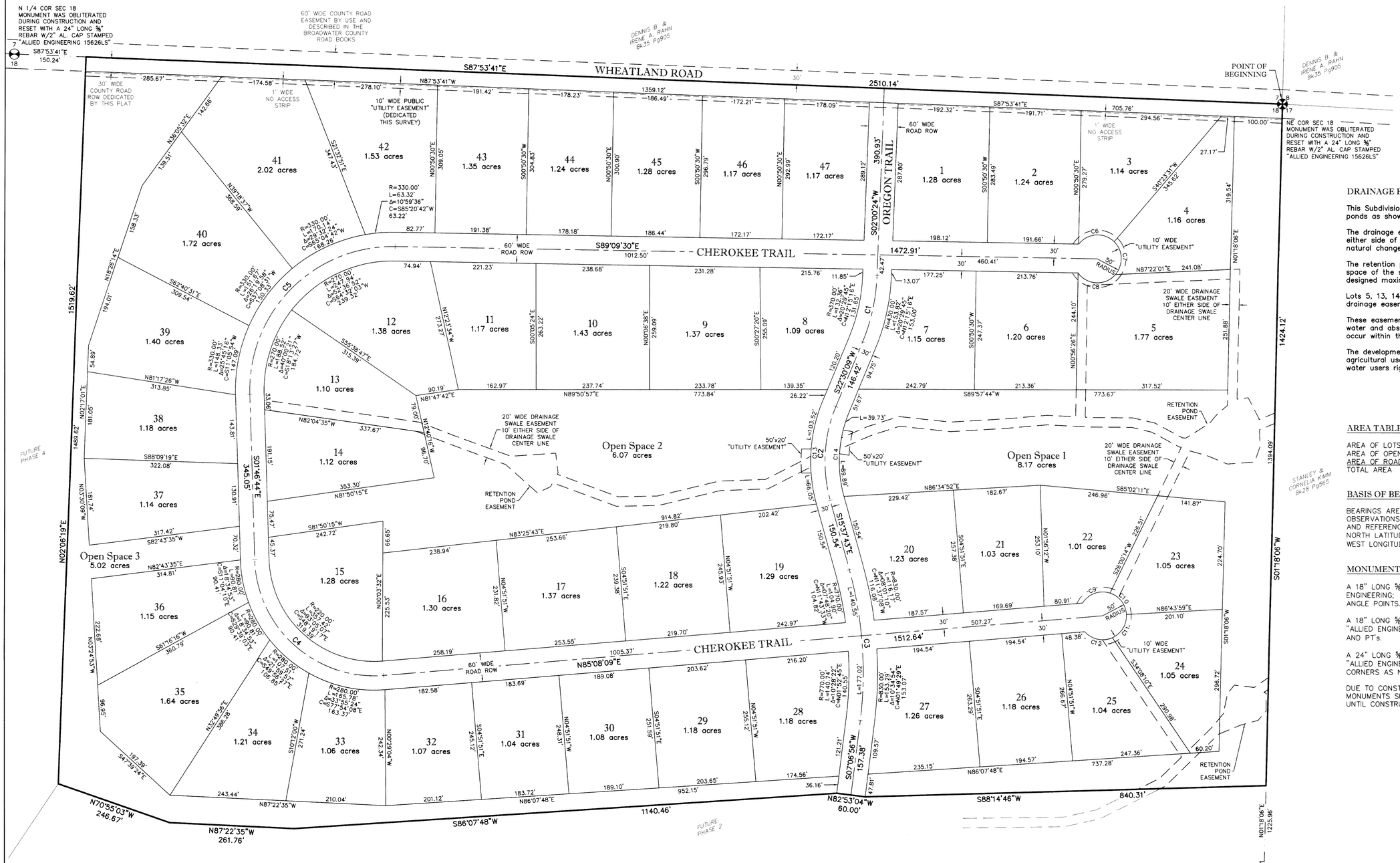
Book 2 Page 264 ENV: 279-B

Document # 159837

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 1

BEING A TRACT OF LAND LOCATED IN THE NORTHEAST 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 47 LOT RESIDENTIAL SUBDIVISION



DRAINAGE EASEMENT AND RETENTION POND NOTE:

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 either 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 5, 13, 14, 23, 24 and 25 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 will occur within these areas.

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

AREA TABLE:

AREA OF LOTS (47)	=	58.72 acres
AREA OF OPEN SPACE	=	19.26 acres
AREA OF ROAD ROW	=	9.63 acres
TOTAL AREA	=	87.61 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 ⅝" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG ⅝" REBAR WITH 1¼" ORANGE PLASTIC CAP STAMPED "ALLIED ENGINEERING; 15626LS" WILL BE SET AT ALL ROAD PC's AND PT's.

A 24" LONG ⅝" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 15626LS" 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.

ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	143.09'	400.00'	20°29'45"	N12°15'16"E	142.33'
C2	199.65'	300.00'	38°07'52"	S03°26'13"W	195.99'
C3	317.57'	800.00'	22°44'40"	N04°15'23"W	315.49'
C4	406.16'	250.00'	93°05'07"	S48°19'17"E	362.94'
C5	484.96'	300.00'	92°37'13"	S44°31'53"W	433.85'

LOT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	84.32'	50.00'	96°37'14"	S86°01'18"W	74.68'
C7	75.27'	50.00'	86°15'25"	N02°32'22"W	68.36'
C8	90.22'	50.00'	103°22'57"	S87°43'11"E	78.47'
C9	66.00'	50.00'	75°38'09"	S69°49'26"W	61.32'
C10	60.29'	50.00'	69°05'28"	N37°48'45"W	56.71'
C11	60.15'	50.00'	68°55'37"	N31°11'48"E	56.59'
C12	63.36'	50.00'	72°36'21"	S78°02'13"E	59.21'
C13	219.62'	330.00'	38°07'52"	S03°26'13"W	215.59'
C14	179.69'	270.00'	38°07'52"	S03°26'13"W	176.39'

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

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FAX (406) 582-5770
www.alliedengineering.com

Civil Engineering
Geotechnical Engineering
Land Surveying

ALLIED ENGINEERING SERVICES, INC.

PROJECT SURVEYOR: JRP	SHEET 2 OF 2
DRAWN BY: KWO	
REVIEWED BY: KIT	PROJECT No. 07-083
DATE: 10/09/08	\Final Plat Phase 1.dwg

I:\2007\07-083.00 Westside Trails Design\Survey\FINAL PHASE 1.dwg

2-641 L 663A

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 2
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST 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 50 LOT RESIDENTIAL SUBDIVISION (PHASE 2)

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 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 Northwest Corner of said Section 18;
thence South 87°52'39" East along the north line of said Section 18, a distance of 2,728.28 feet to the North One-Quarter Corner of said Section 18;
thence South 87°53'41" East along the north line of said Section 18, a distance of 150.24 feet;
thence South 02°06'19" West, a distance of 1,519.62 feet;
thence South 41°14'26" West, a distance of 1,046.25 feet;
thence along a 1,030.00 foot non-tangent curve to the left through a central angle of 07°17'38" for an arc length of 131.12 feet, with a chord bearing of North 42°31'30" West a distance of 131.03 feet;
thence North 46°10'19" West, a distance of 180.80 feet;
thence along a 683.00 foot radius curve to the right through a central angle of 05°23'22" for an arc length of 64.25 feet, with a chord bearing of North 43°28'38" West a distance of 64.22 feet;
thence South 50°33'08" West, a distance of 60.01 feet;
thence along a 743.00 foot radius curve to the right through a central angle of 06°24'24" for an arc length of 83.08 feet, with a chord bearing of North 37°28'17" West a distance of 83.04 feet;
thence North 34°16'05" West, a distance of 468.26 feet;
thence along a 370.00 foot radius curve to the left through a central angle of 19°22'43" for an arc length of 125.14 feet, with a chord bearing of North 43°57'26" West a distance of 124.55 feet;
thence North 53°38'48" West, a distance of 576.40 feet;
thence along a 330.00 foot radius curve to the right through a central angle of 26°17'33" for an arc length of 151.43 feet, with a chord bearing of North 40°30'01" West a distance of 150.11 feet;
thence South 58°39'12" West a distance of 1,065.30 feet, to a point on the west line of said Section 18;
thence North 01°40'12" East along the west line of said Section 18, a distance of 1,738.21 feet to the Point of Beginning.

Said tract of land being 110.99 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 2 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 2 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 4, 5 & 6 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 3rd day of September 2021

Three Forks Properties, L.L.C.

By: [signature]

Its: [signature]

State of Montana)
):ss
County of Gallatin)

On this 3rd day of September 2021, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Robert J. Lodge, known to me to be the Manager 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.

NANCY Y LAUGHLIN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
January 23, 2023
NANCY Y LAUGHLIN NOTARIAL SEAL STATE OF MONTANA

[signature]
Notary Public for the State of Montana
Nancy Y. Laughlin
(Printed Name)
Residing at Bozeman Montana
My commission expires January 23, 2023

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 2, have been installed in conformance with the approved specifications and plans, or have been bonded according to the improvements agreement.

[signature]
Three Forks Properties, L.L.C.
September 3 2021
(Date)

[signature]
Mark A. Fasting, P.E.
Montana Registration No. 12071PE
September 3 2021
(Date)

MONTANA MARK A. FASTING No. 12071 PE LICENSED PROFESSIONAL ENGINEER

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 2; 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 2nd day of September 2021

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

MONTANA GREGORY L. FINCK No. 13174LS LICENSED PROF. LAND SURVEYOR

CERTIFICATE OF EXAMINING LAND SURVEYOR - FINAL PLAT

I, DONALD M. SCHAUBER 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 2 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 6th day of September 2021

[signature]
Examining Land Surveyor
Montana Registration No. 5430S

MONTANA DONALD M SCHAUBER 5430 S REGISTERED LAND SURVEYOR

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 8 day of September 2021

Michael S. Delger
Broadwater County Commissioner

[signature]
Broadwater County Commissioner

Debra F. Randolph
Broadwater County Commissioner

ATTEST: Ann Rauser, Deputy
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 2 have been paid. Section 18 North of Interstate Highway 80, Township 2 North, Range 1 East, Principle Meridian Montana, Broadwater County, Montana. J24 0014

DATED this 9 day of September 2021

[signature]
Broadwater County Treasurer,
Broadwater County, Montana

CERTIFICATE OF FILING BY CLERK AND RECORDER

STATE OF MONTANA)
)ss.
County of Broadwater)

Filed for record this 9 day of September 2021 at 2:16 P.M. o'clock.

Ann Rauser, Deputy
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
Previous Subdivision (Phase 1) per Recorded Document 159837 (Book 2, Page 263 – 264).

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.

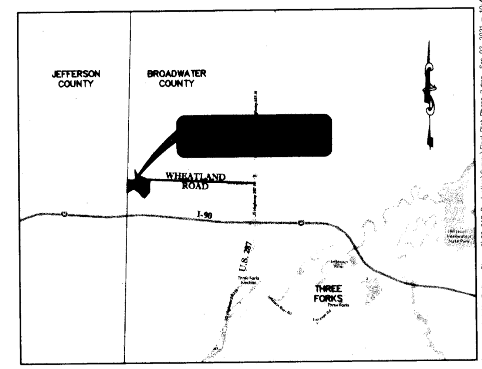
WEED CONTROL CERTIFICATION/WEED MANAGEMENT PLAN FOR SUBDIVISIONS
The Conditions and Restrictions as required by Broadwater County will apply to this subdivision and any corresponding phases. See the Weed Management Plan per Recorded Document 159839 (Book 118, Page 284 – 286)

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

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

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ALLIED ENGINEERING SERVICES, INC.

PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 09/02/21

SHEET 1 OF 6
PROJECT No. 20-013
\Final Plat Phase 2.dwg

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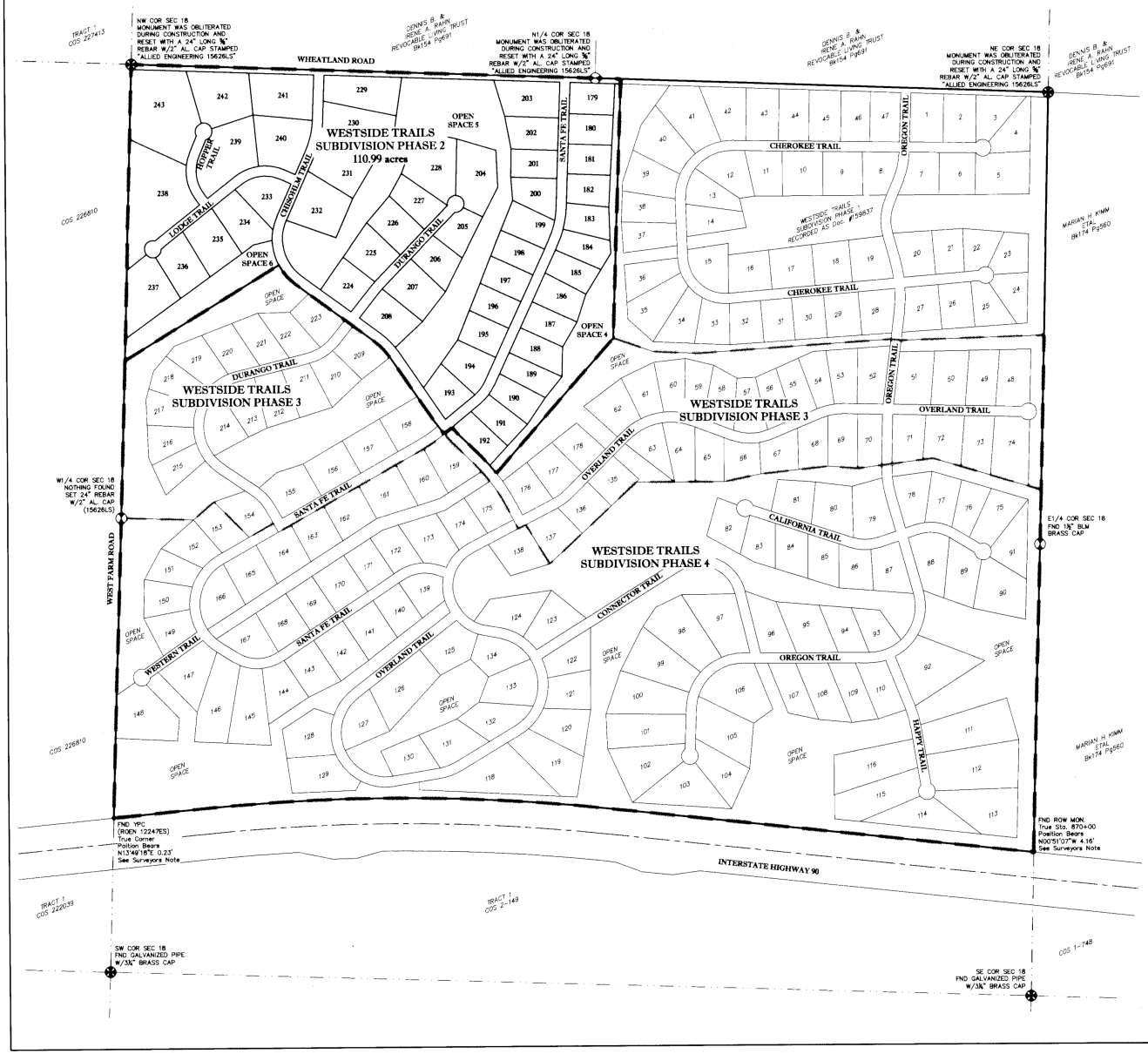
2-662 L663B

WESTSIDE TRAILS SUBDIVISION PHASE MAP

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 2

BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST 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 50 LOT RESIDENTIAL SUBDIVISION (PHASE 2)



PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	131.12'	1030.00'	7°17'38"	N42°31'30"W	131.03'
C2	64.25'	683.00'	5°23'22"	N43°28'38"W	64.22'
C3	83.08'	743.00'	6°24'24"	N37°28'17"W	83.04'
C4	125.14'	370.00'	19°22'43"	N43°57'26"W	124.55'
C5	151.43'	330.00'	26°17'33"	N40°30'01"W	150.11'

LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	59.91'	1030.00'	3°19'57"	N40°32'39"W	59.90'
C7	71.21'	1030.00'	3°57'41"	N44°11'28"W	71.20'
C8	65.54'	280.00'	13°24'39"	N43°50'49"E	65.39'
C9	60.51'	280.00'	12°22'57"	N30°57'01"E	60.39'
C10	87.39'	530.00'	9°26'51"	N20°02'07"E	87.29'
C11	122.08'	530.00'	13°11'50"	N08°42'47"E	121.81'
C12	71.16'	470.00'	8°40'31"	S06°27'07"W	71.10'
C13	114.59'	470.00'	13°58'10"	S17°46'27"W	114.31'
C14	99.04'	220.00'	25°47'36"	S37°39'20"W	98.20'
C15	17.62'	683.00'	1°28'42"	N35°00'26"W	17.62'
C16	30.03'	430.00'	4°00'04"	N36°16'07"W	30.02'
C17	115.41'	430.00'	15°22'38"	N45°57'29"W	115.06'
C18	27.47'	270.00'	5°49'47"	N41°09'31"E	27.46'
C19	62.34'	50.00'	71°26'09"	N61°29'09"E	58.38'
C20	99.77'	50.00'	114°19'28"	N31°23'40"W	84.02'
C21	87.70'	50.00'	100°30'00"	S41°11'36"W	76.88'
C22	33.58'	330.00'	5°49'47"	S41°09'31"W	33.56'
C23	366.18'	270.00'	77°42'22"	N14°47'37"W	338.78'

LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C24	110.37'	530.00'	11°55'54"	N18°05'37"E	110.17'
C25	92.56'	530.00'	10°00'21"	N07°07'30"E	92.44'
C26	179.96'	470.00'	21°56'15"	S13°05'27"W	178.86'
C27	152.45'	280.00'	31°11'41"	N81°32'16"W	150.57'
C28	152.45'	280.00'	31°11'41"	S67°16'03"W	150.57'
C29	234.97'	220.00'	61°11'44"	N07°43'56"W	223.96'
C30	82.08'	50.00'	94°03'38"	N28°57'56"E	73.17'
C31	76.65'	50.00'	87°50'04"	N61°58'56"W	69.36'
C32	91.08'	50.00'	104°21'54"	S21°55'05"W	79.00'
C33	77.38'	280.00'	15°50'02"	S14°56'55"W	77.13'
C34	221.68'	280.00'	45°21'42"	S15°38'57"E	215.93'
C35	124.90'	50.00'	143°07'48"	S33°14'06"W	94.87'
C36	60.34'	50.00'	69°08'21"	S72°53'59"E	56.74'
C37	64.57'	50.00'	73°59'27"	N35°32'07"E	60.18'
C38	239.56'	220.00'	62°23'23"	N82°51'53"E	227.90'
C39	83.43'	330.00'	14°29'08"	S16°49'01"W	83.21'
C40	61.26'	330.00'	10°38'09"	S04°15'22"W	61.17'
C41	151.43'	330.00'	26°17'33"	S14°12'29"E	150.11'

SURVEYORS NOTE:

The Northerly Rights-of-Way of Interstate 90, which is the southerly boundary of this property, was determined from the record geometry as shown from MDT Highway plans I-90-5(18)265; Sheets (17-163) thru (19-163) From the Gallatin MDT Highway ROW Department in Bozeman, Montana. and the Bargain and Sale Deeds Bk.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 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 191, 192, 197, 198, 202, 203, 205, 206, 207, 227, 228, 231, 232, 241 and 242 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 – THIS PLAT	97 LOTS TOTAL PHASES 1 & 2
PHASE 3 – 53 LOTS – FUTURE	150 LOTS TOTAL PHASES 1 & 2 & 3
PHASE 4 – 92 LOTS – FUTURE	242 LOTS TOTAL PHASES 1 & 2 & 3 & 4

0 300 600 900
SCALE: 1 INCH = 300 FEET

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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PROJECT SURVEYOR: GLF	SHEET 2 OF 6
DRAWN BY: KWD	
REVIEWED BY: GLF	PROJECT No. 20-013
DATE: 08/02/21	V:\Final Plat Phase 2.dwg

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2-663 L664A

WESTSIDE TRAILS SUBDIVISION PHASE 2
PERIMETER BOUNDARY

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 2
BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
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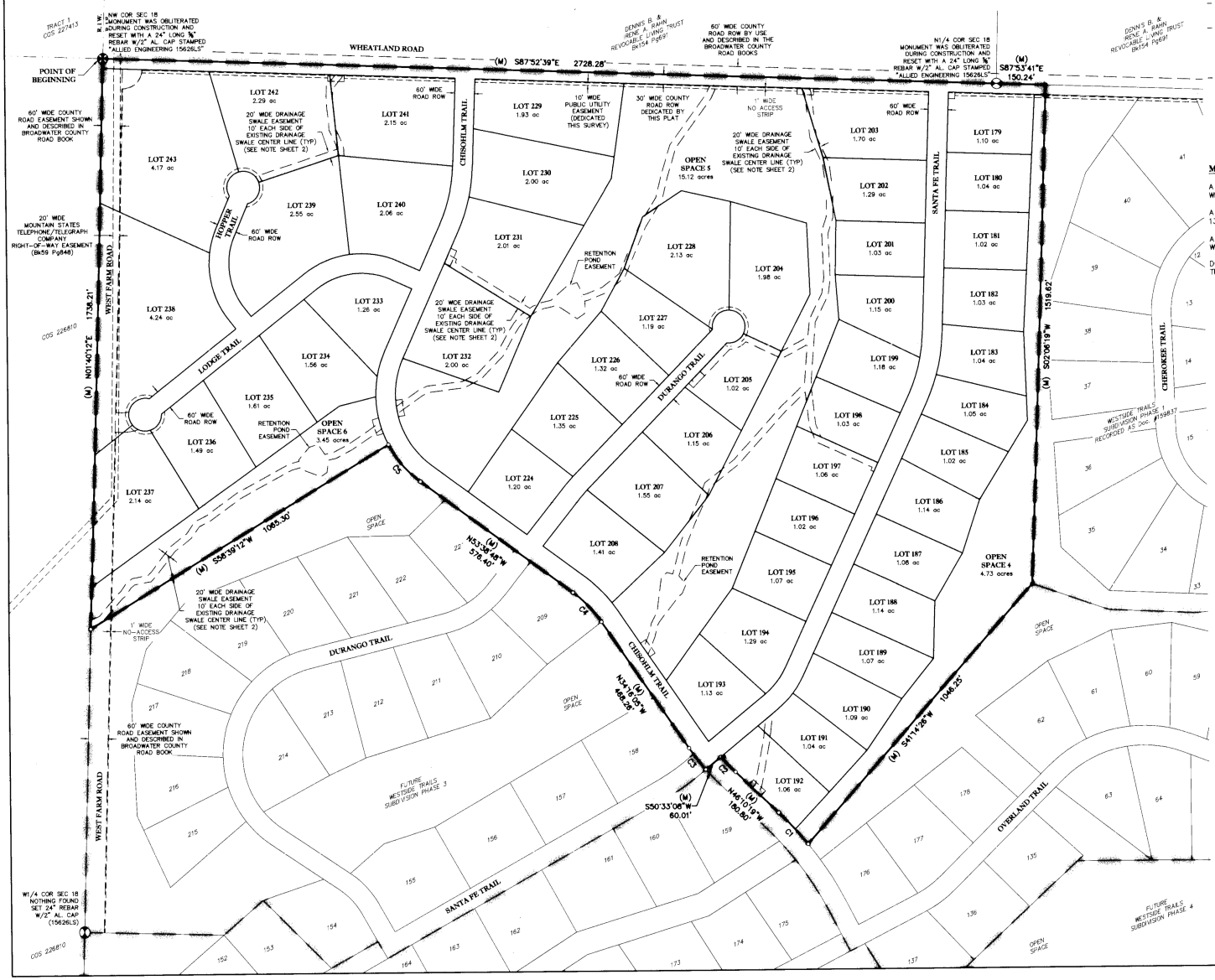

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- The retention pond easements that are shown within the open space of the subdivision include an area 20 foot outside of the designed maximum high water line of each retention pond.
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- These easements 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 ⅝" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

A 18" LONG ⅝" REBAR WITH 1¾" YELLOW PLASTIC CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL ROAD PC's AND PT's.

A 24" LONG ⅝" 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.

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	131.12'	1030.00'	7°17'38"	N42°31'30"W	131.03'
C2	64.25'	683.00'	5°23'22"	N43°28'38"W	64.22'
C3	83.08'	743.00'	6°24'24"	N37°28'17"W	83.04'
C4	125.14'	370.00'	19°22'43"	N43°57'28"W	124.55'
C5	151.43'	330.00'	26°17'33"	N40°30'01"W	150.11'

LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- FOUND MONUMENT AS NOTED
- SET ⅝" REBAR WITH 2" ALUMINUM CAP
- SET ⅝" REBAR WITH YELLOW PLASTIC CAP
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- (M) MEASURED
- (R) RECORDED

0 150 300 450
SCALE: 1 INCH = 150 FEET

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"

AREA TABLE PHASE 2:

AREA OF LOTS (50)	=	75.63 acres
AREA OF OPEN SPACE	=	23.30 acres
AREA OF ROAD ROW	=	12.06 acres
TOTAL AREA	=	110.99 acres

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Land Surveying

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

PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 09/02/21

SHEET 3 OF 6
PROJECT No. 20-013
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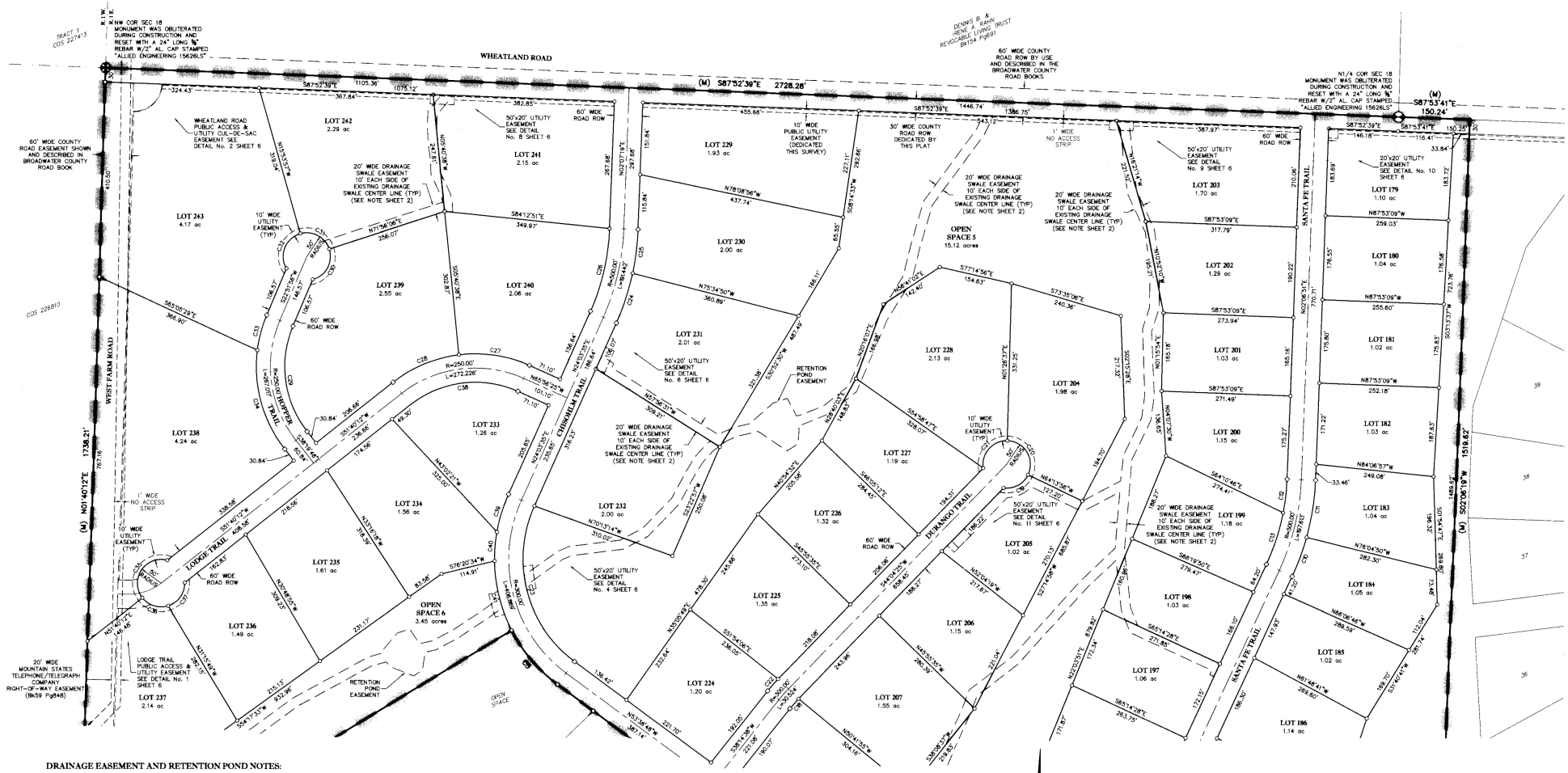
2-664 4648

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 2

BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST 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 50 LOT RESIDENTIAL SUBDIVISION (PHASE 2)



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 191, 192, 197, 198, 202, 203, 205, 206, 207, 227, 228, 231, 232, 241 and 242 are directly effected by these drainage easements.
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MONUMENTATION NOTE

A 18" LONG ⅝" REBAR WITH 2" ALUMINUM CAP STAMPED "ALLIED ENGINEERING; 13174LS" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS.

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0 100 200 300
SCALE: 1 INCH = 100 FEET

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AREA OF LOTS (50)	=	75.63 acres
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AREA OF ROAD ROW	=	12.06 acres
TOTAL AREA	=	110.99 acres

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

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PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 08/02/21

SHEET 4 OF 6

PROJECT No. 20-013

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2-665 L665A

FINAL PLAT OF
WESTSIDE TRAILS SUBDIVISION PHASE 2

BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
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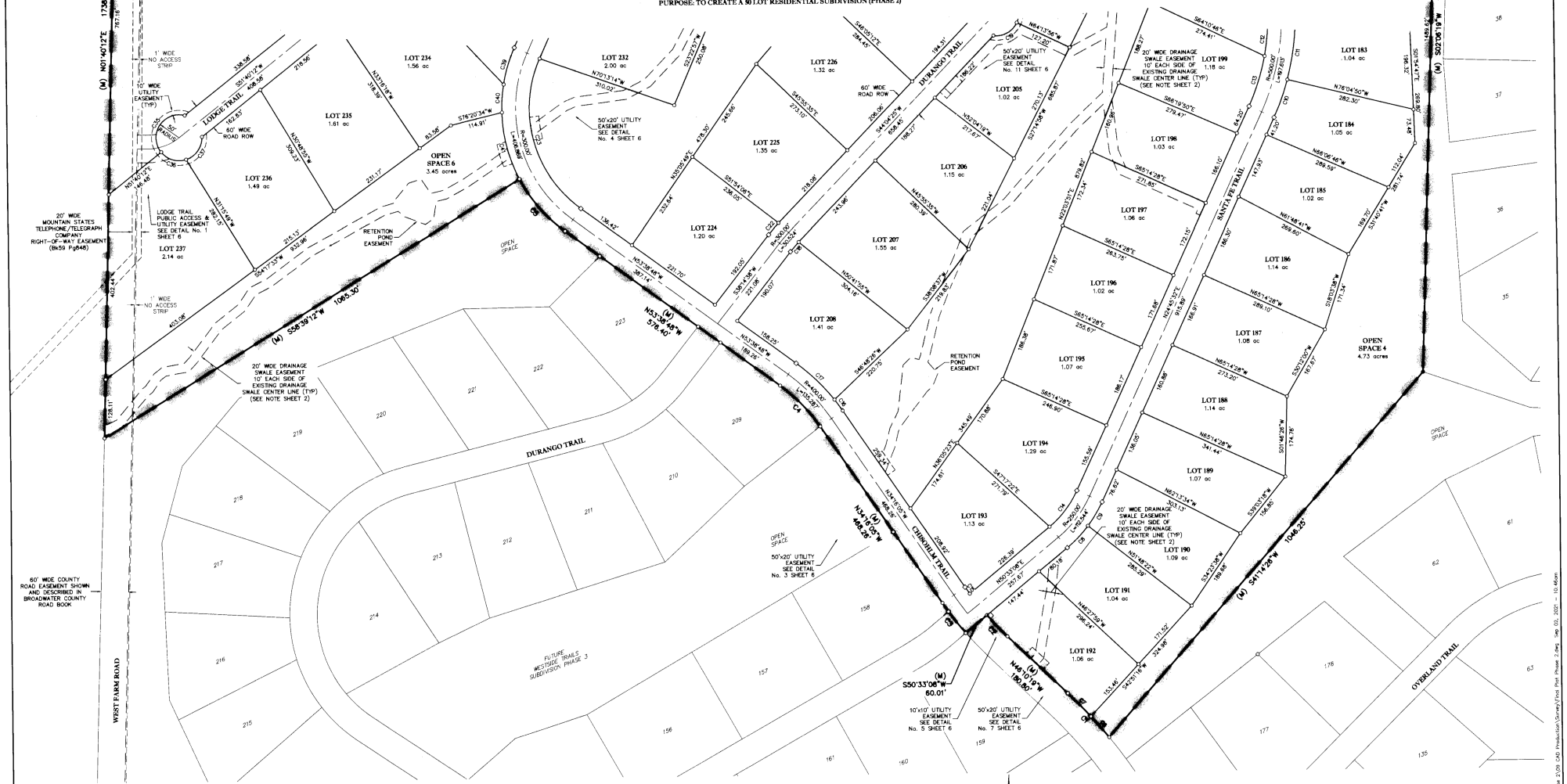
BROADWATER COUNTY, MONTANA

OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 50 LOT RESIDENTIAL SUBDIVISION (PHASE 2)



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0 100 200 300
SCALE: 1 INCH = 100 FEET

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

PROJECT SURVEYOR: GLF
DRAWN BY: KWD
REVIEWED BY: GLF
DATE: 09/02/21

SHEET 5 OF 6
PROJECT No. 20-013
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2-666 L665B

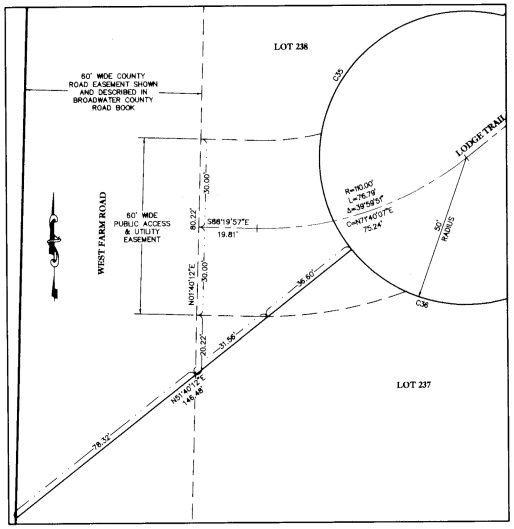
FINAL PLAT OF

WESTSIDE TRAILS SUBDIVISION PHASE 2

BEING A PORTION OF SECTION 18 NORTH OF INTERSTATE HIGHWAY 90
LOCATED IN THE NORTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, PRINCIPAL MERIDIAN MONTANA,
BROADWATER COUNTY, MONTANA

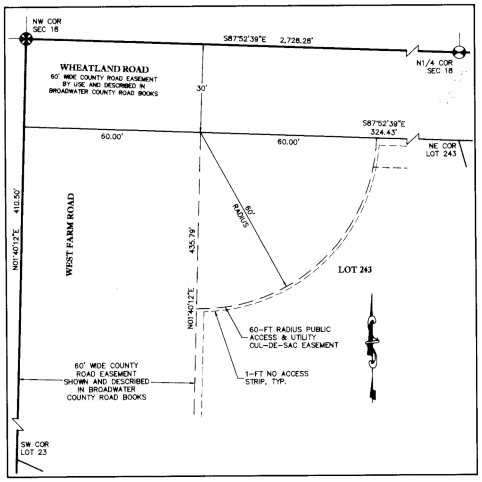
OWNER: THREE FORKS PROPERTIES L.L.C.
PURPOSE: TO CREATE A 50 LOT RESIDENTIAL SUBDIVISION (PHASE 2)

LODGE TRAIL PUBLIC ACCESS & UTILITY EASEMENT



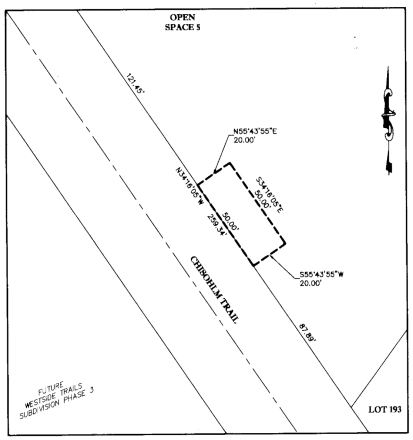
DETAIL No. 1
SCALE: 1"=20'

WHEATLAND ROAD PUBLIC ACCESS & UTILITY CUL-DE-SAC EASEMENT



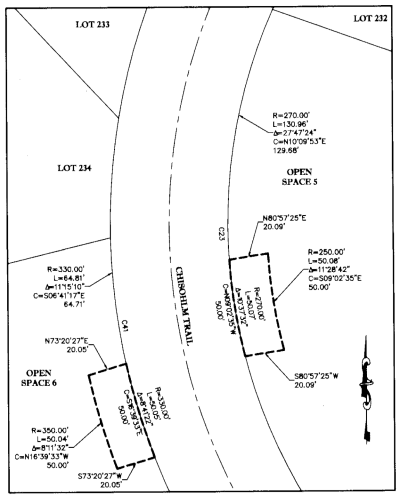
DETAIL No. 2
SCALE: 1"=20'

UTILITY EASEMENT



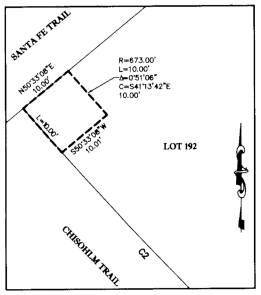
DETAIL No. 3
SCALE: 1" = 30'

UTILITY EASEMENTS



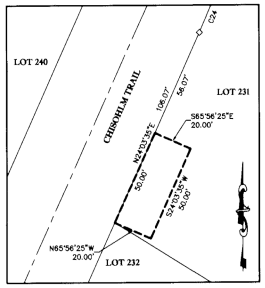
DETAIL No. 4
SCALE: 1" = 30'

UTILITY EASEMENT



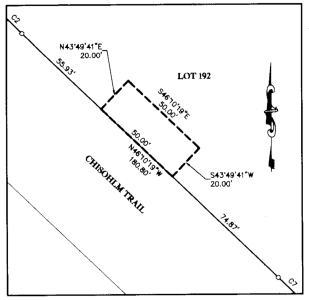
DETAIL No. 5
SCALE: 1" = 10'

UTILITY EASEMENT



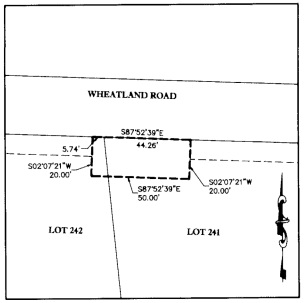
DETAIL No. 6
SCALE: 1" = 30'

UTILITY EASEMENT



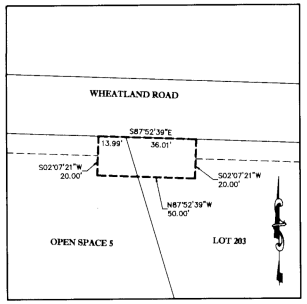
DETAIL No. 7
SCALE: 1" = 30'

UTILITY EASEMENT



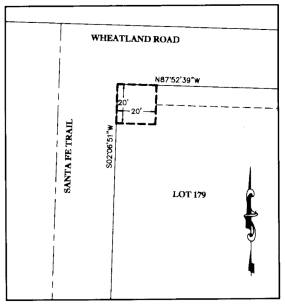
DETAIL No. 8
SCALE: 1" = 30'

UTILITY EASEMENT



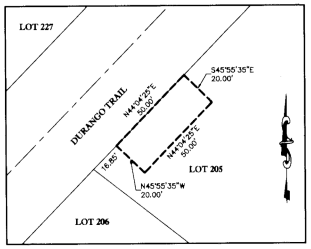
DETAIL No. 9
SCALE: 1" = 30'

UTILITY EASEMENT



DETAIL No. 10
SCALE: 1" = 30'

UTILITY EASEMENT



DETAIL No. 11
SCALE: 1" = 30'

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

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

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PROJECT SURVEYOR: GLF	SHEET 6 OF 6
DRAWN BY: KWO	
REVIEWED BY: GLF	PROJECT No. 20-013
DATE: 08/02/21	V:\Final Plat Phase 2.dwg

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