

BROADWATER COUNTY COMMISSIONERS
515 Broadway, Townsend

Meetings are held at the Flynn Building (old Opportunity Bank) 416 Broadway
Agenda, documents, Official Meetings Minutes and videos of Commission meetings are available and at
<https://www.broadwatercountymt.com>

**OFFICIAL agendas are posted in the Courthouse (1st Floor Bulletin Board),
Broadwatercountymt.com, and in the window of the Flynn Building on
the Thursday before the Commission Meetings**

May 16th Monday

- | | |
|----------|---|
| 10:00 AM | Public Comment on any subject not on the agenda, and that the Commission has jurisdiction over / Approval of the Minutes / Certificate of Survey Review |
| 10:00 AM | Discussion and Decision: CSBG Work Plan for RMDC |
| 10:15 AM | Discussion and Decision: Nichole Brown Broadwater County Community Development Director Westside Trails Amendment to Phasing Plan |
| 10:30 AM | Discussion and Decision: Jania Hatfield County Attorney, Resolution Appointing Peter Simon as Special Deputy County Attorney |
| 10:35 AM | Discussion and Decision: Request for FAA Approval of Agreement for Transfer of Entitlements from Broadwater County and City of Townsend Airport to West Yellowstone Airport |
| 10:40 AM | Discussion and Decision: Broadwater County Trust Board Request to Fund Silos Parking Lot upgrades not to exceed \$26,000 and Request to Approve \$2332.63 grant to 4H Shooting Program |
| 10:45 AM | Discussion and Decision: Grant Application for Old Town Bridge, Resolution to Accept the Determination that a Categorical Exclusion is Appropriate for the Old Town Road West Bridge Project Resolution and Environmental Checklist |

May 18th Wednesday

2:30 PM

Working Budget Meeting in Commission Meeting Room

May 19, 2022 Thursday

10:00 AM

Union Meeting for Road Dept

Public comment period (on items not on the agenda) will be at the beginning of each meeting. Mail & Items for Discussion and/or signature may occur as time allows during the meeting. Issues and times are subject to change.

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

Darrel Folkvord	Chairperson	406-266-9272 and 406-980-1213
Debi Randolph		406-266-9270 and 406-980-2050
Mike Delger		406-266-9271 and 406-521-0834
E-mail	commissioners@co.broadwater.mt.us	



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-110, Request for FAA Approval of Agreement for Transfer of Entitlements

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Request for FAA Approval of Agreement for Transfer of Entitlements

In accordance with 49 USC § 47117(c)(2),

Name of Transferring Sponsor:

hereby waives receipt of the following amount of funds apportioned to it under 49 USC § 47114(c) for

the: Name of Transferring Airport (and LOCID): ()

for each fiscal year listed below:

Entitlement Type (Passenger, Cargo or Nonprimary)	Fiscal Year	Amount
Total		

The Federal Aviation Administration has determined that the waived amount will be made available to:

Name of Airport (and LOCID) Receiving Transferred Entitlements: ()

Name of Receiving Airport's Sponsor:

a public use airport in the same state or geographical areas as the transferring airport for eligible projects under 49 USC § 47104(a).

The waiver expires on the earlier of (date) or when the availability of apportioned funds lapses under 49 USC § 47117(b).

For the United States of America, Federal Aviation Administration:

Signature: _____

Name:

Title:

Date:

MONTANA DEPARTMENT OF COMMERCE
MONTANA COAL ENDOWMENT PROGRAM
Environmental Review Checklist

NAME OF PROJECT: Old Town Road West over the Jefferson River

PROPOSED ACTION: The proposed project would replace the existing bridge on Old Town Road over the Jefferson River with a bridge founded on cast in place concrete caps with driven steel piles and intermediate pipe pile piers. A detour will not be provided during construction, and traffic will be routed on alternate county roads. Construction is expected to take approximately 150 days.

LOCATION: 2 miles North of Three Forks, Broadwater County, Montana

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

PHYSICAL ENVIRONMENT	
<u>Key</u> N <u> </u>	<p>1. Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity)</p> <p><i>Response and Source of Information:</i> Soils in the area tend to be sandy loam overtop gravelly coarse sand, which is conducive to driven steel pile foundations. No topographic or geologic constraints are present. (NRCS Soil Map, 2022).</p>
<u>Key</u> N <u> </u>	<p>2. Hazardous Facilities (e.g., power lines, EPA hazardous waste sites, acceptable distance from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities & propane storage tanks)</p> <p><i>Response and Source of Information:</i> Overhead power lines are present, parallel to the roadway and approximately 40-feet north of centerline roadway. No impact to the power lines is anticipated due to construction activities. (Google Earth, Stahly Engineering Personnel, February 2022)</p>
<u>Key</u> N <u> </u>	<p>3. Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions)</p> <p><i>Response and Source of Information:</i> No impact anticipated. (Stahly Engineering Personnel, February 2022)</p>

<p style="text-align: center;"><u>Key</u> N</p>	<p>4. Groundwater Resources & Aquifers (e.g., quantity, quality, distribution, depth to groundwater, sole source aquifers)</p> <p><i>Response and Source of Information:</i> No impact anticipated. (Montana GWIC Wells, April 2022).</p>
<p style="text-align: center;"><u>Key</u> B, P</p>	<p>5. Surface Water/Water Quality, Quantity & Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)</p> <p><i>Response and Source of Information:</i> New structure will be designed to pass the 100-year storm event with two-feet of freeboard. US Army Corps of Engineers (404) and Montana Fish, Wildlife & Parks (SPA-124) permits required. (Stahly Engineering).</p>
<p style="text-align: center;"><u>Key</u> B, P</p>	<p>6. Floodplains & Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)</p> <p><i>Response and Source of Information:</i> Crossing structure would be designed to pass a 100-year storm event with two-feet of freeboard (Stahly Engineering Personnel). Site is within a mapped floodplain, Zone AE (FEMA Flood Map Service Center, March 2022).</p>
<p style="text-align: center;"><u>Key</u> P, M</p>	<p>7. Wetlands Protection (Identify any wetlands within one mile of the boundary of the project.)</p> <p><i>Response and Source of Information:</i> Information provided by the National Wetlands Inventory identifies forested/shrub riparian areas adjacent to the project site. During the design phase, wetlands will be delineated, and if applicable, included in the permit application to the Army Corps of Engineers (U.S. Fish & Wildlife Service, National Wetlands Inventory, March 2022).</p>
<p style="text-align: center;"><u>Key</u> N</p>	<p>8. Agricultural Lands, Production, & Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands) (Identify any prime or important farm ground or forest lands within one mile of the boundary of the project.)</p> <p><i>Response and Source of Information:</i> Agricultural land surrounds the project site; however, they will not be impacted as the new bridge will be constructed within the existing road right of way (Stahly Engineering Personnel March 2022).</p>
<p style="text-align: center;"><u>Key</u> P</p>	<p>9. Vegetation & Wildlife Species & Habitats, Including Fish and Sage Grouse (e.g., terrestrial, avian and aquatic life and habitats)</p> <p><i>Response and Source of Information:</i> Montana NRCS website has been consulted and has identified 16 species of concern in the project area. As specified by FWP, the project will be designed so as not to impinge on the channel and its ability to pass high flows. A SPA 124 permit will be obtained from Montana Fish Wildlife and Parks. In addition, based on information obtained from the Montana Sage Grouse Habitat Conservation Program website, this area is not currently in a mapped Sage Grouse Habitat.</p>
<p style="text-align: center;"><u>Key</u> P</p>	<p>10. Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish, sage grouse or other wildlife)</p> <p><i>Response and Source of Information:</i> 16 species of concern were found in a record search by Township and Range, on the Montana Natural Heritage Program website (March 2022).</p>

<u>Key</u> N	<p>11. Unique Natural Features (e.g., geologic features)</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering Personnel, February 2022).</p>
<u>Key</u> B	<p>12. Access to, and Quality of, Recreational & Wilderness Activities, Public Lands and Waterways (including Federally Designated Wild & Scenic Rivers), and Public Open Space</p> <p><i>Response and Source of Information:</i> The project provides access to Montana State Lands and US Bureau of Land Management parcels. Replacement of the bridge would improve access to the area by allowing for wider and heavier vehicles (Montana Cadastral, Stahly Engineering Personnel, March 2022).</p>
HUMAN POPULATION	
<u>Key</u> N	<p>1. Visual Quality – Coherence, Diversity, Compatibility of Use and Scale, Aesthetics</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway. Existing structure would be replaced (Stahly Engineering Personnel, February 2022).</p>
<u>Key</u> N	<p>2. Nuisances (e.g., glare, fumes)</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering Personnel, February 2022)</p>
<u>Key</u> N	<p>3. Noise -- suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways & railroads)</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering Personnel, February 2022).</p>
<u>Key</u> P, A, M	<p>4. Historic Properties, Cultural, and Archaeological Resources</p> <p><i>Response and Source of Information:</i> The Old Town Road Bridge was determined eligible for placement on the National Register of Historic Places in 1985, according to information received from the Montana Historical Society. The bridge replacement will follow the process for Section 106 permitting through the Army Corps of Engineers and SHPO.</p>
<u>Key</u> N	<p>5. Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering Personnel February 2022).</p>
<u>Key</u> N	<p>6. Environmental Justice – (Does the project avoid placing lower income households in areas where environmental degradation has occurred, such as adjacent to brownfield sites?)</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering Personnel February 2022).</p>

<u>Key</u> N	<p>7. General Housing Conditions - Quality, Quantity, Affordability</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>8. Displacement or Relocation of Businesses or Residents</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering, February 2022).</p>
<u>Key</u> B	<p>9. Public Health and Safety</p> <p><i>Response and Source of Information:</i> Benefit. New bridge structure will accommodate legal load limits and provide an increased bridge width, which will allow use by emergency services vehicles (Stahly Engineering).</p>
<u>Key</u> M	<p>10. Lead Based Paint and/or Asbestos</p> <p><i>Response and Source of Information:</i> The existing truss bridge has an existing coating that may be lead based. A determination will be made prior to bridge removal. (Stahly Engineering Personnel, February 2022).</p>
<u>Key</u> B	<p>11. Local Employment & Income Patterns - Quantity and Distribution of Employment, Economic Impact</p> <p><i>Response and Source of Information:</i> Possible benefit due to employment opportunities during construction (Stahly Engineering).</p>
<u>Key</u> N	<p>12. Local & State Tax Base & Revenues</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>13. Educational Facilities - Schools, Colleges, Universities</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>14. Commercial and Industrial Facilities - Production & Activity, Growth or Decline</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>15. Health Care – Medical Services</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering, February 2022).</p>

<u>Key</u> N	<p>16. Social Services – Governmental Services (e.g., demand on)</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>17. Social Structures & Mores (Standards of Social Conduct/Social Conventions)</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> B	<p>18. Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts)</p> <p><i>Response and Source of Information:</i> The new bridge allows use by larger agricultural equipment and supply vehicles to access adjacent farmland. (Stahly Engineering).</p>
<u>Key</u> N	<p>19. Energy Resources - Consumption and Conservation</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>20. Solid Waste Management</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>21. Wastewater Treatment - Sewage System</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>22. Storm Water – Surface Drainage</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>23. Community Water Supply</p> <p><i>Response and Source of Information:</i> Not applicable – existing roadway (Stahly Engineering, February 2022).</p>
<u>Key</u> B	<p>24. Public Safety – Police</p> <p><i>Response and Source of Information:</i> Potential benefit. Improved access due to increased load limits (Stahly Engineering, February 2022).</p>
<u>Key</u> B	<p>25. Fire Protection – Hazards</p> <p><i>Response and Source of Information:</i> Potential benefit. Improved access due to increased load limits (Stahly Engineering, February 2022).</p>

<u>Key</u> B	<p>26. Emergency Medical Services</p> <p><i>Response and Source of Information:</i> Potential benefit. Improved access due to increased load limits (Stahly Engineering, February 2022).</p>
<u>Key</u> B	<p>27. Parks, Playgrounds, & Open Space</p> <p><i>Response and Source of Information:</i> Potential benefit for access to nearby State and BLM Lands (Stahly Engineering, February 2022).</p>
<u>Key</u> N	<p>28. Cultural Facilities, Cultural Uniqueness & Diversity</p> <p><i>Response and Source of Information:</i> No impact (Stahly Engineering , February 2022).</p>
<u>Key</u> B	<p>29. Transportation Networks and Traffic Flow Conflicts (e.g., rail; auto including local traffic; airport runway clear zones - avoidance of incompatible land use in airport runway clear zones)</p> <p><i>Response and Source of Information:</i> Due to increased load limits and increased bridge width, allows safer crossing of large farm equipment, haul trucks, semis, etc. (Stahly Engineering Personnel, February 2022).</p>
<u>Key</u> B	<p>30. Consistency with Local Ordinances, Resolutions, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)</p> <p><i>Response and Source of Information:</i> Brings crossing structure to County safety standards – Broadwater County Commission.</p>
<u>Key</u> No	<p>31. Is There a Regulatory Action on Private Property Rights as a Result of this Project? (consider options that reduce, minimize, or eliminate the regulation of private property rights.)</p> <p><i>Response and Source of Information:</i> No. (Broadwater County Commission. Stahly Engineering.)</p>

ENVIRONMENTAL QUESTIONS

On a separate piece of paper, please answer the following as they apply to your proposed project:

1. **Alternatives:** Describe reasonable alternatives to the project.
2. **Mitigation:** Identify any enforceable measures necessary to reduce any impacts to an insignificant level.
3. **Is an EA or Environmental Impact Statement (EIS) required?** Describe whether or not an EA or EIS is required and explain in detail why or why not.
4. **Public Involvement:** Describe the process followed to involve the public in the proposed project and its potential environmental impacts. Identify the public meetings -- where and when -- the project was considered and discussed, and when the applicant approved the final environmental assessment.
5. **Person(s) Responsible for Preparing:** Identify the person(s) responsible for preparation of this checklist.
6. **Other Agencies:** List any state, local, or federal agencies that have over-lapping or additional jurisdiction or environmental review responsibility for the proposed action and the permits, licenses, and other authorizations required; and list any agencies or groups that were contacted or contributed information to this Environmental Assessment (EA).



Authorized Representative

5-12-2022

Date

Broadwater County

Chairperson

Date

1. Alternatives

The Preliminary Engineering Report provides an Alternative Screening Process which considers all reasonable and economical bridge replacement alternatives.

Replacement options considered were:

- a) No-action alternative
- b) Eliminating the bridge / closing the road
- c) Rehabilitation of existing structure
- d) Replace with culvert
- e) Single span bridge
- f) Multiple span bridge

Based on these options, a single span bridge and a multiple span bridge were deemed to be the best options for this bridge site. The bridge options that were evaluated for this bridge replacement are:

1. Bridge rehabilitation
2. 204-ft Single span welded plate girder superstructure on driven steel piles
3. 204-ft Single span steel truss superstructure on driven steel piles
4. 204-ft Two-span concrete bulb-tee beam superstructure on driven steel piles
5. 204-ft Two -span prefabricated steel superstructure on driven steel piles
6. 204-ft Two -span steel truss superstructure on driven steel piles

After calculating project costs and operation and maintenance costs, a present worth analysis of each option was calculated. In conjunction with environmental considerations, it was determined that Option 4 is the best option for replacement of the existing bridge.

2. Mitigation

Best management practices (BMP's) will be implemented to prevent dust and sedimentation during construction, and water will be used for dust abatement as directed by the construction inspector. A Montana DEQ – Pollutant Discharge Elimination System (MPDES) Permit will be obtained prior to construction. Furthermore, erosion and sediment control plans will be included as part of the contract specifications. Sediment control fencing and/or straw wattles will be placed on the downhill edge of all disturbances.

All alternatives considered have minimal impacts to wetlands (0.0 to 0.05 acres total) due to the elevation and footprint of the structure crossing. None of the options are expected to require wetland mitigation (triggered when wetland impacts are greater than 0.10 acres).

3. Is an EA or Environmental Impact Statement (EIS) required?

The Montana Environmental Policy Act requires that an environmental review be performed whenever a state agency takes an action; whenever that action is not exempt or excluded from MEPA; and whenever the action may impact the human environment. As the new bridge will be constructed in the same location as the existing bridge, and within the County Road right of way, this project qualifies for a categorical exemption, and no Environmental Assessment or EIS is required.

4. Public Involvement

The first public meeting was held in Three Forks, Montana at the Three Forks Ambulance Facility on April 20, 2022, at 3:00 p.m. The meeting was a joint Broadwater County and Gallatin County Commission meeting, which was open to the public. The purpose of the meeting was to obtain public comments regarding the bridge selection for replacement through the Montana Coal Endowment Program (MCEP). The meeting was advertised in the Helena Independent Record and the Bozeman Chronicle. The County Commissioners and representatives of Stahly Engineering attended the meeting, as well as numerous members of the public. The Old Town Road Bridge was selected for replacement based on the following factors:

- a) The bridge has an NBI sufficiency rating of 23.3 and ranked 2nd of all the bridges over 20-ft in Broadwater County.
- b) The cost of the project is beyond the ability/capability of the County.
- c) The bridge is 125-years old and in poor structural condition.
- d) Should the bridge fail, it would require the use of a 10-mile detour.
- e) The bridge cannot currently be used for emergency service vehicles and equipment.
- f) Old Town Road is a route on the farm to market roads and serves farming and ranching businesses.
- g) Public support for the project.

A second public meeting was held on May 5, 2022 @ 4:30 p.m. for the purpose of obtaining public comments on the project, as well as discussing the anticipated project costs.

A third public meeting was held on May 11, 2022, for the purpose of discussing the overall project timeline and the Environmental Assessment

The Draft Environmental Assessment was advertised in the Helena Independent Record May 1 and May 8, 2022, with written comments to be received by Kathy Thompson, Stahly Engineering, or the Broadwater County Commissioners Office until 5:00 p.m. May 12, 2022.

5. Person(s) Responsible for Preparing

Kathy Thompson, Project Manager, Stahly Engineering

The Broadwater County Commissioners chose to assign the responsibility of the Environmental Review Checklist to the project engineer, Kathy Thompson, P.E., of Stahly Engineering.

6. Other Agencies

There are no additional agencies that have over-lapping jurisdiction or environmental review responsibility for the proposed bridge replacement project.

Permits required for the project include:

- SPA 124 – Montana Stream Protection Act administered by the Montana Fish, Wildlife & Parks.
- 404 Permit – Federal Clean Water Act administered by the U.S. Army Corps of Engineers.
- 318 Authorization – Short-Term Water Quality Standard for Turbidity administered by the Department of Environmental Quality.
- Broadwater and Gallatin County Floodplain Permit

Agencies that were contacted to comment on the proposed action include:

- Montana Fish, Wildlife and Parks
- Department of Environmental Quality
- Department of Natural Resources and Conservation
- Montana Department of Transportation Historian
- Broadwater and Gallatin County Floodplain Administrator
- Natural Heritage Program
- State Historic Preservation Office
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service

RESOLUTION TO ACCEPT THE DETERMINATION THAT A CATEGORICAL EXCLUSION IS APPROPRIATE FOR THE OLD TOWN ROAD WEST BRIDGE PROJECT

RESOLUTION NO. _____

WHEREAS, Broadwater County, working in conjunction with Gallatin County, utilized the engineering services of Stahly Engineering, who was procured by Gallatin to evaluate the replacement of the Old Town Road Bridges and prepare a Preliminary Engineering Report according to the standards set forth by the State of Montana;

WHEREAS, the Preliminary Engineering Report included an Environmental Assessment of the proposed improvements and recommended the project qualifies for a Categorical Exclusion;

WHEREAS, Broadwater County held a duly advertised public meeting where public comment on the environmental issues was requested, and that the environmental assessment has been available for comment with Broadwater County;

WHEREAS, Broadwater County has determined that the bridge replacement project will not significantly affect the quality of the human environment and accordingly that Broadwater County has determined an Environmental Impact Statement is not necessary;

NOW THEREFORE BE IT RESOLVED by the Commissioners of Broadwater County:

That Darrel Folkvord, Chair of the Broadwater County Commission, concludes that, in accordance with the Montana Environmental Protection Act (MEPA), the County has satisfactorily evaluated the impacts of the proposed project on the environment and concurs with the recommendation of a Categorical Exclusion.

Broadwater County, Montana adopts the final Environmental Assessment for the Old Town Road Bridge Replacement project.

Signed: _____

Name: _____

Title: _____

Date: _____

Attested: _____

RESOLUTION TO AUTHORIZE SUBMISSION OF MCEP APPLICATION

RESOLUTION NO. _____

WHEREAS, Broadwater County is applying to the Montana Department of Commerce for financial assistance from the Montana Coal Endowment Program (MCEP) to replace the Old Town Road West Bridge, 2 miles north of Three Forks;

WHEREAS, Broadwater County has the legal jurisdiction and authority to construct, finance, operate, and maintain this bridge;

That Broadwater County agrees to comply with all State laws and regulations and the requirements described in the MCEP Application Guidelines and those that will be described in the MCEP Project Administration Manual;

That Broadwater County commits to provide the amount of matching funds as proposed in the MCEP application; and

That Darrel Folkvord, Chair of the Broadwater County Commission, is authorized to submit this application to the Montana Department of Commerce, on behalf of Broadwater County, to act on its behalf and to provide such additional information as may be required.

Signed: _____

Name: _____

Title: _____

Date: _____

Attested: _____



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 Northernly 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 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, 105, 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.

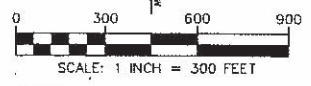
47 Lots Total

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.
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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.



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

April 8, 2022

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 2022)

Westside Trails
Subdivision
Phase 3
(Proposed 2022)

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

SURVEYORS NOTE:
The Northern Rights-of-Way of Interstate 90, which is the southern boundary of this property, was determined from the record geometry as shown from MDT Highway plans 1-90-5(18)265; Sheets (17-183) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana, and the Bargain and Sale Deeds 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.

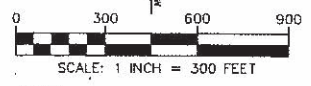
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These easements will be kept open for the drainage of runoff water and absolutely no building, construction or grading will occur within these areas.
The development of this subdivision will not interfere with any agricultural user facility or irrigation ditches for downstream water users rights.

AREA TABLE:

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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"
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NOTE:
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April 8, 2022

DRAFT

PRELIMINARY

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 562-2221 FAX (406) 562-5770 www.alliedengineering.com	Civil Engineering Geotechnical Engineering Land Surveying		PROJECT SURVEYOR: JWP DRAWN BY: KWO REVIEWED BY: RST DATE: 06/18/08	SHEET 2 OF 9 PROJECT No. 07-083 Survey/Field Plot/Log
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NOTE:
THE TOTAL DISTANCE BETWEEN THE SW CORNER AND THE W 1/4 CORNER OF SECTION 18 IS 2682.36'

HONEYMOON HOLDINGS Doc2-22998

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

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)

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

SURVEYORS NOTE:

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242 Lots Total

AREA TABLE:

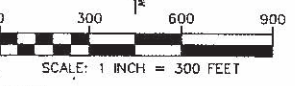
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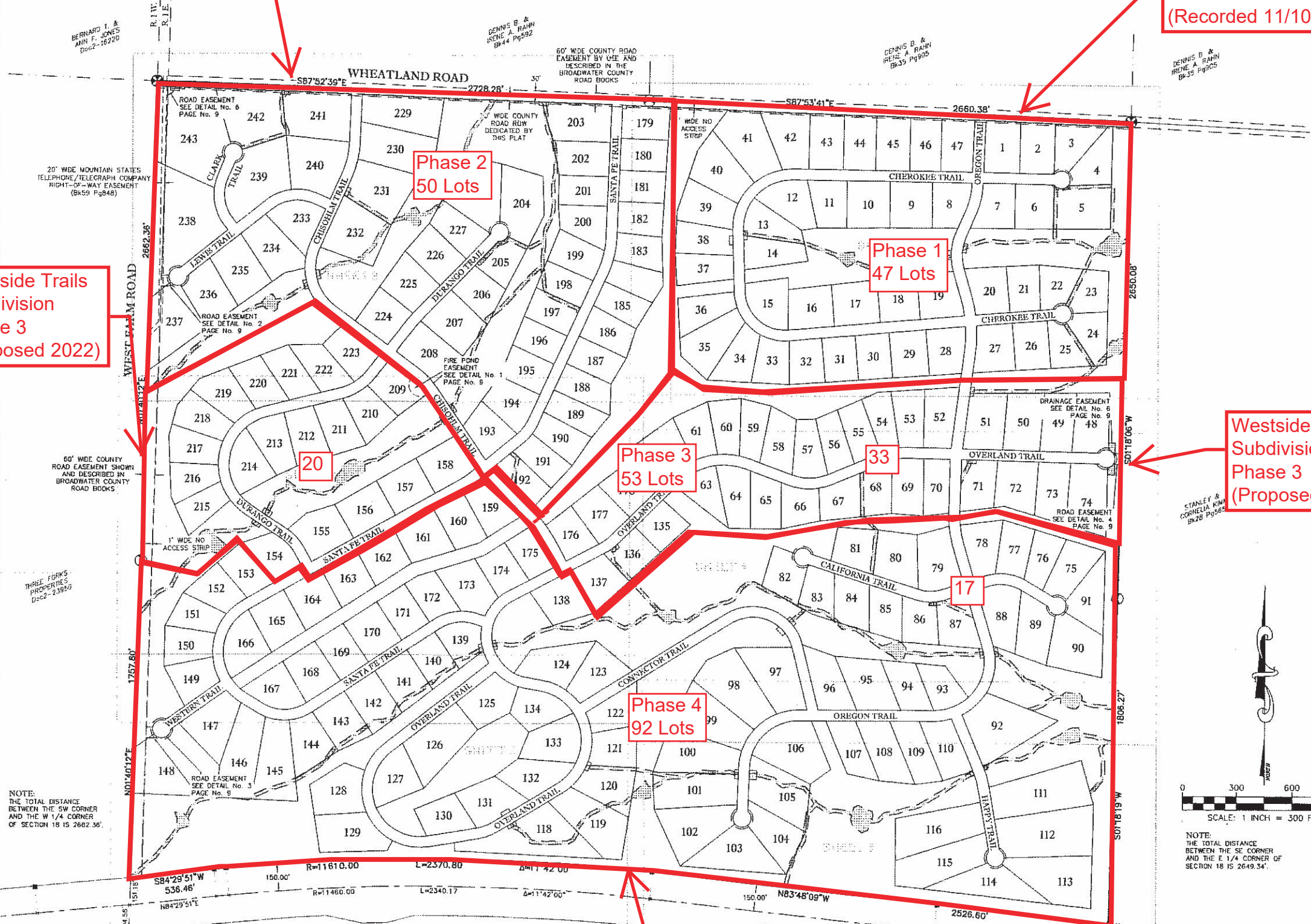
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April 8, 2022

DRAFT

PRELIMINARY

32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 562-2221 FAX (406) 562-5770 www.alliedengineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: JJP DRAWN BY: KWO REVIEWED BY: RST DATE: 06/18/08	SHEET 2 OF 9 PROJECT No. 07-083 Survey/Field Plot/Log
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NOTE:
THE TOTAL DISTANCE BETWEEN THE SW CORNER AND THE W 1/4 CORNER OF SECTION 18 IS 2682.36'.

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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)

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____
Montana Registration No. 12071PE (Date)

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 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 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

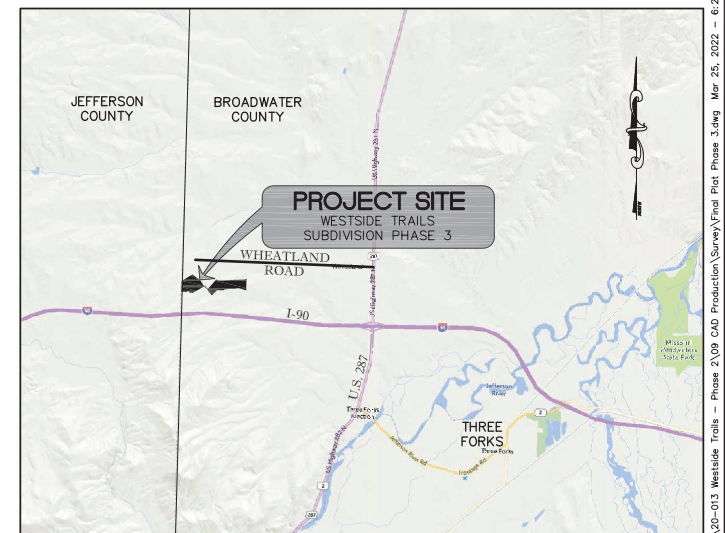
This subdivision, and any corresponding phases, are subject to the Fire Agreement.
See Fire Agreement per Recorded Document 159842 Book 118, Page 318 - 320).

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

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: KWO
REVIEWED BY: GLF
DATE: 03/11/22

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

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

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



60' WIDE COUNTY ROAD EASEMENT SHOWN AND DESCRIBED IN BROADWATER COUNTY ROAD BOOK
1' WIDE NO-ACCESS STRIP
(M) N01°40'12"E 924.15'
W 1/4 COR SEC 18 NOTHING FOUND SET 24" REBAR W/2" AL. CAP (15626LS)
POINT OF BEGINNING
COS 226810
WEST FARM ROAD

STANLEY & CORNELIA KIMM EK28 Pg563
(M) S011°18'06"W 907.63'

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	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'

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

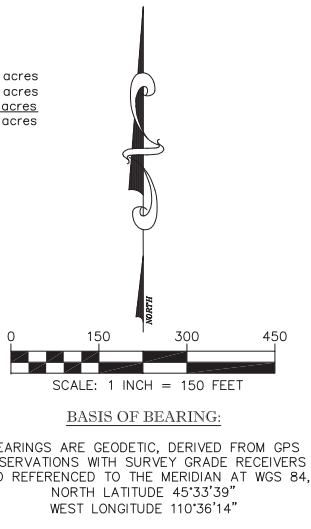
A 18" LONG 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG 3/8" REBAR WITH 1/2" YELLOW PLASTIC CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT PUBLIC LAND CORNERS 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.

- 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
 - (M) MEASURED
 - (R) RECORDED



1/4 Sec. T. R. 18 2N 1E	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	SHEET
	DRAWN BY: KWO REVIEWED BY: GLF DATE: 03/11/22		3 OF 6 PROJECT No. 20-013 (Final Plat Phase 2.dwg)	

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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 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.

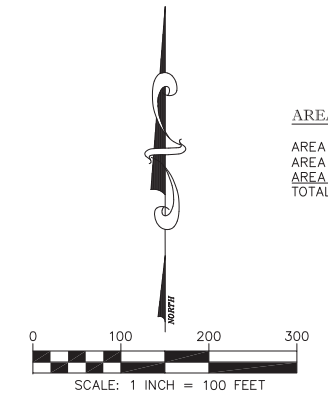
DUE TO CONSTRUCTION ACTIVITIES, THE PLACEMENT OF MONUMENTS SHOWN AS SET ON THIS PLAT ARE BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

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'
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°19'22"E	128.01'
C43	46.04'	330.00'	7°59'55"	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



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°56'14"

	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: 03/11/22	SHEET 4 OF 6 PROJECT No. 20-013 [Final Plat Phase 2.dwg]
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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)



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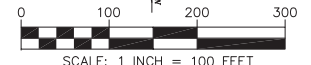
MONUMENTATION NOTE

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

32 DISCOVERY DRIVE
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www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying



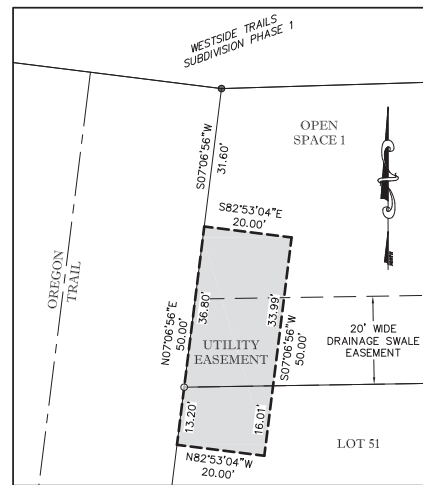
PROJECT SURVEYOR: GLF	SHEET
DRAWN BY: KWO	5 OF 6
REVIEWED BY: GLF	PROJECT No. 20-013
DATE: 03/11/22	Final Plat Phase 2.dwg

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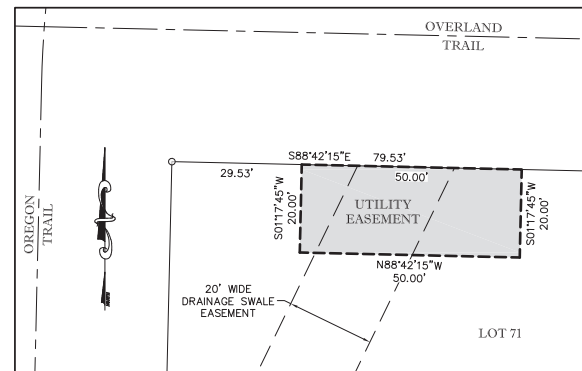
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UTILITY EASEMENT 1



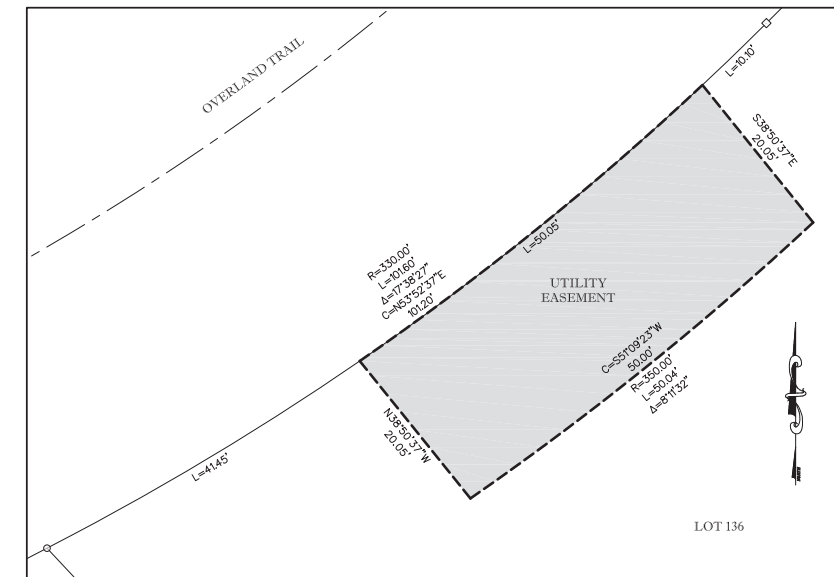
DETAIL No. 1
SCALE: 1" = 20'

UTILITY EASEMENT 2



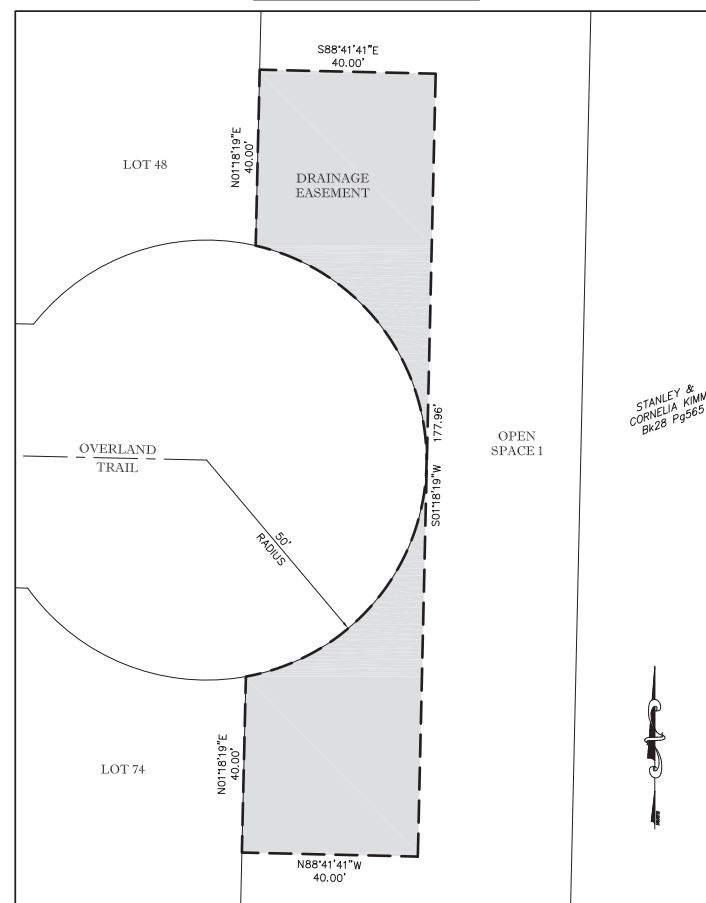
DETAIL No. 2
SCALE: 1" = 20'

UTILITY EASEMENT 3



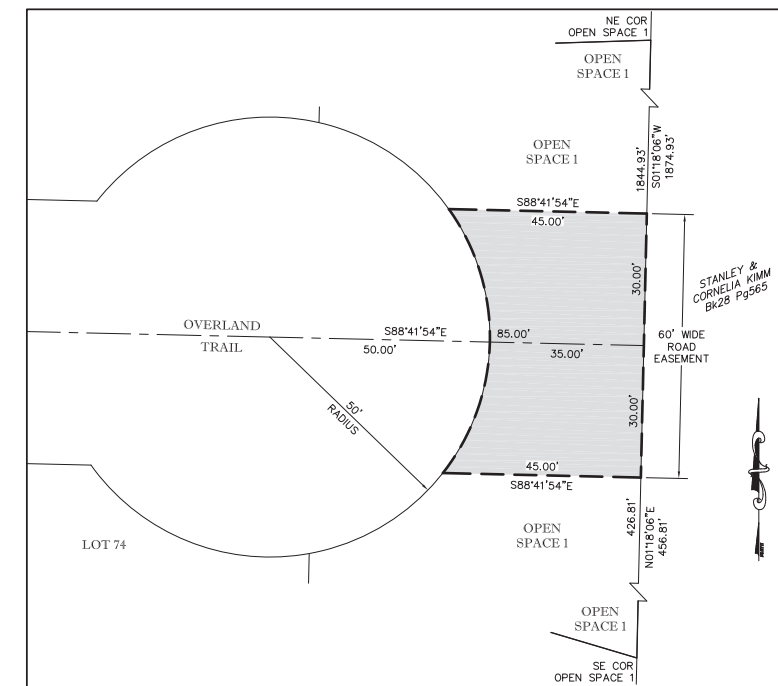
DETAIL No. 3
SCALE: 1" = 10'

DRAINAGE EASEMENT



DETAIL No. 4
SCALE: 1" = 20'

**OVERLAND TRAIL
ADDITIONAL ROAD EASEMENT**



DETAIL No. 5
SCALE: 1" = 20'

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

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

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PROJECT SURVEYOR: GLF	SHEET
DRAWN BY: KWO	6 OF 6
REVIEWED BY: GLF	PROJECT No. 20-013
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