CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREAS, AND STREETS AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION : PERIMETER

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 6492, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND THE WEST HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 73 OF RUNNING W RANCH, PHASES I AND II, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE ALONG THE SOUTHEASTERLY, NORTHEASTERLY, AND SOUTHERLY LINES OF SAID RUNNING W RANCH, PHASES I AND II AND THE SOUTHERLY LINE OF LOT 199 OF RUNNING W RANCH, PHASE 2A, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, THE FOLLOWING NINE (9) COURSES: 1) N 68°42'32" E, 84.40 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1046.34 FEET; 2) NORTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 1415'43", AN ARC LENGTH OF 260.46 FEET; 3) N 07°01'45" W, 131.70 FEET; 4) N 1015'03" W, 60.60 FEET; 5) N 03°09'00" W, 136.81 FEET; 6) N 73°56'28" E, 19.06 FEET; 7) S 80'42'58" E, 252.59 FEET; 8) S 84'18'05" E, 20.02 FEET; 9) S 86'54'52" E, 146.00 FEET; THENCE S 03'05'08" W, 110.00 FEET; THENCE S 86'54'52" E, 5.60 FEET; THENCE S 03'05'08" W, 292.62 FEET; THENCE S 03'02'47" W, 60.00 FEET; THENCE N 86'57'13" W, 5.61 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", AN ARC LENGTH OF 23.56 FEET; THENCE S 03'02'47" W, 300.00 FEET; THENCE N 86'57'13" W, 60.00 FEET; THENCE S 03'02'47" W, 105.00 FEET; THENCE N 86'57'13" W, 125.01 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24'20'16", AN ARC LENGTH OF 191.14 FEET; THENCE S 68'42'32" W, 70.36 FEET; THENCE S 21'15'34" E, 104.99 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°01'54", AN ARC LENGTH OF 23.57 FEET; THENCE S 21°14'37" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 21"17'28" W; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89'58'06", AN ARC LENGTH OF 23.55 FEET; THENCE S 21'15'34" E, 180.50 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 65'41'38", AN ARC LENGTH OF 17.20 FEET; THENCE S 86'57'13" E, 7.27 FEET; THENCE S 03'02'47" W, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 03'02'47" W; THENCE SOUTHWESTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89'57'41", AN ARC LENGTH OF 23.55 FEET; THENCE S 03'05'07" W, 95.92 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 4*42'34", AN ARC LENGTH OF 11.51 FEET; THENCE S 88°22'33" W, 115.54 FEET; THENCE S 55°45'14" W, 106.48 FEET; THENCE N 51°43'47" W, 369.10 FEET; THENCE N 42°52'53" E, 130.03 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 480.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS S 42°52'53" E; THENCE NORTHWESTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 28°11'24", AN ARC LENGTH OF 236.16 FEET; THENCE N 18'55'43" W, 116.88 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 62'39'53", AN ARC LENGTH OF 87.50 FEET TO A POINT ON THE NORTHEASTERLY LINE OF CERTIFICATE OF SURVEY NO. 2902, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE N 14'58'06" W ALONG LAST SAID NORTHEASTERLY LINE, 63.44 FEET; THENCE S 87'03'08" E, 11.90 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 68'07'25", AN ARC LENGTH OF 166.46 FEET; THENCE S 18'55'43" E, 116.88 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 28'11'24", AN ARC LENGTH OF 206.64 FEET; THENCE N 09'24'59" W, 284.57 FEET; THENCE N 07'15'32" W, 178.78 FEET; THENCE N 21'15'09" W, 82.76 FEET; THENCE N 29"16'42" W, 211.56 FEET; THENCE N 41"23'25" W, 124.93 FEET; N 42"25'50" W, 106.79 FEET; THENCE N 39"55'41" E, 128.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 960.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 39'55'41" E; THENCE NORTHWESTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 16"17'08", AN ARC LENGTH OF 272.87 FEET; THENCE N 66"21'28" W, 392.95 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET; THENCE NORTHWESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 7'35'00", AN ARC LENGTH OF 137.65 FEET TO THE MOST EASTERLY CORNER OF CERTIFICATE OF SURVEY NO. 6002, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE ALONG THE NORTHEASTERLY LINES OF SAID CERTIFICATE OF SURVEY NO. 6002 AND CERTIFICATE OF SURVEY NO. 6003, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, THE FOLLOWING FIVE COURSES: 1) NORTHWESTERLY CONTINUING ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 6'18'35", AN ARC LENGTH OF 114.53 FEET; 2) N 52'27'53" W, 556.25 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET; 3) NORTHWESTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 4"11'03", AN ARC LENGTH OF 75.95 FEET; 4) N 23*35'25" W, 263.60 FEET; 5) N 15*27'24" E, 140.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE MOST SOUTHERLY COMMON AREA OF WILLIAMS ADDITION, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; THENCE S 74*32'06" E ALONG THE SOUTHERLY LINE OF SAID COMMON AREA, 188.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LADYSLIPPER LANE; THENCE ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF LADYSLIPPER LANE THE FOLLOWING FOUR (4) COURSES: 1) S 15'37'58" W, 49.94 FEET; 2) S 15'27'40" W, 33.93 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 180.00 FEET; 3) SOUTHERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 28'26'41", AN ARC LENGTH OF 89.36 FEET; 4) N 77'00'59" E, 60.00 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID RUNNING W RANCH, PHASES I AND II, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 77'00'59" E; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID RUNNING W RANCH, PHASES I AND II THE FOLLOWING NINE (9) COURSES: 1) SOUTHEASTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12'40'53", AN ARC LENGTH OF 39.84 FEET; 2) S 52'27'53" E, 694.07 FEET; 3) S 66'21'28" E, 255.87 FEET; 4) S 23'38'32" W, 120.00 FEET; 5) S 66'21'28" E, 239.43 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1040.00 FEET; 6) SOUTHEASTERLY ALONG LAST SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24'32'08", AN ARC LENGTH OF 445.36 FEET TO A POINT ON A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS S 4810'41" W: 7) SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 87'33'19", AN ARC LENGTH OF 22.92 FEET; 8) S 39'22'39" E, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 39'22'39" W; 9) SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87'33'19", AN ARC LENGTH OF 22.92 FEET TO A POINT ON A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1040.00 FEET, A RADIAL LINE TO LAST SAID POINT BEARS N 53'04'02" E; THENCE SOUTHEASTERLY ALONG LAST SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 6'07'04", AN ARC LENGTH OF 111.05 FEET TO THE POINT OF BEGINNING; CONTAINING 26.92 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT.

THE ABOVE TRACT IS TO BE KNOWN AND DESIGNATED AS RUNNING W RANCH, PHASE III; AND THE LANDS INCLUDED IN ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE LANDS INCLUDED IN THE COMMON AREAS ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE RUNNING W RANCH HOMEOWNERS ASSOCIATION.

FURTHERMORE, THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL, AS REQUIRED BY THE REVIEWING AGENCY, THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR AS OTHERWISE STATED.

FURTHERMORE, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT. AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHERMORE, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS, PURSUANT TO 76-3-507, MCA, SECURE THE FUTURE CONSTRUCTION ON ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED.

FURTHERMORE, THE UNDERSIGNED CERTIFY THAT THE PARKLAND REQUIREMENT HAS BEEN MET ON PREVIOUS FILED PLATS.

THE UNDERSIGNED HEREBY GRANT UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, 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 (INCLUDING THOSE AREAS LYING OUTSIDE OF AND ADJACENT TO THE EXTERIOR BOUNDARY OF THIS SUBDIVISION) DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER. WALDO WILLIAMS INVESTMENT, LLP, A MONTANA LIMITED LIABILITY PARTNERSHIP

FORMERLY KNOWN AS WALDO WILLIAMS DEVELOPMENT, LLP

BY: _____ TITLE: _____

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 _____, 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

SURVEY COMMISSIONED BY: ASJ LLC

1/4	SEC.	T.	R.
R	21	1 <u>4N</u> .	2 <u>0W</u> .
	22	1 <u>4N</u> .	2 <u>0W</u> .

SHEET 1 OF 5 DATE: MAY 2021 DRAFT: CEG PROJECT NO.: 20-10-02 FILE NO.: 201002_FPLAT-3-1.DWG LAYOUT TAB: SHT1

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

SURVEYOR'S CERTIFICATE****

I, KIRK F. ADKINS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 16734LS, HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS 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.

KIRK F. ADKINS, P.L.S. MONTANA LICENSE NO. 16734LS FOR WGM GROUP, INC. UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND DATE

CANNOT BE RELIED UPON IN WHOLE OR PART.

AREAS

LOT AREA COMMON AREA STREET AREA	=	1.04	ACRES	(45,462	SQ.FT.)
TOTAL AREA	=	 26.92	ACRES	(1,172,724	SQ.FT.)

OWNER

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





MISSOULA COUNTY TRACKING #21-____

PRELIMINARY

COMMISSIONER A T T E S T * * * * * CLERK AND RECORDER MISSOULA COUNTY, MONTANA

CERTIFICATE OF COUNTY COMMISSIONERS WE, THE BOARD OF COUNTY COMMISSIONERS FOR MISSOULA COUNTY, MONTANA, DO HEREBY

APPROVE THIS PLAT IN THE PUBLIC INTEREST AND IT SO APPEARING THAT IT IS IN THE PUBLIC

___, 20____.

INTEREST TO ACCEPT AND APPROVE FOR THE PUBLIC, ALL STREET RIGHTS-OF-WAY AND UTILITY

COMMISSIONER

DATED THIS _____ DAY OF _____, 20____, COUNTY ATTORNEY

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.

COUNTY ATTORNEY OF MISSOULA COUNTY,

CERTIFICATE OF COUNTY ATTORNEY

EASEMENTS WITHIN SAID TRACT.

DATE: ____

DATE:

MISSOULA COUNTY -DEPARTMENT OF PUBLIC WORKS

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

CERTIFICATE OF EXAMINING LAND SURVEYOR

EXAMINED & APPROVED****

DATED THIS _____ DAY OF _____, 20____.

CERTIFICATE OF COMMUNITY AND PLANNING SERVICES

DATED THIS _____ DAY OF _____, 20____.

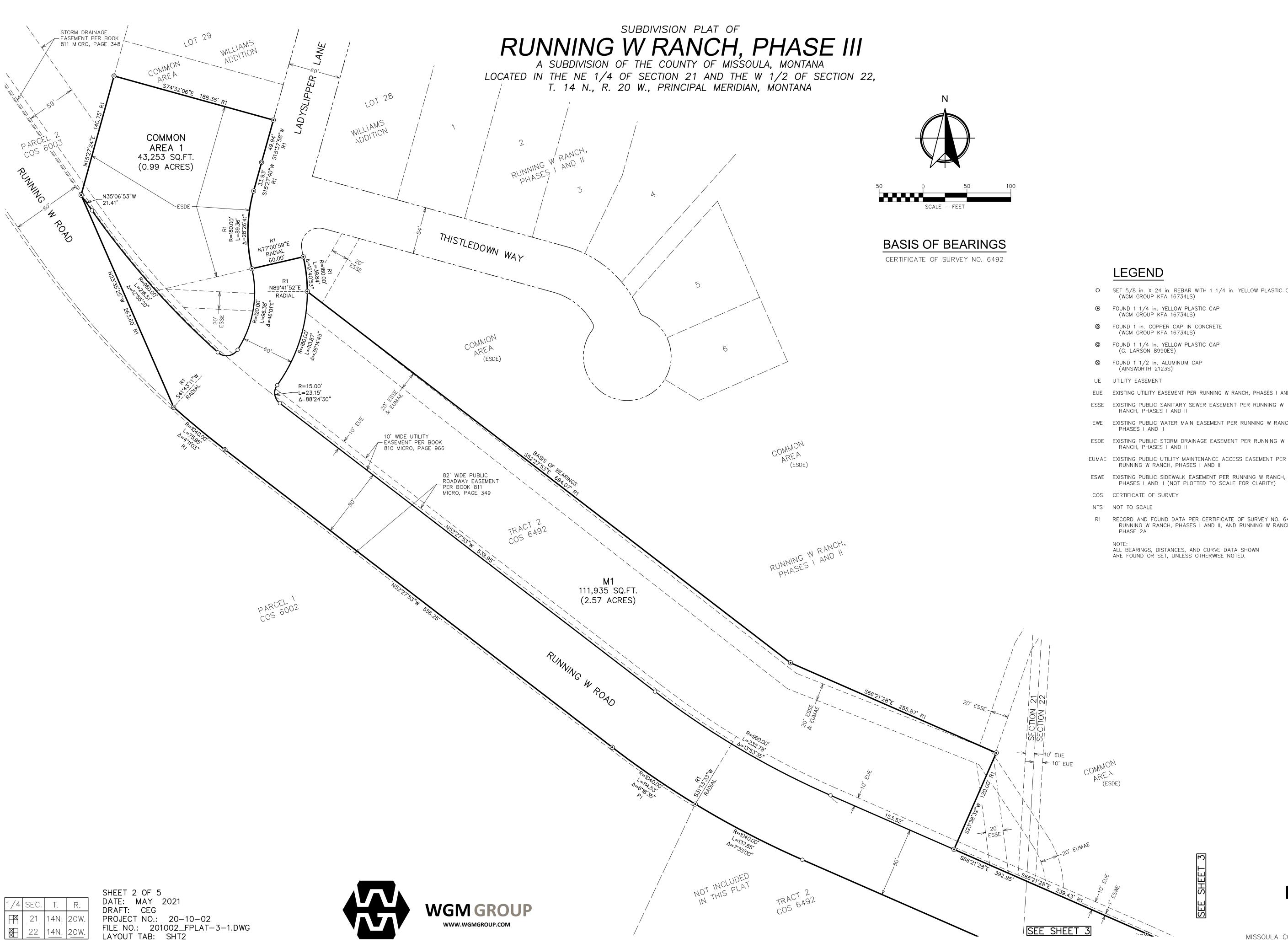
DATED THIS _____ DAY OF _____, 20____,

COUNTY COMMISSIONERS IN AND FOR MISSOULA COUNTY, MONTANA

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

COMMUNITY AND PLANNING SERVICES

CITY/COUNTY HEALTH DEPARTMENT



1/4	SEC.	T.	R.
H	_21	1 <u>4N</u> .	2 <u>0W</u> .
	22	1 <u>4N</u> .	2 <u>0W</u> .

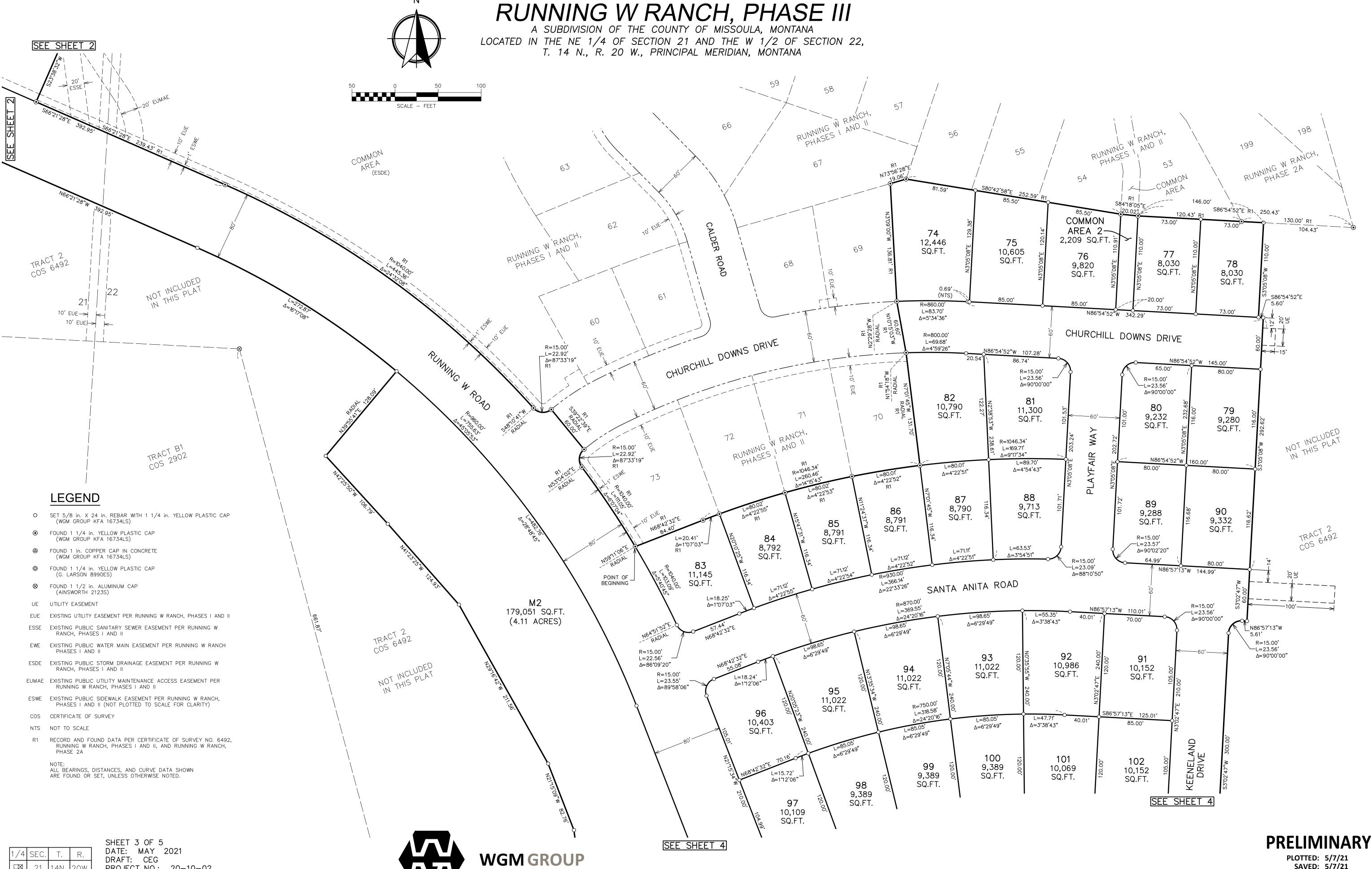


- O SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
- FOUND 1 1/4 in. YELLOW PLASTIC CAP

- EUE EXISTING UTILITY EASEMENT PER RUNNING W RANCH, PHASES I AND II
- ESSE EXISTING PUBLIC SANITARY SEWER EASEMENT PER RUNNING W
- EWE EXISTING PUBLIC WATER MAIN EASEMENT PER RUNNING W RANCH
- 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
- PHASES I AND II (NOT PLOTTED TO SCALE FOR CLARITY)
- R1 RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 6492, RUNNING W RANCH, PHASES I AND II, AND RUNNING W RANCH, PHASE 2A



MISSOULA COUNTY TRACKING #21-____



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PROJECT NO.: 20-10-02 FILE NO.: 201002_FPLAT-3-1.DWG LAYOUT TAB: SHT3

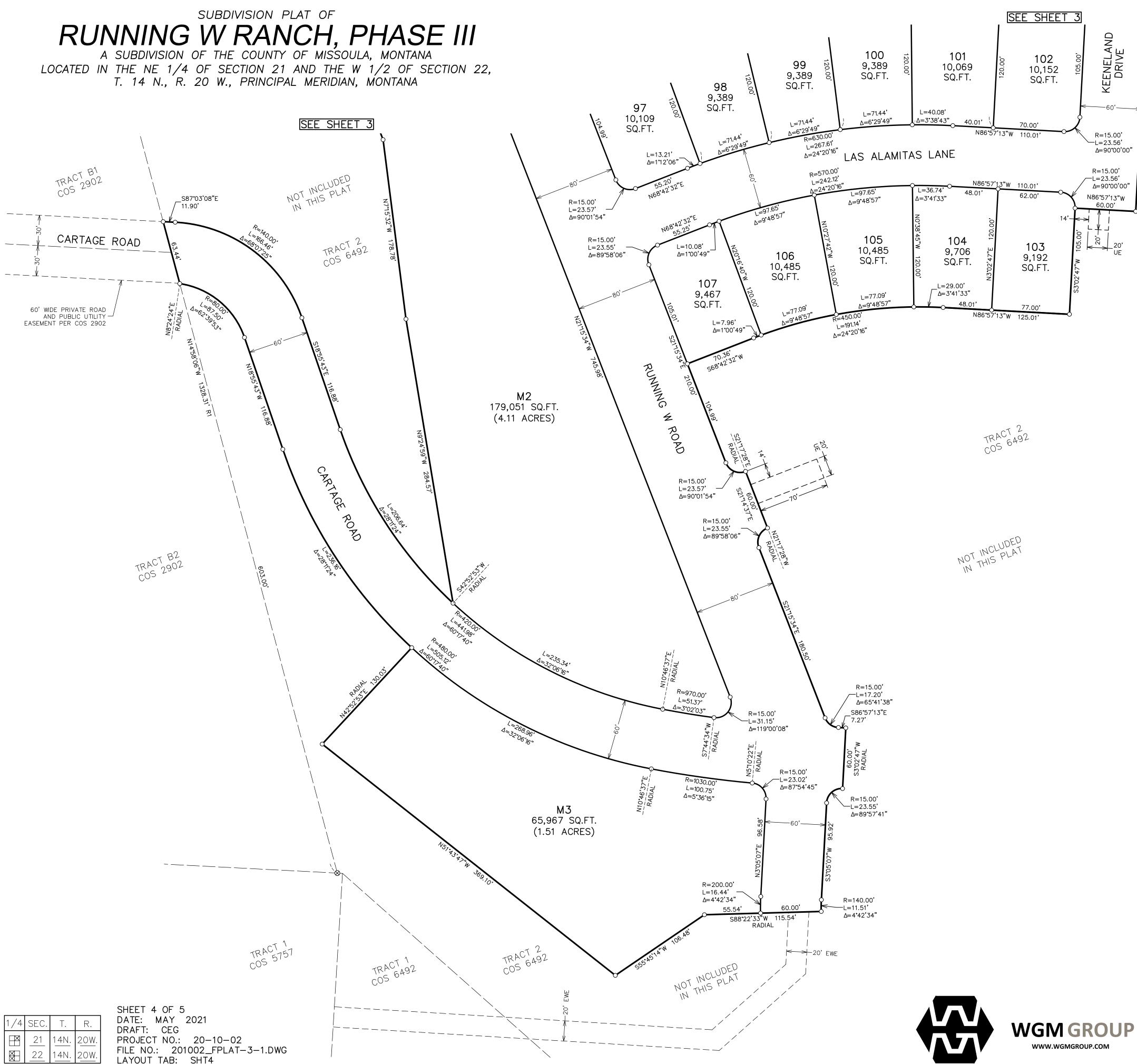
SUBDIVISION PLAT OF

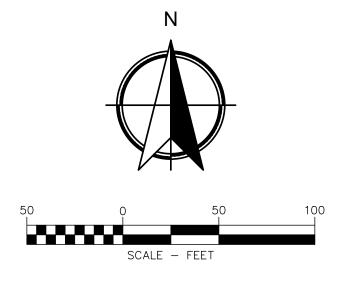
WWW.WGMGROUP.COM

SAVED: 5/7/21

MISSOULA COUNTY TRACKING #21-____

RUNNING W RANCH, PHASE III A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA



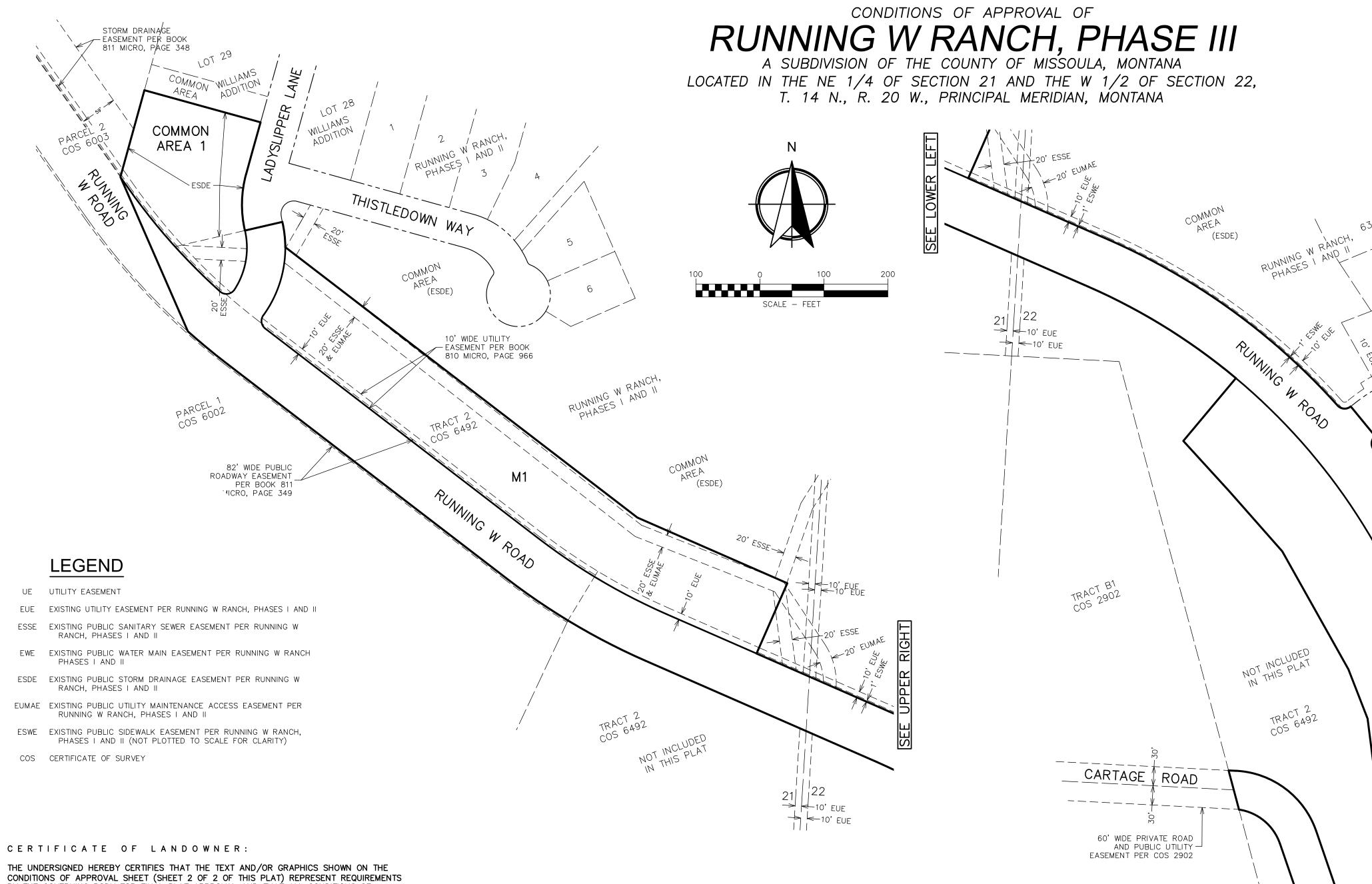


LEGEND

- O 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.



MISSOULA COUNTY TRACKING #21-____



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:	
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

__, ACTING IN OF _____, 20____, BY _____ THE CAPACITY OF _ FOR WALDO WILLIAMS INVESTMENT, LLP, A MONTANA LIMITED LIABILITY PARTNERSHIP FORMERLY KNOWN AS WALDO WILLIAMS DEVELOPMENT, LLP.

SS_____

PRINTED NAME

1/4	SEC.	Τ.	R.
	_21	14N.	2 <u>0W</u> .
	22	1 <u>4N</u> .	2 <u>0W</u> .

SHEET 5 OF 5 DATE: MAY 2021 DRAFT: CEG PROJECT NO.: 20-10-02 FILE NO.: 201002_FPLAT-3-2.DWG LAYOUT TAB: SHT5

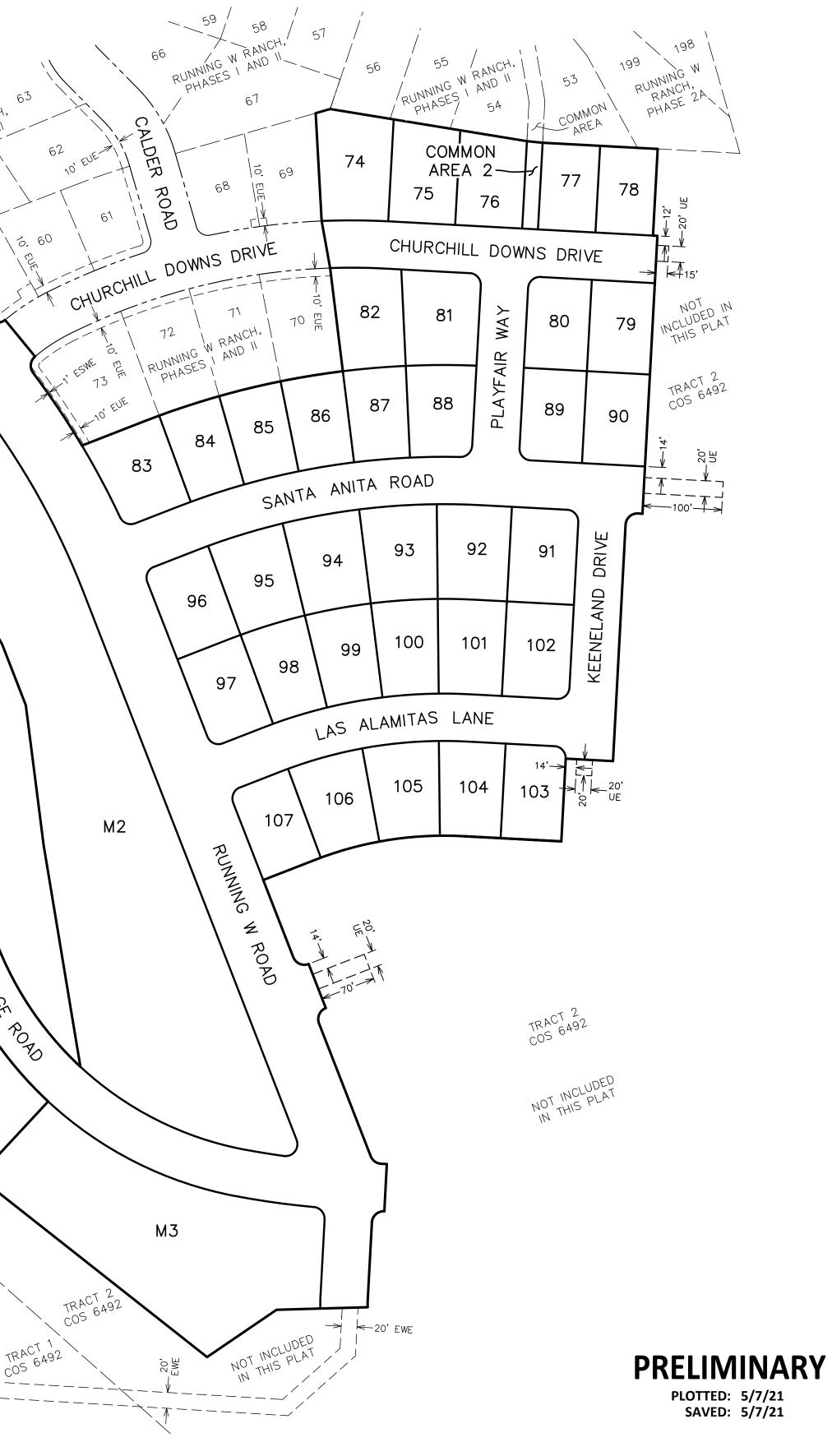
THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE COUNTY OF MISSOULA:

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 LADYSLIPPER 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 TRANSFEREES, 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.





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TRACT B2 COS 2902

TRACT 1 COS 5757

R

ACE

ROND

TRAC COS 6492

MISSOULA COUNTY TRACKING #21-00453