

PRELIMINARY PLAT OF
WILDROOT

LOCATED IN THE SW 1/4 OF SECTION 5 AND THE SE 1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST,
P.M.,M., CITY OF MISSOULA, COUNTY OF MISSOULA, STATE OF MONTANA.



PHASE SCHEDULE

PHASE #	# BUILDING LOTS	APPROX. FILING DATE	PARK LAND REQUIRED	PARKLAND PROVIDED	COMMON AREA PROVIDED
1.	1	December 31st, 2026	1.82 acres	4.806 acres	1.491 acres
2.	21	December 31st, 2027	0.22 acres	0.000 acres	0.368 acres
3.	58	December 31st, 2030	1.12 acres	2.977 acres	17.970 acres
4.	74	December 31st, 2034	1.28 acres	0.000 acres	0.438 acres
5.	32	December 31st, 2038	0.63 acres	0.000 acres	0.034 acres
6.	28	December 31st, 2042	0.55 acres	0.000 acres	0.494 acres
7.	34	December 31st, 2044	0.73 acres	0.000 acres	1.066 acres
TOTAL	248		6.35 acres	7.783 acres	21.861 acres

LEGAL DESCRIPTION

PARCEL 1: W1/2SW1/4SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424

PARCEL 2: E1/2W1/4SW1/4SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425

PARCEL 3: A TRACT OF LAND LOCATED IN THE W1/2E1/2SW1/4SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426

PARCEL 4: A TRACT OF LAND LOCATED IN THE W1/2E1/2SW1/4SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427

PARCEL 5: E1/2E1/2SW1/4SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428

PARCEL 6: A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-1 OF CERTIFICATE OF SURVEY NO. 2412.

PARCEL 7: A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-2 OF CERTIFICATE OF SURVEY NO. 2412. TOGETHER WITH A TRACT OF LAND LOCATED IN THE NW1/4SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS PORTION A OF CERTIFICATE OF SURVEY NO. 4322. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1429

SUBDIVISION AREA

Total Subdivision Area (Gross) = 106.57 acres
Total Dedicated Right-of-Way Area = 26.27 acres
Total Park Dedication Area = 7.78 acres
Total Common Area = 21.86 acres
Total Dedicated Municipal Facilities Lot Area = 0.32 acres
Total Area Subtracting Right-of-Way, Parkland and Common Area (Net) = 50.66 acres

LEGEND

- CONTROL POINT
- PROPERTY BOUNDARY - SUBJECT
- PROPERTY BOUNDARY - ADJACENT
- PHASE BOUNDARY
- PROPOSED RIMEL ROAD CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT OR RIGHT-OF-WAY
- EXISTING LOT LINE TO BE EXPUNGED

ABBREVIATIONS:

ac = ACRES
L = LENGTH ALONG CURVE
COS = CERTIFICATE OF SURVEY
ROW = RIGHT-OF-WAY

RECORD OWNERS:

HILLVIEW ROAD LLC

SURVEY COMMISSIONED BY:

HILLVIEW ROAD LLC (SUBDIVIDER)

NOTE CONCERNING RIMEL ROAD RIGHT-OF-WAY

The right-of-way for Rimel Road will be dedicated to the City along its entire shown length with the filing of the Phase 1 Plat.

NOTE CONCERNING MUNICIPAL UTILITY EASEMENTS WITHIN SUBDIVISION RIGHT-OF-WAYS

Municipal utility easements will be dedicated to the city within all subdivision right-of-ways with the filing of the Phase 3 Plat.

NOTE CONCERNING WAIVER OF RIGHT TO PROTEST FUTURE STREET IMPROVEMENTS

Owner(s) waives the right to protect future street improvements associated with the cost of final design and construction for a roundabout at Hillview Way and Rimel Road

15' Private Access Easement (Book 221, Page 1902). Prescriptive Access easement was granted to Vera Stephan who owned the E1/2, W1/2, SW1/4, SW1/4, of Section 5. The easement does not list any beneficiaries other than Vera who is deceased. Further, the easement was granted Vera, providing access to property owned by Vera which is now part of the proposed subdivision.

Cushing
Terrell

cushingterrell.com
800.757.9522

HILLVIEW WAY
MISSOULA, MONTANA
WILDROOT - PRELIMINARY PLAT

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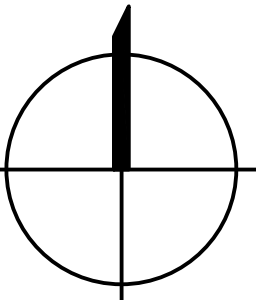
PRINCIPAL MERIDIAN
MONTANA
MISSOULA COUNTY

1/4	Sec.	T.	R.
X	6	12N	19W
X	5	12N	R19W

FOR: HILLVIEW ROAD LLC.

05.10.2024
DRAWN BY | VERNON
REVISIONS

FILE NO.:
HILLVIEW_SUBV010



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

BASIS OF BEARINGS
OPUS Derived Geodetic North
Lat. N 46° 49' 26.34"
Long. W 114° 01' 34.77"
NAD_83(2011)(EPOCH:2010.0000)

OVERVIEW PRELIMINARY PLAT



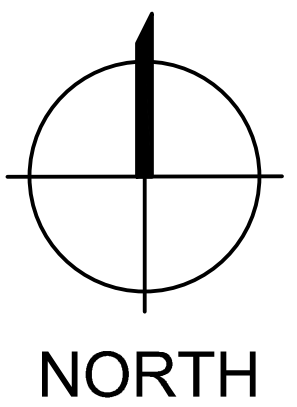
PRINCIPAL MERIDIAN
MONTANA
MISSOULA COUNTY

$\frac{1}{4}$	Sec.	T.	R.
	6	12N	19W
	5	12N	R19W
			

FOR: HILLVIEW ROAD LLC.

5.10.2024
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REVISIONS

FILE NO.:
HILLVIEW_SUBV010



0 75 150 300

[REDACTED]

SCALE: 1" = 150'
CONTOUR INTERVAL = 4'

2 OF 8

1/4	Sec.	T.	R.
X	6	12N	19W
X	5	12N	R19W

Line Table			Line Table			Curve Table			
Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta
L1	N01°45'41"W	43.11'	L12	N61°20'15"W	103.37'	C1	280.25'	336.48'	047°43'15"
L2	S19°07'06"W	96.74'	L13	N34°03'04"W	70.61'	C2	253.08'	2262.00'	006°24'38"
L3	S22°37'44"W	238.95'	L14	S74°28'30"W	5.42'	C3	163.69'	2641.26'	003°33'03"
L4	S44°21'11"W	137.60'	L15	S55°56'56"W	244.86'	C4	219.09'	280.00'	044°49'51"
L5	S49°40'56"E	24.76'	L16	N55°19'11"W	85.98'	C5	634.90'	325.00'	111°55'45"
L6	N85°29'13"E	13.70'	L17	N52°28'18"W	59.44'	C6	280.90'	210.00'	076°38'20"
L7	N26°26'32"W	66.20'	L18	S52°28'18"E	60.12'	C7	163.34'	250.00'	037°26'03"
L8	N50°11'48"E	49.38'	L19	S55°19'11"E	78.05'	C8	107.62'	370.00'	016°39'57"
L9	N87°37'51"E	11.91'	L20	N10°39'33"E	143.40'	C9	88.47'	230.00'	022°02'16"
L10	S59°51'46"E	17.61'	L21	N28°44'52"E	20.90'	C10	75.56'	200.00'	021°38'48"
L11	N89°38'13"E	92.03'	L22	N28°44'52"E	82.31'	C11	80.65'	395.00'	011°41'56"
						C12	141.37'	290.00'	027°55'50"
						C13	130.08'	375.00'	047°22'34"
						C14	64.15'	200.00'	018°22'38"
						C15	380.71'	550.00'	039°39'38"
						C16	259.69'	150.00'	099°11'35"

Phase 2 Lot Areas	
Parcel #	Area
2	0.1 ac
3	0.1 ac
4	0.1 ac
5	0.1 ac
6	0.1 ac
7	0.1 ac
8	0.1 ac
9	0.1 ac
10	0.1 ac
11	0.1 ac
12	0.1 ac
13	0.1 ac
14	0.1 ac
15	0.1 ac
16	0.2 ac
17	0.1 ac
18	0.1 ac
19	0.1 ac
20	0.1 ac
21	0.1 ac
22	0.1 ac

LEGEND

- △ CONTROL POINT
- PROPERTY BOUNDARY - SUBJECT
- PROPERTY BOUNDARY - ADJACENT
- PHASE BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT OR RIGHT-OF-WAY
- EXISTING LOT LINE TO BE EXPUNGED
- ▨▨▨ AREA OF STORM WATER CROSS DRAINAGE EASEMENT

NORTH

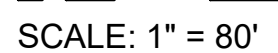
0 40 80 160

SCALE: 1" = 80'



1
3 ENLARGED VIEW PRELIMINARY PLAT

$\frac{1}{4}$	Sec.	T.	R.
	6	12N	19W
	5	12N	R19W
			



Curve #	Length	Radius	Delta
C1	280.25	336.48	047°43'15"
C2	253.08	2262.00	006°24'38"
C3	163.69	2641.26	003°03'33"
C4	219.09	280.00	044°49'51"
C5	634.90	325.00	111°55'45"
C6	280.00	210.00	076°38'20"
C7	163.34	250.00	037°26'03"
C8	107.62	370.00	016°39'57"
C9	88.47	230.00	022°02'16"
C10	75.56	200.00	021°38'48"
C11	80.65	395.00	011°41'59"
C12	141.37	280.00	027°55'50"
C13	310.08	375.00	047°22'34"
C14	64.15	200.00	039°22'38"
C15	380.71	550.00	039°39'38"
C16	259.69	150.00	099°11'35"

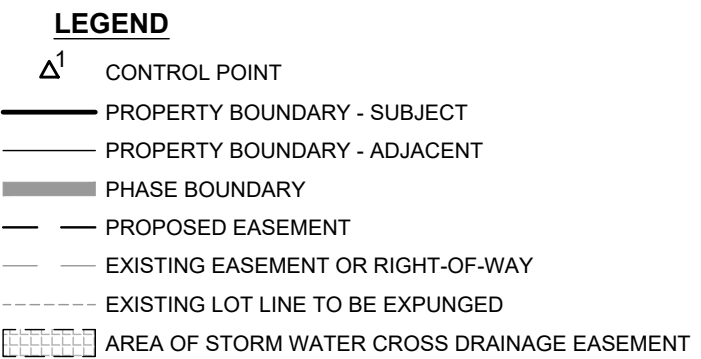
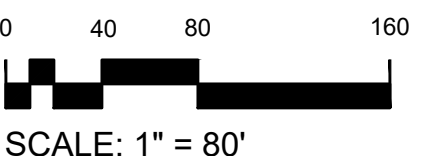
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PRINCIPAL MERIDIAN
MONTANA
MISSOULA COUNTY

$\frac{1}{4}$	Sec.	T.	R.
	6	12N	19W
	5	12N	R19W
			

FOR: HILLVIEW ROAD LLC.

05.10.2024
DRAWN BY | VERNON
REVISIONS



1 ENLARGED VIEW PRELIMINARY PLAT
5

1/4	Sec.	T.	R.
X	6	12N	19W
X	5	12N	R19W

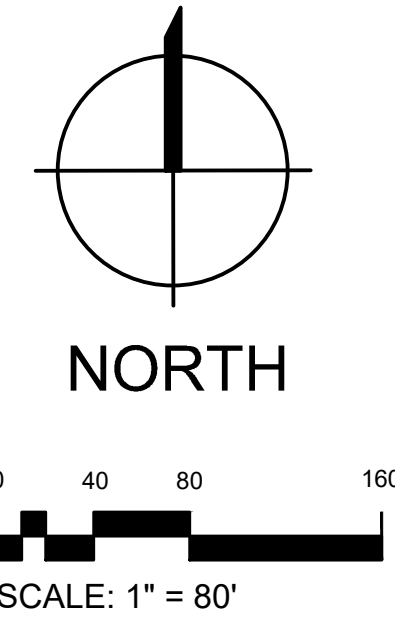
Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N01°45'41"W	43.11'	L12	N61°20'15"W	103.37'
L2	S19°07'06"W	96.74'	L13	N34°03'04"W	70.61'
L3	S22°37'44"W	238.95'	L14	S74°28'30"W	5.42'
L4	S44°21'11"W	137.60'	L15	S55°56'56"W	244.86'
L5	S49°40'56"E	24.76'	L16	N55°19'11"W	85.98'
L6	N85°29'13"E	13.70'	L17	N52°28'18"W	59.44'
L7	N26°26'32"W	66.20'	L18	S52°28'18"E	60.12'
L8	N50°11'48"E	49.38'	L19	S55°19'11"E	78.05'
L9	N87°37'51"E	11.91'	L20	N10°39'33"E	143.40'
L10	S59°51'46"E	17.61'	L21	N28°44'52"E	20.90'
L11	N89°36'13"E	92.03'	L22	N28°44'52"E	82.31'

Curve Table			
Curve #	Length	Radius	Delta
C1	280.25'	336.48'	047°43'15"
C2	253.08'	2262.00'	006°24'38"
C3	163.69'	2641.26'	003°33'03"
C4	219.09'	280.00'	044°49'51"
C5	634.90'	325.00'	111°55'45"
C6	280.90'	210.00'	076°38'20"
C7	163.34'	250.00'	037°26'03"
C8	107.62'	370.00'	016°39'57"
C9	88.47'	230.00'	022°02'16"
C10	75.56'	200.00'	021°38'48"
C11	80.65'	395.00'	011°41'56"
C12	141.37'	290.00'	027°55'50"
C13	310.08'	375.00'	047°22'34"
C14	64.15'	200.00'	018°22'38"
C15	380.71'	550.00'	039°39'38"
C16	259.69'	150.00'	099°11'35"



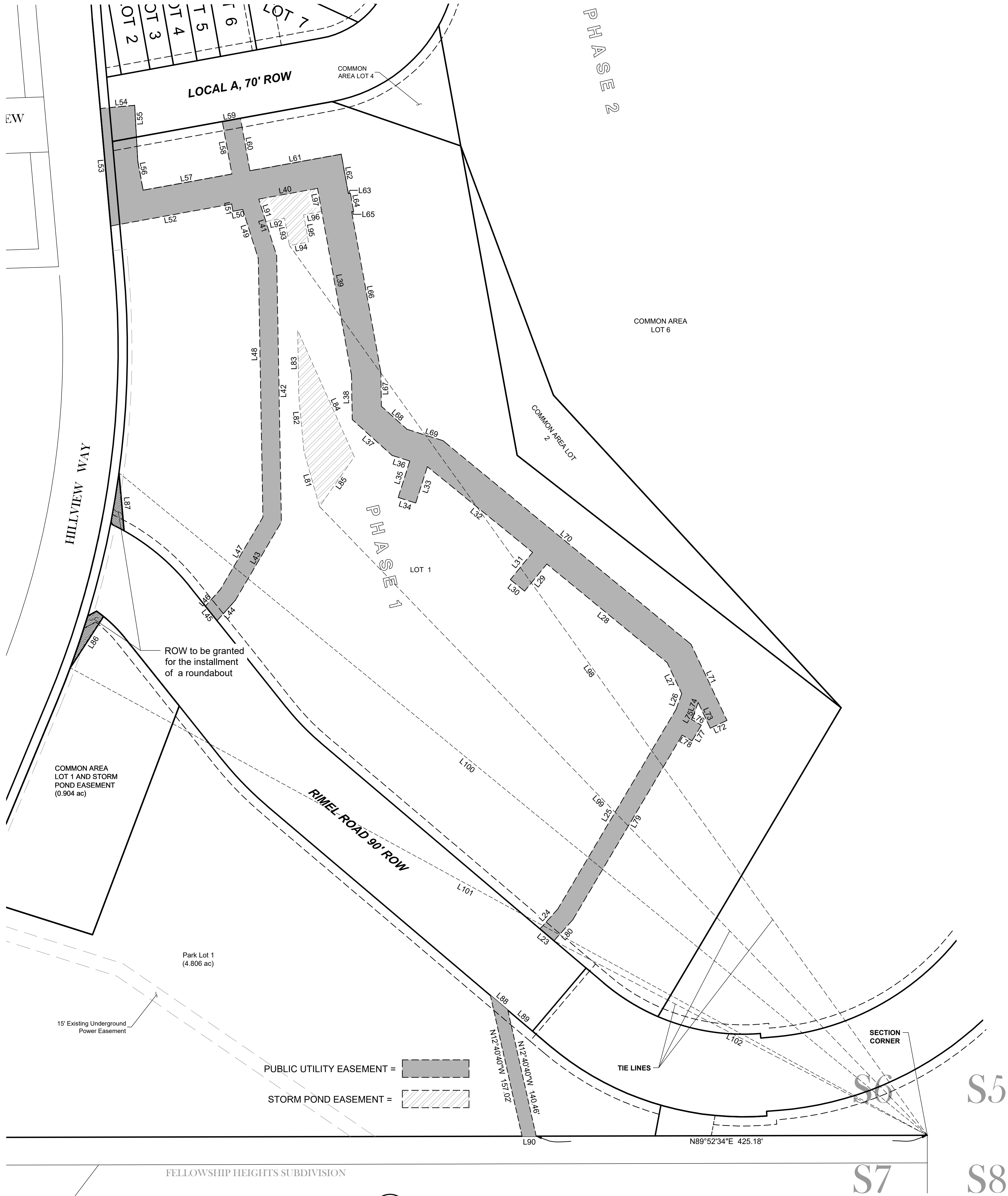
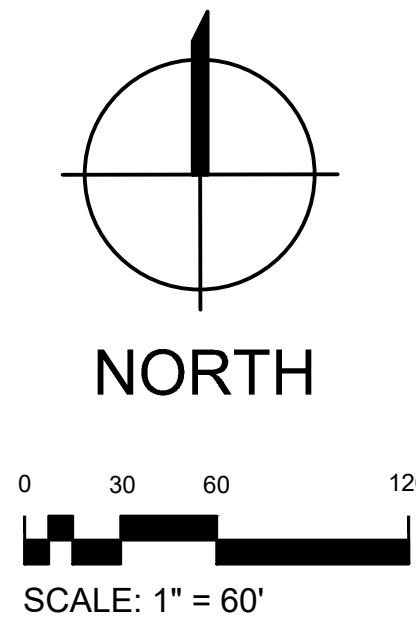
LEGEND

- △ CONTROL POINT
- PROPERTY BOUNDARY - SUBJECT
- PROPERTY BOUNDARY - ADJACENT
- PHASE BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT OR RIGHT-OF-WAY
- EXISTING LOT LINE TO BE EXPUNGED
- ▨ AREA OF STORM WATER CROSS DRAINAGE EASEMENT



1
6 ENLARGED VIEW PRELIMINARY PLAT

1/4	Sec.	T.	R.
X	6	12N	19W
X	5	12N	R19W



Line Table		
Line #	Bearing	Distance
L23	N49°40'56"W	20.01'
L24	N41°53'04"E	29.05'
L25	N30°38'04"E	252.26'
L26	N20°08'25"E	18.19'
L27	N25°13'35"W	37.16'
L28	N50°36'47"W	169.27'
L29	S39°23'13"W	38.24'
L30	N50°36'47"W	20.00'
L31	N39°23'13"E	38.24'
L32	N50°50'41"W	147.62'
L33	S17°39'35"W	41.60'
L34	N72°20'25"W	20.00'
L35	N17°39'35"E	41.60'
L36	N72°20'25"W	20.33'
L37	N48°01'01"W	58.14'
L38	N01°01'01"W	48.65'
L39	N10°18'32"W	206.09'
L40	N79°41'28"E	64.92'
L41	N17°33'27"W	64.50'
L42	S01°01'01"E	289.79'

Line Table		
Line #	Bearing	Distance
L43	S30°28'07"W	98.73'
L44	S41°55'54"W	29.69'
L45	N38°35'25"W	20.28'
L46	N41°55'54"E	24.35'
L47	N30°28'07"E	91.09'
L48	N01°01'01"W	281.25'
L49	N17°33'27"W	56.07'
L50	S79°41'28"W	10.81'
L51	N10°18'32"W	8.00'
L52	S79°41'28"W	133.61'
L53	N05°05'01"W	128.31'
L54	N84°48'26"E	37.61'
L55	S03°07'29"E	60.08'
L56	S10°18'32"E	32.82'
L57	N79°41'28"E	98.06'
L58	N10°18'32"W	58.03'
L59	N79°41'28"E	20.00'
L60	S10°18'32"E	58.03'
L61	N79°41'28"E	100.79'
L62	S10°18'32"E	43.58'

Line Table		
Line #	Bearing	Distance
L63	N79°41'18"E	2.22'
L64	S10°18'32"E	20.00'
L65	S79°41'18"W	2.22'
L66	S10°18'32"E	177.12'
L67	S01°01'01"E	37.33'
L68	S48°01'01"E	37.33'
L69	S72°20'25"E	41.19'
L70	S50°36'47"E	348.74'
L71	S25°13'35"E	91.61'
L72	S64°46'25"W	20.00'
L73	N25°13'35"W	30.98'
L74	S20°08'25"W	17.14'
L75	S30°38'04"W	2.54'
L76	S59°21'56"E	12.43'
L77	S30°38'04"W	20.00'
L78	N59°21'56"W	12.43'
L79	S30°38'04"W	233.53'
L80	S41°53'04"W	30.47'
L81	N15°41'48"W	62.75'
L82	N05°17'32"W	60.53'

Line Table		
Line #	Bearing	Distance
L83	N00°56'38"W	70.83'
L84	S24°08'34"E	150.72'
L85	S35°05'47"W	65.96'
L86	N32°58'40"E	66.53'
L87	S05°01'04"E	63.19'
L88	N49°40'56"W	24.92'
L89	N49°40'56"W	35.21'
L90	S89°52'34"W	15.37'
L91	N17°33'27"W	25.60'
L92	S79°41'28"W	20.61'
L93	N10°18'32"W	30.19'
L94	S79°41'28"W	21.05'
L95	S10°18'32"E	29.97'
L96	S79°35'19"W	20.04'
L97	S10°23'44"E	25.59'
L98	N35°37'20"W	1190.49'
L99	N44°00'49"W	950.95'
L100	N50°39'08"W	1136.25'
L101	N61°22'43"W	1061.37'
L102	N62°27'52"W	457.71'

LEGEND

- △ CONTROL POINT
- PROPERTY BOUNDARY - SUBJECT
- PROPERTY BOUNDARY - ADJACENT
- PHASE BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT OR RIGHT-OF-WAY

PRINCIPAL MERIDIAN
MONTANA
MISSOULA COUNTY

$\frac{1}{4}$	Sec.	T.	R.
	6	12N	19W
	5	12N	R19W
			

FOR: HILLVIEW ROAD LLC.

05.10.2024
DRAWN BY | VERNON
REVISIONS



NOTE CONCERNING PUBLIC ACCESS EASEMENTS FOR COMMON AREA PEDESTRIAN TRAILS
A 10' wide Public Access Easement will be granted within common area lots, centered on the constructed trail. Relocation of trails, or adjustments of trails for remedial measures to mitigate erosion will be allowed and Public Access Easement will be reassigned to the realigned trail centerline. Refer to sheet 8 for preliminary trail location within common areas.