alleys and parks or public squares shown on said plat are hereby granted and donated to the use of the public forever. The roadways dedicated to the public are accepted for public use, but the County accepts no responsibility for maintaining the same. The owners agree that the County has no obligation to maintain the roads hereby dedicated to public use.

GRANT OF PUBLIC UTILITY EASEMENT

The undersigned property owners, do hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, internet, 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 designated on this plat as "Utility Easement" to have and to hold forever. The sixty foot (60') wide road Right-of-Ways include "public access, easements for utilities and storm drainage conveyance and facilities".

CERTIFICATE OF WAIVER

We, the undersigned property owners of WESTSIDE TRAILS SUBDIVISION PHASE 3 do hereby waive the right to protest creation of rural improvements districts. In so doing, we do not waive any right to protest, and/or appeal assessment formula which may be proposed if we believe it to be inequitable. This waiver shall be binding upon the heirs, assigns and purchasers of all tracts within this subdivision.

CERTIFICATE OF EXEMPTION

We the undersigned hereby acknowledge that Open Space Parcels 7, 8, 9 & 10 shown on this plat are exempt from review by the Montana Department of Environmental Quality per Section 76-4-125(1)(c) MCA, divisions made for the purpose other than the construction of water supply or sewage and solid waste disposal facilities as the department specifies by rule.

DATED this _____ day of _____, 20____

Three Forks Properties, L.L.C.

By: _____

Its: _____

State of _____)

County of _____) ss

On this _____ day of _____, 20____ before me, the undersigned, a Notary Public for the State of _____, personally appeared _____ known to me to be the _____ of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

(Printed Name)

Residing at _____

My commission expires _____

CERTIFICATION OF COMPLETION OF IMPROVEMENTS

We, Three Forks Properties, L.L.C., and I, Mark Fasting, a registered professional engineer licensed to practice in the State of Montana hereby certify that the public improvements, required as a condition of approval of WESTSIDE TRAILS SUBDIVISION PHASE 3, have been installed in conformance with the approved specifications and plans, or have been bonded according to the improvements agreement.

Three Forks Properties, L.L.C. _____ 20____ (Date)

Mark A. Fasting, P.E. _____ 20____ (Date)

Montana Registration No. 12071PE

CERTIFICATE OF SURVEYOR - FINAL PLAT

I, the undersigned, Gregory L. Finck, a Professional Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of WESTSIDE TRAILS SUBDIVISION PHASE 3; that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

Dated this _____ day of _____, 20____

Gregory L. Finck, P.L.S.
Montana Registration No. 13174 LS

CERTIFICATE OF EXAMINING LAND SURVEYOR - FINAL PLAT

I, _____ acting as an Examining Land Surveyor for Broadwater County, Montana, do hereby certify that I have examined the final plat of WESTSIDE TRAILS SUBDIVISION PHASE 3 and find that the survey data shown thereon meet the conditions set forth by or pursuant to Section 76-3-611(2)(a), MCA.

Dated this _____ day of _____, 20____

Examining Land Surveyor
Montana Registration No. _____

CERTIFICATE OF FINAL PLAT APPROVAL - COUNTY

The County Commissioner of Broadwater County, Montana, does hereby certify that it has examined this subdivision plat and have found the same to conform to the law, approve it, and hereby accept the dedication to public use of any and all lands shown on this plat as being dedicated to such use.

DATED this _____ day of _____, 20____

Broadwater County Commissioner

Broadwater County Commissioner

Broadwater County Commissioner

ATTEST:
Broadwater County Clerk and Recorder
Broadwater County, Montana

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b) MCA, that all real property taxes assessed and levied on the land described below encompassed by the proposed WESTSIDE TRAILS SUBDIVISION PHASE 3 have been paid. Section 18 North of Interstate Highway 80, Township 2 North, Range 1 East, Principle Meridian Montana, Broadwater County, Montana.

DATED this _____ day of _____, 20____

Broadwater County Treasurer,
Broadwater County, Montana

CERTIFICATE OF FILING BY CLERK AND RECORDER

STATE OF MONTANA)
County of Broadwater) ss.

Filed for record this _____ day of _____, 20____, at _____ o'clock.

County Clerk and Recorder,
Broadwater County, Montana

ROAD AGREEMENT

This Subdivision, and any corresponding phases, are subject to the Road Agreement per Recorded Document 159643.

WESTSIDE TRAILS SUBDIVISION - PHASE 1 & 2
Previous Subdivision (Phase 1) per Recorded Document 159837 (Book 2, Page 263 - 264).
Previous Subdivision (Phase 2) per Recorded Document 191164 (Book 2, Page 661 - 666).

CERTIFICATE OF SUBDIVISION APPROVAL

This subdivision, and any corresponding phases, are subject to the Montana Department of Environmental Quality (MDEQ) Certificate of Subdivision Approval (COSA), via EQ/08-2112 per Recorded Document 159838 (Book 118, Page 265 - 283). This subdivision, and any corresponding phases may be subject to any subsequent MDEQ ReWrites that may occur subsequent to the recording of this final plat and phase.

WEED CONTROL CERTIFICATION/WEED MANAGEMENT PLAN FOR SUBDIVISIONS
The Conditions and Restrictions as required by Broadwater County will apply to this subdivision and any corresponding phases. See the Weed Management Plan per Recorded Document 159839 (Book 118, Page 284 - 286)

COVENANTS

This subdivision, and any corresponding phases, are subject to Restrictive Covenants and Amendments. See Covenants per Recorded Document 159840 (Book 118, Page 287 - 311). See First Amended Protective Covenants per Recorded Document 175268 (Book 170, Page 325 - 326).

FIRE AGREEMENT

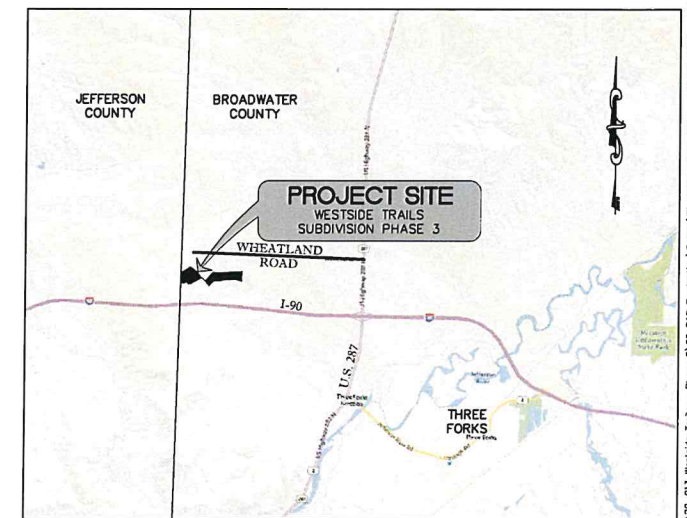
This subdivision, and any corresponding phases, are subject to the Fire Agreement. See Fire Agreement per Recorded Document 159842 Book 118, Page 318 - 320).

HOMEOWNERS' ASSOCIATION

This subdivision, and any corresponding phases, are subject to Homeowners Association Articles of Incorporation. See Homeowners Association per Recorded Document _____ (Book _____, Page _____), if applicable or otherwise filed by Montana Secretary of State.

RIGHT TO FARM RESOLUTION

This subdivision, and any corresponding phases, are subject to the "Right-to-Farm Resolution" as adopted by Broadwater County.



VICINITY MAP
NOT TO SCALE

DRAFT

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 582-0221 FAX (406) 582-5770 www.alliedengineering.com		Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: GLF DRAWN BY: RND REVIEWED BY: GLF DATE: 03/11/22	SHEET 1 OF 6 PROJECT No. 20-013 Final Plat Phase 3.dwg
--	--	---	--	---

P: 102020\20-013 Westside Trails - Phase 3\08 CAD Production\Survey\Final Plat Phase 3.dwg Mar 25, 2022 1:46:23pm

**WESTSIDE TRAILS SUBDIVISION
PHASE MAP**

**FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 3**
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	151.43'	330.00'	26°17'33"	S40°30'01"E	150.11'
C2	125.14'	370.00'	19°22'43"	S43°57'26"E	124.55'
C3	83.08'	743.00'	6°24'24"	S37°28'17"E	83.04'
C4	64.25'	683.00'	5°23'22"	S43°28'38"E	64.22'
C5	131.12'	1030.00'	7°17'38"	S42°31'30"E	131.03'
C6	318.45'	970.00'	18°52'10"	N36°44'14"W	318.01'
C7	71.29'	743.00'	5°29'50"	N43°25'24"W	71.26'
C8	92.44'	530.00'	9°59'37"	S55°32'57"W	92.33'

LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	56.49'	50.00'	64°44'10"	S70°32'02"W	53.54'
C10	136.84'	50.00'	156°48'25"	N01°18'19"E	87.96'
C11	56.48'	50.00'	64°43'01"	S67°55'57"E	53.52'
C12	83.86'	270.00'	17°47'46"	N82°23'52"E	83.53'
C13	46.24'	330.00'	8°01'40"	S87°16'55"W	46.20'
C14	91.35'	330.00'	15°51'39"	S75°20'15"W	91.06'
C15	28.71'	270.00'	6°05'33"	N70°27'12"E	28.70'
C16	75.46'	330.00'	13°06'09"	N73°57'30"E	75.30'
C17	203.51'	270.00'	43°11'08"	S89°00'00"W	198.72'
C18	173.27'	330.00'	30°04'59"	S84°26'56"E	171.28'
C19	173.89'	345.00'	28°52'42"	S83°50'47"E	172.05'
C20	64.01'	405.00'	9°03'20"	N73°56'06"W	63.94'
C21	121.56'	405.00'	17°11'46"	N87°03'40"W	121.10'
C22	139.58'	405.00'	19°44'46"	S74°28'02"W	138.89'
C23	220.73'	345.00'	36°39'28"	N63°23'08"E	216.98'
C24	138.10'	405.00'	19°32'14"	S54°49'31"W	137.43'
C25	83.13'	270.00'	17°38'27"	S53°52'37"W	82.60'
C26	101.60'	330.00'	17°38'27"	N53°52'37"E	101.20'
C27	148.18'	1030.00'	8°14'35"	N31°25'27"W	148.05'
C28	59.91'	1030.00'	3°19'57"	N37°12'42"W	59.90'

LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C29	60.03'	743.00'	4°37'44"	S38°21'37"E	60.01'
C30	23.05'	743.00'	1°46'40"	S35°09'25"E	23.05'
C31	81.98'	470.00'	9°59'37"	S55°32'57"W	81.87'
C32	129.75'	280.00'	26°33'03"	N42°43'46"W	128.59'
C33	101.95'	220.00'	26°33'03"	S42°43'46"E	101.04'
C34	106.81'	330.00'	18°32'43"	S46°43'56"E	106.35'
C35	77.64'	270.00'	16°28'31"	N47°46'02"W	77.37'
C36	118.17'	330.00'	20°31'05"	S27°12'02"E	117.54'
C37	92.28'	330.00'	16°01'19"	S08°55'09"E	91.98'
C38	415.04'	270.00'	88°04'26"	N04°30'26"E	375.37'
C39	134.98'	330.00'	23°26'07"	S10°47'53"W	134.04'
C40	118.57'	330.00'	20°35'08"	S32°48'30"W	117.93'
C41	143.27'	330.00'	24°52'33"	S55°32'21"W	142.15'
C42	128.24'	270.00'	27°25'33"	N62°15'26"E	128.01'
C43	46.04'	330.00'	7°59'35"	S71°58'25"W	46.00'
C44	86.98'	270.00'	18°27'28"	S66°44'29"W	86.60'
C45	157.20'	330.00'	27°17'40"	N82°19'22"E	155.72'
C46	90.80'	270.00'	19°16'07"	S47°52'41"W	90.37'
C47	60.08'	330.00'	10°25'55"	N43°27'35"E	60.00'

SURVEYORS NOTE:

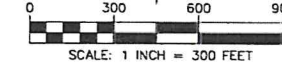
The Northerly Rights-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans I-90-5(18)265; Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bk.54pg.343 and Bk.57pg.782 located in the Broadwater County Clerk and Records office in Townsend Montana. The record R.O.W geometry was anchored on the found R.O.W. monument at PC Station 820+58.2 and related to the found R.O.W. monument at Station 880+00. The true position of the found monument for R.O.W. Station 880+00 is 0.84 feet easterly along the said southerly property line. Additional ties to the found R.O.W. monuments on the North and South sides of I-90 showed large discrepancies in relation to the MDT drawings and are shown as such. The above described translation and rotation of the record road alignment provided the best fit to the physical monumentation found on the ground during this survey.

DRAINAGE EASEMENT AND RETENTION POND NOTES:

- This Subdivision is affected by existing drainage and retention ponds as shown on this plat.
- The drainage easements are 20 feet wide being 10 feet from each side of the centerline of the existing swale and will follow natural changes over time.
- The retention pond easements that are shown within the open space of the subdivision include an area 20 foot outside of the designed maximum high water line of each retention pond.
- Lots 68 and 71 are directly effected by these drainage easements.
- These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading resulting in obstructing flow will occur within these areas. Lots may allow for appropriately sized hydraulic structures (i.e. culverts) and/or grading that accommodates adequate drainage conveyance through designated easements. A qualified professional engineer shall be contracted to properly design any proposed modifications.
- The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

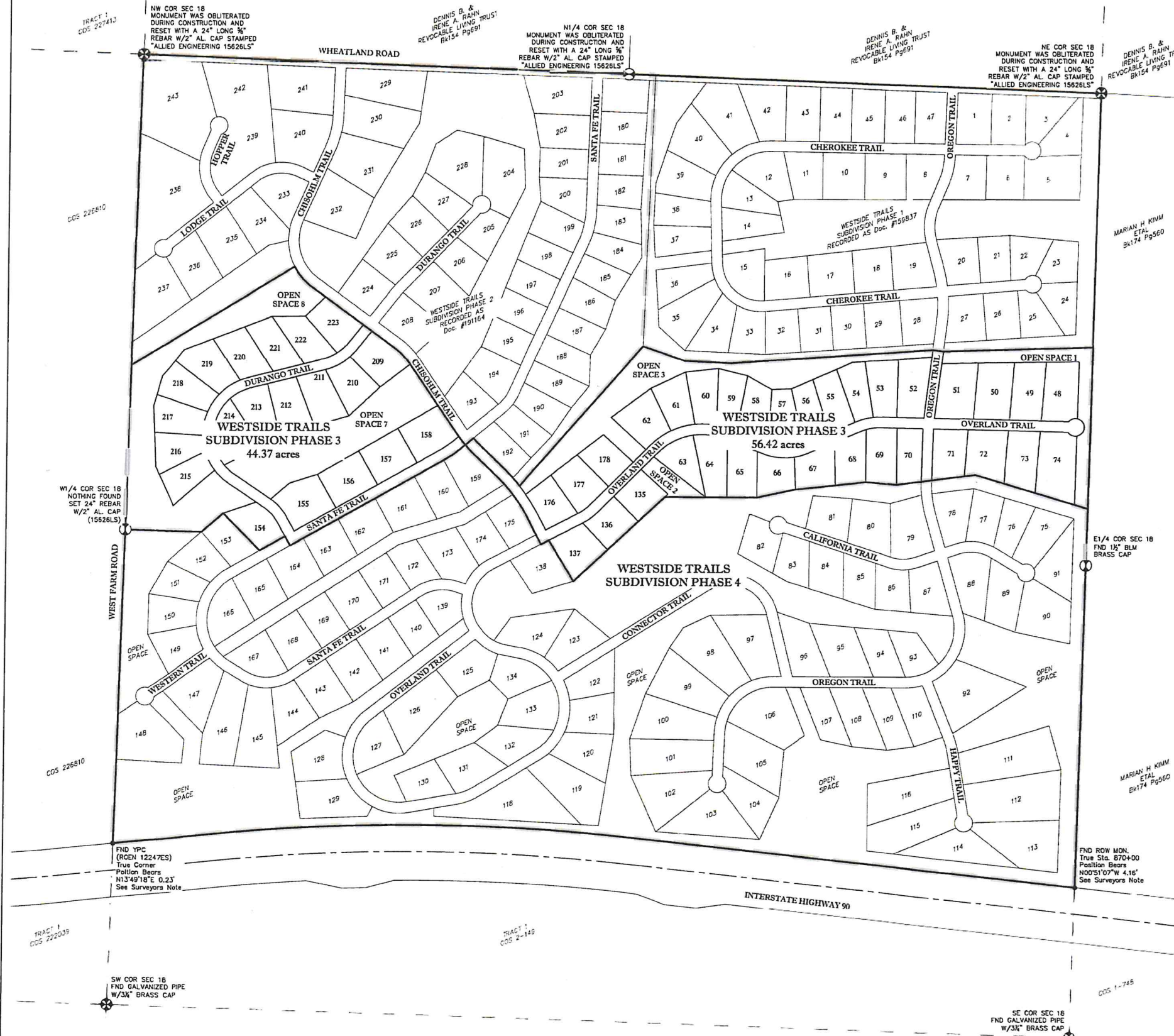
OVERALL PHASING PLAN:

- PHASE 1 - 47 LOTS - RECORDED
 - PHASE 2 - 50 LOTS - RECORDED
 - PHASE 3 - 53 LOTS - THIS PLAT
 - PHASE 4 - 92 LOTS - FUTURE
- 47 LOTS TOTAL PHASE 1
97 LOTS TOTAL PHASES 1 & 2
150 LOTS TOTAL PHASES 1 & 2 & 3
242 LOTS TOTAL PHASES 1 & 2 & 3 & 4



BASIS OF BEARING:

BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84, NORTH LATITUDE 45°33'39", WEST LONGITUDE 110°36'14"



DRAFT

PROJECT SURVEYOR: GJF	SHEET 2 OF 6
DATE: 03/17/22	Final Plat Phase 3.dwg

Civil Engineering
Geotechnical Engineering
Land Surveying

32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE: (406) 552-0225
FAX: (406) 552-0770
www.alliedengineering.com

**WESTSIDE TRAILS SUBDIVISION PHASE 3
PERIMETER BOUNDARY**

**FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 3**
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)



DRAINAGE EASEMENT AND RETENTION POND NOTES:

- This Subdivision is affected by existing drainage and retention ponds as shown on this plat.
- The drainage easements are 20 feet wide being 10 feet from each side of the centerline of the existing swale and will follow natural changes over time.
- The retention pond easements that are shown within the open space of the subdivision include an area 20 foot outside of the designed maximum high water line of each retention pond.
- Lots 68 and 71 are directly affected by these drainage easements.
- These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading resulting in obstructing flow will occur within these areas. Lots may allow for appropriately sized hydraulic structures (i.e. culverts) and/or grading that accommodates adequate drainage conveyance through designated easements. A qualified professional engineer shall be contracted to properly design any proposed modifications.
- The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	151.43'	330.00'	267°33'	S40°30'01"E	150.11'
C2	125.14'	370.00'	192°43'	S43°57'26"E	124.55'
C3	83.08'	743.00'	62°24'	S37°28'17"E	83.04'
C4	64.25'	683.00'	52°32'	S43°28'36"E	64.22'
C5	131.12'	1030.00'	71°38'	S42°31'30"E	131.03'
C6	319.45'	970.00'	185°21'0"	N36°44'14"W	318.01'
C7	71.29'	743.00'	5°29'50"	N43°25'24"W	71.26'
C8	92.44'	530.00'	9°59'37"	S55°32'57"W	92.33'

MONUMENTATION NOTE

A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG 3/8" REBAR WITH 1 1/2" YELLOW PLASTIC CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL ROAD PC'S AND PT'S.

A 24" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT PUBLIC LAND CORNERS AS NEEDED.

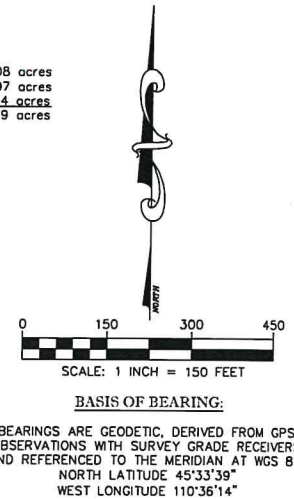
DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

AREA TABLE PHASE 3:

AREA OF LOTS (53) = 64.08 acres
 AREA OF OPEN SPACE = 26.07 acres
 AREA OF ROAD ROW = 10.64 acres
 TOTAL AREA = 100.79 acres

LEGEND

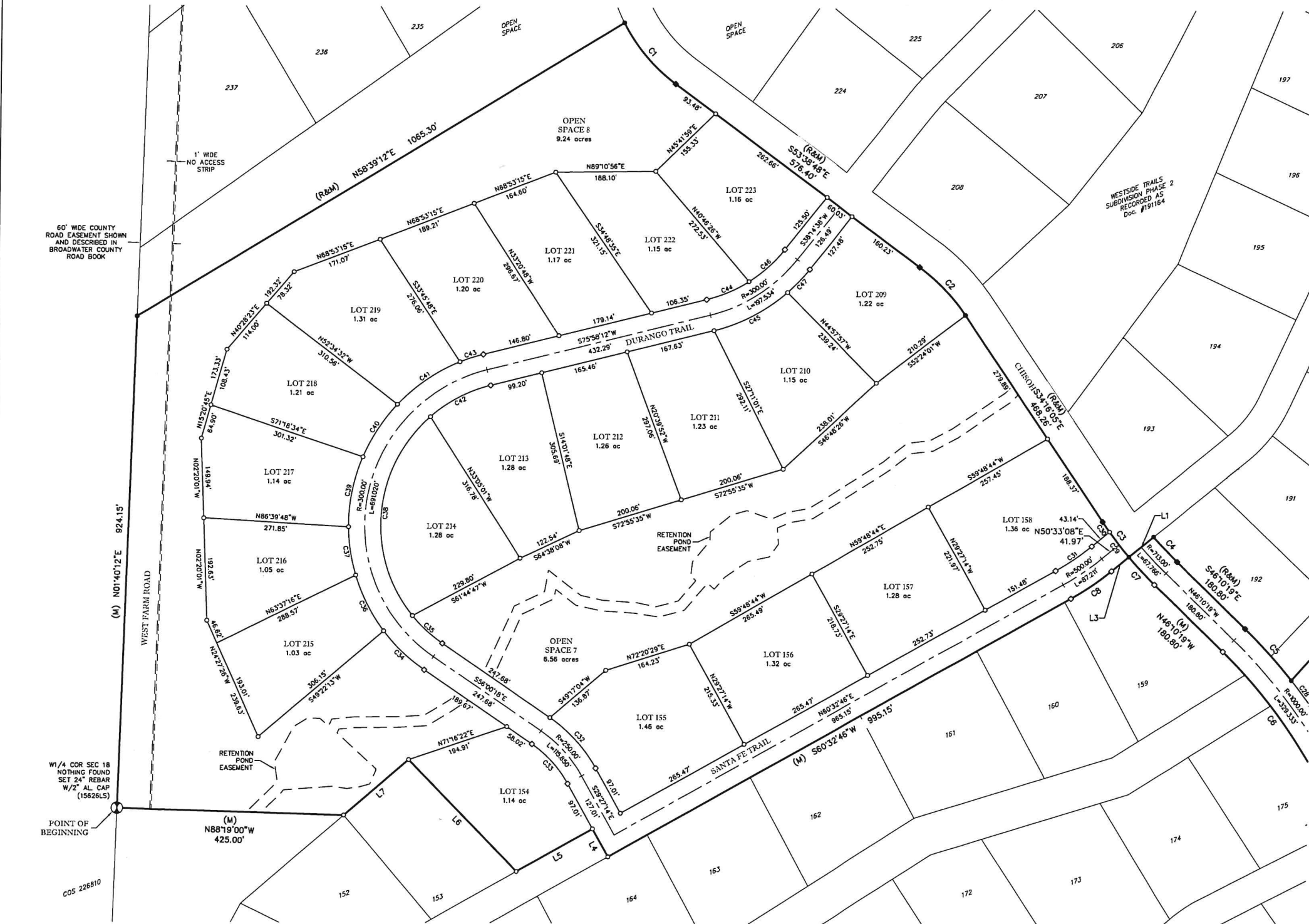
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- FOUND MONUMENT AS NOTED
- SET 3/8" REBAR WITH 2" ALUMINUM CAP
- SET 3/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- MEASURED
- RECORDED



DRAFT

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 552-0224 FAX (406) 552-5770 www.alliedengineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: GJF DRAWN BY: KWO REVIEWED BY: GJF DATE: 03/11/22	SHEET 3 OF 6 PROJECT No. 20-013 Final Plat Phase 3.dwg
--	--	--	--

**FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 3**
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)

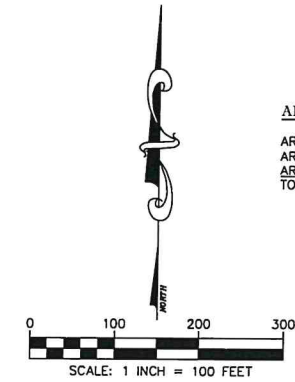


CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	56.49'	50.00'	64°44'10"	S70°32'02"W	53.54'
C10	136.84'	50.00'	156°48'25"	N01°18'19"E	97.96'
C11	56.48'	50.00'	64°43'01"	S67°55'57"E	53.52'
C12	83.86'	270.00'	17°47'46"	N82°23'52"E	83.53'
C13	46.24'	330.00'	8°01'40"	S87°16'55"W	46.20'
C14	91.35'	330.00'	15°51'39"	S75°20'15"W	91.06'
C15	28.71'	270.00'	6°05'33"	N70°27'12"E	28.70'
C16	75.46'	330.00'	13°06'09"	N73°57'30"E	75.30'
C17	203.51'	270.00'	43°11'08"	S89°00'00"W	198.72'
C18	173.27'	330.00'	30°04'59"	S84°26'56"E	171.28'
C19	173.89'	345.00'	28°52'42"	S83°50'47"E	172.05'
C20	64.01'	405.00'	9°03'20"	N73°56'06"W	63.94'
C21	121.56'	405.00'	17°11'48"	N87°03'40"W	121.10'
C22	139.58'	405.00'	19°44'48"	S74°28'02"W	138.89'
C23	220.73'	345.00'	36°39'28"	N63°23'08"E	216.98'
C24	138.10'	405.00'	19°32'14"	S54°49'31"W	137.43'
C25	83.13'	270.00'	17°38'27"	S53°52'37"W	82.80'
C26	101.60'	330.00'	17°38'27"	N53°52'37"E	101.20'
C27	148.18'	1030.00'	87°4'35"	N31°25'27"W	148.05'
C28	59.91'	1030.00'	37°9'57"	N37°12'42"W	59.90'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C29	60.03'	743.00'	4°37'44"	S38°21'37"E	60.01'
C30	23.05'	743.00'	1°46'40"	S35°09'25"E	23.05'
C31	81.98'	470.00'	9°59'37"	S55°32'57"W	81.87'
C32	129.75'	280.00'	26°33'03"	N42°43'46"W	128.59'
C33	101.95'	220.00'	26°33'03"	S42°43'46"E	101.04'
C34	106.81'	330.00'	18°32'43"	S46°43'56"E	106.35'
C35	77.64'	270.00'	16°28'31"	N47°46'02"W	77.37'
C36	116.17'	330.00'	20°31'05"	S27°12'02"E	117.54'
C37	92.28'	330.00'	16°01'19"	S08°55'50"E	91.98'
C38	415.04'	270.00'	88°04'28"	N04°30'28"E	375.37'
C39	134.98'	330.00'	23°26'07"	S10°47'53"W	134.04'
C40	118.57'	330.00'	20°35'08"	S32°48'30"W	117.93'
C41	143.27'	330.00'	24°52'33"	S55°32'21"W	142.15'
C42	129.24'	270.00'	27°25'33"	N62°15'26"E	128.01'
C43	46.04'	330.00'	7°59'35"	S71°58'25"W	46.00'
C44	86.98'	270.00'	18°27'28"	S66°44'29"W	86.60'
C45	157.20'	330.00'	27°17'40"	N62°19'22"E	155.72'
C46	90.80'	270.00'	19°16'07"	S47°52'41"W	90.37'
C47	60.08'	330.00'	10°25'55"	N43°27'35"E	60.00'

AREA TABLE PHASE 3:

AREA OF LOTS (53)	=	64.08 acres
AREA OF OPEN SPACE	=	26.07 acres
AREA OF ROAD ROW	=	10.64 acres
TOTAL AREA	=	100.79 acres



DRAINAGE EASEMENT AND RETENTION POND NOTES:

- This Subdivision is affected by existing drainage and retention ponds as shown on this plat.
- The drainage easements are 20 feet wide being 10 feet from each side of the centerline of the existing swale and will follow natural changes over time.
- The retention pond easements that are shown within the open space of the subdivision include an area 20 foot outside of the designed maximum high water line of each retention pond.
- Lots 68 and 71 are directly effected by these drainage easements.
- These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading resulting in obstructing flow will occur within these areas. Lots may allow for appropriately sized hydraulic structures (i.e. culverts) and/or grading that accommodates adequate drainage conveyance through designated easements. A qualified professional engineer shall be contracted to properly design any proposed modifications.
- The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

MONUMENTATION NOTE

A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG 3/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL ROAD PC'S AND PT'S.

A 24" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT PUBLIC LAND CORNERS AS NEEDED.

DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

BASIS OF BEARING:

BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS WITH SURVEY GRADE RECEIVERS AND REFERENCED TO THE MERIDIAN AT WGS 84, NORTH LATITUDE 45°33'39", WEST LONGITUDE 110°36'14"

	PROJECT SURVEYOR: DJF DRAWN BY: KMD REVIEWED BY: DJF DATE: 03/11/22	SHEET 4 OF 6 PROJECT No. 20-013 Title Plat Phase 3.dwg
	32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 552-4221 FAX (406) 552-5770 www.alliedengineering.com	

P:\2020\20-013 Westside Trails - Phase 3\JOB CAD Production\Survey\Title Plat Phase 3.dwg Job 25, 2022 - 02:26am

WESTSIDE TRAILS
BEING A PORTION OF SECTION 35
LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER,
TOWNSHIP 2 NORTH, RANGE 104 EAST, COUNTY OF WASHINGTON, MONTANA
BROADWAY
OWNER: TOWN OF WESTSIDE TRAILS
PURPOSE: TO CREATE



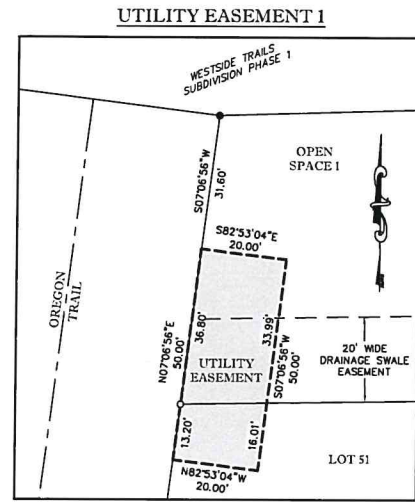
DRAINAGE EASEMENT AND RETENTION POND NOTES:

- This Subdivision is affected by existing drainage and retention ponds as shown on this plat.
- The drainage easements are 20 feet wide being 10 feet from each side of the centerline of the existing swale and will follow natural changes over time.
- The retention pond easements that are shown within the open space of the subdivision include an area 20 foot outside of the designed maximum high water line of each retention pond.
- Lots 68 and 71 are directly effected by these drainage easements.
- These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading resulting in obstructing flow will occur within these areas. Lots may allow for appropriately sized hydraulic structures (i.e. culverts) and/or grading that accommodates adequate drainage conveyance through designated easements. A qualified professional engineer shall be contracted to properly design any proposed modifications.
- The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

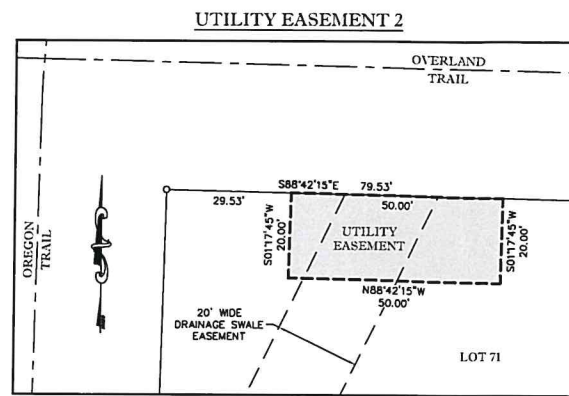
MONUMENTATION

- A 18" LONG 3/8" REI WILL BE SET AT ALL
- A 18" LONG 3/8" REI 13174LS WILL BE SET AT
- A 24" LONG 3/8" REI WILL BE SET AT PU
- DUE TO CONSTRUCT THIS PLAT ARE BEI

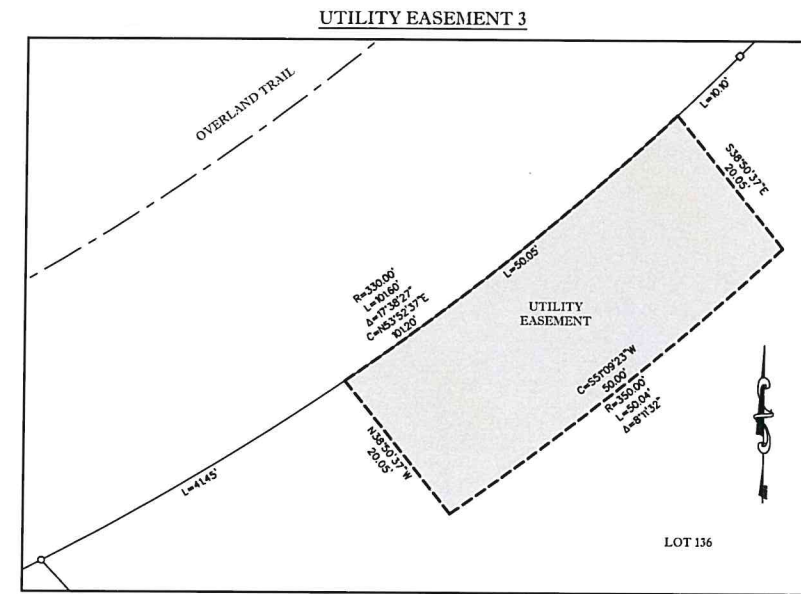
FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 3
 BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
 LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
 BROADWATER COUNTY, MONTANA
 OWNER: THREE FORKS PROPERTIES L.L.C.
 PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)



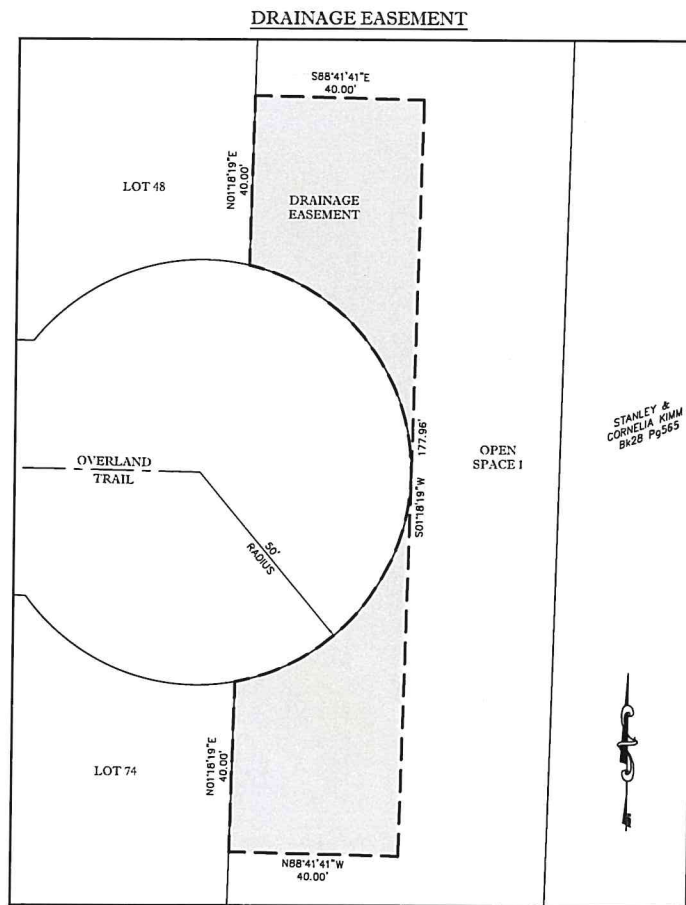
DETAIL No. 1
 SCALE: 1" = 20'



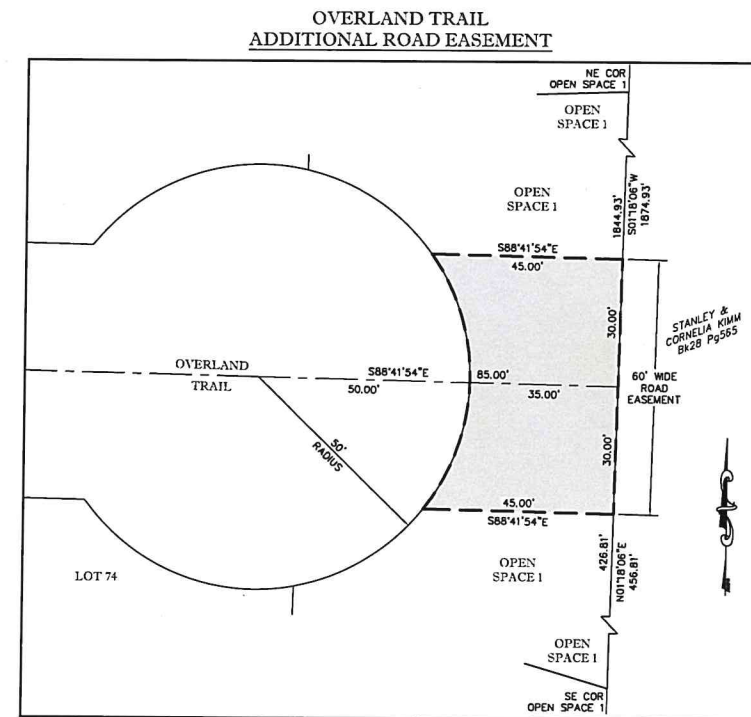
DETAIL No. 2
 SCALE: 1" = 20'



DETAIL No. 3
 SCALE: 1" = 10'



DETAIL No. 4
 SCALE: 1" = 20'



DETAIL No. 5
 SCALE: 1" = 20'

NOTE:
 - DETAIL SCALES ARE BASED ON A PROPERLY FORMATTED
 24" x 36" SHEET.

1/4	Sec.	T.	R.
18	2N	1E	

32 DISCOVERY DRIVE
 BOZEMAN, MT 59716
 PHONE (406) 582-0221
 FAX (406) 582-0170
 www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying



DRAFT

PROJECT SURVEYOR: CLF	SHEET
DRAWN BY: KMG	6 OF 6
REVIEWED BY: CLF	PROJECT No. 20-013
DATE: 03/11/22	Final Plat Phase 2.dwg

P:\2020\20-013 Westside Trails - Phase 2\01 CAD Production\Survey\Draw Plats\Phase 2.dwg Mar 25, 2022 - 6:28am



October 30, 2023

Broadwater County Planning Department
c/o: Nichole Brown, Community Development Director
515 Broadway
Townsend, MT 59644

Ph: (406)-266-9211

e-mail: planning@co.broadwater.mt.us

**RE: Amendment to Westside Trails Subdivision - Findings of Fact and Order (dated: 2/26/2007)
Request to Eliminate Condition 3
Located in portions of Section. 18, T2N, R1E, P.M.M. Broadwater County, Montana**

Dear Ms. Brown,

This letter is provided as our request to Amend the Findings of Fact and Order (dated: 2/26/2007), for Westside Trails Subdivision, for the November 8, 2023 Broadwater County Commission Meeting. The request is to eliminate Condition 3, as it is no longer applicable to *Westside Trails Subdivision*, for Three Forks Properties, LLC.

Condition #3: Proof of the approval from the Department of Natural Resources and Conservation for the Change in Use of the agricultural water right shall be submitted prior to final plat approval.

The water right did not need to be changed because an agreement was entered into between Three Forks Properties, LLC and Three Forks Fire District and Headwaters Livestock. The fire fill site was completed at the Headwater's Livestock property, and has been funded and is functional for fire protection purposes for Westside Trails and the area.

This topic was discussed in detail as part of the Phase 2 Final Plat. In summary of those procedures, it was determined that this condition is Not Applicable since the existing irrigation well was never used for the purpose of fire protection, so the change in use with DNRC never had to happen, thus, a letter from DNRC is not required. In lieu of keeping this condition on the Findings of Fact for the final Phases (Phase 3 and Phase 4), it was suggested by Broadwater County that this condition be eliminated, since it is no longer applicable.

Please call us at (406)-582-0221 if you have any comments or questions. Thank you.

Sincerely,
Allied Engineering Services, Inc.

Mark Fasting, PE
Principal – Civil Engineer



~848 ft of Wheatland Road to be paved
24 ft wide, 3-inch asphalt thickness

This portion not paved, add an additional 110 ft.

848 LF + 110 LF = 958 LF

**WESTSIDE TRAILS
MAJOR SUBDIVISION**

- NOTE:
1. AERIAL PHOTO IMAGE OBTAINED FROM MONTANA NATURAL RESOURCE INFORMATION SYSTEM (NRIS). AERIAL PHOTOGRAPHY DATE JULY 2005. ONLINE LINKAGE http://nr.is.mt.gov/nsdi/orthophotos/noip_2005.asp. SEE WEBSITE FOR METADATA.
 2. PROJECT LOCATION:
LATITUDE = 45°55'33"N
LONGITUDE = 111°38'59"W
 3. BROADWATER COUNTY HAS REQUIRED THAT ONLY CERTAIN ROADS BE PAVED FOR THIS PROJECT. THE DEVELOPER MAY CHOOSE TO PAVE OTHER ROADS. SEE SHEET C2-1 FOR TYPICAL ROAD SECTIONS.

LEGEND

LIMITS OF REQUIRED ROAD PAVING

NO.	REVISIONS	DRAWN BY	DATE

0 300 600 900
SCALE (FEET)

PROJECT ENGINEER: MAF, PJS DRAWN BY: L.J.G.
DESIGNED BY: REVIEWED BY: MAF, PJS



**WESTSIDE TRAILS MAJOR SUBDIVISION
AERIAL PLAN VIEW OF ROAD LAYOUT
BROADWATER COUNTY, MONTANA**

32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 582-0221
FAX (406) 582-5770
www.alliedengineering.com

**Civil Engineering
Geotechnical Engineering
Land Surveying**

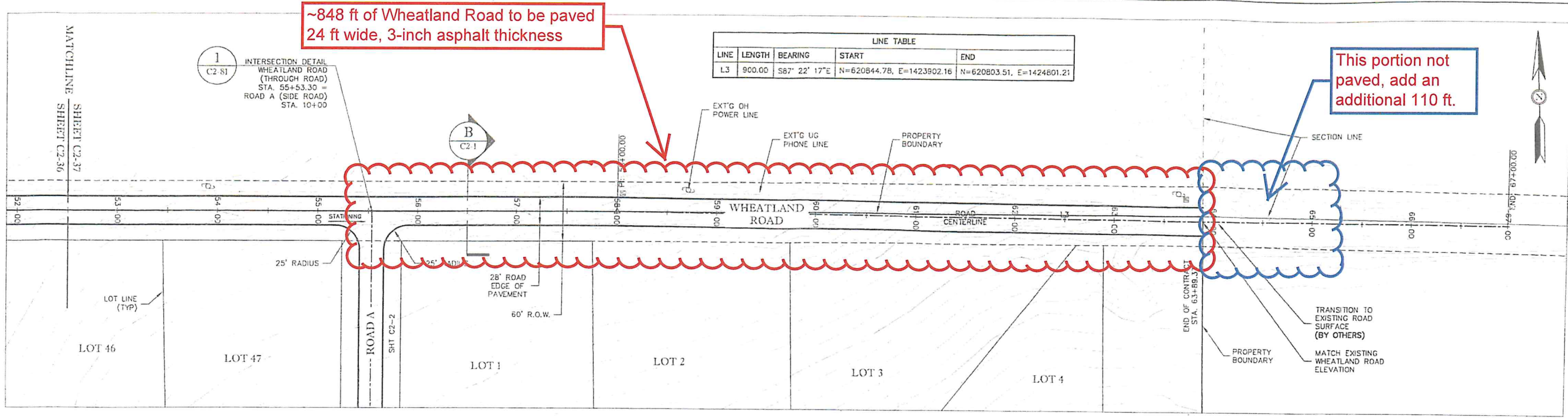


PROJECT # 07-083.2
DATE: 2007/12/21
CO-4 AERIAL VIEW.DWG

SHEET
C0-4

WESTSIDE TRAILS SUB.
AERIAL PLAN VIEW

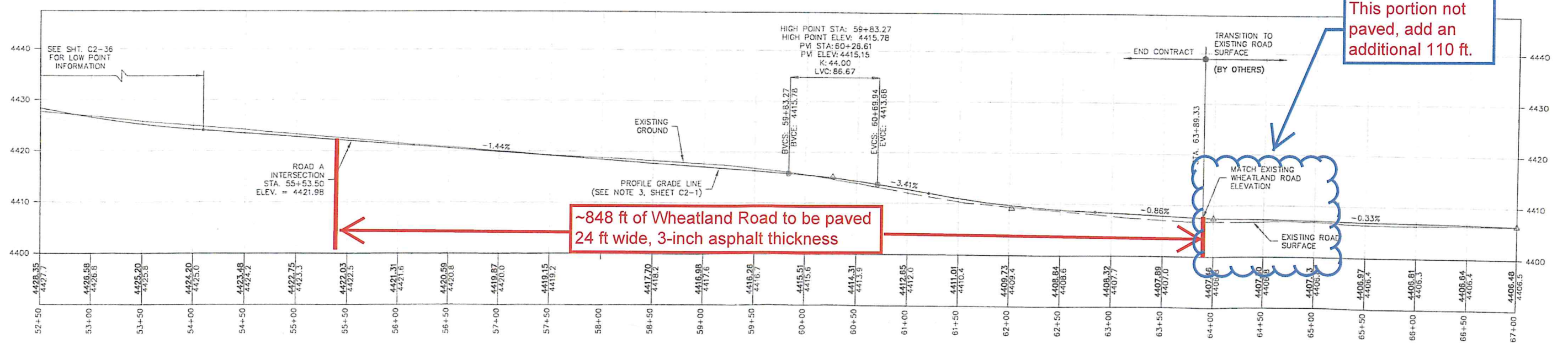
L:\PROJECTS\07-083.2\Aerial View\Aerial View.dwg



PLAN VIEW - WHEATLAND ROAD

- NOTES:
- SEE SHEET C2-1, NOTE 3 FOR PAVING REQUIREMENTS.
 - SEE SHEETS C2-61 THRU C2-63 FOR ROAD CROSS-SECTIONS
 - SEE SHEETS C2-79 & C2-80 FOR CUT & FILL VOLUME QUANTITIES.
 - SEE SHEETS C2-84 THRU C2-90 FOR SIGNAGE INFORMATION.
 - STATIONING OF CULVERT INVERTS ARE BASED ON ROADWAY PLAN STATIONING.
 - CONTRACTOR TO PROVIDE SEDIMENT & EROSION CONTROL IN COMPLIANCE W/ THE SWPPP. ALL CMP CULVERTS SHALL HAVE A MINIMUM OF 1.25-FT. OF COVER FROM TOP OF ASPHALT TO TOP OF CULVERT.

848 LF + 110 LF = 958 LF



PROFILE VIEW - WHEATLAND ROAD

NO. 1	REVISIONS EASEMENTS AND LOT I.D.	DRAWN BY SCQ	DATE 2/6/08
-------	----------------------------------	--------------	-------------

HORIZONTAL SCALE FEET 0 50 100	VERTICAL SCALE FEET 0 10 20
--------------------------------	-----------------------------

MARK A. FASTING
LICENSED PROFESSIONAL ENGINEER
MONTANA

WESTSIDE TRAILS MAJOR SUBDIVISION
WHEATLAND ROAD - ROADWAY STA. 52+50 TO 67+00
BROADWATER COUNTY, MONTANA

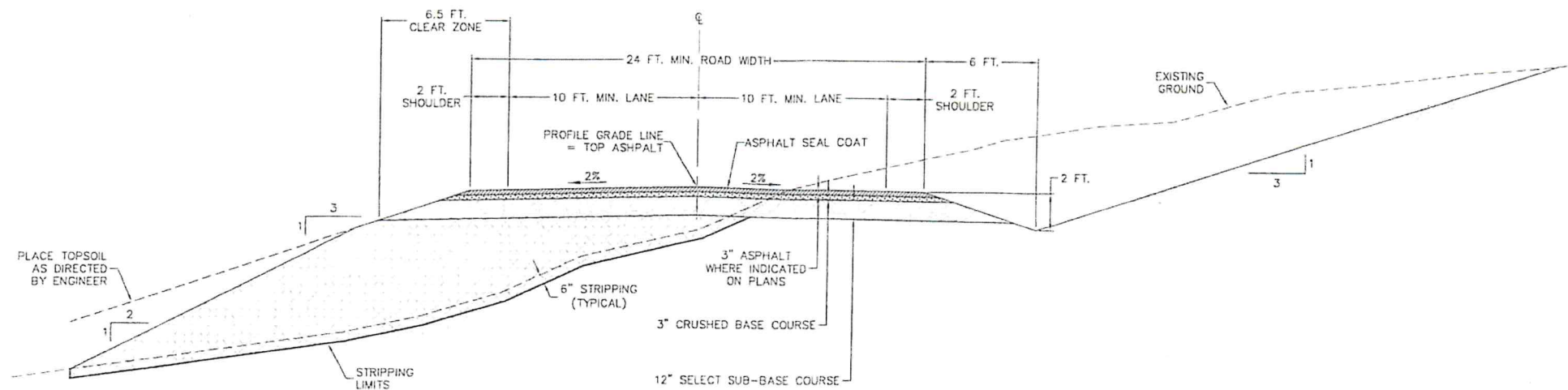
32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 582-0221
FAX (406) 582-5770
www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying

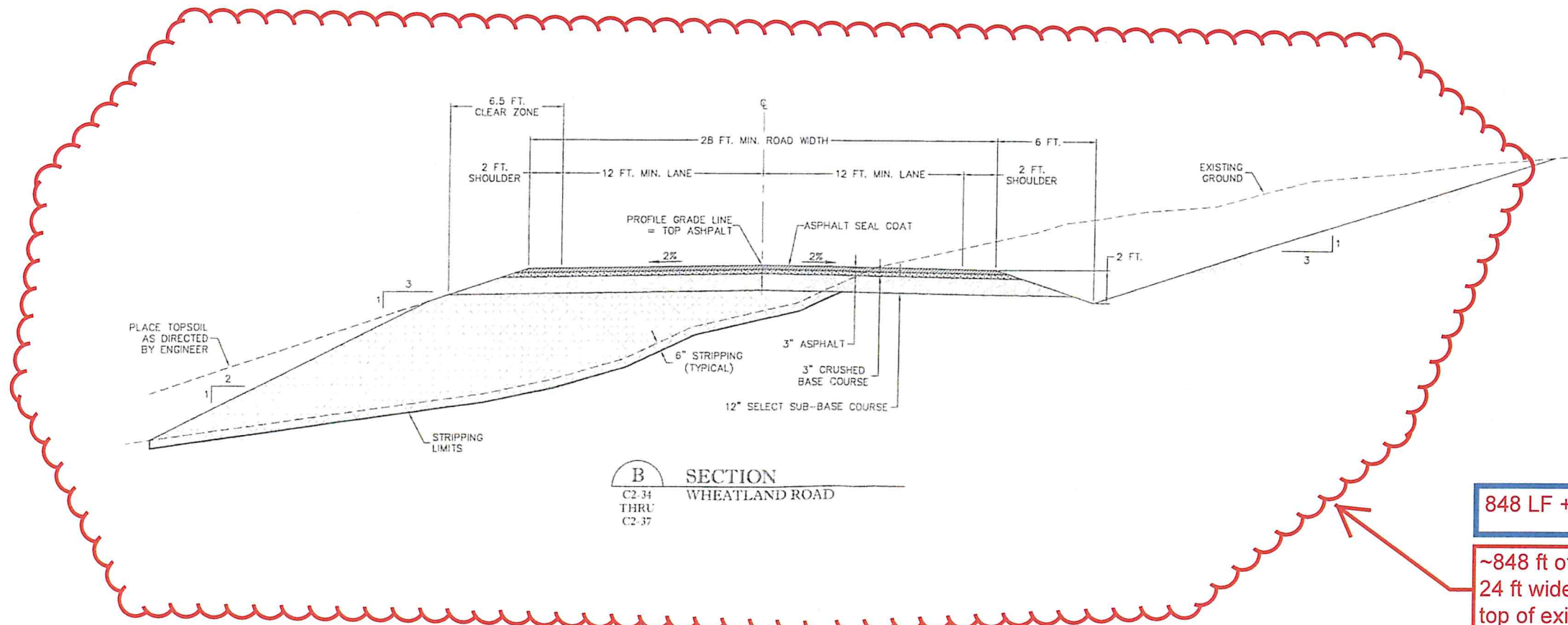
PROJECT # 07-083.2
DATE: 2007/12/21
WHEATLAND PPL.DWG

SHEET
C2-37

WESTSIDE TRAILS SUB.
WHEATLAND ROAD - PLPR



A SECTION
C2-2
THRU
C2-33
TYPICAL INTERNAL SUBDIVISION ROAD
WITH ASPHALT



B SECTION
C2-34
THRU
C2-37
WHEATLAND ROAD

- NOTE:
1. ALL SURFACING COURSES, INCLUDING THE SUBGRADE, SHALL BE COMPACTED PER MPWSS.
 2. TYPICAL 2% CROWN MAY NOT APPLY AT INTERSECTIONS & CUL-DE-SACS AS INDICATED ON PLANS, REFER TO TYPICAL INTERSECTION DETAIL SHEET C2-81 & TYPICAL CUL-DE-SAC DETAIL SHEET C2-82.
 3. BROADWATER COUNTY HAS REQUIRED THAT ONLY CERTAIN ROADS BE PAVED FOR THIS PROJECT, REFER TO PLAN SHEET C2-04 FOR ROAD LOCATIONS REQUIRED TO BE PAVED. ALTHOUGH NOT REQUIRED, THE DEVELOPER MAY CHOOSE TO PAVE OTHER ROADS. THE PROFILE GRADE LINE SHOWN ON THE TYPICAL ROAD SECTIONS AND ON THE PLAN & PROFILE SHEETS CORRESPONDS TO A FINISHED ASPHALT GRADE. ACCOMPLISH THE 0.25 FOOT VERTICAL TRANSITION FROM PAVED ROAD TO GRAVEL ROAD WITH A MINIMUM 25-FOOT LENGTH OF CRUSHED TOP SURFACING.

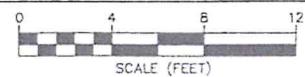
LEGEND

- ASPHALT
- CRUSHED BASE COURSE
- SELECT SUB-BASE COURSE
- EMBANKMENT IN-PLACE
- NATIVE SOIL IN-PLACE

848 LF + 110 LF = 958 LF

~848 ft of Wheatland Road to be paved
24 ft wide, 3-inch asphalt thickness, on
top of existing 28 ft wide gravel base

NO.	REVISIONS	DRAWN BY	DATE
			2/6/08



PROJECT ENGINEER: MAF, PJS
DESIGNED BY:
DRAWN BY: LUG
REVIEWED BY: MAF, PJS

WESTSIDE TRAILS MAJOR SUBDIVISION
TYPICAL ROAD SECTIONS
BROADWATER COUNTY, MONTANA

32 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 582-0221
FAX (406) 582-5770
www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying



PROJECT #: 07-083.2
DATE: 2007/12/21
R-TYP RD SECT.DWG

SHEET
C2-1

WESTSIDE TRAILS SUB.
TYPICAL ROAD SECTIONS

L:\2007\07-083.20 Westside Trails Design\Production\Road\Typ Sections.dwg