



**August 15, 2025**

**Cassie Tripard**  
City of Missoula  
435 Ryman Street  
Missoula, MT 59802

RE: Phased Development Review for Riverfront Trails Subdivision, Phase 1B and Phase 2 and Phasing Plan Extension Request

Dear Cassie,

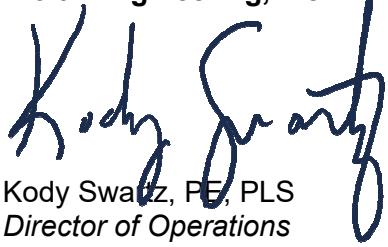
The preliminary plat and phasing plan of Riverfront Trails Subdivision was approved by City Council on December 12, 2022. The property owner, Tollefson Properties, LLC., intends to file the final plat for Phase 1B and Phase 2 of Riverfront Trails and requests to initiate phased development review per MCA Section 76-3-617 Phased Development.

Additionally, we would like to request a Phasing Plan Extension on the project. The project has been held up in water rights processes with Montana Department of Natural Resources and Conservation but recently gained approval on the change and mitigation of water rights.

All conditions of approval will be met prior to the final plat filing of each phase. An approval of this extension request will not result in non-compliance with the zoning or comprehensive plan, nor will it add any negative effects on agriculture and/or agricultural water users. There will be no added effects on local services or the natural environment, wildlife, and wildlife habitat. Woith Engineering thanks you for your consideration of this request; should you have any questions or require additional clarification, please do not hesitate to contact us at [mhammerstein@woitheng.com](mailto:mhammerstein@woitheng.com) or [kwartz@woitheng.com](mailto:kwartz@woitheng.com), or our office at (406) 203-9565.

Sincerely,

**Woith Engineering, Inc.**



Kody Swartz, PE, PLS  
Director of Operations

**MISSOULA OFFICE**  
3860 O'Leary St., Ste. A  
Missoula, MT 59808  
(406) 203-9565

[WoithEng.com](http://WoithEng.com)

**GREAT FALLS, MT**  
**HELENA, MT**  
**KALISPELL, MT**





# SUBDIVISION PLAT OF RIVERFRONT TRAILS - PHASE 1B & 2

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC  
SURVEY COMMISSIONED BY  
TOLLEFSON PROPERTIES, LLC

## CERTIFICATE OF DEDICATION & PERIMETER LEGAL DESCRIPTION

WE, THE UNDERSIGNED, OWNERS OF RECORD, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREAS, PARKLAND, EASEMENTS AND PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, THE FOLLOWING TRACTS OF LAND:

REMAINDER TRACTS 1-B AND 1-C OF RIVERFRONT TRAILS - PHASE 1A, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1-B, SAID POINT BEING A 5/8-INCH REBAR; THENCE N87°01'05"W, 107.41 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF .87 FEET AND A CENTRAL ANGLE OF 80°10'36"; THENCE TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 128.87 FEET, AN ARC LENGTH OF 1.28 FEET AND A CENTRAL ANGLE OF 90°02'43"; THENCE N86°50'30"W, 146.66 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 82.15 FEET AND A CENTRAL ANGLE OF 8°51'04"; THENCE N84°18'26"E, 4.04 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 618.00 FEET, AN ARC LENGTH OF 65.63 FEET AND A CENTRAL ANGLE OF 06°05'05"; THENCE N44°56'48"E, 108.84 FEET; THENCE N86°50'30"W, 150.77 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 236.51 FEET AND A CENTRAL ANGLE OF 90°20'20"; THENCE N80°29'49"W, 442.94 FEET TO THE POINT OF BEGINNING, CONTAINING .252 ACRES MORE OR LESS AS SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, AND DEDICATIONS, EXPRESSLY SHOWN HEREON OR OF RECORD.

ALONG WITH SAID TRACT 1-C, BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 2 AND 11 OF TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, SAID POINT BEING A 2 1/2-INCH DIAMETER ILLEGIBLE BRASS CAP; THENCE N87°00'54"W, 574.20 FEET TO A MEANDER LINE OF THE BITTERROOT RIVER; THENCE ALONG SAID MEANDER LINE, N43°24'25"E, 105.08 FEET; THENCE THE NEXT FOUR COURSES ALONG A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN BOOK 1094, PAGE 1283 OF MISSOULA COUNTY RECORDS, N87°00'54"E, 506.05 FEET; THENCE N87°01'05"W, 162.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIAL OF S48°17'16"E; THENCE ALONG SAID NON-TANGENT CURVE WITH A RADIAL OF 60.50 FEET, AN ARC LENGTH OF 125.09 FEET AND A CENTRAL ANGLE OF 80°10'36"; THENCE TO A TANGENT REVERSE CURVE TO THE LEFT WITH A RADIAL OF 9.50 FEET, AN ARC LENGTH OF 10.86 FEET AND A CENTRAL ANGLE OF 8°45'15"; THENCE N80°08'03"E, 64.51 FEET; THENCE N80°08'03"E, 96.96 FEET; THENCE N84°34'31"E, 4.59 FEET; THENCE N80°08'03"E, 93.84 FEET; THENCE N84°34'31"E, 12.91 FEET; THENCE N80°08'03"E, 240.68 FEET TO A POINT ON THE SOUTHERLY LINE OF A PUBLIC STORM DRAIN EASEMENT RECORDED IN BOOK 564, PAGE 1924 OF MISSOULA COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, S66°11'34"E, 310.62 FEET; THENCE S04°34'31"W, 86.71 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL OF N03°09'20"E; THENCE THE NEXT TWO COURSES ALONG A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN BOOK 1094, PAGE 1283 OF MISSOULA COUNTY RECORDS AND SAID NON-TANGENT CURVE WITH A RADIAL OF 246.00 FEET, AN ARC LENGTH OF 7.45 FEET AND A CENTRAL ANGLE OF 00°10'24"; THENCE S87°01'05"W, 387.50 FEET; THENCE S03°15'23"W, 80.00 FEET; THENCE N87°01'05"W, 60.00 FEET TO A POINT ON THE EAST LINE OF THE CERTIFICATE OF SURVEY 2591, BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, A 5 1/2-INCH REBAR, BEING THE NORTHEAST CORNER OF SAID TRACT 1-B; THENCE ALONG THE NORTH LINE OF SAID TRACT 1-B, N87°01'05"W, 1.31 FEET; THENCE TO THE POINT OF BEGINNING, CONTAINING 4.91 ACRES MORE OR LESS, AS SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, AND DEDICATIONS, EXPRESSLY SHOWN HEREON OR OF RECORD.

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1-B, SAID POINT BEING A 2 1/2-INCH DIAMETER ILLEGIBLE BRASS CAP; THENCE N87°00'54"W, 574.20 FEET TO A MEANDER LINE OF THE BITTERROOT RIVER; THENCE ALONG SAID MEANDER LINE, N43°24'25"E, 105.08 FEET; THENCE THE NEXT FOUR COURSES ALONG A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN BOOK 1094, PAGE 1283 OF MISSOULA COUNTY RECORDS, N87°00'54"E, 506.05 FEET; THENCE N87°01'05"W, 162.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIAL OF 60.50 FEET, AN ARC LENGTH OF 125.09 FEET AND A CENTRAL ANGLE OF 80°10'36"; THENCE TO A TANGENT REVERSE CURVE TO THE LEFT WITH A RADIAL OF 9.50 FEET, AN ARC LENGTH OF 10.86 FEET AND A CENTRAL ANGLE OF 8°45'15"; THENCE N80°08'03"E, 64.51 FEET; THENCE N80°08'03"E, 96.96 FEET; THENCE N84°34'31"E, 4.59 FEET; THENCE N80°08'03"E, 93.84 FEET; THENCE N84°34'31"E, 12.91 FEET; THENCE N80°08'03"E, 240.68 FEET TO A POINT ON THE SOUTHERLY LINE OF A PUBLIC STORM DRAIN EASEMENT RECORDED IN BOOK 564, PAGE 1924 OF MISSOULA COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, S66°11'34"E, 310.62 FEET; THENCE S04°34'31"W, 86.71 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL OF N03°09'20"E; THENCE THE NEXT TWO COURSES ALONG A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN BOOK 1094, PAGE 1283 OF MISSOULA COUNTY RECORDS AND SAID NON-TANGENT CURVE WITH A RADIAL OF 246.00 FEET, AN ARC LENGTH OF 7.45 FEET AND A CENTRAL ANGLE OF 00°10'24"; THENCE S87°01'05"W, 387.50 FEET; THENCE S03°15'23"W, 80.00 FEET; THENCE N87°01'05"W, 60.00 FEET TO A POINT ON THE EAST LINE OF THE CERTIFICATE OF SURVEY 2591, BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, A 5 1/2-INCH REBAR, BEING THE NORTHEAST CORNER OF SAID TRACT 1-B; THENCE ALONG THE NORTH LINE OF SAID TRACT 1-B, N87°01'05"W, 1.31 FEET; THENCE TO THE POINT OF BEGINNING, CONTAINING 4.91 ACRES MORE OR LESS, AS SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, AND DEDICATIONS, EXPRESSLY SHOWN HEREON OR OF RECORD.

FURTHERMORE THAT THESE TRACTS ARE TO BE KNOWN AND DESIGNATED AS RIVERFRONT TRAILS - PHASE 1B & 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 LANDS INCLUDED IN CITY PARK A AND CITY PARK B ARE HEREBY DEDICATED, GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER; AND THE USE OF THE LANDS INCLUDED IN ALL PUBLIC STORM DRAIN EASEMENTS AND PUBLIC NOSEWERS ARE AGREED TO BE 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 RIVERFRONT TRAILS HOMEOWNERS ASSOCIATION.

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

FURTHERMORE, THE REMAINDER TRACT 1-C-1 AND THE HOME OWNERS ASSOCIATION COMMON AREA A, AS SHOWN HEREON ARE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 17.36.605(2)(a) A.R.M. TO WIT: A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

FURTHERMORE, PURSUANT TO THE MISSOULA CITY-COUNTY HEALTH CODE, REGULATION 1, SECTION 20, THE OWNER(S) OF THE PROPERTY WAIVE THE RIGHT TO PROTEST AN RSID OR SID AFFECTING SAID PROPERTY FOR THE PURPOSE OF FINANCING THE DESIGN AND CONSTRUCTION OF A PUBLIC SEWER BENEFITTING SAID PROPERTY, AND AGREE TO CONNECT TO PUBLIC SEWER WITHIN 180 DAYS AFTER PUBLIC SEWER MAINS ARE INSTALLED AND AVAILABLE TO THE PROPERTY.

FURTHERMORE, PURSUANT TO 76-3-621 M.C.A., THE PARKLAND REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY THE CREATION OF THE PUBLIC TRAIL EASEMENT AND DEDICATION OF PARKLAND, NO CASHIN-LIEU.

FURTHERMORE, THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE CITY COUNCIL OF MISSOULA AT A REGULARLY SCHEDULED MEETING ON DECEMBER 12, 2022.

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS AND/OR CONDITIONS OF SUBDIVISION APPROVAL 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 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, THE UNDERSIGNED HEREBY GRANTS 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 FACILITIES, IN OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER, AS EXPRESSLY SHOWN HEREON.

TOLLEFSON PROPERTIES, LLC

BY NATE TOLLEFSON, MEMBER, AUTHORIZED AGENT  
TOLLEFSON PROPERTIES, LLC

STATE OF MONTANA )  
COUNTY OF MISSOULA )  
:ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 20 BY  
NATE TOLLEFSON, MEMBER, AUTHORIZED AGENT OF TOLLEFSON PROPERTIES, LLC.

NOTARY PUBLIC, STATE OF MONTANA

## LEGAL DESCRIPTION OF REMAINING TRACTS

TRACT 1-C-1

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 2 AND 11 OF TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, SAID POINT BEING A 2 1/2-INCH DIAMETER ILLEGIBLE BRASS CAP; THENCE N87°00'54"E, 574.20 FEET TO A MEANDER LINE OF THE BITTERROOT RIVER; THENCE ALONG SAID MEANDER LINE, N43°24'25"E, 105.08 FEET; THENCE THE NEXT FOUR COURSES ALONG A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN BOOK 1094, PAGE 1283 OF MISSOULA COUNTY RECORDS, N87°00'54"E, 506.05 FEET; THENCE N87°01'05"W, 162.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIAL OF S48°17'16"E; THENCE ALONG SAID NON-TANGENT CURVE WITH A RADIAL OF 60.50 FEET, AN ARC LENGTH OF 125.09 FEET AND A CENTRAL ANGLE OF 80°10'36"; THENCE TO A TANGENT REVERSE CURVE TO THE LEFT WITH A RADIAL OF 9.50 FEET, AN ARC LENGTH OF 10.86 FEET AND A CENTRAL ANGLE OF 8°45'15"; THENCE N80°08'03"E, 64.51 FEET; THENCE N80°08'03"E, 96.96 FEET; THENCE N84°34'31"E, 4.59 FEET; THENCE N80°08'03"E, 93.84 FEET; THENCE N84°34'31"E, 12.91 FEET; THENCE N80°08'03"E, 240.68 FEET TO A POINT ON THE SOUTHERLY LINE OF A PUBLIC STORM DRAIN EASEMENT RECORDED IN BOOK 564, PAGE 1924 OF MISSOULA COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, S66°11'34"E, 310.62 FEET; THENCE S04°34'31"W, 86.71 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL OF N03°09'20"E; THENCE THE NEXT TWO COURSES ALONG A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN BOOK 1094, PAGE 1283 OF MISSOULA COUNTY RECORDS AND SAID NON-TANGENT CURVE WITH A RADIAL OF 246.00 FEET, AN ARC LENGTH OF 7.45 FEET AND A CENTRAL ANGLE OF 00°10'24"; THENCE S87°01'05"W, 387.50 FEET; THENCE S03°15'23"W, 80.00 FEET; THENCE N87°01'05"W, 60.00 FEET TO A POINT ON THE EAST LINE OF THE CERTIFICATE OF SURVEY 2591, BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, A 5 1/2-INCH REBAR, BEING THE NORTHEAST CORNER OF SAID TRACT 1-B; THENCE ALONG THE NORTH LINE OF SAID TRACT 1-B, N87°01'05"W, 1.31 FEET; THENCE TO THE POINT OF BEGINNING, CONTAINING 4.91 ACRES MORE OR LESS, AS SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, AND DEDICATIONS, EXPRESSLY SHOWN HEREON OR OF RECORD.

## CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON. I CERTIFY THAT THE MONUMENTS WILL BE SET, THE PLACEMENT OF WHICH HAS BEEN DEFERRED BECAUSE OF INSTALLATION OF IMPROVEMENTS, WITHIN 240 DAYS OF THE DATE ON WHICH THIS DOCUMENT IS FILED PURSUANT TO A.R.M. 24.183.110(1)(d).

BY MICHAEL D. SHAYLOR, PLS  
MONTANA REGISTRATION NO. 19110 LS

DATE

## CONDITIONS OF APPROVAL

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 BENEFITS, FUTURE IMPROVEMENTS AND MAINTENANCE OF LOWER MILLER CREEK ROAD, OLD BITTERROOT ROAD, RIVERFRONT PLACE, NAOMI LANE, DRAGO LANE, TOLLEY LANE, ANDERS WAY, MEYERS WAY, AND CASSIDY COURT 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 PETITION.
3. THE PURCHASER AND/OR OWNER OF THE LOT OR PARCEL UNDERSTANDS AND AGREES THAT PRIVATE ROAD CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL ARE THE OBLIGATION OF THE OWNER OR PROPERTY OWNERS' ASSOCIATION AND THAT THE CITY OF MISSOULA IS IN NO WAY OBLIGATED TO PERFORM SUCH MAINTENANCE OR UPKEEP UNTIL THE ROADS ARE BROUGHT UP TO STANDARDS AND ACCEPTED BY THE CITY OF MISSOULA FOR MAINTENANCE.
22. 60' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT PER BOOK 1094, PAGE 991
39. WATER RIGHTS HAVE BEEN REMOVED FROM THE PROPERTY AND LOT OWNERS ARE NOTIFIED THAT THE LAND IS CLASSIFIED AS IRRIGATED AND MAY CONTINUE TO BE ASSESSED FOR IRRIGATION WATER DELIVERY EVEN THOUGH THE WATER MAY NOT BE DELIVERABLE.
41. BASEMENTS SHALL BE PROHIBITED IN ALL PHASES UNTIL SUCH TIME AS THE DEVELOPER PROVIDES SUFFICIENT EVIDENCE TO THE APPROPRIATE AGENCIES THAT NO THREAT TO THE PUBLIC SAFETY OR LOSS OF PROPERTY WILL RESULT IN THOSE AREAS PROPOSED FOR BASEMENTS.
42. THE LOWEST FLOOR OF ANY STRUCTURE AND MECHANICAL EQUIPMENT IN PHASE 3 OF THE RIVERFRONT TRAILS SUBDIVISION SHALL BE AT LEAST 2 FEET ABOVE THE 100-YEAR BASE FLOOD ELEVATION OF THE BITTERROOT RIVER. PRE- AND POST-CONSTRUCTION ELEVATION CERTIFICATES SHALL BE SUBMITTED DOCUMENTING THE LOWEST FLOOR AND MECHANICAL EQUIPMENT ELEVATIONS ARE A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION.

## CERTIFICATE OF LANDOWNER

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THIS PLAT REPRESENTS REQUIREMENTS BY THE GOVERNING BODY FOR PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN A.R.M. 24.183.110(7)(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.

TOLLEFSON PROPERTIES, LLC

BY NATE TOLLEFSON, MEMBER, AUTHORIZED AGENT  
TOLLEFSON PROPERTIES, LLC  
STATE OF MONTANA )  
COUNTY OF MISSOULA )  
:ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 20 BY  
NATE TOLLEFSON, MEMBER, AUTHORIZED AGENT OF TOLLEFSON PROPERTIES, LLC.

NOTARY PUBLIC, STATE OF MONTANA

## CERTIFICATE OF CITY PLANNER

APPROVED THIS DAY OF 20

CITY OF MISSOULA LAND USE PLANNER

## CERTIFICATE OF CITY ENGINEER

I, [REDACTED], CITY ENGINEER FOR THE CITY OF MISSOULA, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS SUBDIVISION PLAT OF RIVERFRONT TRAILS - PHASE 1B & 2 AND FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE REGULATIONS AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS DAY OF 20

CITY OF MISSOULA ENGINEER

DATED THIS DAY OF 20

MISSOULA ENGINEER

DATED THIS DAY OF 20

MISSOULA CITY-COUNTY HEALTH DEPARTMENT

DATED THIS DAY OF 20

MISSOULA CITY ATTORNEY

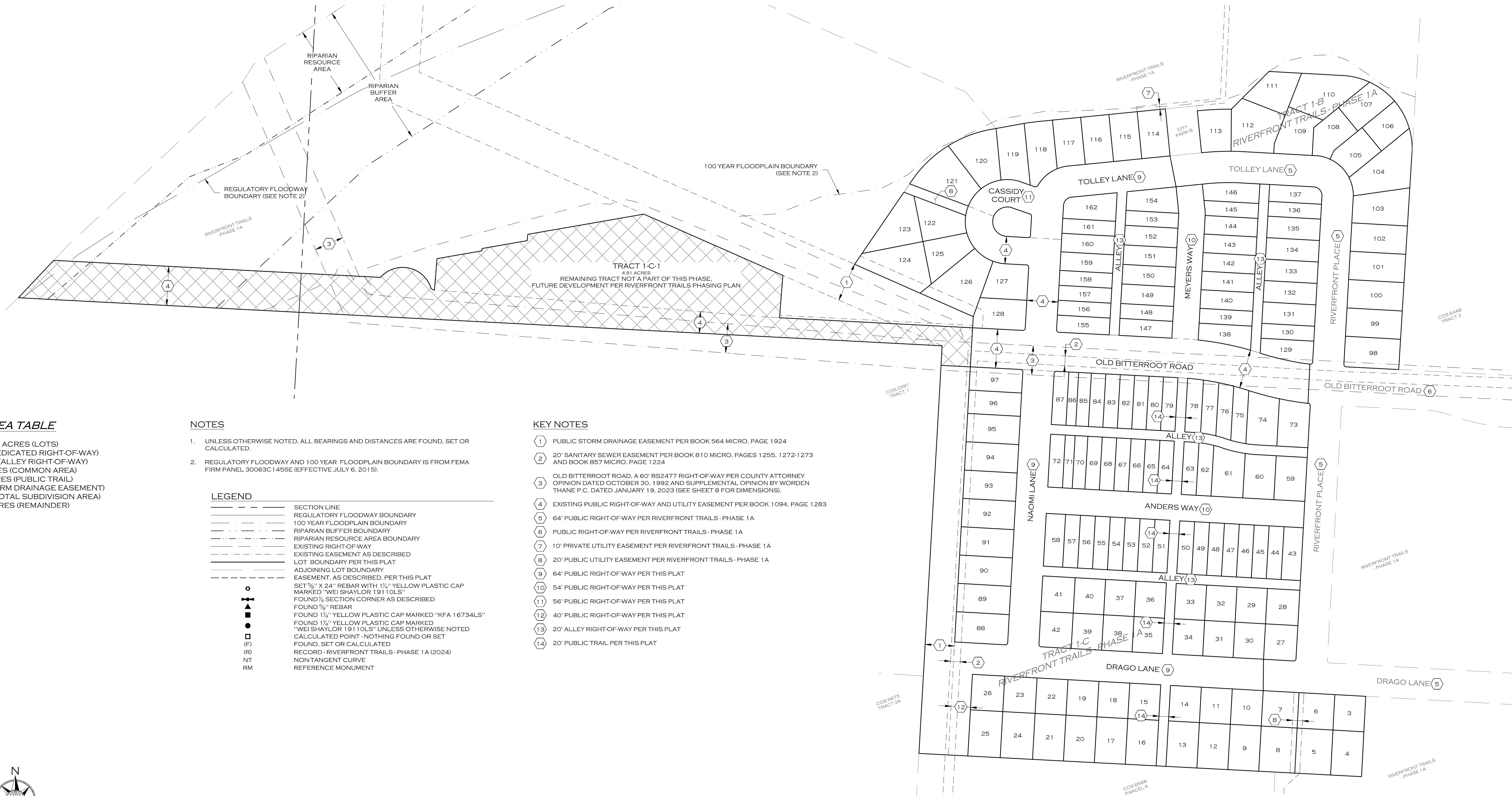
DATED THIS DAY OF 20

MISSOULA CITY

SUBDIVISION PLAT OF  
**RIVERFRONT TRAILS - PHASE 1B & 2**

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC



### AREA TABLE

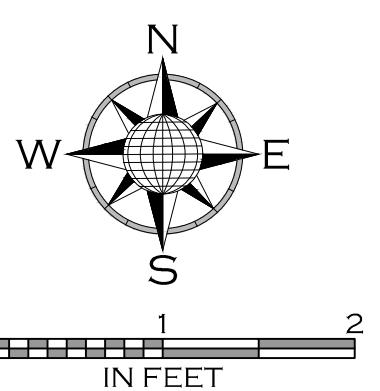
17.82 ACRES (LOTS)  
5.39 ACRES (DEDICATED RIGHT-OF-WAY)  
0.78 ACRES (ALLEY RIGHT-OF-WAY)  
0.09 ACRES (COMMON AREA)  
0.29 ACRES (PUBLIC TRAIL)  
1.09 ACRES (STORM DRAINAGE EASEMENT)  
30.37 ACRES (TOTAL SUBDIVISION AREA)  
4.91 ACRES (REMAINDER)

## NOTES

1. UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE FOUND, SET OUT, AND CALCULATED.
2. REGULATORY FLOODWAY AND 100 YEAR FLOODPLAIN BOUNDARY IS FROM FIRM PANEL 30063C1455E (EFFECTIVE JULY 6, 2015).

## LEGEND

— — — — —	SECTION LINE
— — — — —	REGULATORY FLOODWAY BOUNDARY
— — — — —	100 YEAR FLOODPLAIN BOUNDARY
— — — — —	RIPARIAN BUFFER BOUNDARY
— — — — —	RIPARIAN RESOURCE AREA BOUNDARY
— — — — —	EXISTING RIGHT-OF-WAY
— — — — —	EXISTING EASEMENT AS DESCRIBED
— — — — —	LOT BOUNDARY PER THIS PLAT
— — — — —	ADJOINING LOT BOUNDARY
— — — — —	EASEMENT, AS DESCRIBED, PER THIS PLAT
○	SET $\frac{5}{8}$ " X 24" REBAR WITH 1/4" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 1911OLS"
■	FOUND 1/4 SECTION CORNER AS DESCRIBED
▲	FOUND $\frac{5}{8}$ " REBAR
■	FOUND 1/4" YELLOW PLASTIC CAP MARKED "KFA 16"
●	FOUND 1/4" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 1911OLS" UNLESS OTHERWISE NOTED
□	CALCULATED POINT - NOTHING FOUND OR SET
(F)	FOUND, SET OR CALCULATED
(R)	RECORD - RIVERFRONT TRAILS - PHASE 1A (2024)
NT	NON-TANGENT CURVE
RM	REFERENCE MONUMENT



*BASIS OF BEARING*  
MONTANA STATE PLANE - 2500  
GRID NORTH - GROUND DISTANCES

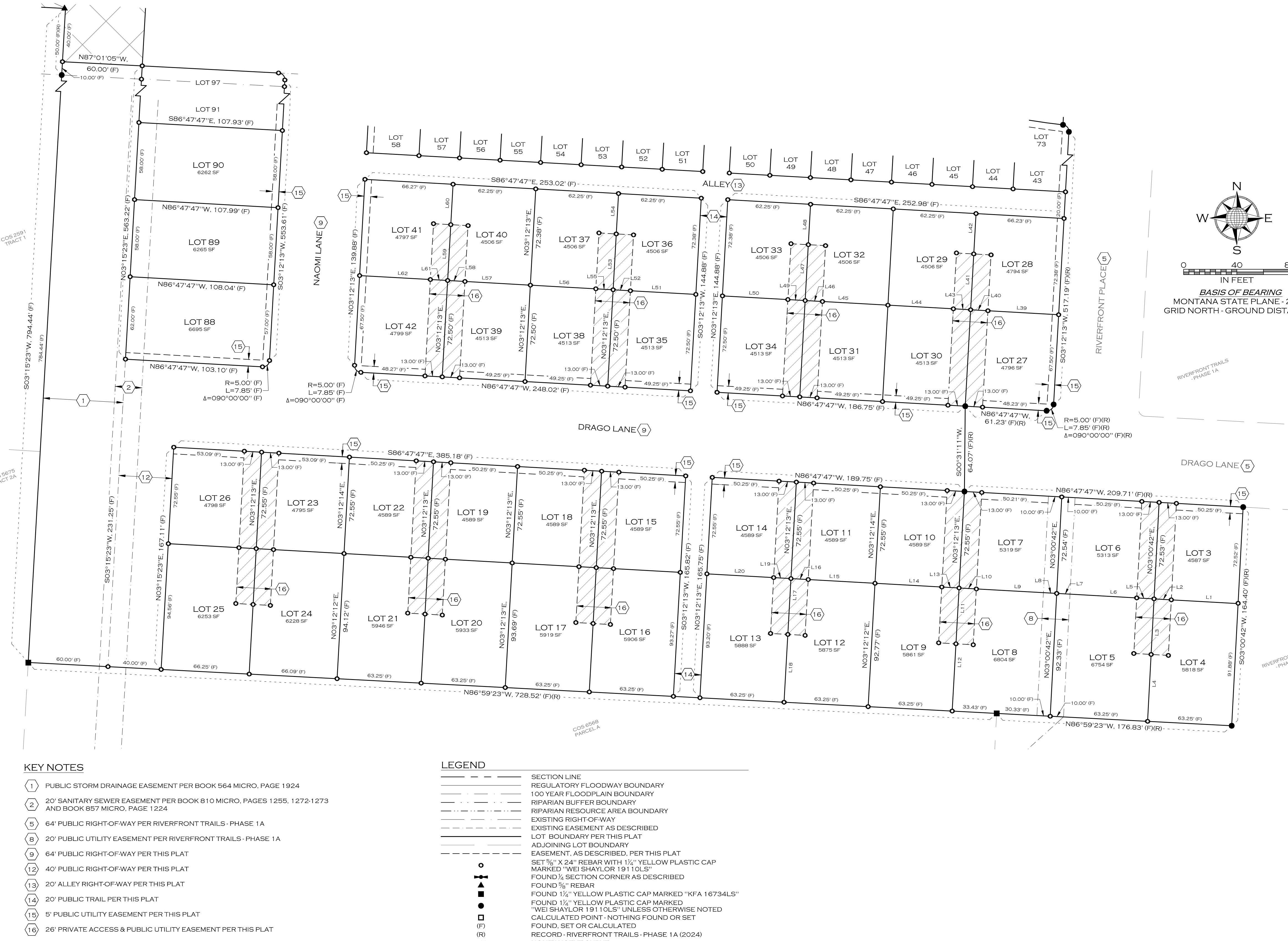
KEY NOT

- 1 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 2 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 3 OLD BITTERROOT ROAD, A 60' RS2477 RIGHT-OF-WAY PER COUNTY ATTORNEY OPINION DATED OCTOBER 30, 1992 AND SUPPLEMENTAL OPINION BY WORDEN THANE P.C. DATED JANUARY 19, 2023 (SEE SHEET 8 FOR DIMENSIONS).
- 4 EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 128
- 5 64' PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- 6 PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- 7 10' PRIVATE UTILITY EASEMENT PER RIVERFRONT TRAILS - PHASE 1A
- 8 20' PUBLIC UTILITY EASEMENT PER RIVERFRONT TRAILS - PHASE 1A
- 9 64' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 10 54' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 11 56' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 12 40' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 13 20' ALLEY RIGHT-OF-WAY PER THIS PLAT
- 14 20' PUBLIC TRAIL PER THIS PLAT

SUBDIVISION PLAT OF  
**RIVERFRONT TRAILS - PHASE 1B & 2**

OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC  
SURVEY COMMISSIONED BY  
TOLLEFSON PROPERTIES, LLC

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°48'12"E	50.26'
L2	S86°48'12"E	12.99'
L3	S03°00'42"W	41.79'
L4	S03°00'42"W	50.30'
L5	N86°48'12"W	13.01'
L6	N86°48'12"W	50.24'
L7	N86°48'12"W	10.00'
L8	S86°48'12"E	10.00'
L9	S86°48'12"E	50.45'
L10	S86°48'12"E	13.00'
L11	S03°12'13"W	42.00'
L12	S03°12'13"W	50.57'
L13	S86°48'12"E	13.00'
L14	S86°48'12"E	50.25'
L15	S86°47'47"E	50.25'
L16	S86°47'47"E	13.00'
L17	S03°12'13"W	42.00'
L18	S03°12'13"W	50.98'
L19	S86°47'47"E	13.00'
L20	S86°47'47"E	50.25'
L21	S86°47'47"E	50.25'
L22	S86°47'47"E	13.00'
L23	S03°12'13"W	42.00'
L24	S03°12'13"W	51.48'
L25	S86°47'47"E	13.00'
L26	S86°47'47"E	50.25'
L27	S86°47'47"E	50.25'
L28	S86°47'47"E	13.00'
L29	S03°12'13"W	42.00'
L30	S03°12'13"W	51.91'
L31	S86°47'47"E	13.00'
L32	S86°47'47"E	50.25'
L33	S86°47'47"E	53.09'
L34	S86°47'47"E	13.00'
L35	S03°12'13"W	42.00'
L36	S03°12'13"W	52.34'
L37	S86°47'47"E	13.00'
L38	S86°47'47"E	53.16'
L39	S86°47'47"E	53.23'
L40	S86°47'47"E	13.00'
L41	N03°12'13"E	42.00'
L42	N03°12'13"E	30.38'
L43	N86°47'47"W	13.00'
L44	N86°47'47"W	49.25'
L45	S86°47'47"E	49.25'
L46	S86°47'47"E	13.00'
L47	N03°12'13"E	42.00'
L48	N03°12'13"E	30.38'
L49	N86°47'47"W	13.00'
L50	N86°47'47"W	49.25'
L51	S86°47'47"E	49.25'
L52	S86°47'47"E	13.00'
L53	N03°12'13"E	42.00'
L54	N03°12'13"E	30.38'
L55	N86°47'47"W	13.00'
L56	N86°47'47"W	49.25'
L57	S86°47'47"E	49.25'
L58	S86°47'47"E	13.00'
L59	N03°12'13"E	42.00'
L60	N03°12'13"E	30.38'
L61	N86°47'47"W	13.00'
L62	N86°47'47"W	53.27'

# SUBDIVISION PLAT OF RIVERFRONT TRAILS - PHASE 1B & 2

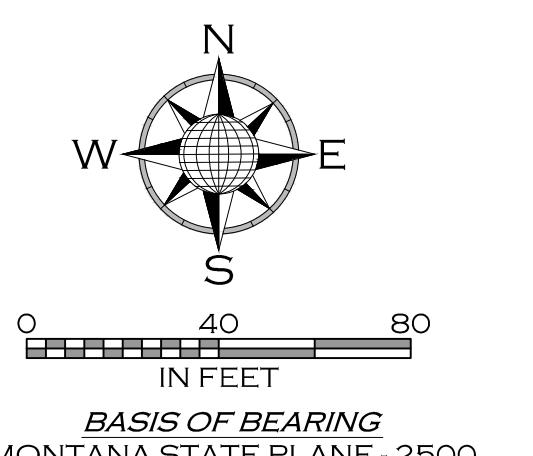
OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC  
SURVEY COMMISSIONED BY  
TOLLEFSON PROPERTIES, LLC

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



## KEY NOTES

- ② 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224.
- ③ OLD BITTERROOT ROAD, A 60' RS2477 RIGHT-OF-WAY PER COUNTY ATTORNEY OPINION DATED OCTOBER 30, 1992 AND SUPPLEMENTAL OPINION BY WORDEN THANE P.C. DATED JANUARY 19, 2023 (SEE SHEET 8 FOR DIMENSIONS).
- ④ EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 1283
- ⑤ 64' PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- ⑥ PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- ⑨ 64' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- ⑩ 54' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- ⑬ 20' ALLEY RIGHT-OF-WAY PER THIS PLAT
- ⑭ 20' PUBLIC TRAIL PER THIS PLAT
- ⑮ 5' PUBLIC UTILITY EASEMENT PER THIS PLAT



BASIS OF BEARING  
MONTANA STATE PLANE - 2500  
GRID NORTH - GROUND DISTANCES

## LEGEND

- SECTION LINE
- REGULATORY FLOODWAY BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- RIPARIAN BUFFER BOUNDARY
- RIPARIAN RESOURCE AREA BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT AS DESCRIBED
- LOT BOUNDARY PER THIS PLAT
- ADJOINING LOT BOUNDARY
- EASEMENT AS DESCRIBED PER THIS PLAT
- SET 5/8" X 24" REBAR WITH 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS" FOUND, SECTION CORNER AS DESCRIBED
- FOUND 1/2" REBAR
- FOUND 1 1/2" YELLOW PLASTIC CAP MARKED "KFA 16734LS"
- FOUND 1 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS" UNLESS OTHERWISE NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- FOUND, SET OR CALCULATED
- RECORD - RIVERFRONT TRAILS - PHASE 1A (2024)
- REFERENCE MONUMENT

## LINE TABLE

LINE #	BEARING	DISTANCE
L101	N86°47'47"W	16.92'
L102	N03°12'13"E	3.89'
L103	N03°12'13"E	104.72'
L104	N03°12'13"E	7.67'
L105	N03°12'13"E	100.61'
L106	S86°47'47"E	16.92'
L107	N03°12'13"E	10.00'
L108	N03°12'13"E	99.81'
L109	N03°12'13"E	10.00'
L110	N03°12'13"E	99.70'
L111	N03°12'13"E	10.00'
L112	N03°12'13"E	99.58'
L113	N03°12'13"E	10.00'
L114	N03°12'13"E	99.47'
L115	N03°12'13"E	10.00'
L116	N03°12'13"E	99.36'
L117	N03°12'13"E	10.00'
L118	N03°12'13"E	99.24'
L119	N03°12'13"E	10.00'
L120	N03°12'13"E	99.14'
L121	N03°12'13"E	10.00'
L122	N03°12'13"E	99.06'

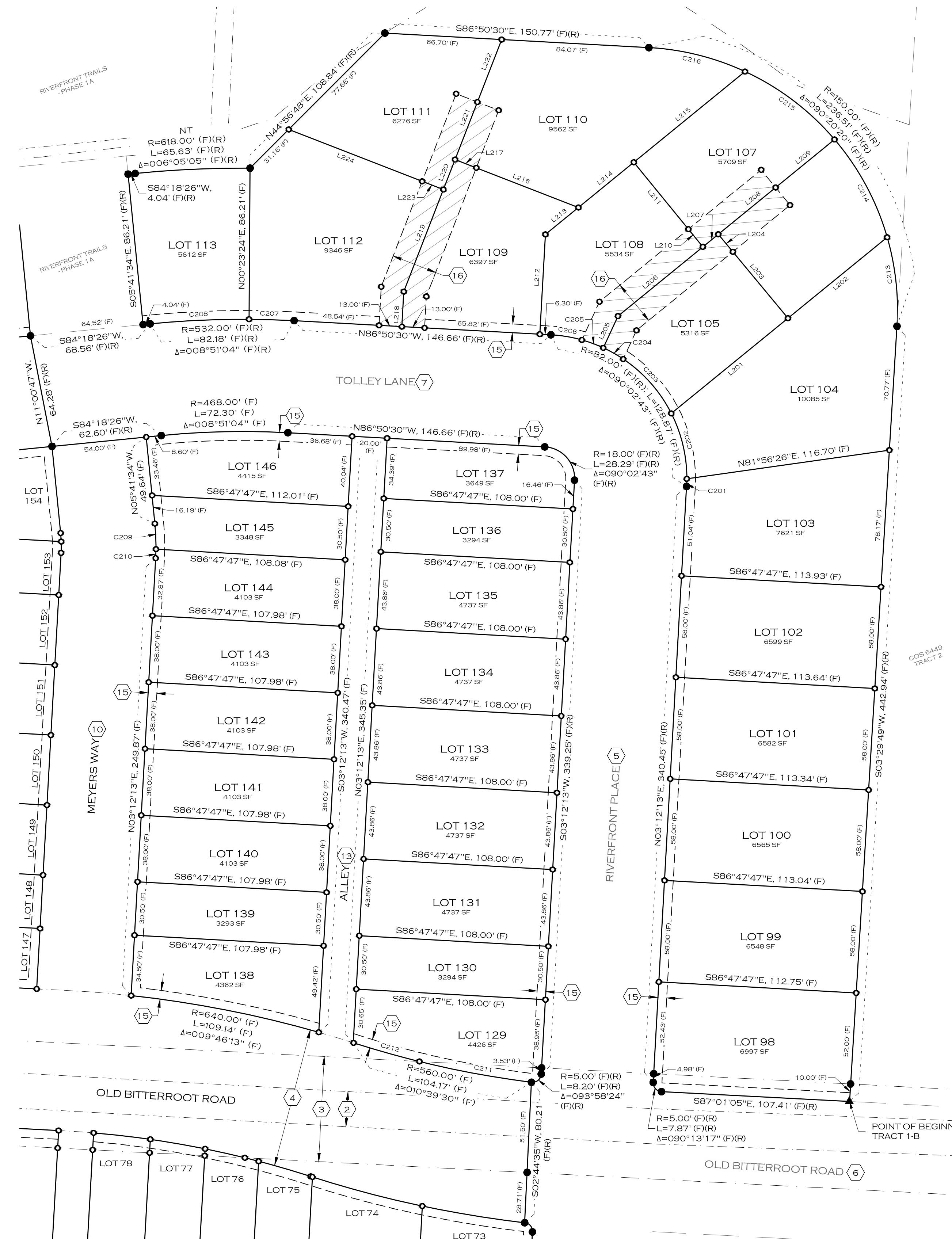
## CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C101	270.00'	24.60'	005°13'13"
C102	270.00'	48.46'	010°16'57"
C103	230.00'	17.88'	004°27'16"
C104	230.00'	30.77'	007°39'51"
C105	230.00'	13.58'	003°23'03"
C106	640.00'	59.13'	005°17'36"
C107	640.00'	64.86'	005°48'22"
C108	560.00'	31.96'	003°16'12"
C109	560.00'	31.96'	003°16'12"
C110	560.00'	8.12'	000°49'52"
C111	560.00'	23.22'	002°22'32"
C112	560.00'	31.71'	003°14'38"
C113	560.00'	32.57'	003°19'56"
C114	250.00'	24.61'	005°38'22"
C115	250.00'	31.56'	007°13'56"
C116	250.00'	11.48'	002°37'53"
C117	250.00'	20.28'	004°38'56"
C118	250.00'	31.76'	007°16'47"
C119	250.00'	15.60'	003°34'28"
C120	250.00'	67.64'	015°30'10"
C121	250.00'	67.64'	015°30'10"
C122	270.00'	73.06'	015°30'10"
C123	230.00'	62.23'	015°30'10"

SUBDIVISION PLAT OF  
**RIVERFRONT TRAILS - PHASE 1B & 2**

OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



## KEY NOTES

- ② 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- ③ OLD BITTERROOT ROAD, A 60' RS2477 RIGHT-OF-WAY PER COUNTY ATTORNEY OPINION DATED OCTOBER 30, 1992 AND SUPPLEMENTAL OPINION BY WORDEN THANE P.C. DATED JANUARY 19, 2023 (SEE SHEET 8 FOR DIMENSIONS).
- ④ EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 128
- ⑤ 64' PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- ⑥ PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- ⑨ 64' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- ⑩ 54' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- ⑬ 20' ALLEY RIGHT-OF-WAY PER THIS PLAT
- ⑮ 5' PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑯ 26' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT PER THIS PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L201	N50°47'20"E	85.90'
L202	N50°47'20"E	72.98'
L203	S39°40'52"E	49.25'
L204	S39°40'52"E	13.00'
L205	N24°48'45"E	20.00'
L206	N50°47'20"E	62.44'
L207	N50°47'20"E	11.37'
L208	N50°47'20"E	42.19'
L209	N50°47'20"E	43.31'
L210	N39°12'40"W	13.00'
L211	N39°12'40"W	49.25'
L212	N03°09'30"E	57.02'
L213	N50°47'20"E	24.32'
L214	N50°47'20"E	40.77'
L215	N50°47'20"E	81.80'
L216	S68°46'42"E	62.46'
L217	S68°46'42"E	13.00'
L218	N03°09'30"E	20.00'
L219	N21°13'18"E	62.44'
L220	N21°13'18"E	18.35'
L221	N21°13'18"E	35.21'
L222	N21°13'18"E	38.24'
L223	N68°46'42"W	13.00'
L224	N68°46'42"W	81.66'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C201	82.00'	4.34'	003°02'00"
C202	82.00'	38.68'	027°01'36"
C203	82.00'	41.84'	029°13'55"
C204	82.00'	13.05'	009°07'18"
C205	82.00'	13.06'	009°07'20"
C206	82.00'	17.90'	012°30'34"
C207	532.00'	25.70'	002°46'06"
C208	532.00'	56.48'	006°04'58"
C209	127.00'	14.59'	006°34'49"
C210	127.00'	5.13'	002°18'58"
C211	560.00'	64.99'	006°38'57"
C212	560.00'	39.19'	004°00'33"
C213	150.00'	51.29'	019°35'25"
C214	150.00'	63.88'	024°24'00"
C215	150.00'	64.55'	024°39'16"
C216	150.00'	56.79'	021°41'39"

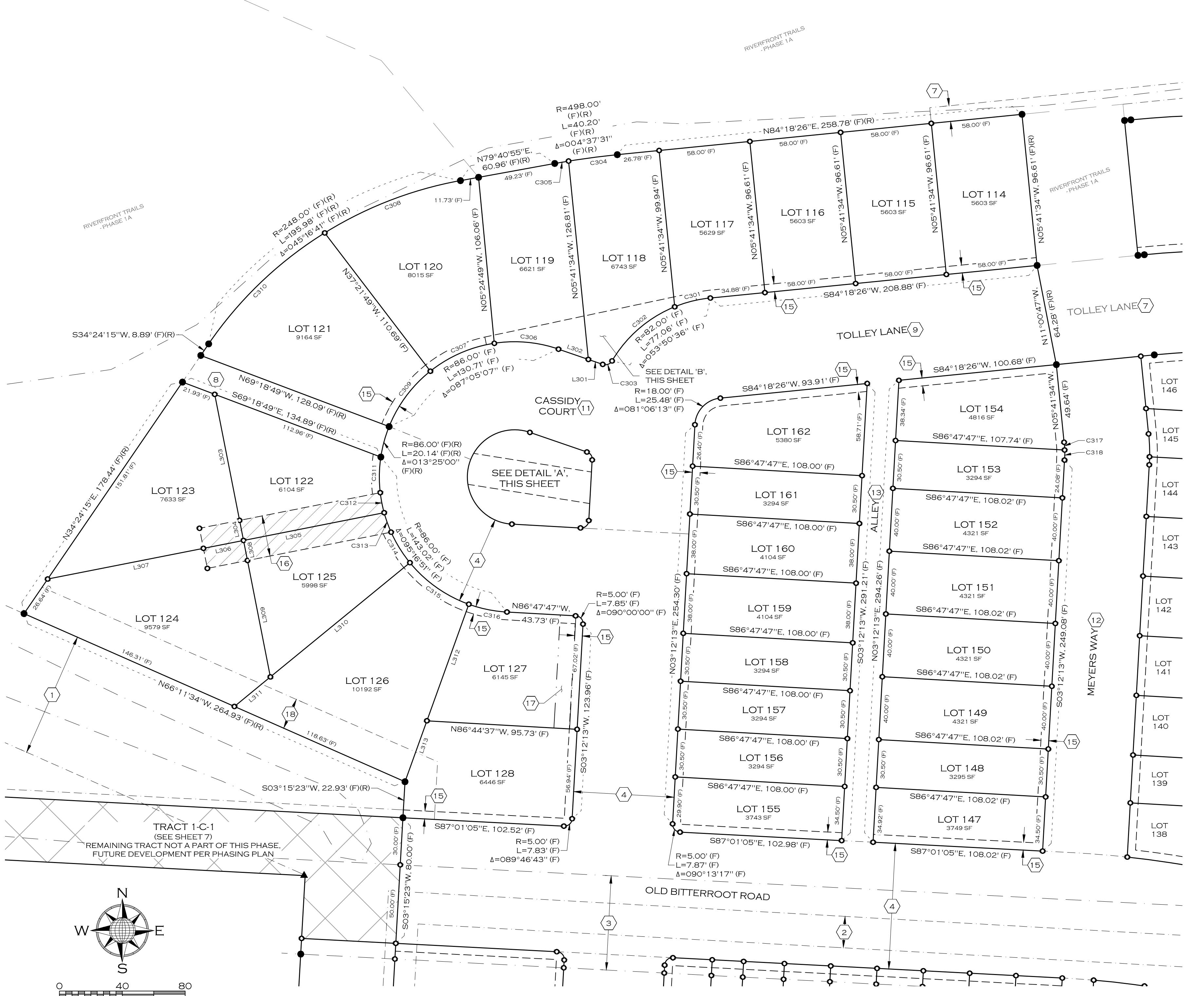
## LEGEND

— — — — —	SECTION LINE
— — — — —	REGULATORY FLOODWAY BOUNDARY
— — — — —	100 YEAR FLOODPLAIN BOUNDARY
— — — — —	RIPARIAN BUFFER BOUNDARY
— — — — —	RIPARIAN RESOURCE AREA BOUNDARY
— — — — —	EXISTING RIGHT-OF-WAY
— — — — —	EXISTING EASEMENT AS DESCRIBED
— — — — —	LOT BOUNDARY PER THIS PLAT
— — — — —	ADJOINING LOT BOUNDARY
— — — — —	EASEMENT, AS DESCRIBED, PER THIS PLAT
○	SET $\frac{5}{8}$ " X 24" REBAR WITH 1 $\frac{1}{4}$ " YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 1911OLS"
■	FOUND $\frac{1}{4}$ SECTION CORNER AS DESCRIBED
▲	FOUND $\frac{5}{8}$ " REBAR
■	FOUND 1 $\frac{1}{4}$ " YELLOW PLASTIC CAP MARKED "KFA 16734LS"
●	FOUND 1 $\frac{1}{4}$ " YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 1911OLS" UNLESS OTHERWISE NOTED
□	CALCULATED POINT - NOTHING FOUND OR SET
(F)	FOUND, SET OR CALCULATED
(R)	RECORD - RIVERFRONT TRAILS - PHASE 1A (2024)
NT	NON-TANGENT CURVE
RM	REFERENCE MONUMENT

# SUBDIVISION PLAT OF RIVERFRONT TRAILS - PHASE 1B & 2

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC  
SURVEY COMMISSIONED BY  
TOLLEFSON PROPERTIES, LLC

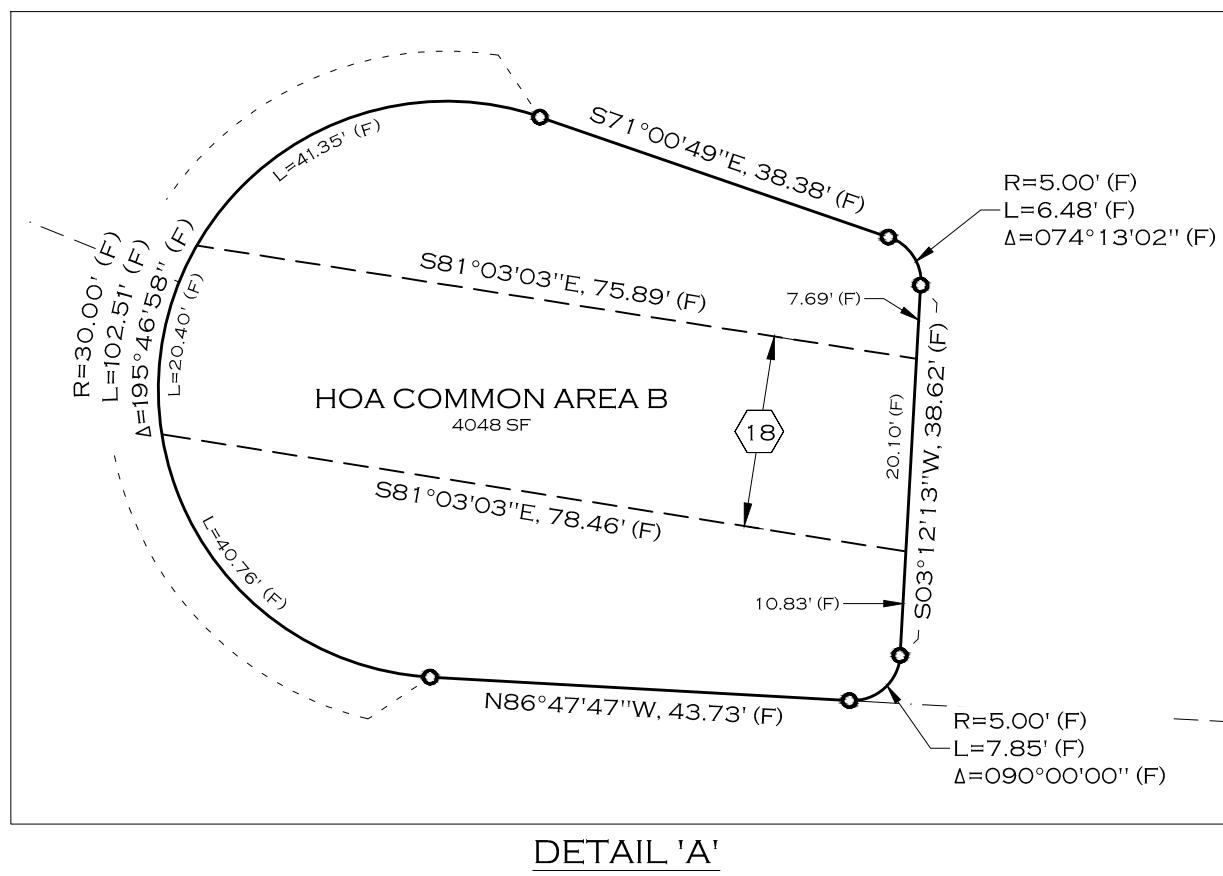


## KEY NOTES

- ① PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- ② 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- ③ OLD BITTERROOT ROAD, A 60' RS2477 RIGHT-OF-WAY PER COUNTY ATTORNEY OPINION DATED OCTOBER 30, 1992 AND SUPPLEMENTAL OPINION BY WORDEN THANNE P.C. DATED JANUARY 19, 2023 (SEE SHEET 8 FOR DIMENSIONS).
- ④ EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 1283
- ⑦ 10' PRIVATE UTILITY EASEMENT PER RIVERFRONT TRAILS - PHASE 1A
- ⑧ 20' PUBLIC UTILITY EASEMENT PER RIVERFRONT TRAILS - PHASE 1A
- ⑨ 64' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- ⑪ 56' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- ⑬ 20' ALLEY RIGHT-OF-WAY PER THIS PLAT
- ⑮ 5' PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑯ 26' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT PER THIS PLAT
- ⑰ 10' UTILITY EASEMENT PER THIS PLAT
- ⑯ 20' UTILITY EASEMENT PER THIS PLAT
- ⑲ UTILITY EASEMENT PER THIS PLAT

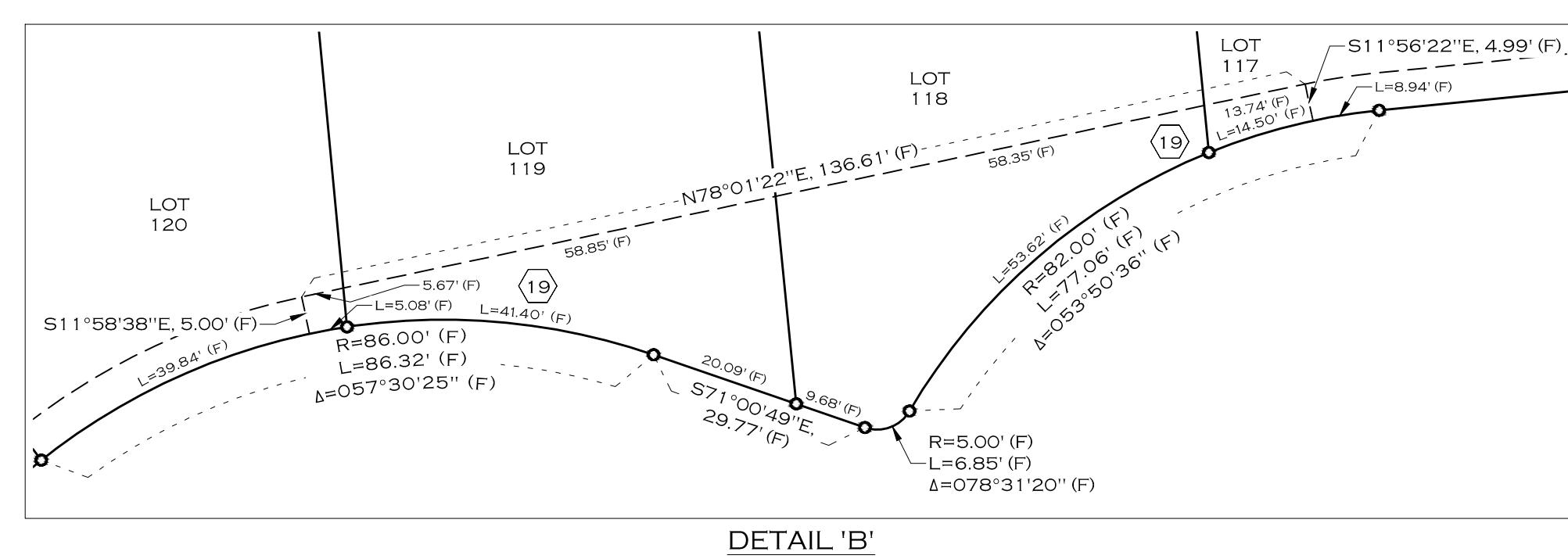
LINE TABLE		
LINE #	BEARING	DISTANCE
L301	S71°00'49"E	9.69'
L302	S71°00'49"E	20.09'
L303	N11°09'04"W	94.73'
L304	N11°09'04"W	94.73'
L305	S78°50'56"W	91.19'
L306	S78°50'56"W	127.01'
L307	S78°50'56"W	127.01'
L308	S11°09'04"E	88.50'
L309	S11°09'04"E	88.50'
L310	S50°41'21"W	114.73'
L311	S50°41'21"W	29.62'
L312	S19°46'53"W	78.78'
L313	S19°46'53"W	41.21'

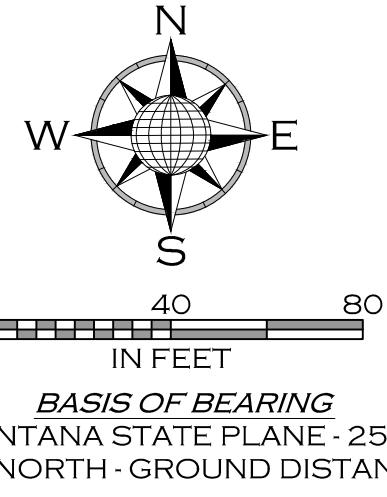
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C301	82.00'	23.44'	016°2'46"
C302	82.00'	53.62'	037°2'50"
C303	5.00'	6.85'	078°3'12"
C304	498.00'	31.25'	003°35'41"
C305	498.00'	8.96'	001°01'49"
C306	86.00'	41.40'	027°3'44"
C307	86.00'	44.92'	029°5'39"
C308	248.00'	93.06'	021°3'03"
C309	86.00'	44.40'	029°3'44"
C310	248.00'	102.92'	023°4'38"
C311	86.00'	35.72'	023°4'75"
C312	86.00'	35.72'	023°4'751"
C313	86.00'	36.04'	024°0'30"
C314	86.00'	36.04'	024°0'30"
C315	86.00'	46.40'	030°5'44"
C316	86.00'	24.86'	016°3'34"
C317	73.00'	4.90'	003°50'53"
C318	73.00'	6.43'	005°02'54"



## LEGEND

- SECTION LINE
- REGULATORY FLOODWAY BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- RIPARIAN BUFFER BOUNDARY
- RIPARIAN RESOURCE AREA BOUNDARY
- EXISTING RIGHT-OF-WAY
- LOT BOUNDARY PER THIS PLAT
- ADJOINING LOT BOUNDARY
- EASEMENT, AS DESCRIBED, PER THIS PLAT
- SET  $\frac{1}{2}$ " X 24" REBAR WITH  $\frac{1}{2}$ " YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS"
- FOUND  $\frac{1}{2}$ " SECTION CORNER AS DESCRIBED
- FOUND  $\frac{1}{2}$ " REBAR
- FOUND  $\frac{1}{4}$ " YELLOW PLASTIC CAP MARKED "KFA 16734LS"
- FOUND  $\frac{1}{4}$ " YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS" UNLESS OTHERWISE NOTED
- FOUND, SET OR CALCULATED
- RECORD - RIVERFRONT TRAILS - PHASE 1A (2024)
- NON-TANGENT CURVE
- REFERENCE MONUMENT

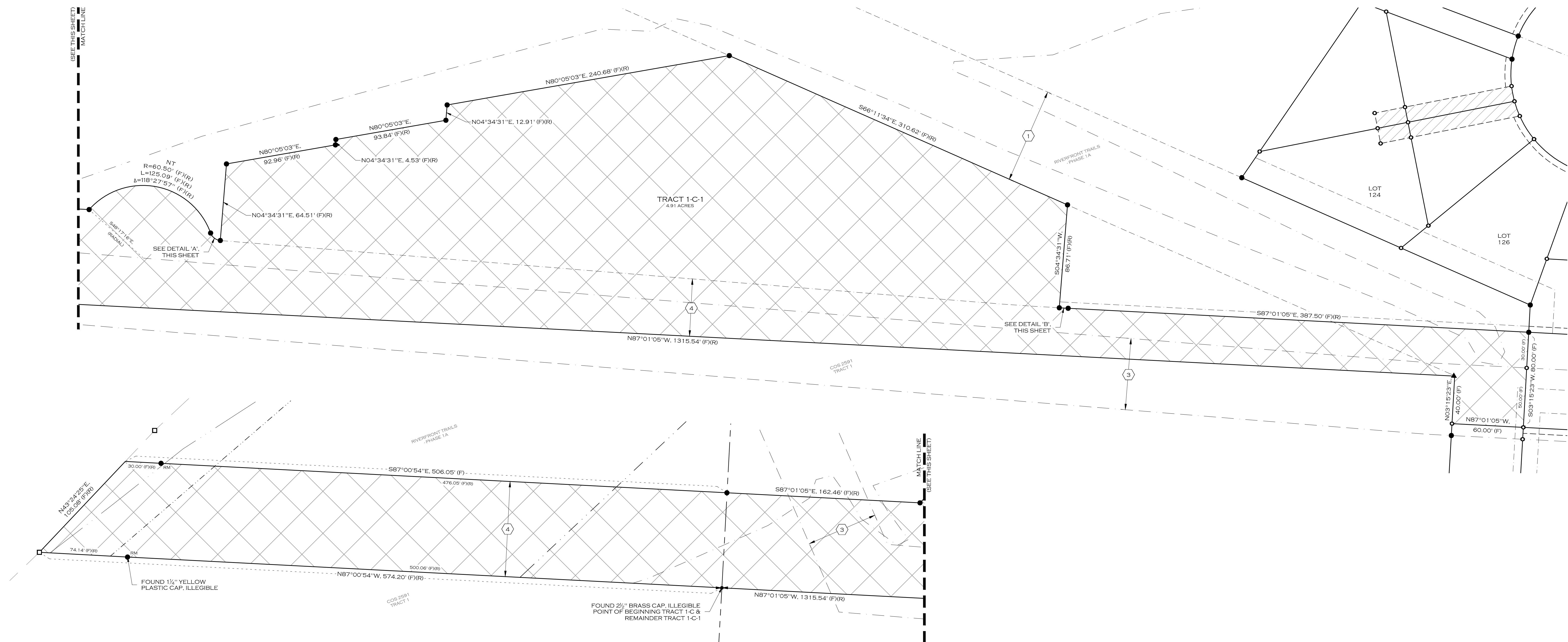




SUBDIVISION PLAT OF  
RIVERFRONT TRAILS - PHASE 1B & 2

OWNER(S) OF RECORD  
TOLLEFSON PROPERTIES, LLC  
SURVEY COMMISSIONED BY  
TOLLEFSON PROPERTIES, LLC

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

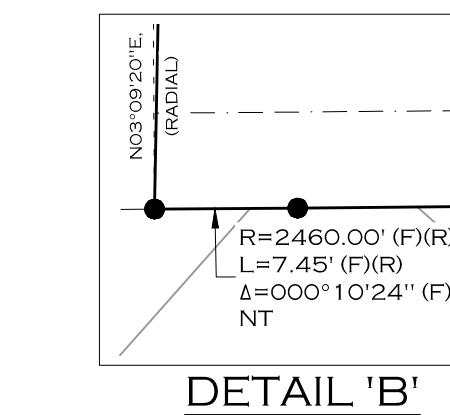
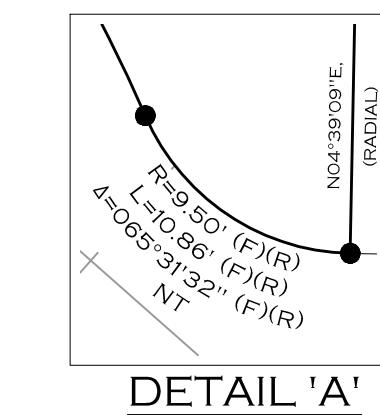


LEGEND

- SECTION LINE
- REGULATORY FLOODWAY BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- RIPARIAN BUFFER BOUNDARY
- RIPARIAN RESOURCE AREA BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT AS DESCRIBED
- LOT BOUNDARY PER THIS PLAT
- ADJOINING LOT BOUNDARY
- EASEMENT AS DESCRIBED, PER THIS PLAT
- SET 1/2" X 24" REBAR WITH 1 1/2" YELLOW PLASTIC CAP  
MARKED "WEI SHAYLOR 1911 OLS"
- FOUND 1/2" SECTION CORNER AS DESCRIBED
- FOUND 3/8" REBAR
- FOUND 1 1/2" YELLOW PLASTIC CAP MARKED "KFA 16734LS"
- FOUND 1 1/2" YELLOW PLASTIC CAP MARKED  
"WEI SHAYLOR 1911 OLS" UNLESS OTHERWISE NOTED
- CALCULATED EASEMENT - NOTHING FOUND OR SET
- FOUND, SET OR CALCULATED
- RECORD - RIVERFRONT TRAILS - PHASE 1A (2024)
- NON-TANGENT CURVE
- REFERENCE MONUMENT

KEY NOTES

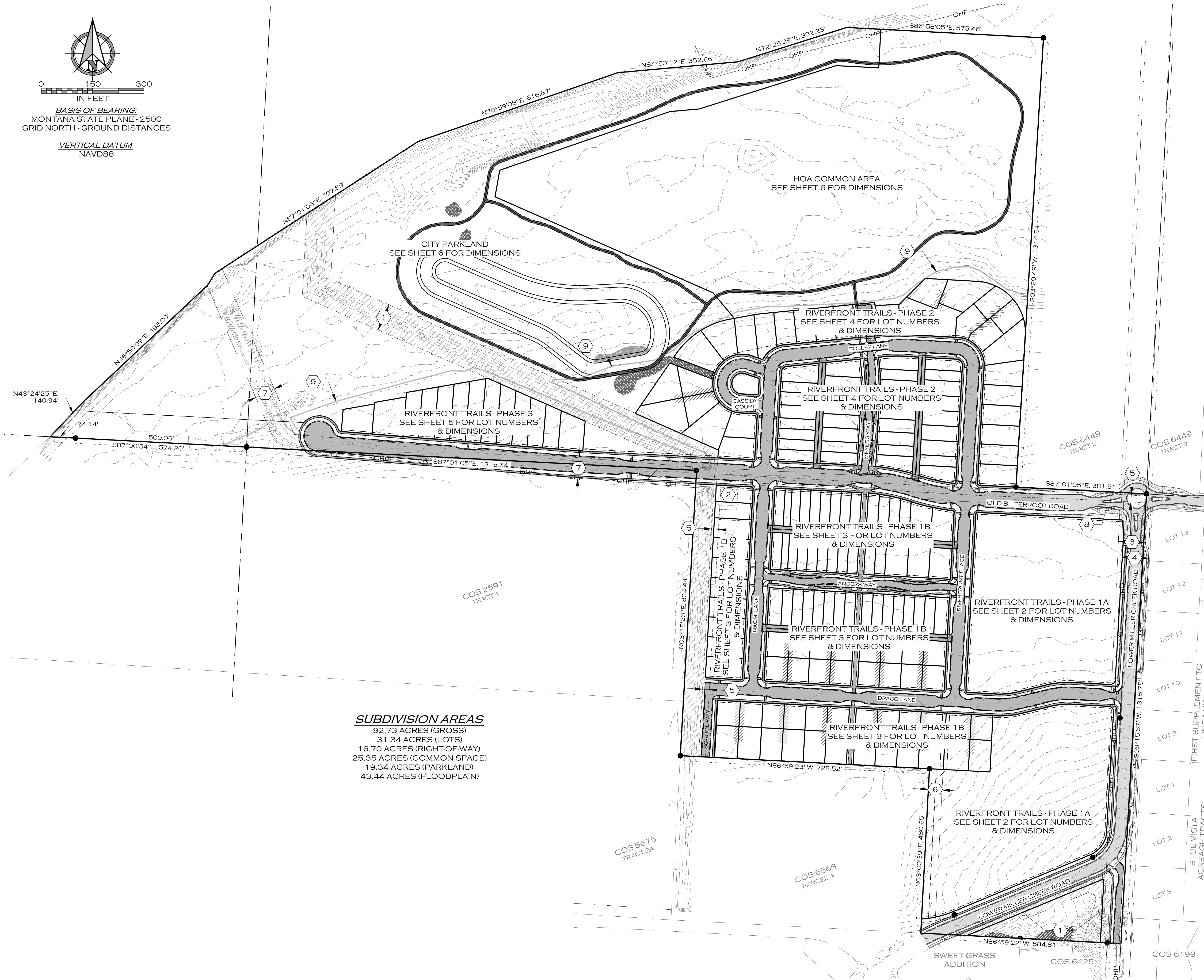
- ① PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- ② OLD BITTERROOT ROAD, A 60' RS2477 RIGHT-OF-WAY PER COUNTY ATTORNEY  
OPINION DATED OCTOBER 30, 1992 AND SUPPLEMENTAL OPINION BY WORDEN  
THANE P.C. DATED JANUARY 19, 2023 (SEE SHEET 8 FOR DIMENSIONS).
- ④ EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 1283



# PRELIMINARY PLAT OF RIVERFRONT TRAILS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:  
TOLLEFSON PROPERTIES LLC  
SUBDIVIDER:  
TOLLEFSON PROPERTIES LLC



## PERIMETER LEGAL DESCRIPTION

TRACT 1 OF CERTIFICATE OF SURVEY 6449 MINUS PARCEL A OF CERTIFICATE OF SURVEY 6568, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTH ONE-HALF OF SECTION 22 AND NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

## NOTES:

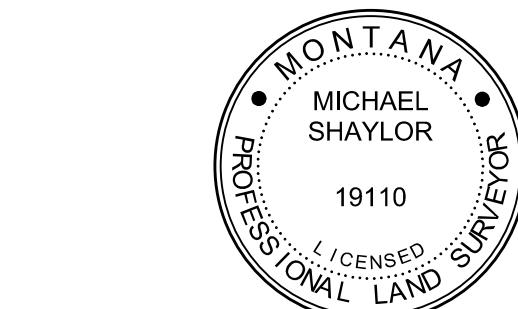
1. PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.
2. THE 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280 TO BE ABANDONED WITH THE FILING OF RIVERFRONT TRAILS - PHASE 1 FINAL PLAT.
3. AREA WITHIN REGULATORY FLOODWAY: 13.04 ACRES.
4. AREA WITHIN 100-YEAR FLOODPLAIN: 43.44 ACRES.
5. TRACT A (45.16 ACRES) SHALL FULLY SATISFY THE 4.34-ACRE PARKLAND DEDICATION REQUIRED PER SECTION 3-080 AND THE 10.30-ACRE COMMON SPACE DEDICATION REQUIRED PER SECTION 3-120.7 OF THE CITY OF MISSOULA SUBDIVISION REGULATIONS. FURTHER DELINEATION OF DEDICATED PARKLAND, COMMON SPACE OWNED BY THE PROPERTY OWNERS' ASSOCIATION, AND STORMWATER DETENTION MAY BE REQUIRED PENDING REVIEW BY PARKS AND RECREATION AND THE CITY COUNCIL.
6. EXISTING WATER RIGHTS WILL BE TRANSFERRED FROM THE SUBJECT PROPERTY.

## KEY NOTES:

1. PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
2. 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
3. 80' 100KV ELECTRIC POWER LINE AND COMMUNICATION EASEMENT PER BOOK 39 MICRO, PAGE 1430
4. 80' DOUBLE CIRCUIT ELECTRIC TRANSMISSION LINE INCLUDING 161KV AND 100KV LINE PER BOOK 42 MICRO, PAGE 1096
5. 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
6. 40' PRIVATE ACCESS & UTILITY EASEMENT FOR USE AND BENEFIT OF PARCEL A PER CERTIFICATE OF SURVEY 6568
7. OLD BITTERROOT ROAD AS DESCRIBED BY AN OPINION FROM THE MISSOULA COUNTY ATTORNEY TO THE MISSOULA SURVEYORS OFFICE AND DATED OCTOBER 30, 1992
8. EASEMENT AGREEMENT BETWEEN US WEST COMMUNICATIONS AND WILBUR H. GINTER AND SHAUNA M. GINTER PER BOOK 524 MICRO, PAGE 686
9. 100-YEAR FLOODPLAIN BOUNDARY

## CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON.



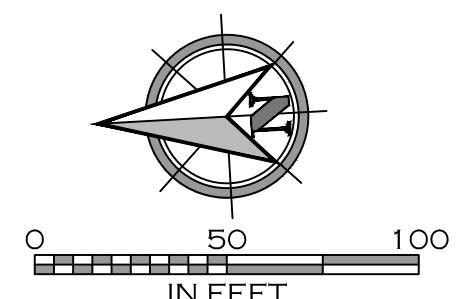
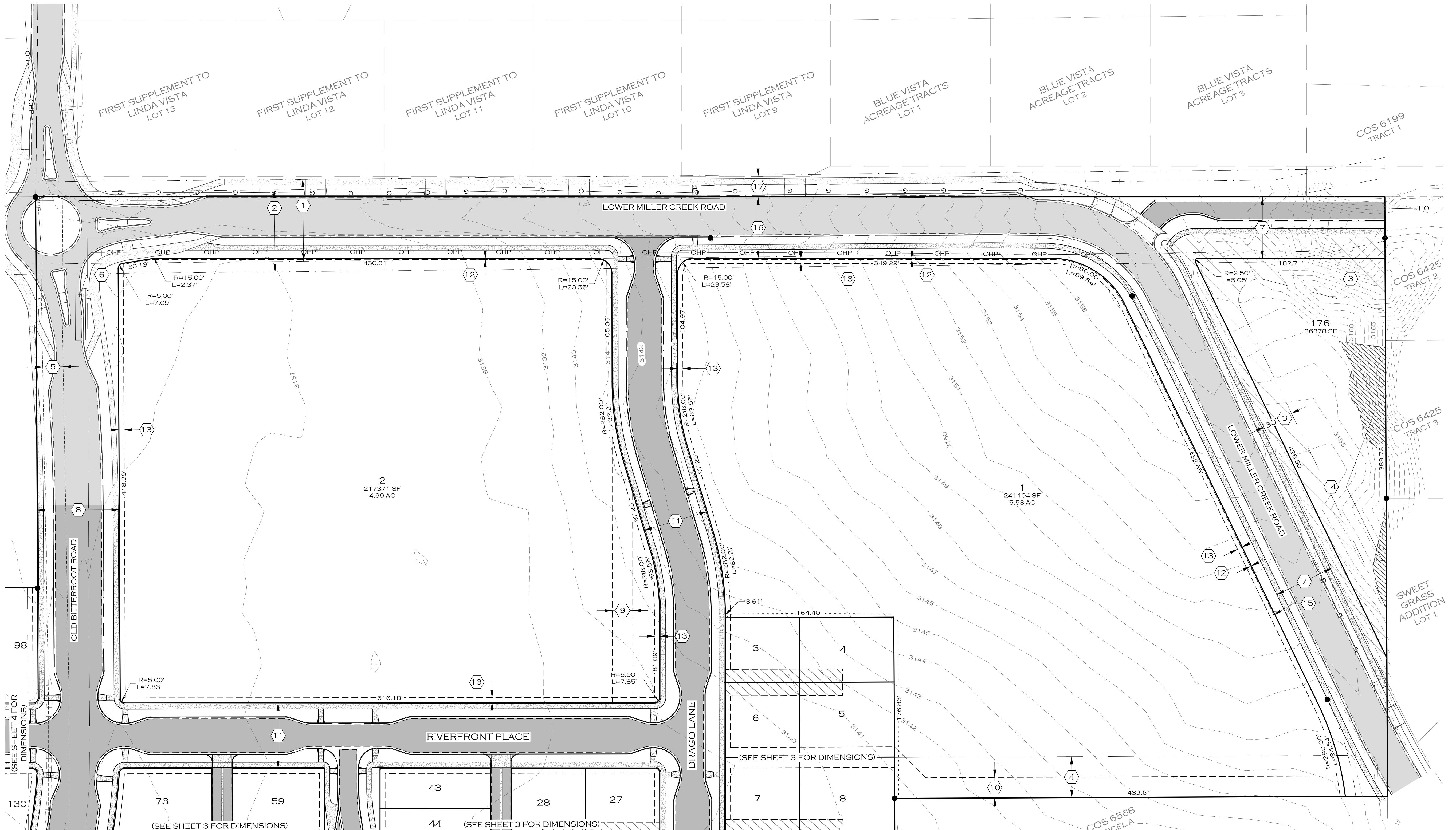
MICHAEL D. SHAYLOR, PLS  
MONTANA REGISTRATION NO. 19110 LS

DATE

PRELIMINARY PLAT OF  
**RIVERFRONT TRAILS**

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:  
TOLLEFSON PROPERTIES LLC  
SUBDIVIDER:  
TOLLEFSON PROPERTIES LLC



PRELIMINARY PLAT OF  
**RIVERFRONT TRAILS**

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:  
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:  
TOLLEFSON PROPERTIES LLC



KEY NOTES:

- ① 20' PUBLIC TRAIL RIGHT-OF-WAY
- ② 40' SCHOOL ACCESS DRIVEWAY (PUBLIC RIGHT-OF-WAY)
- ③ PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924.
- ④ 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- ⑤ 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
- ⑥ 40' PRIVATE ACCESS & UTILITY EASEMENT FOR USE AND BENEFIT OF PARCEL A PER CERTIFICATE OF SURVEY 6568
- ⑦ 20' ALLEY RIGHT-OF-WAY
- ⑧ 54' PUBLIC RIGHT-OF-WAY
- ⑨ 64' PUBLIC RIGHT-OF-WAY
- ⑩ 80' PUBLIC RIGHT-OF-WAY
- ⑪ 20' PUBLIC UTILITY EASEMENT
- ⑫ 5' PUBLIC UTILITY EASEMENT
- ⑬ 26' PRIVATE ACCESS AND UTILITY EASEMENT
- ⑭ 60' PUBLIC RIGHT-OF-WAY

LINE TABLE		CURVE TABLE	
LINE #	LENGTH	CURVE #	RADIUS LENGTH
L301	16.92'	C301	270.00' 24.60'
L302	20.00'	C302	270.00' 48.46'
L303	20.00'	C303	230.00' 17.88'
L304	16.92'	C304	230.00' 30.77'
L305	20.00'	C305	230.00' 13.58'
L306	20.00'	C306	250.00' 31.56'
		C307	640.00' 1.07'
		C308	560.00' 30.89'
		C309	250.53' 11.48'
		C310	249.70' 20.28'
		C311	560.00' 31.34'
		C312	250.00' 31.76'
		C313	560.00' 31.71'
		C314	250.38' 15.60'
		C315	560.00' 32.57'

PRELIMINARY PLAT OF  
**RIVERFRONT TRAILS**

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,  
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:  
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:  
TOLLEFSON PROPERTIES LLC

**COMMON AREA (SEE SHEET 6 FOR DIMENSIONS)**

**CITY PARKLAND (SEE SHEET 6 FOR DIMENSIONS)**

**HOA COMMON AREA B**

**CASSIDY COURT**

**TOLLEY LANE**

**MEYERS WAY**

**OLD BITTERROOT ROAD**

**25' PUBLIC TRAIL EASEMENT**

**COMMON AREA (SEE SHEET 6 FOR DIMENSIONS)**

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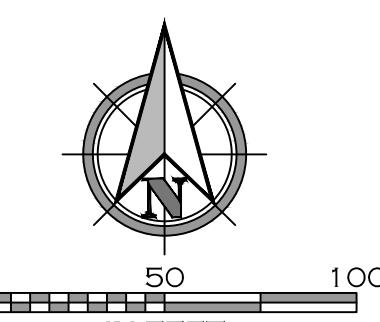
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**KEY NOTES:**

- 1 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1280
- 2 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
- 3 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 4 20' ALLEY
- 5 54' PUBLIC RIGHT-OF-WAY
- 6 56' PUBLIC RIGHT-OF-WAY
- 7 64' PUBLIC RIGHT-OF-WAY
- 8 80' PUBLIC RIGHT-OF-WAY
- 9 20' STORM DRAINAGE EASEMENT
- 10 100-YEAR FLOODPLAIN BOUNDARY
- 11 26' PRIVATE ACCESS AND UTILITY EASEMENT
- 12 5' PUBLIC UTILITY EASEMENT
- 13 COMMON AREA OWNED BY HOMEOWNER'S ASSOCIATION
- 14 20' PUBLIC TRAIL RIGHT-OF-WAY

LINE TABLE	
LINE #	LENGTH
L401	6.30'
L402	9.68'
L403	16.19'
L404	8.60'

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C401	82.00'	4.34'
C402	5.00'	6.85'
C404	5.00'	7.85'
C405	127.00'	5.13'
C406	127.00'	14.59'
C407	73.00'	6.43'
C408	73.00'	4.90'



PRELIMINARY PLAT OF  
**RIVERFRONT TRAILS**

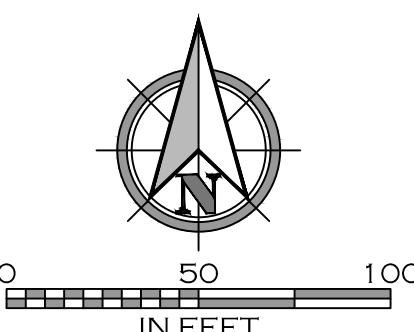
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P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:  
TOLLEFSON PROPERTIES LLC  
SUBDIVIDER:  
TOLLEFSON PROPERTIES LLC



**KEY NOTES:**

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- ② OLD BITTERROOT ROAD AS DESCRIBED BY AN OPINION FROM THE MISSOULA COUNTY ATTORNEY TO THE MISSOULA SURVEYORS OFFICE AND DATED OCTOBER 30, 1992
- ③ 80' PUBLIC RIGHT-OF-WAY
- ④ 20' STORM DRAINAGE EASEMENT
- ⑤ 100' YEAR FLOODPLAIN BOUNDARY
- ⑥ 5' PUBLIC UTILITY EASEMENT
- ⑦ SANITARY SEWER LIFT STATION EASEMENT



PRELIMINARY PLAT OF  
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