AMENDED PLAT OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION
TO BE KNOWN AS HIGHLAND MEADOWS SUBDIVISION - PHASE 1

A SUBDIVISION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, DOCUMENT NO. 3330122
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
CITY OF EAST HELENA, LEWIS AND CLARK COUNTY, MONTANA

PURPOSE OF SURVEY
A SUBDIVISION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, DOCUMENT NUMBER 3330122, LEWIS AND CLARK COUNTY RECORDS.

DATE OF SURVEY
NOVEMBER 16, 2018–DECEMBER, 2020

OWNERS OF THE TRACT
HIGHLAND MEADOWS, LLC

LOT INFORMATION

TOTAL NUMBER OF RESIDENTIAL LOTS FOR DEVELOPMENT:	54	
TOTAL AREA OF RESIDENTIAL LOTS FOR DEVELOPMENT:		10.649 ACRES
TOTAL NUMBER OF CITY UTILITY LOTS:	3	
TOTAL AREA OF CITY UTILITY LOTS:		0.750 ACRES
TOTAL AREA OF STREETS:		2.426 ACRES
TOTAL NUMBER OF TRACTS:	2	
TOTAL AREA OF TRACTS:		85.881 ACRES
TOTAL AREA OF DEVELOPMENT:		99.706 ACRES

PHYSICAL ACCESS
MEADOW VIEW LOOP, TAM O'SHANTER COURT, SUTHERLAND COURT, AND A 30' CITY ACCESS EASEMENT PROVIDE PHYSICAL ACCESS TO ALL LOTS AND TRACTS WITHIN THE SUBDIVISION FROM VALLEY DRIVE AND TRACT C OF C.O.S. NO.3254911.

LAND DESCRIPTION: LOT 2–A
A PORTION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION FILED UNDER DOCUMENT NO.3330122, LEWIS AND CLARK COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION FILED UNDER DOCUMENT NO.3330122, ALSO BEING THE NORTHWEST CORNER OF TRACT 1A–1 OF C.O.S. NO.3281132; THENCE SOUTH 01°25'49" WEST 393.05 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1A–1; THENCE SOUTH 82°00'00" WEST, 186.97 FEET; THENCE NORTH 80°13'40" WEST; 149.42 FEET; THENCE SOUTH 08°05'32" EAST, 118.68 FEET; THENCE SOUTH 05°00'00" WEST, 136.81 FEET; THENCE SOUTH 10°00'00" EAST, 99.48 FEET; THENCE SOUTH 51°00'00" EAST, 106.18 FEET; THENCE SOUTH 68°00'00" EAST, 44.53 FEET; THENCE SOUTH 22°00'00" WEST, 124.68 FEET TO THE NORTHERLY RIGHT–OF–WAY BOUNDARY OF MEADOW VIEW LOOP; THENCE THROUGH THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT–OF–WAY BOUNDARY: 1.) WESTERLY 5.59 FEET ALONG A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 00°58'59", HAVING A 326.00 FOOT RADIUS, WHOSE CHORD BEARS NORTH 72°18'25" WEST, 5.59 FEET TO A LINE NON–TANGENT; 2.) SOUTH 18°11'04" WEST, 48.00 FEET; 3.) EASTERLY 57.58 FEET ALONG A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 08°49'16", HAVING A 374.00 FOOT RADIUS, WHOSE CHORD BEARS SOUTH 76°13'33" EAST, 57.52 FEET TO A LINE NON–TANGENT; THENCE LEAVING SAID RIGHT–OF–WAY BOUNDARY SOUTH 03°00'00" WEST, 119.98 FEET; THENCE SOUTH 84°00'00" EAST, 6.41 FEET; THENCE NORTH 87°00'00" EAST, 65.62 FEET; THENCE SOUTH 82°00'00" EAST, 195.70 FEET; THENCE NORTH 90°00'00" EAST, 144.62 FEET; THENCE SOUTH 85°00'00" EAST, 73.67 FEET; THENCE NORTH 90°00'00" EAST, 144.26 FEET; THENCE NORTH 72°00'00" EAST, 136.56 FEET; THENCE NORTH 12°16'42" EAST, 114.78 FEET; THENCE NORTH 01°25'53" EAST, 110.72 FEET; THENCE SOUTH 88°34'07" EAST, 5.00 FEET TO THE EASTERLY BOUNDARY OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, ALSO BEING THE WESTERLY BOUNDARY OF TRACT C OF C.O.S. NO.3254911; THENCE SOUTH 01°25'53" WEST, 890.48 FEET ALONG SAID WESTERLY BOUNDARY TO THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING THE NORTHEASTERLY CORNER OF TRACT B–1–A OF C.O.S. NO.3318935; THENCE THROUGH THE FOLLOWING (3) COURSES ALONG THE BOUNDARY OF SAID TRACT B–1–A: 1.) NORTH 88°33'47" WEST, 99.94 FEET; 2.) SOUTH 01°25'15" WEST, 29.96 FEET; 3.) NORTH 88°31'37" WEST, 2,472.70 FEET TO THE NORTH–SOUTH MID–SECTION LINE OF SECTION 25; THENCE LEAVING TRACT B–1–A BOUNDARY NORTH 01°32'18" EAST, 1,730.44 FEET ALONG SAID MID–SECTION LINE TO A LINE 60.00 FEET SOUTHERLY AND PARALLEL TO THE NORTHERLY BOUNDARY OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION; THENCE LEAVING SAID MID–SECTION LINE SOUTH 88°36'14" EAST, 1,332.04 FEET ALONG SAID PARALLEL LINE; THENCE EASTERLY 103.39 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 17°57'05", HAVING A 330.00 FOOT RADIUS, WHOSE CHORD BEARS NORTH 82°25'14" EAST, 102.97 FEET TO A LINE TANGENT; THENCE NORTH 73°26'41" EAST, 100.13 FEET; THENCE EASTERLY 84.53 FEET ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 17°56'14", HAVING A 270.00 FOOT RADIUS, WHOSE CHORD BEARS NORTH 82°24'49" EAST, 84.18 FEET TO THE NORTHERLY BOUNDARY OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION; THENCE SOUTH 88°37'04" EAST, 359.06 FEET ALONG SAID LOT 2 BOUNDARY TO THE POINT OF BEGINNING; CONTAINING 83.848 ACRES, MORE OR LESS, ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR APPARENT ON THE GROUND.

LAND DESCRIPTION: LOT 2–B
A PORTION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION FILED UNDER DOCUMENT NO.3330122, LEWIS AND CLARK COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 25, ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION FILED UNDER DOCUMENT NO.3330122; THENCE SOUTH 88°36'14" EAST, 1,331.89 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 1 OF THE DARTMAN FIELD SUBDIVISION; THENCE SOUTH 88°37'04" EAST, 280.11 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 TO A CUSP OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE LEAVING SAID NORTHERLY BOUNDARY WESTERLY 84.53 FEET ALONG A NON–TANGENT THROUGH A CENTRAL ANGLE OF 17°56'14", HAVING A 270.00 FOOT RADIUS, WHOSE CHORD BEARS SOUTH 82°24'49" WEST, 84.18 FEET TO A LINE TANGENT; THENCE SOUTH 73°26'41" WEST, 100.13 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A 330.00 FOOT RADIUS, CONCAVE TO THE NORTHWEST AND TANGENT TO A LINE PARALLEL WITH AND 60 FEET SOUTHERLY FROM THE NORTH LINE OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION; THENCE WESTERLY 103.39 FEET THROUGH A CENTRAL ANGLE OF 17°57'05" ALONG SAID CURVE TO SAID TANGENT PARALLEL LINE; THENCE NORTH 88°36'14" WEST, 1,332.04 FEET TO THE WESTERLY BOUNDARY OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, ALSO BEING THE NORTH–SOUTH MID–SECTION LINE OF SECTION 25; THENCE NORTH 01°32'18" EAST, 60.00 FEET ALONG SAID MID–SECTION LINE TO THE POINT OF BEGINNING; CONTAINING 2.033 ACRES, MORE OR LESS, ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR APPARENT ON THE GROUND.

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR
I, NICHOLAS C. FISH, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF HIGHLAND MEADOWS SUBDIVISION PHASE 1; THAT SUCH SURVEY WAS MADE IN NOVEMBER OF 2018 THROUGH DECEMBER OF 2020; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

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.

DATED THIS 11th DAY OF December, 2020

Nicholas Fish
NICHOLAS C. FISH, 33886LS
STAHLY ENGINEERING & ASSOCIATES

MONTANA NICHOLAS CHRISTOPHER FISH 33886LS LICENSED LAND SURVEYOR

CERTIFICATE OF DEDICATION
I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND OTHER DIVISIONS AND DEDICATIONS AS SHOWN BY THE PLAT HERETO INCLUDED, THE FOLLOWING DESCRIBED LAND IN THE CITY OF EAST HELENA, LEWIS & CLARK COUNTY, TO–WIT:

A PORTION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION FILED UNDER DOCUMENT NO.3330122, LEWIS AND CLARK COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1A–1 OF C.O.S. NO.3281132; THENCE SOUTH 88°34'48" EAST, 598.23 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 1A–1 AND TRACT 1A–2 OF SAID C.O.S. TO THE NORTHEASTERLY CORNER OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION ALSO BEING THE WESTERLY BOUNDARY OF TRACT C OF C.O.S. NO.3254911; THENCE SOUTH 01°25'53" WEST, 436.44 FEET ALONG SAID WESTERLY BOUNDARY; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 88°34'07" WEST, 5.00 FEET; THENCE SOUTH 01°25'53" WEST, 110.72 FEET; THENCE SOUTH 12°16'42" WEST, 114.78 FEET; THENCE SOUTH 72°00'00" WEST, 136.56 FEET; THENCE SOUTH 90°00'00" WEST, 144.26 FEET; THENCE NORTH 85°00'00" WEST, 73.67 FEET; THENCE SOUTH 90°00'00" WEST, 144.62 FEET; THENCE NORTH 82°00'00" WEST, 195.70 FEET; THENCE SOUTH 87°00'00" WEST, 65.62 FEET; THENCE NORTH 84°00'00" WEST, 6.41 FEET; THENCE NORTH 03°00'00" EAST, 119.98 FEET TO THE SOUTHERLY RIGHT–OF–WAY BOUNDARY OF MEADOW VIEW LOOP; THENCE THROUGH THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT–OF–WAY BOUNDARY: 1.) WESTERLY 57.58 FEET ALONG A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 08°49'16", HAVING A 374.00 FOOT RADIUS, WHOSE CHORD BEARS NORTH 76°13'33" WEST, 57.52 FEET TO A LINE NON–TANGENT; 2.) THENCE NORTH 18°11'04" EAST, 48.00 FEET; 3.) EASTERLY 5.59 FEET ALONG A NON–TANGENT CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 00°58'59", HAVING A 326.00 FOOT RADIUS, WHOSE CHORD BEARS SOUTH 72°18'25" EAST, 5.59 FEET TO A LINE NON–TANGENT; THENCE LEAVING SAID RIGHT–OF–WAY BOUNDARY NORTH 22°00'00" EAST, 124.68 FEET; THENCE NORTH 68°00'00" WEST, 44.53 FEET; THENCE NORTH 51°00'00" WEST, 106.18 FEET; THENCE NORTH 10°00'00" WEST, 99.48 FEET; THENCE NORTH 05°00'00" EAST, 136.81 FEET; THENCE NORTH 08°05'32" WEST, 118.68 FEET; THENCE SOUTH 80°13'40" EAST, 149.42 FEET; THENCE NORTH 82°00'00" EAST, 186.97 FEET TO THE EASTERLY BOUNDARY OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, ALSO BEING THE WESTERLY BOUNDARY OF TRACT 1A–1 OF C.O.S. NO.3281132; THENCE SOUTH 01°25'49" WEST, 43.79 FEET ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING; CONTAINING 13.828 ACRES, MORE OR LESS, ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR APPARENT ON THE GROUND.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS THE PLAT OF HIGHLAND MEADOWS SUBDIVISION PHASE 1, CITY OF EAST HELENA, LEWIS AND CLARK COUNTY, MONTANA; AND THE LANDS INCLUDED IN ALL STREETS, AVENUES, ALLEYS, AND PARKS OR PUBLIC LANDS SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER. EXCEPTING THE LOTS DESIGNATED FOR CITY UTILITIES, THE LANDS INCLUDED IN ALL STREETS, AVENUES, ALLEYS , AND PARKS OR PUBLIC LANDS DEDICATED TO THE PUBLIC ARE ACCEPTED FOR PUBLIC USE, BUT THE CITY ACCEPTS NO RESPONSIBILITY FOR MAINTAINING THE SAME. THE OWNER(S) AGREE(S) THAT THE CIY HAS NO OBLIGATION TO MAINTAIN THE LANDS INCLUDED IN ALL STREETS, AVENUES, ALLEYS, AND PARKS OR PUBLIC LANDS HEREBY DEDICATED TO PUBLIC USE. THE LANDS INCLUDED IN ALL STREETS, AVENUES, ALLEYS, AND PARKS OR PUBLIC LANDS DEDICATED TO THE PUBLIC FOR WHICH THE CITY ACCEPTS RESPONSIBILITY FOR MAINTENANCE INCLUDE MEADOW VIEW LOOP, TAM O'SHANTER COURT, AND SUTHERLAND COURT.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, ELECTRIC POWER, GAS, INTERNET, CABLE TELEVISION OR OTHER SIMILAR UTILITY OR SERVICE, 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 'NEW 6' PUBLIC ACCESS & UTILITY EASEMENT' TO HAVE AND TO HOLD FOREVER.

THE UNDERSIGNED HEREBY DEDICATES, GRANTS, AND CONVEYS LOT 2–B (RIGHT–OF–WAY TRACT) TO THE CITY OF EAST HELENA.

THE UNDERSIGNED HEREBY DEDICATES, GRANTS, AND CONVEYS CITY UTILITY LOT 1 IN BLOCK 1, CITY UTILITY LOT 11 IN BLOCK 1, AND CITY UTILITY LOT 1 IN BLOCK 4 OF HIGHLAND MEADOWS SUBDIVISION – PHASE 1 TO THE CITY OF EAST HELENA.

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW – LOT 2–A
I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOT 2–A IS EXEMPT FROM D.E.Q REVIEW IN ACCORDANCE WITH 76–4–103, M.C.A., WHICH STATES "WHAT CONSTITUTES A SUBDIVISION. A SUBDIVISION CONSISTS OF ONLY THOSE PARCELS OF LESS THAN 20 ACRES THAT HAVE BEEN CREATED BY A DIVISION OF LAND, AND THE PLAT MUST SHOW ALL OF THE PARCELS, WHETHER CONTIGUOUS OR NOT."

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW – LOT 2–B (RIGHT–OF–WAY TRACT)
I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOT 2–B IS EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76–3–201(1)(h) WHICH STATES "IS CREATED FOR RIGHTS–OF–WAY OR UTILITY SITES. A SUBSEQUENT CHANGE IN THE USE OF THE LAND TO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER."

WAIVER OF RIGHT TO PROTEST
I, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, HEREBY WAIVE THE RIGHT TO PROTEST THE CREATION OF A RURAL SPECIAL IMPROVEMENT DISTRICTS (RSID/SID) FOR THE FOLLOWING:

1) IMPROVING AND/OR MAINTAINING VALLEY DRIVE AND RELATED RIGHT–OF–WAY.
2) DEVELOPING, IMPROVING OR EXPANDING MUNICIPAL UTILITY SERVICES TO INCLUDE THE COMMUNITY WATER SYSTEM, THE COMMUNITY WASTEWATER SYSTEM FOR AN INCORPORATED MUNICIPALITY, AND STORM WATER FACILITIES.
3) IMPROVING AND/OR MAINTAINING THE ROADS THAT ACCESS THE SUBDIVISION AND INTERNAL ROADS INCLUDING THE RELATED RIGHT–OF–WAY, SIDEWALKS, PEDESTRIAN PATHS, AND UTILITY MAINTENANCE ACCESS ROADS.
4) IMPROVING AND/OR MAINTAINING STREET LIGHTS.
5) CONSTRUCTING, IMPROVING AND/OR MAINTAINING PARKS, PLAYGROUNDS, AND PEDESTRIAN FACILITIES SUCH AS SIDEWALKS AND TRAILS.

THIS WAIVER SHALL BE BINDING UPON THE OWNERS AND THEIR SUCCESSORS–IN–INTEREST FOR TWENTY (20) YEARS FOR ALL LOTS WITHIN HIGHLAND MEADOWS PHASE 1 AND LOT 2–A.

DATED THIS 15th DAY OF December, 20 20

HIGHLAND MEADOWS, LLC
Landy Leep- Manager
PRINTED NAME AND TITLE

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS 15th DAY OF December, 2020,
BEFORE ME PERSONALLY APPEARED
Landy Leep
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

ROBIE BALDWIN CULVER
NOTARY PUBLIC for the State of Montana
Residing at Clancy, Montana
My Commission Expires
October 02,2022

Robie Baldwin-Culver
NOTARY PUBLIC FOR THE STATE OF MONTANA.

CERTIFICATE OF COMPLETION
I, THE UNDERSIGNED OWNER OF THE PROPERTY, AND I, GREG D. WIRTH, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MONTANA, HEREBY CERTIFY THAT PUBLIC IMPROVEMENTS, REQUIRED AS A CONDITION OF APPROVAL OF HIGHLAND MEADOWS SUBDIVISION PHASE 1, HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, OR FINANCIALLY GUARANTEED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT ACCOMPANYING THIS PLAT.

INSTALLED IMPROVEMENTS
1) WATER DISTRIBUTION IMPROVEMENTS
2) SANITARY SEWER COLLECTION IMPROVEMENTS
3) STORM WATER IMPROVEMENTS
4) STREET IMPROVEMENTS

FINANCIALLY GUARANTEED IMPROVEMENTS
1) ASPHALT CONCRETE PAVING ON SECONDARY ACCESS
2) UTILITY LOT ACCESS
3) SIDEWALK ADJACENT TO UTILITY LOTS
4) MAILBOX FACILITY

- Manager 12/15/20
HIGHLAND MEADOWS, LLC DATE

Greg D. Wirth 12/14/20
GREG D. WIRTH, 16032PE DATE
STAHLY ENGINEERING & ASSOCIATES

MONTANA GREG D. WIRTH 16032 PE LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW – HIGHLAND MEADOWS PHASE 1
THE HIGHLAND MEADOWS SUBDIVISION PHASE 1, LEWIS AND CLARK COUNTY, MONTANA, IS WITHIN THE CITY OF EAST HELENA, MONTANA, A THIRD–CLASS MUNICIPALITY, AND WITHIN THE PLANNING AREA OF THE EAST HELENA GROWTH POLICY WHICH WAS ADOPTED PURSUANT TO 76–1–601 ET SEQ., MCA, AND CAN BE PROVIDED WITH ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES. THEREFORE, UNDER THE PROVISIONS OF 76–4–125(2)(d), M.C.A., THIS SUBDIVISION IS EXCLUDED FROM THE REQUIREMENT FOR THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW.

DATED THIS 15th DAY OF DECEMBER, 20 20

MAYOR, CITY OF EAST HELENA, MONTANA

PROPORTIONAL SHARE OF IMPROVEMENTS FOR VALLEY DRIVE
IT IS HEREBY AFFIRMED THAT THE PROPORTIONAL SHARE OF IMPROVEMENTS FOR VALLEY DRIVE BASED ON THE PROPORTIONAL SHARE FORMULA DEVELOPED IN THE VALLY DRIVE PRELIMINARY ENGINEERING REPORT TO MITIGATE IMPACTS OF HIGHLAND MEADOWS ON VALLEY DRIVE HAS BEEN PROVIDED PRIOR TO THE FILING OF THE FINAL PLAT OF HIGHLAND MEADOWS SUBDIVISION PHASE 1.

A TOTAL PAYMENT OF $303,800.00 WAS RECEIVED BY THE CITY OF EAST HELENA (CITY OF EAST HELENA RECEIPT NO. 462583)

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED THE SEAL OF EAST HELENA, MONTANA

DATED THIS 16th DAY OF December, 2020.

CITY OF EAST HELENA – CLERK (Deputy)

CITY OF EAST HELENA CORPORATE SEAL MONTANA

CERTIFICATE OF WAIVER OF PARKLAND DEDICATION AND ACCEPTANCE OF CASH IN LIEU THEREOF
I, Julia Shannon, Deputy, CITY CLERK OF EAST HELENA, MONTANA, DO CERTIFY THAT THE FOLLOWING ORDER WAS MADE BY THE CITY COUNCIL OF EAST HELENA AT A MEETING THEREOF HELD ON THE 15th DAY OF December, 2020, AND ENTERED INTO THE PROCEEDINGS OF SAID BODY TO–WIT: "INASMUCH AS THE DEDICATION OF PARK LAND WITHIN THE PLATTED AREA OF HIGHLAND MEADOWS SUBDIVISION PHASE 1 IS UNDESIRABLE FOR THE REASONS SET FORTH IN THE MINUTES OF THIS MEETING, IT IS HEREBY ORDERED BY THE EAST HELENA CITY COUNCIL THAT LAND DEDICATION FOR PARK PURPOSES BE WAIVED AND THAT CASH IN LIEU OF PARK LAND IN THE AMOUNT OF sixteen thousand one hundred seventy three DOLLARS ($16,173.60), BE ACCEPTED WITH THE PROVISIONS OF TITLE 76, CHAPTER 3, M.C.A."

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED THE SEAL OF EAST HELENA, MONTANA

DATED THIS 16th DAY OF December, 2020.

CITY OF EAST HELENA – CLERK (Deputy)

CITY OF EAST HELENA CORPORATE SEAL 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 FINAL PLAT AND ENCOMPASSED BY THE PROPOSED SUBDIVISION ARE DELINQUENT.

PROPERTY GEO–CODE 05–1888–25–1–01–01–0000

ASSESSORS CODE 0000040575

DATED THIS 11 DAY OF December, 2020

Amy Reeves
TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL – CITY
THE CITY COUNCIL OF EAST HELENA, MONTANA, HEREBY CERTIFIES THAT IT HAS EXAMINED THIS MAJOR SUBDIVISION PLAT AND HAS FOUND TO THE SAME TO CONFORM TO LAW.

THE CITY COUNCIL OF EAST HELENA, MONTANA, HEREBY APPROVES THIS PLAT AND HEREBY ACCEPTS THE DEDICATION TO PUBLIC USE ANY AND ALL LANDS AND EASEMENTS AS SHOWN ON THIS PLAT AS BEING DEDICATED TO SUCH USES THIS 15th DAY OF DECEMBER, 2020.

MAYOR OF THE CITY OF EAST HELENA — CITY ATTORNEY
COUNCIL MEMBER — COUNCIL MEMBER
COUNCIL MEMBER — COUNCIL MEMBER

CERTIFICATE OF EXAMINING LAND SURVEYOR
REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING

THIS 11th DAY OF December, 2020.
PURSUANT TO SECTION 76–3–611(2)(a), MCA.

EXAMINING LAND SURVEYOR

REG. NO. 12241LS

3369086 SUB
12/16/2020 03:53 PM Pages: 1 of 3 Fees: 314.50
Amy Reeves Clerk & Recorder, Lewis & Clark MT

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

2223 MONTANA AVE. STE. 201, BILLINGS, MT 59101, Phone: (406)601–4055, Fax: (406)601–4062
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

CERTIFICATE OF SURVEY NO. _____

COUNTY: LEWIS & CLARK
PRINCIPAL MERIDIAN, MONTANA

1/4	SEC	T	R
X	25	10N	3W

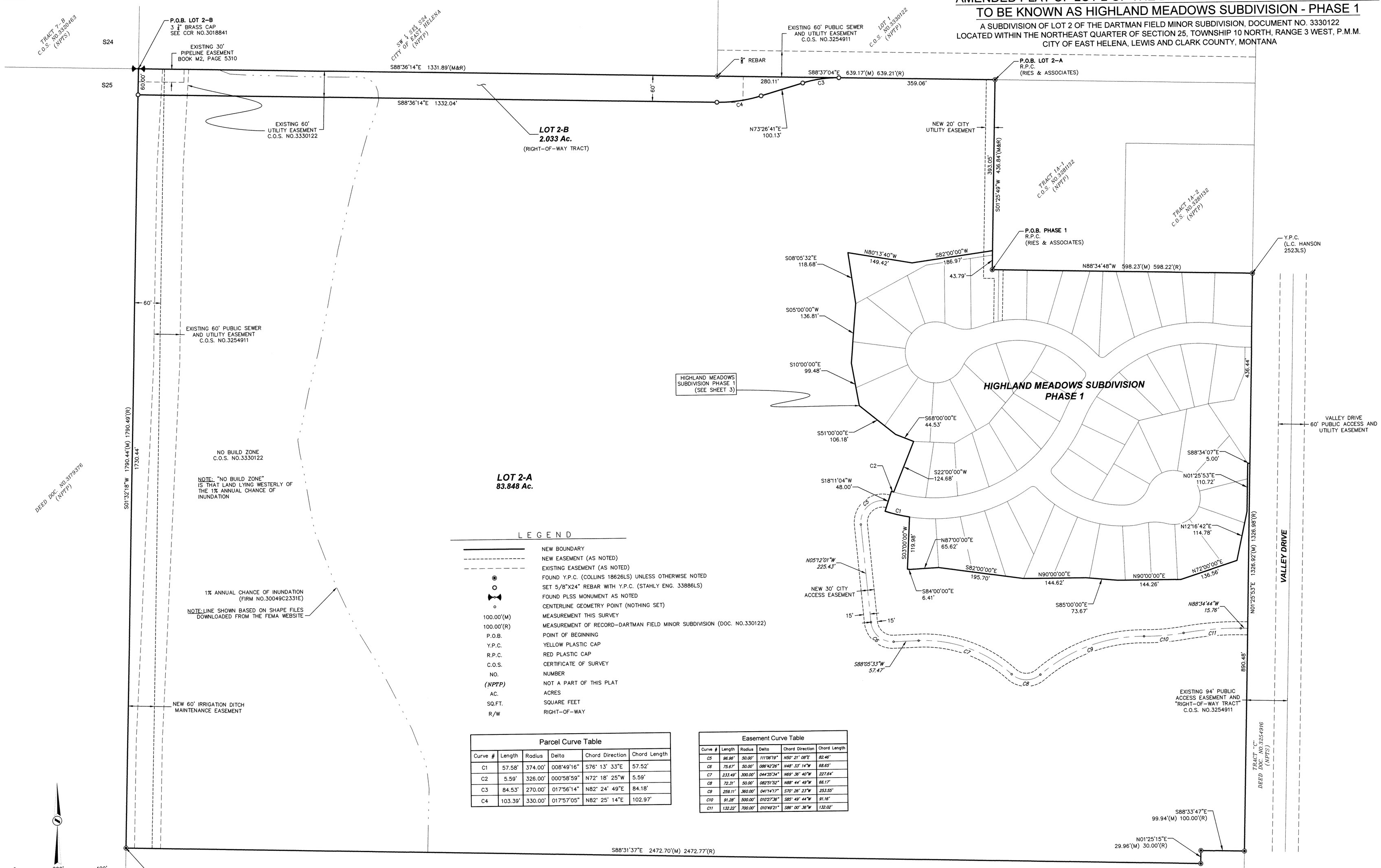
FIELD: DCD/RJS
DRAWN: RJS
CHECKED: NCF
DATE: 12/09/2020

SHEET 1 OF 3

S:\2821-Highland Meadows LLC\-00420-Phase 1\DWG\Survey\2821-00420-FP 111720.dwg, I CERTIFICATION, Plotted: Dec 09, 2020 - 4:02pm

AMENDED PLAT OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVSION TO BE KNOWN AS HIGHLAND MEADOWS SUBDIVISION - PHASE 1

A SUBDIVISION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, DOCUMENT NO. 3330122
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
CITY OF EAST HELENA, LEWIS AND CLARK COUNTY, MONTANA



LEGEND

———	NEW BOUNDARY
- - - - -	NEW EASEMENT (AS NOTED)
— — — —	EXISTING EASEMENT (AS NOTED)
◉	FOUND Y.P.C. (COLLINS 18626LS) UNLESS OTHERWISE NOTED
o	SET 5/8"X24" REBAR WITH Y.P.C. (STAHLY ENG. 33886LS)
⋈	FOUND PLSS MONUMENT AS NOTED
◦	CENTERLINE GEOMETRY POINT (NOTHING SET)
100.00'(M)	MEASUREMENT THIS SURVEY
100.00'(R)	MEASUREMENT OF RECORD-DARTMAN FIELD MINOR SUBDIVISION (DOC. NO.330122)
P.O.B.	POINT OF BEGINNING
Y.P.C.	YELLOW PLASTIC CAP
R.P.C.	RED PLASTIC CAP
C.O.S.	CERTIFICATE OF SURVEY
NO.	NUMBER
(NPTP)	NOT A PART OF THIS PLAT
AC.	ACRES
SQ.FT.	SQUARE FEET
R/W	RIGHT-OF-WAY

Parcel Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.58'	374.00'	008°49'16"	S76° 13' 33"E	57.52'
C2	5.59'	326.00'	000°58'59"	N72° 18' 25"W	5.59'
C3	84.53'	270.00'	017°56'14"	N82° 24' 49"E	84.18'
C4	103.39'	330.00'	017°57'05"	N82° 25' 14"E	102.97'

Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	96.86'	50.00'	111°00'19"	N50° 21' 08"E	82.46'
C6	75.67'	50.00'	086°42'26"	N48° 33' 14"W	68.65'
C7	233.49'	300.00'	044°35'34"	N69° 38' 40"W	227.64'
C8	72.31'	50.00'	082°51'32"	N88° 44' 49"W	66.17'
C9	259.11'	360.00'	041°14'17"	S70° 26' 23"W	253.55'
C10	91.28'	500.00'	010°27'36"	S85° 49' 44"W	91.16'
C11	132.23'	700.00'	010°49'21"	S86° 00' 36"W	132.02'

BASIS OF BEARING
CONTROL POINT #1 (GPS BASE) - SET 5" REBAR WITH SE&A CONTROL RED PLASTIC CAP
OPUS POSITION OBSERVED ON 11-14-2018
MONTANA STATE PLANE, NAD83, MONTANA 2500
PROJECTED TO GROUND UNITS AT:
NORTH LATITUDE: 46°35'59.95615"
WEST LONGITUDE: 111°55'01.73622"
MERIDIAN CONVERGENCE ANGLE = (-)01°46'05"

ALL DISTANCES ARE IN INTERNATIONAL FOOT UNITS.

STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.seaeng.com
2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone:(406)601-4055 Fax:(406)601-4062
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

CERTIFICATE OF SURVEY NO. _____

COUNTY: LEWIS & CLARK
PRINCIPAL MERIDIAN, MONTANA

1/4	SEC	T	R	1/4	SEC	T	R
				X	25	10N	3W

FIELD: DCD/RJS
DRAWN: RJS
CHECKED: NCF
DATE: 12/9/20

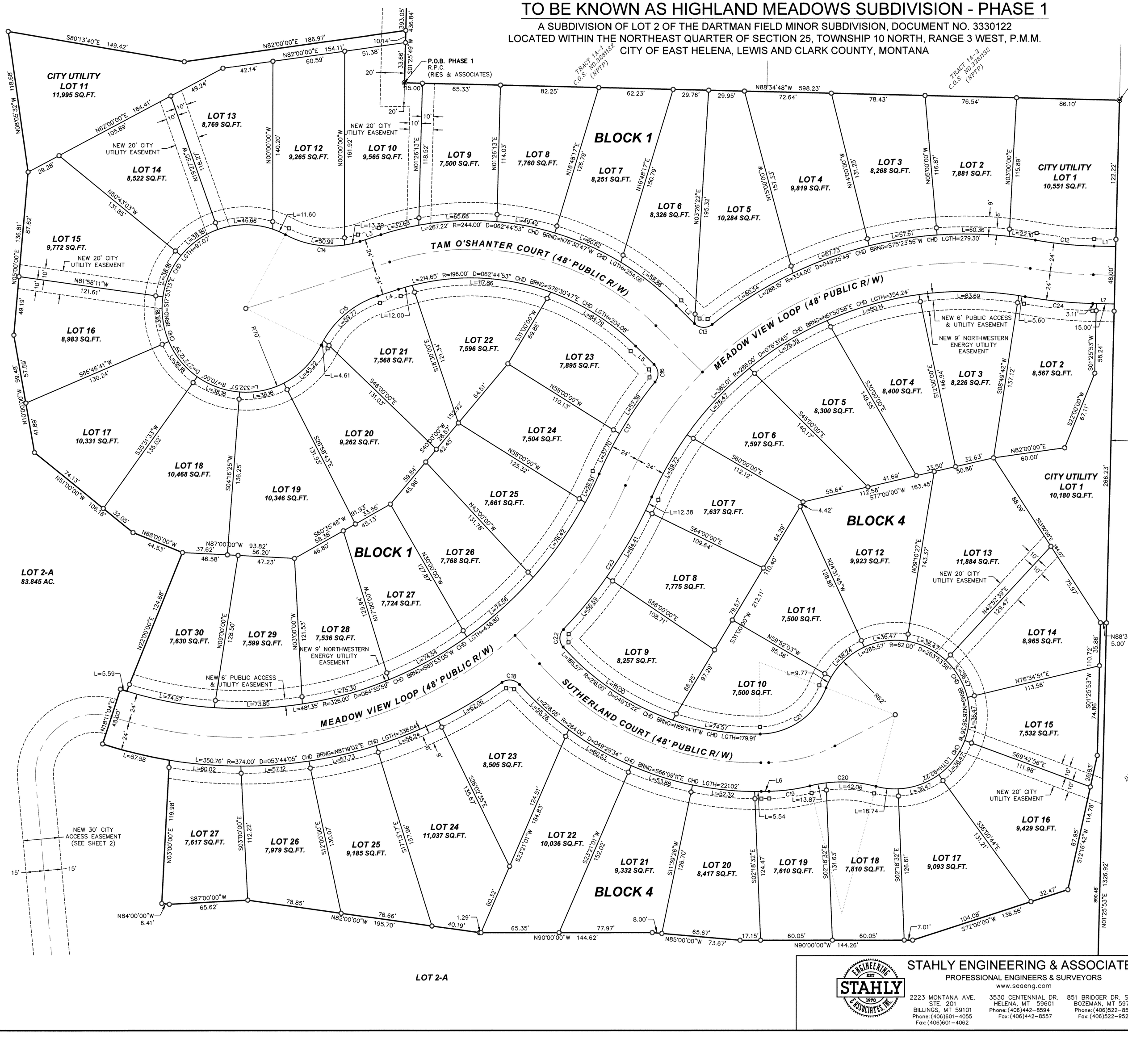
SHEET
2 OF 3

3369086 SUB
12/16/2020 03:53:24 PM Page 2 of 3 Fees: $314.50

S:\2021 Highland Meadows LLC_10420-Phase 1 (Well)\Survey\2021-10420-Ph_1 11720.dwg, 2 EXHIBITS, Plotted: Dec 09, 2020 - 4:02pm

AMENDED PLAT OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION
TO BE KNOWN AS HIGHLAND MEADOWS SUBDIVISION - PHASE 1

A SUBDIVISION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, DOCUMENT NO. 3330122
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
CITY OF EAST HELENA, LEWIS AND CLARK COUNTY, MONTANA



PURPOSE OF SURVEY
A SUBDIVISION OF LOT 2 OF THE DARTMAN FIELD MINOR SUBDIVISION, DOCUMENT NUMBER 3330122, LEWIS AND CLARK COUNTY RECORDS.

DATE OF SURVEY
NOVEMBER 16, 2018–DECEMBER, 2020

OWNERS OF THE TRACT
HIGHLAND MEADOWS, LLC

SURVEY NOTES:
1. FRONT LOT LINE MONUMENTS ARE WITNESS CORNERS SET ON THE BOUNDARY OF THE NEW 6' PUBLIC ACCESS AND UTILITY EASEMENT AND DO NOT REPRESENT THE TRUE LOT CORNER.
2. CURVE GEOMETRY MONUMENTS ARE REFERENCE MONUMENTS SET ON THE NEW 6' PUBLIC ACCESS AND UTILITY EASEMENT BOUNDARY AND ARE RADIAL TO THE CURVE GEOMETRY THEY ARE REFERENCING.

PHASE 1 AREA: 13.825 ACRES

LEGEND

———	NEW BOUNDARY
- - - - -	NEW EASEMENT (AS NOTED)
— — — — —	EXISTING EASEMENT (AS NOTED)
◉	FOUND Y.P.C. (COLLINS 18626LS) UNLESS OTHERWISE NOTED
○	SET 5/8"X24" REBAR WITH Y.P.C. (STAHLY ENG. 33886LS)
□	SET 1/2"X18" REBAR WITH R.P.C. (STAHLY ENG. 33886LS)
•	CALCULATED GEOMETRY POINT (RADIAL WITH CENTERLINE GEOMETRY–NOTHING SET)
⋈	FOUND PLSS MONUMENT AS NOTED
100.00'(M)	MEASUREMENT THIS SURVEY
100.00'(R)	MEASUREMENT OF RECORD–DARTMAN FIELD MINOR SUBDIVISION (DOC. NO.330122)
P.O.B.	POINT OF BEGINNING
Y.P.C.	YELLOW PLASTIC CAP
R.P.C.	RED PLASTIC CAP
C.O.S.	CERTIFICATE OF SURVEY
NO.	NUMBER
(NPTP)	NOT A PART OF THIS PLAT
AC.	ACRES
SQ.FT.	SQUARE FEET

Parcel Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	49.40'	326.00'	008°40'57"	N84° 13' 38"W	49.35'
C13	16.16'	11.00'	084°10'39"	N87° 13' 39"W	14.75'
C14	64.38'	80.00'	046°06'20"	N84° 50' 04"W	62.65'
C15	64.38'	80.00'	046°06'20"	N49° 03' 37"E	62.65'
C16	16.16'	11.00'	084°10'39"	S3° 03' 01"E	14.75'
C17	90.09'	334.00'	015°27'13"	S31° 18' 42"W	89.81'
C18	16.15'	11.00'	084°08'37"	S83° 28' 42"E	14.74'
C19	34.40'	149.00'	013°13'34"	N82° 29' 15"E	34.32'
C20	55.93'	110.00'	029°07'54"	S89° 33' 35"E	55.33'
C21	71.26'	60.00'	068°02'42"	S55° 07' 47"W	67.14'
C22	16.44'	11.00'	085°38'32"	N1° 11' 46"E	14.95'
C23	133.37'	374.00'	020°25'56"	N33° 48' 04"E	132.67'
C24	56.68'	374.00'	008°40'57"	S84° 13' 38"E	56.62'

Parcel Line Table

Line #	Direction	Length
L1	N88°34'07"W	18.11'
L2	N45°08'20"W	21.62'
L3	S72°06'47"W	18.29'
L4	N72°06'47"E	18.29'
L5	S45°08'20"E	21.62'
L6	N89°06'02"E	6.58'
L7	S88°34'07"E	18.11'

0 40' 80'
SCALE IN FEET

BASIS OF BEARING
CONTROL POINT #1 (GPS BASE) – SET ½" REBAR WITH SE&A CONTROL RED PLASTIC CAP
OPUS POSITION OBSERVED ON 11-14-2018
MONTANA STATE PLANE, NAD83, MONTANA 2500
PROJECTED TO GROUND UNITS AT:
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CERTIFICATE OF SURVEY NO. _____

COUNTY: LEWIS & CLARK
PRINCIPAL MERIDIAN, MONTANA

1/4	SEC	T	R
1/4	SEC	T	R
X	25	10N	3W

FIELD: DCD/RJS
DRAWN: RJS
CHECKED: NCF
DATE: 12/9/20

SHEET 3 OF 3

3369086 SUB 12/16/2020 03:53:24 PM Page 3 of 3 Fees: $314.50
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