

PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 3368415 LOCATED WITHIN THE SOUTH ONE-HALF OF SECTION 26, AND THE NORTH ONE-HALF AND SOUTHEAST ONE-QUARTER OF SECTION 35 TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS & CLARK COUNTY, MONTANA

PURPOSE OF SURVEY: A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT FILED UNDER DOCUMENT NO. 3368415, LEWIS AND CLARK COUNTY RECORDS.

DATE OF SURVEY: FEB. 2021

BASIS OF BEARING: HELENA LOW DISTORTION PROJECTION

OWNERS OF THE TRACT: MOUNTAIN VIEW MEADOWS, LLC (FORMERLY R AND D PARTNERSHIP)

Table with 3 columns: LOT AND TRACT AREA INFORMATION, LOTS, AREA (ACRES). Rows include residential lots for development (39 lots, 8.124 acres), open space lots (2 lots, 0.217 acres), street right-of-way (3.079 acres), and development area for Tract A-1-A-1-A-1-A-1-A-1-A-1-A (137.619 acres).

PHYSICAL AND LEGAL ACCESS: SOUTH ALICE STREET, ADAM RUN AVENUE, TRAVIS AVENUE, TEAGAN STREET, ALYSON RAIN STREET, JEANNETTE RAIN STREET AND ADAM RUN AVENUE SHALL BE OPEN TO ALL LOTS ON THIS SURVEY FOR PHYSICAL ACCESS TO ALL LOTS AND TRACTS WITHIN THE SUBDIVISION FROM HIGHWAY 12 EAST AND HIGHWAY 282.

PARK DEDICATION: THE LOTS DESIGNATED AS OPEN SPACE AS SHOWN HEREON, BEING LOT 11 IN BLOCK 36, AND LOT 9 IN BLOCK 62 ARE TO SATISFY PARK DEDICATION REQUIREMENT IN ACCORDANCE WITH 76-3-321 M.C.A. AND WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VIEW MEADOWS HOMEOWNERS ASSOCIATION.

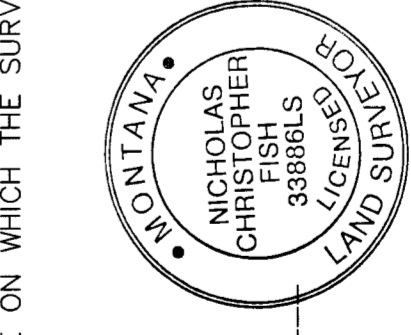
RESTRICTIVE COVENANTS: RESTRICTIVE COVENANTS EXIST FOR THE LAND WITHIN THIS SUBDIVISION AND ARE RECORDED IN BOOK: _____, PAGE: _____, ON FILE AT THE LEWIS AND CLARK COUNTY CLERK AND RECORDER'S OFFICE.

LEGAL DESCRIPTION OF TRACT A-1-A-1-A-1-A-1-A-1-A-1-A: A TRACT OF LAND LOCATED WITHIN THE SOUTH ONE-HALF OF SECTION 26, AND THE NORTH ONE-HALF AND SOUTHEAST ONE-QUARTER OF SECTION 35 TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A-1-A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT FILED UNDER DOCUMENT NO. 3368415 LESS CRAFTSMAN VILLAGE PHASE 6, LEWIS AND CLARK COUNTY RECORDS. CONTAINING 137.619 ACRES AND SUBJECT TO ALL EASEMENTS EXISTING OR APPARENT ON THE GROUND.

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR: I, NICHOLAS C. FISH, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF CRAFTSMAN VILLAGE SUBDIVISION PHASE 6, THAT SUCH SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND I HAVE SHOWN AND THAT THE MONUMENTS FOUND AROUND THE PLAT CORNERS AND OCCUPY THE POSITIONS SHOWN THEREON.

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(d)ARM.

DATED THIS 26th DAY OF August, 2021.



Nicholas C. Fish, Notary Public for the STATE OF MONTANA. STAHLY ENGINEERING & ASSOCIATES

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

A PORTION OF TRACT A-1-A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT FILED UNDER DOCUMENT NO. 3368415, LOCATED WITHIN THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT (P.O.B.) WHICH IS THE NORTHWEST CORNER OF THE PHASE 4 BOUNDARY OF CRAFTSMAN VILLAGE SUBDIVISION PER DOCUMENT NUMBER 3321782, RECORDS OF LEWIS AND CLARK COUNTY;

THENCE RUNNING ALONG THE EASTERLY RIGHT-OF-WAY SOUTH ALICE STREET NORTH 30° 23' 27" EAST A DISTANCE OF 782.67 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 59° 36' 33" EAST A DISTANCE OF 118.68 FEET;

• THENCE 200.70 FEET ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 377.00 FEET, A DELTA ANGLE OF 30° 30' 08", AND A CHORD BEARING OF SOUTH 74° 51' 37" EAST, WITH A CHORD DISTANCE OF 198.34 FEET;

• THENCE SOUTH 89° 53' 19" WEST A DISTANCE OF 82.72 FEET;

• THENCE SOUTH 00° 06' 41" EAST A DISTANCE OF 137.00 FEET;

• THENCE NORTH 89° 53' 19" EAST A DISTANCE OF 35.00 FEET;

• THENCE SOUTH 00° 06' 41" EAST A DISTANCE OF 360.00 FEET;

• THENCE SOUTH 00° 06' 41" WEST A DISTANCE OF 30.00 FEET;

• THENCE NORTH 89° 53' 19" EAST A DISTANCE OF 225.00 FEET;

• THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF JEANNETTE RANKIN DRIVE;

• THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING (4) COURSES; SOUTH 89° 53' 19" WEST A DISTANCE OF 491.00 FEET;

• THENCE 138.97 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 268.00 FEET, A DELTA ANGLE OF 29° 42' 35", AND A CHORD BEARING OF NORTH 75° 15' 36" WEST, WITH A CHORD DISTANCE OF 137.42 FEET;

• THENCE 204.51 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1032.00 FEET, A DELTA ANGLE OF 11° 21' 15", AND A CHORD BEARING OF NORTH 66° 04' 45" WEST, WITH A CHORD DISTANCE OF 204.17 FEET;

• THENCE NORTH 71° 44' 28" WEST A DISTANCE OF 203.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.420 ACRES AND SUBJECT TO ALL EASEMENTS EXISTING OR APPARENT ON THE GROUND.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AS CRAFTSMAN VILLAGE PHASE 6 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.

CERTIFICATE OF EXEMPTION - CRAFTSMAN VILLAGE PHASE 6: WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOTS 7-18, BLOCK 36, LOTS 1-9 BLOCK 37, LOTS 1-13 BLOCK 38, LOTS 5-9 BLOCK 62, & LOTS 9 & 10 BLOCK 63 CREATED BY THIS SUBDIVISION PLAT ARE EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76-4-103(1)(b) M.C.A. BECAUSE THEY ARE LOCATED WITHIN THE JURISDICTIONAL AREA OF THE CITY OF HELENA, WHICH HAS ADOPTED CHAPTER 10, PART 1, CHAPTER 11, CHAPTER 12, AND WHICH IS A PRESENTLY INCORPORATED AND APPROVED POLITICAL JURISDICTION. THE CITY COMMISSION HAS CERTIFIED TO D.E.Q. PURSUANT TO 76-4-127 M.C.A., 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-A-1-A: 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 IS EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76-4-102(1)(b), M.C.A. BECAUSE IT CONTAINS PARCELS OF 20 ACRES OR GREATER EXCLUSIVE OF PUBLIC ROADWAYS.

DATED THIS 26th DAY OF August, 2021.

Mark L. Runkle, Managing Member

MARK RUNKLE, MANAGING MEMBER, MOUNTAIN VIEW MEADOWS, LLC

Mark L. Runkle, Managing Member

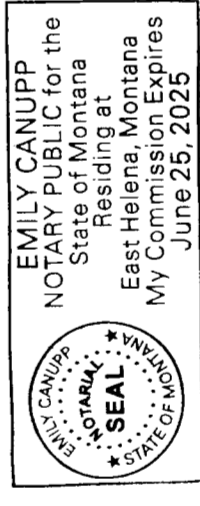
PRINTED NAME AND TITLE

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK

ON THIS 26th DAY OF August, 2021, BEFORE ME PERSONALLY APPEARED

Mark L. 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.



Emily Canupp, Notary Public for the STATE OF MONTANA.

CERTIFICATE OF COUNTY TREASURER: I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-811(1)(b), M.C.A. THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS FINAL PLAT AND ENCOMPASSED BY THE PROPOSED SUBDIVISION ARE DELINQUENT.

PROPERTY GEO-CODE: 05-1888-35-1-01-01-0000, ASSESSORS CODE: 0000040594

DATED THIS 21st DAY OF September, 2021.

Janey Reese, Treasurer, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL: THE CITY COMMISSION OF HELENA, MONTANA, HEREBY CERTIFIES THAT IT HAS EXAMINED THIS MAJOR SUBDIVISION 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

DATED THIS 7th DAY OF SEPTEMBER, 2021.

W. Gayle Lee, Mayor, CITY OF HELENA

DATED THIS 9th DAY OF Sept, 20 21

Eric L. Plummer, City Clerk, CITY OF HELENA

DATED THIS 9th DAY OF September, 20 21

Janey Reese, City Engineer, CITY OF HELENA

DATED THIS 17th DAY OF September, 2021

Mark L. Runkle, Community Development, CITY OF HELENA

DATED THIS 21st DAY OF September, 20 21

CERTIFICATE OF EXAMINING LAND SURVEYOR: REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING

THIS 26th DAY OF August, 2021.

PURSUANT TO SECTION 76-3-811(2)(a), M.C.A.

Mark L. Runkle, Examining Land Surveyor

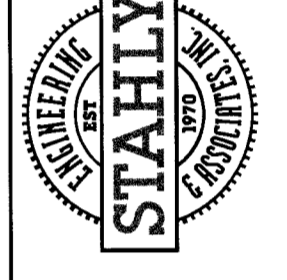
REG. NO. LZ249LS

CERTIFICATE OF FILING BY CLERK AND RECORDER: I, CLERK AND RECORDER OF LEWIS AND CLARK COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE AT 10:00 CLOCK AM, THIS 26th DAY OF AUGUST, A.D. 2021, AND RECORDED IN BOOK _____ PAGE _____ OF THE COUNTY CLERK AND RECORDER, LEWIS AND CLARK COUNTY, MONTANA.

DATED THIS 26th DAY OF August, 2021.

CLERK & RECORDER LEWIS & CLARK COUNTY

STAHLY ENGINEERING & ASSOCIATES PROFESSIONAL ENGINEERS & SURVEYORS



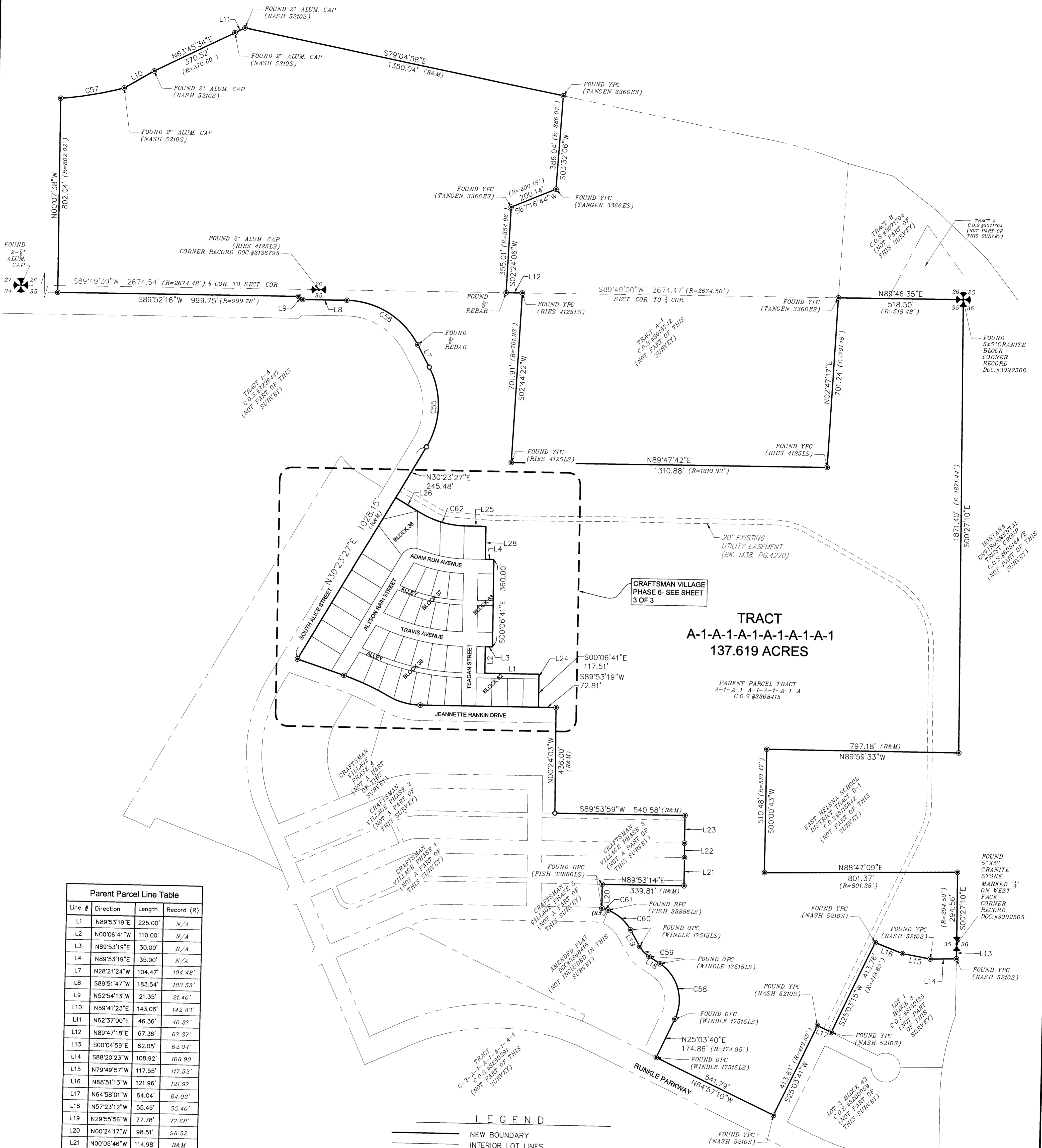
3530 CENTENNIAL DR., HELENA, MT 59601, Phone: (406)442-9524, Fax: (406)442-9528

CRAFTSMAN VILLAGE PHASE 6 SUBDIVISION, COUNTY: LEWIS & CLARK, PRINCIPAL MERIDIAN, MONTANA

L:\1706-Mountain View Meadows\04419_Craftsman_Village-PH6\1907-Craftsman_Village_Phase_6\SURVEY\1907-CVPH6-PLT.dwg, EXTENTS=24x36 PLAT (2of3), Plotted: Aug 26, 2021 - 12:30pm

PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 3368415
LOCATED WITHIN THE SOUTH ONE-HALF OF SECTION 26, AND THE NORTH ONE-HALF AND SOUTHEAST ONE-QUARTER OF SECTION 35
TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS & CLARK COUNTY, MONTANA



Line #	Direction	Length	Record (R)
L1	N89°53'19"E	225.00'	N/A
L2	N00°06'41"W	110.00'	N/A
L3	N89°53'19"E	30.00'	N/A
L4	N89°53'19"E	35.00'	N/A
L7	N28°21'24"W	104.47'	104.48'
L8	S89°51'47"W	183.54'	183.53'
L9	N52°54'13"W	21.35'	21.40'
L10	N59°41'23"E	143.06'	142.89'
L11	N62°37'00"E	46.36'	46.37'
L12	N89°47'18"E	67.36'	67.37'
L13	S00°04'59"E	62.05'	62.04'
L14	S88°20'23"W	108.92'	108.90'
L15	N79°49'57"W	117.55'	117.52'
L16	N68°51'13"W	121.96'	121.97'
L17	N64°58'01"W	64.04'	64.03'
L18	N57°23'12"W	55.45'	55.40'
L19	N29°55'56"W	77.78'	77.68'
L20	N00°24'17"W	98.51'	98.52'
L21	N00°05'46"W	114.98'	R&M
L22	N00°51'31"W	59.99'	R&M
L23	N00°05'34"W	114.97'	R&M
L24	S00°06'41"E	20.00'	N/A
L25	N89°53'19"E	82.72'	N/A
L26	S59°33'33"E	118.68'	N/A
L28	N00°06'41"W	137.00'	N/A

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	345.54'	337.00'	058°44'51"	N1° 01' 02"E	330.60'
C56	363.38'	337.00'	061°46'49"	N59° 13' 54"W	348.03'
C57	267.57'	1453.24'	010°32'58"	N79° 47' 28"E	267.19'
C58	259.16'	180.00'	082°29'40"	N16° 08' 22"W	237.35'
C59	57.48'	120.00'	027°26'39"	S43° 39' 53"E	56.93'
C60	126.18'	180.00'	040°09'47"	N50° 00' 49"W	123.61'
C61	27.08'	180.00'	008°37'12"	N74° 24' 19"W	27.05'
C62	200.70'	377.00'	030°30'08"	S74° 51' 37"E	198.34'

- LEGEND**
- NEW BOUNDARY
 - INTERIOR LOT LINES
 - - - EXISTING EASEMENT (AS NOTED)
 - - - NEW EASEMENT (AS NOTED)
 - RADIAL OR TIE LINE
 - SECTION LINE
 - ADJOINER BOUNDARIES—GRAPHICAL ONLY
 - FOUND MONUMENT Y.P.C. 18636LS OR AS NOTED
 - SET 5/8"X24" REBAR W/ Y.P.C. (STAHLY ENG. 33886LS)
 - SET 1/2"X18" REBAR W/ R.P.C. (STAHLY ENG. 33886LS)
 - FOUND PLSS MONUMENT AS NOTED
 - MEASUREMENT THIS SURVEY
 - MEASUREMENT OF RECORD, PER DOC.#3368415
 - P.O.B. POINT OF BEGINNING
 - Y.P.C. YELLOW PLASTIC CAP
 - R.P.C. RED PLASTIC CAP
 - C.O.S. CERTIFICATE OF SURVEY
 - NO. NUMBER
 - AC. ACRES
 - SQ.FT. SQUARE FEET
 - (N.T.) NON-TANGENT
 - R/W RIGHT-OF-WAY

NOTES:

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

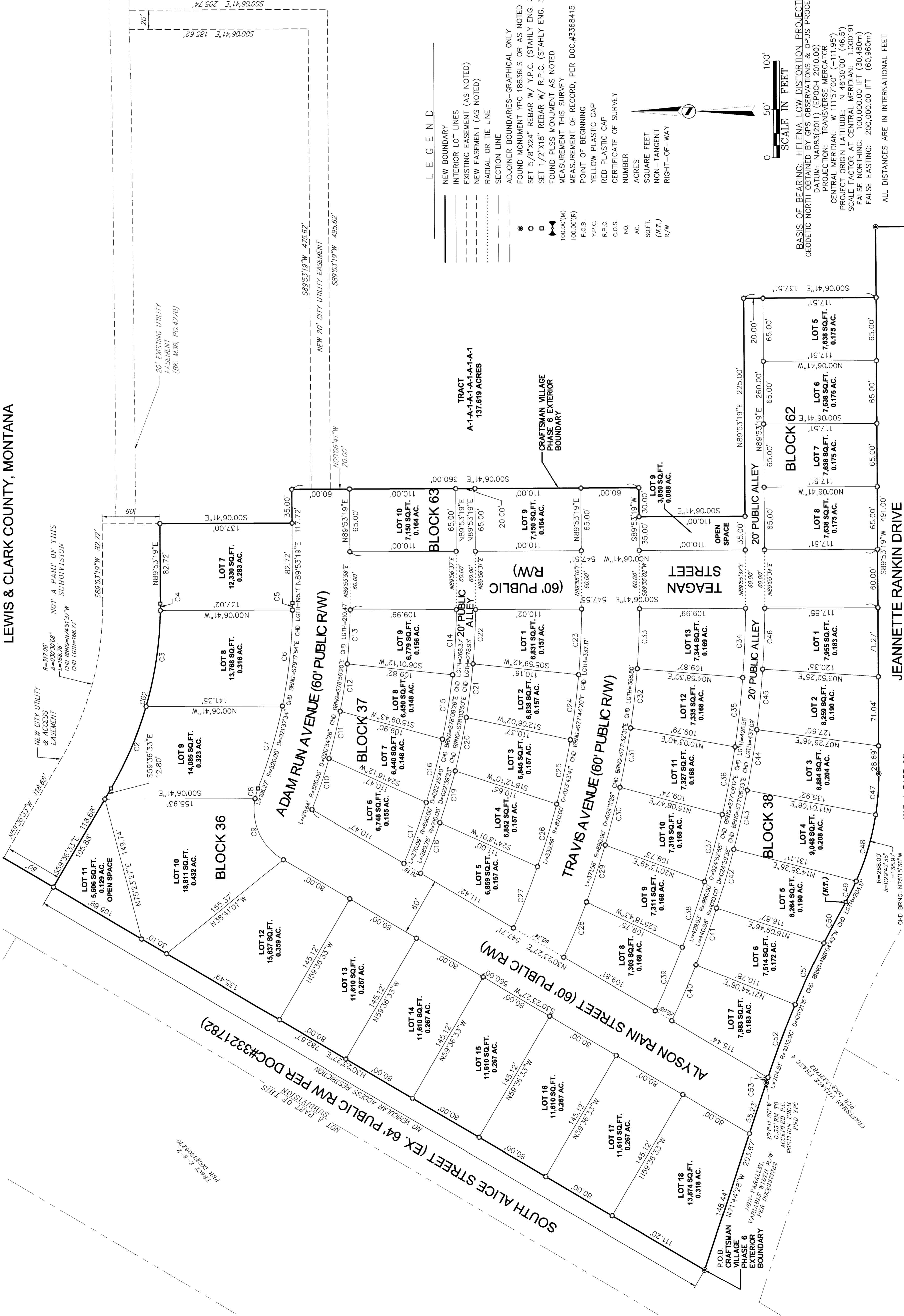
SCALE IN FEET
0 200' 400'

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 NORTHING: 100,000.00 IFT (30,480m)
FALSE EASTING: 200,000.00 IFT (60,960m)

<p>STAHLY ENGINEERING & ASSOCIATES PROFESSIONAL ENGINEERS & SURVEYORS www.seeng.com</p> <p>2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone: (406)601-4055 Fax: (406)601-4082</p> <p>3530 CENTENNIAL DR. HELENA, MT 59601 Phone: (406)442-8594 Fax: (406)442-8557</p> <p>851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528</p>	<p>CRAFTSMAN VILLAGE PHASE 6 SUBDIVISION</p> <p>COUNTY: LEWIS & CLARK</p> <p>PRINCIPAL MERIDIAN, MONTANA</p>		<p>FIELD: AF DRAWN: BK CHECKED: NCF, GW DATE: 08-26-21</p>																							
	<table border="1"> <tr> <td>1/4</td><td>SEC</td><td>T</td><td>R</td><td>1/4</td><td>SEC</td><td>T</td><td>R</td> </tr> <tr> <td>26</td><td>10N</td><td>3W</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>35</td><td>10N</td><td>3W</td><td></td><td></td><td></td><td></td><td></td> </tr> </table>	1/4	SEC	T	R	1/4	SEC	T	R	26	10N	3W						35	10N	3W						<p>SHEET NO. 2 OF 3</p>
1/4	SEC	T	R	1/4	SEC	T	R																			
26	10N	3W																								
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PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 3368415
LOCATED WITHIN THE SOUTH ONE-HALF OF SECTION 26, AND THE NORTH ONE-HALF AND SOUTHEAST ONE-QUARTER OF SECTION 35 TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS & CLARK COUNTY, MONTANA



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	92.55'	377.00'	014°03'58"	S66°38'32"E	92.32'
C2	100.87'	377.00'	015°19'48"	S81°20'25"E	100.57'
C3	7.28'	377.00'	001°06'23"	S89°33'30"E	7.28'
C4	7.28'	520.00'	000°48'07"	S89°42'38"E	7.28'
C5	100.15'	520.00'	011°02'08"	S83°47'30"E	100.00'
C6	88.84'	520.00'	009°47'19"	S73°22'47"E	88.73'
C7	11.20'	60.00'	010°41'36"	N73°49'55"W	11.18'
C8	74.35'	60.00'	070°59'16"	S65°19'32"W	69.68'
C9	58.00'	580.00'	005°30'46"	S71°14'30"E	55.78'
C10	50.02'	580.00'	004°56'27"	S76°28'06"E	50.00'
C11	50.02'	580.00'	004°56'27"	S81°24'33"E	50.00'
C12	67.57'	690.00'	005°36'38"	S86°33'57"E	67.54'
C13	67.53'	690.00'	005°36'17"	S89°44'45"E	67.47'
C14	56.12'	710.00'	004°31'43"	S89°00'00"E	56.10'
C15	56.13'	710.00'	004°31'48"	S73°31'45"E	56.12'
C16	56.15'	710.00'	004°31'52"	S78°03'35"E	56.14'
C17	56.17'	710.00'	004°31'57"	S82°35'30"E	56.15'
C18	56.18'	710.00'	004°32'02"	S87°07'30"E	56.17'
C19	67.92'	820.00'	004°44'44"	S87°13'48"E	67.90'
C20	67.92'	820.00'	004°44'44"	S82°29'04"E	67.90'
C21	67.92'	820.00'	004°44'44"	S77°44'20"E	67.90'
C22	67.92'	820.00'	004°44'44"	S68°14'51"E	67.90'
C23	61.93'	880.00'	004°01'55"	S67°27'43"E	61.91'
C24	61.93'	880.00'	004°01'55"	S71°29'38"E	61.91'
C25	61.93'	880.00'	004°01'55"	S75°31'28"E	61.91'
C26	61.93'	880.00'	004°01'55"	S83°35'23"E	61.91'
C27	61.93'	880.00'	004°01'55"	S87°37'18"E	61.91'
C28	61.93'	880.00'	004°08'55"	S97°31'16"E	71.67'
C29	61.93'	880.00'	004°08'55"	S82°22'22"E	71.66'
C30	71.66'	990.00'	004°08'50"	S79°13'31"E	71.64'
C31	71.64'	990.00'	004°08'48"	S75°04'42"E	71.63'
C32	62.86'	1010.00'	003°33'59"	S66°23'44"E	62.86'
C33	62.94'	1010.00'	003°34'13"	S68°57'50"E	62.93'
C34	62.94'	1010.00'	003°34'14"	S73°32'04"E	62.93'
C35	62.94'	1010.00'	003°34'16"	S77°06'19"E	62.94'
C36	62.95'	1010.00'	003°34'17"	S80°40'35"E	62.94'
C37	45.04'	288.00'	009°12'07"	N85°30'50"W	43.00'
C38	45.04'	288.00'	009°12'07"	N73°15'16"W	41.43'
C39	45.04'	288.00'	005°11'28"	N63°00'02"W	24.27'
C40	47.84'	1032.00'	002°39'21"	N61°43'48"W	47.83'
C41	70.31'	1032.00'	003°54'12"	N65°00'35"W	70.29'
C42	80.23'	1032.00'	004°27'15"	N69°11'18"W	80.21'
C43	61.4'	1032.00'	000°22'26"	N71°35'08"W	61.4'
C44	200.70'	377.00'	030°30'08"	S74°51'37"E	188.34'

LEGEND

- NEW BOUNDARY
- INTERIOR LOT LINES
- EXISTING EASEMENT (AS NOTED)
- NEW EASEMENT (AS NOTED)
- RADIAL OR TIE LINE
- SECTION LINE
- ADJONER BOUNDARIES—GRAPHICAL ONLY
- FOUND MONUMENT I.P.C. 16636LS OR AS NOTED
- SET 5/8"x24" REBAR W/ Y.P.C. (STAHLY ENG. 33866LS)
- SET 1/2"x18" REBAR W/ R.P.C. (STAHLY ENG. 33866LS)
- FOUND PLSS MONUMENT AS NOTED
- MEASUREMENT THIS SURVEY
- MEASUREMENT OF RECORD, PER DOC.#3368415
- POINT OF BEGINNING
- YELLOW PLASTIC CAP
- RED PLASTIC CAP
- CERTIFICATE OF SURVEY
- C.O.S.
- NO.
- ACRES
- SQ.FT.
- (M.T.)
- R/W

SCALE IN FEET
0 50' 100'

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: 0.99999991
FALSE NORTHING: 0.00000000 FT (0.000000m)
FALSE EASTING: 200,000.00 FT (60,960.00m)
ALL DISTANCES ARE IN INTERNATIONAL FEET

STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.stahlyeng.com
3530 CENTENNIAL DR.
BILLINGS, MT 59101
Phone: (406) 522-8594
Fax: (406) 522-8598

CRAFTSMAN VILLAGE PHASE 6 SUBDIVISION
COUNTY: LEWIS & CLARK
PRINCIPAL MERIDIAN,
MONTANA

FIELD: BK
DRAWN: NCF, GW
CHECKED: NCF, GW
DATE: 08-26-2021

SHEET
26
35
3 OF 3

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CRAFTSMAN VILLAGE PHASE 6
PER DOC# 3321782

JEANNETTE RANKIN DRIVE
(EX. 64' PUBLIC R/W PER DOC#3321782)

NOT A PART OF THIS SUBDIVISION

CRAFTSMAN VILLAGE PHASE 6 EXTERIOR BOUNDARY

NON-PARALLEL VARIATION WIDTHS PER DOC#3321782

ACCEPTED FROM POSITION FROM PND TFC

PER DOC#3321782