

CANYON FERRY CROSSING SUBDIVISION PLAT

PHASE V

LOCATED IN THE NORTH ONE HALF AND THE SOUTHWEST ONE QUARTER OF SECTION 1
TOWNSHIP 10 NORTH, RANGE 1 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA
SHEET 1 OF 4

SURVEY COMMISSIONED BY:

CANYON FERRY CROSSING, LLC

REASON FOR SURVEY

SUBDIVIDE TRACTS 1 AND 2 OF DOCUMENT NO. 3018322
AMEND LOT 6B DOC. NO. 601470/S, CREATING LOT 6B-1

BASIS OF BEARINGS

THE NORTH LINE OF SECTION 2 (S89°37'00"E) AS SHOWN ON
CANYON FERRY CROSSING SUBDIVISION PLAT PHASES II & III.

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS ARE IMPOSED ON THIS SUBDIVISION
AND ARE FILED IN BOOK _____ PAGE _____ OF
MISCELLANEOUS.

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION
76-3-207(3) MCA, THAT ALL REAL PROPERTY
TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON
THE LAND DESCRIBED ON THIS PLAT HAVE BEEN PAID.

PROPERTY GEO-CODE NUMBER TRACT 1: 05-1890-01-1-01-75-0000
TRACT 2: 05-1890-01-1-01-40-0000
LOT 6B: 05-1890-01-2-02-50-0000

DATED THIS _____ DAY OF _____, 20__.

COUNTY TREASURER _____

CERTIFICATE OF FINAL PLAT APPROVAL

THE UNDERSIGNED DO HEREBY CERTIFY THAT IT HAS EXAMINED
THIS PLAT; AND HAVING FOUND THE SAME TO CONFORM
TO LAW, HEREBY APPROVES IT, THIS _____ DAY OF _____,
20__.

_____/ TITLE
_____/ TITLE
_____/ TITLE
_____/ TITLE

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.

EXAMINING LAND SURVEYOR
LICENSE NO. _____

APPLICABLE EXEMPTIONS

LOT 19

17-36-605(2)(a) A.R.M. "A PARCEL THAT HAS NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, AND SOLID WASTE DISPOSAL, IF NO NEW FACILITIES WILL BE CONSTRUCTED ON THE PARCEL"

LANDOWNER CERTIFICATION

WE, THE UNDERSIGNED, CURRENT PROPERTY OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOT 19 HAS NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, AND SOLID WASTE DISPOSAL, AND NO NEW FACILITIES WILL BE CONSTRUCTED ON IT; THEREFORE LOT 19 IS EXEMPT FROM DEQ REVIEW PURSUANT TO SECTION 17.36.605(2)(a) A.R.M.

EASEMENT STATEMENT

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING AN OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRICAL POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UNDERGROUND UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.
PUBLIC ACCESS IS HEREBY GRANTED ACROSS AREAS SHOWN ON THIS PLAT AS "PUBLIC ACCESS EASEMENT".

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN LEWIS AND CLARK COUNTY, MONTANA, TO WIT:

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF AND THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 1 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA, COMPRISED OF TRACTS 1 & 2, DOCUMENT NO. 3018322 AND LOT 6B, DOC. NO. 601470/S IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE ALONG THE NORTH LINE OF SAID SECTION 1 NORTH 89°33'00" EAST, 696.25 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89°33'00" EAST, 1937.60 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 89°53'23" EAST, 1977.95 FEET TO THE E-E 1/4 CORNER OF SAID SECTION 1; THENCE ALONG THE E-E 1/4 LINE OF SAID SECTION 1 SOUTH 0°01'46" EAST, 1339.68 FEET TO THE C-E-NE 1/4 CORNER, THENCE ALONG THE NORTH 1/4 LINE OF SAID SECTION 1 NORTH 89°20'14" EAST, 9.22 FEET TO A POINT ON THE CENTERLINE OF A COUNTY ROAD EASEMENT; THENCE ALONG SAID CENTERLINE ALONG A NON-TANGENT CURVE TO THE RIGHT CHORD BEARING SOUTH 38°28'02" WEST, CHORD 291.16 FEET, RADIUS 4000.00 FEET, LENGTH 454.83 FEET; THENCE SOUTH 42°57'32" WEST, 438.45 FEET TO A POINT ON THE S-N 1/4 LINE OF SAID SECTION 1; THENCE ALONG SAID 1/4 LINE SOUTH 88°29'08" WEST, 91.38 FEET TO THE C-S-NE 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 89°09'08" WEST, 663.53 FEET TO THE S-N 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 44°29'05" WEST, 467.08 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 44°38'50" WEST, 922.86 FEET; THENCE NORTH 12°44'18" WEST, 2300.00 FEET; THENCE NORTH 75°23'49" WEST, 505.80 FEET TO THE CENTERLINE OF A ROAD EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 15°17'22" EAST, 144.51 FEET; THENCE ALONG A CURVE TO THE LEFT CHORD BEARING NORTH 3°44'51" EAST, CHORD 200.09 FEET, RADIUS 500.00 FEET, LENGTH 201.45 FEET; THENCE NORTH 7°47'41" WEST, 144.92 FEET; THENCE ALONG A CURVE TO THE LEFT CHORD BEARING NORTH 25°27'10" WEST, CHORD 182.00 FEET, RADIUS 300.00 FEET, LENGTH 184.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

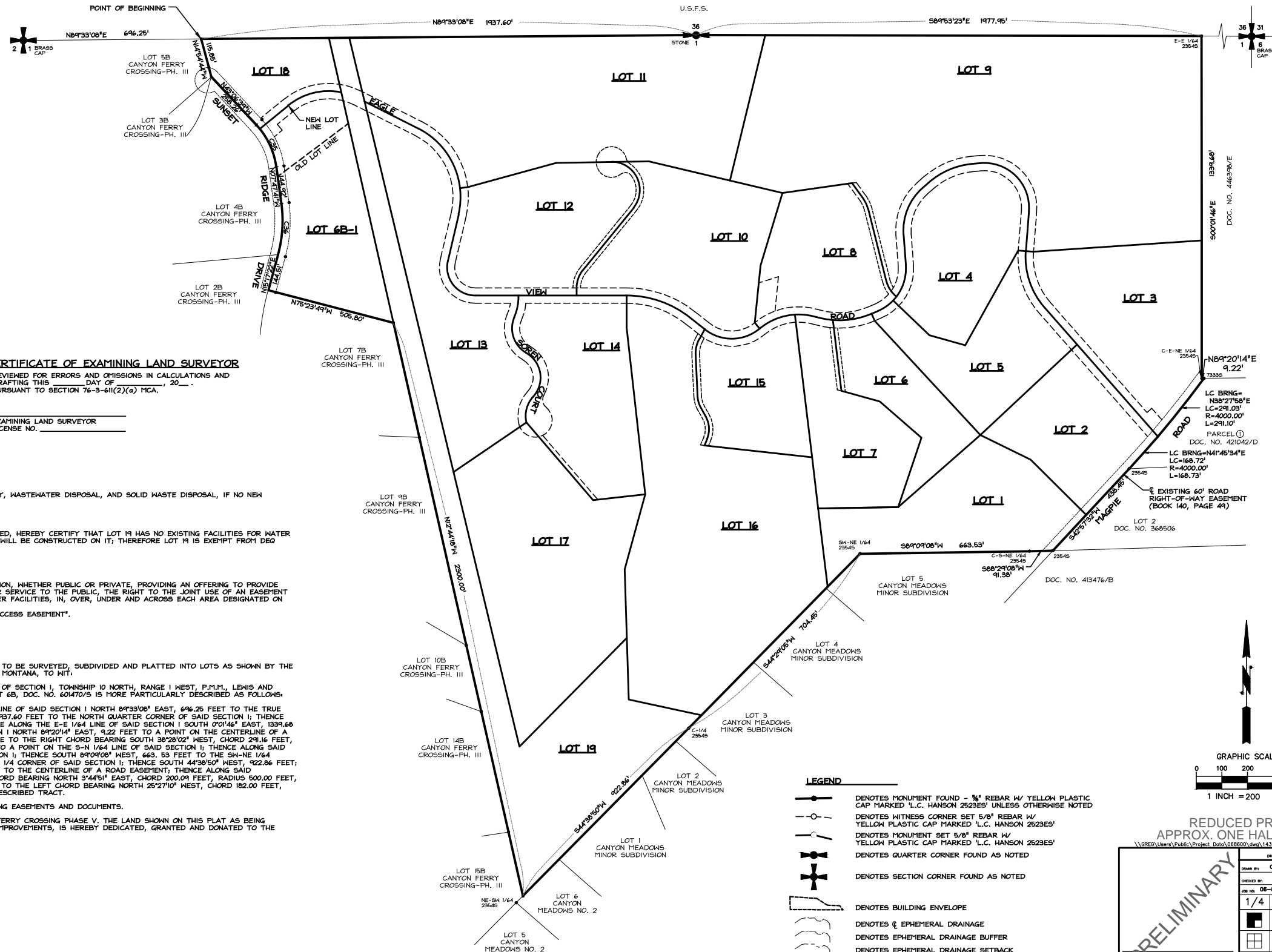
THE ABOVE DESCRIBED TRACT CONTAINS 178.351 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND DOCUMENTS.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS CANYON FERRY CROSSING PHASE V. THE LAND SHOWN ON THIS PLAT AS BEING DEDICATED TO THE USE OF PUBLIC, INCLUDING ACCESS EASEMENTS AND OTHER PUBLIC IMPROVEMENTS, IS HEREBY DEDICATED, GRANTED AND DONATED TO THE PUBLIC FOR SUCH USE.

PETER KLOEFFER - CANYON FERRY CROSSING, LLC (MANAGER)

STATE OF _____)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20__, BEFORE ME A
NOTARY PUBLIC FOR THE STATE OF _____,
PERSONALLY APPEARED _____,
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE
SAME.

PRINT NAME _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____



LEGEND

- DENOTES MONUMENT FOUND - 1/2" REBAR W/ YELLOW PLASTIC CAP MARKED 'L.C. HANSON 2523ES' UNLESS OTHERWISE NOTED
- DENOTES WITNESS CORNER SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED 'L.C. HANSON 2523ES'
- DENOTES MONUMENT SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED 'L.C. HANSON 2523ES'
- DENOTES QUARTER CORNER FOUND AS NOTED
- DENOTES SECTION CORNER FOUND AS NOTED
- DENOTES BUILDING ENVELOPE
- DENOTES E PHEMERAL DRAINAGE
- DENOTES E PHEMERAL DRAINAGE BUFFER
- DENOTES E PHEMERAL DRAINAGE SETBACK

REDUCED PRINT
APPROX. ONE HALF SCALE
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Dwg No. 1439

DRAWN BY: CLH	DATE:
CHECKED BY:	REVIEWED:
JOB NO. 06-86-00	SHEET 1 OF 1
1/4 SEC. TWP. RGE.	
1 10N 1W	
LEWIS & CLARK COUNTY P.M.M.	

Prepared By
NORTHLAND ENGINEERING
ENGINEERS - SURVEYORS - PLANNERS
HELENA, MONTANA
PHONE: (406) 442-8108