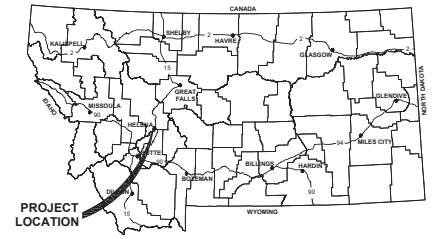


# WEST SIDE WOODS SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTH 1/2 OF SECTION 23, AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 4 WEST P.M.M., LEWIS AND CLARK COUNTY, MONTANA



## PURPOSE

Subdivision of the SW1/4 of the SW1/4 of Section 23, Township 10 North, Range 4 West, P.M.M., together with a tract of land being Portion A, located in Block 307 of the Bellevue Addition as shown on the Amended Plat filed under Doc. No. 3310725. Excepting therefrom Certificate of Survey filed under Doc. No. 462306-T, and Deed of Highway Right of Way recorded in Book 241 of Deeds, page 177, and Blocks 4, 5, 6, and 9 of Highland Park in Lewis and Clark County, Montana, as shown on the Retracement Survey filed under Doc. No. 3339312 in 108 lots.

## OWNERS OF TRACTS

Portion A, Doc. No. 310725: Estate of William Whyte Blocks 4, 5, 6, and 9 of Highland Park: William Whyte Jr.

## LOT AREA INFORMATION

Total Number of Residential Lots = 92  
 Total Number of Open Space Lots = 4  
 Total Number of Multi Family Lots = 4  
 Total Number of Condo Units = 80  
 Total Area of Open Space Lots = 13.18 acres  
 Total Area of Residential/Multi Family Lots = 39.37 acres  
 Total Area of Right-of-Way = 6.30 acres  
 Total Area of Development = 58.85 acres

## PHYSICAL AND LEGAL ACCESS

Brakeman Court, Brakeman Avenue, Lee Drive, Lee Court, Livezey Avenue, Livezey Court, Flowerree Court, and Crowley Court provide legal and physical access to all lots within the subdivision from Hauser Boulevard and Park Drive.

## LEGAL DESCRIPTION WEST SIDE SUBDIVISION

Parcel 1: The SW1/4 of the SW1/4 of Section 23, Township 10 North, Range 4 West, P.M.M., Lewis and Clark County Montana. Together with a tract of land being Portion A, located in Block 307 of the Bellevue Addition as shown on the Amended Plat filed under Doc. No. 3310725. Excepting therefrom Certificate of Survey filed under Doc. No. 462306-T, and Deed of Highway Right of Way recorded in Book 241 of Deeds, page 177.

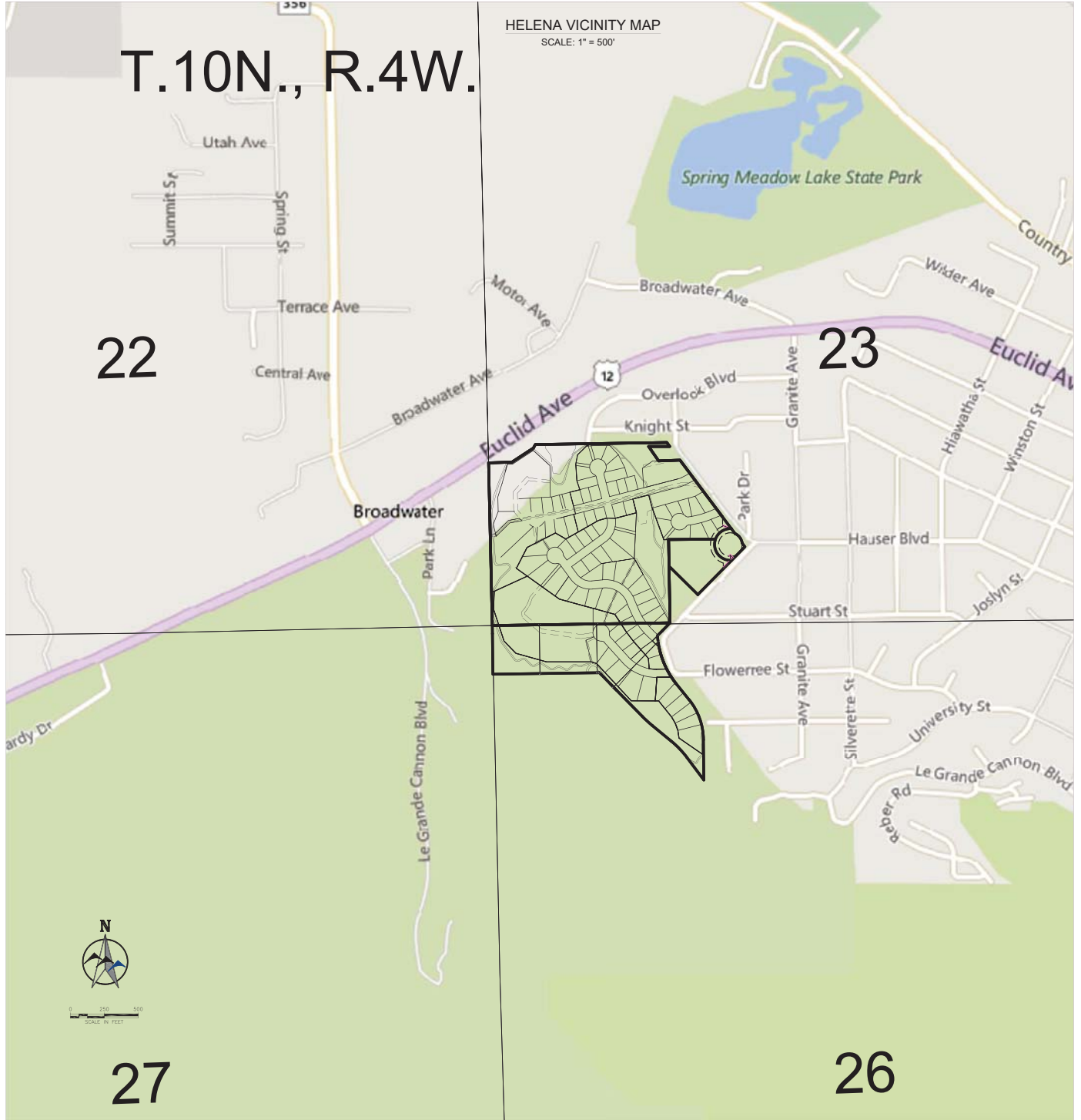
Parcel 2: Blocks 4, 5, 6, and 9 of Highland Park in Section 26, Township 10 North, Range 4 West, P.M.M. in Lewis and Clark County as shown on the Retracement file under Doc. No. 3339312.

## ROAD AND RIGHT-OF-WAY ABANDONMENTS

Existing road right of ways in Parcel 2 will be abandoned prior to platting. Roads include 300' of West View Avenue, 300' of East View Avenue, 1282' of Highland Boulevard, 495' of Toboggan Avenue. Also to be abandoned but not in Parcel 2 is Circle Drive.

## EASEMENTS

- Right of Way Easement to the Mountain States Telephone and Telegraph Company, recorded in Book 103, page 177. This is a blanket type easement that can not be depicted on the plat.
- Right of Way Easement to the Mountain States Telephone and Telegraph Company, recorded in Book 103 Deeds, page 179. This is a blanket type easement that can not be depicted on the plat.
- Right of Way Easement to William W. Staplin, recorded in Book 108 Deeds, page 44. This is a blanket type easement that can not be depicted on the plat.
- Right of Way Easements to The Montana Power Company, recorded in Book 269 Deeds, page 673. This is a blanket type easement that can not be depicted on the plat.
- Easement recorded in Book 273 Deeds, page 601 grants an easement to the City of Helena for the 24 inch waterline (shown on plat) crossing the SW1/4 of the SW1/4 of Section 23, Township 10 North, Range 4 West, P.M.M.
- Subject to an easement as set forth in Quit Claim Deed recorded Oct. 2, 1985 in M Book 6 of Records, page 141 (Shown on plat).
- Easement recorded June 1, 1981 in M Book 1 of Records, page 9795. This blanket type easement can no be depicted on the plat.
- Right of Way Easement to Helena Water Works Co., recorded in Book 58 Deeds, page 572. This easement does not affect the proposed subdivision and is not shown on the plat.
- Right of Way Easement to Helena Water Co., recorded in Book 58 Deeds, page 574. This easement does not affect the proposed subdivision and is not shown on the plat.



| Curve # | Length | Radius | Delta     | CHRD BRNG   | CHRD LENGTH |
|---------|--------|--------|-----------|-------------|-------------|
| C1      | 45.87  | 147.00 | 17°32'50" | S58°12'44"W | 45.69       |
| C2      | 86.39  | 147.00 | 33°40'20" | S32°26'09"W | 85.15       |
| C3      | 4.81   | 680.20 | 0°24'19"  | N68°20'40"E | 4.81        |
| C4      | 74.90  | 680.20 | 6°18'32"  | N71°42'05"E | 74.86       |
| C5      | 81.98  | 680.20 | 6°54'18"  | N78°16'30"E | 81.93       |
| C6      | 19.07  | 680.20 | 1°36'22"  | N82°33'50"E | 19.07       |
| C7      | 12.71  | 14.00  | 52°01'24" | N57°21'19"E | 12.28       |
| C8      | 97.64  | 62.00  | 90°13'51" | N76°27'32"E | 87.86       |
| C9      | 20.09  | 62.00  | 18°33'49" | S49°08'38"E | 20.00       |
| C10     | 53.13  | 62.00  | 49°09'45" | S15°18'51"E | 51.52       |
| C11     | 26.94  | 62.00  | 24°53'58" | S21°41'01"W | 26.73       |
| C12     | 92.04  | 62.00  | 85°03'38" | N76°39'49"E | 83.82       |
| C13     | 23.05  | 62.00  | 21°18'14" | N50°09'15"W | 22.92       |
| C14     | 14.05  | 14.00  | 57°30'07" | N68°18'11"W | 13.47       |
| C15     | 32.65  | 620.20 | 3°01'00"  | S81°29'15"W | 32.65       |
| C16     | 101.62 | 620.20 | 9°23'17"  | S75°17'07"W | 101.51      |
| C17     | 26.52  | 620.20 | 2°26'58"  | S69°21'59"W | 26.51       |
| C18     | 44.04  | 205.00 | 12°18'27" | N69°17'44"E | 43.95       |
| C19     | 17.25  | 180.00 | 5°29'32"  | S11°48'16"E | 17.25       |
| C20     | 20.24  | 180.00 | 6°26'38"  | S05°50'11"E | 20.23       |
| C21     | 64.96  | 180.00 | 20°40'38" | S07°43'27"W | 64.61       |
| C22     | 42.14  | 180.00 | 13°24'51" | S24°46'12"W | 42.05       |
| C23     | 57.88  | 180.00 | 18°25'25" | S40°41'20"W | 57.63       |
| C24     | 12.19  | 180.00 | 3°52'47"  | S51°50'26"W | 12.19       |
| C25     | 35.52  | 120.00 | 16°57'36" | S44°41'58"E | 35.39       |
| C26     | 88.56  | 120.00 | 42°17'09" | S74°19'21"E | 86.57       |
| C27     | 2.15   | 230.00 | 0°32'06"  | S84°48'08"W | 2.15        |

| Curve # | Length | Radius | Delta     | CHRD BRNG   | CHRD LENGTH |
|---------|--------|--------|-----------|-------------|-------------|
| C28     | 81.23  | 230.00 | 20°14'11" | N84°48'44"W | 80.81       |
| C29     | 67.01  | 230.00 | 16°41'36" | N68°20'51"W | 66.77       |
| C30     | 55.83  | 230.00 | 13°54'32" | N51°02'47"W | 55.70       |
| C31     | 63.49  | 230.00 | 15°48'57" | N36°11'03"W | 63.29       |
| C32     | 20.44  | 230.00 | 5°05'29"  | N25°43'50"W | 20.43       |
| C33     | 55.48  | 470.00 | 6°45'50"  | S26°34'00"E | 55.45       |
| C34     | 72.70  | 470.00 | 8°51'45"  | S34°22'48"E | 72.63       |
| C35     | 19.77  | 120.00 | 9°28'23"  | S43°31'52"E | 19.75       |
| C36     | 28.74  | 120.00 | 13°43'19" | S55°06'44"E | 28.67       |
| C37     | 39.11  | 180.00 | 12°28'51" | S55°44'58"E | 39.03       |
| C38     | 33.66  | 180.00 | 10°42'51" | S44°10'06"E | 33.61       |
| C39     | 45.45  | 530.00 | 4°54'48"  | S36°21'17"E | 45.44       |
| C40     | 73.30  | 530.00 | 7°55'28"  | S29°56'08"E | 73.25       |
| C41     | 25.80  | 530.00 | 2°47'19"  | S24°34'45"E | 25.79       |
| C42     | 109.50 | 170.00 | 36°54'21" | N41°38'16"W | 107.62      |
| C43     | 104.96 | 170.00 | 35°22'29" | N77°46'41"W | 103.30      |
| C44     | 26.62  | 180.00 | 8°28'19"  | N88°46'14"E | 26.59       |
| C45     | 84.72  | 180.00 | 26°58'05" | S73°30'34"E | 83.94       |
| C46     | 74.79  | 180.00 | 23°48'21" | S48°07'21"E | 74.25       |
| C47     | 19.70  | 120.00 | 9°24'27"  | N40°55'24"W | 19.68       |
| C48     | 13.30  | 120.00 | 6°20'55"  | N48°48'08"W | 13.29       |
| C49     | 7.11   | 14.00  | 29°05'34" | N66°31'20"W | 7.03        |
| C50     | 10.02  | 14.00  | 40°59'35" | S78°26'08"W | 9.80        |
| C51     | 99.35  | 62.00  | 91°48'39" | S76°09'22"E | 89.06       |
| C52     | 46.36  | 62.00  | 42°50'33" | S08°49'46"E | 45.29       |
| C53     | 55.63  | 62.00  | 51°24'23" | S38°17'42"W | 53.78       |
| C54     | 63.29  | 62.00  | 58°29'15" | N86°45'29"W | 60.58       |

| Curve # | Length | Radius | Delta     | CHRD BRNG   | CHRD LENGTH |
|---------|--------|--------|-----------|-------------|-------------|
| C55     | 46.37  | 62.00  | 42°51'07" | N36°05'18"W | 45.30       |
| C56     | 12.78  | 15.73  | 46°32'00" | S40°19'46"E | 12.43       |
| C57     | 41.11  | 180.00 | 13°05'07" | N52°21'23"W | 41.02       |
| C58     | 143.11 | 120.00 | 68°19'52" | N19°36'54"E | 134.78      |
| C59     | 19.03  | 330.00 | 3°18'15"  | N77°06'05"E | 19.03       |
| C60     | 1.83   | 330.00 | 0°19'02"  | N78°54'43"E | 1.83        |
| C61     | 13.35  | 14.00  | 54°37'24" | N51°45'32"E | 12.85       |
| C62     | 99.08  | 62.00  | 91°33'45" | N70°25'54"E | 88.87       |
| C63     | 24.47  | 62.00  | 22°36'54" | S52°28'46"E | 24.31       |
| C64     | 58.85  | 62.00  | 54°22'33" | S13°58'53"E | 56.66       |
| C65     | 46.63  | 62.00  | 43°05'36" | S34°45'22"W | 45.54       |
| C66     | 83.75  | 62.00  | 77°23'29" | N85°00'06"W | 77.52       |
| C67     | 13.35  | 14.00  | 54°37'24" | N73°37'04"W | 12.85       |
| C68     | 9.73   | 270.00 | 2°03'50"  | S76°02'19"W | 9.73        |
| C69     | 7.34   | 270.00 | 1°33'26"  | S76°13'41"W | 7.34        |
| C70     | 3.92   | 14.00  | 16°03'33" | N22°31'18"W | 3.91        |
| C71     | 9.66   | 14.00  | 39°31'18" | N50°18'44"W | 9.47        |
| C72     | 93.61  | 62.00  | 86°30'34" | S73°30'34"E | 84.97       |
| C73     | 93.61  | 62.00  | 86°30'34" | N25°30'37"W | 84.97       |
| C74     | 36.07  | 62.00  | 33°19'53" | N34°15'36"E | 35.58       |
| C75     | 20.64  | 62.00  | 19°04'27" | N60°15'47"E | 20.55       |
| C76     | 46.85  | 62.00  | 43°17'55" | S88°21'02"E | 45.75       |
| C77     | 57.31  | 62.00  | 52°57'31" | S40°13'19"E | 55.29       |
| C78     | 53.27  | 62.00  | 49°13'48" | S10°52'20"W | 51.65       |
| C79     | 13.35  | 14.00  | 54°37'15" | S12°48'14"W | 12.85       |
| C80     | 31.15  | 145.00 | 12°18'27" | N69°17'44"E | 31.09       |
| C81     | 28.40  | 200.00 | 8°08'10"  | S77°25'26"W | 28.38       |

| Curve # | Length | Radius | Delta     | CHRD BRNG   | CHRD LENGTH |
|---------|--------|--------|-----------|-------------|-------------|
| C82     | 107.28 | 200.00 | 30°44'02" | N63°08'28"W | 106.00      |
| C83     | 89.15  | 200.00 | 25°32'19" | N65°00'18"W | 88.41       |
| C84     | 13.35  | 14.00  | 54°37'24" | N69°32'50"W | 12.85       |
| C85     | 80.53  | 62.00  | 74°25'14" | S58°38'55"E | 74.99       |
| C86     | 41.18  | 62.00  | 38°03'19" | S03°24'39"E | 40.43       |
| C87     | 52.40  | 62.00  | 48°25'16" | S39°49'38"W | 50.85       |
| C88     | 32.72  | 62.00  | 30°14'13" | S79°09'23"W | 32.34       |
| C89     | 32.74  | 62.00  | 30°15'15" | N70°35'53"W | 32.36       |
| C90     | 73.43  | 62.00  | 67°51'31" | N21°32'29"W | 69.21       |
| C91     | 13.35  | 14.00  | 54°37'22" | N14°56'28"W | 12.85       |
| C92     | 127.67 | 140.00 | 52°15'05" | S68°21'41"E | 123.30      |
| C93     | 29.71  | 140.00 | 12°09'25" | N79°26'04"E | 29.65       |
| C94     | 37.30  | 636.12 | 3°21'35"  | S08°28'55"E | 37.30       |
| C95     | 104.01 | 636.12 | 9°22'06"  | S11°50'48"W | 103.89      |
| C96     | 129.00 | 636.12 | 11°37'08" | S22°20'23"E | 128.78      |
| C97     | 61.94  | 636.12 | 5°34'45"  | S30°56'19"E | 61.92       |
| C98     | 44.73  | 636.12 | 4°01'44"  | S35°44'34"E | 44.72       |
| C99     | 9.65   | 636.12 | 0°52'09"  | S38°11'30"E | 9.65        |
| C100    | 20.78  | 475.30 | 2°30'19"  | S37°28'44"E | 20.78       |
| C101    | 90.28  | 475.30 | 10°52'57" | S30°47'05"E | 90.14       |
| C102    | 91.89  | 475.30 | 11°04'36" | S19°48'19"E | 91.74       |
| C103    | 115.64 | 475.30 | 13°56'22" | S07°17'49"E | 115.35      |

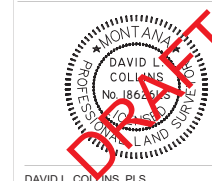
| Curve # | Measured (M) |            | Length | Radius    | Delta       | Chord Bearing | Chord Length | Radial Bearing |
|---------|--------------|------------|--------|-----------|-------------|---------------|--------------|----------------|
|         | or           | Record (R) |        |           |             |               |              |                |
| C104    | (M)          | 132.27     | 147.00 | 51°33'10" | S41°22'34"W | 127.85        | S22°50'51"E  |                |
|         | (R)          | 132.28     | 147.00 | 51°33'27" | S41°24'04"W | 127.86        |              |                |
| C105    | (M)          | 298.84     | 636.12 | 26°54'59" | S25°10'05"E | 296.10        |              |                |
|         | (R)          | 298.84     | 636.12 | 26°55'02" | S25°10'12"E | 296.10        |              |                |
| C106    | (M)          | 318.58     | 475.30 | 38°24'15" | N19°31'46"W | 312.62        |              |                |
|         | (R)          | 318.55     | 475.30 | 38°23'59" | S19°31'14"E | 312.62        |              |                |
| C107    | (M)          | 167.24     | 708.54 | 13°30'16" | N43°48'12"W | 166.80        |              |                |
|         | (R)          | 167.18     | 708.54 | 13°30'00" | N43°47'23"W | 166.79        |              |                |
| C108    | (M)          | 100.86     | 945.11 | 06°06'52" | S47°31'20"E | 100.81        |              |                |
|         | (R)          | 100.90     | 945.11 | 06°07'00" | N47°28'53"W | 100.80        |              |                |

SHEET 1 OF 2

|                          |      |      |      |
|--------------------------|------|------|------|
| 1/4                      | SEC. | TWP. | RGE. |
| <input type="checkbox"/> | 23   | 10N. | 4W.  |
| 1/4                      | SEC. | TWP. | RGE. |
| <input type="checkbox"/> | 26   | 10N. | 4W.  |

SURVEY IS NOT VALID UNLESS SEAL CONTAINS THE SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR.

CERTIFICATE OF SURVEYOR



DAVID L. COLLINS, PLS

Date

ECO DEVELOPMENT LLC  
**WEST SIDE WOODS SUBDIVISION**  
 JOB# 2022-292

| REVISIONS | Date | By |
|-----------|------|----|
| 11/2022   | DLC  |    |

**WVC ENGINEERING**  
 1275 MAPLE STREET, SUITE F  
 HELENA, MT 59601  
 (406) 443-3962

Drawn By: DLC | Checked By: DDP | Date: 8/2022 | Scale: 1"=100'