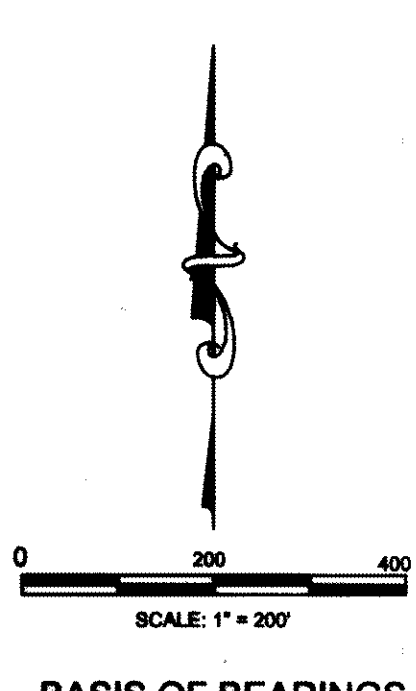
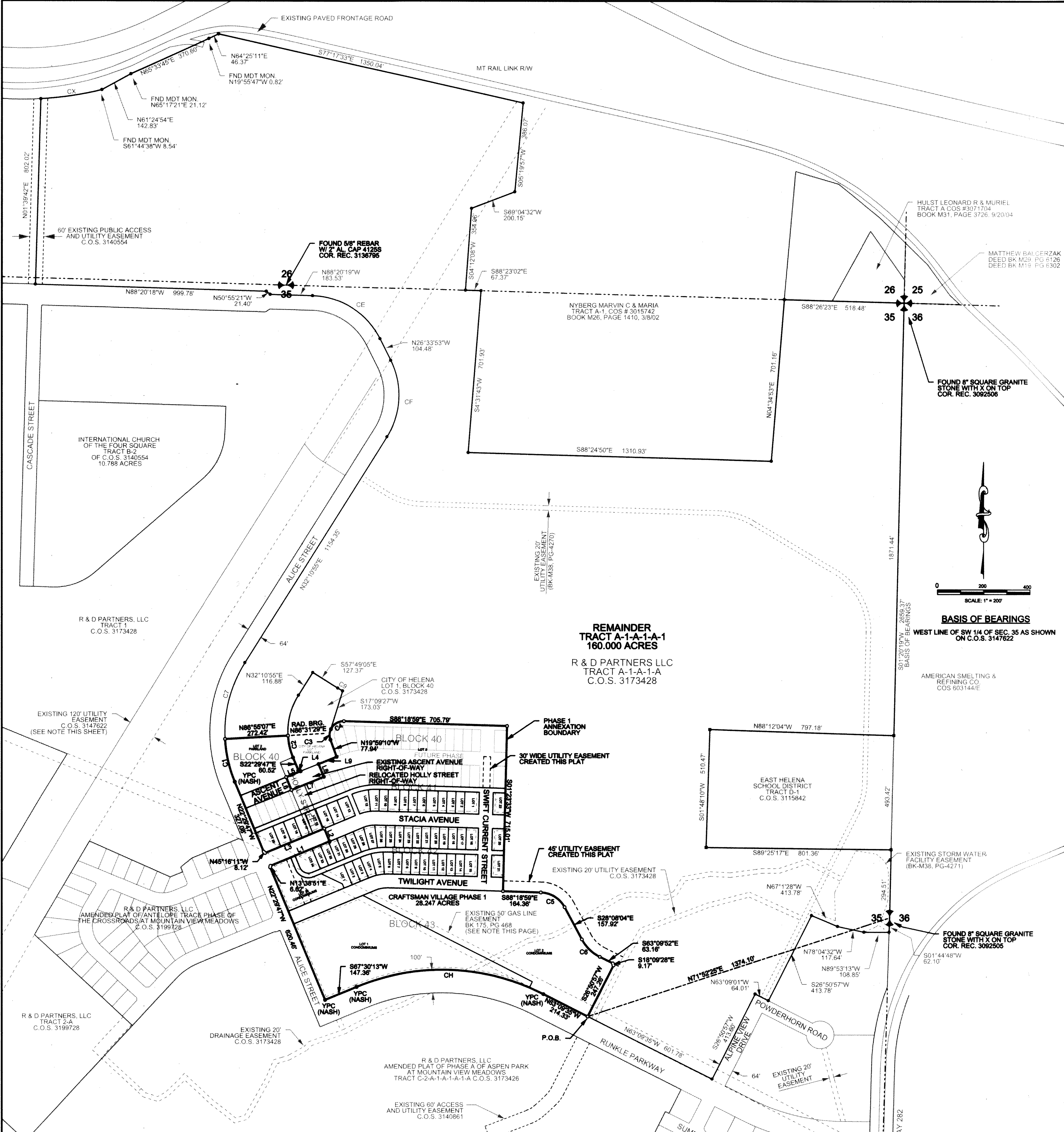


PLAT OF CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT A-1-A-1-A OF CERTIFICATE OF SURVEY NO. 3173428
 LOCATED IN SECTION 35 AND THE S. 1/2 OF SECTION 26
 TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
 LEWIS AND CLARK COUNTY, MONTANA



BASIS OF BEARINGS
 WEST LINE OF SW 1/4 OF SEC. 35 AS SHOWN
 ON C.O.S. 3147622

AMERICAN SMELTING & REFINING CO.
 C.O.S. 6031444E

EASEMENT NOTES
 THE EXISTING 50' GASLINE EASEMENT SHOWN HEREON IS SUBJECT TO AN IMPROVEMENTS AGREEMENT RECORDED MAY 30, 2007 IN BOOK M36, PAGE 9027, AND AN AMENDED IMPROVEMENTS AGREEMENT RECORDED MARCH 30, 2009 IN BOOK M36, PAGE 8191.
 THE EXISTING 120' UTILITY EASEMENT SHOWN HEREON CONTAINS 100' FOR OVERHEAD POWERLINES AND AN ADDITIONAL 20' ALONG THE EASTERLY SIDE OF THE EASEMENT FOR THE INSTALLATION OF ADDITIONAL UTILITIES.
 NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT.

CRAFTSMAN VILLAGE PHASE 1 BOUNDARY LINE TABLE

Line	Bearing	Distance
LINE L1	N87°30'13"E	276.51'
LINE L2	N22°29'47"W	80.00'
LINE L3	S67°30'13"W	277.27'
LINE L4	S67°17'30"E	10.50'
LINE L5	S67°54'47"W	67.40'
LINE L6	S22°29'47"E	60.00'
LINE L7	N67°54'47"E	151.00'
LINE L8	N22°05'13"W	80.00'
LINE L9	N67°54'47"E	84.18'

CRAFTSMAN VILLAGE PHASE 1 BOUNDARY CURVE TABLE

Curve	Radius	Delta	Chord Bearing	Chord Distance	Curve Length
CURVE C1	563.00'	19°24'54"	N12°47'20"W	189.87'	190.78'
CURVE C2	292.00'	19°01'17"	S12°59'08"E	96.50'	96.94'
CURVE C3	60.00'	44°37'07"	N02°19'24"E	45.55'	46.72'
CURVE C4	60.00'	67°03'04"	N56°09'29"E	66.28'	70.22'
CURVE C5	120.00'	60°10'56"	S56°13'32"E	120.33'	126.05'
CURVE C6	180.00'	35°01'48"	S45°38'58"E	108.34'	110.05'
CURVE CH	999.00'	49°20'12"	N87°48'41"W	808.85'	834.39'

CRAFTSMAN VILLAGE PHASE 1 REMAINDER CURVE TABLE

Curve	Radius	Delta	Chord Bearing	Chord Distance	Curve Length
CURVE C7	563.00'	35°15'48"	N14°33'01"E	341.06'	346.50'
CURVE C8	292.00'	60°26'16"	S21°26'56"W	293.93'	308.01'
CURVE C9	338.00'	04°10'24"	S59°54'17"E	24.89'	24.89'
CURVE CE	337.00'	61°48'24"	N57°27'06"W	345.99'	363.34'
CURVE CF	337.00'	58°44'49"	N02°48'30"E	330.60'	345.54'
CURVE CX	1453.24'	10°33'32"	N81°35'13"E	267.43'	267.81'

LEGEND

- FND. SECTION CORNER AS NOTED
- FND. QUARTER SECTION CORNER AS NOTED
- SET YELLOW PLASTIC CAP (ZISKA 19836LS) ON 5/8" REBAR
- FOUND YELLOW PLASTIC CAP (ZISKA 18836LS) ON 5/8" REBAR UNLESS OTHERWISE NOTED
- CALCULATED FROM PREVIOUSLY RECORDED C.O.S.
- PROPERTY BOUNDARY (CRAFTSMAN VILLAGE PHASE 1 ANNEXATION BOUNDARY)
- ADJACENT PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

CERTIFICATE OF SURVEYOR
 Survey and plat are not valid unless seal contains original signature of surveyor.

 JAKE K. ZISKA, PLS Date

SHEET 1 OF 3

1/4	SEC.	TWP.	RGE.
	26	10N	3W
1/4	SEC.	TWP.	RGE.
	35	10N	3W

R & D PARTNERS
PLAT OF CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS
 JOB#: 2008-283

WVC ENGINEERING
 1576 MAPLE STREET, SUITE F
 HELENA, MT 59601
 (406) 443-3982

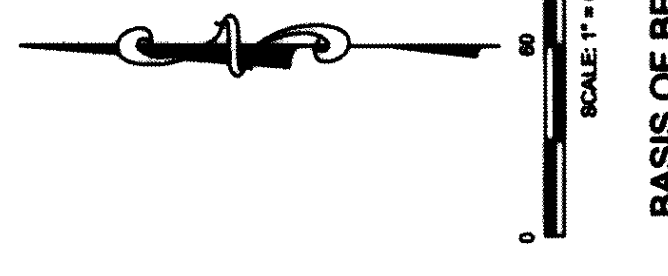
Drawn by: DDP
 Checked by: JZJ
 Date: 1/14/2011
 Scale: 1" = 200'

PLAT OF CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT A-1-A-1-A OF CERTIFICATE OF SURVEY NO. 3173428
 LOCATED IN SECTION 35 AND THE S. 1/2 OF SECTION 26
 TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
 LEWIS AND CLARK COUNTY, MONTANA

CRAFTSMAN VILLAGE PHASE 1 CURVE TABLE				
Curve	Radius	Delta	Chord Bearing	Curve Length
CURVE C1	563.00'	102°24'54"	N12°47'20"W	180.75'
CURVE C2	262.00'	180°11'17"	S12°50'00"W	98.50'
CURVE C3	60.00'	44°37'07"	N82°18'24"E	45.65'
CURVE C4	60.00'	67°40'04"	N85°10'29"E	70.22'
CURVE C5	120.00'	60°10'58"	S88°13'22"E	126.05'
CURVE C6	180.00'	35°11'48"	S45°28'55"E	108.34'
CURVE C7	988.00'	02°58'25"	N85°06'47"W	67.19'
CURVE C8	988.00'	48°21'48"	N85°49'53"W	747.31'
CURVE C9	256.00'	29°46'14"	S79°47'54"W	122.39'
CURVE C10	275.00'	15°31'21"	N87°11'39"E	43.05'
CURVE C11	180.00'	07°24'38"	S87°39'57"W	42.15'
CURVE C12	120.00'	22°27'21"	N78°43'53"E	47.03'
CURVE C13	120.00'	01°43'27"	S88°10'43"E	3.81'
CURVE C14	265.00'	07°44'57"	S88°47'14"W	4.35'
CURVE C15	265.00'	07°44'56"	S79°01'12"W	35.84'
CURVE C16	265.00'	07°44'56"	S71°22'31"W	35.79'
CURVE C17	40.00'	90°00'01"	N87°29'47"W	62.83'
CURVE C18	40.00'	90°00'00"	S87°29'47"E	64.25'
CURVE C19	245.00'	08°10'57"	N71°50'41"E	34.86'
CURVE C20	245.00'	03°33'12"	N88°54'25"E	53.11'
CURVE C21	180.00'	04°54'35"	S81°13'56"W	15.19'
CURVE C22	180.00'	04°54'35"	S81°13'56"W	3.42'
CURVE C23	180.00'	04°54'35"	S71°36'53"W	24.71'
CURVE C24	120.00'	24°10'48"	N70°35'37"E	50.27'
CURVE C25	180.00'	59°13'32"	S88°13'32"E	157.96'
CURVE C26	180.00'	35°11'47"	S45°28'57"E	91.71'

CRAFTSMAN VILLAGE PHASE 1 EASEMENT CURVE TABLE				
Curve	Radius	Delta	Chord Bearing	Curve Length
CURVE 32	150.00'	59°13'32"	S88°13'32"E	157.96'
CURVE 33	180.00'	35°11'47"	S45°28'57"E	91.71'



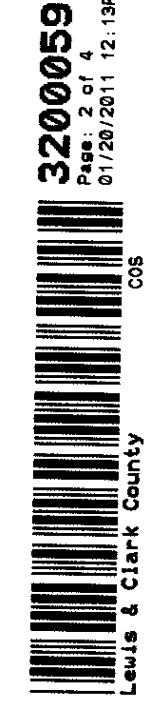
BASIS OF BEARINGS
 EAST LINE OF NE 1/4 OF SEC. 36 AS SHOWN
 ON C.O.S. 3147622

SHEET 2 OF 3

CERTIFICATE OF SURVEYOR
 Survey and plat are not valid unless seal contains original signature of surveyor.

1/4	SEC.	TWP.	R&D PARTNERS
26	10N	3W	
1/4	SEC.	TWP.	R&D PARTNERS
35	10N	3W	

PLAT OF CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS
 R & D PARTNERS
 WWC ENGINEERING
 1878 MAPLE STREET, SUITE F
 HELENA, MT 59601
 (406) 442-0882



NOTE:
 ALL ADJACENT LOTS NOT SHOWING OWNERSHIP IN ANTELOPE TRACE PHASE ARE OWNED BY R&D PARTNERS

LEGEND

- SET YELLOW PLASTIC CAP (ZISKA 18836LS) ON 5/8" REBAR
- FOUND YELLOW PLASTIC CAP (ZISKA 18836LS) ON 5/8" REBAR UNLESS OTHERWISE NOTED
- PROPERTY BOUNDARY (CRAFTSMAN VILLAGE PHASE 1 ANNEXATION BOUNDARY)
- LOT LINE
- ROAD CENTERLINE
- - - UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

R & D PARTNERS, LLC
 AMENDED PLAT OF PHASE A OF ASPEN PARK
 TRACT C-2-A-1-A-1-A-1-A C.O.S. 3173426

R & D PARTNERS, LLC
 AMENDED PLAT OF
 ANTELOPE TRACE PHASE
 AT MOUNTAIN VIEW MEADOWS
 TRACT A-1-A-1-A-1-A-1-A
 C.O.S. 3199728

TRACT 2-A
 C.O.S. 3199728

TRACT A-1-A-1-A-1
 180.188 ACRES
 R & D PARTNERS, LLC
 TRACT A-1-A-1-A-1
 C.O.S. 3173428

LOT 2
 PARKLAND
 57241 sq. ft.
 1.316 acres

CITY OF HELENA
 LOT 1
 PARKLAND
 87130 sq. ft.
 1.541 acres

LOT 3
 248580 sq. ft.
 5.687 acres

LOT 1
 CONDOMINIUMS
 205280 sq. ft.
 4.713 acres

LOT 2
 CONDOMINIUMS
 6.127 acres

REMAINDER TRACT A-1-A-1-A-1
 R & D PARTNERS, LLC
 TRACT A-1-A-1-A-1
 C.O.S. 3173428

PLAT OF CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT TRACT A-1-A-1-A OF CERTIFICATE OF SURVEY NO. 3173428 LOCATED IN SECTION 35 AND THE S. 1/2 OF SECTION 26 TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA

PURPOSE
SUBDIVISION OF TRACT A-1-A-1-A OF C.O.S. 3173428

OWNERS OF THE TRACTS
R AND D PARTNERS, LLC

BASIS OF BEARINGS
EAST LINE OF NE 1/4 OF SEC. 35 AS SHOWN ON C.O.S. 3147822

LOT INFORMATION
TOTAL NUMBER OF LOTS - 59
TOTAL AREA OF LOTS - 11.223 ACRES
TOTAL NUMBER OF CONDOMINIUM LOTS - 3
TOTAL AREA OF CONDOMINIUMS - 11.631 ACRES
TOTAL AREA OF STREET RIGHT-OF-WAY - 4.078 ACRES
TOTAL AREA OF PARKLAND - 1.318 ACRES
TOTAL AREA OF DEVELOPMENT - 28.247 ACRES

REMAINDER TRACT INFORMATION
TOTAL NUMBER OF REMAINDER TRACTS - 1
TOTAL AREA OF REMAINDER TRACTS - 160.000 ACRES

PHYSICAL & LEGAL ACCESS
Runkle Parkway, Alice Street, Crossroads Parkway, Ascant Avenue, Twilight Avenue, Stacia Avenue, Swift Current Street and Alleys provide legal and physical access to all lots within the subdivision from Highway 282 and U.S. Highway 12.



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.

CERTIFICATE OF COUNTY TREASURER
I hereby certify, pursuant to section 76-5-61(1)(d) of MCA, that all real property taxes and special assessments assessed and levied on the land described on this plat and subdivision have been paid.
GEOCODE 9518955101010000

Dated this 20th day of January, 2011

 TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF PARKLAND DEDICATION
We hereby dedicate Lot 2, Block 40, to the City of Helena as parkland, for Craftsmen Village Phase 1 of the Crossroads at Mountain View Meadows Subdivision.


 Greg Dahl, Partner

 Mark Runkle, Partner

LANDOWNER CERTIFICATE OF DEDICATION
We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, blocks, streets and alleys, as shown by the plat hereunto included, the following described land in Lewis and Clark County, to wit:

LEGAL DESCRIPTION

A portion of Tract A-1-A-1-A of the Antelope Traces Phase of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3173428 and located in Sections 26 and 35, T.10N., R.3W., P.M.M., Lewis and Clark County, Montana, being more particularly described as follows:

Beginning at a point on the northerly right-of-way of Runkle Parkway from which point the east quarter corner of said Section 35 bears N.71°52'25"E., 1374.10 feet; thence from said point of beginning along said right-of-way the following three (3) courses: N.63°09'35"W., 214.32 feet to the beginning of a curve to the left having a Radius of 590.00 feet, a Delta Angle of 49°20'12", a Chord Bearing of N.87°49'41"W., a Chord Distance of 808.85 feet, for a Curve Length of 834.39 feet; thence S.67°30'13"W., 147.36 feet to the easterly right-of-way of Alice Street; thence leaving said right-of-way of Runkle Parkway and along said Alice Street right-of-way N.22°29'47"W., 620.46 feet to the right-of-way of Stacia Avenue; thence leaving said Alice Street right-of-way and along said Stacia Avenue right-of-way the following five (5) courses: N.13°38'51"E., 6.62 feet; thence N.67°30'13"W., 276.51 feet; thence N.22°29'47"W., 60.00 feet; thence S.87°30'13"W., 277.27 feet; thence N.45°16'11"W., 8.12 feet; thence leaving said Alice Street right-of-way; thence leaving said Stacia Avenue right-of-way and along said Alice Street right-of-way N.22°29'47"W., 32.74 feet to the beginning of a curve to the right having a Radius of 180.00 feet, a Chord Distance of 180.78 feet; thence N.12°12'44"W., 164.45 feet; thence N.85°50'07"E., 272.42 feet to a point on the west boundary line of Lot 1, Block 40, of C.O.S. 3174248, said point being the beginning of a non-tangent curve to the left from which the radius point bears N.68°31'29"E., said curve having a Radius of 262.00 feet, a Delta Angle of 19°01'17", a Chord Bearing of S.12°59'09"E., a Chord Distance of 96.50 feet, for a Curve Length of 98.94 feet; thence S.22°29'47"E., 60.00 feet; thence S.67°17'30"E., 10.50 feet; thence S.67°54'47"W., 67.40 feet; thence S.22°29'47"E., 60.00 feet; thence N.67°54'47"E., 151.00 feet; thence N.22°05'15"W., 60.00 feet; thence N.67°54'47"E., 84.18 feet; thence N.19°59'10"W., 77.94 feet; thence to the beginning of a curve to the right having a radius of 60.00 feet, a Delta Angle of 44°37'07", a Chord Bearing of N.02°19'24"E., a Chord Distance of 45.95 feet, for a Curve Length of 46.72 feet to the beginning of a curve to the right having a Radius of 60.00 feet, a Delta Angle of 67°09'04", a Chord Bearing of N.05°09'29"E., a Chord Distance of 66.28 feet, for a Curve Length of 67.02 feet; thence S.88°16'59"E., 705.79 feet; thence S.01°23'33"W., 716.01 feet; thence S.88°16'59"E., 64.26 feet to the beginning of a curve to the right having a Radius of 120.00 feet, a Chord Bearing of S.58°13'32"E., a Chord Distance of 120.33 feet, for a Curve Length of 126.05 feet; thence S.26°05'04"E., for 157.92 feet to the beginning of a curve to the left having a Radius of 180.00 feet, a Delta Angle of 38°01'48", a Chord Bearing of S.45°38'58"E., a Chord Distance of 108.34 feet, for a Curve Length of 110.05 feet; thence S.63°09'52"E., 63.16 feet; thence S.18°09'28"E., 9.17 feet; thence S.28°50'57"W., 247.26 feet to the point of beginning.



Said tract contains 28.247 acres along with and subject to any assessments of record or implied.

The above described tract of land is to be known and designated as Craftsmen Village Phase 1 of the Crossroads at Mountain View Meadows. The land shown on this plat as being dedicated to the use of public, including streets, alleys, parks, easements and other public improvements, is hereby dedicated, granted and conveyed to the City of Helena for such use.

The lands included in all streets, avenues, alleys, and parks or public squares dedicated to the public for which the City accepts responsibility for maintenance include: STACIA AVENUE, TWILIGHT AVENUE, SWIFT CURRENT STREET AND ALLEYS.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, cable television or other similar utility or service, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on the plat as "Utility Easement" to have and to hold forever.

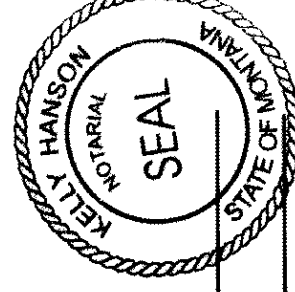
Dated this 20 day of January, 2011.

R and D Partners
 by: 
 Greg Dahl, Partner
 by: 
 Mark Runkle, Partner

ACKNOWLEDGEMENT

State of Montana }
 County of Lewis and Clark }

On this 20 day of January, 2011, before me, the undersigned a Notary Public for the State of Montana, personally appeared Greg Dahl and Mark Runkle, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana

 Printed name of Notary: Kelly Hala, M.A.
 Residing at: Helena, MT
 My commission expires: 02-19-12

CERTIFICATE OF FILING BY CLERK AND RECORDER

State of Montana }
 County of Lewis and Clark }

Filed for record this _____ day of _____, 2011.
 Helena, Montana

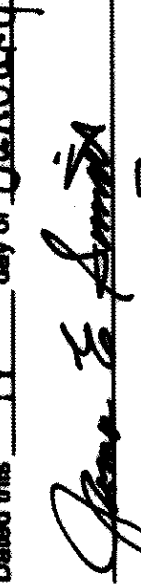

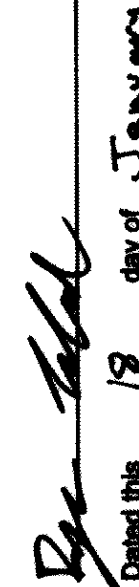

Clerk and Recorder
 Lewis and Clark County, Montana

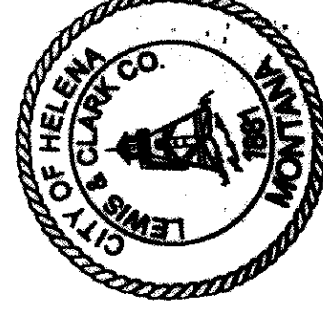
CERTIFICATE OF FINAL PLAT APPROVAL

The city commission of Helena, Montana, hereby certifies that it has examined this final 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 of 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 10 day of January, 2011.

Dated this 19 day of January, 2011.

 Mayor, City of Helena
 Dated this 19 day of January, 2011.

 City Clerk, City of Helena
 Dated this 19 day of Jan, 2011.

 City Engineer, City of Helena
 Dated this 19 day of January, 2011.

 Community Development, City of Helena



D.E.O. CERTIFICATION

We, R & D Partners, hereby certify that the parcels located within Craftsmen Village Phase 1 of the Crossroads at Mountain View Meadows, are exempt from D.E.O. review in accordance with M.C.A. 76-4-126(2)(i). MCA because they are located within the jurisdictional area of the City of Helena, which has adopted a growth policy pursuant to Title 76, Chapter 1, M.C.A. and which is a 76-4-127 exempt area. The City Commission has certified to D.E.O. pursuant to M.C.A. 76-4-127. Adequate storm water drainage and adequate municipal facilities will be provided.

D.E.O. EXEMPTION

We, R & D Partners, hereby certify that Remainder Tract A-1-A-1-A-1 is exempt from D.E.O. review in accordance with M.C.A. 76-4-102(i) because it contains parcels of 20 acres or greater exclusive of public roadways.

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting this 22 day of January, 2011, Pursuant to Section 76-5-61(2)(b), MCA


 Examining Land Surveyor
 Reg. No. 9962-LS

NOTES

1. Not all easements are shown on this plat.
2. The easement shown on this plat is adjacent to the roadway will be deferred until final construction is complete.

SHEET 3 OF 3

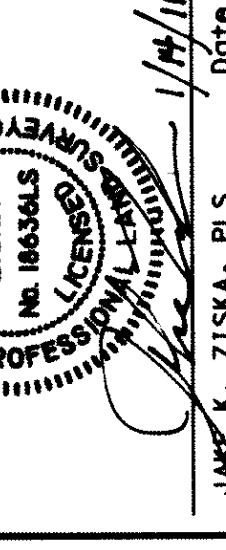
1/4	SEC.	TWP.	RGE.
26	26	10N	3W
1/4	35	10N	3W

Survey and plat are not valid unless seal contains original signature of surveyor.

CERTIFICATE OF SURVEYOR

R & D PARTNERS
 PLAT OF CRAFTSMAN VILLAGE PHASE 1
 OF THE CROSSROADS AT
 MOUNTAIN VIEW MEADOWS

JAKE K. ZISKA
 No. 18433ALS
 LICENSED SURVEYOR
 MONTANA


 JAKE K. ZISKA, PLS
 DGRto

WWC ENGINEERING
 1875 NORTH 10TH STREET, SUITE F
 HELENA, MT 59601
 (409) 445-9888
 JZisk@wwceng.com

3200059
 01/20/2011 12:13P
 Lewis & Clark County



RECEIVED
DEC 23 2010

BY: *mtag*
Brian Schweitzer, Governor
Richard H. Opper, Director

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • www.deq.mt.gov

December 21, 2010

WWC Engineering
1275 Maple St Suit F
Helena MT 59601

RE: Craftsman Village Phase I of the Crossroads
at Mountain View Meadows Subdivision
Municipal Facilities Exclusion
EQ#11-1483
City of Helena
Lewis & Clark County

Dear Sirs:

This is to certify that the information and fees received by the Department of Environmental Quality relating to this subdivision are in compliance with 76-4-127, MCA and ARM 17.36.602. Under 76-4-125(2)(d), MCA, this subdivision is not subject to review, and the plat can be filed with the county clerk and recorder.

Plans and specifications must be submitted when extensions of municipal facilities for the supply of water or disposal of sewage are proposed {76-4-111 (3), MCA}. Construction of water or sewer extensions prior to DEQ, Public Water Supply Section's approval is prohibited, and is subject to penalty as prescribed in Title 75, Chapter 6 and Title 76, Chapter 4.

Sincerely,

Janet Skaarland
Compliance Specialist
Subdivision Section
(406) 444-1801 – email jskaarland@mt.gov

cc: City Engineer
County Sanitarian
file

