



November 29, 2021

Broadwater County
c/o: Nicole Brown, Community Development Director
515 Broadway
Townsend, MT 59644
Ph: (406) 266-9211
e-mail: planning@co.broadwater.mt.us

**RE: Horse Creek Hills Subdivision – Phasing Plan for 1, 2, 3, & 4
Located in a Portion of the N ½, N ½ of SW ¼, & NE ¼, SW ¼, Sec. 31, T9N, R2E, P.M.M.,
Broadwater County, Montana**

Dear Ms. Brown:

This letter is provided as our proposed “Phasing Plan” for Horse Creek Hills Subdivision, for 71 Ranch, LP. The overall proposed subdivision is generally bound to the east by Lower Confederate Road, and to the south, west, and north by Bureau of Reclamation and/or State of Montana property. The legal description of the approximate 442-acre property is the North One-Half, the North One-Half of the Southwest One-Quarter, and the Northeast One-Quarter of the Southwest One-Quarter of Section 31, Township 9 North, Range 2 East, Principal Meridian Montana, Broadwater County, Montana.

We anticipate each of the phases would be recorded independently. Please see the following anticipated timelines. The build-out estimates may vary, with the following anticipated timelines, which are provided for references purposes only.

Horse Creek Hills Subdivision 1, consisting of twelve (12) lots on approximately 117.98 acres. This includes Lots 1-12, including one (1) commercial lot, and eleven (11) residential lots. We anticipate Final Plat Application ~June 2022. Proposed Final Plat Recording is ~August 2021. (Anticipated Phase 1 build-out is approximately 2 years).

Horse Creek Hills Subdivision 2, consisting of eleven (11) lots on approximately 92.05 acres. This includes Lots 13-16 and Lots 20-26, including eleven (11) residential lots. We anticipate Final Plat Application ~June 2024. Proposed Final Plat Recording is ~August 2024. (Anticipated Phase 2 build-out is approximately 2 years).

Horse Creek Hills Subdivision 3, consisting of eleven (11) lots on approximately 119.59 acres. This includes Lots 17-19 and Lots 27-34, including eleven (11) residential lots. We anticipate Final Plat Application ~June 2026. Proposed Final Plat Recording is ~August 2026. (Anticipated Phase 2 build-out is approximately 2 years).

Horse Creek Hills Subdivision 4, consisting of seven (7) lots, plus Open Space, on approximately 112.38 acres. This includes Lots 35-41, including one (1) commercial lot, and six (6) residential lots. We anticipate Final Plat Application ~June 2022. Proposed Final Plat Recording is ~August 2021. (Anticipated Phase 1 build-out is approximately 2 years).

Please feel free to call if you have any comments or questions.

Thank you.

Sincerely,
Allied Engineering Services, Inc.

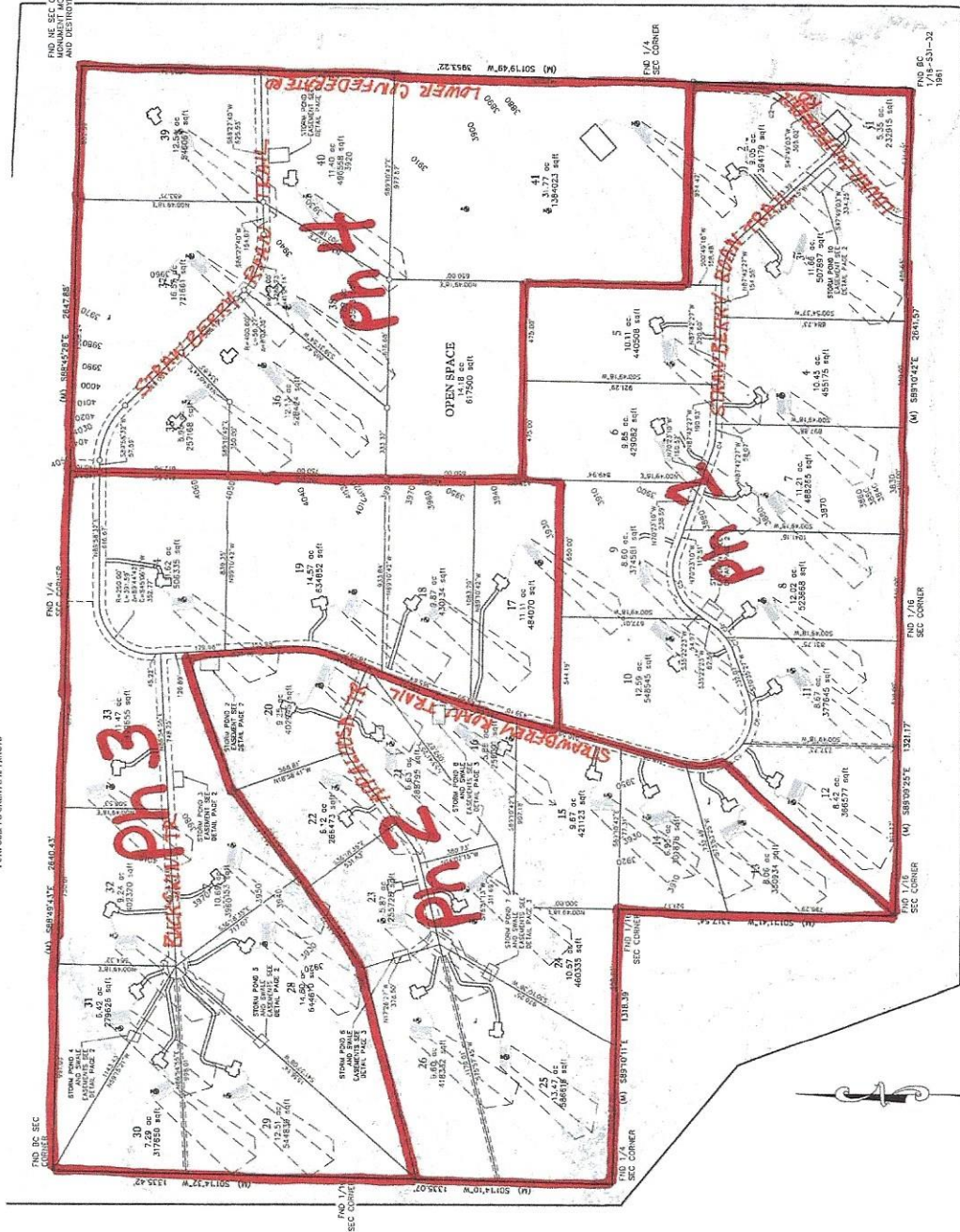
A handwritten signature in blue ink, appearing to read "Mark Fasting", written over a horizontal line.

Mark Fasting, PE
Civil Engineer

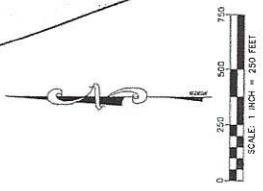
Enc: Horse Creek Hills Subdivision – Preliminary Plat – Phases 1, 2, 3, & 4

PRELIMINARY PLAT OF
HORSE CREEK HILLS 1-4 SUBDIVISIONS
 A TRACT OF LAND BEING THE NORTH ONE-HALF, THE NORTH ONE-HALF OF THE NORTH ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF SECTION 31,
 LOCATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 31,
 LOCATED IN THE NORTHEAST ONE-QUARTER, THE SOUTH ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 31,
 TOWNSHIP 9 NORTH RANGE 2 EAST PRINCIPAL MERIDIAN MONTANA,
 BROADWATER COUNTY, MONTANA
 OWNER: 71 BANCU, L.P.
 PURPOSE: TO CREATE 14 TRACTS

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - ENCUMBRANCE LINE
 - FENCE LINE
 - ROAD CENTERLINE
 - TOP BACK OF CURB
 - EDGE OF SHOULDER
 - FOUND MONUMENT AS NOTED
 - SET 3" REBAR WITH 2" ALUMINUM CAP
 - FOUND MONUMENT
 - FOUND MONUMENT
 - FOUND MONUMENT
 - FOUND MONUMENT
 - FOUND ONE-QUARTER CORNER
 - FOUND ONE-EIGHTH CORNER
 - CONTROL POINT
 - BENCH MARK
 - RED BODAR FENCE POST
 - YELLOW PLASTIC CAP
 - RECORDED
 - RECORDED



DRAFT



BASIS OF BEARING, COORDINATES
 BEARING: SHOWN ARE MONTANA STATE PLANE GRID
 COORDINATES: SHOWN ARE MONTANA STATE PLANE GRID
 HORIZONTAL DATUM: REFERENCED FROM NGS OPUS SOLUTION; ADJUSTED FROM
 NAD 83
 MONTANA STATE PLANE NAD 83 (2011) (EPSG: 2010.0000)
 NORTH LATITUDE: XXXXXXXXXX
 WEST LONGITUDE: XXXXXXXXXX
 UNITS: INTERNATIONAL FEET
 Convergence offset: XXXXX"

PROJECT NUMBER: 11
 SHEET: 1 OF 1
 DATE: 08/11/2021
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 PROJECT: HORSE CREEK HILLS 1-4 SUBDIVISIONS

ALLIED
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 Geotechnical Engineering
 Land Surveying

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