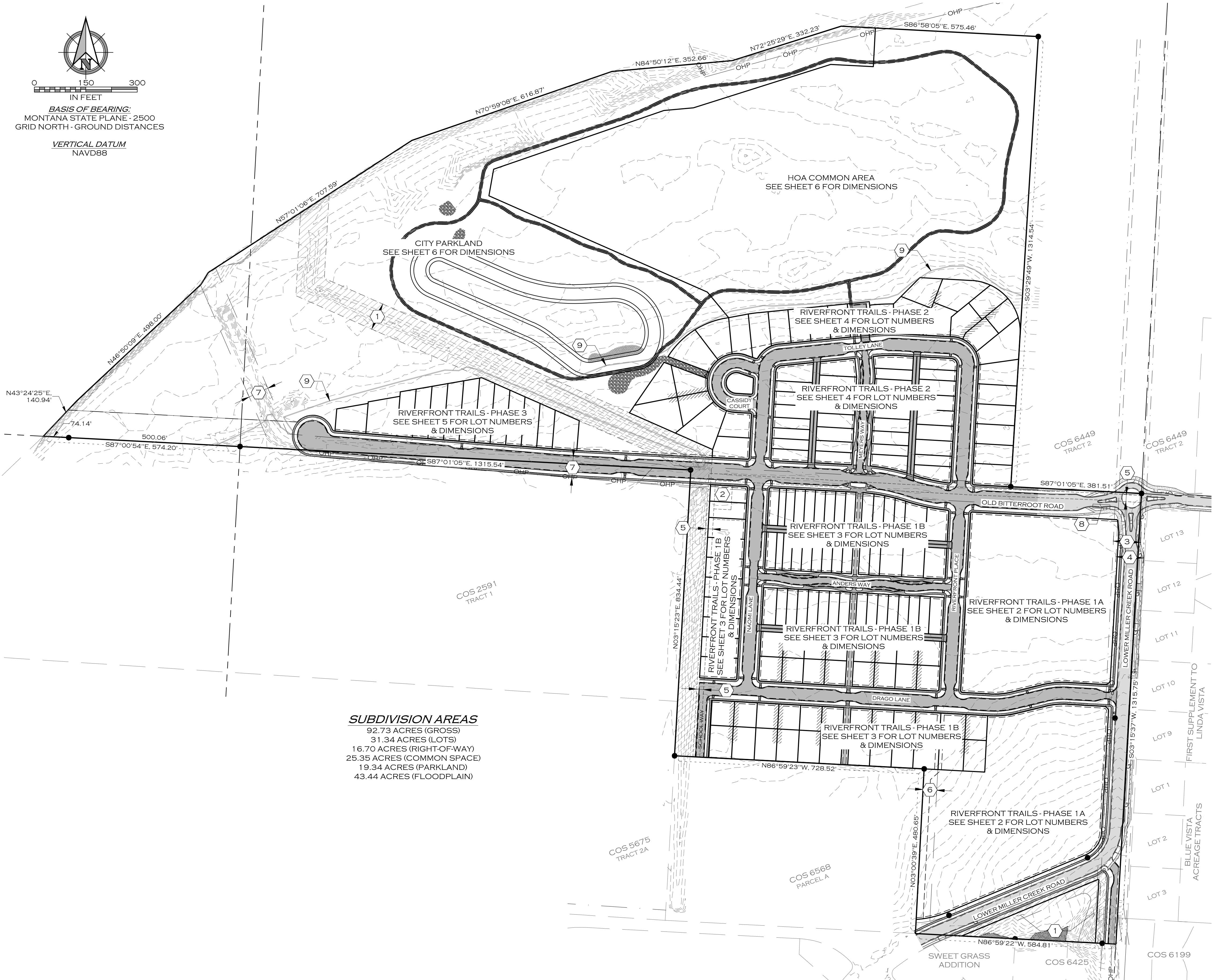
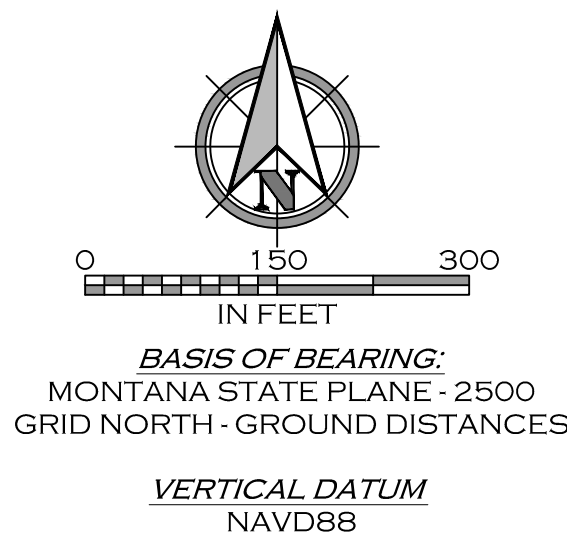


PRELIMINARY PLAT OF
RIVERFRONT TRAILS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC



SUBDIVISION AREAS
92.73 ACRES (GROSS)
31.34 ACRES (LOTS)
16.70 ACRES (RIGHT-OF-WAY)
25.35 ACRES (COMMON SPACE)
19.34 ACRES (PARKLAND)
43.44 ACRES (FLOODPLAIN)

PERIMETER LEGAL DESCRIPTION

TRACT 1 OF CERTIFICATE OF SURVEY 6449 MINUS PARCEL A OF CERTIFICATE OF SURVEY 6568, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTH ONE-HALF OF SECTION 22 AND NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

NOTES:

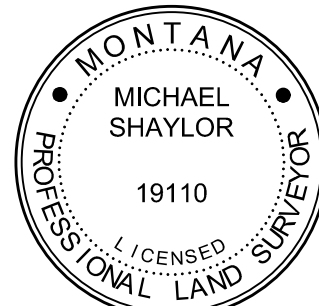
- PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
- THE 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280 TO BE ABANDONED WITH THE FILING OF RIVERFRONT TRAILS - PHASE 1 FINAL PLAT.
- AREA WITHIN REGULATORY FLOODWAY: 13.04 ACRES.
- AREA WITHIN 100-YEAR FLOODPLAIN: 43.44 ACRES.
- TRACT A (45.16 ACRES) SHALL FULLY SATISFY THE 4.34-ACRE PARKLAND DEDICATION REQUIRED PER SECTION 3-080 AND THE 10.30-ACRE COMMON SPACE DEDICATION REQUIRED PER SECTION 3-120.7 OF THE CITY OF MISSOULA SUBDIVISION REGULATIONS. FURTHER DELINEATION OF DEDICATED PARKLAND, COMMON SPACE OWNED BY THE PROPERTY OWNERS' ASSOCIATION, AND STORMWATER DETENTION MAY BE REQUIRED PENDING REVIEW BY PARKS AND RECREATION AND THE CITY COUNCIL.
- EXISTING WATER RIGHTS WILL BE TRANSFERRED FROM THE SUBJECT PROPERTY.

KEY NOTES:

- PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
- 80' 100KV ELECTRIC POWER LINE AND COMMUNICATION EASEMENT PER BOOK 39 MICRO, PAGE 1430
- 80' DOUBLE CIRCUIT ELECTRIC TRANSMISSION LINE INCLUDING 161KV AND 100KV LINE PER BOOK 42 MICRO, PAGE 1096
- 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 40' PRIVATE ACCESS & UTILITY EASEMENT FOR USE AND BENEFIT OF PARCEL A PER CERTIFICATE OF SURVEY 6568
- OLD BITTERROOT ROAD AS DESCRIBED BY AN OPINION FROM THE MISSOULA COUNTY ATTORNEY TO THE MISSOULA SURVEYORS OFFICE AND DATED OCTOBER 30, 1992
- EASEMENT AGREEMENT BETWEEN US WEST COMMUNICATIONS AND WILBUR H. GINTER AND SHAUNA M. GINTER PER BOOK 524 MICRO, PAGE 686
- 100-YEAR FLOODPLAIN BOUNDARY

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON.



MICHAEL D. SHAYLOR, PLS
MONTANA REGISTRATION NO. 19110 LS

DATE

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
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3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505
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1/4	SECTION	TOWNSHIP	RANGE
☐	2	12N	20W
☐	11	12N	20W

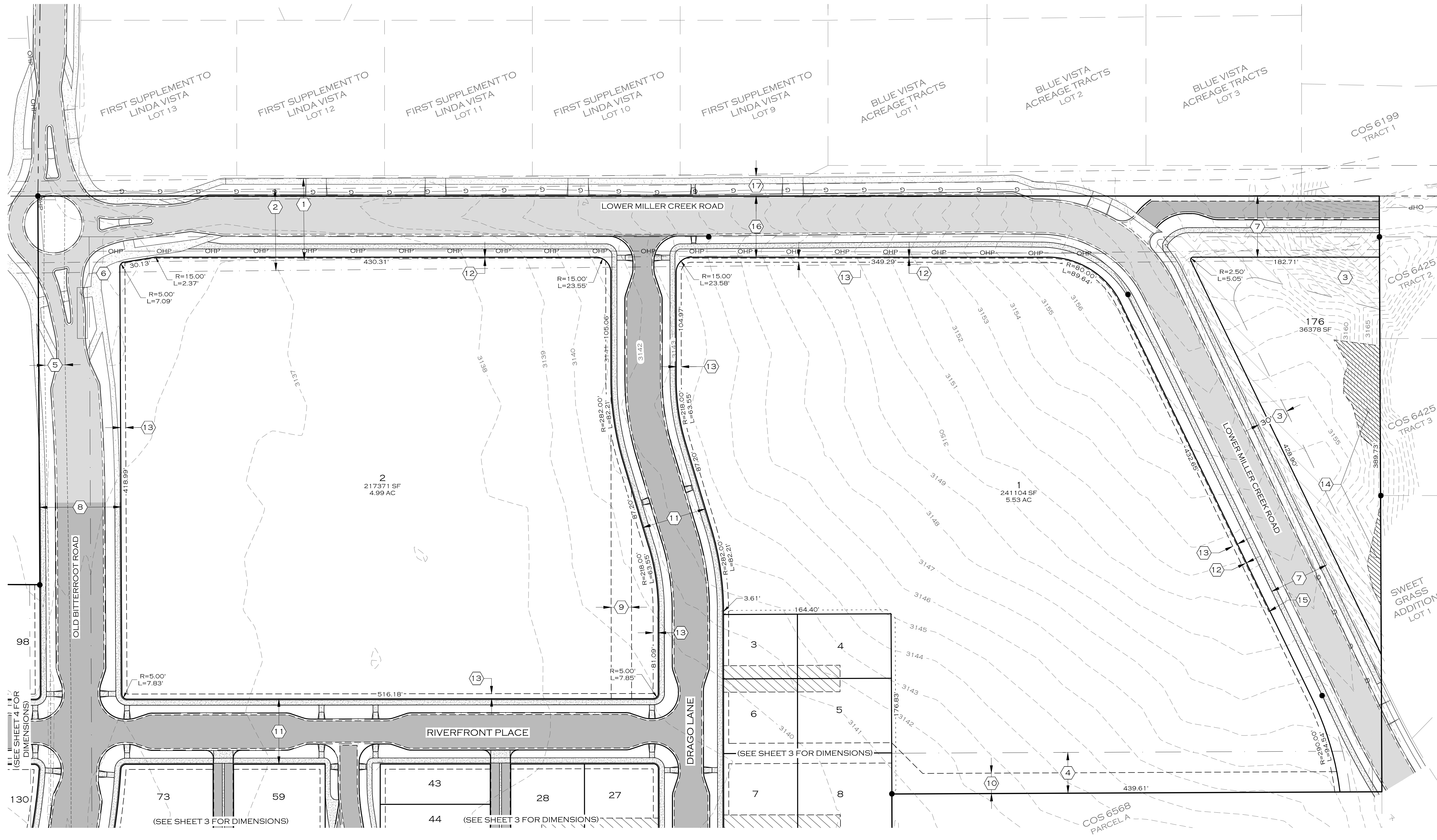
PRINCIPAL MERIDIAN MONTANA
MISSOULA COUNTY, MONTANA
WEI JOB#: 2101
DRAWN: CRH
QA: MDS
DATE: JULY 22, 2022
FILENAME: PRELIMPLAT.DWG
SHEET 1 OF 6

PRELIMINARY PLAT OF
RIVERFRONT TRAILS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA

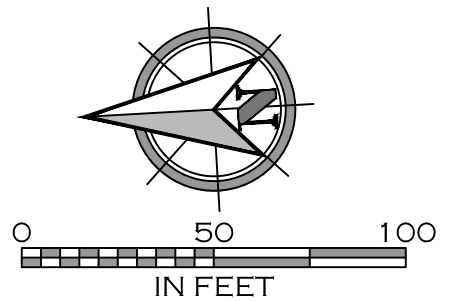
OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC



KEY NOTES:

- 1 80' 100KV ELECTRIC POWER LINE AND COMMUNICATION EASEMENT PER BOOK 39 MICRO, PAGE 1430 (HAZARD AREA)
- 2 80' DOUBLE CIRCUIT ELECTRIC TRANSMISSION LINE INCLUDING 161KV AND 100KV LINE PER BOOK 42 MICRO, PAGE 1096 (HAZARD AREA)
- 3 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 4 40' PRIVATE ACCESS & UTILITY EASEMENT FOR THE USE AND BENEFIT OF PARCEL A PER CERTIFICATE OF SURVEY 6568
- 5 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 6 EASEMENT AGREEMENT BETWEEN US WEST COMMUNICATIONS AND WILBUR H. GINTER AND SHAUNA M. GINTER PER BOOK 524 MICRO, PAGE 686
- 7 EXISTING 60' PUBLIC RIGHT-OF-WAY
- 8 80' PUBLIC RIGHT-OF-WAY
- 9 20' PUBLIC ACCESS EASEMENT
- 10 20' PUBLIC UTILITY EASEMENT
- 11 64' PUBLIC RIGHT-OF-WAY
- 12 1' NO ACCESS STRIP
- 13 5' PUBLIC UTILITY EASEMENT
- 14 NO BUILD ZONE
- 15 TERMINATION POINT OF 1' NO ACCESS STRIP
- 16 PROPOSED 60' PUBLIC RIGHT-OF-WAY
- 17 EXISTING 20' PUBLIC ACCESS EASEMENT



 WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 WWW.WOITHENG.COM	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 2 OF 6
		2	12N	20W	
		11	12N	20W	
					

PRELIMINARY PLAT OF
RIVERFRONT TRAILS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC

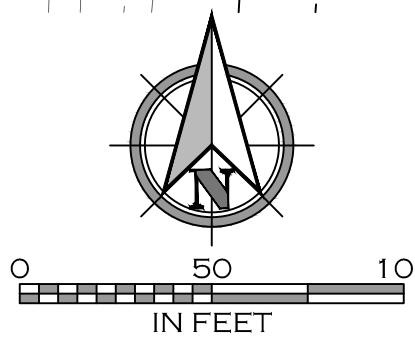


KEY NOTES:

- 1 20' PUBLIC TRAIL RIGHT-OF-WAY
- 2 40' SCHOOL ACCESS DRIVEWAY (PUBLIC RIGHT-OF-WAY)
- 3 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924.
- 4 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 5 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
- 6 40' PRIVATE ACCESS & UTILITY EASEMENT FOR USE AND BENEFIT OF PARCEL A PER CERTIFICATE OF SURVEY 6568
- 7 20' ALLEY RIGHT-OF-WAY
- 8 54' PUBLIC RIGHT-OF-WAY
- 9 64' PUBLIC RIGHT-OF-WAY
- 10 80' PUBLIC RIGHT-OF-WAY
- 11 20' PUBLIC UTILITY EASEMENT
- 12 5' PUBLIC UTILITY EASEMENT
- 13 26' PRIVATE ACCESS AND UTILITY EASEMENT
- 14 60' PUBLIC RIGHT-OF-WAY

LINE TABLE	
LINE #	LENGTH
L301	16.92'
L302	20.00'
L303	20.00'
L304	16.92'
L305	20.00'
L306	20.00'

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C301	270.00'	24.60'
C302	270.00'	48.46'
C303	230.00'	17.88'
C304	230.00'	30.77'
C305	230.00'	13.58'
C306	250.00'	31.56'
C307	640.00'	1.07'
C308	560.00'	30.89'
C309	250.53'	11.48'
C310	249.70'	20.28'
C311	560.00'	31.34'
C312	250.00'	31.76'
C313	560.00'	31.71'
C314	250.38'	15.60'
C315	560.00'	32.57'



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1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 3 OF 6
	2	12N	20W	
	11	12N	20W	

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PRELIMINARY PLAT OF
RIVERFRONT TRAILS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA

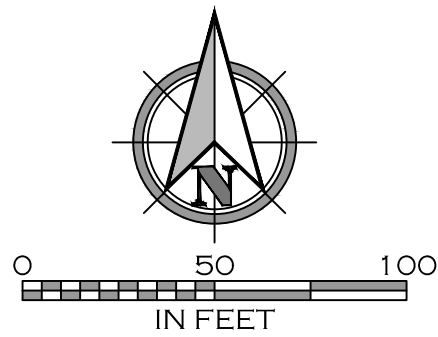
OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC
SUBDIVIDER:
TOLLEFSON PROPERTIES LLC

KEY NOTES:

- 1 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 2 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
- 3 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 4 20' ALLEY
- 5 54' PUBLIC RIGHT-OF-WAY
- 6 56' PUBLIC RIGHT-OF-WAY
- 7 64' PUBLIC RIGHT-OF-WAY
- 8 80' PUBLIC RIGHT-OF-WAY
- 9 20' STORM DRAINAGE EASEMENT
- 10 100-YEAR FLOODPLAIN BOUNDARY
- 11 26' PRIVATE ACCESS AND UTILITY EASEMENT
- 12 5' PUBLIC UTILITY EASEMENT
- 13 COMMON AREA OWNED BY HOMEOWNER'S ASSOCIATION
- 14 20' PUBLIC TRAIL RIGHT-OF-WAY

LINE TABLE	
LINE #	LENGTH
L401	6.30'
L402	9.68'
L403	16.19'
L404	8.60'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	
C401	82.00'	4.34'	
C402	5.00'	6.85'	
C404	5.00'	7.85'	
C405	127.00'	5.13'	
C406	127.00'	14.59'	
C407	73.00'	6.43'	
C408	73.00'	4.90'	



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1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 4 OF 6
	2	12N	20W	
	11	12N	20W	

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PRELIMINARY PLAT OF
RIVERFRONT TRAILS

OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

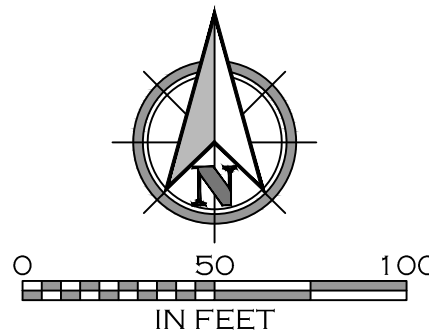
SUBDIVIDER:
TOLLEFSON PROPERTIES LLC

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA



KEY NOTES:

- 1 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 2 OLD BITTERROOT ROAD AS DESCRIBED BY AN OPINION FROM THE MISSOULA COUNTY ATTORNEY TO THE MISSOULA SURVEYORS OFFICE AND DATED OCTOBER 30, 1992
- 3 80' PUBLIC RIGHT-OF-WAY
- 4 20' STORM DRAINAGE EASEMENT
- 5 100-YEAR FLOODPLAIN BOUNDARY
- 6 5' PUBLIC UTILITY EASEMENT
- 7 SANITARY SEWER LIFT STATION EASEMENT



	WOITH ENGINEERING, INC.				1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 5 OF 6
	ENGINEERS & SURVEYORS					2	12N	20W	
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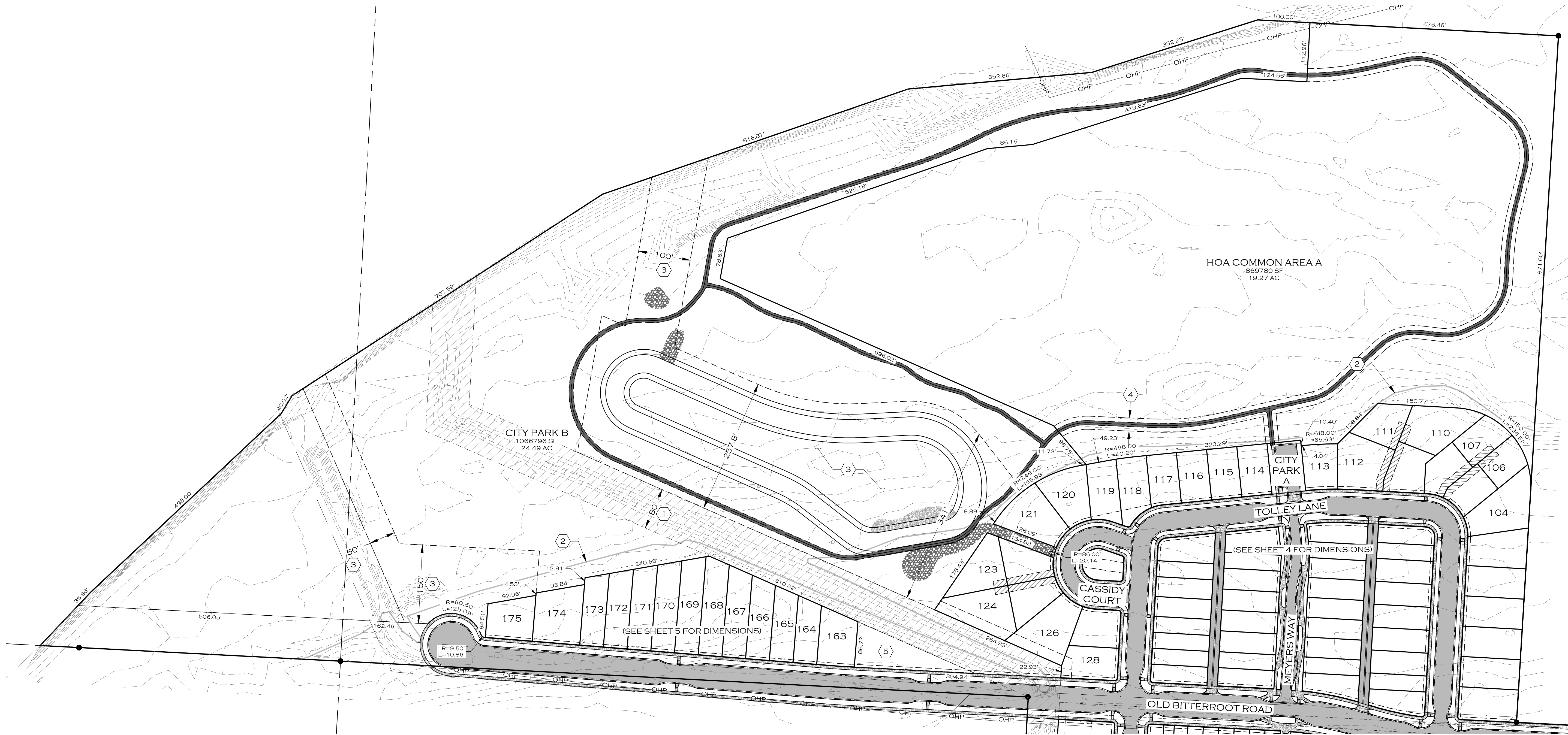
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PRELIMINARY PLAT OF
RIVERFRONT TRAILS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA

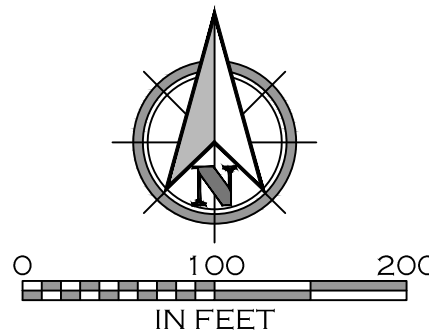
OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC



KEY NOTES:

- 1 80' PUBLIC RIGHT-OF-WAY
- 2 100-YEAR FLOODPLAIN BOUNDARY
- 3 PUBLIC STORM DRAINAGE EASEMENT
- 4 25' NON-MOTORIZED PUBLIC TRAIL EASEMENT
- 5 SANITARY SEWER LIFT STATION EASEMENT



	WOITH ENGINEERING, INC.		1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 6 OF 6
	ENGINEERS & SURVEYORS			2	12N	20W	
	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 WWW.WOITHENG.COM			11	12N	20W	
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