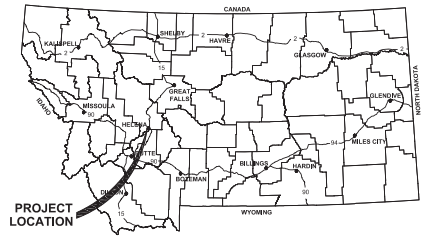


# WEST SIDE WOODS SUBDIVISION PRELIMINARY PLAT

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 = 39.00 acres  
Total Area of Right-of-Way = 6.67 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.

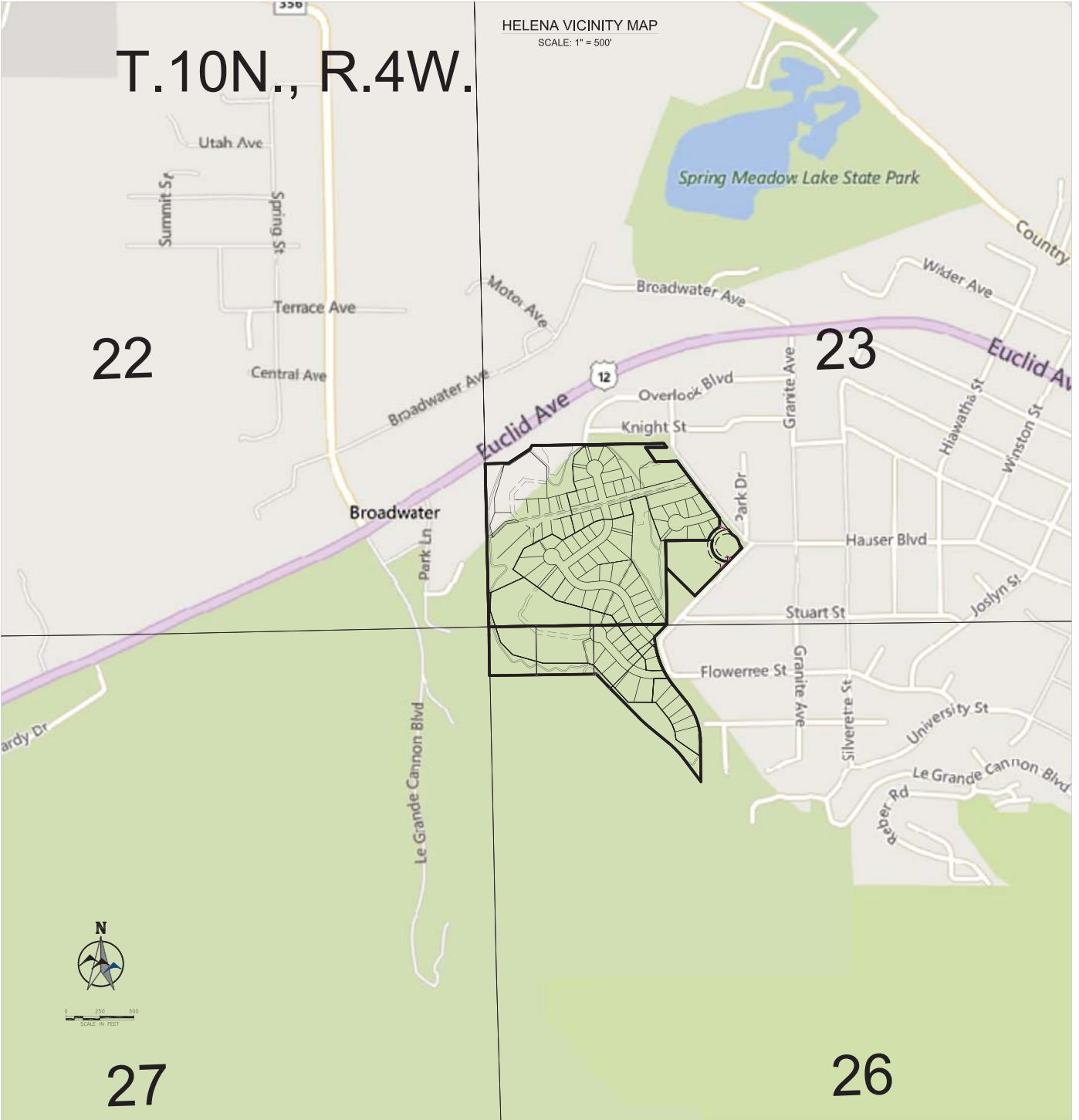
Parcel 2: Blocks 4, 5, 6, and 9 of Highland Park in Section 26, Township 10 North, Range 4 West, P.M.M. in Lewis and Clark County as shown on the Retracement file under Doc. No. 3339312.

**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**

1. Right of Way Easement to the Mountain States Telephone and Telegraph Company, recorded in Book 103, page 177. This is a blank type easement that can not be depicted on the plat.
2. Right of Way Easement to the Mountain States Telephone and Telegraph Company, recorded in Book 103 Deeds, page 179. This is a blank type easement that can not be depicted on the plat.
3. Right of Way Easement to William W. Staplin, recorded in Book 108 Deeds, page 44. This is a blank type easement that can not be depicted on the plat.
4. Right of Way Easements to The Montana Power Company, recorded in Book 269 Deeds, page 673. This is a blank type easement that can not be depicted on the plat.
5. 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.
6. 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).
7. Easement recorded June 1, 1981 in M Book 1 of Records, page 9795. This blank type easement can not be depicted on the plat.
8. 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.
9. 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°52'50"	S88°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"	N88°20'40"E	4.81
C4	74.90	680.20	6°18'32"	N71°42'05"E	74.86
C5	81.88	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	12.38
C8	97.64	62.00	90°13'51"	N76°27'32"E	87.86
C9	20.09	62.00	18°33'49"	S49°06'38"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°47'01"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	14.09	14.00	57°30'07"	N68°19'11"W	13.47
C15	32.85	620.20	3°01'00"	S81°29'15"W	32.85
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°28'38"	S05°50'11"E	20.23
C21	64.96	180.00	20°40'38"	S07°43'27"W	64.81
C22	42.14	180.00	13°24'51"	S24°48'12"W	42.05
C23	57.88	180.00	18°28'25"	S40°41'20"W	57.83
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	88.96	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"	N66°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	55.48
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°10'08"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°38'18"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°48'05"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"E	53.78
C54	63.29	62.00	58°29'19"	N86°45'29"W	60.58

Curve #	Length	Radius	Delta	CHRD BRNG	CHRD LENGTH
C55	46.37	62.00	42°51'07"	N36°09'18"W	45.30
C56	12.78	15.73	46°32'50"	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°38'54"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°22'53"	S13°58'53"E	56.66
C65	46.62	62.00	43°09'36"	S34°46'22"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"	S78°02'19"W	9.73
C69	7.34	270.00	1°33'26"	S78°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"	N25°39'37"W	84.97
C73	93.61	62.00	86°30'34"	N25°39'37"W	84.97
C74	36.07	62.00	33°19'53"	N34°15'36"E	35.56
C75	20.64	62.00	19°04'27"	N60°21'47"E	20.55
C76	46.89	62.00	49°13'48"	S88°21'02"E	45.79
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	96.27	330.00	16°42'52"	N82°27'33"W	95.93

Curve #	Length	Radius	Delta	CHRD BRNG	CHRD LENGTH
C82	97.44	330.00	16°55'02"	N65°38'36"W	97.06
C83	86.10	330.00	14°56'56"	N49°42'36"W	85.86
C84	13.35	14.00	54°37'24"	N69°32'50"W	12.85
C85	50.90	62.00	47°02'03"	S73°20'31"E	49.48
C86	60.94	62.00	56°19'14"	S31°39'53"E	58.52
C87	51.34	62.00	47°26'53"	S30°13'10"W	49.89
C88	23.92	62.00	22°06'28"	S64°59'51"W	23.77
C89	30.06	62.00	27°46'44"	N59°48'12"W	29.77
C90	63.09	62.00	58°18'06"	N16°45'47"W	60.40
C91	13.35	14.00	54°37'22"	N14°55'27"W	12.85
C92	67.11	270.00	14°14'28"	S49°21'22"E	66.94
C93	135.73	270.00	28°48'11"	S70°52'41"E	134.31
C94	26.09	268.34	5°34'19"	N88°02'53"W	26.06
C95	37.30	636.12	3°21'35"	S05°28'58"E	37.30
C96	104.01	636.12	9°22'06"	S11°50'48"E	103.89
C97	116.16	636.12	10°27'44"	S21°45'41"E	115.99
C98	68.82	636.12	6°11'50"	S30°05'30"E	68.79
C99	50.70	636.12	4°33'58"	S35°28'27"E	50.68
C100	9.65	636.12	0°52'09"	S38°11'30"E	9.65
C101	20.78	475.30	2°30'19"	S37°28'44"E	20.78
C102	90.28	475.30	10°52'57"	S30°47'05"E	90.14
C103	91.89	475.30	11°04'36"	S19°48'19"E	91.74
C104	115.64	475.30	13°56'22"	S07°17'49"E	115.30

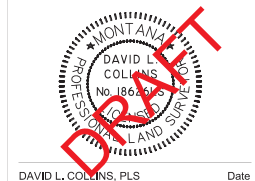
Curve #	Measured (M) or Record (R)	Length	Radius	Delta	Chord Bearing	Chord Length	Radial Bearing
C105	(M)	132.27	147.00	51°33'10"	S41°22'34"W	127.86	S22°50'51"E
	(R)	132.26	147.00	51°33'27"	S41°24'04"W	127.86	
C106	(M)	286.84	636.12	26°54'09"	S25°10'05"E	286.10	
	(R)	286.84	636.12	26°55'02"	S25°10'12"E	286.10	
C107	(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	
C108	(M)	167.24	709.54	13°30'16"	N43°48'12"W	166.80	
	(R)	167.18	709.54	13°30'00"	N43°47'23"W	166.79	
C109	(M)	100.86	845.11	06°06'52"	S47°31'20"E	100.81	
	(R)	100.80	845.11	06°07'00"	N47°28'53"W	100.80	

SHEET 1 OF 2

1/4	SEC.	TWP.	RGE.
23	10N.	4W.	
1/4	SEC.	TWP.	RGE.
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

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

Drawn By: DLC    Checked By: DDP    Date: 8/20/2022    Scale: 1"=100'