

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 3226447 AND A PORTION OF TRACT C-2-A-1-A-1-A-1 OF CERTIFICATE OF SURVEY NO. 3250291 LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be laid out and platted into lots, blocks and streets, as shown by the plat hereunto attached, the following described land in the City of Helena and Lewis and Clark County, to-wit:

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

Dated this 19th day of May, 2017.

Mountain View Meadows, LLC

Mark Runkle, Managing Member

LEGAL DESCRIPTION UPLANDS PHASE 1 BOUNDARY

A portion of Tract 1-A of Commercial Phase 1 of Crossroads at Mountain View Meadows Subdivision in file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 and a portion of Tract C-2-A-1-A-1-A-1 of Commercial Phase 3 of Crossroads at Mountain View Meadows Subdivision in file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3250291 located in Section 35, T. 10N., R. 3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point from which the west quarter corner of said Section 35 bears S.74°31'17"W, a distance of 1034.37 feet; thence from said point of beginning N.22°11'27"E, for 120.00 feet; thence N.33°04'22"E, for 61.10 feet; thence S.67°48'33"E, for 115.00 feet; thence N.22°11'24"E, for 338.01 feet; thence S.67°48'33"E, for 15.07 feet; thence N.22°06'55"E, for 50.00 feet to a point on the southerly boundary of Tract 1-A of Certificate of Survey 3226447; thence N.22°06'55"E, for 175.60 feet; thence N.01°39'42"E, for 60.00 feet; thence S.88°20'19"E, for 143.55 feet; thence N.03°11'58"E, for 245.09 feet to a point on the southerly right-of-way of Jeannette Rankin Drive of Certificate of Survey 3226447; thence along said right-of-way S.88°20'19"E, for 60.02 feet; thence leaving said right-of-way S.88°20'19"E, for 120.00 feet; thence S.01°39'45"W, for 245.00 feet; thence N.03°11'58"E, for 60.19 feet; thence S.13°13'53"W, for 97.38 feet; thence S.26°57'28"W, for 64.71 feet to a point on the southerly boundary of Tract 1-A of Certificate of Survey 3226447; thence S.28°55'48"W, for 357.80 feet; thence S.29°10'25"W, for 265.03 feet; thence N.07°46'33"W, for 379.10 feet, to the point of beginning.

Said tract of land contains 7.393 acres along with and subject to any easements of record or implied.

LEGAL DESCRIPTION TRACT 1-A-1

A portion of Tract 1-A of Commercial Phase 1 of Crossroads at Mountain View Meadows Subdivision in file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 located in Sections 35, T. 10N., R. 3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point which the west quarter corner of said Section 35 bears S.88°14'02"W, a distance of 1460.24 feet; thence N.30°37'07"E, for 405.00 feet; thence N.31°43'46"E, for 210.47 feet; thence N.67°48'38"W, for 164.90 feet; thence N.26°57'29"E, for 194.17 feet; thence N.13°13'53"E, for 97.38 feet; thence N.06°14'14"E, for 60.19 feet; thence N.01°39'45"E, for 245.00 feet; thence N.88°20'19"W, for 120.00 feet to a point on the east right-of-way of Elouise Cobell Street; thence along said right-of-way N.01°39'29"E, for 85.00 feet to the southwest corner of Tract B-2 of Certificate of Survey 3140554; thence leaving said right-of-way and along the boundary of said Tract B-2 the following six (6) courses: S.88°20'29"E, for 84.04 feet to the beginning of a tangent curve to the left having a Radius of 269.50 feet, a Delta Angle of 42°40'14", a Chord Bearing of N.70°19'34"E, a Chord Distance of 196.10 feet, for a Curve Length of 200.71 feet; thence N.46°59'27"E, for 620.05 feet; thence to the beginning of a tangent curve to the left having a Radius of 162.50 feet, a Delta Angle of 46°14'45", a Chord Bearing of N.25°35'46"E, a Chord Distance of 1214.01 feet, for a Curve Length of 1214.01 feet; thence N.02°12'09"E, for 16.29 feet; thence N.88°20'18"W, for 810.37 feet to the east right-of-way of Elouise Cobell Street; thence along said right-of-way N.01°39'42"E, for 413.00 feet to the intersection of said right-of-way and the south right-of-way of Alice Street of Certificate of Survey 3172426; thence along said right-of-way S.88°20'19"E, for 969.78 feet; thence N.54°44'44"E, for 21.40 feet; thence S.88°20'19"E, for 183.53 feet to the beginning of a tangent curve to the right having a Radius of 273.00 feet, a Delta Angle of 61°46'25", a Chord Bearing of S.57°27'07"E, a Chord Distance of 280.29 feet, for a Curve Length of 314.34 feet; thence S.26°33'54"E, for 104.48 feet to the beginning of a tangent curve to the right having a Radius of 273.00 feet, a Delta Angle of 58°44'49", a Chord Bearing of S.02°48'30"W, a Chord Distance of 267.61 feet, for a Curve Length of 279.91 feet; thence S.32°10'55"W, for 238.08 feet; thence leaving said right-of-way N.57°44'31"W, for 126.66 feet to the beginning of a tangent curve to the right having a Radius of 180.00 feet, a Delta Angle of 16°23'07", a Chord Bearing of N.48°32'58"W, a Chord Distance of 57.51 feet, for a Curve Length of 64.71 feet; thence N.39°21'24"W, for 31.33 feet; thence S.32°15'25"W, for 937.41 feet; thence S.31°17'58"W, for 16.00 feet; thence S.33°07'07"W, for 310.50 feet; thence N.67°48'38"W, for 101.12 feet; thence N.73°20'03"W, for 61.82 feet, to the point of beginning.

Said tract of land contains 32.957 acres along with and subject to any easements of record or implied.

PURPOSE

Subdivision of a portion of Tract 1-A of Commercial Phase 1 of Crossroads at Mountain View Meadows Subdivision in file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 and subdivision of a portion of Tract C-2-A-1-A-1-A-1 of Antelope Trace Phase 3 of Crossroads at Mountain View Meadows Subdivision in file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3250291

OWNERS OF THE TRACTS

Mountain View Meadows, LLC (Formerly R and D Partners, LLC)

BASIS OF BEARINGS

West line of SW 1/4 of Sec. 35 as shown on C.O.S. 3147622

LOT AND TRACT AREA INFORMATION

Total Number of Lots: 24
Total Area of Lots: 5.354 Acres
Total Number of Tracts: 3
Total Area of Tract 1-A-2: 8.122 Acres
Total Area of Tract 1-A-1: 32.957 Acres
Total Area of Tract C-2-A-1-A-1-A-1-A-1: 263.987 Acres
Total Area of Street Right-of-Way: 2.039 Acres
Total Area of Development: 7.393 Acres

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to section 76-3-611(1)(b) 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 05-1888-35-2-14-01-0000 ACCESSMENT CODE 0000045444
GEocode 05-1888-35-2-01-46-0000 ACCESSMENT CODE 0000044732

Dated this 25 day of May, 2017

Mark Runkle, Treasurer, LEWIS AND CLARK COUNTY, MONTANA

PHYSICAL & LEGAL ACCESS

Runkle Parkway, Alice Street, Crossroads Parkway, Jeannette Rankin Drive, Summers Crossing Avenue, Uplands Avenue, and Elouise Cobell Street 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.

ACKNOWLEDGEMENT

State of Montana)
County of Lewis and Clark) ss

On this 19th day of May, 2017, before me, the undersigned a Notary Public for the State of Montana, personally appeared Mark Runkle, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Maureen Aldridge, Notary Public for the State of Montana

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 2017, Pursuant to Section 76-3-611(2)(a), MCA

Examining Land Surveyor

Reg. No. 1224945

CERTIFICATE OF FILING BY CLERK AND RECORDER

State of Montana: 3295762, SUB
County of Le: 02/22/2017, 12:38 PM, Pages: 1 of 3, Fees: \$28.98

Filed for record this _____ day of _____, 2017, Helena, Montana

Clerk and Recorder
Lewis and Clark County, Montana

CERTIFICATION OF COMPLETION OF CONDITIONS OF APPROVAL

We, Mountain View Meadows, LLC, hereby certify that the text and/or graphics shown on the Condition of Approval sheets, filed as document # _____, represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied.

Dated this 19th day of May, 2017.

Mountain View Meadows, LLC

Mark Runkle, Managing Member

NOTES

- 1. Not all easements are shown on this plat.
- 2. The placement of property corners adjacent to the roadway will be deferred until road construction is complete, or no later than June 20, 2017.

SHEET 1 OF 3

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

R & D PARTNERS

PLAT OF UPLANDS
PHASE 1 OF THE CROSSROADS AT
MOUNTAIN VIEW MEADOWS

REVISIONS
Date By
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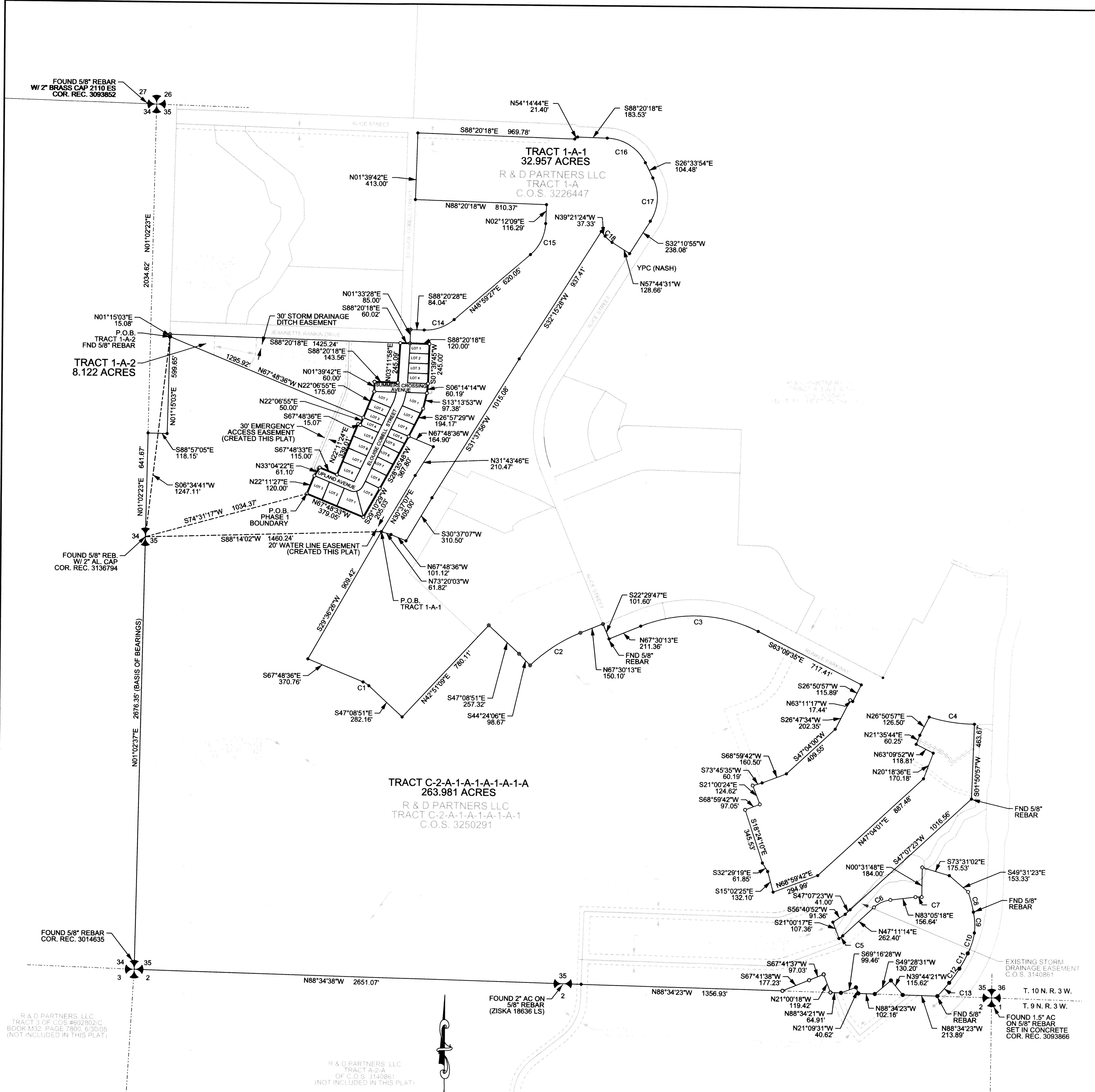
WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MONTANA 59601
(406) 443-9892
JOB# 2015-063

JAKE K. ZISKA, PLS
Date: 5/16/17

Date

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

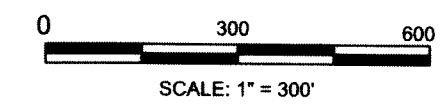
A PORTION OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 3226447
AND A PORTION OF TRACT C-2-A-1-A-1-A-1-A-1 OF CERTIFICATE OF SURVEY NO. 3250291
LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA



EASEMENT NOTES
THE EXISTING 50' GASLINE EASEMENT SHOWN HEREON IS SUBJECT TO AN IMPROVEMENTS AGREEMENT RECORDED MAY 30, 2007 IN BOOK M36, PAGE 6027, AND AN AMENDED IMPROVEMENTS AGREEMENT RECORDED MARCH 30, 2009 IN BOOK M39, PAGE 8191.
THE EXISTING 150' UTILITY EASEMENT SHOWN HEREON CONTAINS 100' FOR OVERHEAD POWERLINES, AN ADDITIONAL 20' ALONG THE EASTERLY SIDE OF THE EASEMENT FOR THE INSTALLATION OF ADDITIONAL UTILITIES AND AN ADDITIONAL 30' ALONG THE WESTERLY SIDE OF THE EASEMENT FOR THE INSTALLATION OF ADDITIONAL POWERLINES.

NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT.

LEGEND	
	FND. SECTION CORNER AS NOTED
	FND. QUARTER SECTION CORNER AS NOTED
	SET YELLOW PLASTIC CAP (ZISKA 18636LS) ON 5/8" REBAR
	FOUND YELLOW PLASTIC CAP (NASH 5210S) ON 5/8" REBAR UNLESS OTHERWISE NOTED
	FOUND YELLOW PLASTIC CAP (REDMOND 13755LS) ON 5/8" REBAR
	PROPERTY BOUNDARY (UPLANDS PHASE 1 ANNEXATION BOUNDARY)
	TRACT BOUNDARY
	ADJACENT PROPERTY BOUNDARY NOT A PART OF THIS SURVEY/C.O.S.
	LOT LINE
	SECTION LINE
	UTILITY EASEMENT
	P.O.B.



TRACT C-2-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1 CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	120.00'	20°39'44"	S57°28'43"E	43.04'	43.28'
C2	970.00'	21°58'28"	N56°30'59"E	369.74'	372.02'
C3	869.00'	49°20'12"	S87°49'41"E	725.38'	748.29'
C4	991.00'	16°25'25"	S81°33'04"E	283.09'	284.07'
C5	120.00'	13°27'26"	N53°54'55"E	28.12'	28.18'
C6	180.00'	35°54'04"	N65°08'16"E	110.95'	112.79'
C7	120.00'	18°27'20"	N89°13'28"E	38.49'	38.65'
C8	932.42'	07°59'39"	S15°14'00"E	129.99'	130.09'
C9	427.87'	17°17'08"	S02°57'17"E	132.56'	133.90'
C10	470.17'	16°12'22"	S17°30'07"W	132.56'	133.90'
C11	847.68'	07°18'03"	S28°21'09"W	107.94'	108.01'
C12	971.67'	06°22'49"	S35°17'01"W	108.15'	108.20'
C13	1259.67'	05°01'36"	S41°07'11"W	110.48'	110.51'

TRACT 1-A-1 CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C14	269.50'	42°40'14"	N70°19'34"E	196.10'	200.71'
C15	269.50'	46°47'18"	N25°35'48"E	214.01'	220.08'
C16	273.00'	61°46'25"	S57°27'07"E	280.29'	294.34'
C17	273.00'	58°44'49"	S02°48'30"W	267.81'	279.91'
C18	180.00'	18°23'07"	N48°32'58"W	57.51'	57.76'

BASIS OF BEARINGS
WEST LINE OF SW 1/4 OF SEC. 35 AS SHOWN
ON C.O.S. 3173428

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

CERTIFICATE OF SURVEYOR

JAKE K. ZISKA
No. 18636LS
PROFESSIONAL LAND SURVEYOR
MONTANA

JAKE K. ZISKA, PLS Date 5/16/17

SHEET 2 OF 3

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

R & D PARTNERS

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS

JOB#: 2015-063

WVC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

REVISIONS

Date	By

Drawn By: DDP Checked By: JZK Date: 5/20/15 Scale: 1" = 300'

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 3226447
AND A PORTION OF TRACT C-2-A-1-A-1-A-1-A-1 OF CERTIFICATE OF SURVEY NO. 3250291
LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
CA	62.00'	37°27'19"	S86°32'12"E	39.81'	40.53'
CB	62.00'	49°05'34"	N50°11'21"E	51.51'	53.12'
CC	230.00'	00°54'44"	N25°11'12"E	3.66'	3.66'
CD	230.00'	11°29'57"	N18°58'51"E	46.08'	46.16'
CE	170.00'	12°24'41"	S19°26'13"W	36.75'	36.83'

○	SET YELLOW PLASTIC CAP (ZISKA 18636LS) ON 5/8" REBAR
●	FOUND YELLOW PLASTIC CAP (REDMOND 13755LS) ON 5/8" REBAR UNLESS OTHERWISE NOTED
—	PROPERTY BOUNDARY (UPLANDS PHASE 1 ANNEXATION BOUNDARY)
—	LOT LINE
—	ROAD CENTERLINE
—	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING

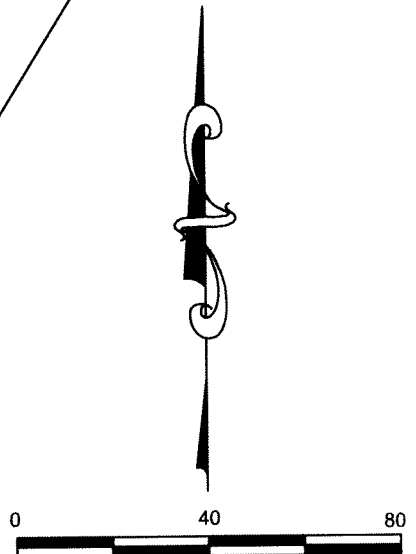
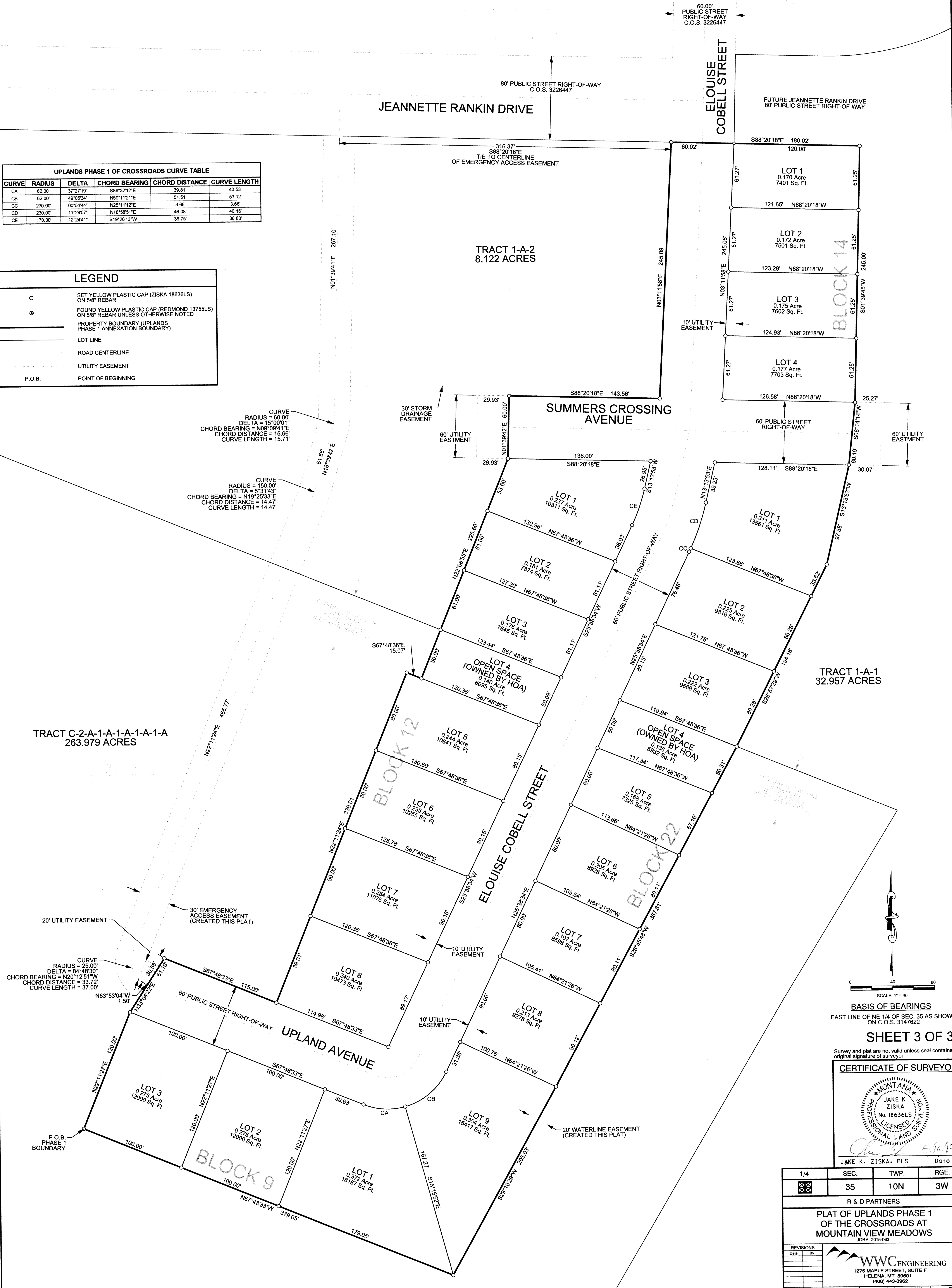
CURVE
RADIUS = 60.00'
DELTA = 15°00'11"
CHORD BEARING = N09°09'41"E
CHORD DISTANCE = 15.66'
CURVE LENGTH = 15.71'

CURVE
RADIUS = 150.00'
DELTA = 5°31'43"
CHORD BEARING = N18°25'33"E
CHORD DISTANCE = 14.47'
CURVE LENGTH = 14.47'

TRACT C-2-A-1-A-1-A-1-A-1-A-1
263.979 ACRES

TRACT 1-A-2
8.122 ACRES

TRACT 1-A-1
32.957 ACRES



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

SHEET 3 OF 3

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

CERTIFICATE OF SURVEYOR

Professional seal for JAKE K. ZISKA, PLS, License No. 18636LS, dated 5/16/17.

1/4	SEC.	TWP.	RGE.
35	10N	3W	
R & D PARTNERS			
PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS			
JOB#: 2015-063			
REVISIONS	Date	By	
 WVC ENGINEERING 1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3982			