L1A-0070340 L4A-0506542 3/18/20 KB/SS

FINAL PLAT of
HELENA CROSSING
NW1/4 SE 1/4 Section 34, T. 29 N., R. 21 W., Principal Meridian, Flathead County, Montana

0' 100' 200'

Scale 1" = 100'

Basis of Bearing: GPS Single Point Calibration

O.C. Ervin Land Surveying, Inc.
132 North Fork Trail
Columbia Falls, MT 59912
Olaf C. Ervin PLS, CFM

LEGEND

- ◐ 1/16 CORNER (AS NOTED)
- ● FOUND 1/2" REBAR WITH PLASTIC CAP CAP STAMPED "SANDS 7975S"
- ◑ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED ERICKSON 15272S
- ◒ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED OLAF C. ERVIN 16194LS
- ○ SET 1/2"X24" REBAR WITH PLASTIC CAP STAMPED OLAF C. ERVIN 16194LS

P.O.B POINT OF BEGINNING
R1 SUBDIVISION 289
R2 LOTS 1 AND 4 – SUBDIVISION 289 II
(196) ADDRESS (TYPICAL)

Area Table

THE AREA TABLE GROSS AND NET ACREAGES ONLY ACCOUNT FOR THE STORM DRAINAGE AND WETLANDS EASEMENTS AS SHOWN ON THE PLAT. IT DOES NOT INCLUDE ANY PRORATA SHARE OF ROADS AND PARKS FOR TAXATION PURPOSES.

	Square Ft.	Acres
Lot 1 Gross	13881	0.319
Lot 1 Net	11292	0.260
Lot 2 Gross	10552	0.242
Lot 2 Net	10035	0.230
Lot 3 Gross	10525	0.242
Lot 3 Net	10003	0.230
Lot 4	10003	0.230
Lot 5	10071	0.231
Lot 6	10002	0.230
Lot 7	10003	0.230
Lot 8	10051	0.231
Lot 9 Gross	12963	0.230
Lot 9 Net	12598	0.289
Lot 10	12674	0.291
Lot 11	10921	0.251
Lot 12	10925	0.251
Lot 13	10929	0.251
Lot 14	14118	0.324
Lot 15	12054	0.277
Lot 16	10003	0.230
Lot 17	15433	0.354
Lot 18	11364	0.261
Lot 19 Gross	11032	0.253
Lot 19 Net	10083	0.232
Lot 20 Gross	12954	0.297
Lot 20 Net	11990	0.275
Lot 21	16045	0.368
Lot 22	10235	0.235
Lot 23	10047	0.231
Lot 24	10063	0.231
Lot 25	10919	0.251
Lot 26	17545	0.403
Lot 27 Gross	19021	0.437
Lot 27 Net	18532	0.425
Lot 28 Gross	11212	0.257
Lot 28 Net	10606	0.244
Lot 29 Gross	11643	0.267
Lot 29 Net	10018	0.230
Lot 30 Gross	13768	0.316
Lot 30 Net	12887	0.296
Lot 31	10007	0.230
Lot 32	10005	0.230
Lot 33	10029	0.230
Lot 34	10081	0.231
Lot 35	11442	0.263
Lot 36	17458	0.401
Lot 37	11258	0.258
Lot 38	10059	0.231
Lot 39	11832	0.272
Lot 40 Gross	18341	0.421
Lot 40 Net	10139	0.233
Lot 41 Gross	12000	0.276
Lot 41 Net	10603	0.243
Lot 42	13937	0.320
Lot 43	13989	0.321
Lot 44 Gross	15211	0.350
Lot 44 Net	13649	0.313
Lot 45 Gross	15975	0.367
Lot 45 Net	10039	0.230
Lot 46 Gross	11732	0.269
Lot 46 Net	11620	0.267
Lot 47	11547	0.265
Lot 48 Gross	15471	0.355
Lot 48 Net	10121	0.232
Lot 49 Gross	22621	0.519
Lot 49 Net	12337	0.283
Lot 50 Gross	15158	0.348
Lot 50 Net	10968	0.252
Lot 51	10028	0.230
Lot 52	10028	0.230
Lot 53	10028	0.230
Lot 54 Gross	19922	0.457
Lot 54 Net	10449	0.240
Lot 55 Gross	13455	0.309
Lot 55 Net	10127	0.232
Lot 56 Gross	24092	0.553
Lot 56 Net	18163	0.417
Lot 57 Gross	229906	5.278
Lot 57 Net	197096	4.525
Park 1 Gross	97403	2.236
Park 1 Net	92287	2.119
Park 2 Gross	19386	0.445
Park 2 Net	14230	0.327
Roads	254813	5.850
1/56th of roads and parks	6636	0.152

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 82°05'04" E	35.44'
L2	S 75°32'27" E	59.34'
L3	S 89°37'24" E	69.77'
L4	S 89°37'24" E	19.00'
L5	S 83°23'48" E	90.21'
L6	S 75°14'10" E	69.74'
L7	S 81°40'09" E	24.03'
L8	S 81°40'09" E	77.12'
L9	S 81°40'09" E	46.80'
L10	S 86°00'02" W	24.98'
L11	N 86°00'02" E	71.52'
L12	S 86°00'02" W	50.08'
L13	S 79°12'12" W	24.53'
L14	N 79°12'12" E	49.84'
L15	S 75°58'16" W	34.23'
L16	N 75°58'16" E	41.04'
L17	N 69°19'05" E	72.43'
L18	N 45°13'16" E	65.84'

Final Plat Notes

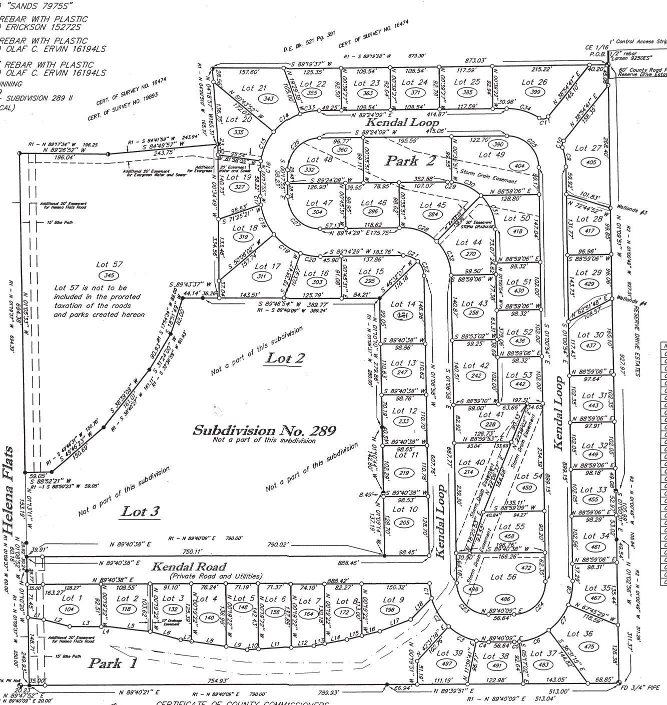
a. All road names shall be assigned by the Flathead County address coordinator and clearly identified and house numbers will be clearly visible from the road, either at the driveway entrance or on the house. House numbers shall be at least four inches in length per number. [Section 4.7.26(c) FCSR]

b. All utilities shall be placed underground. [Section 4.7.23 FCSR]

c. The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities. [Section 4.7.14 FCSR]

d. Solid Waste removal for all lots shall be provided by a contracted solid waste hauler. [Section 4.7.22 FCSR]

e. Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed. [Section 4.7.25 FCSR]



Owner: Helena Crossing, LLC and Stephen Leonard
Date: January, 2020

THE CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, SO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS ALL THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND SHOWN BY THE ANNEXED PLAT OR MAP AND SITUATED IN FLATHEAD COUNTY, MONTANA:

A TRACT OF LAND SITUATED, LYING AND BEING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE CENTER–EAST ONE–SIXTEENTH CORNER OF SECTION 34, THENCE S 89°19'37" W A DISTANCE OF 873.03' TO A POINT; THENCE S 04°18'57" E A DISTANCE OF 165.31' TO A POINT; THENCE S 84°49'57" W A DISTANCE OF 243.75' TO A POINT; THENCE N 89°26'52" W A DISTANCE OF 196.04' TO A POINT; THENCE S 01°05'33" E A DISTANCE OF 694.38' TO A POINT; THENCE N 88°52'21" E A DISTANCE OF 59.05' TO A POINT; THENCE N 49°46'23" E A DISTANCE OF 150.69' TO A POINT; THENCE N 38°39'09" E A DISTANCE OF 161.01' TO A POINT; THENCE N 31°24'00" E A DISTANCE OF 90.93' TO A POINT; THENCE N 18°51'49" E A DISTANCE OF 82.00' TO A POINT; THENCE N 89°43'37" E A DISTANCE OF 44.14' TO A POINT; THENCE N 89°46'54" E A DISTANCE OF 389.77' TO A POINT; THENCE S 01°10'10" E A DISTANCE OF 279.86' TO A POINT; THENCE S 01°10'44" E A DISTANCE OF 142.80' TO A POINT; THENCE S 01°09'14" E A DISTANCE OF 137.19' TO A POINT; THENCE S 89°40'38" W A DISTANCE OF 790.02' TO A POINT; THENCE S 01°08'52" E A DISTANCE OF 30.24' TO A POINT; THENCE S 01°10'20" E A DISTANCE OF 249.93' TO A POINT; THENCE N 89°40'21" E A DISTANCE OF 789.93' TO A POINT; THENCE N 89°39'51" E A DISTANCE OF 513.00' TO A POINT; THENCE N 01°02'56" W A DISTANCE OF 311.37' TO A POINT; THENCE N 01°00'01" W A DISTANCE OF 105.99' TO A POINT; THENCE N 01°09'51" W A DISTANCE OF 927.97' TO A THE POINT OF BEGINNING; CONTAINING 30.261 ACRES, MORE OR LESS. SUBJECT TO AND TOGETHER WITH ALL EASEMENTS. THE ABOVE DESCRIBED TRACT OF LAND SHALL BE HEREIN KNOWN AS: HELENA CROSSING ~~SUBDIVISION~~

TAXATION NOTE:

THE GROSS AREA OF PARKS AND ROADS DEDICATED HEREON IS +/–371,602 SQ. FT. OR +/–8.531 ACRES. OWNERSHIP OF THESE PARKS AND ROADS ARE PRORATED BETWEEN LOTS 1 THROUGH 56 OF HELENA CROSSING. THE PROATA SHARE OF EACH LOT IS 0.152 ACRES PER LOT

EASEMENT CERTIFICATE:

THE UNDERSIGNED HEREBY GRANTS TO EACH AND EVERY PERSON, FIRM, OR CORPORTATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, ELECTRIC POWER, GAS, CABLE OR SATELLITE 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 "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

HELENA CROSSING, LLC

STEPHEN LEONARD

Curve Table

NUMBER	Delta	Chord Direction	R '	L '	LC '
C1	14°15'44"	S 08°14'50" E	130.00	32.36	32.28
C2	26°41'05"	S 34°08'09" E	130.00	60.55	60.00
C3	30°51'37"	S 62°54'30" E	130.00	70.02	69.18
C4	11°59'32"	S 84°20'05" E	130.00	27.21	27.16
C5	04°57'11"	S 87°11'33" W	130.00	11.24	11.23
C6	31°14'13"	N 69°05'51" E	130.00	70.87	70.00
C7	31°14'13"	N 37°51'38" E	130.00	70.87	70.00
C8	23°15'22"	N 10°36'51" E	130.00	52.77	52.40
C9	18°55'38"	S 10°28'39" E	130.00	42.94	42.75
C10	58°51'09"	S 09°29'06" W	15.00	15.41	14.74
C11	84°03'44"	N 80°56'33" E	15.00	22.01	20.09
C14	31°14'13"	S 54°53'15" W	130.00	70.87	70.00
C15	31°14'13"	S 23°39'01" W	130.00	70.87	70.00
C16	08°19'50"	S 03°52'00" W	130.00	18.90	18.88
C17	08°19'50"	N 04°27'50" W	130.00	18.90	18.88
C18	31°14'13"	N 24°14'52" W	130.00	70.87	70.00
C19	31°14'13"	S 55°29'05" E	130.00	70.87	70.00
C20	19°39'20"	S 80°55'51" E	130.00	44.60	44.38
C21	44°49'16"	S 68°20'53" E	45.00	35.20	34.31
C22	44°49'16"	S 23°31'36" E	45.00	35.20	34.31
C23	89°12'53"	N 45°43'25" W	70.00	109.00	98.31
C24	90°40'59"	S 44°19'39" W	70.00	110.79	99.58
C25	89°38'32"	N 45°50'06" W	70.00	109.52	98.69
C26	89°38'32"	S 44°31'21" W	70.00	109.52	98.69
C27	90°27'36"	S 45°31'43" E	70.00	110.52	99.39
C28	44°49'16"	N 68°20'53" W	105.00	82.14	80.06
C29	05°13'38"	N 87°59'02" W	105.00	9.58	9.58
C30	39°33'50"	S 65°35'18" E	105.00	72.50	71.07
C31	44°47'29"	S 23°24'38" E	105.00	82.08	80.01
C32	44°49'16"	S 23°31'36" E	105.00	82.14	80.06
C33	18°56'23"	N 79°58'33" E	130.00	42.97	42.78
C34	33°36'51"	S 73°50'01" E	130.00	76.27	75.18

NOTARY ACKNOWLEDGEMENTS

STATE OF: Arizona COUNTY OF: Yavapai
ON THIS 14 DAY OF February, 2020,

Stephen Leonard,
PERSONALLY APPEARED BEFORE ME, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS DOCUMENT, AND HE/SHE ACKNOWLEDGED THAT HE/SHE SIGNED IT.

Beatrice Montez
NOTARY SIGNATURE

MY COMMISSION EXPIRES: 01/31/2023

Beatrice Montez - Notary Public
Yavapai County, Arizona
My Comm. Expires 01-31-2022
Commission No. 538644

ALLIE HALL
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
July 24, 2023

NOTARY ACKNOWLEDGEMENTS

STATE OF: Montana COUNTY OF: Flathead
ON THIS 11 DAY OF February 2020,

Ken Benesh,
PERSONALLY APPEARED BEFORE ME, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS DOCUMENT, AND HE/SHE ACKNOWLEDGED THAT HE/SHE SIGNED IT.

Allie Hall
NOTARY SIGNATURE

MY COMMISSION EXPIRES: July 24, 2023

CERTIFICATE OF SURVEYOR

2-17-2020
REGISTRATION NUMBER 16194LS

APPROVED 2-10 2020
Bryan B. Bloch
EXAMINING LAND SURVEYOR REG. NO. 2918-S

OLAF C ERVIN No. 16194LS

STATE OF MONTANA
COUNTY OF FLATHEAD SS

FILED THIS 19th DAY OF March, 2020 A.D.
AT 11:25 O'CLOCK A .M.

Debbie Pierson
CLERK AND RECORDER $127.50

BY: M. Wiberg
DEPUTY

INSTRUMENT RECORD NUMBER 202000007178

Plat # 20200029 Abstract# 2730
202000007178 Fees: $127.50 by: MW
by KEN BENESH
Date 3/18/2020 Time 11:25 AM
Debbie Pierson, Flathead County Montana

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED Pamela J. Holmquist CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA, AND Maria Albertson, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF HELENA CROSSING, FLATHEAD COUNTY, MONTANA, HAS BEEN SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA, FOR EXAMINATION AND HAS BEEN FOUND BY THEM TO CONFORM TO THE LAW AND WAS APPROVED BY THEM AT THEIR REGULAR MEETING HELD ON THE 18th DAY OF March, 2020

Pamela J. Holmquist
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, FLATHEAD COUNTY

M. Albertson
COUNTY CLERK – FLATHEAD COUNTY

CERTIFICATE OF COUNTY ATTORNEY

THIS PLAT HAS BEEN EXAMINED BY THE OFFICE OF THE COUNTY ATTORNEY ACCORDING TO SECTION 76–3–612(2) MCA, RELYING UPON TITLE REPORT NO. 874199-FT AND APPROVED BASED ON INFORMATION SUBMITTED BY THE DEVELOPER AND/OR HIS AGENT.

OFFICE OF THE COUNTY ATTORNEY
FLATHEAD COUNTY, MONTANA

3/6/20
DATE

BY Caitlin Overland
Deputy

Plat # 20200029 ABST 2730

Sheet 1 of 1 Sheets