



**WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS**

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 or 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

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

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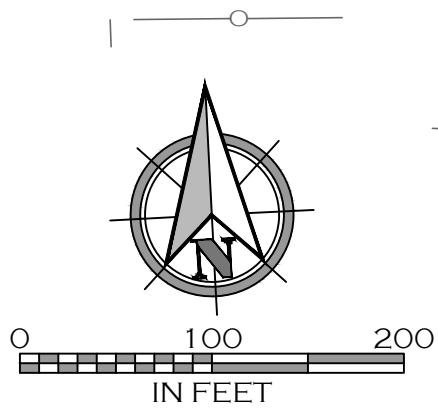


LEGEND

- PROPOSED BUILDING
- PROPOSED SIGN POST
- PROPOSED ROAD CENTERLINE
- PROPOSED TRAIL
- PROPOSED CURB
- PROPOSED WHITE TRAFFIC STRIPE
- PROPOSED YELLOW TRAFFIC STRIPE
- PROPOSED ASPHALT ROAD
- PROPOSED SIDEWALK/CONCRETE
- PROPOSED ADA STALL MARKING
- PROPOSED BICYCLE RACK
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED IRRIGATION
- PROPOSED BLOWOFF
- PROPOSED CURB STOP
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED AIR RELIEF VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED MANHOLE - SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED MANHOLE - STORM SEWER
- PROPOSED STORM DRAIN INLET
- PROPOSED DITCH
- PROPOSED POND
- PROPOSED GRADE BREAK
- PROPOSED LANDSCAPING
- PROPOSED DECIDUOUS TREE
- PROPOSED BURIED POWER
- PROPOSED LIGHT POLE
- PROPOSED BURIED FIBER
- PROPOSED BURIED TELEPHONE
- PROPOSED BURIED GAS

PHASING PLAN LEGEND:
ESTIMATED FINAL PLAT FILING DATES:

- PHASE 1A: DECEMBER 2024
- PHASE 1B: DECEMBER 2025
- PHASE 2: DECEMBER 2026
- PHASE 3: BY 2030



ROAD INDEX		
STREET NAME	FUNCTIONAL CLASSIFICATION	SHEETS
DRAGO LANE	URBAN LOCAL STREET	C3.0 - C3.2
OLD BITTERROOT ROAD	URBAN COLLECTOR (WITH PARKING)	C3.3 - C3.8
NAOMI LANE	URBAN LOCAL STREET	C3.9 - C3.10
TOLLEY LANE	URBAN LOCAL STREET	C3.11 - C3.12
RIVERFRONT PLACE	URBAN LOCAL STREET	C3.13 - C3.14
ANDERS WAY	NEIGHBORHOOD STREET	C3.15 - C3.16
MEYERS WAY	NEIGHBORHOOD STREET	C3.17
CASSIDY COURT	NEIGHBORHOOD YIELD STREET	C3.18
ALLEY A	ALLEY	C3.19 - C3.20
ALLEY B	ALLEY	C3.21 - C3.22
ALLEY C	ALLEY	C3.23
ALLEY D	ALLEY	C3.24
GUSTUSON ROAD	URBAN LOCAL (HALF-STREET)	C3.25

PRELIMINARY

2101

MOH

JOB #:

MOH

DESIGN:

MOH

QA:

KTS

DATE:

7/21/2022

DATE

DESCRIPTION

4A

WOITH ENGINEERING, INC.

ENGINEERS & SURVEYORS

405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955

3000 CLARY STREET, SUITE 100 • MISSOULA, MT 59701 • 406-333-5505

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MONTANA

MISSOULA

RIVERFRONT TRAILS

OVERALL SITE & PHASING PLAN

C2.0

SURVEY COMMISSIONED BY
TOLLEFSON PROPERTIES, LLC

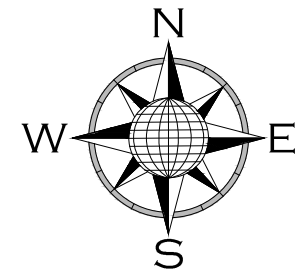
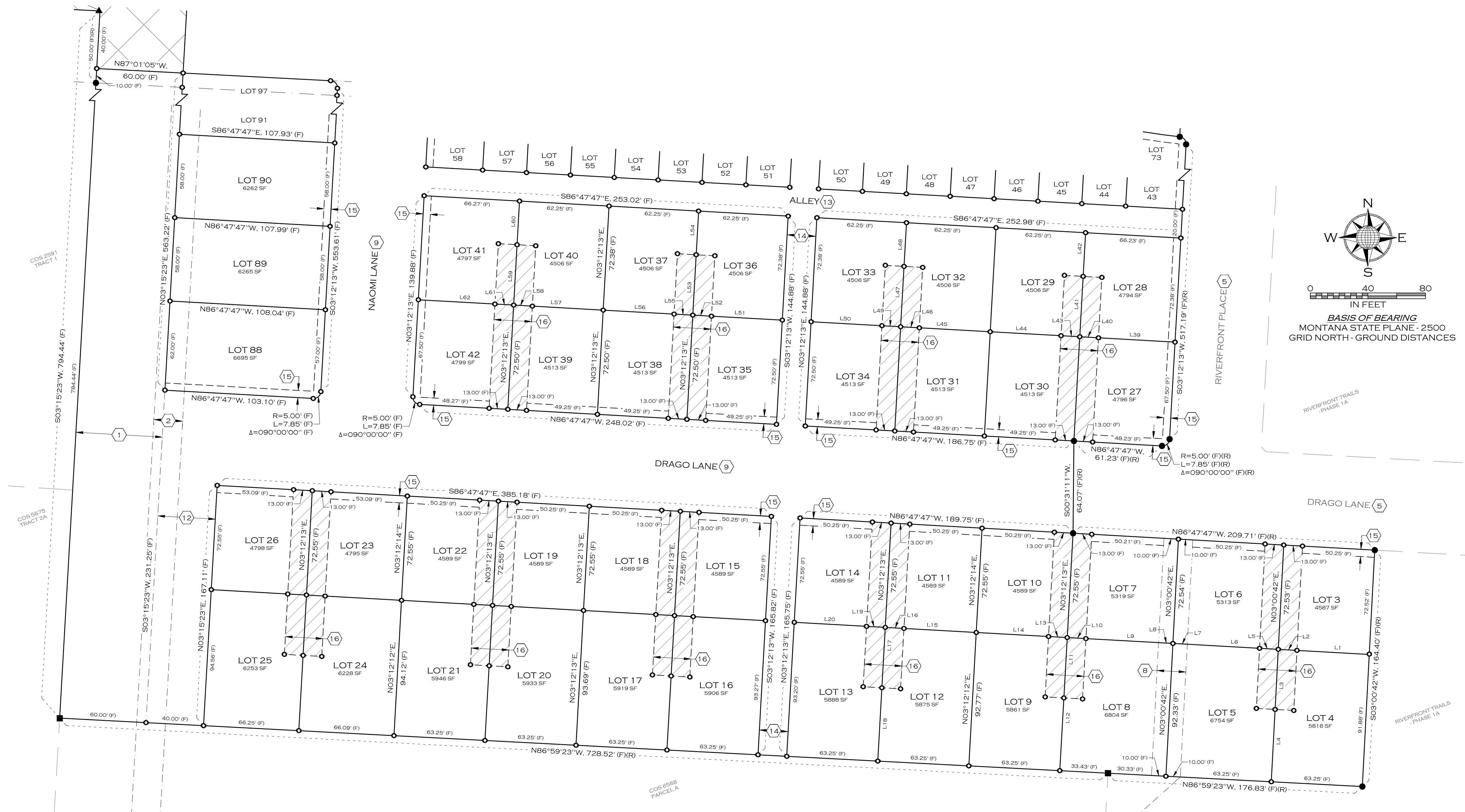
PRINCIPAL MERIDIAN MONTANA
MISSOULA COUNTY, MONTANA
WEI JOB#: 21-001
DRAWN: CRH
QA: MDS
DATE: August 15, 2025
FILENAME: PLAT-PH1B_2.DWG
SHEET 2 OF 7

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



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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°48'12"E	50.25'
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'

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
- 5 64' PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- 8 20' PUBLIC UTILITY EASEMENT PER RIVERFRONT TRAILS - PHASE 1A
- 9 64' 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
- 15 5' PUBLIC UTILITY EASEMENT PER THIS PLAT
- 16 26' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT PER THIS PLAT

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 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS"
---	FOUND 1/2" SECTION CORNER AS DESCRIBED
---	FOUND 5/8" 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)
---	NONTANGENT CURVE
---	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



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'

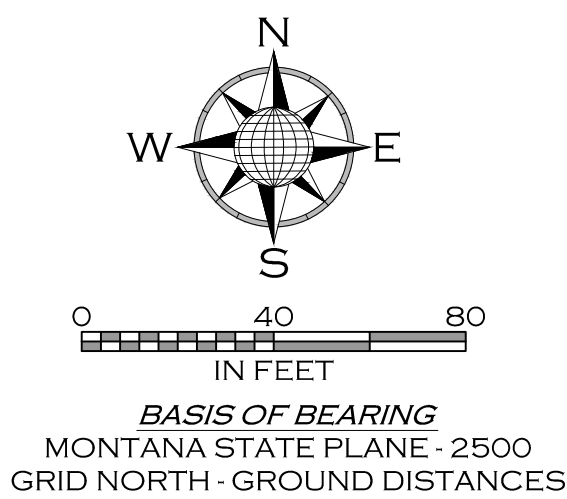
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C101	270.00'	24.60'	005°13'13\"
C102	270.00'	48.46'	010°16'57\"
C103	230.00'	17.88'	004°27'16\"
C104	230.00'	30.77'	007°39'51\"
C105	230.00'	13.58'	003°23'03\"
C106	640.00'	59.13'	005°17'36\"
C107	640.00'	64.86'	005°48'22\"
C108	560.00'	31.96'	003°16'12\"
C109	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°16'12\"
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\"

KEY NOTES

- 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 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).
- EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 1283
- 64' PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- PUBLIC RIGHT-OF-WAY PER RIVERFRONT TRAILS - PHASE 1A
- 64' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 54' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 20' ALLEY RIGHT-OF-WAY PER THIS PLAT
- 20' PUBLIC TRAIL PER THIS PLAT
- 5' PUBLIC UTILITY EASEMENT PER THIS PLAT

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 3/4\" X 24\" REBAR WITH 1 1/2\" YELLOW PLASTIC CAP MARKED \"WEI SHAYLOR 19110LS\"
- FOUND 1/2\" SECTION CORNER AS DESCRIBED
- FOUND 3/4\" 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)
- NON-TANGENT CURVE
- REFERENCE MONUMENT

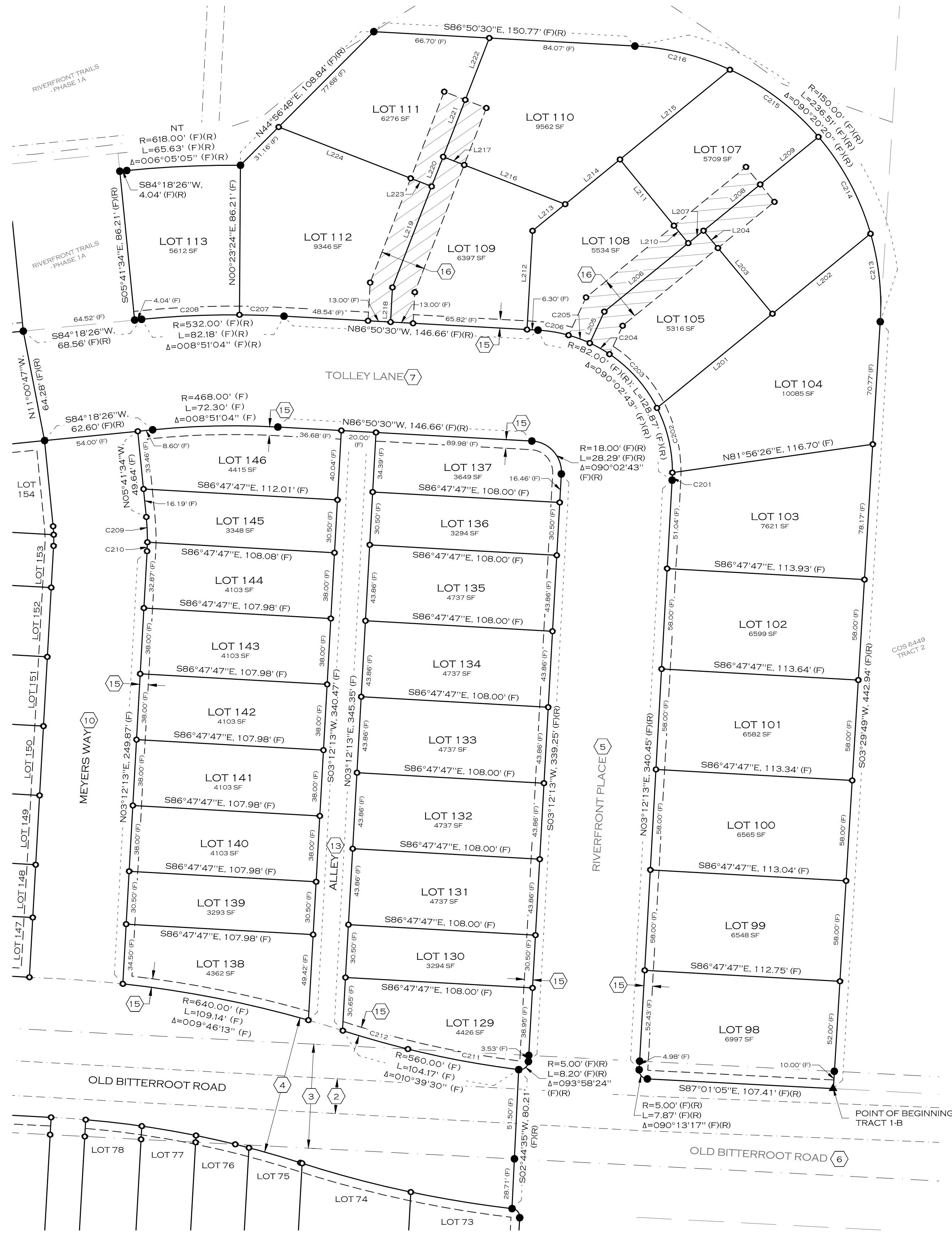


SUBDIVISION PLAT OF
RIVERFRONT TRAILS - PHASE 1B & 2

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

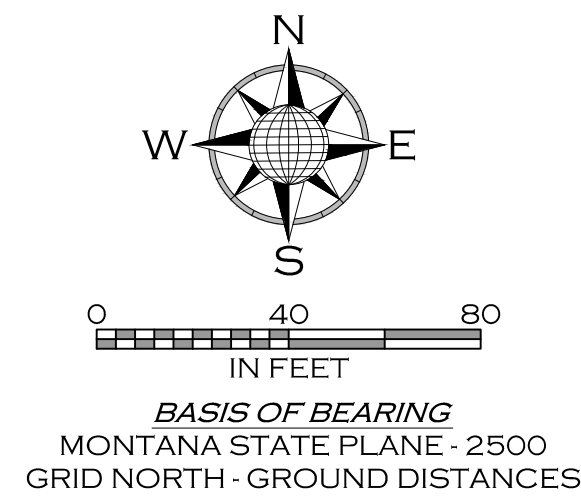
- 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- OLD BITTERROOT ROAD, A 60' RS2477 RIGHT-OF-WAY PER COUNTY ATTORNEY OPINION DATED OCTOBER 30, 1992 AND SUPPLEMENTAL OPINION BY WORDEN THANE P.C. DATED JANUARY 19, 2023 (SEE SHEET 8 FOR DIMENSIONS).
- EXISTING PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT PER BOOK 1094, PAGE 1283
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- 64' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 54' PUBLIC RIGHT-OF-WAY PER THIS PLAT
- 20' ALLEY RIGHT-OF-WAY PER THIS PLAT
- 5' PUBLIC UTILITY EASEMENT PER THIS PLAT
- 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 3/8" X 24" REBAR WITH 1/4" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 191 10LS"	FOUND 3/8" REBAR	FOUND 1/4" YELLOW PLASTIC CAP MARKED "KFA 16734LS"	FOUND 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 191 10LS" UNLESS OTHERWISE NOTED	CALCULATED POINT: NOTHING FOUND OR SET	FOUND, SET OR CALCULATED	RECORD - RIVERFRONT TRAILS - PHASE 1A (2024)	NT	RM
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WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955
3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565
WWW.WOITHENG.COM

1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 21-001 DRAWN: CRH QA: MDS DATE: AUGUST 15, 2025 FILENAME: PLAT-PH1B_2.DWG SHEET 5 OF 7
	2	12N	20W	
	11	12N	20W	

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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,
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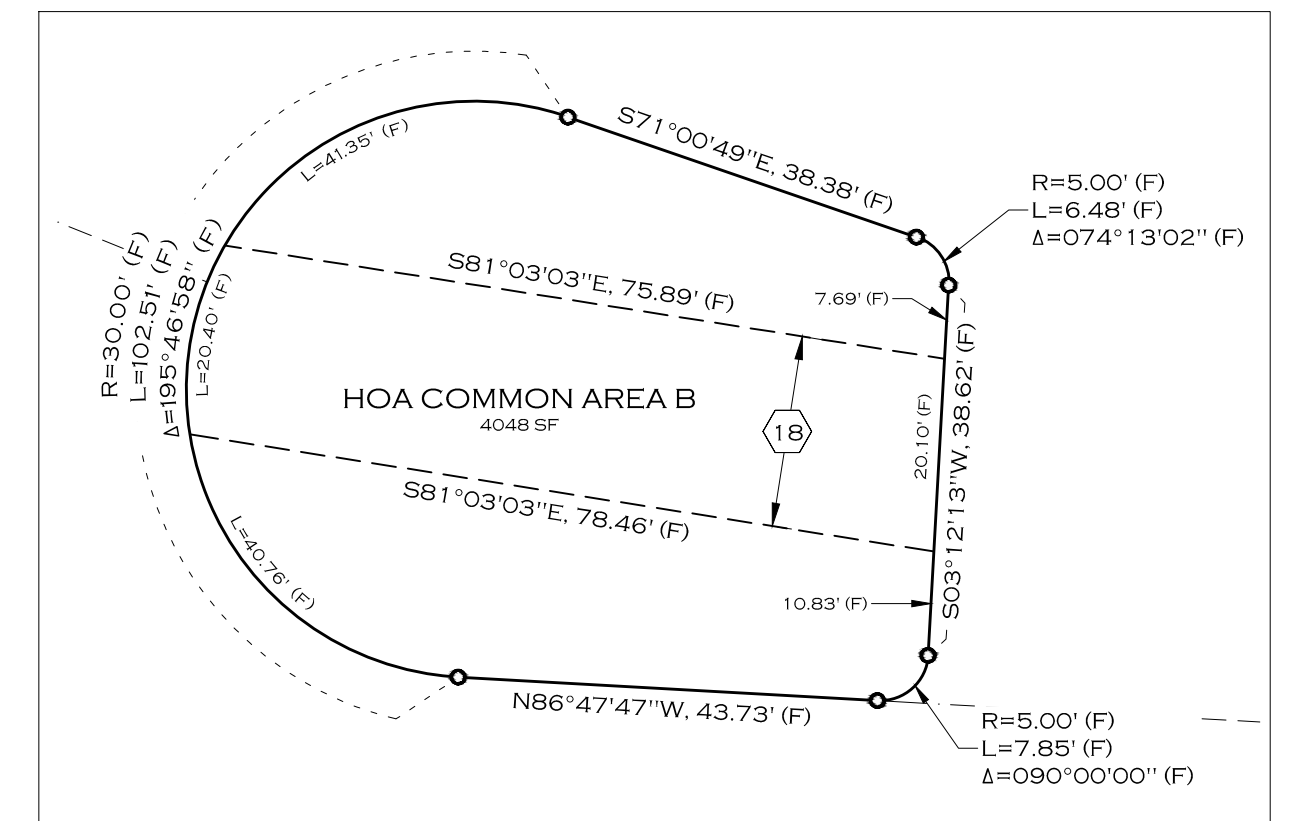
SURVEY COMMISSIONED BY
TOLLEFSON PROPERTIES, LLC

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 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
- 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
- 18 20' UTILITY EASEMENT PER THIS PLAT
- 19 UTILITY EASEMENT PER THIS PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L301	S71°00'49"E	9.68'
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°22'46"
C302	82.00'	53.62'	037°27'50"
C303	5.00'	6.85'	078°31'20"
C304	498.00'	31.25'	003°35'41"
C305	498.00'	8.96'	001°01'49"
C306	86.00'	41.40'	027°34'46"
C307	86.00'	44.92'	029°55'39"
C308	248.00'	93.06'	021°30'03"
C309	86.00'	44.40'	029°34'42"
C310	248.00'	102.92'	023°46'38"
C311	86.00'	35.72'	023°47'51"
C312	86.00'	35.72'	023°47'51"
C313	86.00'	36.04'	016°33'46"
C314	86.00'	36.04'	024°00'30"
C315	86.00'	46.40'	030°54'44"
C316	86.00'	24.86'	016°33'46"
C317	73.00'	4.90'	003°50'53"
C318	73.00'	6.43'	005°02'54"

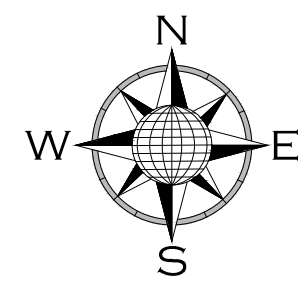


LEGEND

- SECTION LINE
- REGULATORY FLOODWAY BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- RIPARIAN BUFFER BOUNDARY
- RIPARIAN RESOURCE AREA BOUNDARY
- EXISTING RIGHT-OF-WAY
- 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 1/4" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS"
- FOUND 1/2" SECTION CORNER AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" YELLOW PLASTIC CAP MARKED "KFA 16734LS"
- FOUND 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)
- NON-TANGENT CURVE
- REFERENCE MONUMENT

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3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565
WWW.WOITHENG.COM

1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA
	2	12N	20W	WEI JOB#: 21-001 DRAWN: CRH QA: MDS
	11	12N	20W	DATE: AUGUST 15, 2025 FILENAME: PLATPH1B_2.DWG SHEET 6 OF 7



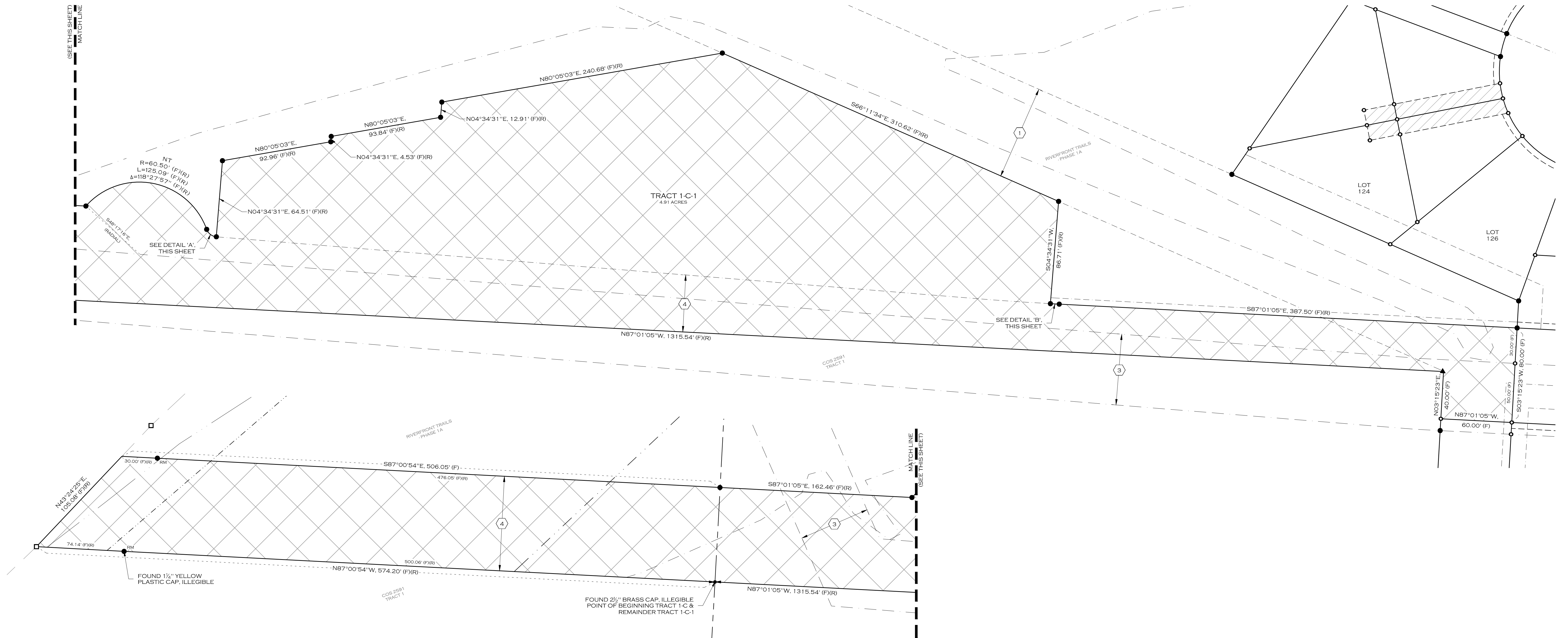
BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES











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



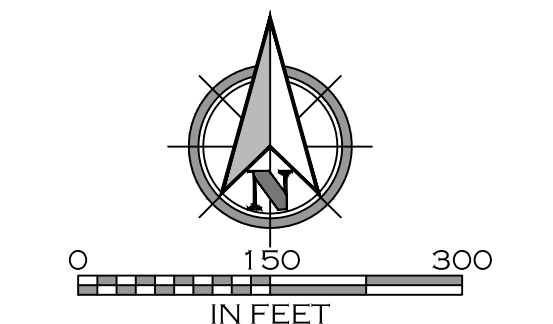
LEGEND	
	SECTION LINE
	REGULATORY FLOODWAY BOUNDARY
	100 YEAR FLOODPLAIN BOUNDARY
	RIPARIAN BUFFER BOUNDARY
	RIPARIAN RESOURCE AREA BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT AS DESCRIBED
	LOT BOUNDARY PER THIS PLAT
	ADJOINING LOT BOUNDARY
	EASEMENT, AS DESCRIBED, PER THIS PLAT

PRELIMINARY PLAT OF
RIVERFRONT TRAILS

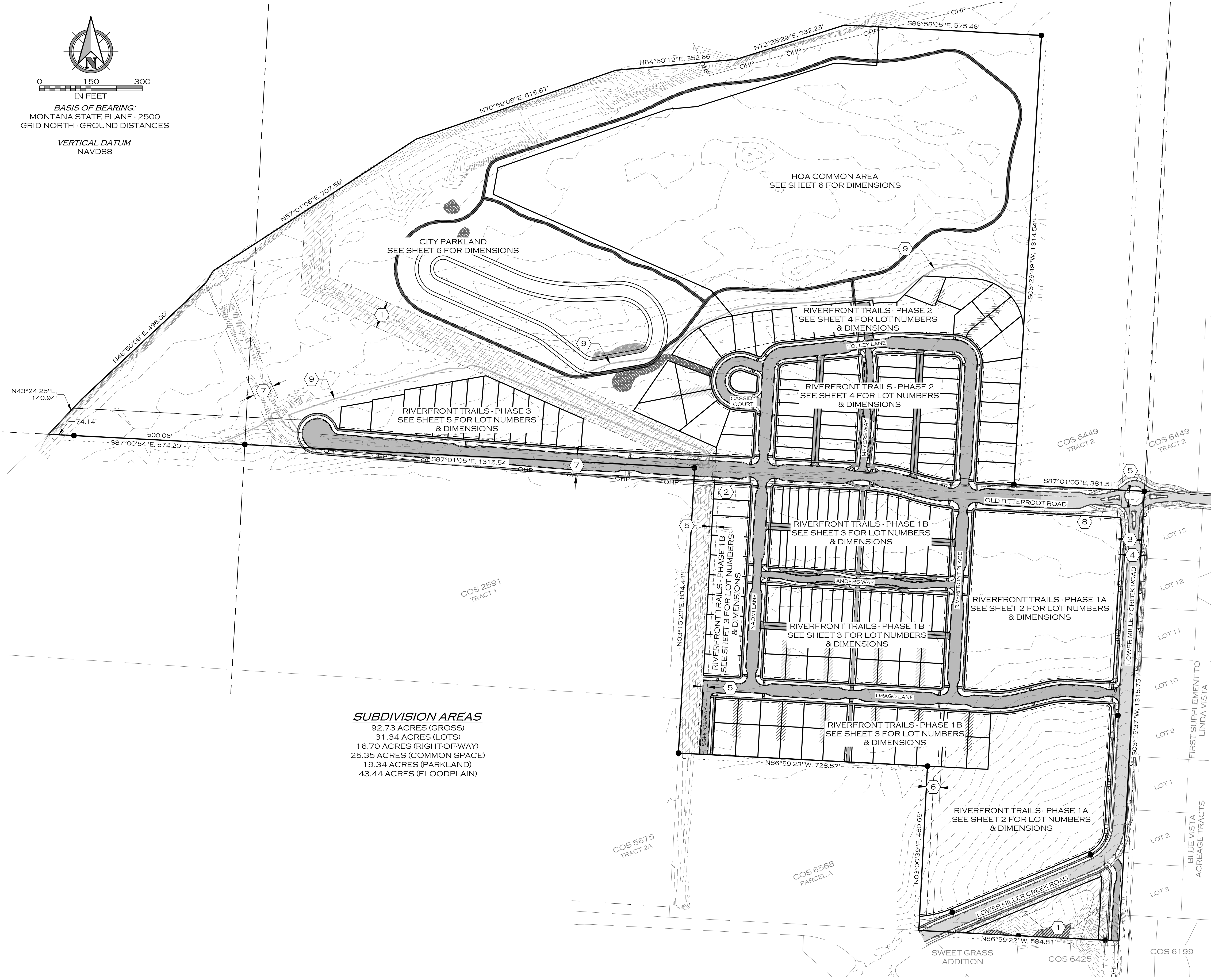
A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 2 AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 WEST,
P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC


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

VERTICAL DATUM
NAVD88



SUBDIVISION AREAS
92.73 ACRES (GROSS)
31.34 ACRES (LOTS)
16.70 ACRES (RIGHT-OF-WAY)
25.35 ACRES (COMMON SPACE)
19.34 ACRES (PARKLAND)
43.44 ACRES (FLOODPLAIN)

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

 WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS 405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 • WWW.WOITHENG.COM •	1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 1 OF 6
		2	12N	20W	
		11	12N	20W	

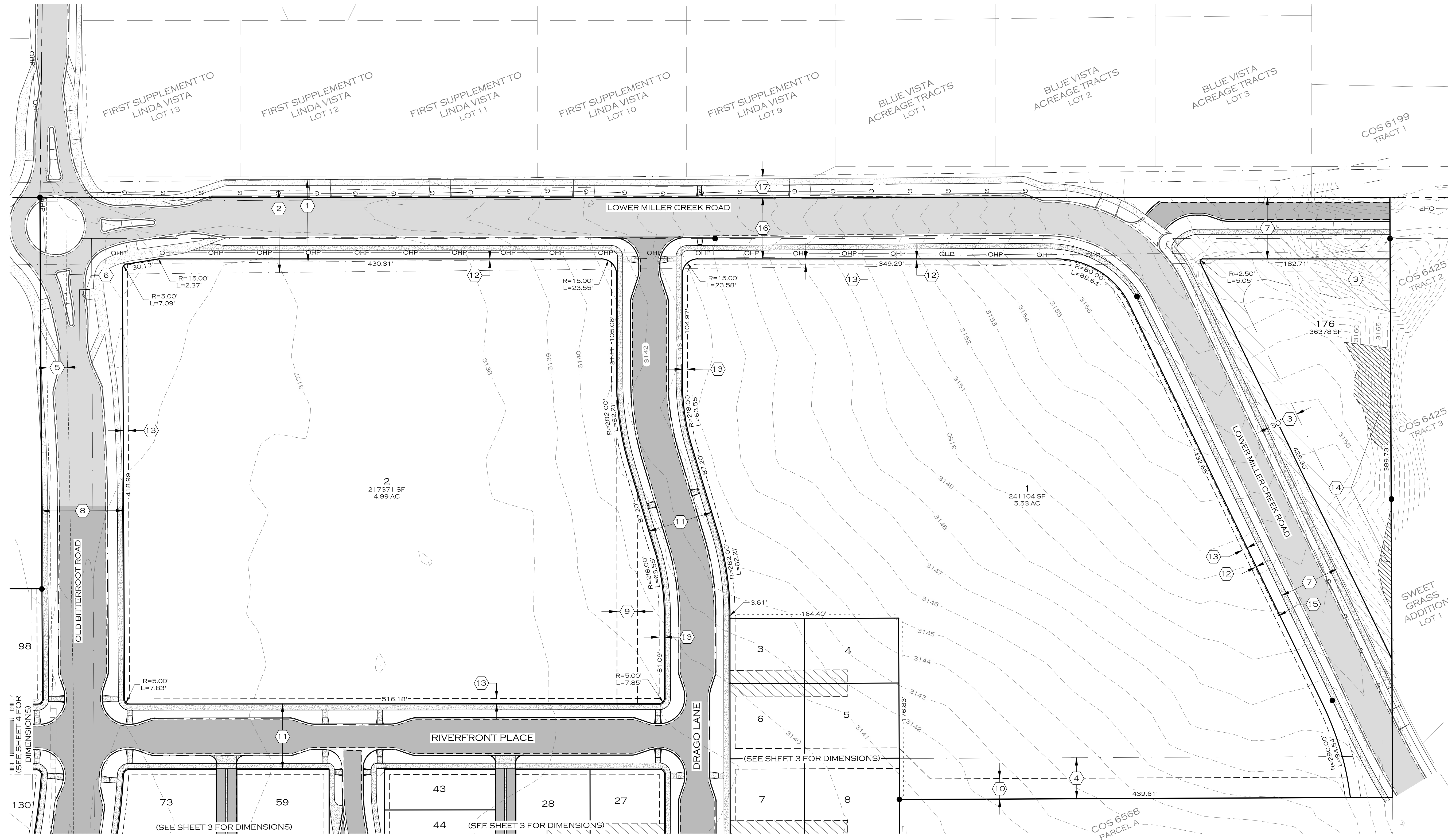
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PRELIMINARY PLAT OF
RIVERFRONT TRAILS

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

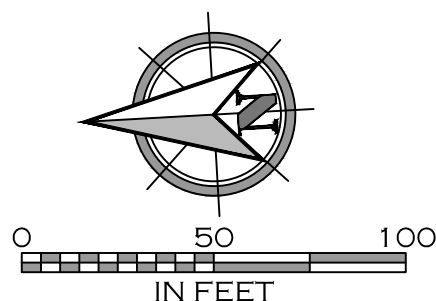
OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

SUBDIVIDER:
TOLLEFSON PROPERTIES LLC



KEY NOTES:

- 1 80' 100KV ELECTRIC POWER LINE AND COMMUNICATION EASEMENT PER BOOK 39 MICRO, PAGE 1430 (HAZARD AREA)
- 2 80' DOUBLE CIRCUIT ELECTRIC TRANSMISSION LINE INCLUDING 161KV AND 100KV LINE PER BOOK 42 MICRO, PAGE 1096 (HAZARD AREA)
- 3 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 4 40' PRIVATE ACCESS & UTILITY EASEMENT FOR THE USE AND BENEFIT OF PARCEL A PER CERTIFICATE OF SURVEY 6568
- 5 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 6 EASEMENT AGREEMENT BETWEEN US WEST COMMUNICATIONS AND WILBUR H. GINTER AND SHAUNA M. GINTER PER BOOK 524 MICRO, PAGE 686
- 7 EXISTING 60' PUBLIC RIGHT-OF-WAY
- 8 80' PUBLIC RIGHT-OF-WAY
- 9 20' PUBLIC ACCESS EASEMENT
- 10 20' PUBLIC UTILITY EASEMENT
- 11 64' PUBLIC RIGHT-OF-WAY
- 12 1' NO ACCESS STRIP
- 13 5' PUBLIC UTILITY EASEMENT
- 14 NO BUILD ZONE
- 15 TERMINATION POINT OF 1' NO ACCESS STRIP
- 16 PROPOSED 60' PUBLIC RIGHT-OF-WAY
- 17 EXISTING 20' PUBLIC ACCESS EASEMENT



WOITH ENGINEERING, INC.		1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 2 OF 6
ENGINEERS & SURVEYORS			2	12N	20W	
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3600 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9505 WWW.WOITHENG.COM			11	12N	20W	
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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:

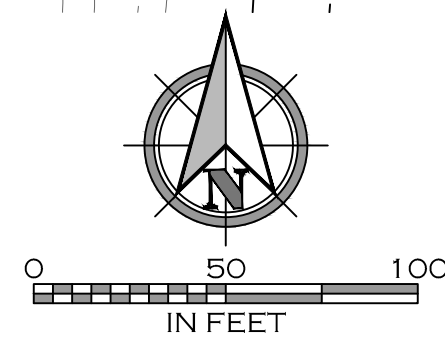
- 1 20' PUBLIC TRAIL RIGHT-OF-WAY
- 2 40' SCHOOL ACCESS DRIVEWAY (PUBLIC RIGHT-OF-WAY)
- 3 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924.
- 4 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 5 50' X 70' SANITARY SEWER PUMPING STATION 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

LINE #	LENGTH
L301	16.92'
L302	20.00'
L303	20.00'
L304	16.92'
L305	20.00'
L306	20.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH
C301	270.00'	24.60'
C302	270.00'	48.46'
C303	230.00'	17.88'
C304	230.00'	30.77'
C305	230.00'	13.58'
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'



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• WWW.WOITHENG.COM •

1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 3 OF 6
2	2	12N	20W	
11	11	12N	20W	

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:

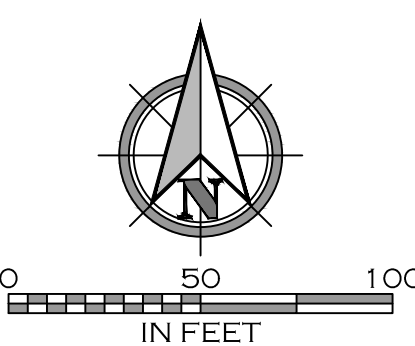
- 1 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 2 50' X 70' SANITARY SEWER PUMPING STATION EASEMENT PER BOOK 810 MICRO, PAGE 1280
- 3 20' SANITARY SEWER EASEMENT PER BOOK 810 MICRO, PAGES 1255, 1272-1273 AND BOOK 857 MICRO, PAGE 1224
- 4 20' ALLEY
- 5 54' PUBLIC RIGHT-OF-WAY
- 6 56' 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


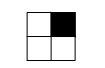
LINE #	LENGTH
L401	6.30'
L402	9.68'
L403	16.19'
L404	8.60'

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'



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1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 4 OF 6
	2	12N	20W	
	11	12N	20W	

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PRELIMINARY PLAT OF
RIVERFRONT TRAILS

OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC

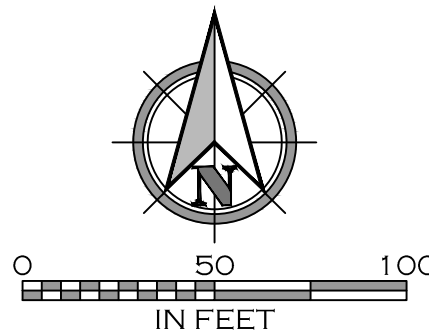
SUBDIVIDER:
TOLLEFSON PROPERTIES LLC

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



KEY NOTES:

- 1 PUBLIC STORM DRAINAGE EASEMENT PER BOOK 564 MICRO, PAGE 1924
- 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



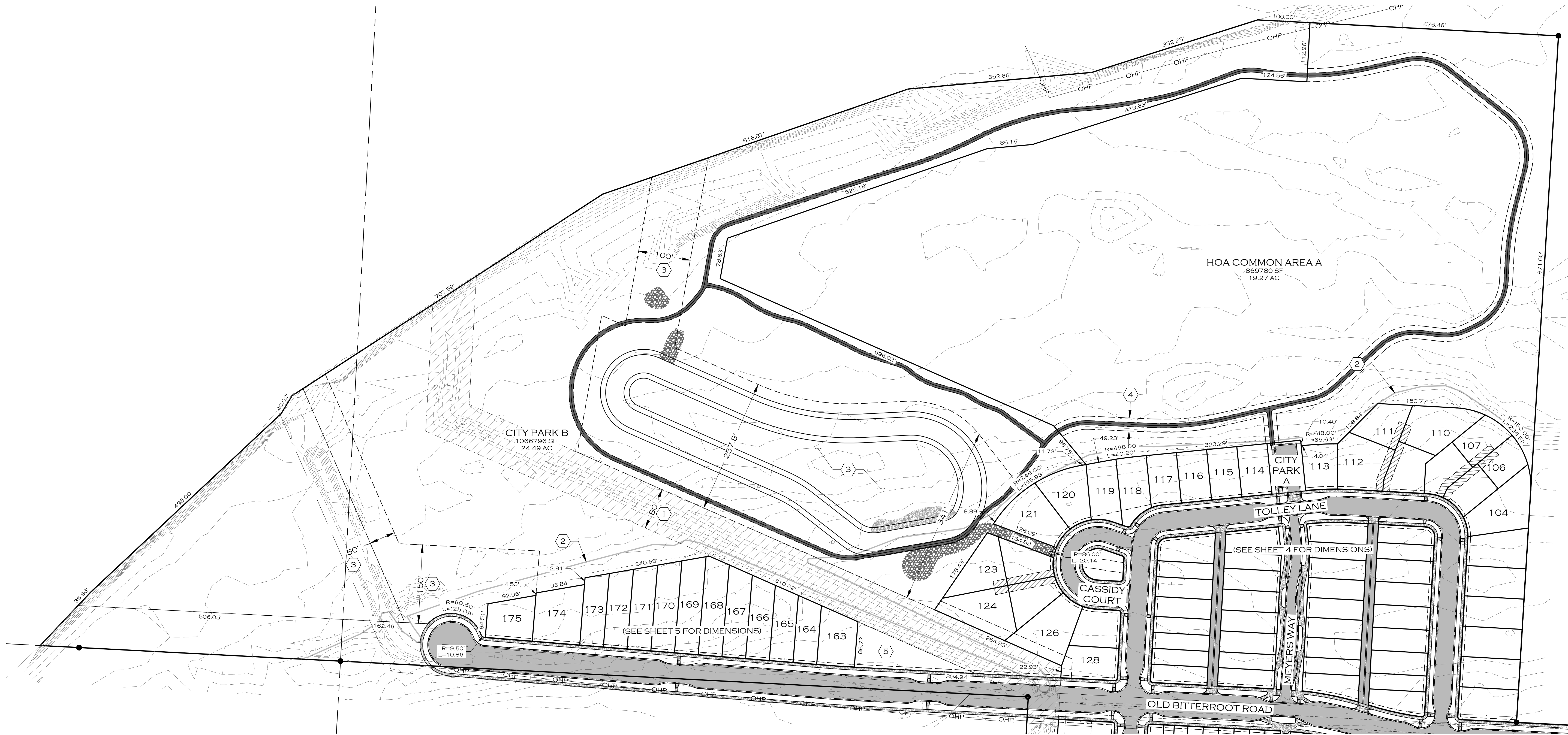
	WOITH ENGINEERING, INC.				1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 2101 DRAWN: CRH QA: MDS DATE: JULY 22, 2022 FILENAME: PRELIMPLAT.DWG SHEET 5 OF 6
	ENGINEERS & SURVEYORS					2	12N	20W	
	405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3660 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-9565 • WWW.WOITHENG.COM •					11	12N	20W	
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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

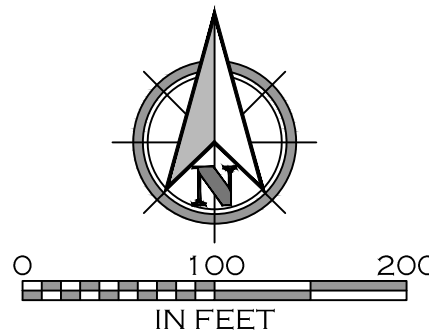
OWNER OF RECORD:
TOLLEFSON PROPERTIES LLC




SUBDIVIDER:
TOLLEFSON PROPERTIES LLC



KEY NOTES:

- 1 80' PUBLIC RIGHT-OF-WAY
- 2 100-YEAR FLOODPLAIN BOUNDARY
- 3 PUBLIC STORM DRAINAGE EASEMENT
- 4 25' NON-MOTORIZED PUBLIC TRAIL EASEMENT
- 5 SANITARY SEWER LIFT STATION EASEMENT



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		2	12N	20W	
		11	12N	20W	