



City of Helena
Pre-Application Information Form

DATE RECEIVED:

RECEIVED
By April Sparks at 3:36 pm, Apr 26, 2023

Please fill out this form as best you can and return to the City Planning Office **five (5) days prior** to your pre-application meeting. If you have any problems filling out this form, please call the City Planning Office at 447-8490 and we will be happy to assist you.

PLEASE CHECK ONE: SUBDIVISION **NON-SUBDIVISION**

1. Name of Applicant: Mountain View Meadows, LLC
Name of Property Owner (if different): _____
Address/City/State/Zip: 431 South Alice Street, Helena, MT 59601
Email: markrunkle@hotmail.com Primary Phone: (406) 431-7305
Secondary Phone: _____
2. Contact person: Greg Wirth Primary Phone: (406) 442-8594
3. Email: gwirth@seaeng.com Secondary Phone: _____
4. Legal Description and general location: Mountain View Meadows
- Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.*
5. Describe land use proposal (CUP, zone change, etc.): Infrastructure design and final platting for a portion Crossroads Amendment at Mountain View Meadows as approved on May 7, 2012.
What, if any, is the existing zoning? None
6. Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No
7. Are you aware of any site conditions that may affect development? Existing overhead and underground and underground gas line
8. Describe proposed water and sewer system: Connection to and extension of existing City water main. New gravity sewer mains and City lift station with force main connection to sewer main
9. Describe proposed streets/access: New complete streets
10. Do you intend to apply for a variance? No
11. Describe drainage provisions (if applicable): Collected in street curbs and conveyed to existing runoff control basins

For Subdivision Pre-Application Conference, please complete the following additional information:

12. Name of proposed subdivision: Commercial 4 of the Crossroads and Mountain View Meadows
13. Number and size of lots: One (1) approximate size of subdivision: 14 Acres
14. How do you intend to meet the park dedication requirement? cash donation park dedication
 Combination n/a (Lot is greater than 5 acres)

Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.

SUBDIVISION PRE-APPLICATION CONFERENCE

- A. Prior to submitting a preliminary plat application, a subdivider for a subdivision must consult with the Planning division of the Community Development Department to become familiar with the City's subdivision application requirements and review process. The subdivider must attend a pre-application meeting prior to submitting a subdivision application or resubmitting a previously submitted subdivision application that has material changes or amendments made by the subdivider after the original application has been determined by the City to contain required elements and sufficient information.
- B. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application consultation and submits the pre-application materials to the City.
- C. To be considered for review, a subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting consultation. If an application is not submitted within that time frame, the subdivider must request a new pre-application consultation prior to submitting the subdivision application.
- D. In order to make the pre-application consultation productive, the subdivider should provide as much of the following information as possible:

- 1. Names and addresses of the subdivider and the owner of the property proposed to be subdivided;

**Mountain View Meadows
431 South Alice Street
Helena, MT 59601**

- 2. Name of proposed subdivision;

Commercial 4 of the Crossroads at Mountain View Meadows

- 3. Location of the property to be subdivided;

Mountain View Meadows, Section 35, Township 10 Nort, Range 3 West

- 4. Existing zoning of the property to be subdivided;

Urban Residential Mixed Used in Lewis and Clark County

- 5. Number and size of proposed subdivided lots;

**One (1) Proposed 11.5 Acre Lot. May add additional lots pending project financing needs.
Preliminary platted for twelve (12) lots,**

- 6. Size of the proposed subdivision;

14 acres

- 7. Name and contact information for any engineer or surveyor that have been retained;

**Greg Wirth, Senior Engineer
Stahly Engineering & Associates
406-442-8594
gwirth@seaeng.com**

8. Proposed water and wastewater systems;

Water mains to be extended in new streets with internal water mains as needed for fire hydrants, to be coordinated with fire marshal.

Gravity sanitary sewer mains to be provided in new streets and internally to the site as needed to service all buildings. Proposal to convey gravity mains to a new City lift station designed for ultimate tributary area.

9. Nearest existing water and wastewater mains to the property and type, size, and location of existing wastewater treatment facilities, including septic systems;

Existing 12" water main and 30" gravity sanitary sewer main in Alice Street

10. Proposed streets;

New City of Helena complete streets (War Eagle and Jean Baucus)

11. Whether the subdivider intends to apply for a zone change, zoning variance, or subdivision regulation variance;

None identified

12. Description of any physical and environmental site conditions on the property;

The site is currently undeveloped and vacant. Existing overhead and underground powerline on east.

13. Stormwater drainage system;

Stormwater will be collected on site via curb inlets and conveyed to runoff control facilities.

14. Proposed special improvement or maintenance districts;

There are no special improvement or maintenance districts proposed.

15. Proposed park land dedication;

No park land dedication is required since the lot is greater than five (5) acres

16. Legible drawing of the proposed subdivision showing layout of existing streets in relationship to proposed improvements and topography of the tract, if possible (drawing does not need to be to scale);

See attached Site Plan.

17. A general vicinity map showing existing streets and north arrow;

See attached Vicinity Map.

18. Existing structures on the property;

There are no existing structures on the property

19. Existing easements and right-of-ways on the property;

None

20. Existing and proposed covenants or deed restrictions;

There are no known existing covenants or deed restrictions on the property. The property will be subject to the Covenants, Conditions, and Restrictions for Mountain View Meadows.

21. Water rights, including the name of owner(s), amount of water by flow rate or volume, date of priority of the right, purpose of use, place of use, and place and means of diversion;

There are no known water rights on the property

22. Types and locations of agricultural water facilities; and

There are no agricultural water facilities on the property.

23. Analysis on how the proposed subdivision complies with the City Growth Policy

Provides housing utilizing municipal services located immediately adjacent to the City of Helena.

Additional Project Information:

Infrastructure and exterior streets to be provided by Mountain View Meadows. Project will be final platted to dedicate streets and plat the lot. It is noted the preliminary plat contemplated twelve (12) lots in the area of development. One lot is proposed at this time but may consider additional lots if needed for project development/phasing/financing. Pending market needs, final plat may include the lots to the west and north of the planned streets.

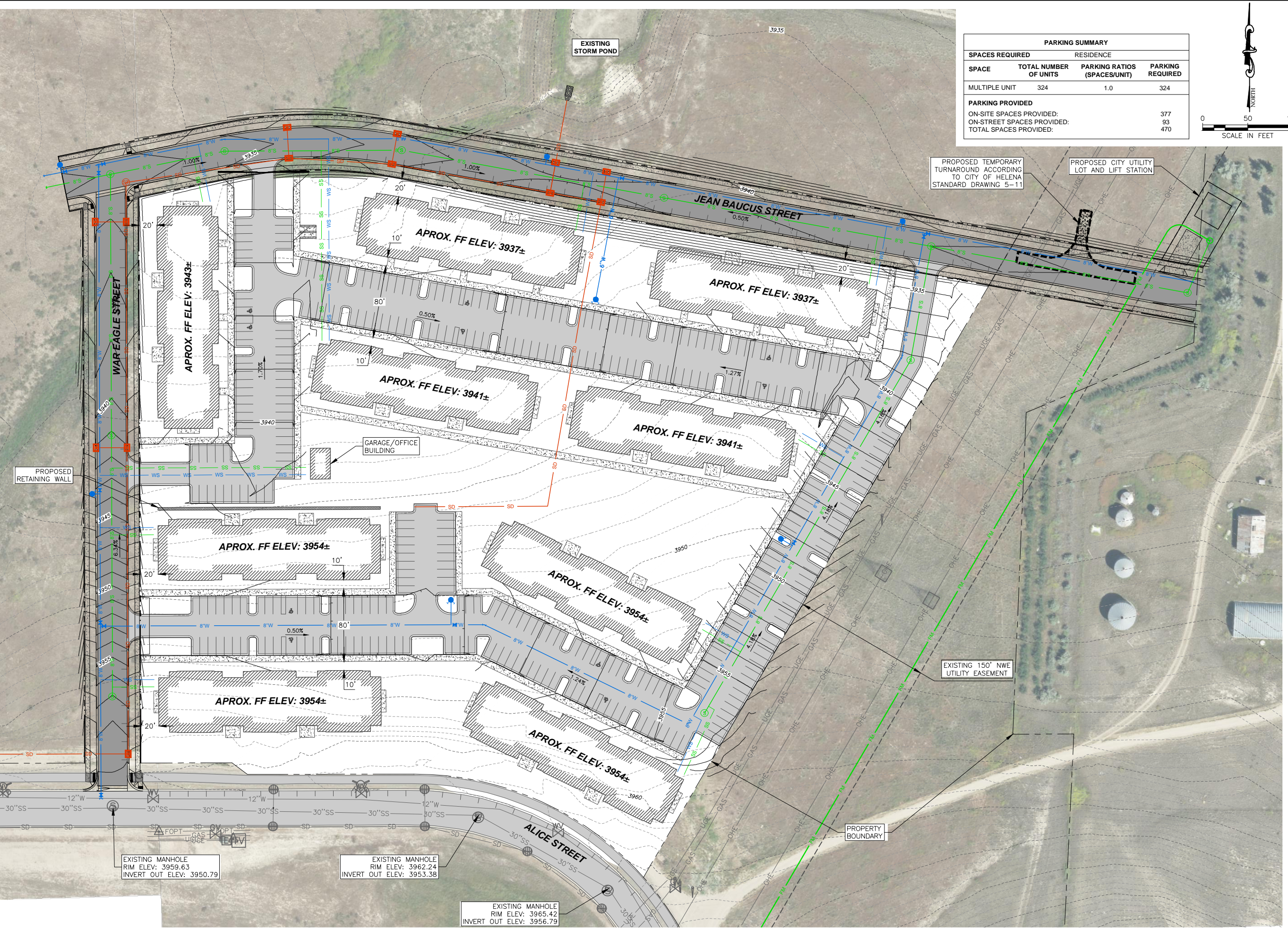
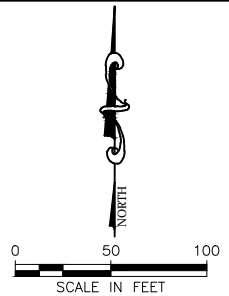
Internal infrastructure on the lot will be provided by D&M development with the building permitting and site development.

Individual review will be conducted with the Fire Marshal to determine building, hydrant, and access requirements.

A pre-design meeting will be conducted with Engineering Staff prior to plan development to facilitate efficient review and approval.

L:\1706-Mountain View Meadows\05422-Commercial_4\2218-CMP4\EXHIBITS\2218-CMP4-EX-SP.dwg

PARKING SUMMARY			
SPACES REQUIRED		RESIDENCE	
SPACE	TOTAL NUMBER OF UNITS	PARKING RATIOS (SPACES/UNIT)	PARKING REQUIRED
MULTIPLE UNIT	324	1.0	324
PARKING PROVIDED			
ON-SITE SPACES PROVIDED:			377
ON-STREET SPACES PROVIDED:			93
TOTAL SPACES PROVIDED:			470



NO.	REVISION DESCRIPTION	BY	DATE

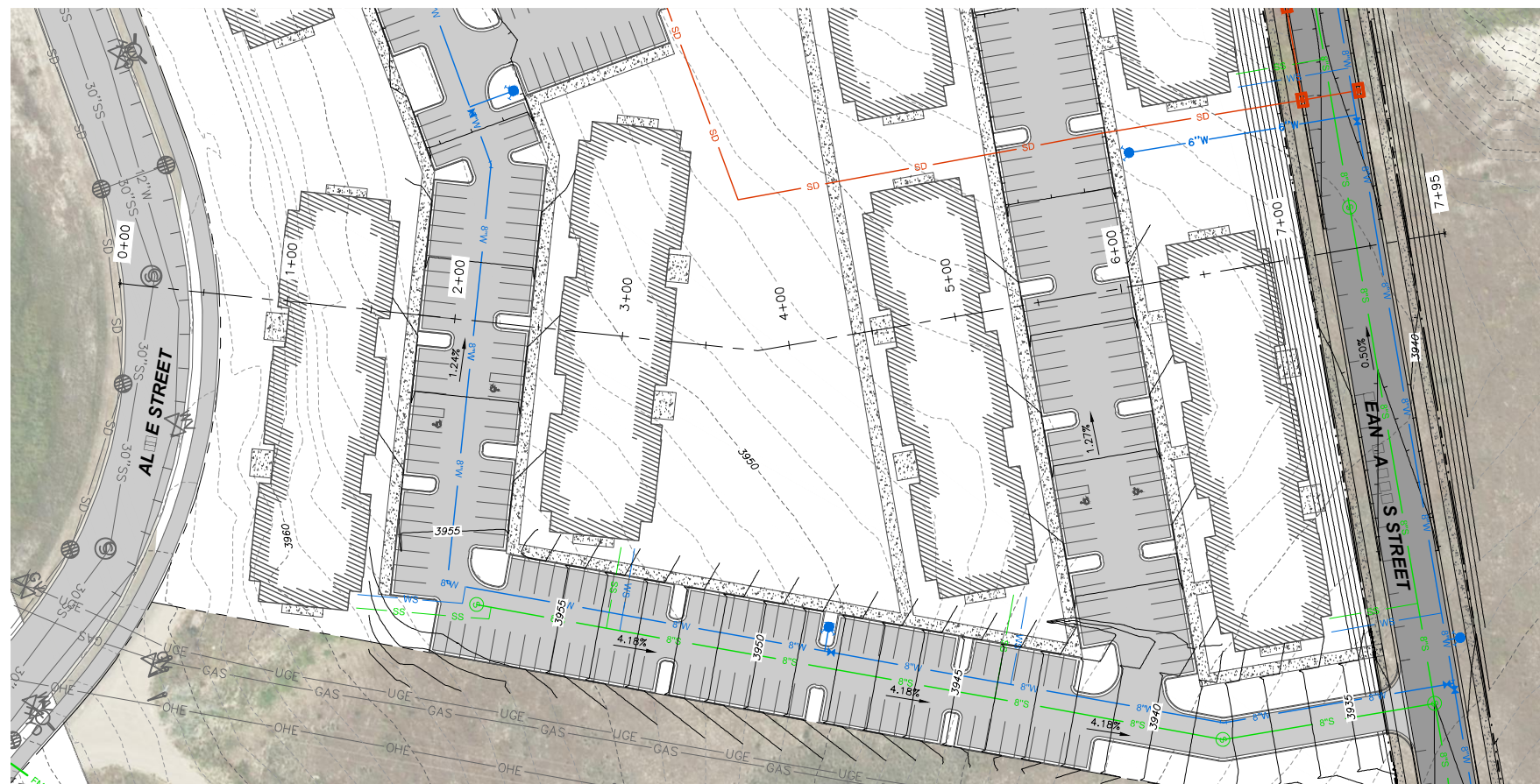
PROJECT: 2218-CMP4
 DESIGNED: GDW
 DRAWN: JTF
 CHECKED: -
 APPROVED: GDW
 DATE: -



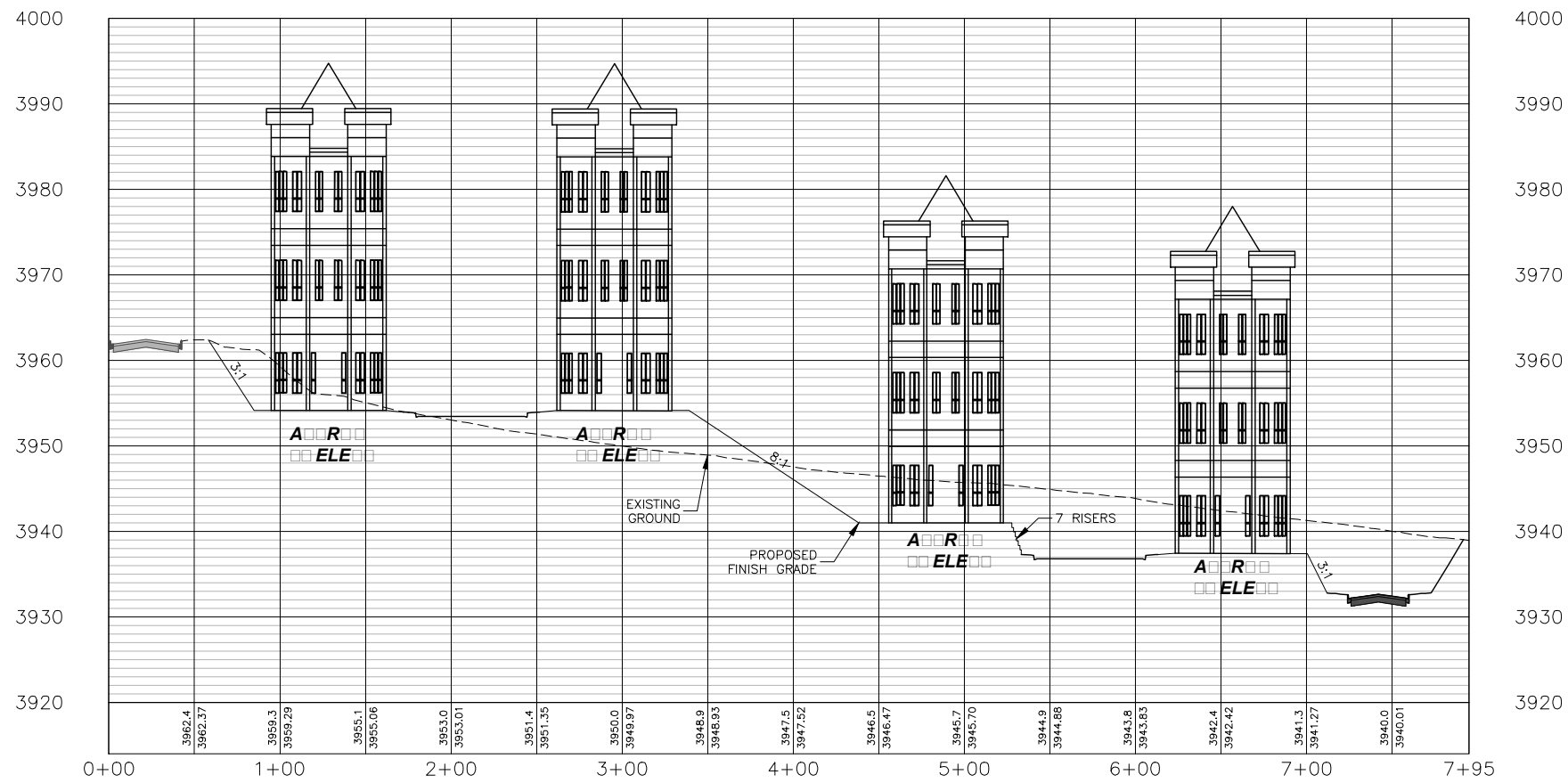
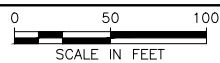
**COMMERCIAL PHASE 4
 AT MOUNTAIN VIEW MEADOWS
 HELENA, MT**

CONCEPT SITE PLAN

L:\1706-Mountain View Meadows\Commercial_4\2218-CMP4\EXHIBITS\2218-CMP4-EX-SP.dwg



CROSS SECTION



PROFILE VIEW OF XSECTION - STA. 0+00 TO STA. 7+95.08

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 20'

NO.	REVISION DESCRIPTION	BY	DATE

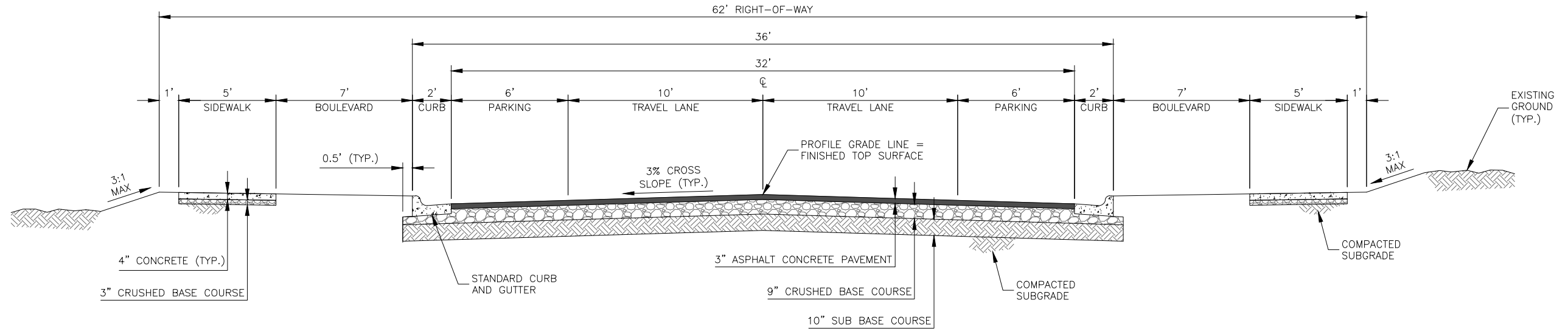
PROJECT: 2218-CMP4
DESIGNED: GDW
DRAWN: JTF
CHECKED: -
APPROVED: GDW
DATE: -



**COMMERCIAL PHASE 4
AT MOUNTAIN VIEW MEADOWS
HELENA, MT**

CROSS SECTION

L:\1706-Mountain View Meadows\05422-Commercial_4\2218-CMP4\EXHIBITS\2218-CMP4-EX-SP.dwg



TYPICAL STREET SECTION - MINOR COLLECTOR

NO SCALE

NO.	REVISION DESCRIPTION	BY	DATE

PROJECT: 2218-CMP4
 DESIGNED: GDW
 DRAWN: JTF
 CHECKED: -
 APPROVED: GDW
 DATE: -

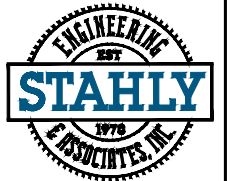
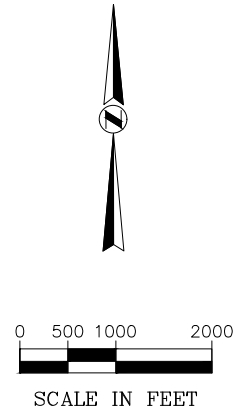
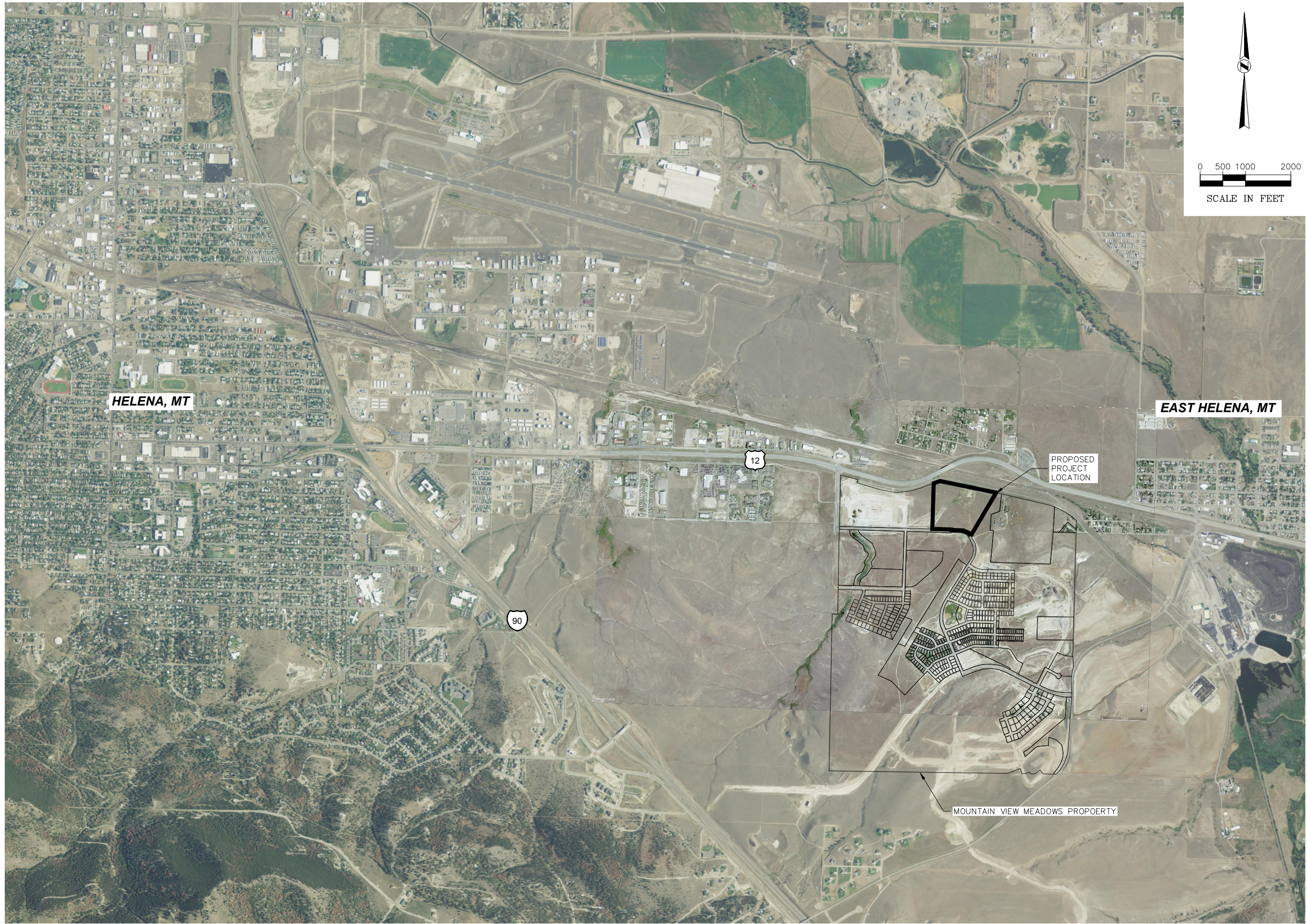


**COMMERCIAL PHASE 4
 AT MOUNTAIN VIEW MEADOWS
 HELENA, MT**

TYPICAL SECTION

SHEET NO.
3
 OF 3

L:\706-Mountain View Meadows\05422-Commercial\4\2218-CMP4\EXHIBITS\2218-CMP4-VICINITY_MAP.dwg, 24x36(landscape), Plotted: Dec 21, 2022 - 3:29pm, jfrench



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& ASSOCIATES**
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SURVEYORS
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HELENA, MT 59601
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Fax: (406)442-8557

851 BRIDGER DR. STE. 1
BOZEMAN, MT 59715
Phone: (406)522-8594
Fax: (406)522-9528

ISSUE/REVISION

No.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

**CRAFTSMAN VILLAGE
MOUNTAIN VIEW MEADOWS
HELENA, MT**

VICINITY MAP

DESIGNED: GDW
DRAWN: JTF
DATE: 3/1/2023

AMENDED PLAT

AMENDING TRACT D-1-A OF THE AMENDED PLAT OF PHASE A OF ASPEN PARK AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3173426,
AND TRACT A-1-A-1-A-1-A-1-A-1 OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3386391,
LOCATED WITHIN THE SOUTH HALF OF SECTION 26, AND THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.,
LEWIS AND CLARK COUNTY, MONTANA

PURPOSE OF SURVEY

RELOCATE COMMON BOUNDARIES BETWEEN TRACTS OF RECORD.

DATE OF SURVEY

AUGUST, 2022

SURVEY COMMISSIONED BY

MARK RUNKLE, MANAGING MEMBER, MOUNTAIN VIEW MEADOWS, LLC (PREVIOUSLY KNOWN AS R AND D PARTNERS, LLC)

OWNERS OF THE TRACTS

MOUNTAIN VIEW MEADOWS, LLC (PREVIOUSLY KNOWN AS R AND D PARTNERS, LLC)

TRACTS OF RECORD

PER 24.183.1104(1)(f)(iii)(C), MCA- "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD".

LEGAL DESCRIPTION: TRACT D-1-A-1

A PORTION OF TRACT A-1-A-1-A-1-A-1-A-1 OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3386391, RECORDS, LEWIS AND CLARK COUNTY, MONTANA, LOCATED WITHIN THE SOUTH HALF OF SECTION 26 AND NORTH HALF OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF TRACT D-1-A OF THE AMENDED PLAT OF PHASE A OF THE ASPEN PARK AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3173426, RECORDS, LEWIS AND CLARK COUNTY, MONTANA;
- THENCE NORTH 89°52'16" EAST, 899.43 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF ALICE STREET TO THE POINT OF BEGINNING (P.O.B.);
 - THENCE NORTH 00°13'14" WEST, 623.79 FEET;
 - THENCE NORTH 78°29'11" EAST, 102.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A 470.00 FOOT RADIUS, 21°47'52" CENTRAL ANGLE AND CHORD BEARING NORTH 89°23'07" EAST, 177.73 FEET;
 - THENCE EASTERLY 178.81 FEET ALONG SAID CURVE;
 - THENCE SOUTH 79°42'57" EAST, 669.65 FEET TO THE WESTERLY BOUNDARY OF AN 150' NORTHWESTERN ENERGY UTILITY EASEMENT PER EASEMENT MODIFICATION AGREEMENT DOCUMENT NUMBER 3216906;
 - THENCE SOUTH 30°15'42" WEST, 755.62 FEET ALONG SAID EASEMENT BOUNDARY TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF ALICE STREET, BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A 337.00 FOOT RADIUS, 48°38'35" CENTRAL ANGLE AND CHORD BEARING NORTH 65°48'01" WEST, 277.59 FEET;
 - THENCE THROUGH THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY:
 - 1.) NORTHWESTERLY 286.11 FEET ALONG SAID CURVE;
 - 2.) SOUTH 89°51'47" WEST, 183.54 FEET;
 - 3.) NORTH 52°54'13" WEST, 21.35 FEET;
 - 4.) SOUTH 89°52'16" WEST, 100.31 FEET TO THE POINT OF BEGINNING;

CONTAINING 11.551 ACRES, MORE OR LESS, ALONG WITH AND SUBJECT TO ALL EASEMENTS OF RECORD OR APPARENT ON THE GROUND.

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

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF SECTION 26, AND NORTH HALF AND SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A-1-A-1-A-1-A-1-A-1 OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3386391, AS SHOWN ON THIS PLAT, AND TRACT D-1-A OF THE AMENDED PLAT OF PHASE A OF THE ASPEN PARK AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3173426, AS SHOWN ON THIS PLAT, ALL RECORDS OF LEWIS AND CLARK COUNTY, MONTANA, LESS AND EXCEPTING TRACT D-1-A-1, AS SHOWN ON THIS PLAT;

CONTAINING 157.354 ACRES, MORE OR LESS, ALONG WITH AND SUBJECT TO ALL EASEMENTS OF RECORD OR APPARENT ON THE GROUND.

CERTIFICATE OF SURVEYOR

I, RYLAN J STAHLY, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY; THAT SUCH SURVEY WAS MADE JULY 2022; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

DATED THIS 12TH DAY OF SEPTEMBER, 2022.

RYLAN J STAHLY, MONTANA REG. NO. 75890LS



CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS 12TH DAY OF SEPTEMBER, 2022.

PURSUANT TO SECTION 76-3-611(2)(a), MCA.

EXAMINING LAND SURVEYOR

REG. NO. 12249LS

CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW

I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT THIS SURVEY IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO 76-3-207(1)(a), M.C.A., WHICH STATES: "DIVISIONS MADE OUTSIDE OF A PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES".

CERTIFICATE OF EXCLUSION FROM D.E.Q. REVIEW

I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT THIS SURVEY IS EXCLUDED FROM D.E.Q. REVIEW AS FOLLOWS:

TRACT A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1-A-1 IS EXCLUDED FROM D.E.Q. REVIEW PURSUANT TO 76-4-103, M.C.A., WHICH STATES: "WHAT CONSTITUTES SUBDIVISION. THE PLAT FOR A SUBDIVISION MUST SHOW ALL PARCELS, WHETHER CONTIGUOUS OR NOT. A PARCEL THAT IS 20 ACRES OR MORE IN SIZE, EXCLUSIVE OF PUBLIC ROADWAYS, IS NOT SUBJECT TO REVIEW UNDER THIS PART UNLESS THE PARCEL PROVIDES TWO OR MORE PERMANENT SPACES FOR RECREATIONAL CAMPING VEHICLES OR MOBILE HOMES. THE RENTAL OR LEASE OF ONE OR MORE PARTS OF A SINGLE BUILDING, STRUCTURE, OR OTHER IMPROVEMENT, WHETHER EXISTING OR PROPOSED, IS NOT A SUBDIVISION, AS THAT TERM IS DEFINED IN THIS PART, AND IS NOT SUBJECT TO THE REQUIREMENTS OF THIS PART."

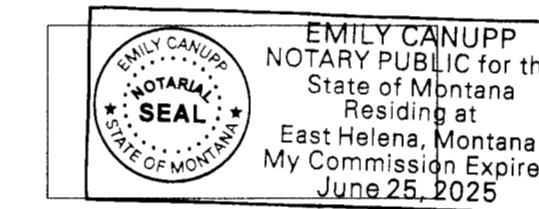
TRACT D-1-A-1 IS EXCLUDED FROM D.E.Q. REVIEW PURSUANT TO 17.36.605(2)(a), A.R.M., WHICH STATES: "A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL"

Mark L Runkle
MARK RUNKLE, MANAGING MEMBER
MOUNTAIN VIEW MEADOWS, LLC
(PREVIOUSLY KNOWN AS R AND D PARTNERS, L.L.C.)

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS 19TH DAY OF SEPTEMBER, 2022,
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.



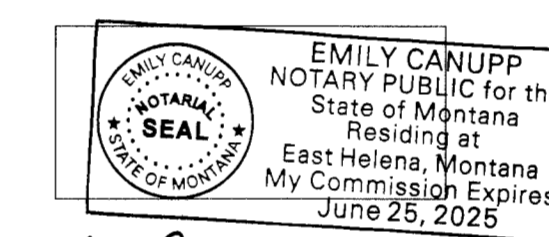
Emily Canupp
NOTARY PUBLIC FOR THE STATE OF MONTANA

Mark L Runkle
MARK RUNKLE

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS 19TH DAY OF SEPTEMBER, 2022,
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 76-3-611(1)(b), MCA, THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS CERTIFICATE OF SURVEY AND ENCOMPASSED BY THE PROPOSED COMMON BOUNDARY RELOCATION ARE DELINQUENT.

PROPERTY GEO-CODE 05-1888-26-3-01-01-0000
ASSESSORS CODE 0000013879

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

DATED THIS 19TH DAY OF SEPTEMBER, 2022.

Amy Reeves
TREASURER, LEWIS AND CLARK COUNTY, MONTANA

3404083 COS
09/19/2022 08:36 PM Pages: 1 of 2 Fees: 126.00
Amy Reeves Clerk & Recorder, Lewis & Clark Co



STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.seeng.com

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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

AMENDED PLAT											
COUNTY: LEWIS & CLARK											
1/4	SEC	T	R	1/4	SEC	T	R				
<input checked="" type="checkbox"/>	26	10N	3W	<input checked="" type="checkbox"/>							
<input checked="" type="checkbox"/>	35	10N	3W	<input checked="" type="checkbox"/>							

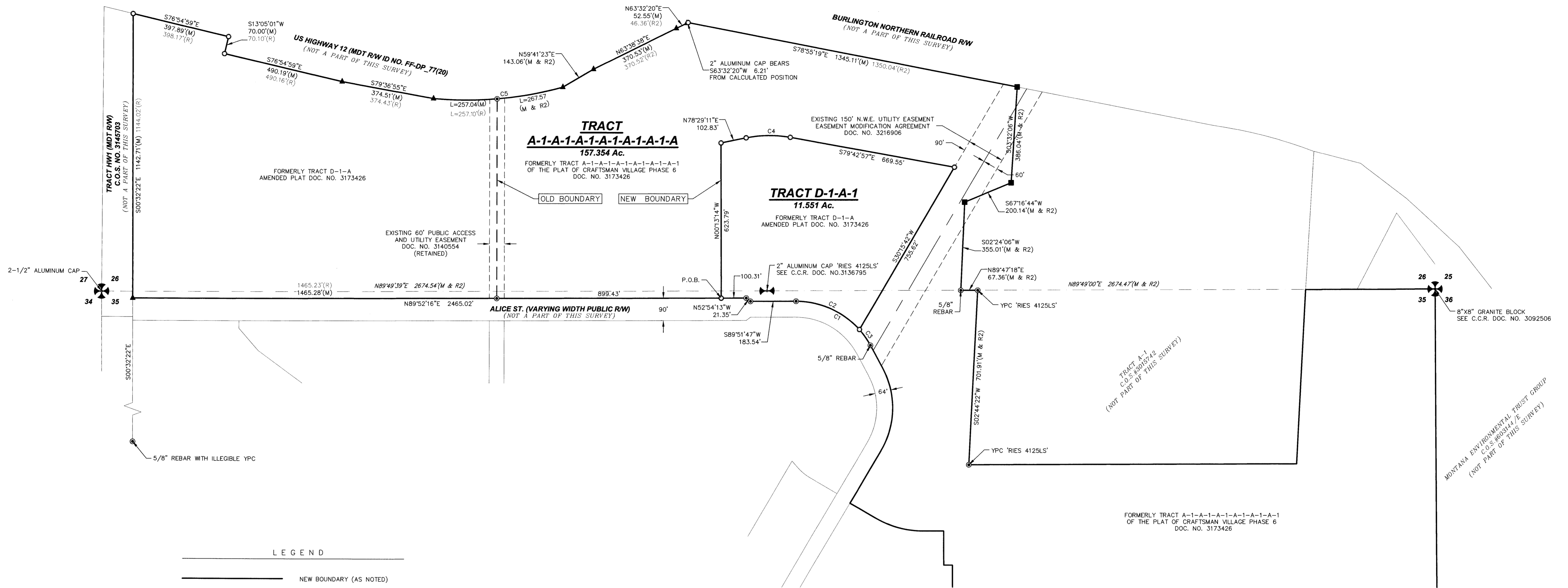
PRINCIPAL MERIDIAN, MONTANA

FIELD: RJS/JMB
DRAWN: RJS
CHECKED: NCF
DATE: 9/12/2022

SHEET
1 OF 2

AMENDED PLAT

AMENDING TRACT D-1-A OF THE AMENDED PLAT OF PHASE A OF ASPEN PARK AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3173426,
AND TRACT A-1-A-1-A-1-A-1-A-1 OF THE PLAT OF CRAFTSMAN VILLAGE PHASE 6 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION, DOCUMENT NO. 3386391,
LOCATED WITHIN THE SOUTH HALF OF SECTION 26, AND THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.,
LEWIS AND CLARK COUNTY, MONTANA

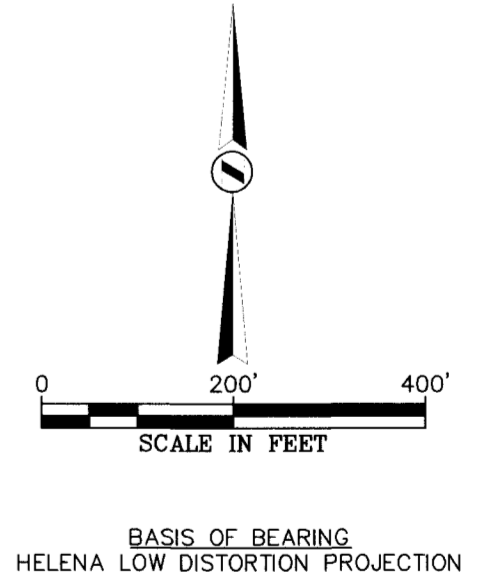


LEGEND

	NEW BOUNDARY (AS NOTED)
	OLD BOUNDARY (AS NOTED)
	EXISTING EASEMENT (AS NOTED)
	SECTION LINE
	FOUND YPC 'ZISKA 18636LS' OR OTHERWISE NOTED
	FOUND YPC 'TANGEN 3366ES'
	FOUND 2" ALUMINUM CAP 'NASH 5210S'
	SET 5/8"x24" REBAR WITH 1-1/2" ALUMINUM CAP 'R STAHLY 75890-LS'
	FOUND PLSS MONUMENT (AS NOTED)
	MEASUREMENT THIS SURVEY
	MEASUREMENT OF RECORD- DOCUMENT NO. 3386391
	MEASUREMENT OF RECORD- DOCUMENT NO. 3173426
	SECTION LINE BEARING AND DISTANCE
	YELLOW PLASTIC CAP
	DOCUMENT NUMBER
	POINT OF BEGINNING
	CERTIFIED CORNER RECORDATION

Curve Table

Curve #	Length	Record Length	Radius	Delta	Chord Direction	Chord Length
C1	363.38'	(M & R2)	337.00'	061°46'49"	N59° 13' 54"W	346.03'
C2	286.11'	N/A	337.00'	048°38'35"	N65° 48' 01"W	277.59'
C3	77.27'	N/A	337.00'	013°08'14"	N34° 54' 37"W	77.10'
C4	178.81'	N/A	470.00'	021°47'52"	N89° 23' 07"E	177.73'
C5	524.61'	524.91'(R)	1453.24'	020°41'00"	N84° 51' 29"E	521.76'



SURVEY NOTES:
 1. A TITLE REPORT WAS NOT PROVIDED AS A PART OF THIS SURVEY. CERTAIN EASEMENTS, ENCUMBRANCES, COVENANTS AND OTHER EVIDENCE THAT AN ACCURATE, CURRENT AND COMPLETE TITLE SEARCH WOULD DISCLOSE MAY NOT BE SHOWN.
 2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH 24.183.1104(1)(i)(ii)(B), BUT BASED ON LEWIS AND CLARK COUNTY REVIEW COMMENTS. UNSURVEYED PORTIONS OF THE TRACTS OF RECORD DO NOT INCLUDE THE REQUIRED NOTATION "NOT A PART OF THIS CERTIFICATE OF SURVEY", AS SPECIFIED IN THIS PART.

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 PROFESSIONAL ENGINEERS & SURVEYORS
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 851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528

AMENDED PLAT											
COUNTY: LEWIS & CLARK											
1/4	SEC	T	R	1/4	SEC	T	R	FIELD: RJS/JMB			
<input checked="" type="checkbox"/>	26	10N	3W	<input checked="" type="checkbox"/>				DRAWN: RJS			
<input checked="" type="checkbox"/>	35	10N	3W	<input checked="" type="checkbox"/>				CHECKED: NCF			
								DATE: 9/12/2022			
								SHEET			
								2 OF 2			

L:\1706-Mountain View Meadows\03322-Boundary, Elevation\DWG\SURVEY\COMMERCIAL_Plate_2.dwg, 12/12/2022, 8:53am

3404083 COS 09/19/2022 03:36:50 PM Page 2 of 2 Fees: \$126.00