PLAT OF CRAFTSMAN VILLAGE PHASE 8, 9, & 10 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.

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, LEWIS AND CLARK COUNTY RECORDS.	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:	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.
DATE OF SURVEY JULY, 2022	A PORTION OF TRACT A-1-A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT FILED UNDER DOCUMENT NO, 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:	PROPERTY GEO-CODE 05-1888-35-1-01-01-0000 ASSESSORS CODE 0000040594
BASIS OF BEARING HELENA LOW DISTORTION PROJECTION	BEGINNING AT A POINT (P.O.B.) WHICH IS THE NORTHEAST CORNER OF THE PHASE 7 BOUNDARY OF CRAFTSMAN VILLAGE SUBDIVISION PER DOCUMENT NUMBER, RECORDS OF LEWIS AND CLARK COUNTY: • THENCE, SOUTH 00° 06' 41" EAST A DISTANCE OF 744.51 FEET;	DATED THIS DAY OF, 20
OWNERS OF THE TRACT MOUNTAIN VIEW MEADOWS, LLC (FORMERLY R AND D PARTNERSHIP)	 THENCE, NORTH 89° 53′ 19″ EAST A DISTANCE OF 65.00 FEET; THENCE, SOUTH 00° 06′ 41″ EAST A DISTANCE OF 182.49 FEET; THENCE, SOUTH 89° 50′ 48″ WEST A DISTANCE OF 311.26 FEET; THENCE, NORTH 00° 24′ 03″ WEST A DISTANCE OF 98.49 FEET; THENCE, NORTH 00° 24′ 03″ WEST A DISTANCE OF 155.03 FEET; THENCE, NORTH 89° 53′ 59″ EAST A DISTANCE OF 540.58 FEET; THENCE, NORTH 00° 05′ 34″ WEST A DISTANCE OF 114.97 FEET; 	TREASURER, LEWIS AND CLARK COUNTY, MONTANA
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.	 THENCE, NORTH 00° 51' 31" WEST A DISTANCE OF 59.99 FEET; THENCE, NORTH 00° 05' 46" WEST A DISTANCE OF 114.98 FEET; THENCE, NORTH 89° 53' 14" EAST A DISTANCE OF 332.38 FEET; THENCE, NORTH 00° 00' 43" EAST A DISTANCE OF 59.65 FEET; THENCE, NORTH 88° 47' 09" EAST A DISTANCE OF 524.47 FEET; 	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
RESTRICTIVE COVENANTS	 THENCE, NORTH 25° 03' 15" EAST A DISTANCE OF 326.56 FEET; THENCE, SOUTH 64° 56' 45" EAST A DISTANCE OF 69.00 FEET; THENCE, NORTH 25° 03' 15" EAST A DISTANCE OF 360.21 FEET; THENCE, NORTH 88° 47' 09" EAST A DISTANCE OF 601.20 FEET; THENCE, NORTH 00° 00' 43" EAST A DISTANCE OF 510.48 FEET; 	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
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.	 THENCE, NORTH 89° 59' 33" WEST A DISTANCE OF 954.69 FEET; THENCE, NORTH 00° 27' 10" WEST A DISTANCE OF 520.02 FEET; THENCE, NORTH 89° 59' 33" WEST A DISTANCE OF 97.77 FEET; THENCE, NORTH 89° 59' 33" WEST A DISTANCE OF 97.77 FEET; THENCE, 274.05 FEET ALONG A TANGENT CURVE WITH A RADIUS OF 332.00 FEET, A DELTA ANGLE OF 47° 17' 39", AND A CHORD BEARING OF NORTH 37° 40' 00" WEST, WITH A CHORD DISTANCE OF 266.33 FEET; 	DATED THIS DAY OF, 20
<u>LEGAL DESCRIPTION OF TRACT A-1-A-1-A-1-A-1-A-1-A-1</u> 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	 THENCE, NORTH 61° 18' 50" WEST A DISTANCE OF 412.40 FEET; THENCE, 166.87 FEET ALONG A TANGENT CURVE WITH A RADIUS OF 332.00 FEET, A DELTA ANGLE OF 28° 47' 52", AND A CHORD BEARING OF NORTH 07° 42' 46" WEST, WITH A CHORD DISTANCE OF 165.12 FEET; THENCE, NORTH 89° 53' 19" EAST A DISTANCE OF 1275.28 FEET; 	MAYOR, CITY OF HELENA DATED THIS DAY OF, 20
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 LESS CRAFTSMAN VILLAGE PHASES 8, 9, & 10, LEWIS AND CLARK COUNTY RECORDS.	 THENCE, 163.97 FEET ALONG A TANGENT CURVE WITH A RADIUS OF 308.00 FEET, A DELTA ANGLE OF 30° 30′ 08″, AND A CHORD BEARING OF NORTH 74° 51′ 37″ WEST, WITH A CHORD DISTANCE OF 162.04 FEET; THENCE, NORTH 59° 36′ 33″ WEST A DISTANCE OF 118.68 FEET; THENCE, NORTH 30° 23′ 27″ WEST A DISTANCE OF 69.00 FEET; THENCE, NORTH 59° 36′ 33″ WEST A DISTANCE OF 118.68 FEET; 	CITY CLERK, CITY OF HELENA
CONTAINING ###.## ACRES AND SUBJECT TO ALL EASEMENTS EXISTING OR APPARENT ON THE GROUND.	 THENCE, 200.70 FEET ALONG A TANGENT CURVE WITH A RADIUS OF 377.00 FEET, A DELTA ANGLE OF 30° 30' 08", AND A CHORD BEARING OF NORTH 74° 51' 37" WEST, WITH A CHORD DISTANCE OF 198.34 FEET; THENCE, NORTH 89° 53' 19" EAST A DISTANCE OF 632.72 FEET TO THE POINT OF BEARING 	DATED THIS DAY OF, 20
	CONTAINING 36.390 ACRES AND SUBJECT TO ALL EASEMENTS EXISTING OR APPARENT ON THE GROUND.	CITY ENGINEER, CITY OF HELENA
CERTIFICATE OF PROFESSIONAL LAND SURVEYOR I,, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF CRAFTSMAN VILLAGE SUBDIVISION PHASES 8, 9, & 10; THAT SUCH SURVEY WAS MADE IN JULY 2022; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.	THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AS CRAFTSMAN VILLAGE PHASES 8, 9, & 10 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.	DATED THIS DAY OF, 20
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.	CERTIFICATE OF EXEMPTION — CRAFTSMAN VILLAGE PHASES 8, 9, & 10 WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOTS AND BLOCKS 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	COMMUNITY DEVELOPMENT, CITY OF HELENA DATED THIS DAY OF, 20
	TO D.E.Q. PURSUANT TO 76-4-127 M.C.A., THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.	
DATED THIS DAY OF, 20		
	CERTIFICATE OF EXEMPTION — TRACT A—1—A—1—A—1—A—1—A—1—A—1—A—1—A—1—A—1—A—1	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)(a), MCA.
	DATED THIS DAY OF, 20	EXAMINING LAND SURVEYOR REG. NO
	MARK RUNKLE, MANAGING MEMBER MOUNTAIN VIEW MEADOWS, LLC	NEO. 110
	PRINTED NAME AND TITLE	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 ATO'CLOCKM., THIS DAY OF, A.D., 2021, AND RECORDED IN BOOK OF PLATS ON PAGE, RECORDS OF THE COUNTY CLERK AND RECORDER, LEWIS AND CLARK COUNTY, MONTANA.
	STATE OF MONTANA COUNTY OF LEWIS AND CLARK	DATED THIS DAY OF,2021
	ON THIS DAY OF, 20, BEFORE ME PERSONALLY APPEARED	CLERK & RECORDER LEWIS & CLARK COUNTY
	, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS	

NOTARY PUBLIC FOR THE STATE OF MONTANA.

SUBSCRIBED TO THE ABOVE INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

STAHLY ENGINEERING & ASSOCIATES STE. 201 BILLINGS, MT 59101

Fax: (406)601-4062

PROFESSIONAL ENGINEERS & SURVEYORS www.seaeng.com

Phone: (406)442-8594

2223 MONTANA AVE. 3530 CENTENNIAL DR. 851 BRIDGER DR. STE. 1 STE. 201 HELENA, MT 59601 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528

CRAFTSMAN VILLAGE PHASE 8, 9, & 10 SUBDIVISION | FIELD: -- DRAWN: JTF CHECKED: GDW COUNTY: LEWIS & CLARK DATE: 07-2022

Phone: (406)601-4055

PRINCIPAL MERIDIAN, MONTANA

SHEET 1 OF 5

PLAT OF CRAFTSMAN VILLAGE PHASE 8, 9, & 10 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION **DRAFT** A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 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 FOUND 2" ALUM. CAP (NASH 5210S) U.S. HICHWAY 12 FOUND 2" ALUM. CAP (NASH 5210S) FOUND YPC (TANGEN 3366ES) (NASH 5210S) FOUND 2" ALUM. CAP (NASH 5210S) FOUND YPC (TANGEN 3366ES) FOUND YPC (TANGEN 3366ES) TRACT A
C.O.S.#3071704
(NOT PART OF
THIS SURVEY) FOUND 2" ALUM. CAP (RIES 4125LS) CORNER RECORD DOC.#3136795 $\begin{array}{c} 2 - \frac{1}{2}"\\ ALUM.\\ CAP \end{array}$ \$89°49'00"W 2674.47' (R=2674.50') FOUND YPC \overline{SECT} . \overline{COR} . \overline{TO} $\frac{1}{4}$ \overline{COR} . 518.50' (*R=518.48*') FOUND5... REBAR (TANGEN 3366ES)-FOUND YPC (RIES 4125LS) - FOUND 5x5"GRANITE BLOCKREBARCORNERRECORDDOC.#3092506 FOUND YPC (FISH 33886LS) FOUND YPC FOUND YPC FOUND YPC (FISH 33886LS) (RIES 4125LS)-(RIES 4125LS) N89°47'42"E 1310.88' (*R*=1310.93') PARENT PARCEL TRACT -N30°23'27"E A-1-A-1-A-1-A-1-A-1-A 245.48 ALPINE VIEW DRIVE (FISH 33886LS) FOUND YPC (FISH 33886LS) ADAM RUN AVENUE PHASE 8 TRAVIS AVENUE PHASE 10 JEANNETTE RANKIN DRIVE \$89°50'48"W —311.26' N89°59'33"W 797.18' **ALEXIS AVENUE** N89°53′59″E 540.58 FOUNDAVENUE 5" X5" N88°47'09"E GRANITEFOUND RPC STONE(FISH 33886LS) MARKED '1' (R=801.28') $ON\ WEST$ FACECORNERRECORDFOUND RPC Parent Parcel Line Table FOUND YPC (FISH 33886LS) DOC.#3092505 (NASH 5210S)-Line # Direction Length Record (R) FOUND YPC NASH 5210S)-N89°53'19"E 632.72 R&M(WINDLE 17515LS) S59°36'33"E FOUND OPC N28°21'24"W 104.47 R&MFOUND YPC (WINDLE 17515LS) (NASH 5210S) S89°51'47"W R&MR&MN52°54'13"W 21.35 FOUND YPC (NASH 5210S) R&MN59°41'23"E N62°37'00"E R&M46.36 - FOUND OPC (WINDLE 17515LS) N89°47'18"E 67.36 R&ML10 R&MS00°04'59"E (NASH 5210S) −N25°03'40"E L11 S88°20'23"W 108.92 R&M174.86' (*R=174.95*') N79°49'57"W 117.55 R&MFOUND OPC (WINDLE 17515LS) R&ML13 N68°51'13"W 121.96 R&ML14 N64°58'01"W 64.04 R&ML15 N57°23'12"W 55.45 L16 N29°55'56"W 77.78 R&ML17 N00°24'17"W 98.51 R&MLEGEND N00°05'46"W R&M114.98 FOUND YPC NEW BOUNDARY (NASH 5210S)-N00°51'31"W 59.99' R&MINTERIOR LOT LINES N00°05'34"W 114.97 R&MEXISTING EASEMENT (AS NOTED) L21 N00°24'03"W 155.03 $R_1 = 155.00$ NEW EASEMENT (AS NOTED) L22 N00**°**24'03"W 98.49' $R_1 = 98.52$ SECTION LINE ADJOINER BOUNDARIES-GRAPHICAL ONLY L23 S00°06'41"E 182.49 N/AFOUND MONUMENT YPC 18636LS OR AS NOTED L24 N89*53'19"E 65.00' N/ASET 5/8"X24" REBAR W/ Y.P.C. (STAHLY ENG. 33886LS) FOUND PLSS MONUMENT AS NOTED MEASUREMENT THIS SURVEY 100.00'(M) MEASUREMENT OF RECORD, PER DOC.#3386391 OR AS NOTED 100.00'(R) P.O.B. POINT OF BEGINNING YELLOW PLASTIC CAP Y.P.C. Parent Parcel Curve Table RED PLASTIC CAP R.P.C. CERTIFICATE OF SURVEY C.O.S. Curve # Length Radius Delta Chord Direction Chord Length NO. NUMBER C1 377.00' S74° 51' 37"E 198.34' 200.70 030'30'08" SCALE IN FEET ACRES C2 N1° 01' 02"E 345.54 337.00 058*44'51" 330.60' SQ.FT. SQUARE FEET BASIS OF BEARING: HELENA LOW DISTORTION PROJECTION C3 363.38 337.00' 061°46'49" N59° 13' 54"W 346.03 NON-TANGENT GEODETIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING (N.T.) DATUM: NAD83(2011) (EPOCH 2010.00) RIGHT-OF-WAY C4 267.57 1453.24 010*32'58" N79° 47' 28"E 267.19' R/W PROJECTION: TRANSVERSE MERCATOR C5 259.16' 180.00' 082°29'40" N16° 08' 22"W 237.35 CENTRAL MERIDIAN: W 111°57'00" (-111.95°) NOTES: PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°) C6 027°26'39" S43° 39' 53"E 56.93' 57.48 120.00' SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191 1.) ALL DISTANCES ARE IN INTERNATIONAL FEET. C7 040°09'47" N50° 00' 49"W 123.61 126.18 180.00' FALSE NORTHING: 100,000.00 IFT (30,480m) ADDITIONAL RECORDS CITED: 008°37'12" N74° 24' 19"W 27.05' C8 27.08 180.00' FALSE EASTING: 200,000.00 IFT (60,960m) $R_1 = PHASE$ 4 PLAT OF CRAFTSMAN 2.) EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT VILLAGE DOC.#3321782 NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT. STAHLY ENGINEERING & ASSOCIATES CRAFTSMAN VILLAGE PHASE 8, 9, & 10 SUBDIVISION PROFESSIONAL ENGINEERS & SURVEYORS CHECKED: GDW 1/4 SEC R |1/4|SEC| T www.seaeng.com COUNTY: LEWIS & CLARK DATE: 07-2022 3530 CENTENNIAL DR. 851 BRIDGER DR. STE. 1 HELENA, MT 59601 BOZEMAN, MT 59715 2223 MONTANA AVE. 10N 26 3W STE. 201 BILLINGS, MT 59101 PRINCIPAL MERIDIAN, SHEET Phone: (406)442-8594 Phone: (406)522-8594

Phone: (406)601-4055

Fax: (406)601-4062

Fax: (406)442-8557

Fax: (406)522-9528

MONTANA

35

10N

3W

2 OF 5

PLAT OF CRAFTSMAN VILLAGE PHASE 8 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION **DRAFT** A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 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 -60' EXISTING UTILITY EASEMENT (BK. M38, PG.4270) ACCESS EASEMENT 20' EXISTING UTILITY EASEMENT (BK. M38, PG.4270) 81.15 81.15 74.51 81.15 81.15 81.15 81.15 81.15 **BLOCK 64** LOT 4 LOT 3 LOT 2 LOT 1 LOT 8 LOT 7 LOT 6 LOT 5 81.15 81.15 81.15 81.16 81.15 81.15 81.15 N89°53'19"E 649.21' **ADAM RUN AVENUE** (60' PUBLIC R/W) N89°53'19"E 649.21' 115.00' **LOT 22** 46.75 46.75' 46.75 BLOCK 65 115.00' **LOT 23** COT 12 6 COT 13 6 COT 14 6 COT 15 6 COT 16 6 COT 17 6 COT 18 6 COT 18 6 COT 19 6 COT 19 COT 20 COT 2 115.00' **LOT 24** 115.00' **LOT 25** 115.00' **LOT 26** 46.75 46.75 46.75 46.75 46.75 46.75 46.75 46.75 BERWIN STREET (60' PUBLIC R/W) \$89°53'19"W 502.21' \$89°53'19"W 502.21' 20' PUBLIC ALLEY BAUCUS115.00' **LOT 27** 51.40' 51.40' 51.40' 51.40' 51.40' 51.40' 51.40' 51.40' 51.40' 115.00' **LOT 28** JEAN115.00' **LOT 29** 115.00' **LOT 30** 115.00' **LOT 31** 115.00' 51.40' 51.40' 51.61 51.40' 51.40' 51.40' 51.40' 51.40' 51.40' 51.40' N89°53'19"E 649.21' TRAVIS AVENUE (60' PUBLIC R/W) N89°53'19"E 649.21' 46.75 46.75 115.00' **LOT 22** 46.75 46.75 46.75 BLOCK 66 115.00' **LOT 23** CLOT 15 % CLOT 16 % CLOT 17 % **LOT 20** (9) 115.00' **LOT 24** 115.00' **LOT 25** 115.00' **LOT 26** 46.75 46.75 46.75 46.75 46.75 46.75 \$89°53'19"W 502.21' \$89°53'19"W 502.21' 20' PUBLIC ALLEY 115.00' **LOT 27** 115.00' **LOT 28** 115.00' **LOT 29** 115.00' **LOT 30** 115.00' **LOT 31** 115.00'

<u>LEGEN</u> D 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 \bigcirc 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 100.00'(R) POINT OF BEGINNING P.O.B. YELLOW PLASTIC CAP Y.P.C. RED PLASTIC CAP CERTIFICATE OF SURVEY NUMBER NO.

R.P.C. C.O.S. AC. ACRES SQ.FT. SQUARE FEET NON-TANGENT (N.T.) RIGHT-OF-WAY R/W

 \triangleright

100.00'(M)

	Blo	ck 64 Lot Are	a Table	Block 65 Lot Area Table				
	Lot #	Area (SQ.FT.)	Area (AC.)	Lot #	Area (SQ.FT.)	Area (AC.)		
	1	11,118	0.255	1	5,646	0.130		
	2	11,118	0.255	2	5,654	0.130		
	3	11,118	0.255	3	5,654	0.130		
	4	11,118	0.255	4	5,654	0.130		
	5	11,118	0.255	5	5,654	0.130		
	6	11,118	0.255	6	5,654	0.130		
	7	11,118	0.255	7	5,654	0.130		
	8	11,118	0.255	8	5,654	0.130		
,				9	5,654	0.130		
				1				

	` ′	` ′	l		` ′	`
1	5,646	0.130		11	5,142	0.118
2	5,654	0.130		12	5,143	0.118
3	5,654	0.130		13	5,143	0.118
4	5,654	0.130		14	5,142	0.118
5	5,654	0.130		15	5,143	0.118
6	5,654	0.130		16	5,142	0.118
7	5,654	0.130		17	5,142	0.118
8	5,654	0.130		18	5,142	0.118
9	5,654	0.130		19	5,142	0.118
10	5,654	0.130		20	5,143	0.118
11	5,142	0.118		21	5,107	0.117
12	5,143	0.118		22	2,846	0.065
13	5,142	0.118		23	2,846	0.065
14	5,143	0.118		24	2,846	0.065
15	5,142	0.118		25	2,846	0.065
16	5,142	0.118		26	2,846	0.065
17	5,142	0.118		27	2,846	0.065
18	5,142	0.118		28	2,846	0.065
19	5,143	0.118		29	2,846	0.065
20	5,143	0.118		30	2,846	0.065
21	5,107	0.117		31	2,847	0.065
22	2,760	0.063				
23	2,760	0.063				
24	2,760	0.063				
25	2,760	0.063				

Block 66 Lot Area Table

Lot # Area (SQ.FT.) Area (AC.)

TOTAL AREA INFORMATION	LOTS	AREA (ACRES)
TOTAL NUMBER OF RESIDENTIAL LOTS	60	7.221
TOTAL AREA OF STREET RIGHT-OF-WAY	_	4.633
TOTAL AREA OF DEVELOPMENT	_	11.854

100'

3 OF 5

SCALE IN FEET

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)

30' NEW UTILITY AND ACCESS EASEMENT

NOTES:

1.) ALL DISTANCES ARE IN INTERNATIONAL FEET.

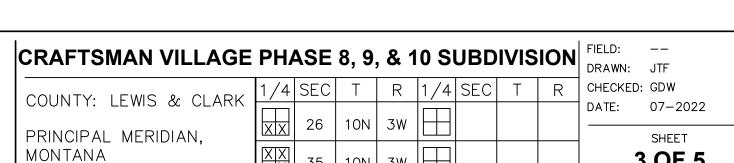
2.) EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT.

2,760 0.063 30 2,760 0.063 2,760 0.063

0.063

0.063

0.063



10N

3W

35



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26

27

28

2,760

2,760

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MOUNTAIN VIEW MEADOWS SUBDIVISION **DRAFT** A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 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 BLOCK 66 LOT 10 9 2 2 LOT 9 9 2 LOT 8 9 2 LOT 7 9 2 LOT 6 9 2 LOT 5 9 2 LOT 4 9 2 LOT 3 9 2 LOT 2 9 51.61' N89°53'19"E 649.21' JEANNETTE RANKIN DRIVE (64' PUBLIC R/W) N89°53'19"E 391.57' N89°53'19"E 202.02' 45.99' BLOCK 46 LOT 9 **LOT 10** N89°49'00"E 113.55 LOT 11— LOT 8 20' PUBLIC ALLEY 39.68' 5.50' 45.16' 45.80' 45.80' 45.80' 45.80' 45.84 N89°49'00"E 113.55 LOT 7 ູ້.LOT 16 ຼັດ ຼັ LOT 15 ັດ N89°49'00"E 113.55 45.80' **BLOCK 67** N89°53'19"E 701.87' LOT 6 **ALEXIS AVENUE** FOUND YPC (ZISKA 18636) (60' PUBLIC R/W) N89°49'00"E STACIA AVENUE (60' PUBLIC R/W) N89°53'19"E 701.44' N89°59'17 20.00' 40.04' 40.04' 40.04' BLOCK 45 45.14 45.14 40.04 40.04 45.14 45.14 45.14 45.14 45.14' 113.54 LOT 4 [元OT 336] 元OT 346| 元OT 356| 元OT 366| 元OT 376| 元OT 386| 元OT 396| 元OT 40 CLOT 27 0 CLOT 28 0 CLOT 29 0 CLOT 30 0 **CLOT 31** in N89°59'17"W 113.54 39.88 45.14' 20.00 LOT 32 20' PUBLIC ALLEY LOT 3 40.04' 40.05 40.04 LOT 5 N89°59'17"W 116.10' NOON SO ON S LOT 2 N89°59'17"W 146.20' STACIA AVENUE N89°53'14"E 19.41' LOT 1 **BLOCK 44** N89°53'14"E 287.39 (R&M)AREA (ACRES) TOTAL AREA INFORMATION LOTS Block 44 Lot Area Table Block 46 Lot Area Table Block 66 Lot Area Table EGEND Lot # Area (SQ.FT.) Area (AC.) Area (SQ.FT.) Lot # Area (SQ.FT.) Area (AC.) Area (AC.) TOTAL NUMBER OF RESIDENTIAL LOTS 8.239 NEW BOUNDARY 0.054 0.103 0.139 INTERIOR LOT LINES 3.145 TOTAL AREA OF STREET RIGHT-OF-WAY ---- EXISTING EASEMENT (AS NOTED) 4,511 6,040 0.104 0.139 Block 45 Lot Area Table ---- NEW EASEMENT (AS NOTED) TOTAL AREA OF DEVELOPMENT 11.384 4,511 6,040 0.139 0.104 SECTION LINE Lot # Area (SQ.FT.) Area (AC.) 4,511 6,040 0.139 0.104 ADJOINER BOUNDARIES-GRAPHICAL ONLY 2,173 4,511 0.050 0.104 6,040 0.139 FOUND MONUMENT YPC 18636LS OR AS NOTED 4,511 6,040 3,499 0.080 0.104 0.139 SET 5/8"X24" REBAR W/ Y.P.C. (STAHLY ENG. 33886LS) \bigcirc 3,796 0.087 0.104 6,040 0.139 FOUND PLSS MONUMENT AS NOTED \sim MEASUREMENT THIS SURVEY 100.00'(M) 3,802 0.087 0.045 6,040 0.139 100.00'(R) MEASUREMENT OF RECORD, PER DOC.#3386391 OR AS NOTED 24 4,262 0.098 0.102 6,040 0.139 P.O.B. POINT OF BEGINNING 6,040 25 4,290 0.098 15 4,449 0.102 10 0.139 YELLOW PLASTIC CAP Y.P.C. 26 4,447 4,290 0.098 0.102 RED PLASTIC CAP R.P.C. 27 4,446 4,291 0.099 0.102 CERTIFICATE OF SURVEY C.O.S. Block 67 Lot Area Table 28 4,444 0.102 4,291 0.099 NO. NUMBER ACRES AC. 29 4,443 Lot # Area (SQ.FT.) Area (AC.) 4,292 0.099 0.102 SQUARE FEET SQ.FT. 30 4,292 0.099 4,441 0.102 1.009 NON-TANGENT (N.T.) 31 4,292 21 4,463 0.102 0.099 8,570 0.197 RIGHT-OF-WAY R/W 32 1,902 30 4,993 0.044 0.115 7,631 0.175 33 3,808 0.087 1,970 0.045 7,607 0.175 34 3,808 0.087 4,512 0.104 2,250 0.052 35 33 4,512 3,809 0.087 0.104 0.174 4,512 36 3,809 0.087 0.104 7,578 0.174 37 4,512 3,809 0.104 7,578 0.174 38 3,809 0.087 4,512 0.104 7,569 0.174 3,810 4,512 39 0.087 0.104 10 6,299 0.145 100' 3,804 0.087 4,521 0.104 40 1,841 0.042 SCALE IN FEET 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°) NOTES: PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°) SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191 1.) ALL DISTANCES ARE IN INTERNATIONAL FEET. FALSE NORTHING: 100,000.00 IFT (30,480m) FALSE EASTING: 200,000.00 IFT (60,960m) 2.) EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT. STAHLY ENGINEERING & ASSOCIATES CRAFTSMAN VILLAGE PHASE 8, 9, & 10 SUBDIVISION

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CHECKED: GDW

DATE: 07-2022

SHEET

4 OF 5

R |1/4|SEC| T

1/4|SEC| T |

26

| 10N | 3W

35 | 10N | 3W

COUNTY: LEWIS & CLARK

PRINCIPAL MERIDIAN,

MONTANA

PLAT OF CRAFTSMAN VILLAGE PHASE 9 OF THE CROSSROADS AT

PLAT OF CRAFTSMAN VILLAGE PHASE 10 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION **DRAFT** A SUBDIVISION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF AMENDED PLAT NO. 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 NEW UTILITY **EASEMENT** 14.38 LOT 6 20' PUBLIC ALLEY LOT 27 N89°59'33"W 110.18 LOT 4 **LOT 14** LOT 3 N89°59'33"W LOT 1 97.77 (OPEN SPACE) LOT 2 BLOCK 69 **LOT 13 LOT 30** N89°59'33"W 90.67 135.35 113.99' 287.25 **LOT 12** N89°53'19"E 556.59' N89°59'33"W TRAVIS AVENUE 88.51 (60' PUBLIC R/W) N89°53'19"E 557.97' **LOT 11** N89°59'33"W 52.87 52.87 52.87 115.00' **LOT 17** 52.87 52.87 **BLOCK 68** BLOCK 70 LOT 10 115.00' **LOT 18** N89°59'33"W STREETLOT 12 LOT 10 **LOT 11 LOT 13 LOT 14 LOT 15 LOT 16** 115.00' **LOT 19** LOT 9 115.00' **LOT 20** N89°59'33"W 88.51 115.00' **LOT 21** 52.87 52.87 52.87 LOT 8 52.87 52.87 52.87 52.87 N89°53'19"E 411.55 20' PUBLIC ALLEY N89°59'33"W N89°53'19"E 411.81 115.00' **LOT 22** 88.51 52.87 52.87 52.87 52.87 41.72' 💉 18 52.87 52.87 52.87 LOT 7 115.00' **LOT 23** N89°59'33"W 88.51 115.00' **LOT 24** LOT 6 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 N89°59'33"W 115.00' **LOT 25** 88.51 LOT 5 115.00' **LOT 26** 115.00' N89°59'33"W 52.87 52.87 52.87 54.35' 52.87 52.87 52.87 52.87 88.51 N89°53'19"E 559.44' LOT 4 JEANNETTE RANKIN DRIVE N89°59'33"W (64' PUBLIC R/W) 88.51 N89°53'19"E 550.44' LOT 3 61.16' BLOCK 67 61.16 61.16 61.16 61.16 61.16' N89°59'33"W 88.51 LOT 2 **LOT 16 LOT 12 LOT 13** LOT 14 LOT 15 **LOT 17** LOT 18 **LOT 19** LOT 20 N89°59'33"W 88.51 LOT 1 61.16 61.16°189° \$9′ 3.56°1′M16′ 797.18' 88.51 69' NEW UTILITY AND ACCESS EASEMENT Block 67 Lot Area Table Block 68 Lot Area Table Block 69 Lot Area Table Block 69 Lot Area Table LEGEND Lot # Area (SQ.FT.) Lot # Area (SQ.FT.) Lot # Area (SQ.FT.) Area (AC.) Area (AC.) Area (AC.) Lot # Area (SQ.FT.) Area (AC.) NEW BOUNDARY 5,636 3,657 0.129 0.145 22,623 0.519 0.084 ----- INTERIOR LOT LINES 13 5,644 0.130 2 6,213 0.143 2 8,266 0.190 28 0.083 ---- EXISTING EASEMENT (AS NOTED) 14 5,652 6,213 5,975 3,627 0.130 0.143 3 0.137 29 0.083 ---- NEW EASEMENT (AS NOTED) — SECTION LINE 5,660 6,213 4,792 15 0.130 0.143 4 5,971 0.137 30 0.110 ADJOINER BOUNDARIES-GRAPHICAL ONLY 16 5,667 6,213 5 5,971 0.130 0.143 0.137 NOTES: FOUND MONUMENT YPC 18636LS OR AS NOTED 17 5,675 0.130 6,213 6 5,971 0.137 0.143 \bigcirc SET 5/8"X24" REBAR W/ Y.P.C. (STAHLY ENG. 33886LS) 1.) ALL DISTANCES ARE IN INTERNATIONAL FEET. 18 5,683 0.130 6,213 7,240 0.166 0.143 FOUND PLSS MONUMENT AS NOTED **▶**○**◀** 19 5,691 0.131 6,213 0.143 7,748 0.178 2.) EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT MEASUREMENT THIS SURVEY 100.00'(M) NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT. 20 5,733 0.132 5,816 0.134 4,649 0.107 MEASUREMENT OF RECORD, PER DOC.#3386391 OR AS NOTED 100.00'(R) 10 POINT OF BEGINNING 10 5,816 0.134 4,378 0.101 P.O.B. Block 70 Lot Area Table Y.P.C. YELLOW PLASTIC CAP 5,816 4,047 0.134 0.093 RED PLASTIC CAP R.P.C. Lot # Area (SQ.FT.) Area (AC.) 12 5,816 12 0.134 3,487 0.080 C.O.S. CERTIFICATE OF SURVEY 3,540 0.081 13 5,816 13 2,867 0.066 0.134 NUMBER NO. 2 14 14 3,540 0.081 5,816 2,867 0.066 0.134 ACRES AC. 5,816 3,540 0.081 15 2,867 0.134 0.066 SQUARE FEET SQ.FT. NON-TANGENT 4 3,540 5,821 2,867 (N.T.) R/W RIGHT-OF-WAY 0.081 2,846 0.065 2,867 0.066 100' 6 3,540 0.081 18 2,846 0.065 18 2,867 0.066 3,540 2,846 2,867 0.081 19 0.065 19 0.066 SCALE IN FEET 3,540 20 2,846 20 2,867 8 0.081 0.065 0.066 AREA (ACRES) TOTAL AREA INFORMATION BASIS OF BEARING: HELENA LOW DISTORTION PROJECTION 3,540 2,846 2,867 21 21 0.066 9 0.081 0.065 GEODETIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING TOTAL NUMBER OF RESIDENTIAL LOTS 79 13.152 DATUM: NAD83(2011) (EPOCH 2010.00) 10 22 22 3,540 2,846 2,867 0.066 0.081 0.065 PROJECTION: TRANSVERSE MERCATOR 23 23 11 3,540 2,846 2,867 0.081 0.065 0.066 TOTAL AREA OF STREET RIGHT-OF-WAY 4.122 CENTRAL MERIDIAN: W 111°57'00" (-111.95°) 3,568 12 0.082 24 2,846 0.065 24 2,867 0.066 PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°) TOTAL AREA OF DEVELOPMENT 9.030 SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191 13 3,752 0.086 25 2,846 0.065 25 3,670 0.084 FALSE NORTHING: 100,000.00 IFT (30,480m) 4,140 0.095 0.065 3,629 0.083 FALSE EASTING: 200,000.00 IFT (60,960m)



CRAFTSMAN VILLAGE	PH	ASE	8, 9	, & 1	0 SI	JBD	IVIS	ION	FIELD: DRAWN:	 JTF
COUNTY: LEWIS & CLARK	1/4	SEC	Т	R	1/4	SEC	Т	R	CHECKED:	GDW
PRINCIPAL MERIDIAN,	XX	26	10N	3W					DATE:	07-2022 SHEET
MONTANA		35	10N	3W					5	OF 5