

LOLO CREEK TRAILS PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN THE W1/2 OF SECTION 34, T12N, R20W, PMM, MISSOULA COUNTY, MONTANA

Scale In Feet
0 100 200
MAY 2005

PHASE 1 = LOTS 8 thru 32, 45 thru 71 & 79 thru 82
COMMON AREAS A, B, C, D & E
SUGAREE TRAIL, CASSIDY TRAIL & STELLA BLUE DRIVE

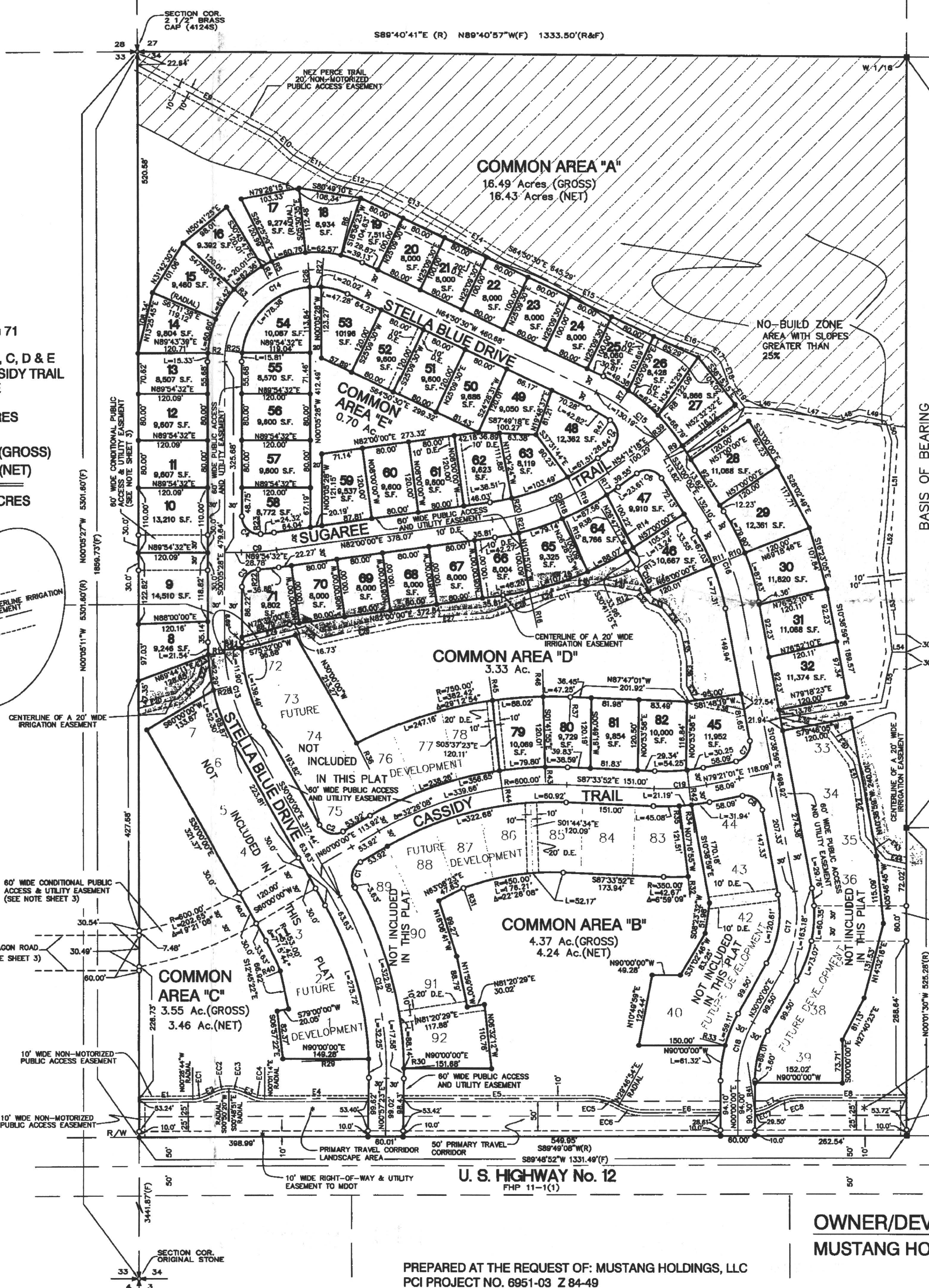
PHASE 1 = 56 LOTS = 12.32 ACRES
ROAD AREA = 7.27 ACRES
COMMON AREA = 28.44 ACRES (GROSS)
28.16 ACRES (NET)

TOTAL AREA PHASE 1 = 47.75 ACRES

LINE	BEARING	DISTANCE
L46	S87°07'41"E	74.91'
L47	S75°00'00"E	80.58'
L48	N70°50'43"E	39.57'
L49	S77°43'50"E	45.89'
L50	S18°43'36"E	35.98'
L51	S83°43'33"W	128.81'
L52	S08°37'01"W	70.33'
L53	S06°07'04"E	161.67'
L54	N89°58'14"E	24.86'
L55	S11°54'44"W	88.61'
L56	N81°29'00"E	178.30'

LINE	BEARING	DISTANCE
R1	N89°22'38"E	
R2	S89°29'02"E	
R3	S48°40'27"E	
R4	S23°52'03"E	
R5	S23°50'01"E	
R6	S13°21'28"W	
R7	S33°43'53"W	
R8	S48°24'15"W	
R9	S87°00'00"W	
R10	S87°38'48"W	
R11	S67°22'48"W	
R12	S87°04'59"W	
R13	S87°00'00"W	
R14	N32°00'00"W	
R15	N23°19'24"W	
R16	N12°35'14"W	
R17	N32°56'38"W	
R18	N22°29'31"W	
R19	N27°22'15"W	
R20	N13°19'10"W	
R21	N13°02'45"W	
R22	N03°38'02"W	
R23	N04°40'58"W	
R24	N87°33'32"E	
R25	S83°07'20"E	
R26	S04°30'01"E	
R27	S04°19'15"W	
R28	N78°11'06"E	
R29	S87°42'51"W	
R30	S89°21'27"W	
R31	S20°00'00"E	
R32	N04°33'01"W	
R33	S74°43'31"E	
R34	N08°23'38"W	
R35	N03°34'16"W	
R36	S28°48'47"E	
R37	S82°25'06"W	
R38	N50°11'15"W	
R39	S50°01'20"W	
R40	S87°15'44"W	
R41	N08°23'03"W	
R42	N05°57'55"W	
R43	S01°42'26"E	
R44	S08°19'53"E	
R45	S07°53'52"E	
R46	S01°10'26"E	
R47	S34°14'48"W	

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NO.	ARC LENGTH	RADIUS	DELTA
C1	47.12	30.00	90°00'00"
C2	47.12	30.00	90°00'00"
C3	45.29	30.00	88°28'25"
C4	48.53	30.00	94°38'30"
C5	37.59	30.00	108°59'32"
C6	48.57	30.00	82°48'42"
C7	47.12	30.00	90°00'00"
C8	47.12	30.00	90°00'00"
C9	87.12	480.00	07°54'32"
C10	43.98	260.00	10°04'33"
C11	241.72	877.00	24°00'08"
C12	324.17	800.00	30°57'23"
C13	167.04	320.00	28°54'32"
C14	321.84	180.00	115°14'58"
C15	188.72	300.00	31°55'28"
C16	158.03	400.00	22°21'01"
C17	141.89	200.00	40°38'38"
C18	104.72	200.00	30°00'00"
C19	81.35	400.00	13°08'07"
C20	218.04	450.00	27°45'42"

LINE	ARC/DIST.	BEARING	RADIUS	DELTA
E1	93.09'	N89°47'38"E		
EC1	21.24'		54.00'	22°32'12"
E2	22.19'	N86°58'04"E		
EC2	22.48'		54.00'	23°51'16"
EC3	22.48'	S78°53'13"E		
E3	29.59'	S88°57'35"E		
EC4	21.70'		54.00'	23°01'12"
E4	181.77'	S88°47'35"W		
E5	323.48'	N89°47'38"E		
EC5	80.24'		96.00'	28°59'18"
EC6	47.50'		90.75'	28°58'16"
E6	132.01'	S89°47'38"W		
EC7	32.78'		86.00'	21°48'19"
E7	3.91'	N89°47'38"E		
EC8	45.03'		86.00'	30°00'00"
E8	185.44'	S89°47'38"W		
E9	287.11'	S82°22'32"E		
E10	45.49'	S48°18'22"E		
E11	87.05'	S61°28'29"E		
E12	76.00'	S78°58'58"E		
E13	128.98'	S82°20'08"E		
E14	123.88'	S88°42'29"E		
E15	310.38'	S64°30'38"E		
E16	77.80'	S70°38'14"E		
E17	24.41'	S44°37'00"E		
E18	90.28'	S20°13'42"E		
E19	38.81'	S38°19'15"E		
E20	70.48'	N78°51'45"E		
E21	47.39'	N48°18'36"E		
E22	28.59'	N18°46'23"E		
E23	14.27'	N65°04'28"E		
E24	114.94'	N78°32'00"E		
E25	33.41'	S53°18'08"E		
E26	188.81'	N77°38'38"E		
E27	138.13'	N85°06'19"E		
E28	82.12'	N70°43'03"E		
E29	65.32'	N73°39'03"E		
E30	87.11'	N87°08'06"E		
E31	64.26'	S80°48'14"E		
E32	27.79'	S40°02'47"E		
E33	24.28'	S87°08'09"E		
E34	51.31'	S38°33'35"E		
E35	51.88'	S11°09'42"E		
E36	42.83'	S00°02'20"E		
E37	24.84'	S28°53'08"E		
E38	88.23'	S77°58'49"E		
E39	85.91'	S77°58'49"E		
E40	71.08'	S38°59'29"E		
E41	37.24'	S18°28'57"E		
E42	93.29'	S08°52'53"E		
E43	50.79'	S41°28'04"E		
E44	38.74'	S78°01'18"E		
E45	127.38'	S82°22'33"W		

LOT NO.	STREET ADDRESS
8	STELLA BLUE DRIVE
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45	STELLA BLUE DRIVE
46	CASSIDY TRAIL
47	STELLA BLUE DRIVE
48	STELLA BLUE DRIVE
49	SUGAREE TRAIL
50	SUGAREE TRAIL
51	STELLA BLUE DRIVE
52	STELLA BLUE DRIVE
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58	STELLA BLUE DRIVE
59	SUGAREE TRAIL
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71	SUGAREE TRAIL
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79	STELLA BLUE DRIVE
80	CASSIDY TRAIL
81	
82	CASSIDY TRAIL

LEGEND

- = SET 5/8" X 24" REBAR WITH 1-1/2" ALLUM. CAP (AINSWORTH, 29235)
- = SET 5/8" X 24" REBAR WITH 1-1/4" Y.P.C. (AINSWORTH, 29235)
- = FOUND 2" ALLUM. CAP (HOWARD, 63765)
- R = RECORD PER COS 4376
- D.E. = DRAINAGE EASEMENT
- Y.P.C. = YELLOW PLASTIC CAP
- F = FOUND THIS SURVEY
- [Pattern] = NO BUILD ZONE/SLOPE OVER 25%

NOTES

DUE TO EXTENSIVE SITE GRADING & CONSTRUCTION OF IMPROVEMENTS MONUMENTATION WILL NOT BE COMPLETED UNTIL SUCH TIME AS THE INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED. HOWEVER, THE MONUMENTATION WILL BE COMPLETED NO LATER THAN 6 MONTHS FROM THE DATE THIS PLAT IS RECORDED.

THE ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE A WAIVER OF THE RIGHT TO PROTEST A FUTURE RESID/SD, BASED ON BENEFIT, FOR IMPROVEMENTS TO STELLA BLUE DRIVE, SUGAREE TRAIL, AND CASSIDY TRAIL, INCLUDING BUT NOT LIMITED TO, PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.

SEE SHEET 2 & 3 OF 3 FOR ADDITIONAL EASEMENTS AND MISC. DATA.

OWNER/DEVELOPER
MUSTANG HOLDINGS, LLC



PREPARED AT THE REQUEST OF: MUSTANG HOLDINGS, LLC
PCI PROJECT NO. 6951-03 Z 84-49

1/4	SEC.	T.	R.
[Symbol]	34	12N	20W

SHEET 1 OF 3
LOLO CREEK TRAILS
PHASE 1
A SUBDIVISION OF
MISSOULA CO., MT.