



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: 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 an update to the “Phasing Plan Amendment” for *Westside Trails Subdivision* for Three Forks Properties, LLC. The Broadwater County Commission approved the “Phasing Plan Amendment” at their Commission Meeting on April 12, 2021, regarding 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.

A Phasing Plan Update was provided on April 8, 2022. As outlined in the Phasing Plan Amendment in 2021, the anticipated timelines 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 had progressed more rapidly than originally anticipated. The Phasing Plan Update provided on April 8, 2022 was acknowledged and approved by the Broadwater County Commission on May 16, 2022. Thus, the applicant has proceeded with Final Plat for Phase 3.

This letter is provided as an update to the anticipated timelines. Final Plat Application has been submitted for phase 3, with review by Broadwater County Planning. We anticipate recording Final Plat for Phase 3 within the next 30-60 days (November-December of 2023). The timelines are similar to previous estimates, but have varied slightly and are generally moved back due to project process and procedures. 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.

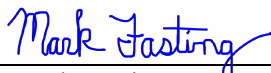
Westside Trails Subdivision, Phase 2, consisted of 50 lots on 110.99 acres. Recorded on September 9, 2021.

Westside Trails Subdivision, Phase 3, consisting of 53 lots on 100.79 acres. Proposed Final Plat Approval/Recording in ~November-December 2023. (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 ~ December 2025. **Proposed Final Plat Recording is ~February 2026.** (Anticipated Phase 4 build-out of 92 lots / 25 homes per year = 3.68 years). Note that once Final Plat is recorded for Phase 4, build-out may occur at whatever pace the market dictates.

The Phasing layout is the same as from Phasing Plan Amendment from April of 2021, and the update from May 2022, except that timelines have varied slightly, and generally moved back due to project process and procedures. Anticipated build-out rates are expected to be generally consistent with previous estimates, due to the current housing market demands. 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

**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 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 (17-183) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bl.54pg343 and Bl.37pg.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 foot 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, 108, 119-120, 135, 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.

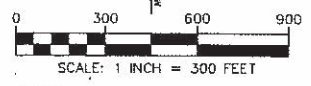
47 Lots Total

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.



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

Oct 30, 2023

DRAFT

PRELIMINARY

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

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

Westside Trails
Subdivision
Phase 3
(Proposed 2023)

Westside Trails
Subdivision
Phase 3
(Proposed 2023)

150 Lots Total

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION
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

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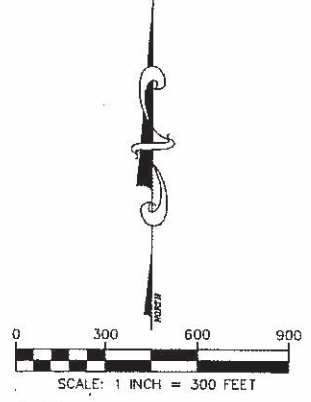
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NORTH LATITUDE 45°33'39"
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DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

Oct 30, 2023

PRELIMINARY

DRAFT



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

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

**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)

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 180.80 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°18'06" 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 HILLS 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

ATTEST: _____

Broadwater County Commissioner

Broadwater County Clerk and Recorder
Broadwater County, Montana

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(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 90, 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

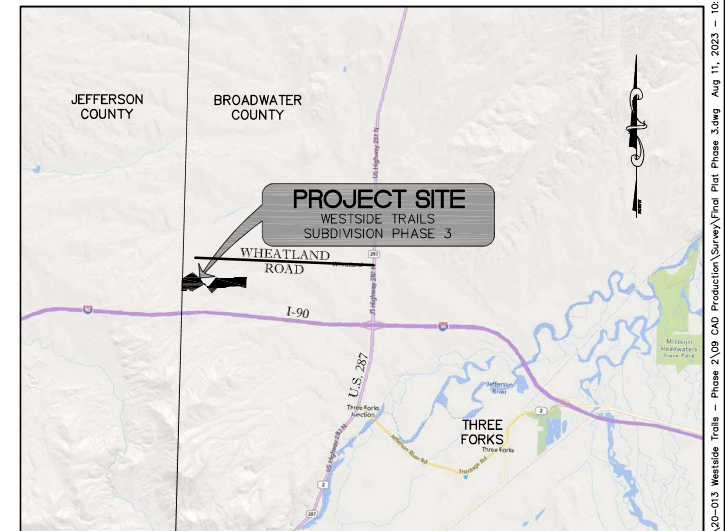
This subdivision, and any corresponding phases, are subject to the Fire Agreement.
See Fire Agreement per Recorded Document 159842 Book 118, Page 318 - 320).

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

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: KWO REVIEWED BY: GLF DATE: 08/04/23	SHEET 1 of 6 PROJECT No. 20-013 Final Plat Phase 3.dwg
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1/4	Sec.	T.	R.
20	18	2N	1E

P:\2020\20-013 Westside Trails - Phase 2\09 CAD Production\Survey\Final Plat Phase 3.dwg Aug 11, 2023 - 10:52am

**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,
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OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)

LINE	LENGTH	BEARING
L1	60.01'	N50°33'08"E
L2	49.87'	S62°41'51"W
L3	42.00'	S50°33'08"W
L4	60.00'	N29°27'14"W
L5	163.95'	S60°32'46"W
L6	293.72'	N44°35'25"W
L7	159.74'	S49°04'57"W

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	319.45'	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'

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°48'23"	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'	8°14'35"	N31°25'27"W	148.05'
C28	59.91'	1030.00'	3°19'57"	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	118.17'	330.00'	20°31'05"	S27°12'02"E	117.54'
C37	92.28'	330.00'	16°01'19"	S08°55'50"W	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	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'



SURVEYORS NOTE:

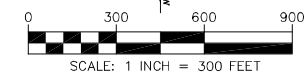
The Northern Rights-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans 1-90-5(18)265; Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds Bk.54pg.342 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+68.2 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 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, 71 and 136 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 | 47 LOTS TOTAL PHASE 1 |
| PHASE 2 - 50 LOTS - RECORDED | 97 LOTS TOTAL PHASES 1 & 2 |
| PHASE 3 - 53 LOTS - THIS PLAT | 150 LOTS TOTAL PHASES 1 & 2 & 3 |
| PHASE 4 - 92 LOTS - FUTURE | 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 WCS 84, NORTH LATITUDE 45°33'39", WEST LONGITUDE 110°36'14"

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

32 DISCOVERY DRIVE
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**Civil Engineering
Geotechnical Engineering
Land Surveying**



PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 07/14/22

SHEET
2 OF 6
PROJECT No. 20-013
[Final Plat Phase 3.dwg]

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**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 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)



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

LINE	LENGTH	BEARING
L1	60.01'	N50°33'08"E
L2	49.87'	S62°41'51"W
L3	42.00'	S50°33'08"W
L4	60.00'	N29°27'14"W
L5	163.95'	S60°32'46"W
L6	293.72'	N44°35'25"W
L7	159.74'	S49°04'57"W

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	319.45'	970.00'	18°52'10"	N36°44'14"W	318.01'
C7	71.29'	743.00'	5°29'50"	N43°25'24"W	71.28'
C8	92.44'	530.00'	9°59'37"	S55°32'57"W	92.33'

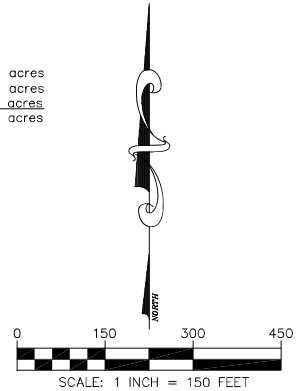
MONUMENTATION NOTE

- 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 1/4" 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.

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 5/8" 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



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"

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**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)



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, 71 and 136 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 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG 5/8" 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 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT PUBLIC LAND CORNERS AS NEEDED.

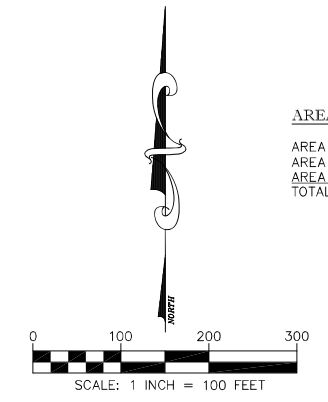
DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

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	97.96'
C11	56.48'	50.00'	64°43'01"	S67°55'57"E	53.52'
C12	83.86'	270.00'	174°7'46"	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'	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°55'50"E	91.98'
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C42	129.24'	270.00'	27°25'33"	N62°19'26"E	128.01'
C43	46.04'	330.00'	7°59'59"	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'
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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



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"

1/4 Sec. T. R. 18 2N 1E	32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 582-2021 FAX (406) 582-5770 www.alliedengineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: GLF	SHEET
	DRAWN BY: KWO REVIEWED BY: GLF DATE: 07/14/22		4 OF 6 PROJECT No. 20-013 (Final Plat Phase 3.dwg)	

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**FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 3**
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
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PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)

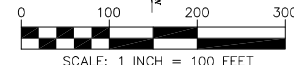


DRAINAGE EASEMENT AND RETENTION POND NOTES:

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MONUMENTATION NOTE

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 - A 18" LONG 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL ROAD PC'S AND PT'S.
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AREA TABLE PHASE 3:

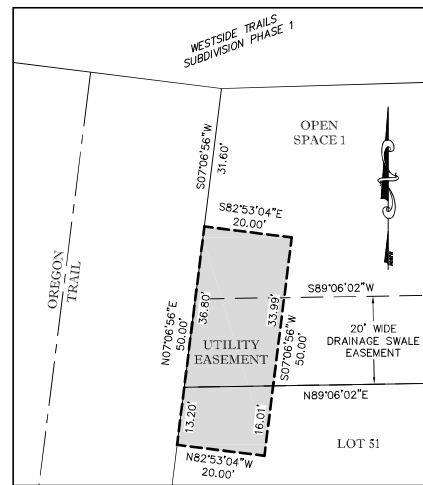
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32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 582-0221 FAX (406) 582-5770 www.alliedengineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: GLF DRAWN BY: KWO REVIEWED BY: GLF DATE: 07/14/22	SHEET 5 OF 6 PROJECT No. 20-013 Final Plat Phase 3.dwg
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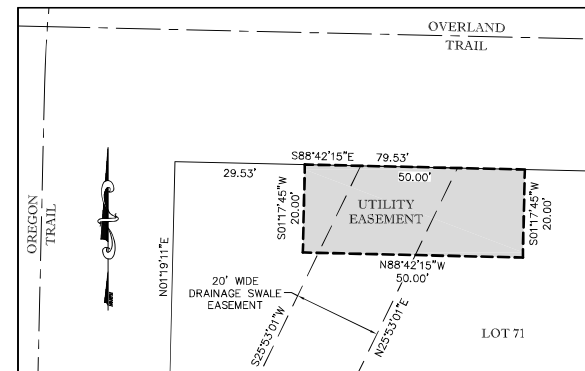
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 BROADWATER COUNTY, MONTANA
 OWNER: THREE FORKS PROPERTIES L.L.C.
 PURPOSE: TO CREATE A 53 LOT RESIDENTIAL SUBDIVISION (PHASE 3)

UTILITY EASEMENT 1



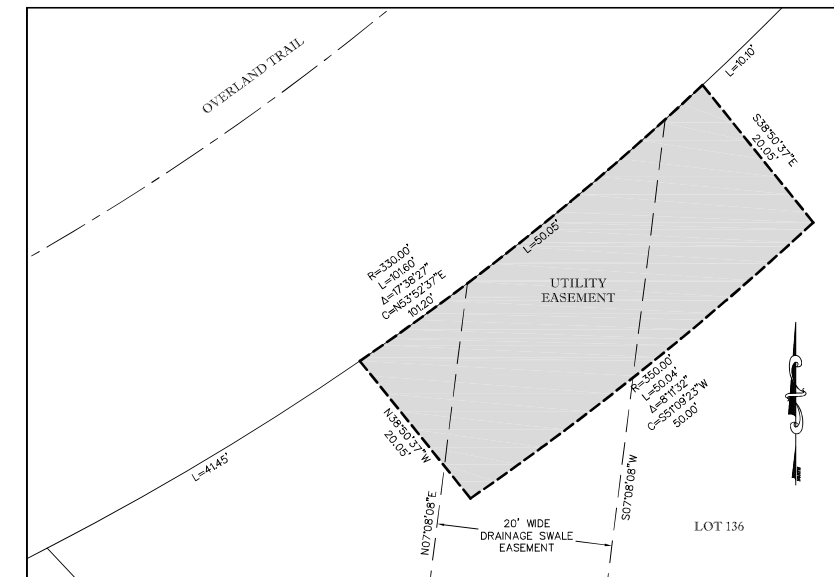
DETAIL No. 1
SCALE: 1" = 20'

UTILITY EASEMENT 2



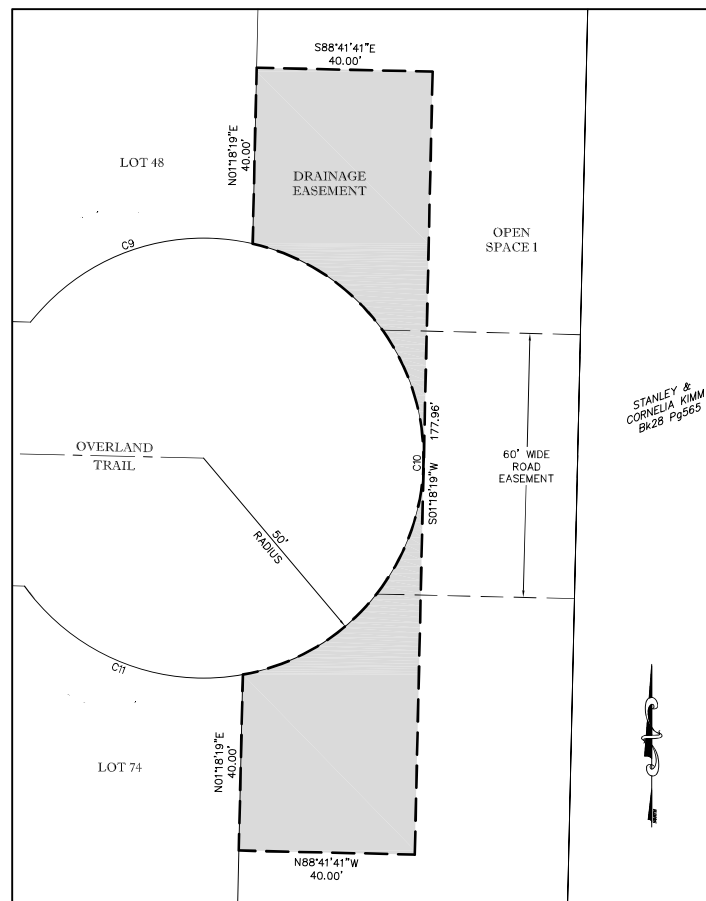
DETAIL No. 2
SCALE: 1" = 20'

UTILITY EASEMENT 3



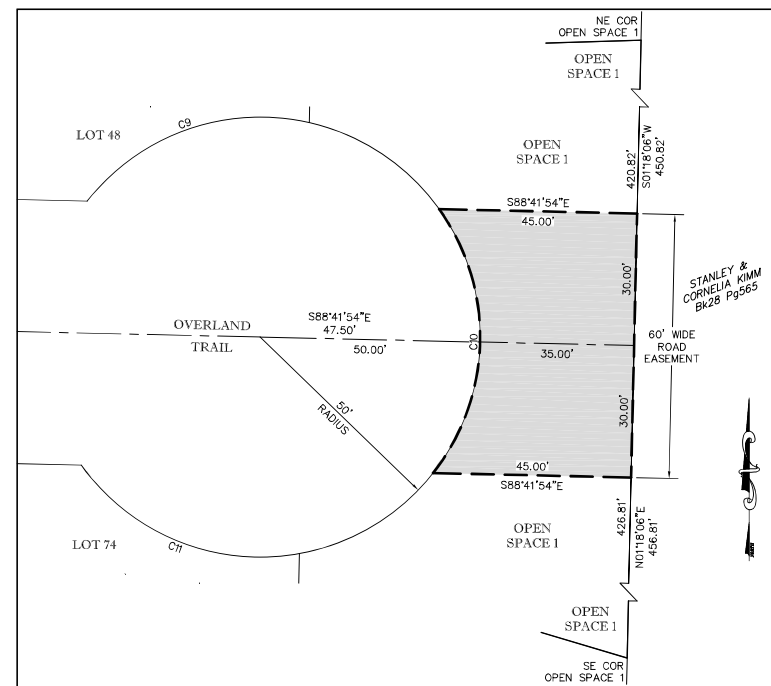
DETAIL No. 3
SCALE: 1" = 10'

DRAINAGE EASEMENT



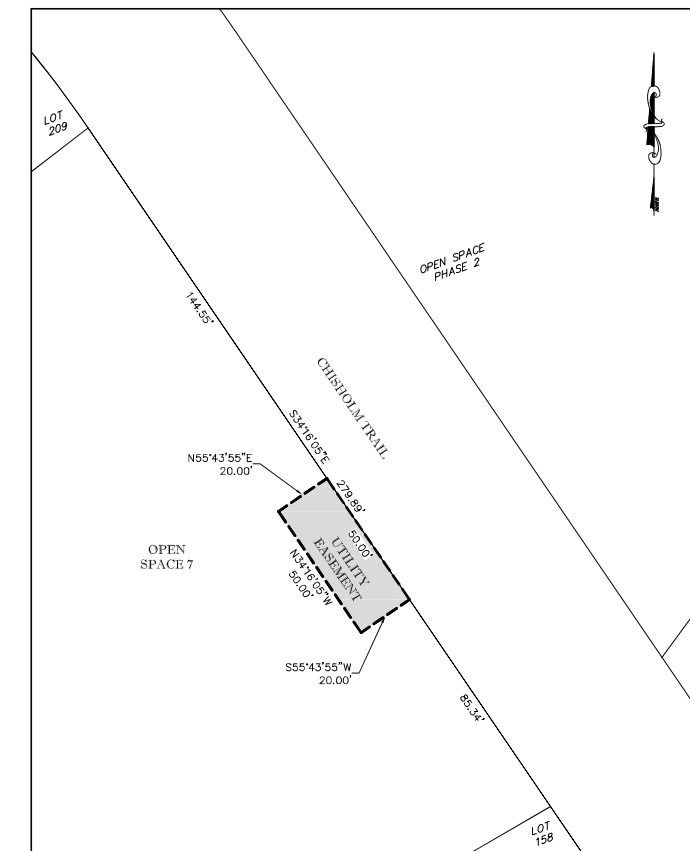
DETAIL No. 4
SCALE: 1" = 20'

**OVERLAND TRAIL
ADDITIONAL ROAD EASEMENT**



DETAIL No. 5
SCALE: 1" = 20'

UTILITY EASEMENT 4



DETAIL No. 6
SCALE: 1" = 30'

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 59718
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 www.alliedengineering.com

**Civil Engineering
 Geotechnical Engineering
 Land Surveying**



PROJECT SURVEYOR: GLF
 DRAWN BY: KWO
 REVIEWED BY: GLF
 DATE: 07/14/22

SHEET
6 OF 6
 PROJECT No. 20-013
 \Final Plat Phase 3.dwg