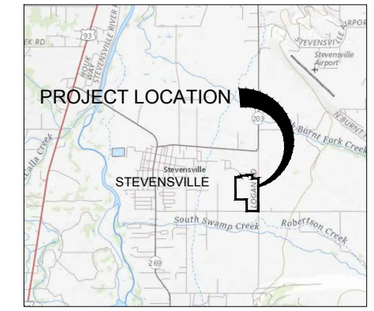
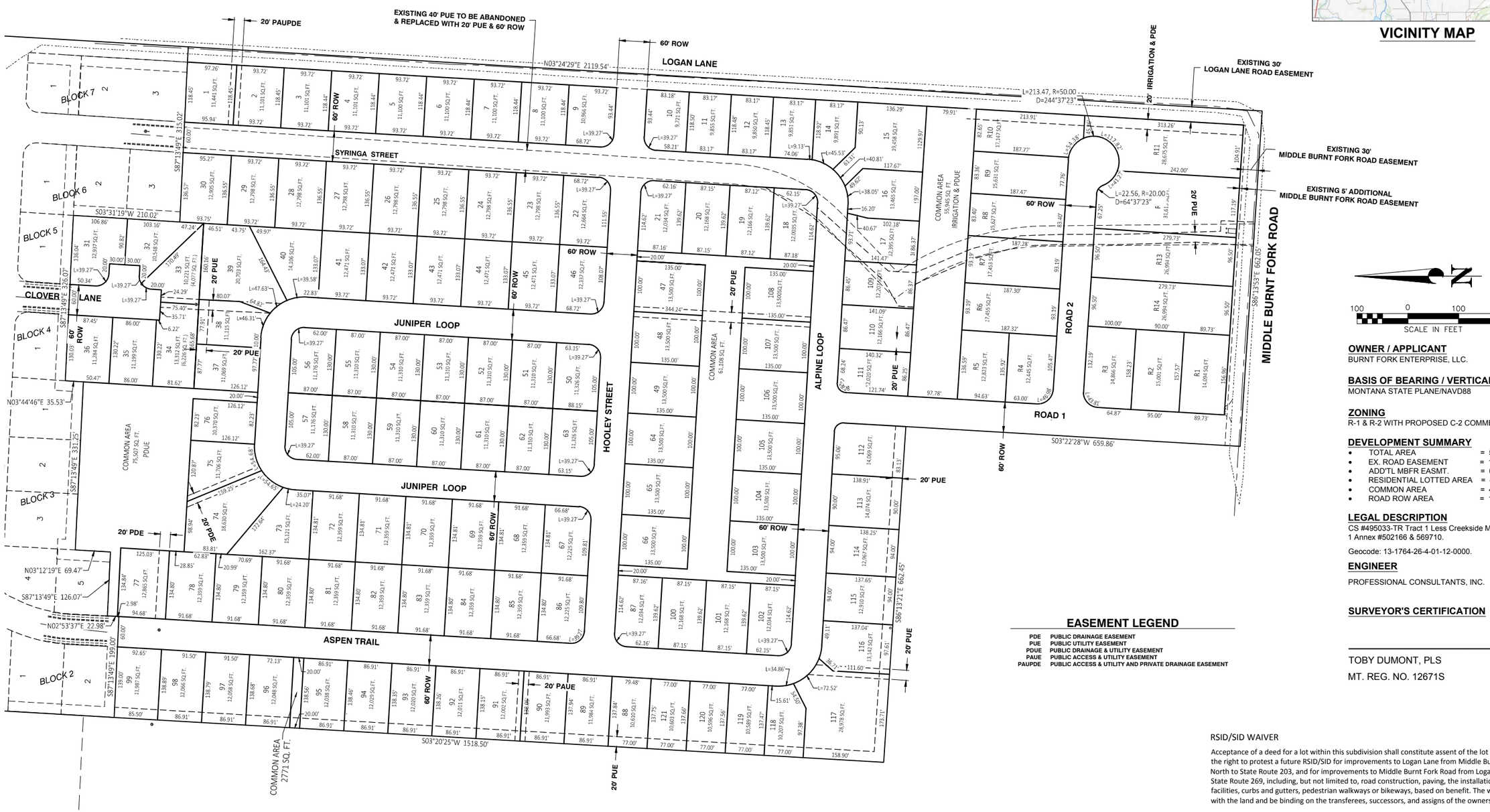
BURNT FORK ESTATES

PRELIMINARY PLAT OF A SUBDIVISION IN STEVENSVILLE, MONTANA

LOCATED IN THE SE¼ OF SECTION 26 T.9N., R.20W., P.M.M., RAVALLI COUNTY, MONTANA



VICINITY MAP



EASEMENT LEGEND

PDE	PUBLIC DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
PAUE	PUBLIC ACCESS & UTILITY EASEMENT
PAUPDE	PUBLIC ACCESS & UTILITY AND PRIVATE DRAINAGE EASEMENT

OWNER / APPLICANT
BURNT FORK ENTERPRISE, LLC.

BASIS OF BEARING / VERTICAL DATUM
MONTANA STATE PLANE/NAVD88

ZONING
R-1 & R-2 WITH PROPOSED C-2 COMMERCIAL

DEVELOPMENT SUMMARY

• TOTAL AREA	= 57.68 ACRES
• EX. ROAD EASEMENT	= 1.89 ACRES
• ADD'TL MBFR EASMT.	= 0.07 ACRES
• RESIDENTIAL LOTTED AREA	= 41.09 ACRES
• COMMON AREA	= 4.48 ACRES
• ROAD ROW AREA	= 10.15 ACRES

LEGAL DESCRIPTION
CS #495033-TR Tract 1 Less Creekside Meadows-Phase 1 Annex #502166 & 569710.

Geocode: 13-1764-26-4-01-12-0000.

ENGINEER
PROFESSIONAL CONSULTANTS, INC.

SURVEYOR'S CERTIFICATION

TOBY DUMONT, PLS
MT. REG. NO. 12671S

RSID/SID WAIVER

Acceptance of a deed for a lot within this subdivision shall constitute assent of the lot owner to waive the right to protest a future RSID/SID for improvements to Logan Lane from Middle Burnt Fork Road North to State Route 203, and for improvements to Middle Burnt Fork Road from Logan Lane West to State Route 269, including, but not limited to, road construction, paving, the installation of drainage facilities, curbs and gutters, pedestrian walkways or bikeways, based on benefit. The waiver shall run with the land and be binding on the transferees, successors, and assigns of the owners of the land.

PROJECT #: 8952-19
DRAWN: S. CATHER (PCI) CHECKED: A. METFORD (PCI)
REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION:

BURNT FORK ESTATES
BURNT FORK ESTATES
S26 T09N R20W
RAVALLI COUNTY

Professional Consultants Inc.
Engineers, Surveyors, Planners, Mappers
3115 RUSSELL ST. PO BOX 1750 MISSOULA, MONTANA 59801 PHONE: 406-728-4280 FAX: 406-728-2176
1715 S. 2ND ST SUITE C HAMILTON, MONTANA 59840 PHONE: 406-363-2070 FAX: 406-363-1275

AUGUST 2020

PRELIM PLAT

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F:\2019\8952-19 Raph Hooley\Drafting & GIS\8952-19 PRE-PLAT Plan Set.dwg 3/31/21