

PLAT OF CRAFTSMAN VILLAGE PHASE 5 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT A-1-A-1-A-1-A-1-A OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 4 OF THE CROSSROADS AT
MOUNTAIN VIEW MEADOWS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3321782
LOCATED IN THE SOUTH HALF OF SECTION 26, THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY, AS OWNERS OF THE PROPERTY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREET AND ALLEYS AS SHOWN BY THE PLAT HERETO ANNEXED THE FOLLOWING DESCRIBED TRACT OF LAND IN THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA TO WIT:

A PORTION OF THE TRACT PREVIOUSLY KNOWN AS TRACT A-1-A-1-A-1-A-1-A OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 4 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3321782 LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN MONTANA, LEWIS AND CLARK COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 44, CRAFTSMAN VILLAGE PHASE 1, DOCUMENT NUMBER 3200059, LEWIS AND CLARK COUNTY RECORDS; THENCE NORTH 00°24'17" WEST, 94.96 FEET ALONG THE EAST LINE OF SAID LOT 21 TO THE NORTHEAST CORNER OF SAID LOT 21, BEING ON THE SOUTHERLY RIGHT OF WAY OF THE EAST-WEST ALLEY OF BLOCK 44; THENCE NORTH 89°53'14" EAST, 200.00 FEET ALONG SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°24'17" EAST, 98.52 FEET; THENCE 27.08 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 8°37'13", WHOSE CHORD BEARS SOUTH 74°27'05" EAST, 27.06 FEET; THENCE SOUTH 19°51'31" WEST, 60.00 FEET TO THE NORTHERLY LINE OF LOT 2, BLOCK 43, CRAFTSMAN VILLAGE PHASE 1, DOCUMENT NUMBER 3200059, LEWIS AND CLARK COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THROUGH THE FOLLOWING TWO (2) COURSES: (1) 41.80 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 19°57'31", WHOSE CHORD BEARS NORTH 80°07'14" WEST, 41.59 FEET; (2) SOUTH 89°54'00" WEST, 164.31 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LIMIT OF TWILIGHT AVENUE; THENCE LEAVING SAID NORTHERLY LINE NORTH 00°24'17" WEST, 60.00 FEET ALONG EASTERLY LIMIT OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 0.736 ACRES OF LAND, MORE OR LESS; ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.
THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AS CRAFTSMAN VILLAGE PHASE 5 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION. THE LANDS SHOWN ON THIS PLAT AS BEING DEDICATED TO THE USE OF THE PUBLIC, INCLUDING STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS, IS HEREBY DEDICATED, GRANTED AND DONATED TO THE CITY OF HELENA FOR SUCH USE.

CERTIFICATION OF EXEMPTION - CRAFTSMAN VILLAGE PHASE 5

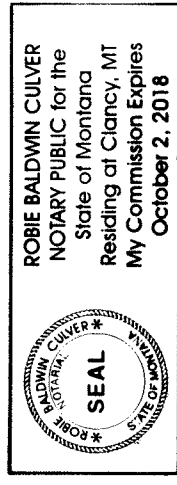
WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOTS 22 THROUGH 26, IN BLOCK 44 CREATED BY THIS SUBDIVISION PLAT ARE EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76-4-125(2)(d), MCA BECAUSE THEY ARE LOCATED WITHIN THE JURISDICTION AREA OF THE CITY OF HELENA, WHICH HAS ADOPTED A GROWTH POLICY PURSUANT TO TITLE 76, CHAPTER 1, MCA AND WHICH IS A FIRST CLASS MUNICIPALITY. THE CITY COMMISSION HAS CERTIFIED TO D.E.Q. PURSUANT TO 76-4-127, MCA, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

CERTIFICATE OF EXEMPTION - TRACT A-1-A-1-A-1-A-1-A-1

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED, HEREBY CERTIFY THAT TRACT A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A IS EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH MCA 76-4-102(16) BECAUSE IT CONTAINS PARCELS OF 20 ACRES OR GREATER EXCLUSIVE OF PUBLIC ROADWAYS.

Mark Runkle
MARK RUNKLE, MANAGING MEMBER
MOUNTAIN VIEW MEADOWS, LLC

STATE OF MONTANA
County of Lewis and Clark day of May, 2018.
On this day of May, 2018,
Before me personally appeared
Mark Runkle
known to me to be the person whose name is
subscribed to the above instrument, and
acknowledged to me that he executed the same.



Robie Baldwin Culver
Notary Public for the State of Montana.

OWNER OF THE TRACT

MOUNTAIN VIEW MEADOWS, LLC
(FORMERLY R AND D PARTNERSHIP)

BASIS OF BEARING

HELENA LOW DISTORTION PROJECTION

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS 17 DAY OF MAY, 2018.
PURSUANT TO SECTION 76-3-611(2)(o), MCA.

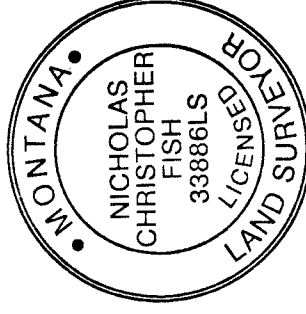
Nicholas C. Fish
EXAMINING LAND SURVEYOR
33886LS

CERTIFICATE OF SURVEYOR

I, NICHOLAS C. FISH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS SHOWN AND DESCRIBED ON THE ACCOMPANYING PLAT.

I FURTHER CERTIFY THAT MONUMENTS THAT WILL BE DISTURBED BY THE INSTALLATION OF IMPROVEMENTS WILL BE SET AT A LATER DATE WITHIN 240 DAYS OF THE DATE ON WHICH THE SURVEY WAS FILED PURSUANT TO 24.83.1101(g)ARM.

Nicholas Fish
NICHOLAS C. FISH, MONTANA REG. NO. 33886 LS



RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS EXIST FOR THE LAND WITHIN THIS SUBDIVISION AND ARE RECORDED IN BOOK _____ PAGE _____ ON FILE AT THE LEWIS AND CLARK COUNTY CLERK AND RECORDER'S OFFICE.

PHYSICAL AND LEGAL ACCESS

CROSSROADS PARKWAY, RUNKLE PARKWAY, ALICE STREET, AND TWILIGHT AVENUE, PROVIDE LEGAL AND PHYSICAL ACCESS TO ALL LOTS WITHIN THE SUBDIVISION FROM HIGHWAY 282 AND U.S. HIGHWAY 12.

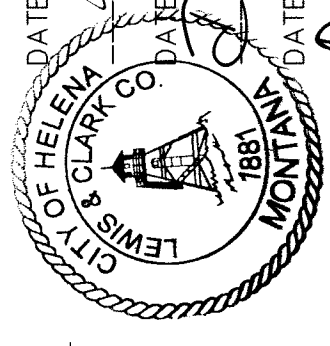
CERTIFICATE OF FINAL PLAT APPROVAL

THE CITY COMMISSION OF HELENA, MONTANA, HEREBY CERTIFIES THAT IT HAS EXAMINED THIS FINAL PLAT AND HAS FOUND THE SAME TO CONFORM TO LAW.

THE CITY COMMISSION HEREBY ACCEPTS THE DEDICATION, GRANT AND DONATION, TO THE CITY OF HELENA, ANY AND ALL LANDS SHOWN ON THIS PLAT AS BEING DEDICATED TO THE CITY OF HELENA FOR PUBLIC USE.

THE CITY COMMISSION OF HELENA, LEWIS AND CLARK COUNTY, HEREBY APPROVES THIS PLAT THIS 22 DAY OF May, 2018.

DATED THIS 22 DAY OF MAY, 2018



D. Lawrence
MAYOR, CITY OF HELENA

DATED THIS 22 DAY OF MAY, 2018

Debbie Havens
CITY CLERK, CITY OF HELENA

DATED THIS 17 DAY OF MAY, 2018

Jane Zella
CITY ENGINEER, CITY OF HELENA

DATED THIS 15 DAY OF May, 2018

Jimmy Muller
COMMUNITY DEVELOPMENT, CITY OF HELENA

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, THAT THE PROPERTY TAXES ARE PAID AND CURRENT
PROPERTY GEO-CODE 05-1888-35-1-01-01-0000
ASSESSORS CODE 40594

DATED THIS 24 DAY OF May, 2018

Pauline DeHart
TREASURER, LEWIS AND CLARK COUNTY, MONTANA

LEGAL DESCRIPTION TRACT A-1-A-1-A-1-A-1-A-1-A-1

TRACT A-1-A-1-A-1-A-1-A-1-A OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 4 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, CERTIFICATE OF SURVEY 3321782 ON FILE WITH THE LEWIS AND CLARK COUNTY CLERK AND RECORDER, LESS CRAFTSMAN VILLAGE PHASE 5 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, LOCATED IN SECTION 26 AND 35 OF TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA.
CONTAINING 150.091 ACRES OF LAND, MORE OR LESS; ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

3321786 SUB 05/24/2018 16:40 PM Pages: 1 of 3 Fees: 222.50
Pauline DeHart Clerk & Recorder, Lewis & Clark MT

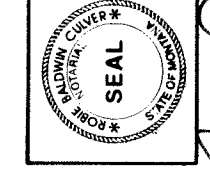
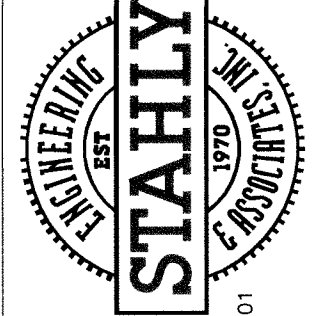


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HELENA, MT 59601
Phone: (406)442-8594
Fax: (406)442-8557

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BOZEMAN, MT 59715 BILLINGS, MT 59101
Phone: (406)522-9526 Phone: (406)601-4055
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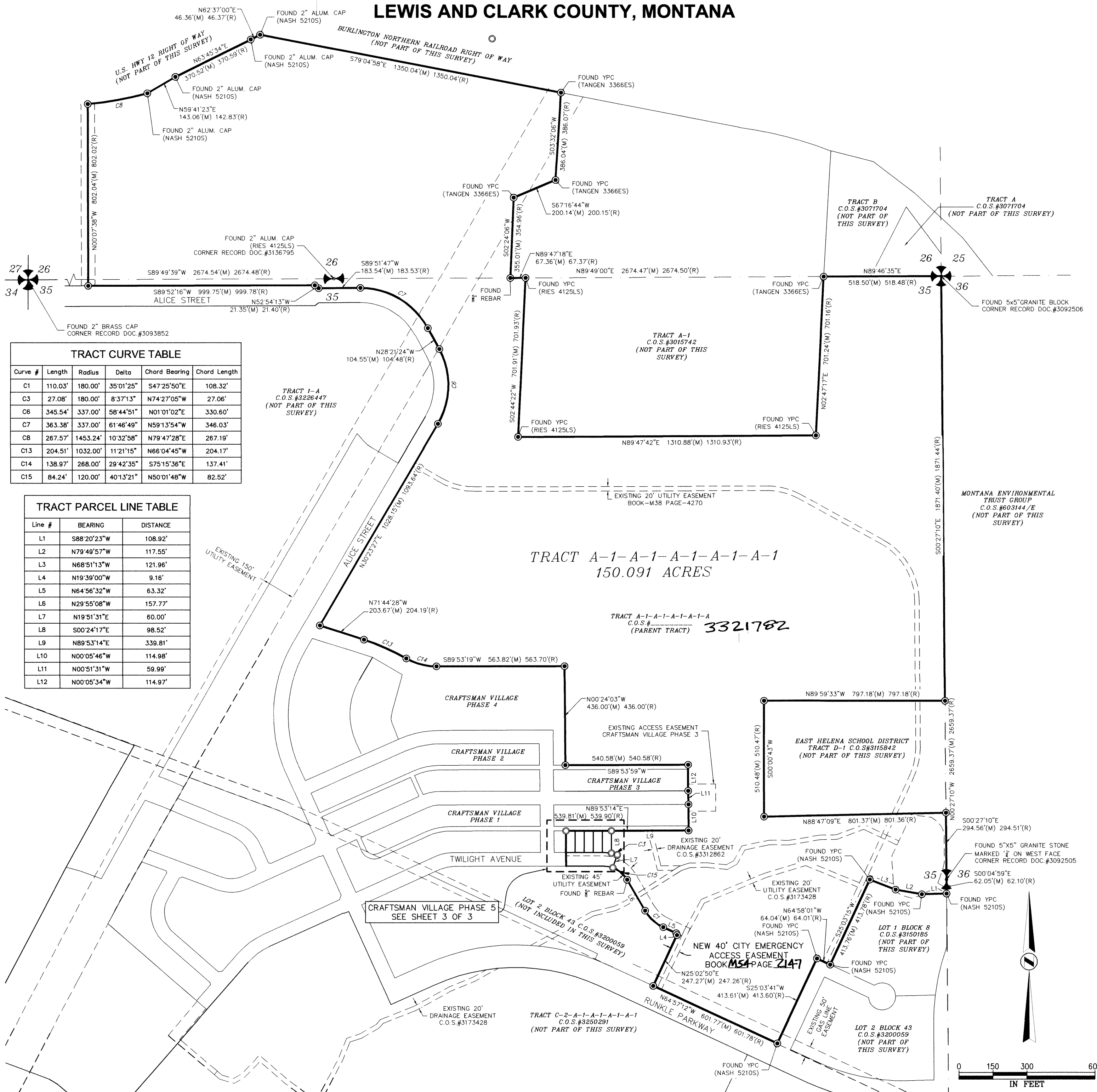
Robie Baldwin Culver
Notary Public for the State of Montana.

SEC.	T	R
<input checked="" type="checkbox"/>	26	10N 3W
<input checked="" type="checkbox"/>	35	10N 3W
<input type="checkbox"/>		

COUNTY: LEWIS AND CLARK P. M. M.
DATE: 4-11-18
REVISED:
SHEET NO. 1 OF 3

PLAT OF CRAFTSMAN VILLAGE PHASE 5 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT A-1-A-1-A-1-A-1-A OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 4 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3321782 LOCATED IN THE SOUTH HALF OF SECTION 26, THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	110.03'	180.00'	35°01'25"	S47°25'50"E	108.32'
C3	27.06'	180.00'	8°37'13"	N74°27'05"W	27.06'
C6	345.54'	337.00'	58°44'51"	N01°01'02"E	330.60'
C7	363.38'	337.00'	61°46'49"	N59°13'54"W	346.03'
C8	267.57'	1453.24'	10°32'58"	N79°47'28"E	267.19'
C13	204.51'	1032.00'	11°21'15"	N66°04'45"W	204.17'
C14	138.97'	268.00'	29°42'35"	S75°15'36"E	137.41'
C15	84.24'	120.00'	40°13'21"	N50°01'48"W	82.52'

Line #	BEARING	DISTANCE
L1	S88°20'23"W	108.92'
L2	N79°49'57"W	117.55'
L3	N68°51'13"W	121.96'
L4	N19°39'00"W	9.16'
L5	N64°56'32"W	63.32'
L6	N29°55'08"W	157.77'
L7	N19°51'31"E	60.00'
L8	S00°24'17"E	98.52'
L9	N89°53'14"E	339.81'
L10	N00°05'46"W	114.98'
L11	N00°51'31"W	59.99'
L12	N00°05'34"W	114.97'

LEGEND

- CRAFTSMAN VILLAGE PHASE 5 BOUNDARY
- TRACT BOUNDARY
- EASEMENT BOUNDARY
- SECTION LINE
- FOUND YELLOW PLASTIC CAP (ZISKA 18636LS) UNLESS OTHERWISE NOTED
- SET 1/8" REBAR WITH A RED PLASTIC CAP (FISH 33886LS)
- FOUND PLSS MONUMENT AS NOTED
- MEASUREMENT THIS SURVEY
- MEASUREMENT OF RECORD (PLAT OF CRAFTSMAN VILLAGE PHASE 4)
- MEASUREMENT CALCULATED
- P.O.B. POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

BASIS OF BEARING: HELENA LOW DISTORTION PROJECTION
 GEODETIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING
 DATUM: NAD83(2011)(EPOCH 2010.00)
 PROJECTION: TRANSVERSE MERCATOR
 CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
 PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
 SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
 FALSE NORTING: 1000,000.00 IFT (30,480m)
 FALSE EASTING: 200,000.00 IFT (60,960m)

NOTES:
 ALL DISTANCES ARE IN INTERNATIONAL FEET
 EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT.

	SEC.	T	R
	26	10N	3W
	35	10N	3W

COUNTY: LEWIS AND CLARK P.M.M.

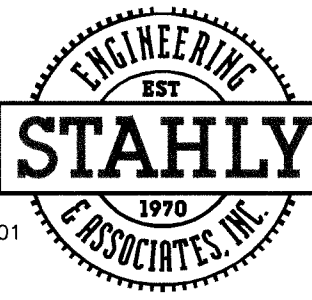
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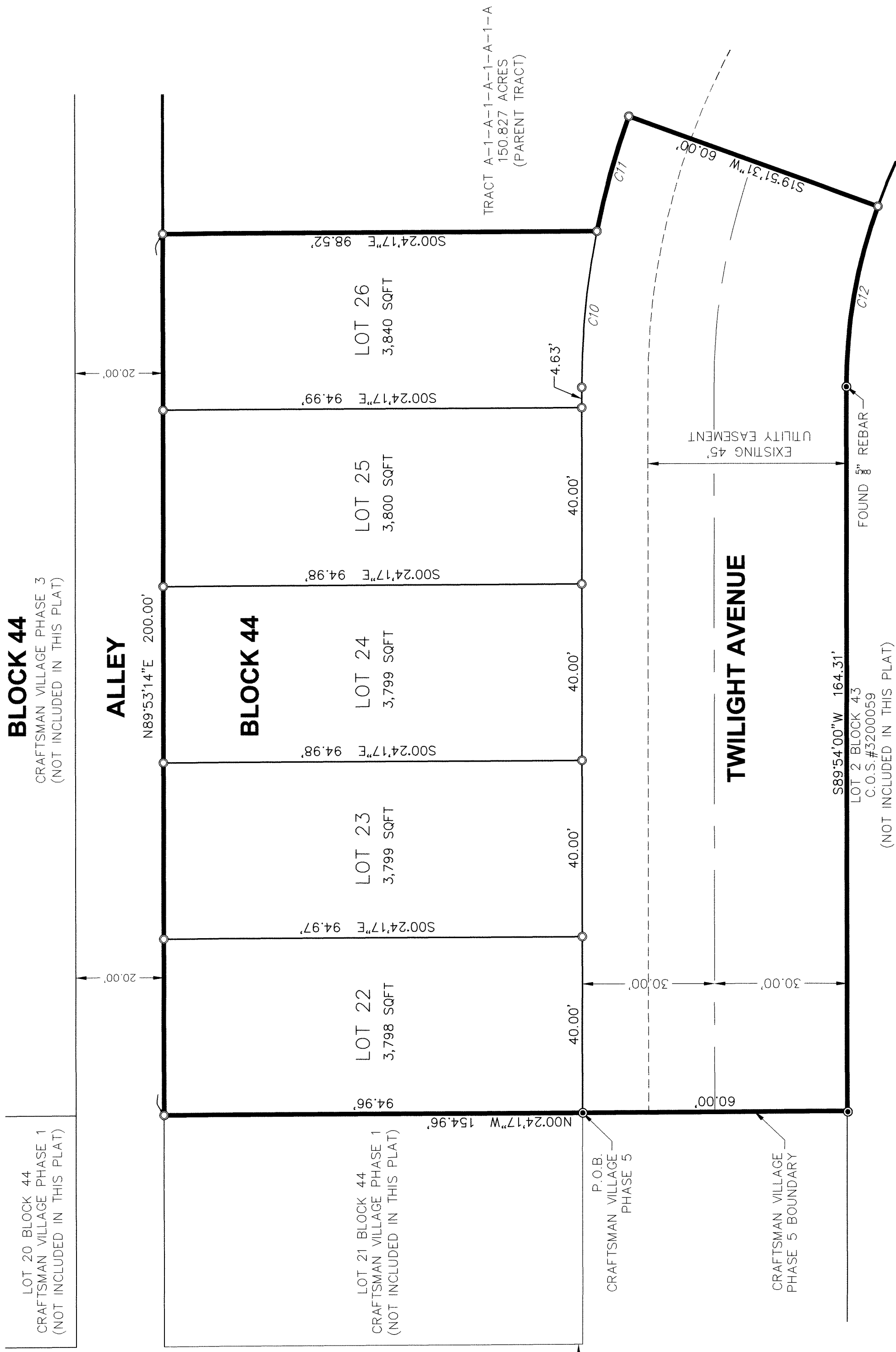
DATE: 4-11-18
 REVISED:

SHEET NO.
 2 OF 3



PLAT OF CRAFTSMAN VILLAGE PHASE 5 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT A-1-A-1-A-1-A OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 4 OF THE CROSSROADS AT
MOUNTAIN VIEW MEADOWS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3321782
LOCATED IN THE SOUTH HALF OF SECTION 26, THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA



LOT 20 BLOCK 44
CRAFTSMAN VILLAGE PHASE 1
(NOT INCLUDED IN THIS PLAT)

LOT 21 BLOCK 44
CRAFTSMAN VILLAGE PHASE 1
(NOT INCLUDED IN THIS PLAT)

LOT 22 3,798 SQFT
S00°24'17"W 154.96'

LOT 23 3,799 SQFT
S00°24'17"E 94.97'

LOT 24 3,799 SQFT
S00°24'17"E 94.98'

LOT 25 3,800 SQFT
S00°24'17"E 94.99'

LOT 26 3,840 SQFT
S00°24'17"E 98.52'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C10	35.62'	180.00'	11°20'18"	N84°25'51"W	35.56'
C11	27.08'	180.00'	8°37'13"	S74°27'05"E	27.06'
C12	41.80'	120.00'	19°57'31"	N80°07'14"W	41.59'

LOT INFORMATION

TOTAL NUMBER OF LOTS 5

TOTAL AREA OF LOTS 0.437 ACRES

TOTAL NUMBER OF TRACTS (REMAINDER) 1

TOTAL AREA OF TRACTS 150.091 ACRES

TOTAL AREA OF ANNEXATION (LOTS 22-26 AND TWILIGHT AVENUE) 0.736 ACRES

TOTAL AREA OF STREET RIGHT-OF-WAY (TWILIGHT AVENUE) 0.299 ACRES

TOTAL AREA OF DEVELOPMENT 150.827 ACRES

- LEGEND**
- CRAFTSMAN VILLAGE PHASE 5 BOUNDARY AND AREA OF ANNEXATION
 - - - EXISTING UTILITY EASEMENT
 - FOUND YELLOW PLASTIC CAP (ZISKA 18636LS) UNLESS OTHERWISE NOTED
 - SET 8" REBAR WITH A RED PLASTIC CAP (FISH 33886LS)
 - P.O.B.
 - YPC

NOTES:
ALL DISTANCES ARE IN INTERNATIONAL FEET
EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT.

BASIS OF BEARING: HELENA LOW DISTORTION PROJECTION
GEODEIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING
DATUM: NAD83(2011)(EPOCH 2010.00)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
FALSE NORTHING: 1000,000.00 IFT (30,480m)
FALSE EASTING: 200,000.00 IFT (60,960m)



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SEC.	T	R
26	10N	3W
35	10N	3W

COUNTY: LEWIS AND CLARK P.M.M.

DATE: 4-11-18
REVISED:
SHEET NO. 3 OF 3