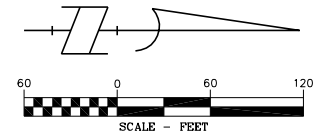


# HELLGATE MEADOWS, PHASES 1 AND 2

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA  
LOCATED IN THE NW 1/4 NE 1/4 OF SECTION 18,  
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA

PLAT OF

TRACT 2  
COS 4490



## BASIS OF BEARINGS

CERTIFICATE OF SURVEY NO. 5221

### AREAS

PHASE 1  
LOT AREA = 13.82 ACRES  
COMMON AREA = 2.71 ACRES  
STREET AREA = 5.20 ACRES  
TOTAL AREA = 21.73 ACRES

PHASE 2  
LOT AREA = 5.68 ACRES  
COMMON AREA = 0.09 ACRES  
STREET AREA = 3.31 ACRES  
TOTAL AREA = 9.08 ACRES

PHASES 1 AND 2  
TOTAL AREA = 30.81 ACRES

### LEGEND

- SET 5/8" X 24" REBAR W/1 1/4" YELLOW PLASTIC CAP (WGM GROUP LJS 14519LS) (TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT MORE THAN ONE CALENDAR YEAR FROM THE FILING DATE OF THE PLAT)
- SET 5/8" X 24" REBAR W/1 1/4" YELLOW PLASTIC CAP (WGM GROUP LJS 14519LS) - REFERENCE MONUMENT SET 1.00' RADIAL INSIDE COMMONS PARCEL (TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT MORE THAN ONE CALENDAR YEAR FROM THE FILING DATE OF THE PLAT)
- ⊙ FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (WGM GROUP LJS 14519LS)
- ⊗ FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (SCRENSON & CO. McARTHUR 44665)
- ⊠ FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (ELI 9328LS)
- ⊙ FOUND 1" IRON PIPE
- (R) RADIAL BEARING
- COS CERTIFICATE OF SURVEY
- PUE PUBLIC UTILITY EASEMENT
- PPL PRIVATE PARKING LOT AND ACCESSORY WALKWAY EASEMENT
- PN-MAE PUBLIC NON-MOTORIZED ACCESS EASEMENT

1 PHASE NO.  
..... PHASE LINE

NOTE:  
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE  
EITHER SET PER THIS PLAT OR RECORD AND FOUND PER  
CERTIFICATE OF SURVEY NO. 5221, UNLESS OTHERWISE NOTED.

CURVE DATA TABLE			
NO.	RADIUS	LENGTH	DELTA
C1	500.00'	85.84'	9°50'10"
C2	500.00'	29.72'	32°42'00"
C3	500.00'	115.56'	131°43'30"
C4	527.50'	26.20'	2°50'45"
C5	547.50'	12.47'	1°18'18"
C6	547.50'	35.61'	34°33'55"
C7	547.50'	48.08'	50°15'52"
C8	520.00'	56.58'	61°44'02"
C9	520.00'	63.97'	70°25'54"
C10	520.00'	120.65'	131°16'56"
C11	547.50'	38.00'	3°58'35"
C12	547.50'	11.84'	1°14'21"
C13	547.50'	49.84'	51°25'56"
C14	70.00'	12.00'	9°49'11"
C15	70.00'	52.28'	42°47'23"
C16	70.00'	64.28'	52°36'34"
C17	92.50'	7.49'	4°38'29"
C18	120.00'	16.77'	8°00'32"

RADIAL DATA TABLE	
NO.	BEARING
R1	N86°52'11"E
R2	N89°25'19"E
R3	N08°54'42"E
R4	N77°41'10"W
R5	N81°39'45"W
R6	N83°29'43"W
R7	N84°41'52"W
R8	N88°25'27"W
R9	N87°25'31"E
R10	N86°51'55"E
R11	N83°20'28"E
R12	N82°29'12"W

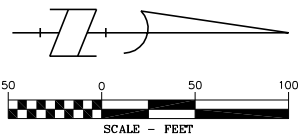
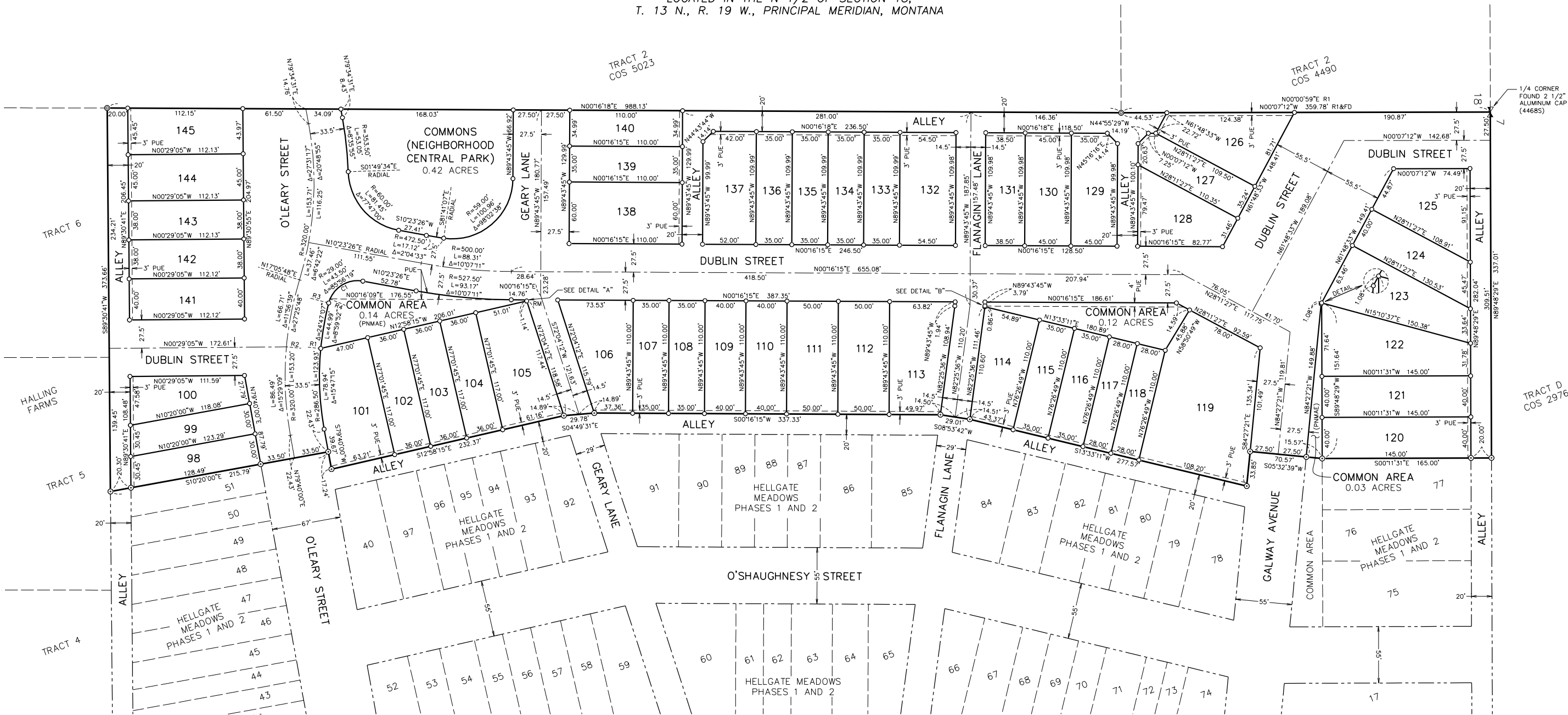
### OWNERS

TRACT 2, COS 5023 - FLYNN FAMILY LIMITED PARTNERSHIP  
TRACT 1, COS 5221 - N & E VENTURES I, LLC  
TRACT 1, COS 5277 - MISSOULA HOUSING AUTHORITY

**WGM GROUP, INC.**  
ENGINEERING • SURVEYING • PLANNING  
3021 Palmer • (406) 728-4611  
P.O. Box 16027 • Missoula, MT 59808

PLAT OF  
**HELLGATE MEADOWS, PHASE 3**

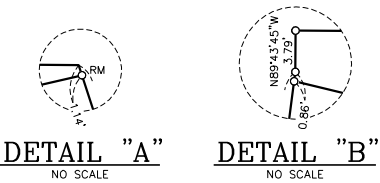
A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA  
LOCATED IN THE N 1/2 OF SECTION 18,  
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA



**BASIS OF BEARINGS**  
HELLGATE MEADOWS, PHASES 1 AND 2

**AREAS**

LOT AREA	=	5.52 ACRES
COMMON AREA	=	0.71 ACRES
STREET AREA	=	3.79 ACRES
<hr/>		
TOTAL AREA	=	10.02 ACRES



- LEGEND**
- SET 5/8" X 24" REBAR W/1 1/4" YELLOW PLASTIC CAP (WGM GROUP LJS 14519LS)
  - ⊙ FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (WGM GROUP MCCARTHY 44685)
  - ⊙ FOUND 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP (ELI 9328LS)
  - COS CERTIFICATE OF SURVEY
  - PUE PUBLIC UTILITY EASEMENT
  - PNMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT
  - R1 RECORD DATA PER CERTIFICATE OF SURVEY NO. 5023
  - FD FOUND DATA
- NOTE:  
ALL BEARINGS AND DISTANCES SHOWN ARE EITHER SET OR RECORD AND FOUND PER HELLGATE MEADOWS, PHASES 1 AND 2, UNLESS OTHERWISE NOTED.

RADIAL DATA TABLE			
NO.	BEARING		
R1	S05°27'15"W		
R2	S05°09'09"W		
R3	N14°27'07"E		
R4	S22°41'52"W		

CURVE DATA TABLE			
NO.	RADIUS	LENGTH	DELTA
C1	R=29.00'	39.32'	77°41'34"

1/4	SEC.	T.	R.
18	13N.	19W.	

SHEET 1 OF 2  
DRAWING DATE: MARCH 22, 2004  
DRAFT: CEG  
PROJECT NO.: 03-02-03  
FILE NO.: 030203FP.DWG

**OWNER**  
N & E VENTURES I, LLC

**WGM GROUP, INC.**  
ENGINEERING • SURVEYING • PLANNING  
3021 Palmer • (406) 728-4611  
P.O. Box 16027 • Missoula, MT 59808

PLAT OF  
HELLGATE MEADOWS, PHASES 1 AND 2

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA  
LOCATED IN THE NW 1/4 NE 1/4 OF SECTION 18,  
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA

LOT AREA AND STREET ADDRESS BLOCK				
PHASE	LOT	AREA (S.F.)	STREET	ADDRESS
1	1	58,648		----
1	1	36,849	UNION PACIFIC STREET	
1	2	11,783	O'LEARY STREET	
1	3	15,571	CONNERY WAY	
1	4	10,621	" "	
1	5	8,760	" "	
1	6	10,720	" "	
1	7	10,161	AMERICAN WAY	
1	8	10,916	" "	
1	9	16,500	" "	
1	10	16,500	" "	
1	11	16,500	" "	
1	12	10,560	" "	
1	13A	116,098	CONNERY WAY	
1	13B	97,777	CONNERY WAY	
1	14	14,741	" "	
1	15	20,365	GALWAY AVENUE	
1	16	19,370	" "	
1	17	13,032	" "	
1	18	5,866	CONNERY WAY	
1	19	4,662	" "	
1	20	3,626	" "	
1	21	4,662	" "	
1	22	3,626	" "	
1	23	4,662	" "	
1	24	3,627	" "	
1	25	5,868	" "	
1	26	5,746	" "	
1	27	4,663	" "	
1	28	4,662	" "	
1	29	6,182	" "	
1	30	8,326	" "	
1	31	4,694	" "	
1	32	3,651	" "	
1	33	4,694	" "	
1	34	3,651	" "	
1	35	6,259	" "	
1	36	5,931	" "	
1	37	16,812	O'LEARY STREET	
1	38	17,340	" "	
1	39	16,001	" "	
2	40	5,218	O'SHAUGHNESY STREET	
2	41	4,544	O'LEARY STREET	
2	42	3,415	" "	
2	43	3,346	" "	
2	44	3,277	" "	
2	45	3,157	" "	
2	46	4,345	" "	
2	47	4,210	" "	
2	48	4,074	" "	
2	49	3,938	" "	
2	50	3,802	" "	
2	51	3,666	" "	
2	52	5,065	O'SHAUGHNESY STREET	
2	53	3,776	" "	
2	54	4,130	" "	
2	55	3,304	" "	
2	56	3,304	" "	
2	57	3,540	" "	
2	58	3,540	" "	
2	59	4,726	" "	
2	60	6,609	" "	
2	61	2,970	" "	
2	62	2,970	" "	
2	63	4,400	" "	
2	64	3,850	" "	
2	65	4,244	" "	
2	66	3,790	" "	
2	67	4,180	" "	
2	68	3,080	" "	
2	69	3,080	" "	
2	70	3,080	" "	
2	71	4,400	" "	
2	72	2,310	" "	
2	73	2,310	" "	
2	74	5,251	" "	
2	75	9,280	GALWAY AVENUE	
2	76	7,250	" "	
2	77	7,250	" "	
2	78	5,219	O'SHAUGHNESY STREET	
2	79	3,850	" "	
2	80	3,850	" "	
2	81	3,300	" "	
2	82	4,400	" "	
2	83	4,400	" "	
2	84	5,810	" "	
2	85	6,275	" "	
2	86	5,500	" "	
2	87	3,520	" "	
2	88	3,520	" "	
2	89	3,520	" "	
2	90	4,612	" "	
2	91	6,389	" "	
2	92	4,770	" "	
2	93	4,165	" "	
2	94	3,332	" "	
2	95	3,332	" "	
2	96	3,332	" "	
2	97	4,760	" "	

\* COMMON PARKING AREA LOT

DEDICATION :

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREAS, STREETS, AND ALLEYS AS SHOWN ON THE ACCOMPANYING PLAT HEREUNTO ANNEXED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION : PERIMETER

A TRACT OF LAND BEING TRACT 1 OF CERTIFICATE OF SURVEY NO. 5221 AND A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 5023, BOTH ON FILE IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE ALONG THE NORTHERLY LINES OF TRACTS 2, 3, 4, AND 5 OF HALLING FARMS, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, THE FOLLOWING TWO (2) COURSES: 1) S 89°29'12" W, 855.77 FEET; 2) S 89°30'41" W, 96.11 FEET; THENCE N 10°20'00" W, 215.79 FEET; THENCE N 79°40'00" E, 17.24 FEET; THENCE N 12°58'15" W, 232.37 FEET; THENCE N 04°49'31" W, 29.78 FEET; THENCE N 00°16'15" E, 337.33 FEET; THENCE N 08°53'42" E, 29.01 FEET; THENCE N 13°33'11" E, 277.57 FEET; THENCE N 84°27'21" W, 33.85 FEET; THENCE N 05°32'39" E, 70.57 FEET; THENCE N 00°11'31" W, 165.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE N 89°48'29" E ALONG LAST SAID NORTH LINE, 985.34 FEET TO THE NORTHEAST CORNER SAID TRACT 1; THENCE S 00°01'59" W ALONG THE EASTERLY LINE OF SAID TRACT 1, 1340.65 FEET TO THE POINT OF BEGINNING; CONTAINING 30.81 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS HELLGATE MEADOWS, PHASES 1 AND 2; AND THE LANDS INCLUDED IN ALL STREETS AND ALLEYS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE USE OF THE LANDS INCLUDED IN ALL PUBLIC NON-MOTORIZED ACCESS EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE LANDS INCLUDED IN THE COMMONS (VILLAGE GREEN) AND COMMON AREAS, EXCLUSIVE OF THE COMMON PARKING AREA LOT, ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE HELLGATE MEADOWS HOMEOWNERS' ASSOCIATION. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED BY THIS GOVERNING BODY; AND ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR A SUBDIVISION IMPROVEMENTS AGREEMENT EXISTS WHICH IS ACCEPTABLE TO THE CITY OF MISSOULA SECURING THE FUTURE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

THE UNDERSIGNED HEREBY GRANTS A PRIVATE ACCESS EASEMENT ON AND ACROSS ALL OF THE COMMON PARKING AREA LOT FOR THE USE AND BENEFIT OF LOTS 1 THROUGH 12 AS SHOWN ON THIS PLAT.

THE UNDERSIGNED HEREBY GRANTS PRIVATE PARKING LOT AND ACCESSORY WALKWAY EASEMENTS ON AND ACROSS LOTS 1 THROUGH 12 FOR THE USE AND BENEFIT OF THE COMMON PARKING AREA LOT AS SHOWN ON THIS PLAT.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH PUBLIC UTILITY, PROVIDING OR OFFERING TO PROVIDE, TELEPHONE, TELEGRAPH, 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 "PUBLIC UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

FLYNN FAMILY LIMITED PARTNERSHIP,  
A MONTANA LIMITED PARTNERSHIP

BY: FLYNN MANAGEMENT CORPORATION,  
GENERAL PARTNER

BY: \_\_\_\_\_  
MARIFRANCES COURTNEY, VICE PRESIDENT

N & E VENTURES I, LLC

BY: NEIGHBORHOODS BY DESIGN, LLC,  
MANAGING PARTNER

BY: \_\_\_\_\_  
ROBERT G. BRUGH, III,  
MANAGING MEMBER

\_\_\_\_\_  
AUTHORIZED OFFICIAL  
MISSOULA HOUSING AUTHORITY

ACKNOWLEDGEMENT\*\*\*\*\*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY MARIFRANCES COURTNEY AS VICE PRESIDENT  
OF FLYNN MANAGEMENT CORPORATION AS GENERAL PARTNER OF FLYNN FAMILY  
LIMITED PARTNERSHIP.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_

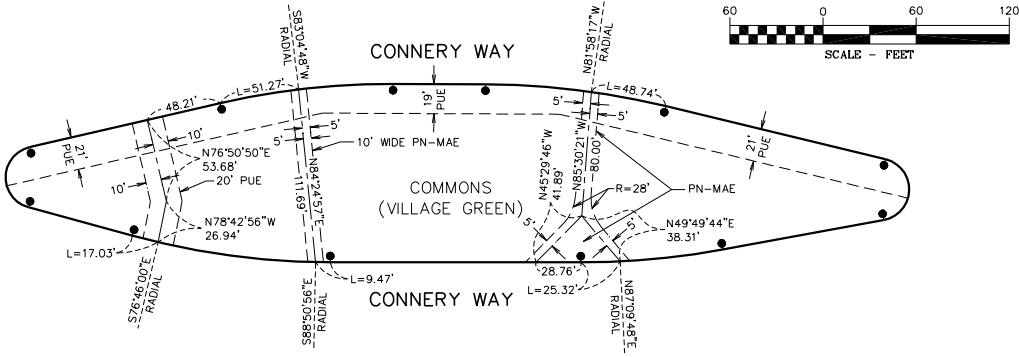
ACKNOWLEDGEMENT\*\*\*\*\*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY ROBERT G. BRUGH, III AS  
MANAGING MEMBER OF NEIGHBORHOODS BY DESIGN, LLC AS MANAGING  
PARTNER OF N & E VENTURES I, LLC.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_



COMMONS EASEMENTS DETAIL

SURVEYOR'S CERTIFICATE\*\*\*\*\*

I, LEONIDES J. SANDOVAL, PROFESSIONAL LAND SURVEYOR, MONTANA REGISTRATION NO. 14519LS, HEREBY CERTIFY THOSE ITEMS SHOWN ON THE ATTACHED PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

\_\_\_\_\_  
LEONIDES J. SANDOVAL, P.L.S.  
MONTANA REGISTRATION NO. 14519LS  
FOR WGM GROUP, INC.

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR  
UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

EXAMINED & APPROVED\*\*\*\*\*

CERTIFICATE OF OFFICE OF PLANNING AND GRANTS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
OFFICE OF PLANNING AND GRANTS

CERTIFICATE OF CITY/COUNTY SANITARIAN

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HELLGATE MEADOWS, PHASES 1 AND 2 AND FIND THAT THIS PLAT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF SECTION 76-3-611(2)(a) M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY

I, \_\_\_\_\_, CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT OF HELLGATE MEADOWS, PHASES 1 AND 2 AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
CITY ATTORNEY

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT OF HELLGATE MEADOWS, PHASES 1 AND 2, BEING THE PLATTED AREA HEREIN CONTAINED, AND IT SO APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE TO THE PUBLIC ALL STREET AND ALLEY RIGHTS-OF-WAY AND ALL PUBLIC NON-MOTORIZED ACCESS EASEMENTS WITHIN SAID TRACT, AND IT SO APPEARING THAT THE PARK LAND REQUIREMENT IS SATISFIED, THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IT IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
MAYOR, CITY OF MISSOULA, MONTANA

\_\_\_\_\_  
CLERK, CITY OF MISSOULA, MONTANA

1/4	SEC.	T.	R.
	18	13N	19W
	____	____	____

SHEET 2 OF 2  
DRAWING DATE: JUNE 21, 2002  
DRAFT: CEG  
PROJECT NO.: 98-10-21  
FILE NO.: 981021FP.DWG



PLAT OF  
HELLGATE MEADOWS, PHASE 3

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA  
LOCATED IN THE N 1/2 OF SECTION 18,  
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA

D E D I C A T I O N :

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREAS, STREETS, AND ALLEYS AS SHOWN ON THE ACCOMPANYING PLAT HEREUNTO ANNEXED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

L E G A L   D E S C R I P T I O N   :   PERIMETER

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 5023, ON FILE IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTH HALF OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE N 89°48'29" E ALONG THE NORTHERLY LINE OF SAID SECTION 18, 337.01 FEET TO THE NORTHWEST CORNER OF HELLGATE MEADOWS, PHASES 1 AND 2, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID HELLGATE MEADOWS, PHASES 1 AND 2, THE FOLLOWING TEN (10) COURSES: 1) S 00°11'31" E, 165.00 FEET; 2) S 05°32'39" W, 70.57 FEET; 3) S 84°27'21" E, 33.85 FEET; 4) S 13°33'11" W, 277.57 FEET; 5) S 08°53'42" W, 29.01 FEET; 6) S 00°16'15" W, 337.33 FEET; 7) S 04°49'31" E, 29.78 FEET; 8) S 12°58'15" E, 232.37 FEET; 9) S 79°40'00" W, 17.24 FEET; 10) S 10°20'00" E, 215.79 FEET TO THE SOUTHWEST CORNER OF SAID HELLGATE MEADOWS, PHASES 1 AND 2; THENCE S 89°30'41 W ALONG THE NORTHERLY LINES OF TRACTS 5 AND 6 OF HALLING FARMS, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, 373.66 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE N 00°16'18" E, 988.13 FEET TO THE SOUTHEAST CORNER OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4490, ON FILE IN MISSOULA COUNTY, MONTANA; THENCE N 00°07'12" W, 359.78 FEET TO THE POINT OF BEGINNING; CONTAINING 10.02 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS HELLGATE MEADOWS, PHASE 3; AND THE LANDS INCLUDED IN ALL STREETS AND ALLEYS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE USE OF THE LANDS INCLUDED IN ALL PUBLIC NON-MOTORIZED ACCESS EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE LANDS INCLUDED IN THE COMMONS (NEIGHBORHOOD CENTRAL PARK) AND COMMON AREAS ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE HELLGATE MEADOWS HOMEOWNERS' ASSOCIATION. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED BY THIS GOVERNING BODY; AND ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR A SUBDIVISION IMPROVEMENTS AGREEMENT EXISTS WHICH IS ACCEPTABLE TO THE CITY OF MISSOULA SECURING THE FUTURE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH PUBLIC UTILITY, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, 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 "PUBLIC UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

N & E VENTURES I, LLC,  
A MONTANA LIMITED LIABILITY COMPANY

BY: NEIGHBORHOODS BY DESIGN, LLC,  
ITS MANAGING MEMBER

BY: \_\_\_\_\_  
ROBERT G. BRUGH, MANAGING MEMBER

A C K N O W L E D G E M E N T \* \* \* \* \*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY ROBERT G. BRUGH AS MANAGING MEMBER OF NEIGHBORHOODS BY DESIGN, LLC, A MANAGING MEMBER OF N & E VENTURES I, LLC, A MONTANA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_

THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE GOVERNING BODY OF MISSOULA:

1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE RS/D/SID, BASED ON BENEFIT, FOR THE UPGRADING OF AMERICAN WAY, UNION PACIFIC STREET, AND ALL PUBLIC STREETS WITHIN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN RS/D/SID PETITION.

2) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE A WAIVER OF THE RIGHT TO PROTEST A FUTURE RS/D/SID FOR STORM DRAIN CONSTRUCTION BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFEREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.

3) CERTAIN LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN THE MISSOULA COUNTY AIRPORT INFLUENCE AREA, AND ARE SUBJECT TO THE PROVISIONS OF THE MISSOULA COUNTY AIRPORT INFLUENCE AREA RESOLUTIONS THAT CREATED THE AIRPORT INFLUENCE AREA AND WHICH WERE ADOPTED BY THE BOARD OF COMMISSIONERS FOR MISSOULA COUNTY PURSUANT TO RESOLUTION NO. 78-96 AND AMENDED BY RESOLUTION NO. 78-187, DATED JULY 5, 1978 AND DECEMBER 6, 1978, RESPECTIVELY, AND RECORDED IN BOOK 121 OF MICRO RECORDS, PAGE 1319 (RESOLUTION 78-96) AND BOOK 135 OF MICRO RECORDS, PAGE 474 (AMENDMENT BY RESOLUTION 78-187). NOTWITHSTANDING WHETHER THE PROPERTY LIES WITHIN THE 65 LBN, AN AVIGATION EASEMENT HAS BEEN EXECUTED BY THE OWNER IN FAVOR OF THE MISSOULA COUNTY AIRPORT AUTHORITY FOR THIS AREA WHICH IS POTENTIALLY IMPACTED BY AIRPORT OPERATIONS, AND SAID AVIGATION EASEMENT AND ALL OF THE TERMS HEREOF ARE INCORPORATED HEREIN BY REFERENCE AS A REAL ESTATE DISCLOSURE STATEMENT. THE AVIGATION EASEMENT ENTERED INTO BETWEEN THE OWNER AND THE MISSOULA COUNTY AIRPORT AUTHORITY IS DATED JUNE 10, 2002, AND RECORDED IN THE RECORDS OF THE MISSOULA COUNTY CLERK AND RECORDER IN BOOK 683 OF MICRO RECORDS AT PAGE 647. POTENTIAL BUYERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHOULD CAREFULLY REVIEW EACH OF THE REFERENCED DOCUMENTS PRIOR TO PURCHASING THE PROPERTY.

S U R V E Y O R ' S   C E R T I F I C A T E \* \* \* \* \*

I, LEONIDES J. SANDOVAL, PROFESSIONAL LAND SURVEYOR, MONTANA REGISTRATION NO. 14519LS, HEREBY CERTIFY THOSE ITEMS SHOWN ON THE ATTACHED PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

\_\_\_\_\_  
LEONIDES J. SANDOVAL, P.L.S.  
MONTANA REGISTRATION NO. 14519LS  
FOR WGM GROUP, INC.

DATE

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

E X A M I N E D   &   A P P R O V E D \* \* \* \* \*

CERTIFICATE OF OFFICE OF PLANNING AND GRANTS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
OFFICE OF PLANNING AND GRANTS

CERTIFICATE OF CITY/COUNTY SANITARIAN

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND I FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF SECTION 76-3-611(2)(a) M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY

I, \_\_\_\_\_, CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
CITY ATTORNEY

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT, BEING THE PLATTED AREA HEREIN CONTAINED, AND IT SO APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE TO THE PUBLIC ALL STREET AND ALLEY RIGHTS-OF-WAY AND ALL PUBLIC NON-MOTORIZED ACCESS EASEMENTS WITHIN SAID TRACT, AND IT SO APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT THE CASH-IN-LIEU OF PARKLAND TO SATISFY THE PARK REQUIREMENT, THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IT IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
MAYOR, CITY OF MISSOULA, MONTANA

\_\_\_\_\_  
CLERK, CITY OF MISSOULA, MONTANA

1/4	SEC.	T.	R.
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SHEET 2 OF 2  
DRAWING DATE: MARCH 22, 2004  
DRAFT: CEG  
PROJECT NO.: 03-02-03  
FILE NO.: 030203FP.DWG

