

# MONTANA DEPARTMENT OF TRANSPORTATION

## RIGHT OF WAY PLAN

### FEDERAL AID PROJECT HSIP 5826(3)

### SF-169 LINCOLN APPLGATE INTX

### LEWIS AND CLARK COUNTY

STATE	RIGHT OF WAY	SHEET NO.	TOTAL SHEETS
MONTANA		1	9
R/W ID.	HSIP 5826(3)		
PROJECT NO.	9188-003-000		

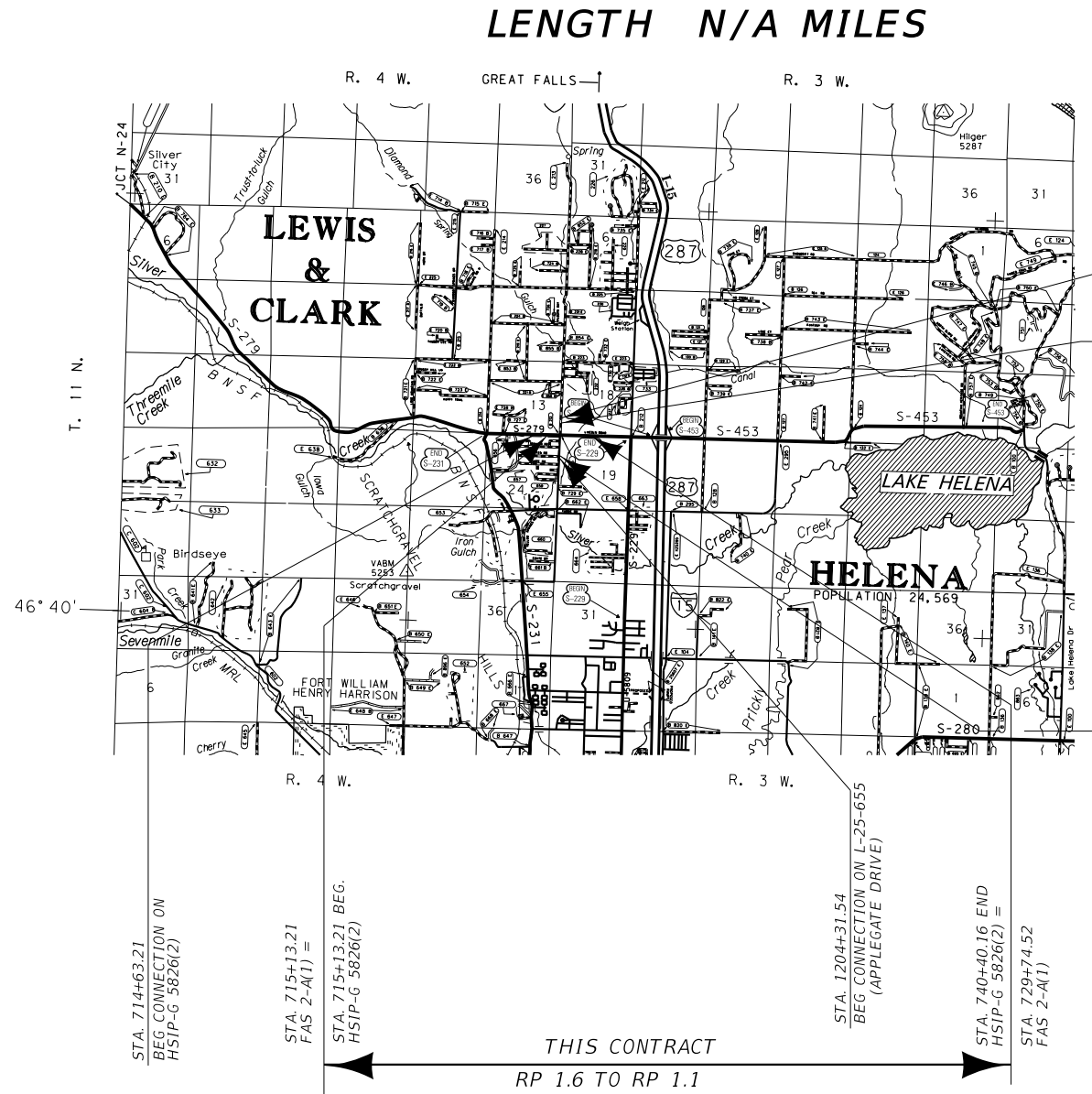
SF-169 LINCOLN APPLGATE INTX

#### PLAN LEGEND

PROPOSED RIGHT OF WAY LINE	---
EXISTING RIGHT OF WAY LINE	----
RAILROAD RIGHT OF WAY LINE	-----
RIGHT OF WAY BASELINE	-----
STK'D CENTERLINE	-----
SECTION LINE	-----
OWNERSHIP BOUNDARY	-----
FULL ACCESS CONTROL	AC AC
LIMITED ACCESS CONTROL	/// ///
EXISTING FULL ACCESS CONTROL	//// EFAC ////
EXISTING LIMITED ACCESS CONTROL	///// ELAC /////
PRESENT TRAVELED WAY (P.T.W.)	-----
FENCE LINE	-x-x-
EXISTING GUARDRAIL	-----
PROPOSED GUARDRAIL	-----
GATE IN FENCE	-x-x-
CATTLE GUARD: EXIST. - PROPOSED	---> --->
SECTION CORNER	FOUND UNFOUND
1/4 SECTION CORNER	FOUND UNFOUND
CLOSING CORNER	FOUND UNFOUND
MEANDER CORNER	FOUND UNFOUND
CENTER OF SECTION	FOUND UNFOUND
1/16 SECTION CORNER FOUND	FOUND UNFOUND
RIGHT OF WAY MONUMENT	FOUND CALCULATED
PROPERTY CORNER PIN	FOUND UNFOUND
POWER POLE IN PLACE	FOUND UNFOUND
TELEPHONE POLE IN PLACE	FOUND UNFOUND
TELEGRAPH POLE IN PLACE	FOUND UNFOUND
LIGHT POLE	FOUND UNFOUND
PROPOSED CULVERT	---
EXISTING CULVERT	---
OUTLET DITCH	---
INLET DITCH	---
EXISTING DITCH	---
CHANNEL CHANGES	CH CH
DITCH BLOCK	---
RIPRAP	---
BRIDGES	---
RAILROADS	---
PARCEL NUMBERS	---
APPROACH: EXIST. - PROPOSED	---

ASSOCIATED PROJECTS  
HSIP-G 5826(1) PE

RELATED PROJECTS  
FAS 2A



SEE SHEET NO. 2 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

CONSTRUCTION LIMITS	MAP REVISED 3/30/22
CUT SECTION	TOP OF CUT
TOE OF FILL	
FHWA/MDT APPROVAL 5-18-21	

GRID STATE PLANE COORDINATES  
THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH DIMENSION, WHICH IS RECORD.  
THE COMBINATION SCALE FACTOR IS 0.99922803.

**OWNERSHIP**

PARCEL	NAME	ADDRESS	TOTAL AREA	GROSS R/W AREA	EX. EASE. AREA	NET AREA	CONST. PMT. AREA	EASEMENT AREA	SHEET NO.
1	VALLEY SAND & GRAVEL, LLC	7510 APPLGATE DRIVE, HELENA, MT 59602	160.00+ AC	0.25 AC		0.25 AC	0.07 AC		3 - 4, 9
2	EARL W. KOESTER AND AMBER L. KOESTER	349 LINCOLN ROAD WEST, HELENA, MT 59602							3
OWNER NOTIFICATION ONLY									
3	KELLY R. KALLENBACH AND GENEVIEVE PEDRO KALLENBACH	360 JONATHAN ROAD, HELENA, MT 59602	0.96 AC	0.02 AC		0.02 AC	0.03 AC		3
4	MICHAEL DOHLEN	370 JONATHAN ROAD, HELENA, MT 59602	0.96 AC	0.02 AC		0.02 AC	0.04 AC		3
5	JAMES F. WERNER	380 JONATHAN ROAD, HELENA, MT 59602	0.96 AC	0.01 AC		0.01 AC	0.03 AC		3-4
6	DANA L. CLARK, JOELLEN D. CLARK AND ANGELA C. BRANTLEY	390 LINCOLN ROAD WEST, HELENA, MT 59602	1.00 AC	0.03 AC		0.03 AC	0.06 AC		3-4
7	THERESA MOSEMAN	390 JONATHAN ROAD, HELENA, MT 59602	0.97 AC	0.12 AC		0.12 AC			4, 8
8	MYRIAD, INC.	608 LINCOLN ROAD WEST, HELENA, MT 59602	11.45 AC	0.82 AC		0.82 AC			4-5, 9
9	TAMARA LAIB	4960 NORTH MONTANA AVENUE, HELENA, MT 59602	1.50 AC	0.24 AC	0.24 AC				4, 8
10	M&T LAIB, LLC	4960 NORTH MONTANA AVENUE, HELENA, MT 59602	2.00 AC	0.04 AC		0.04 AC	0.06 AC		4, 8
11	PIERCE'S DODGE CITY, INC.	5020 JEFF DRIVE, MISSOULA, MT 59803							4-5
FOR NEGOTIATIONS ONLY									
12	RMS INVESTMENTS, LLC	517 S 22ND AVENUE STE 1, BOZEMAN, MT 59718							5
FOR NEGOTIATIONS ONLY									
13	407 NORTH 12TH STREET, LLC	P.O. BOX 1231, HELENA, MT 59624							5
OWNER NOTIFICATION ONLY									
14	B.A.S. PROPERTIES, LLC	6070 GREENFIELD LOOP, HELENA, MT 59602							5-6
OWNER NOTIFICATION ONLY									
15	LARRY KIM SMITH	7510 APPLGATE DRIVE, HELENA, MT 59602							6-7
OWNER NOTIFICATION ONLY									
16	BERG LIVING TRUST	1423 STUART ST, HELENA, MT 59601							6-7
OWNER NOTIFICATION ONLY									
17	HELENA VALLEY IRRIGATION DISTRICT	3840 N MONTANA AVENUE, HELENA, MT 59602							7
FOR NEGOTIATIONS ONLY									
18	GARRY R. GUETTLER & GINGER A. GUETTLER	7390 N MONTANA AVENUE, HELENA, MT 59602							7
OWNER NOTIFICATION ONLY									
19	BOBBI M. ALLARD AND JANTZEN CASE	395 JONATHAN ROAD, HELENA, MT 59602					0.02 AC		8
20	LEWIS AND CLARK COUNTY, MONTANA	316 NORTH PARK AVENUE, HELENA, MT 59623	2.00 AC	0.11 AC		0.11 AC			9
21	SIEBEN RANCH COMPANY	PO BOX 1683, HELENA, MT 59624							4, 8
FOR NEGOTIATIONS ONLY									

STATE	RIGHT OF WAY	SHEET	TOTAL
MONTANA		NO.	SHEETS
R/W ID.	HSIP 5826(3)	2	9
PROJECT NO.	9188-003-000		

SF-169 LINCOLN APPLGATE INTX

RIGHT-OF-WAY COORDINATE ASCII FILES  
 R/W BREAK COORDS: 9188000ROBRK001.TXT  
 R/W BASELINE COORDS: 9188000ROBAS001.TXT  
 R/W BASELINE COORDS: 9188000ROBAS002.TXT  
 ALL FILES ARE LOCATED ON THE CADD SERVER  
 IN THE RO DIRECTORY, UNDER PROJECT: 9188000

CONSTRUCTION LIMITS	MAP REVISED 3/30/22 7/11/23 2/5/24
	4/17/24 7/10/24 10/31/24
FHWA/MDT APPROVAL	
5-18-21	
3	C:\DGN\9188000\roown001.dgn
2	10/31/2024
1	6:39:25 AM CPS - U1068

NOTES:

1. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
2. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

GRID STATE PLANE COORDINATES

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MONTANA DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY PLAN**  
 LEWIS AND CLARK COUNTY

STATE	RIGHT OF WAY	SHEET NO.	TOTAL SHEETS
MONTANA		3	9
R/W ID.	HSIP 5826(3)		
PROJECT NO.	9188-003-000		

SEE SHEET NO. 2 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

SF-169 LINCOLN APPLGATE INTX

SE<sup>4</sup> SE<sup>4</sup>  
SEC. 13

P.O.T. 716+40.73 IS N89°40'46"E  
2167.46' FROM THE S1/4 CORNER  
OF SECTION 13. (FND. B.C.)

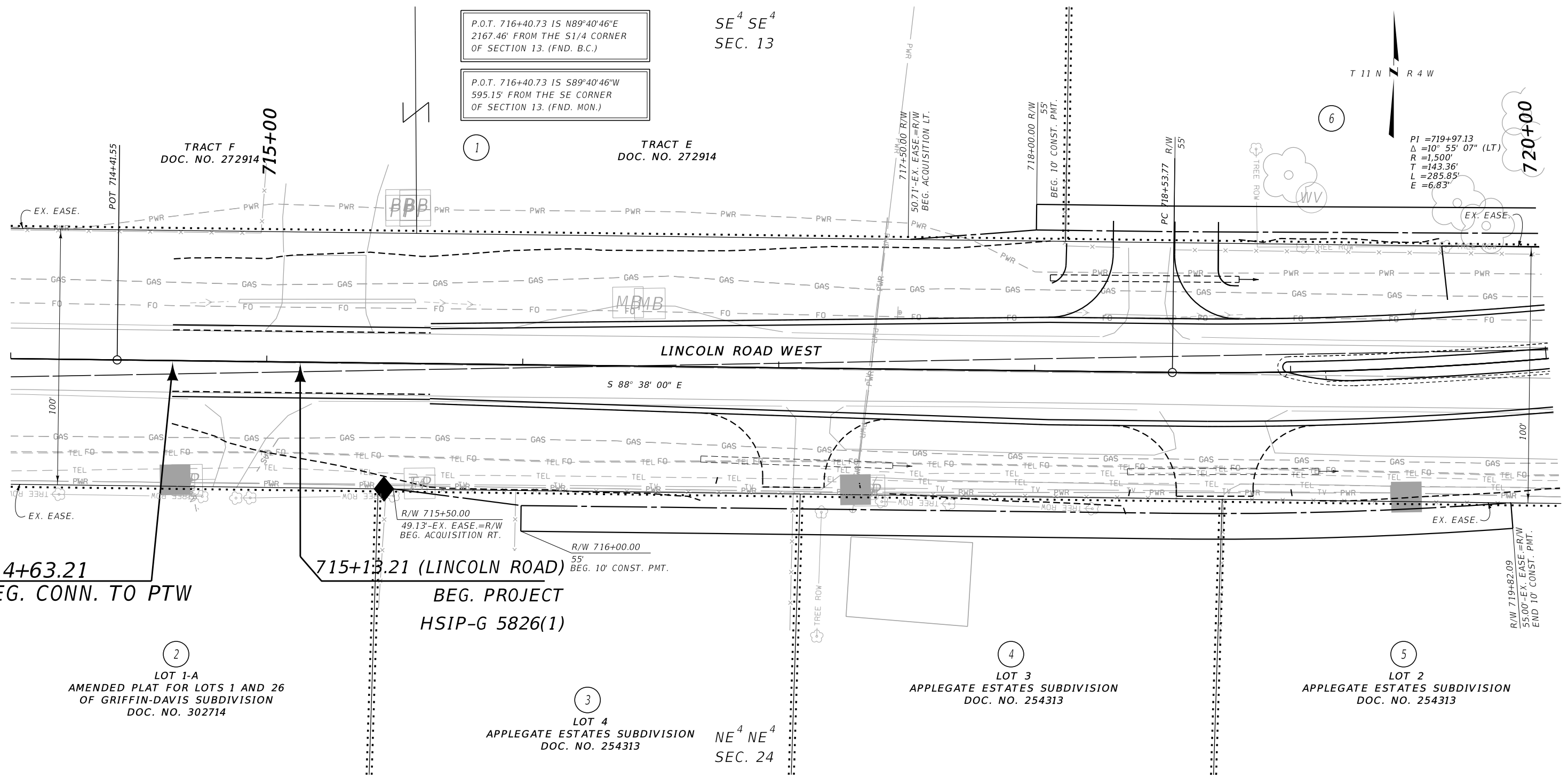
P.O.T. 716+40.73 IS S89°40'46"W  
595.15' FROM THE SE CORNER  
OF SECTION 13. (FND. MON.)

TRACT E  
DOC. NO. 272914

TRACT F  
DOC. NO. 272914

T 11 N R 4 W

PI = 719+97.13  
Δ = 10° 55' 07" (LT)  
R = 1,500'  
T = 143.36'  
L = 285.85'  
E = 6.83'



714+63.21  
BEG. CONN. TO PTW

715+13.21 (LINCOLN ROAD)  
BEG. PROJECT  
HSIP-G 5826(1)

LOT 1-A  
AMENDED PLAT FOR LOTS 1 AND 26  
OF GRIFFIN-DAVIS SUBDIVISION  
DOC. NO. 302714

LOT 4  
APPLGATE ESTATES SUBDIVISION  
DOC. NO. 254313  
NE<sup>4</sup> NE<sup>4</sup>  
SEC. 24

LOT 3  
APPLGATE ESTATES SUBDIVISION  
DOC. NO. 254313

LOT 2  
APPLGATE ESTATES SUBDIVISION  
DOC. NO. 254313

CONSTRUCTION LIMITS	MAP REVISED 3/30/22
CUT SECTION	TOP OF CUT
TOE OF FILL	
FHWA/MDT APPROVAL 5-18-21	

3	MDTA	MONTANA DEPARTMENT OF TRANSPORTATION	C:\DGN\9188000\rop\rop001.dgn
2			10/31/2024
1			6:39:47 AM CPS - U1068

- NOTES:
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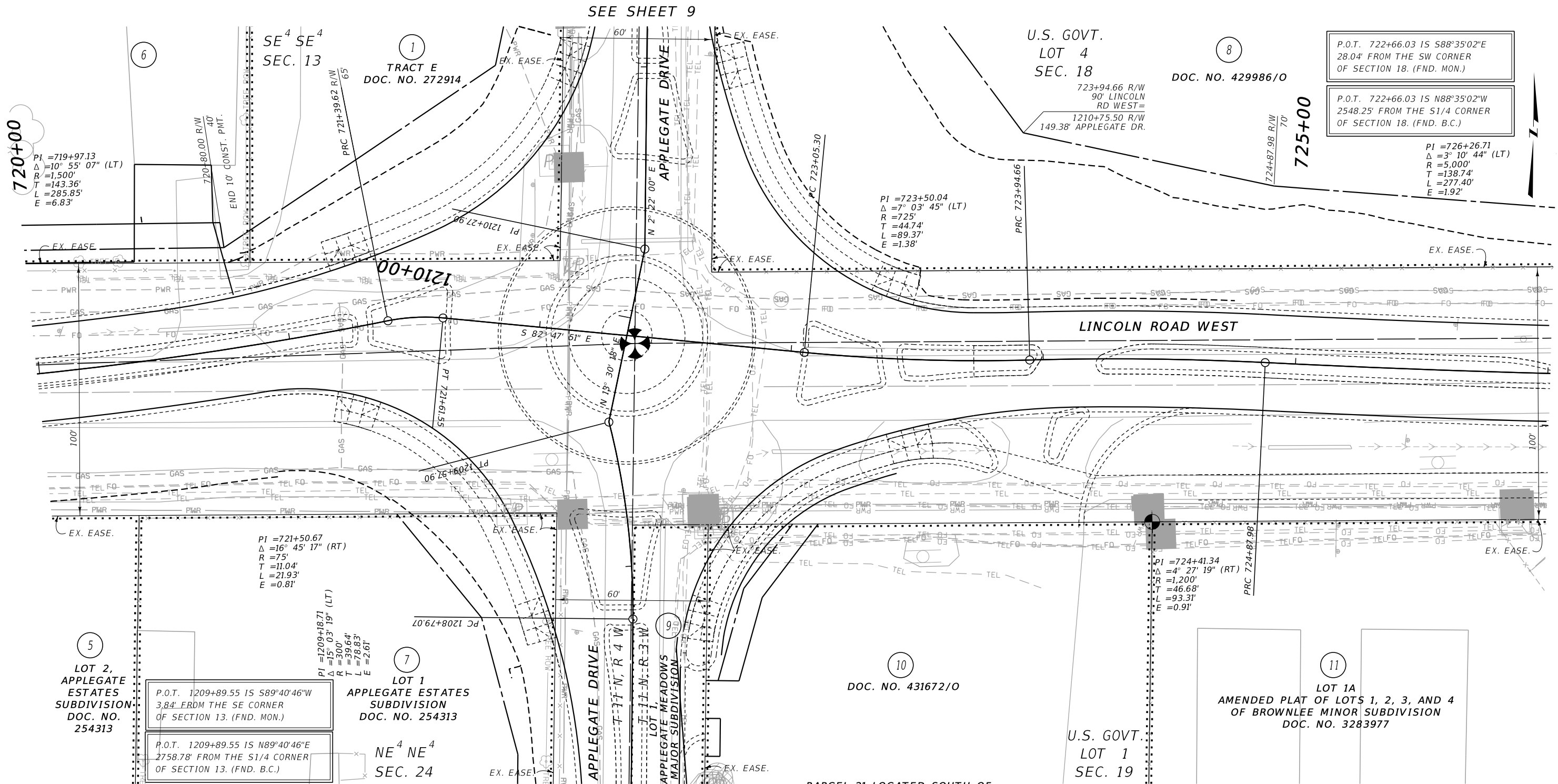
MONTANA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLAN  
LEWIS AND CLARK COUNTY

SCALE 1"=20'

STATE	RIGHT OF WAY	SHEET NO.	TOTAL SHEETS
MONTANA		4	9
R/W ID.	HSIP 5826(3)		
PROJECT NO.	9188-003-000		

SEE SHEET NO. 2 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

SF-169 LINCOLN APPELATE INTX



SEE SHEET 9

SEE SHEET 8

PARCEL 21 LOCATED SOUTH OF PROJECT ON JOHN G. MINE ROAD EAST OF MONTANA AVENUE

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CONSTRUCTION LIMITS	MAP REVISED 3/30/22 7/10/24
CUT SECTION	TOP OF CUT
TOE OF FILL	
FHWA/MDT APPROVAL 5-18-21	
3	C:\DGN\9188000\ropln001.dgn
2	10/31/2024
1	6:39:52 AM CPS - U1068

**MDT** MONTANA DEPARTMENT OF TRANSPORTATION

MONTANA DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY PLAN**  
 LEWIS AND CLARK COUNTY  
 SCALE 1"=20'  
 0 20 40 60

STATE	RIGHT OF WAY	SHEET	TOTAL
MONTANA		NO.	SHEETS
R/W ID.		5	9
PROJECT NO.		HSIP 5826(3) 9188-003-000	

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SF-169 LINCOLN APPLGATE INTX

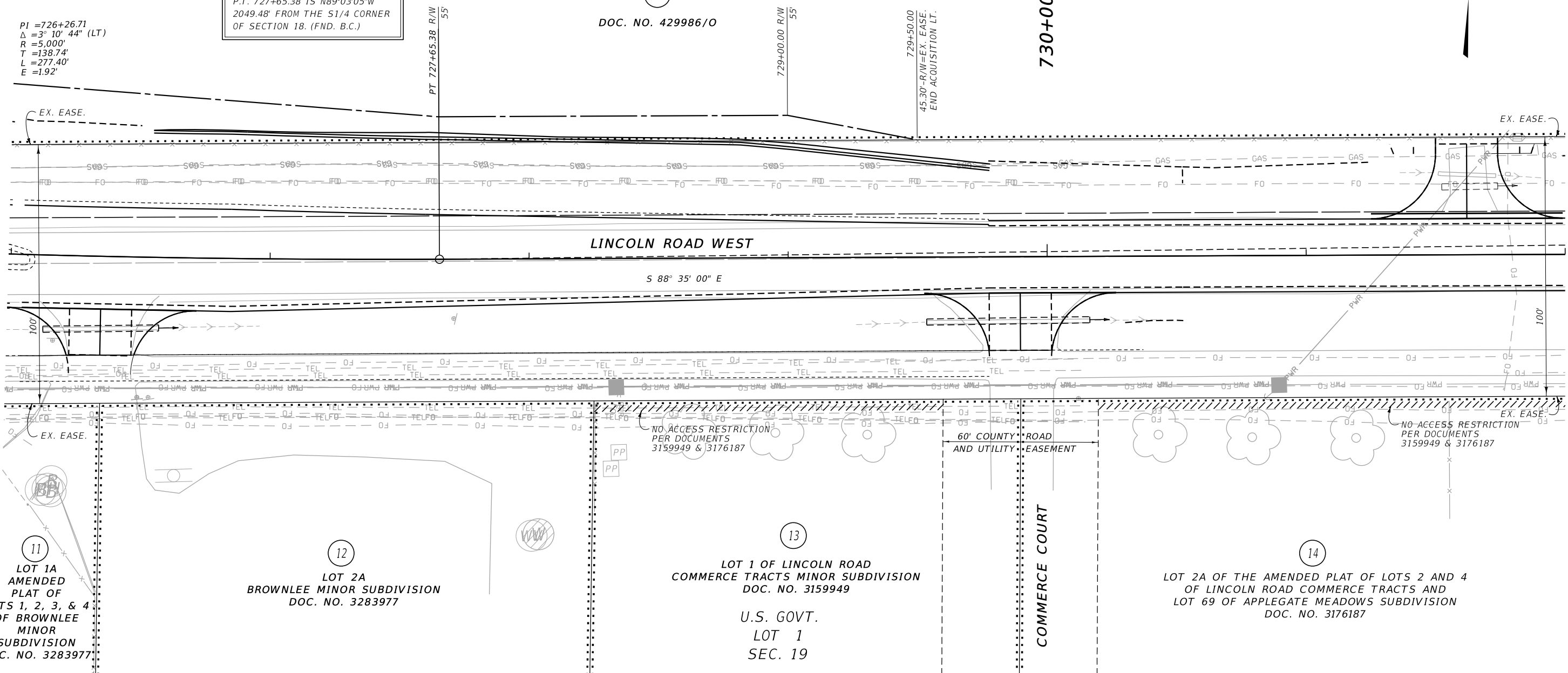
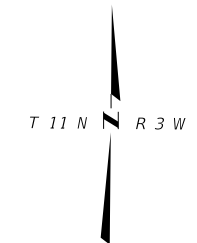
U.S. GOVT.  
LOT 4  
SEC. 18

8

DOC. NO. 429986/O

P.T. 727+65.38 IS N89°03'05"W  
2049.48' FROM THE S1/4 CORNER  
OF SECTION 18. (FND. B.C.)

PI = 726+26.71  
Δ = 3° 10' 44" (LT)  
R = 5,000'  
T = 138.74'  
L = 277.40'  
E = 1.92'



CONSTRUCTION LIMITS	MAP REVISED 3/30/22
CUT SECTION	TOP OF CUT
TOE OF FILL	
	FHWA/MDT APPROVAL 5-18-21

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**RIGHT OF WAY PLAN**  
LEWIS AND CLARK COUNTY  
SCALE 1"=20'  
0 20 40 60

STATE	RIGHT OF WAY		SHEET	TOTAL
MONTANA			NO.	SHEETS
R/W ID.	HSIP 5826(3)		6	9
PROJECT NO.	9188-003-000			

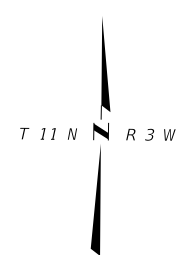
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SF-169 LINCOLN APPLGATE INTX

U.S. GOVT.  
LOT 4  
SEC. 18

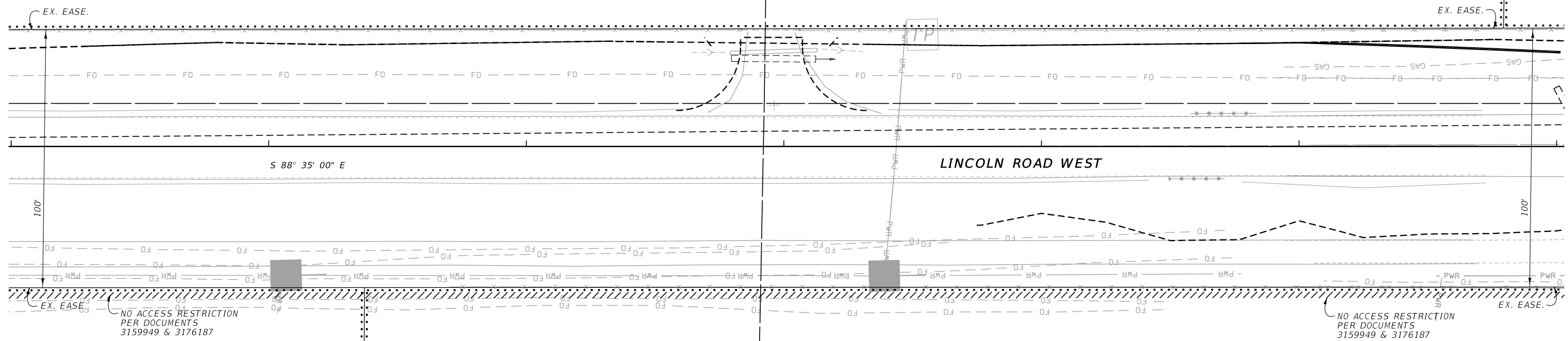
SE<sup>4</sup> SW<sup>4</sup>  
SEC. 18

8  
DOC. NO. 429986/O



16

735+00



14  
LOT 2A  
OF THE AMENDED PLAT OF LOTS 2 AND 4  
OF LINCOLN ROAD COMMERCE TRACTS AND  
LOT 69 OF APPLGATE MEADOWS SUBDIVISION  
DOC. NO. 3176187

15  
LOT 69A  
OF THE AMENDED PLAT OF LOTS 2 AND 4  
OF LINCOLN ROAD COMMERCE TRACTS AND  
LOT 69 OF APPLGATE MEADOWS SUBDIVISION  
DOC. NO. 3176187

U.S. GOVT.  
LOT 1  
SEC. 19

NE<sup>4</sup> NW<sup>4</sup>  
SEC. 19

CONSTRUCTION LIMITS	MAP REVISED 3/30/22
CUT SECTION	
TOE OF FILL	
FHWA/MDT APPROVAL	5-18-21

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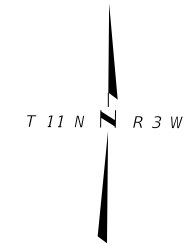
MONTANA DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY PLAN**  
LEWIS AND CLARK COUNTY  
SCALE 1"=20'  
0 20 40 60

STATE	RIGHT OF WAY	SHEET	TOTAL
MONTANA		NO.	SHEETS
R/W ID.	HSIP 5826(3)	7	9
PROJECT NO.	9188-003-000		

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SF-169 LINCOLN APPLGATE INTX

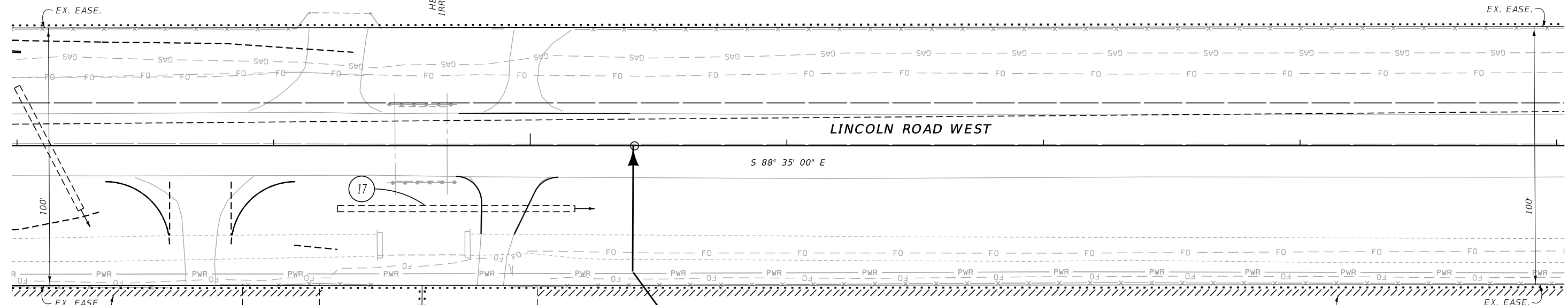
SE<sup>4</sup> SW<sup>4</sup>  
SEC. 18



16

740+00

HELENA VALLEY  
IRRIGATION CANAL



740+40.16 (LINCOLN ROAD)  
END PROJECT  
HSIP-G 5826(1)

NO ACCESS RESTRICTION  
PER DOCUMENTS  
3159949 & 3176187

NO ACCESS RESTRICTION  
PER DOCUMENTS  
3159949 & 3176187

15

LOT 69A  
OF THE AMENDED PLAT OF LOTS 2 AND 4  
OF LINCOLN ROAD COMMERCE TRACTS  
AND LOT 69 OF APPLGATE  
MEADOWS SUBDIVISION  
DOC. NO. 3176187

18

NE<sup>4</sup> NW<sup>4</sup>  
SEC. 19

CONSTRUCTION LIMITS	MAP REVISED 3/30/22
CUT SECTION	TOP OF CUT
TOE OF FILL	
	FHWA/MDT APPROVAL 5-18-22

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**RIGHT OF WAY PLAN**  
LEWIS AND CLARK COUNTY

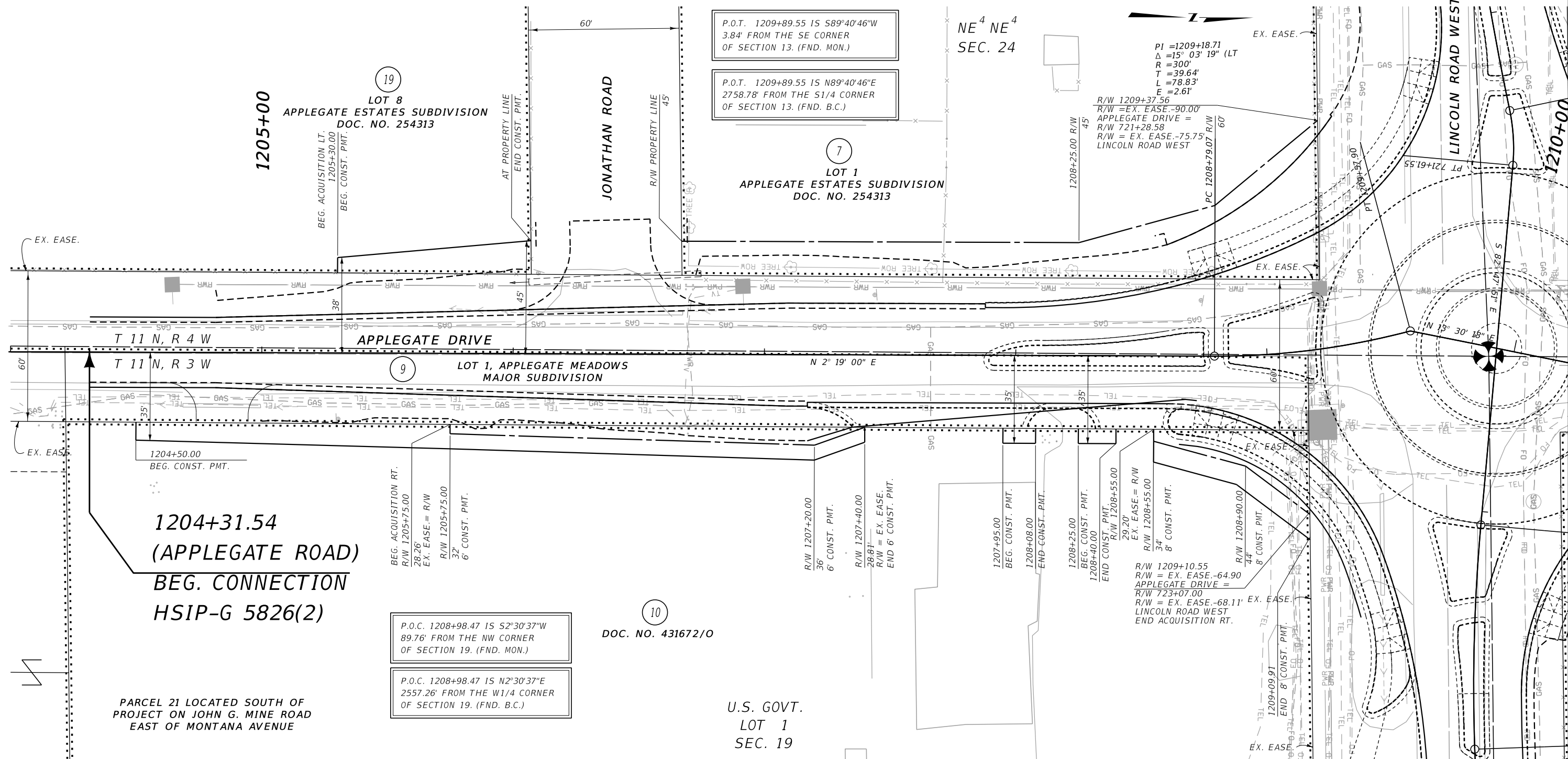
SCALE 1"=20'

STATE	RIGHT OF WAY	SHEET NO.	TOTAL SHEETS
MONTANA		8	9
R/W ID.	HSIP 5826(3)		
PROJECT NO.	9188-003-000		

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SF-169 LINCOLN APPLGATE INTX

SEE SHEET 4



CONSTRUCTION LIMITS	MAP REVISED	3/30/22	7/11/23	7/10/24
CUT SECTION	TOP OF CUT			
TOE OF FILL				
FHWA/MDT APPROVAL 5-18-21				
3	MDTA	MONTANA DEPARTMENT OF TRANSPORTATION	C:\DGN\9188000\ropln003.dgn	10/31/2024
2				6:40:33 AM
1				CPS - U1068

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MONTANA DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY PLAN**

LEWIS AND CLARK COUNTY

SCALE 1"=20'



