

PLAT OF CRAFTSMAN VILLAGE PHASE 7 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1 OF AMENDED PLAT NO. 3386391
 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 OF AMENDED PLAT FILED UNDER DOCUMENT NO.3386391, LEWIS AND CLARK COUNTY RECORDS.

DATE OF SURVEY

DEC, 2021

BASIS OF BEARING

HELENA LOW DISTORTION PROJECTION

OWNERS OF THE TRACT

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

LOT AND TRACT AREA INFORMATION	LOTS	AREA (ACRES)
TOTAL NUMBER OF RESIDENTIAL LOTS FOR DEVELOPMENT	40	6.470
TOTAL AREA OF STREET RIGHT-OF-WAY	-	3.208
AREA OF TRACT A-1-A-1-A-1-A-1-A-1-A-1-A	-	127.94
TOTAL AREA OF DEVELOPMENT	-	9.678

PHYSICAL AND LEGAL ACCESS

ADAM RUN AVENUE, TRAVIS AVENUE, JEAN BAUCUS STREET, JEANNETTE RANKIN DRIVE AND ALL ALLEYS ON THIS PLAT PROVIDE PHYSICAL ACCESS TO ALL LOTS AND TRACTS WITHIN THE SUBDIVISION FROM HIGHWAY 12 EAST AND HIGHWAY 282.

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

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 OF AMENDED PLAT FILED UNDER DOCUMENT NO.3386391 LESS CRAFTSMAN VILLAGE PHASE 7, LEWIS AND CLARK COUNTY RECORDS.

CONTAINING 127.94 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 7; THAT SUCH SURVEY WAS MADE IN DECEMBER OF 2021; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND ARE OF THE CHARACTER 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 _____ DAY OF _____, 20____.

 NICHOLAS C. FISH, 33886LS
 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 OF AMENDED PLAT FILED UNDER DOCUMENT NO.3386391, 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 NORTHEAST CORNER OF THE PHASE 6 BOUNDARY OF CRAFTSMAN VILLAGE SUBDIVISION PER DOCUMENT NUMBER 3386391, RECORDS OF LEWIS AND CLARK COUNTY:

- THENCE, SOUTH 89° 53' 19" WEST A DISTANCE OF 550.00 FEET;
- THENCE, SOUTH 00° 06' 41" EAST A DISTANCE OF 744.51 FEET;
- THENCE, SOUTH 89° 53' 19" WEST A DISTANCE OF 65.00 FEET;
- THENCE, SOUTH 00° 06' 41" EAST A DISTANCE OF 182.49 FEET;
- THENCE, SOUTH 89° 53' 19" WEST A DISTANCE OF 311.26 FEET TO A POINT ON THE EAST LINE OF THE PHASE 4 BOUNDARY OF DOCUMENT NO.3321782;
- THENCE CONTINUING ALONG SAID EAST LINE NORTH 00° 24' 03" WEST A DISTANCE OF 182.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF JEANNETTE RANKIN DRIVE;
- THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°53'19" EAST A DISTANCE OF 72.81 FEET TO A POINT ON EAST LINE OF THE PHASE 6 BOUNDARY OF DOCUMENT NO.3386391, THENCE LEAVING SAID PHASE 4 BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY AND CONTINUING ALONG THE EAST LINE OF SAID PHASE 6 BOUNDARY THE FOLLOWING (7) COURSES;
- NORTH 00° 06' 41" WEST A DISTANCE OF 137.51 FEET;
- SOUTH 89° 53' 19" WEST A DISTANCE OF 225.00 FEET;
- NORTH 00° 06' 41" WEST A DISTANCE OF 110.00 FEET;
- NORTH 89° 53' 19" EAST A DISTANCE OF 30.00 FEET;
- NORTH 00° 06' 41" WEST A DISTANCE OF 360.00 FEET;
- SOUTH 89° 53' 19" WEST A DISTANCE OF 35.00 FEET;
- NORTH 00° 06' 41" WEST A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.678 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 7 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 7

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOTS 1-6 BLOCK 36, LOTS 24-29, BLOCK 46, LOTS 1-4 & 10-17 BLOCK 62, & LOTS 1-8 & 11-18 BLOCK 63 CREATED BY THIS SUBDIVISION PLAT ARE EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76-4-125(1)(d), M.C.A. 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 FIRST CLASS MUNICIPALITY. 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

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

DATED THIS _____ DAY OF _____, 20____.

 MARK RUNKLE, MANAGING MEMBER
 MOUNTAIN VIEW MEADOWS, LLC

 PRINTED NAME AND TITLE

STATE OF MONTANA
 COUNTY OF LEWIS AND CLARK

ON THIS _____ DAY OF _____, 20____,
 BEFORE ME PERSONALLY APPEARED

 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
 SUBSCRIBED TO THE ABOVE INSTRUMENT, AND
 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



 NOTARY PUBLIC FOR THE STATE OF MONTANA.

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, 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 _____ DAY OF _____, 20____.

 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 _____ DAY OF _____, 20____.

 MAYOR, CITY OF HELENA

DATED THIS _____ DAY OF _____, 20____.

 CITY CLERK, CITY OF HELENA

DATED THIS _____ DAY OF _____, 20____.

 CITY ENGINEER, CITY OF HELENA

DATED THIS _____ DAY OF _____, 20____.

 COMMUNITY DEVELOPMENT, CITY OF HELENA

DATED THIS _____ DAY OF _____, 20____.

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING

THIS _____ DAY OF _____, 20____,
 PURSUANT TO SECTION 76-3-611(2)(e), MCA.

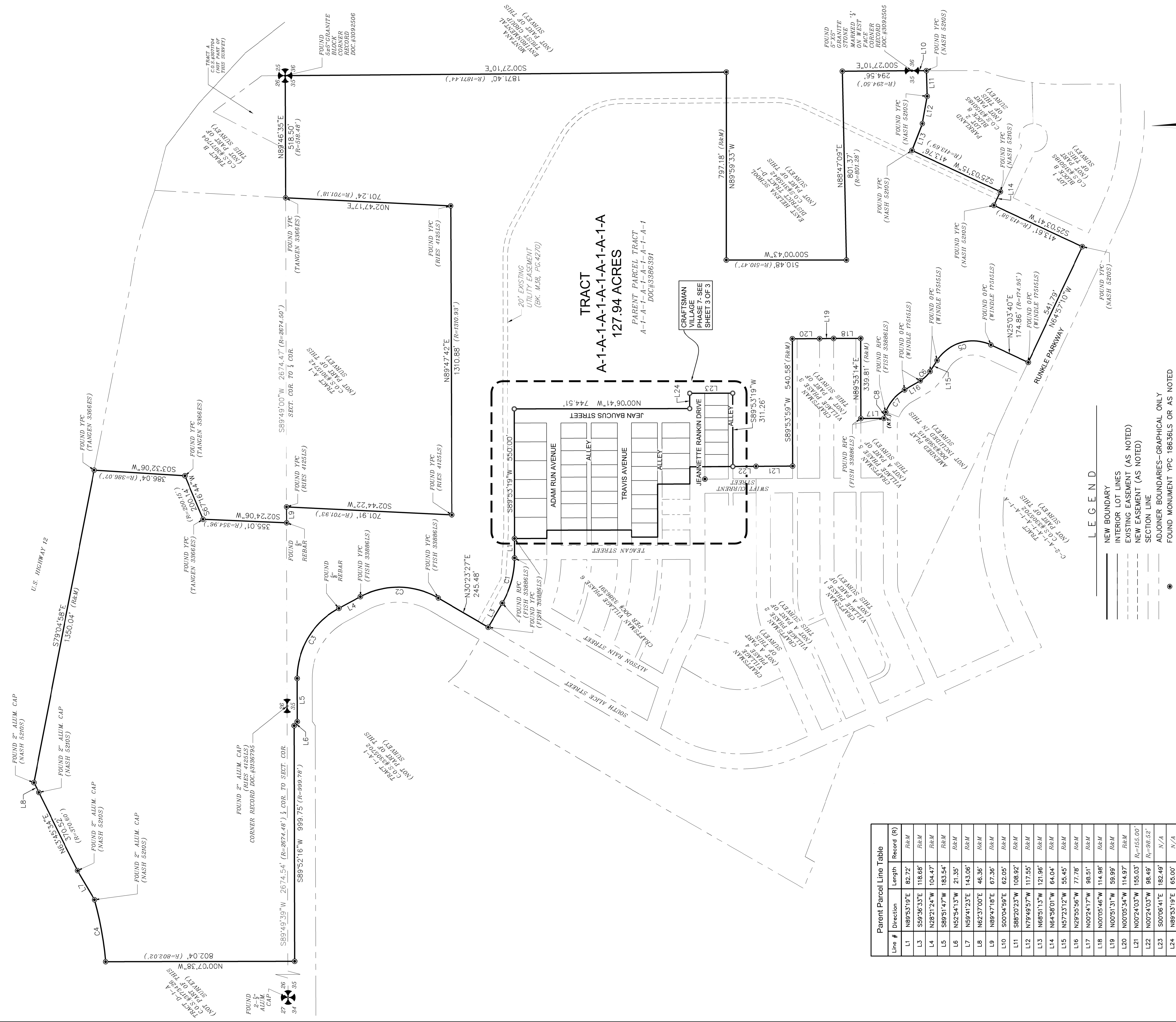
 EXAMINING LAND SURVEYOR

REG. NO. _____

 STAHLY ENGINEERING & ASSOCIATES PROFESSIONAL ENGINEERS & SURVEYORS www.seeng.com	2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone: (406)601-4055 Fax: (406)501-4062		3530 CENTENNIAL DR. HELENA, MT 59601 Phone: (406)442-8594 Fax: (406)442-8557		851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528	
	CRAFTSMAN VILLAGE PHASE 7 SUBDIVISION					
COUNTY: LEWIS & CLARK		1/4 SEC T R 1/4 SEC T R	FIELD: RS DRAWN: BK CHECKED: NCF, GW DATE: 01-17-2022			
PRINCIPAL MERIDIAN, MONTANA		26 10N 3W 35 10N 3W	SHEET 1 OF 3			

PLAT OF CRAFTSMAN VILLAGE PHASE 7 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1 OF AMENDED PLAT NO. 3386391 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	200.70'	377.00'	030°30'08"	S74° 51' 37"E	198.34'
C2	345.54'	337.00'	058°44'51"	N1° 01' 02"E	330.60'
C3	363.38'	337.00'	061°46'49"	N59° 13' 54"W	346.03'
C4	267.57'	1453.24'	010°32'58"	N79° 47' 28"E	267.19'
C5	259.16'	180.00'	082°29'40"	N16° 08' 22"W	237.35'
C6	77.48'	120.00'	027°26'39"	S43° 38' 53"E	56.93'
C7	126.18'	180.00'	040°09'47"	N50° 00' 49"W	123.61'
C8	27.08'	180.00'	098°37'12"	N74° 24' 19"W	27.05'

Line #	Direction	Length	Radius	Record (ft)
L1	N89°53'19"E	82.72'	R&M	R&M
L3	S59°36'33"E	118.68'	R&M	R&M
L4	N28°21'24"W	104.47'	R&M	R&M
L5	S89°51'47"W	183.54'	R&M	R&M
L6	N52°54'13"W	21.35'	R&M	R&M
L7	N59°41'23"E	143.06'	R&M	R&M
L8	N62°37'00"E	46.36'	R&M	R&M
L9	N89°47'16"E	67.36'	R&M	R&M
L10	S00°04'59"E	62.05'	R&M	R&M
L11	S86°20'23"W	108.92'	R&M	R&M
L12	N79°49'57"W	117.55'	R&M	R&M
L13	N68°51'13"W	121.96'	R&M	R&M
L14	N64°58'01"W	84.04'	R&M	R&M
L15	N57°23'12"W	55.45'	R&M	R&M
L16	N29°55'56"W	77.78'	R&M	R&M
L17	N00°24'17"W	89.51'	R&M	R&M
L18	N00°05'46"W	114.98'	R&M	R&M
L19	N00°51'31"W	59.99'	R&M	R&M
L20	N00°05'34"W	114.97'	R&M	R&M
L21	N00°24'03"W	155.03'	R=165.00'	R&M
L22	N00°24'03"W	98.48'	R=98.52'	R&M
L23	S00°06'41"E	182.49'	N/A	N/A
L24	N89°53'19"E	65.00'	N/A	N/A

- LEGEND**
- NEW BOUNDARY
 - INTERIOR LOT LINES
 - EXISTING EASEMENT (AS NOTED)
 - NEW EASEMENT (AS NOTED)
 - SECTION LINE
 - ADJOINER BOUNDARIES—GRAPHICAL ONLY
 - FOUND MONUMENT YPC 18636LS OR AS NOTED
 - SET 5/8"X24" REBAR W/ Y.P.C. (STAHLY ENG. 33866LS)
 - FOUND PLS MONUMENT AS NOTED
 - MEASUREMENT THIS SURVEY
 - MEASUREMENT OF RECORD, PER DOC#3386391 OR AS NOTED
 - POINT OF BEGINNING
 - YELLOW PLASTIC CAP
 - RED PLASTIC CAP
 - R.P.C.
 - C.O.S.
 - CERTIFICATE OF SURVEY
 - NUMBER
 - ACRES
 - NO.
 - SO.FT.
 - NON-TANGENT
 - 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 FT (30,480m)
FALSE EASTING: 200,000.00 FT (60,960m)

ADDITIONAL RECORDS CITED:
R=PHASE 4 PLAT OF CRAFTSMAN VILLAGE DOC#332782

STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.seengc.com
2223 MONTANA AVE. BILLINGS, MT 59101
Phone: (406)442-8594 Fax: (406)442-8557

3530 CENTENNIAL DR. BILLINGS, MT 59101
Phone: (406)522-8594 Fax: (406)522-8528

CRAFTSMAN VILLAGE PHASE 7 SUBDIVISION

COUNTY: LEWIS & CLARK
PRINCIPAL MERIDIAN, MONTANA

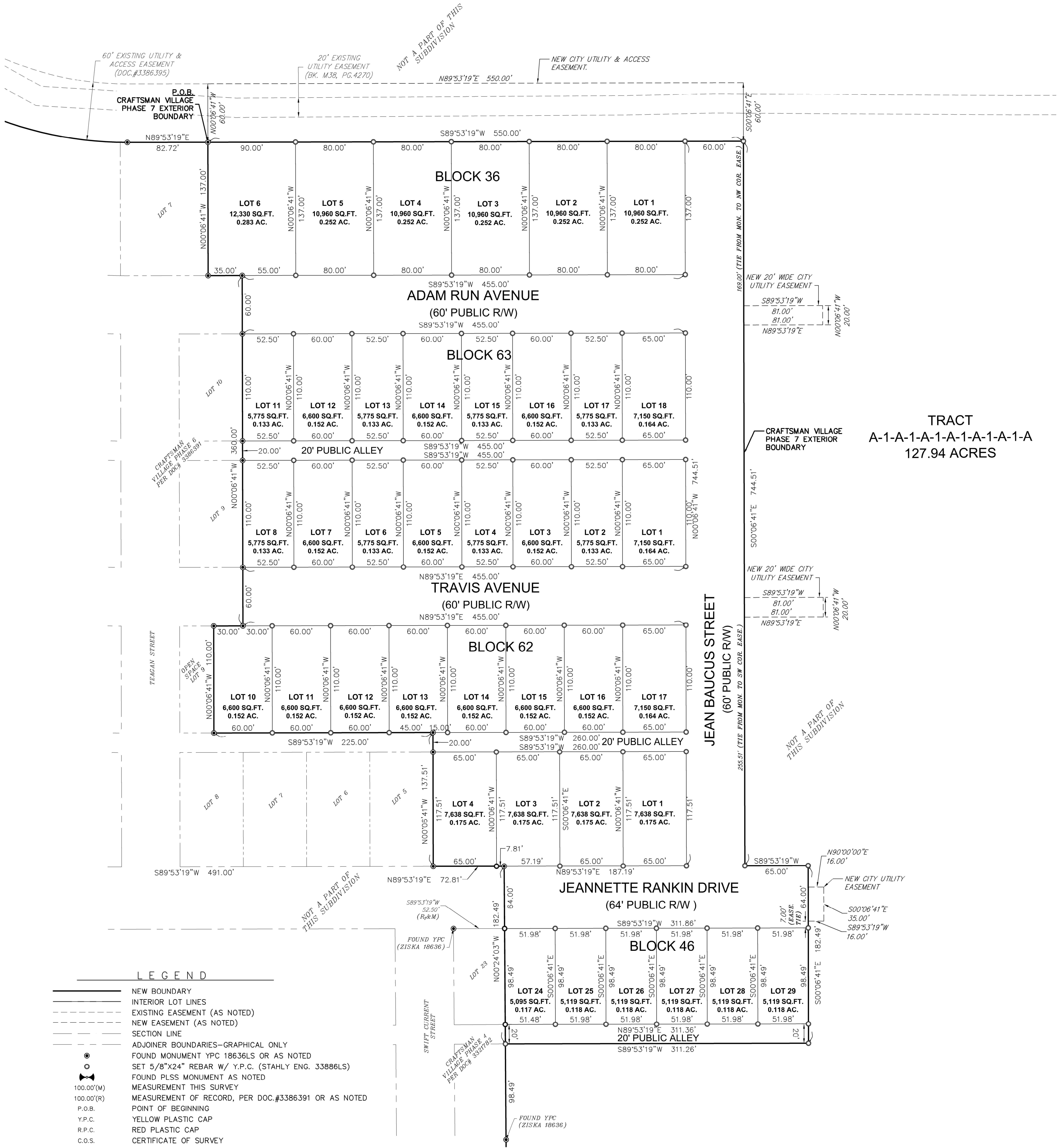
1/4 SEC T	1/4 SEC R	1/4 SEC T	1/4 SEC R
26	10N	3W	
35	10N	3W	

FIELD: RS
DRAWN: BK
CHECKED: NCF, GW
DATE: 01-26-22

SHEET NO. **2 OF 3**

PLAT OF CRAFTSMAN VILLAGE PHASE 7 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1 OF AMENDED PLAT NO. 3386391
 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



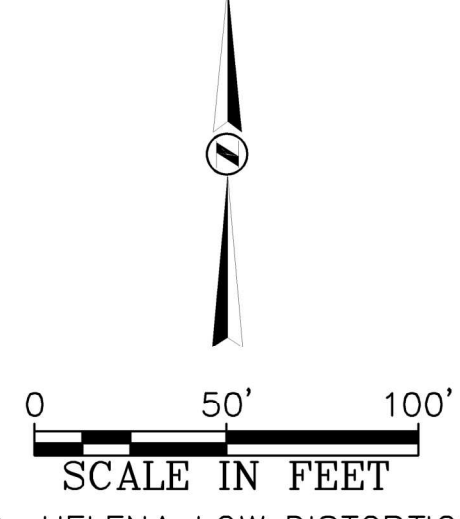
TRACT
 A-1-A-1-A-1-A-1-A-1-A-1
 127.94 ACRES

LEGEND

- NEW BOUNDARY
- INTERIOR LOT LINES
- - - EXISTING EASEMENT (AS NOTED)
- - - NEW EASEMENT (AS NOTED)
- - - SECTION LINE
- - - ADJOINER BOUNDARIES—GRAPHICAL ONLY
- FOUND MONUMENT YPC 18636LS OR AS NOTED
- SET 5/8"X24" REBAR W/ Y.P.C. (STAHLY ENG. 33886LS)
- FOUND PLSS MONUMENT AS NOTED
- MEASUREMENT THIS SURVEY
- MEASUREMENT OF RECORD, PER DOC.#3386391 OR AS NOTED
- P.O.B.
- Y.P.C.
- R.P.C.
- C.O.S.
- NO.
- AC.
- SQ.FT.
- (N.T.) NON-TANGENT
- R/W RIGHT-OF-WAY

NOTES:

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



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
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 FALSE EASTING: 200,000.00 IFT (60,960m)

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	<p style="text-align: center;">CRAFTSMAN VILLAGE PHASE 7 SUBDIVISION</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">COUNTY: LEWIS & CLARK</td> <td style="width: 10%; border: 1px solid black;">1/4</td> <td style="width: 10%; border: 1px solid black;">SEC</td> <td style="width: 10%; border: 1px solid black;">T</td> <td style="width: 10%; border: 1px solid black;">R</td> <td style="width: 10%; border: 1px solid black;">1/4</td> <td style="width: 10%; border: 1px solid black;">SEC</td> <td style="width: 10%; border: 1px solid black;">T</td> <td style="width: 10%; border: 1px solid black;">R</td> </tr> <tr> <td rowspan="2">PRINCIPAL MERIDIAN, MONTANA</td> <td style="border: 1px solid black; text-align: center;">XX</td> <td style="border: 1px solid black; text-align: center;">26</td> <td style="border: 1px solid black; text-align: center;">10N</td> <td style="border: 1px solid black; text-align: center;">3W</td> <td style="border: 1px solid black; text-align: center;">XX</td> <td style="border: 1px solid black; text-align: center;">35</td> <td style="border: 1px solid black; text-align: center;">10N</td> <td style="border: 1px solid black; text-align: center;">3W</td> </tr> </table>									COUNTY: LEWIS & CLARK	1/4	SEC	T	R	1/4	SEC	T	R	PRINCIPAL MERIDIAN, MONTANA	XX	26	10N	3W	XX	35	10N
COUNTY: LEWIS & CLARK	1/4	SEC	T	R	1/4	SEC	T	R																		
PRINCIPAL MERIDIAN, MONTANA	XX	26	10N	3W	XX	35	10N	3W																		
	FIELD: RS DRAWN: BK CHECKED: NCF, GW DATE: 01-26-22 <p style="text-align: right;">SHEET NO. 3 OF 3</p>																									