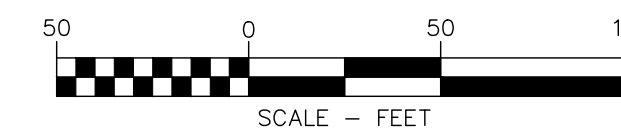




SUBDIVISION PLAT OF  
**RUNNING W RANCH, PHASE III**  
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE NE 1/4 OF SECTION 21 AND THE W 1/2 OF SECTION 22,  
 T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

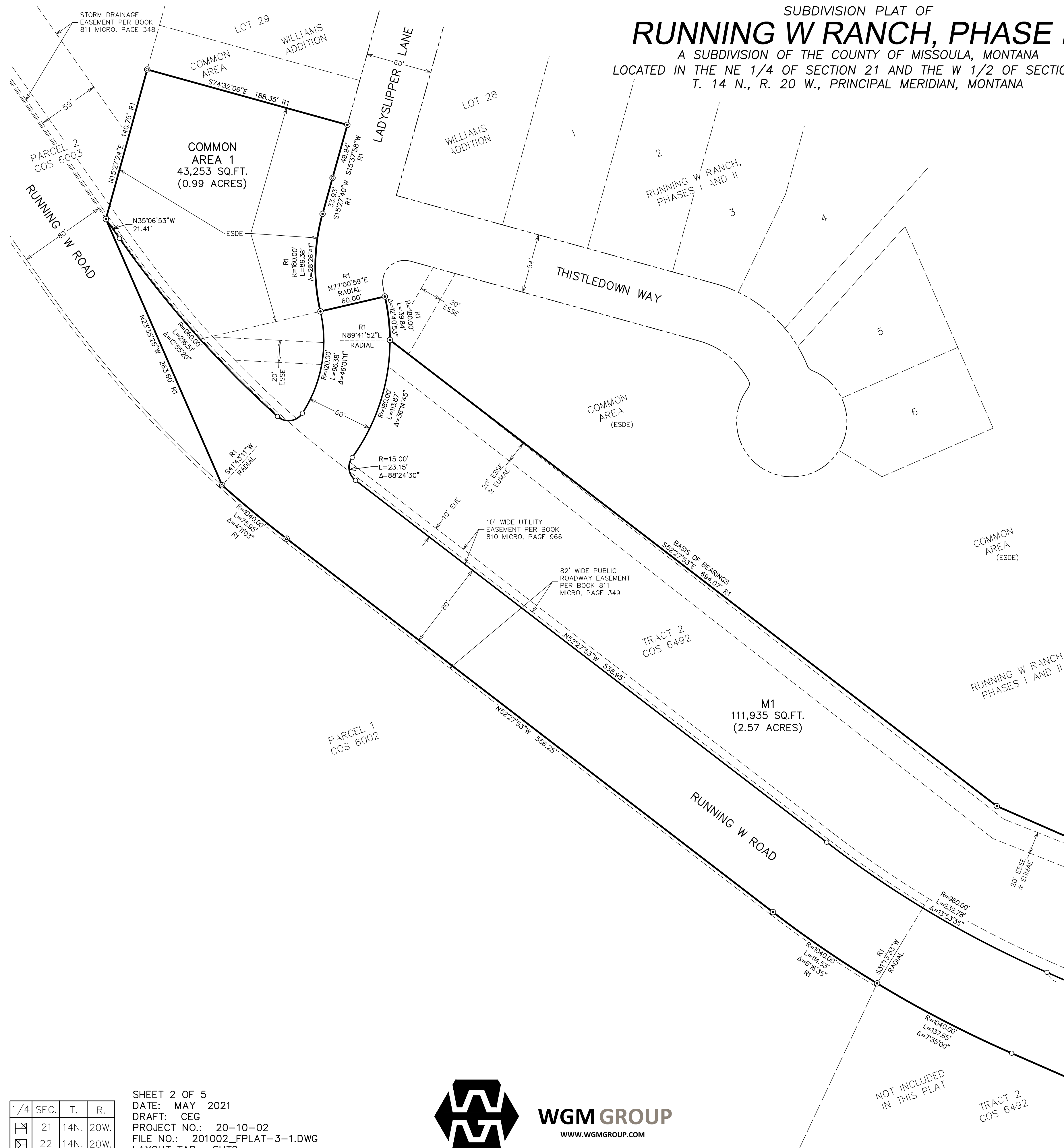


**BASIS OF BEARINGS**  
 CERTIFICATE OF SURVEY NO. 6492

**LEGEND**

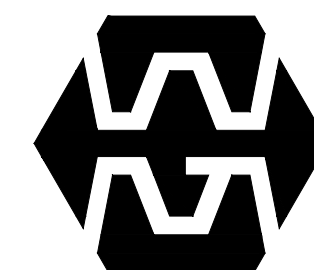
- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
- FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
- ⊗ FOUND 1 in. COPPER CAP IN CONCRETE (WGM GROUP KFA 16734LS)
- ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (G. LARSON 8990ES)
- ⊕ FOUND 1 1/2 in. ALUMINUM CAP (AINSWORTH 2123S)
- UE UTILITY EASEMENT
- EUE EXISTING UTILITY EASEMENT PER RUNNING W RANCH, PHASES I AND II
- ESSE EXISTING PUBLIC SANITARY SEWER EASEMENT PER RUNNING W RANCH, PHASES I AND II
- EWE EXISTING PUBLIC WATER MAIN EASEMENT PER RUNNING W RANCH PHASES I AND II
- ESDE EXISTING PUBLIC STORM DRAINAGE EASEMENT PER RUNNING W RANCH, PHASES I AND II
- EUMAE EXISTING PUBLIC UTILITY MAINTENANCE ACCESS EASEMENT PER RUNNING W RANCH, PHASES I AND II
- ESWE EXISTING PUBLIC SIDEWALK EASEMENT PER RUNNING W RANCH, PHASES I AND II (NOT PLOTTED TO SCALE FOR CLARITY)
- COS CERTIFICATE OF SURVEY
- NTS NOT TO SCALE
- R1 RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 6492, RUNNING W RANCH, PHASES I AND II, AND RUNNING W RANCH, PHASE 2A

NOTE:  
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.



1/4	SEC.	T.	R.
☐	21	14N.	20W.
☐	22	14N.	20W.

SHEET 2 OF 5  
 DATE: MAY 2021  
 DRAFT: CEG  
 PROJECT NO.: 20-10-02  
 FILE NO.: 201002\_FPLAT-3-1.DWG  
 LAYOUT TAB: SHT2



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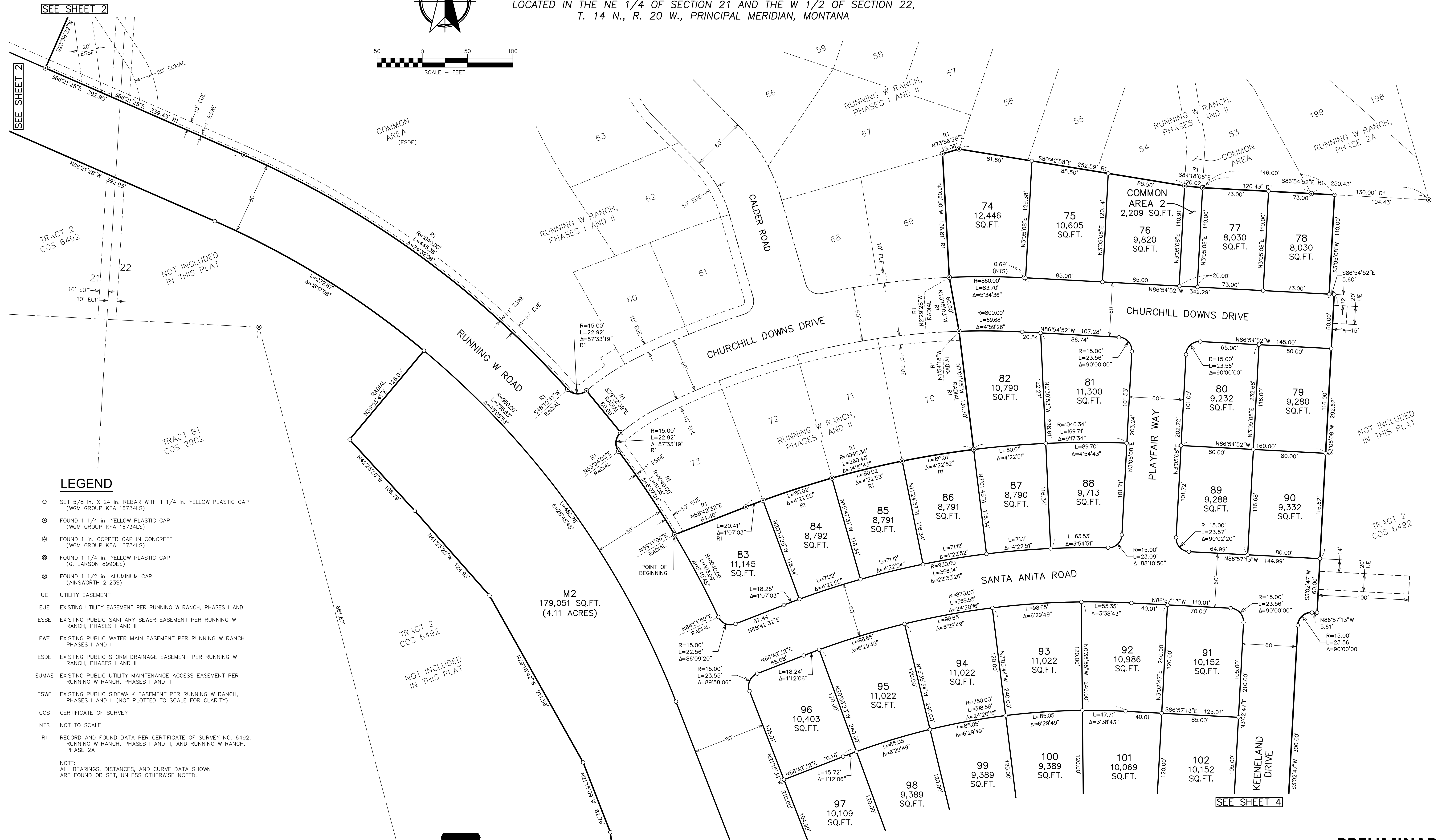
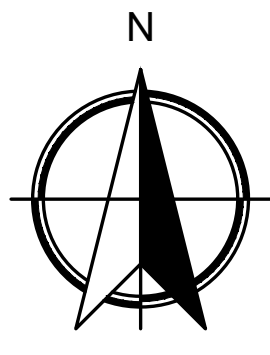
SEE SHEET 3

SEE SHEET 3

**PRELIMINARY**  
 PLOTTED: 5/7/21  
 SAVED: 5/7/21

MISSOULA COUNTY TRACKING #21-\_\_\_\_\_

SUBDIVISION PLAT OF  
**RUNNING W RANCH, PHASE III**  
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE NE 1/4 OF SECTION 21 AND THE W 1/2 OF SECTION 22,  
 T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

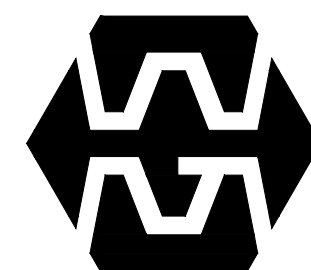


**LEGEND**

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
  - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
  - ⊙ FOUND 1 in. COPPER CAP IN CONCRETE (WGM GROUP KFA 16734LS)
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  - ⊙ FOUND 1 1/2 in. ALUMINUM CAP (AINSWORTH 2123S)
  - UE UTILITY EASEMENT
  - EUE EXISTING UTILITY EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - ESSE EXISTING PUBLIC SANITARY SEWER EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - EWE EXISTING PUBLIC WATER MAIN EASEMENT PER RUNNING W RANCH PHASES I AND II
  - ESDE EXISTING PUBLIC STORM DRAINAGE EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - EUMAE EXISTING PUBLIC UTILITY MAINTENANCE ACCESS EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - ESWE EXISTING PUBLIC SIDEWALK EASEMENT PER RUNNING W RANCH, PHASES I AND II (NOT PLOTTED TO SCALE FOR CLARITY)
  - COS CERTIFICATE OF SURVEY
  - NTS NOT TO SCALE
  - R1 RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 6492, RUNNING W RANCH, PHASES I AND II, AND RUNNING W RANCH, PHASE 2A
- NOTE:  
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

1/4	SEC.	T.	R.
☒	21	14N.	20W.
☒	22	14N.	20W.

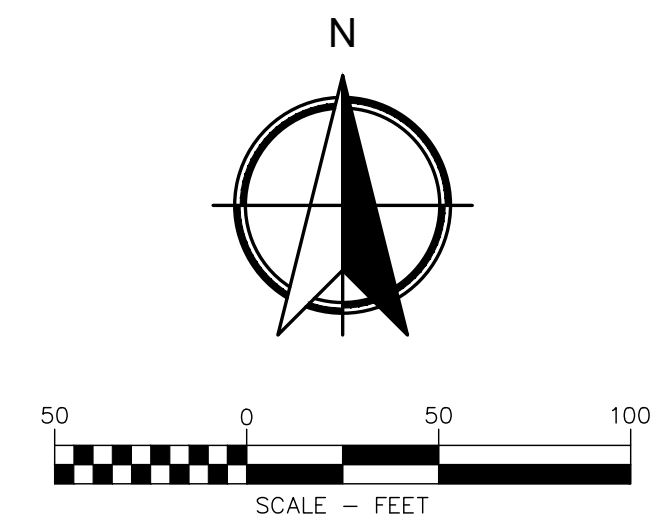
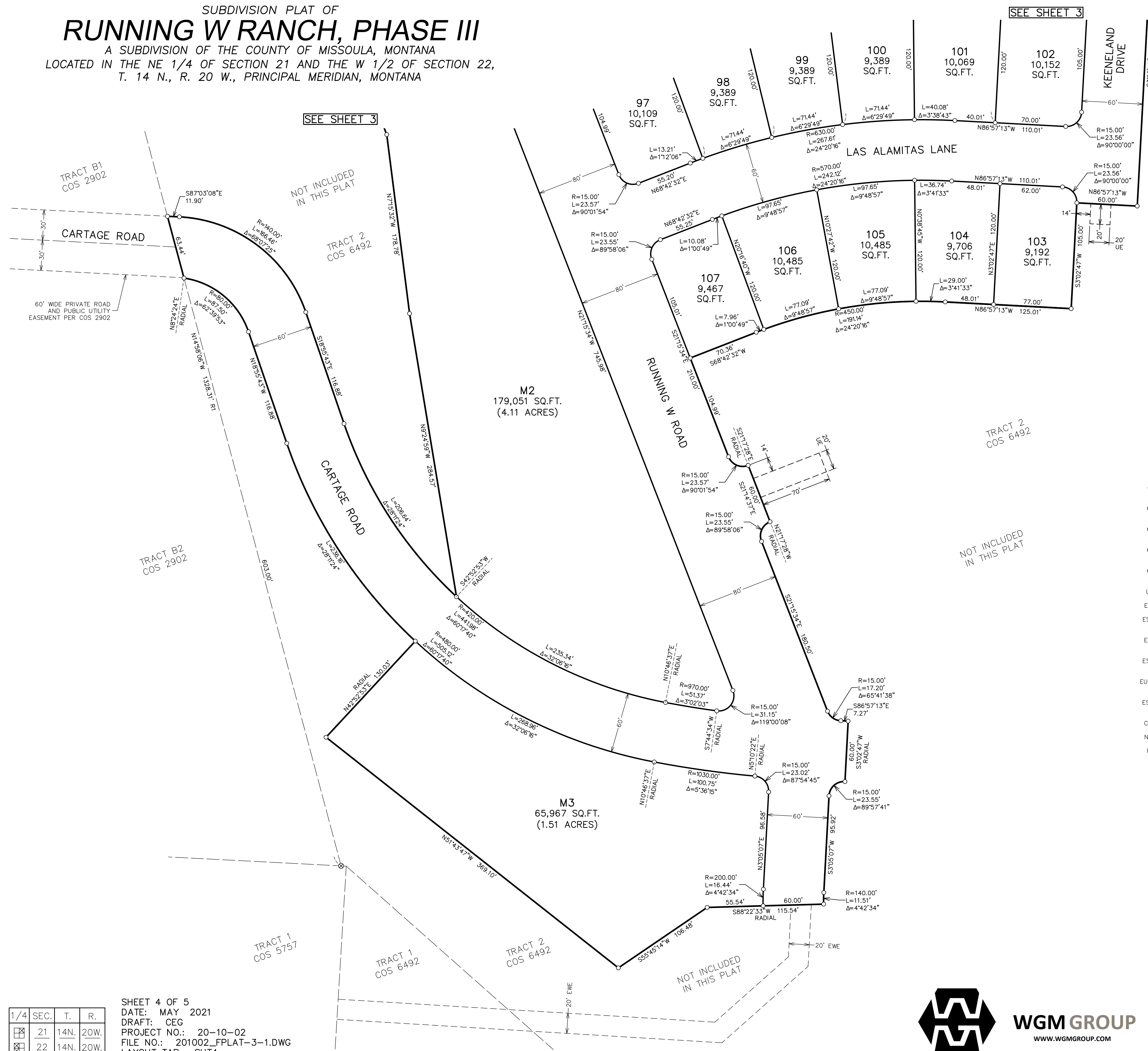
SHEET 3 OF 5  
 DATE: MAY 2021  
 DRAFT: CEG  
 PROJECT NO.: 20-10-02  
 FILE NO.: 201002\_FPLAT-3-1.DWG  
 LAYOUT TAB: SHT3



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**PRELIMINARY**  
 PLOTTED: 5/7/21  
 SAVED: 5/7/21

SUBDIVISION PLAT OF  
**RUNNING W RANCH, PHASE III**  
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE NE 1/4 OF SECTION 21 AND THE W 1/2 OF SECTION 22,  
 T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

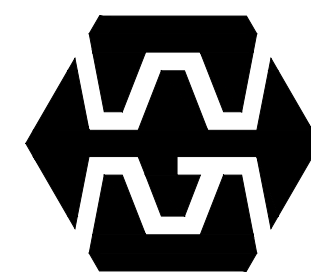


**LEGEND**

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
  - ⊗ FOUND 1 in. COPPER CAP IN CONCRETE (WGM GROUP KFA 16734LS)
  - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (G. LARSON 8990ES)
  - ⊘ FOUND 1 1/2 in. ALUMINUM CAP (AINSWORTH 21235)
  - UE UTILITY EASEMENT
  - EUE EXISTING UTILITY EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - ESSE EXISTING PUBLIC SANITARY SEWER EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - EWE EXISTING PUBLIC WATER MAIN EASEMENT PER RUNNING W RANCH PHASES I AND II
  - ESDE EXISTING PUBLIC STORM DRAINAGE EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - EUMAE EXISTING PUBLIC UTILITY MAINTENANCE ACCESS EASEMENT PER RUNNING W RANCH, PHASES I AND II
  - ESWE EXISTING PUBLIC SIDEWALK EASEMENT PER RUNNING W RANCH, PHASES I AND II (NOT PLOTTED TO SCALE FOR CLARITY)
  - COS CERTIFICATE OF SURVEY
  - NTS NOT TO SCALE
  - R1 RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 6492, RUNNING W RANCH, PHASES I AND II, AND RUNNING W RANCH, PHASE 2A
- NOTE:  
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

1/4	SEC.	T.	R.
☒	21	14N.	20W.
☒	22	14N.	20W.

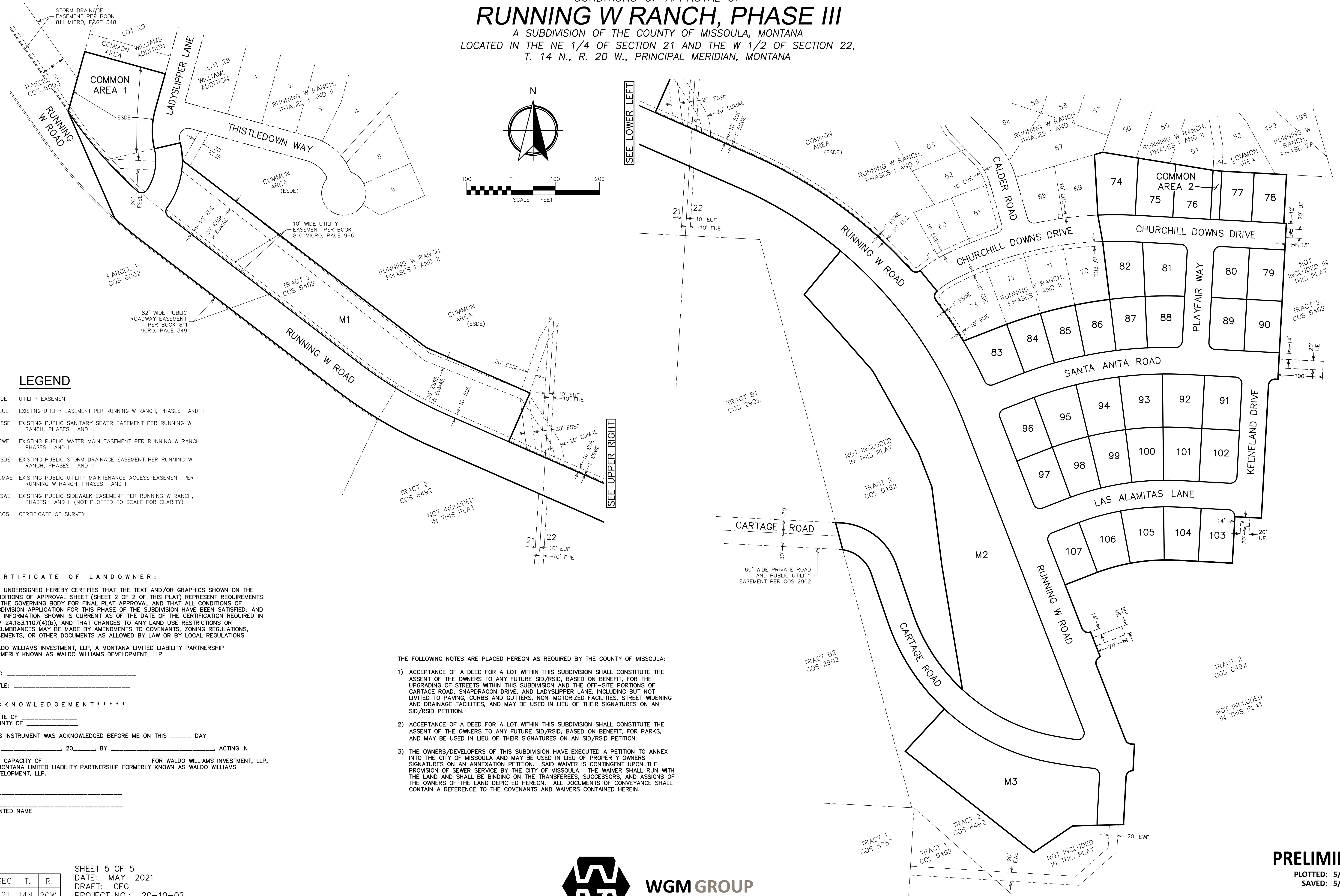
SHEET 4 OF 5  
 DATE: MAY 2021  
 DRAFT: CEG  
 PROJECT NO.: 20-10-02  
 FILE NO.: 201002\_FPLAT-3-1.DWG  
 LAYOUT TAB: SHT4



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**PRELIMINARY**  
 PLOTTED: 5/7/21  
 SAVED: 5/7/21

CONDITIONS OF APPROVAL OF  
**RUNNING W RANCH, PHASE III**  
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE NE 1/4 OF SECTION 21 AND THE W 1/2 OF SECTION 22,  
 T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



**LEGEND**

- UE UTILITY EASEMENT
- EUE EXISTING UTILITY EASEMENT PER RUNNING W RANCH, PHASES I AND II
- ESSE EXISTING PUBLIC SANITARY SEWER EASEMENT PER RUNNING W RANCH, PHASES I AND II
- EWE EXISTING PUBLIC WATER MAIN EASEMENT PER RUNNING W RANCH PHASES I AND II
- ESDE EXISTING PUBLIC STORM DRAINAGE EASEMENT PER RUNNING W RANCH, PHASES I AND II
- EUMAE EXISTING PUBLIC UTILITY MAINTENANCE ACCESS EASEMENT PER RUNNING W RANCH, PHASES I AND II
- ESWE EXISTING PUBLIC SIDEWALK EASEMENT PER RUNNING W RANCH, PHASES I AND II (NOT PLOTTED TO SCALE FOR CLARITY)
- COS CERTIFICATE OF SURVEY

**CERTIFICATE OF LANDOWNER:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2 OF THIS PLAT) REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED; AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

WALDO WILLIAMS INVESTMENT, LLP, A MONTANA LIMITED LIABILITY PARTNERSHIP FORMERLY KNOWN AS WALDO WILLIAMS DEVELOPMENT, LLP

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT\*\*\*\*\***

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, ACTING IN  
 THE CAPACITY OF \_\_\_\_\_ FOR WALDO WILLIAMS INVESTMENT, LLP,  
 A MONTANA LIMITED LIABILITY PARTNERSHIP FORMERLY KNOWN AS WALDO WILLIAMS  
 DEVELOPMENT, LLP.

SS \_\_\_\_\_

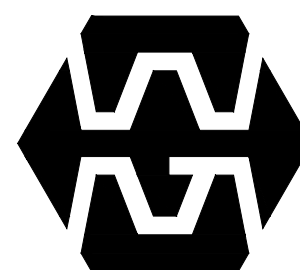
PRINTED NAME \_\_\_\_\_

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

- 1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID/RSID, BASED ON BENEFIT, FOR THE UPGRADING OF STREETS WITHIN THIS SUBDIVISION AND THE OFF-SITE PORTIONS OF CARTAGE ROAD, SNAPDRAGON DRIVE, AND LADYSUPPER LANE, 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 SID/RSID PETITION.
- 2) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID/RSID, BASED ON BENEFIT, FOR PARKS, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN SID/RSID PETITION.
- 3) THE OWNERS/DEVELOPERS OF THIS SUBDIVISION HAVE EXECUTED A PETITION TO ANNEX INTO THE CITY OF MISSOULA AND MAY BE USED IN LIEU OF PROPERTY OWNERS SIGNATURES ON AN ANNEXATION PETITION. SAID WAIVER IS CONTINGENT UPON THE PROVISION OF SEWER SERVICE BY THE CITY OF MISSOULA. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND DEPICTED HEREON. ALL DOCUMENTS OF CONVEYANCE SHALL CONTAIN A REFERENCE TO THE COVENANTS AND WAIVERS CONTAINED HEREIN.

1/4	SEC.	T.	R.
☑	21	14N.	20W.
☑	22	14N.	20W.

SHEET 5 OF 5  
 DATE: MAY 2021  
 DRAFT: CEG  
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PLOTTED: 5/7/21  
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