



Park Land Determination Memo

Date: July 2022
Subject: Craftsman Village Phase Subdivision Preliminary Plat
City of Helena Project No. 2215-CVP8
Stahly Engineering Project No. 1706-05122
To: Michael McConnell, Planner
City of Helena
Community Development
316 North Park Avenue
Helena, MT 59623
From: Greg Wirth, PE

The following information is provided tabulating the proposed park land. In accordance with 76-3-621(1)(a) MCA, the park land dedication requirements are 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller. For this phase, the total area of lots is approximately 24.49 acres, of which 11% yields the park land requirement of 2.69 acres.

The proposed park lands to be dedicated includes Lot 1 in Block 9 of the Aspen Park Subdivision as shown on the attached Preliminary Plat. Additionally, a triangular pocket park in Craftsman Village Phase 10 it proposed for dedication.

Please note all lands proposed for satisfying the subdivision parkland dedication requirements are proposed to be retained and managed by Mountain View Meadows and will not be conveyed to the City of Helena.

As shown below the proposed park land dedication will exceed the required park land dedication by approximately 1.08 acres.

Proposed Park Land Dedication

<u>Area</u>	<u>Description</u>
3.27 acres	Lot 1, Aspen Park Block 9 Subdivision
0.50 acres	Craftsman Village Phase 10 Pocket Park
3.77 acres	Total Proposed Park Land Dedication

Required Park Land Dedication

<u>Area</u>	<u>Description</u>
2.69 acres	Craftsman Village Phase 8, 9 and 10

PLAT OF ASPEN PARK BLOCK 9
AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF
THE AMENDED PLAT OF THE CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT
MOUNTAIN VIEW MEADOWS SUBDIVISION THE DOCUMENT No. 3368415 LOCATED IN SECTIONS
26 AND 35, TOWNSHIP 10 NORTH, RANGE 3 WEST,
PRINCIPAL MERIDIAN, MONTANA, LEWIS AND CLARK COUNTY, MONTANA
FOR: MOUNTAIN VIEW MEADOWS, LLC.

CERTIFICATE OF DEDICATION

We, The undersigned, do hereby certify, as owners of the property that we have caused to be surveyed, subdivided and platted into Lots and Blocks as shown by the Plat hereto Annexed the following described Tract of land in the City of Helena, Lewis and Clark County, Montana

A portion of the Tract previously known as Tract A-1-A-1-A-1-A-1-A-1-A of the Amended Plat of the Craftsman Village Phase 1 of the Crossroads at Mountain View Meadows Subdivision, Document No. 3368415, located in the North half of Section 35, Township 10 North, Range 3 West, Principal Meridian Montana, Lewis and Clark County, Montana described as follows:

Beginning at the Southwest corner of Twilight Avenue, an orange plastic cap marked, Windle 17515LS, the point of beginning; Thence along the east right-of-way line of Twilight Avenue, N 26°50'44" E, 174.95 to an orange plastic cap marked, Windle 17515LS, a curve to the left with a radius of 180.00 feet, arc length 87.53 feet, chord bearing N 12°54'59"E and chord distance of 86.67 feet; Thence N 30°08'21" E, 174.69 feet along the east line of an existing 20' utility easement; Thence continuing along said existing utility easement N 69°28'03" E, 302.25 feet; Thence N 74°45'03" E, 180.62 feet; Thence S 66°06'22" E, 209.16 feet; Thence S 63°09'03" E, 69.00 feet intersecting the West property line of Lot 1A, Block 8, certificate of survey no. 3150185; Thence S 26°50'43" W, 374.05 feet to a yellow plastic cap marked, Nash 5210S; Thence N 63°11'26" W, 64.03 feet to a yellow plastic cap marked, Nash 5210S; Thence S 26°50'53" W, 413.58 feet to a yellow plastic cap marked, Nash 5210S, the north right-of-way line of Runkle Parkway; Thence continuing along said right-of-way N 63°09'38" W, 5.00 feet to an orange plastic cap marked, Windle 17515LS; Thence N 63°09'38" W, 464.46 feet to an orange plastic cap marked, Windle 17515LS; Thence N 63°09'38" W, 72.25 feet to the point of beginning. Containing 9.123 acres more or less.

BASIS OF BEARINGS

The bearings for this survey are based on East line of the Northeast 1/4 of Section 35 as shown on Certificate of Survey No. 3200059

PREVIOUS SURVEYS

Certificate of Survey No. 3321786
Certificate of Survey No. 3200059
Certificate of Survey No. 3150185
Certificate of Survey No. 3173426
Certificate of Survey No. 3115842

CERTIFICATE OF EXEMPTION - TRACT A-1-A-1-A-1-A-1-A-1-A

I hereby certify that this survey for newly created Tract A-1-A-1-A-1-A-1-A-1-A is exempt from review in accordance with M. C. A. 76-4-102(22) "Subdivision" means a division of land or land so divided that creates one or more parcels containing less than 20 acres, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any re-subdivision, any condominium, town home, or townhouse, or any area, regardless of size, that provides permanent multiple space for recreational camping vehicles or mobile homes.

CERTIFICATE OF EXEMPTION - ASPEN PARK BLOCK 9

We, the undersigned owners of the property herein described, hereby certify that Lots 1 and 2, Block 9 created within the jurisdiction area of the City of Helena. Which has adopted a growth policy pursuant to Title 76, Chapter 1, MCA and which is a first class municipality. The City Commission has certified to DEQ pursuant to 76-4-127, MCA, that adequate storm water drainage and municipal facilities will be provided.

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that 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.

Date _____, 2021

MOUNTAIN VIEW MEADOWS, LLC. - Mark Runkle

STATE OF MONTANA)

County of _____) ss.

On this _____ day of _____, 2021,

_____ personally appeared before me and did herein execute the above instrument for the purposes

stated.
Notary's Seal/Stamp

Notary Public for the State of Montana

Printed Name

Notary Public for the state of _____

Residing at _____

My Commission expires: _____, 2021

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

The City of Helena hereby accepts the dedication, grant and donation of any and all lands shown on this plat as being dedicated to the City of Helena for public use and approves this Plat

The City Commission of Helena, Montana, hereby certifies that it has examined this preliminary Plat and found the same to conform to law.

The City Commission of Helena, Montana, hereby approves this Plat this _____ day of _____, 2021.

Dated this _____ day of _____, 2021.

Mayor, City of Helena

Dated this _____ day of _____, 2021.

City Clerk, City of Helena

Dated this _____ day of _____, 2021.

City Engineer, City of Helena

Dated this _____ day of _____, 2021.

Community Development, City of Helena

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting, pursuant to Section 76-3-611(2)(a), M. C. A.

Dated this _____ day of _____, 2021

Examining Land Surveyor

License No. _____

CERTIFICATE OF COUNTY TREASURER

I, the treasurer of Lewis and Clark County, Montana, do hereby certify, pursuant to 76-3-207(3), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Certificate of Survey have been paid.

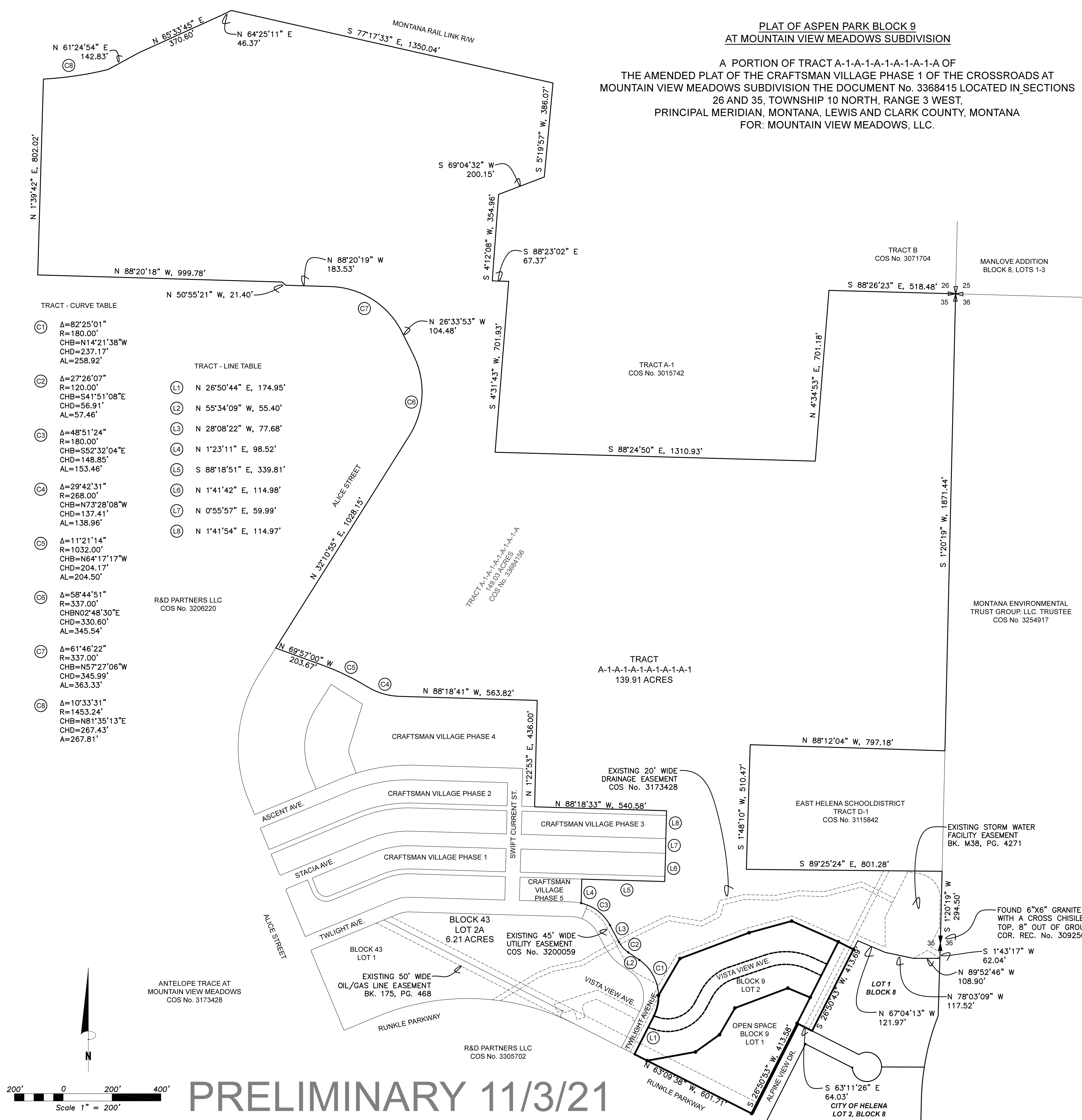
Tract A-1-A-1-A-1-A-1-A-1-A-1
Assessment Code: 0000040594

Dated this _____ day of _____, 2021



Surveyed by:
SCW SURVEYING
1409 Houser Blvd.
Helena, MT 59601
PH. 406-868-0232

SHEET 1 OF 2			
1/4	SEC.	T	R
S1/2	26	10 N	3 W
ALL	35	10 N	3 W



TRACT - CURVE TABLE

- (C1) Δ=82°25'01"
R=180.00'
CHB=N14°21'38"W
CHD=237.17'
AL=258.92'
- (C2) Δ=27°26'07"
R=120.00'
CHB=S41°51'08"E
CHD=56.91'
AL=57.46'
- (C3) Δ=48°51'24"
R=180.00'
CHB=S52°32'04"E
CHD=148.85'
AL=153.46'
- (C4) Δ=29°42'31"
R=268.00'
CHB=N73°28'08"W
CHD=137.41'
AL=138.96'
- (C5) Δ=11°21'14"
R=1032.00'
CHB=N64°17'17"W
CHD=204.17'
AL=204.50'
- (C6) Δ=58°44'51"
R=337.00'
CHB=N02°48'30"E
CHD=330.60'
AL=345.54'
- (C7) Δ=61°46'22"
R=337.00'
CHB=N57°27'06"W
CHD=345.99'
AL=363.33'
- (C8) Δ=10°33'31"
R=1453.24'
CHB=N81°35'13"E
CHD=267.43'
AL=267.81'

TRACT - LINE TABLE

- (L1) N 26°50'44" E, 174.95'
- (L2) N 55°34'09" W, 55.40'
- (L3) N 28°08'22" W, 77.68'
- (L4) N 1°23'11" E, 98.52'
- (L5) S 88°18'51" E, 339.81'
- (L6) N 1°41'42" E, 114.98'
- (L7) N 0°55'57" E, 59.99'
- (L8) N 1°41'54" E, 114.97'

R&D PARTNERS LLC
COS No. 3206220

TRACT A-1-A-1-A-1-A-1-A-1-A
149.91 ACRES
COS No. 3368415

TRACT
A-1-A-1-A-1-A-1-A-1-A-1
139.91 ACRES

MONTANA ENVIRONMENTAL
TRUST GROUP, LLC, TRUSTEE
COS No. 3254917

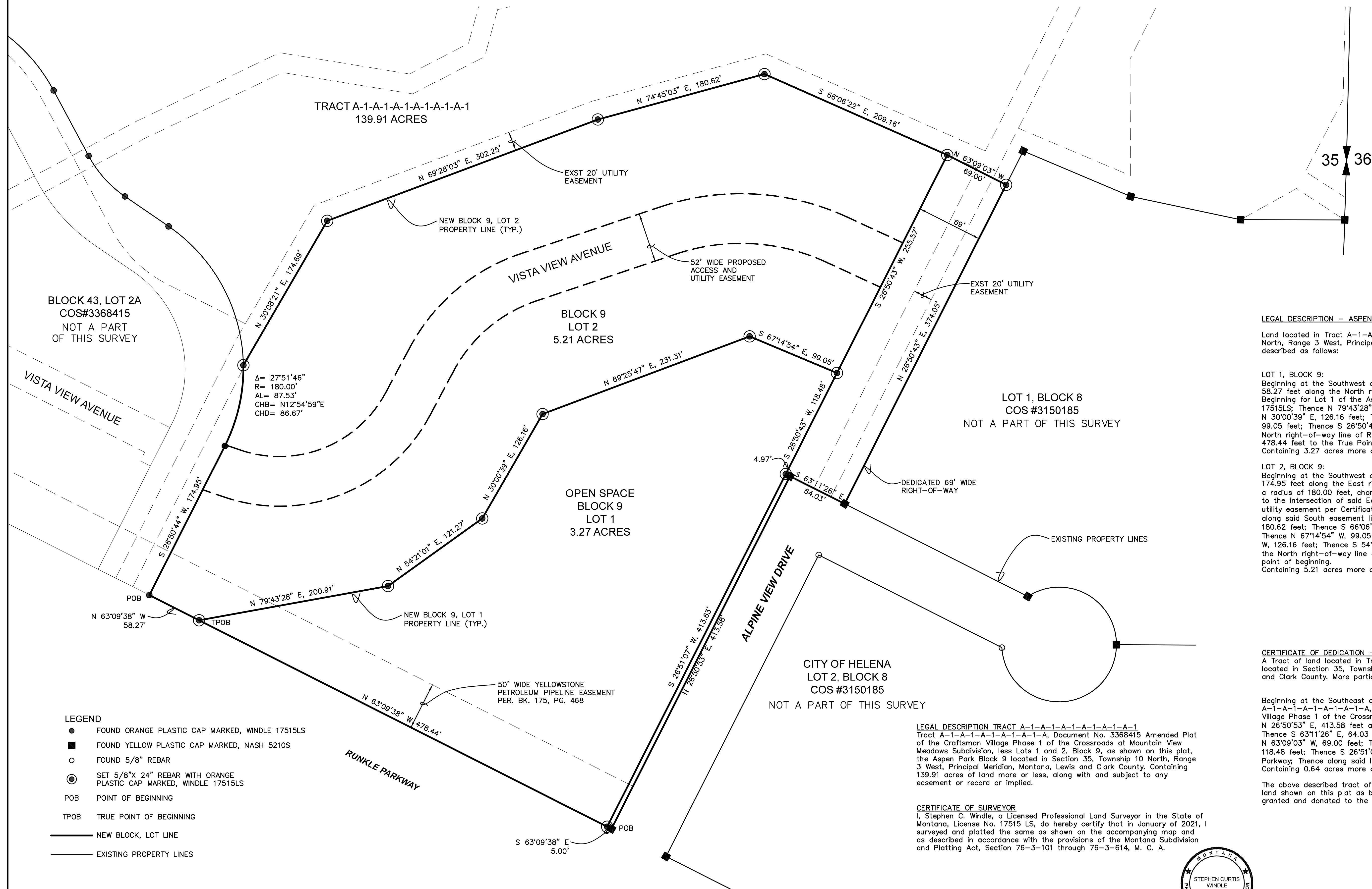
R&D PARTNERS LLC
COS No. 3305702

ANTELOPE TRACE AT
MOUNTAIN VIEW MEADOWS
COS No. 3173428

PRELIMINARY 11/3/21

**PLAT OF ASPEN PARK BLOCK 9
AT MOUNTAIN VIEW MEADOWS SUBDIVISION**

A PORTION OF TRACT A-1-A-1-A-1-A-1-A-1-A OF
THE AMENDED PLAT OF THE CRAFTSMAN VILLAGE PHASE 1 OF THE CROSSROADS AT
MOUNTAIN VIEW MEADOWS SUBDIVISION THE DOCUMENT No. 3368415 LOCATED IN SECTIONS
26 AND 35, TOWNSHIP 10 NORTH, RANGE 3 WEST,
PRINCIPAL MERIDIAN, MONTANA, LEWIS AND CLARK COUNTY, MONTANA
FOR: MOUNTAIN VIEW MEADOWS, LLC.



LEGAL DESCRIPTION - ASPEN PARK BLOCK 9

Land located in Tract A-1-A-1-A-1-A-1-A-1 located in Section 35, Township 10 North, Range 3 West, Principal Meridian, Montana, Lewis and Clark County; More particularly described as follows:

LOT 1, BLOCK 9:

Beginning at the Southwest corner of Twilight Avenue right-of-way; Thence S 63°09'38" E, 58.27 feet along the North right-of-way line of Runkle Parkway to the True Point of Beginning for Lot 1 of the Aspen Park Block 9, a orange plastic cap marked, Windle 17515LS; Thence N 79°43'28" E, 200.91 feet; Thence N 54°21'01" E, 121.27 feet; Thence N 30°00'39" E, 126.16 feet; Thence N 69°25'47" E, 231.31 feet; Thence S 67°14'54" E, 99.05 feet; Thence S 26°50'43" W, 118.48 feet; Thence S 26°51'07" W, 413.63 feet to the North right-of-way line of Runkle Parkway; Thence along said North line N 63°09'38" W, 478.44 feet to the True Point of Beginning. Containing 3.27 acres more or less.

LOT 2, BLOCK 9:

Beginning at the Southwest corner of Twilight Avenue right-of-way; Thence N 26°50'44" E, 174.95 feet along the East right-of-way line of Twilight Avenue to a curve to the left with a radius of 180.00 feet, chord bearing of N 12°54'59" E and chord distance of 86.67 feet to the intersection of said East right-of-way and South line of an existing 20 foot wide utility easement per Certificate of Survey No. 3173428; Thence N 30°08'21" E, 174.69 feet along said South easement line; Thence N 69°28'03" E, 302.25 feet; Thence N 74°45'03" E, 180.62 feet; Thence S 66°06'22" E, 209.16 feet; Thence S 26°50'43" W, 255.57 feet; Thence N 67°14'54" W, 99.05 feet; Thence S 69°25'47" W, 231.31 feet; Thence S 30°00'39" W, 126.16 feet; Thence S 54°21'01" W, 121.27 feet; Thence S 79°43'28" W, 200.91 feet to the North right-of-way line of Runkle Parkway; Thence N 63°09'38" W, 58.27 feet to the point of beginning. Containing 5.21 acres more or less.

CERTIFICATE OF DEDICATION - ALPINE VIEW DRIVE

A Tract of land located in Tract A-1-A-1-A-1-A-1-A-1-A, Document No. 3368415 located in Section 35, Township 10 North, Range 3 West, Principal Meridian, Montana, Lewis and Clark County. More particularly described as follows:

Beginning at the Southeast corner of a yellow plastic cap marked, Nash 5210S of Tract A-1-A-1-A-1-A-1-A-1-A, Document No. 3368415 Amended Plat of the Craftsman Village Phase 1 of the Crossroads at Mountain View Meadows Subdivision; Thence N 26°50'53" E, 413.58 feet along the East line of Tract A-1-A-1-A-1-A-1-A-1-A-1-A; Thence S 63°11'26" E, 64.03 feet; Thence N 26°50'43" E, 374.05 feet; Thence N 63°09'03" W, 69.00 feet; Thence S 26°50'43" W, 255.57 feet; Thence N 26°50'43" W, 118.48 feet; Thence S 26°51'07" W, 413.63 feet to the North right-of-way line of Runkle Parkway; Thence along said line S 63°09'38" E, 5.00 feet to the point of beginning. Containing 0.64 acres more or less.

The above described tract of land is to be known and designated as Alpine View Drive. The land shown on this plat as being dedicated to the use of the public is hereby dedicated, granted and donated to the City of Helena for such use.

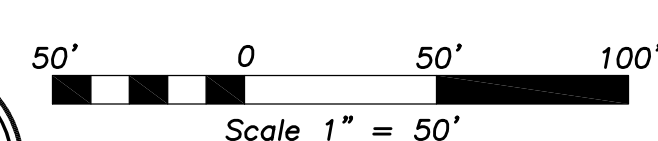
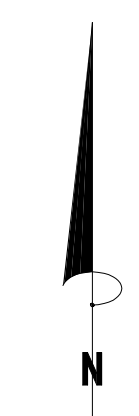
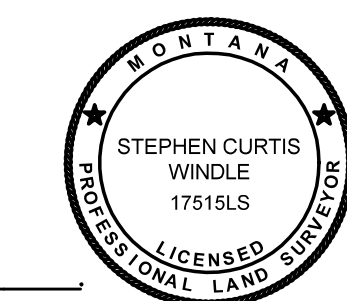
LEGAL DESCRIPTION TRACT A-1-A-1-A-1-A-1-A-1
Tract A-1-A-1-A-1-A-1-A-1-A, Document No. 3368415 Amended Plat of the Craftsman Village Phase 1 of the Crossroads at Mountain View Meadows Subdivision, less Lots 1 and 2, Block 9, as shown on this plat, the Aspen Park Block 9 located in Section 35, Township 10 North, Range 3 West, Principal Meridian, Montana, Lewis and Clark County. Containing 139.91 acres of land more or less, along with and subject to any easement or record or implied.

CERTIFICATE OF SURVEYOR
I, Stephen C. Windle, a Licensed Professional Land Surveyor in the State of Montana, License No. 17515 LS, do hereby certify that in January of 2021, I surveyed and platted the same as shown on the accompanying map and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-614, M. C. A.

- LEGEND**
- FOUND ORANGE PLASTIC CAP MARKED, WINDLE 17515LS
 - FOUND YELLOW PLASTIC CAP MARKED, NASH 5210S
 - FOUND 5/8" REBAR
 - ⊙ SET 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP MARKED, WINDLE 17515LS
 - POB POINT OF BEGINNING
 - TPOB TRUE POINT OF BEGINNING
 - NEW BLOCK, LOT LINE
 - - - EXISTING PROPERTY LINES

PRELIMINARY 11/3/21

Stephen C. Windle 17515 LS Date _____



SHEET 2 OF 2			
1/4	SEC.	T	R
S1/2	26	10 N	3 W
ALL	35	10 N	3 W

Surveyed by:
SCW SURVEYING
1409 Hauser Blvd.
Helena, Mt. 59601
PH. 406-868-0232