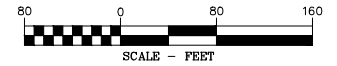


PRELIMINARY PLAT OF SUNNYSIDE ORCHARDS NO. 4, BLOCK 20, LOTS 6 AND 7, LOT 7A

A SUBDIVISION OF THE COUNTY OF RAVALLI, MONTANA
LOCATED IN THE NW 1/4 OF SECTION 4,
T. 9 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS

SUNNYSIDE ORCHARDS NO. 4, BLOCK 20, LOTS 6 AND 7

LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- LOT LINE
- EXTERIOR BUILDING WALL
- CONCRETE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- WATER MAIN
- AERIAL POWER LINE
- BURIED TELEPHONE LINE
- JOINT UTILITY TRENCH
- IRRIGATION PIPE
- PROPOSED CULVERT
- FENCE
- CONTOUR (1 FOOT INTERVAL)
- YARD HYDRANT
- WELL
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- MAIL BOX
- SIGN
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- PROPOSED ASPHALT SURFACE
- PROPOSED GRAVEL SURFACE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED DITCH
- PROPOSED CULVERT
- PROPOSED WELL W/100' RADIUS
- PROPOSED DRAINAGE SUMP
- PROPOSED ROCK CHECK DAM
- PROPOSED TRAFFIC SIGN (AS SHOWN)
- PROPOSED DRAINFIELD AND REPLACEMENT AREA
- PROPOSED UTILITY EASEMENT
- PROPOSED NO ACCESS STRIP (ACCESS CONTROL LINE)
- PROPOSED IRRIGATION DITCH EASEMENT

NOTES:

- 1) BROKEN SPOKE ROAD WILL BE A PUBLIC ACCESS EASEMENT BUT THE ROAD WILL BE PRIVATELY MAINTAINED.
- 2) WATER USE ON THE PROPERTIES WITHIN THIS SUBDIVISION IS PROVIDED EXCLUSIVELY BY THE GROUNDWATER WELLS ASSOCIATED WITH EACH INDIVIDUAL LOT. WATER THAT HISTORICALLY WAS DELIVERED TO, SERVED, AND BENEFITED THIS SUBDIVISION FROM THE BITTERROOT IRRIGATION DISTRICT HAS BEEN RESERVED, EXCEPTED AND SEVERED FROM THE SUBDIVISION AND NO RIGHT TO USE THOSE WATERS IS CONVEYED WITH THE SUBDIVISION LOTS.
- 3) PEAK FLOW FOR THE IRRIGATION SYSTEM ON THE WESTERN AND EASTERN BOUNDARIES OF THIS SUBDIVISION IS APPROXIMATELY 0.5 CFS (224.4 GPM).

LANDOWNER:
JAMES S. AND ELIZABETH GATES
CHRISTINE M. BAUMAN
AMANDA J. HORNER
TERESA A. ANDERSON

E 1/2
NW 1/4

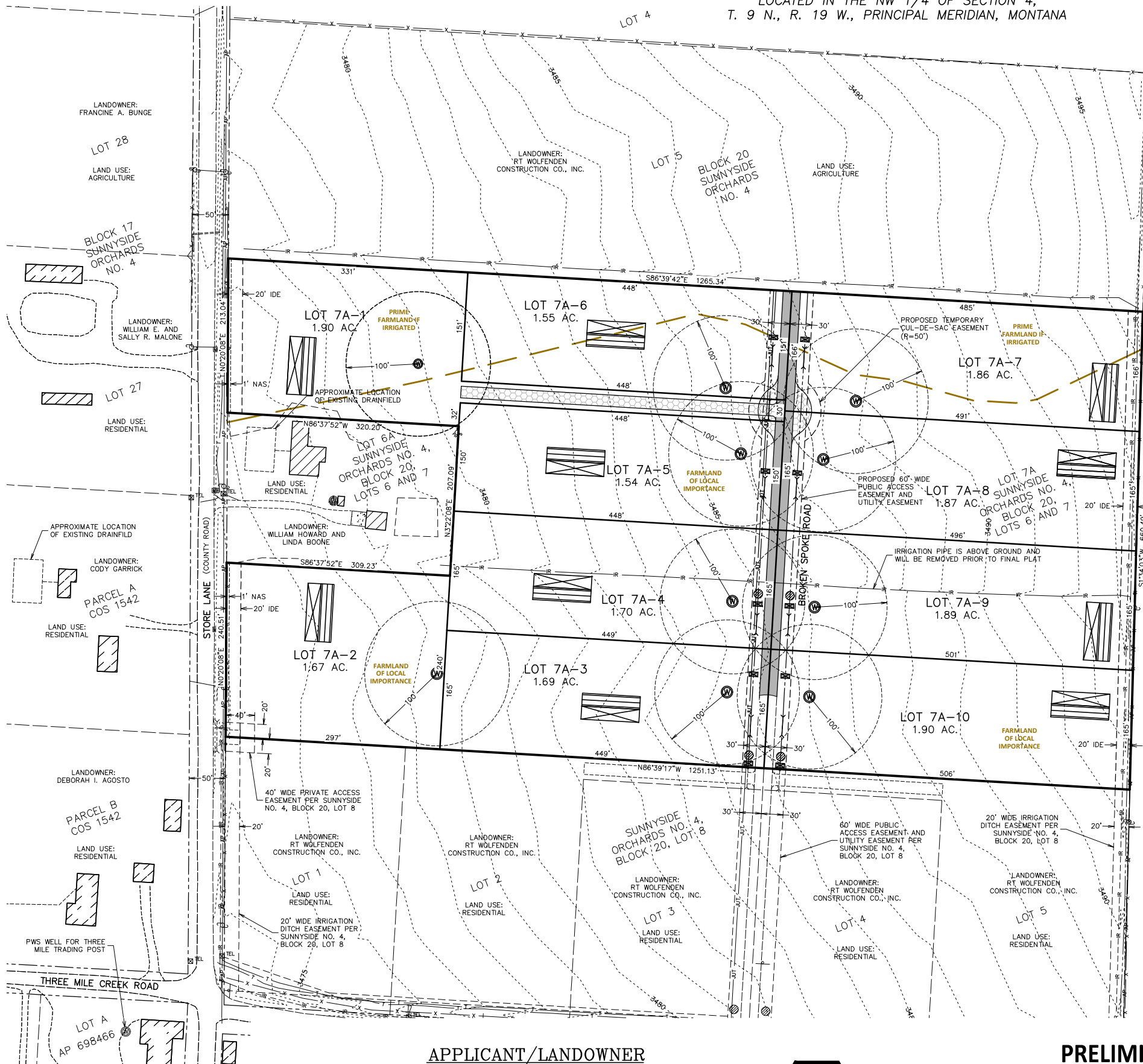
LAND USE:
AGRICULTURE

LEGAL DESCRIPTION

LOT 7A OF SUNNYSIDE ORCHARDS
NO. 4, BLOCK 20, LOTS 6 AND 7

LAND USE SUMMARY

LOT AREA = 17.57 ACRES
TOTAL AREA = 17.57 ACRES



APPLICANT/LANDOWNER

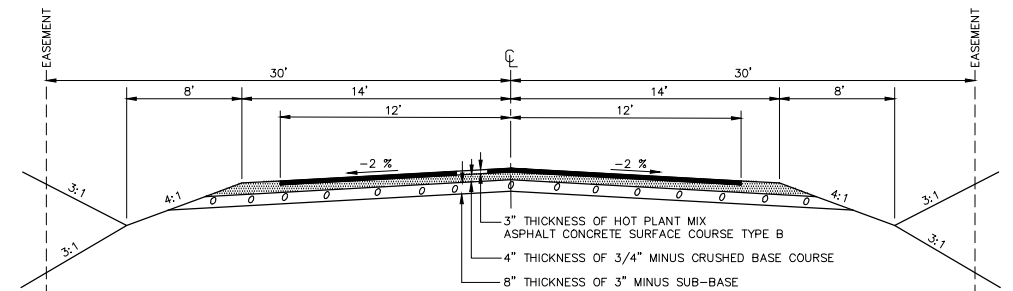
RT WOLFENDEN CONSTRUCTION CO., INC.



WGM GROUP
WWW.WGMGROUP.COM

PRELIMINARY

PLOTTED: 9/30/22
SAVED: 9/30/22



TYPICAL STREET SECTION

NO SCALE

1/4	SEC.	T.	R.
4	9N.	19W.	

SHEET 1 OF 1
DATE: JULY 2022
DRAFT: CEG
PROJECT NO.: 17-11-17.1(06)
FILE NO.: 171117_PPLAT-2.DWG
LAYOUT TAB: PPLAT