

ANDERSON VILLAGE SUBDIVISION

SOUTHEAST QUARTER OF SECTION 18, T10N R3W P.M.,M.  
LEWIS AND CLARK COUNTY, MONTANA

PURPOSE:  
TO SUBDIVIDE LOTS 8, 9 AND 13 OF THE ANDERSON BUSINESS PARK  
SUBDIVISION, PLAT DOC# 3050024

CERTIFICATE OF DEDICATION:  
I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED,  
SUBDIVIDED AND PLATTED INTO LOTS, EASEMENTS, AND OTHER DIVISIONS AND DEDICATIONS, AS SHOWN BY THE  
PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LANDS IN LEWIS AND CLARK COUNTY, TO WIT:  
LEGAL DESCRIPTION - PERIMETER:  
A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 18, T10N R3W, P.M.,M., LEWIS AND CLARK COUNTY, MONTANA AND  
BEING PART OF THE ANDERSON BUSINESS PARK SUBDIVISION RECORDED IN DOCUMENT NO. 3050024 RECORDS OF LEWIS AND CLARK  
COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF SAID SUBDIVISION, THENCE NORTH 89°35'08" EAST ALONG THE SOUTH RIGHT  
OF WAY LINE OF PTARMIGAN LANE 181.97 FEET TO THE BEGINNING OF 368.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A RADIAL  
BEARING OF SOUTH 00°24'32" EAST;  
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°10'42" AN ARC DISTANCE OF 155.29 FEET TO THE BEGINNING OF  
392.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 23°58'59" EAST;  
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°15'41" AN ARC DISTANCE OF 15.47 FEET  
TO THE NORTHWEST CORNER OF LOT 33A OF AMENDED SUBDIVISION PLAT IN DOCUMENT NO. 3088260;  
THENCE SOUTH 21°34'15" WEST, ALONG ONE OF THE WEST LINES OF LOT 33A OF SAID AMENDED SUBDIVISION PLAT 35.88 FEET;  
THENCE SOUTH 00°48'32" EAST, ALONG THE WEST LINES OF LOTS 33A, 33B, 34A AND 34B OF SAID AMENDED SUBDIVISION PLAT  
151.42 FEET TO THE SOUTHWEST CORNER OF LOT 34B;  
THENCE SOUTH 00°48'02" EAST, ALONG THE WEST LINES OF LOTS 35A AND 35B OF SAID AMENDED SUBDIVISION PLAT 118.81 FEET  
TO THE SOUTHWEST CORNER OF LOT 35B;  
THENCE SOUTH 00°29'24" EAST, ALONG THE WEST LINES OF LOTS 36A AND 36B OF THE AMENDED SUBDIVISION PLAT RECORDED IN  
DOCUMENT NO.3088861 166.03 FEET TO THE SOUTHWEST CORNER OF LOT 36B;  
THENCE SOUTH 75°28'24" WEST, ALONG THE NORTH LINE OF LOT 10 OF THE SUBDIVISION PLAT RECORDED IN DOCUMENT  
NO.3050024 323.30 FEET TO A POINT ON THE NORTHEASTLY RIGHT OF WAY OF BEDROCK DRIVE AND THE BEGINNING OF 232.00  
FOOT RADIUS CURVE TO THE LEFT, HAVING A RADIAL BEARING OF SOUTH 75°42'52" WEST;  
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°22'23" AN ARC DISTANCE OF 305.19 FEET;  
THENCE NORTH 89°53'24" WEST, ALONG THE NORTHERLY RIGHT OF WAY OF BEDROCK DRIVE 135.66 FEET TO THE SOUTHWEST  
CORNER OF LOT 13 OF SAID SUBDIVISION PLAT AND A POINT ON THE EAST RIGHT OF WAY OF PTARMIGAN LANE;  
THENCE NORTH 00°33'15" WEST, ALONG THE EAST RIGHT OF WAY OF PTARMIGAN LANE 220.49 FEET TO THE SOUTHWEST CORNER OF  
LOT 7 OF SAID SUBDIVISION PLAT;  
THENCE SOUTH 76°13'53" EAST, ALONG THE SOUTH LINE OF SAID LOT 7 347.19 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF  
SAID SUBDIVISION PLAT;  
THENCE NORTH 00°44'43" WEST, ALONG THE EAST LINE OF SAID LOT 7 262.49 FEET TO THE POINT OF BEGINNING, CONTAINING  
5.763 ACRES OF LAND, MORE OR LESS, ALL AS SHOWN ON THE ATTACHED DRAWING WHICH IS HEREWIT INCORPORATED IN AND  
MADE A PART OF THIS LEGAL DESCRIPTION AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PERTINENT TO THIS TRACT.

THE ABOVE TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS ANDERSON VILLAGE SUBDIVISION,  
CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA AND THE TRACTS INCLUDED IN ALL STREETS  
AND ALLEYS, AVENUES AND PARKS OR PUBLIC SQUARES, AS SHOWN AND DESIGNATED ON SAID PLAT  
ARE HEREBY GRANTED AND DONATED TO THE CITY OF HELENA FOR PUBLIC USE AND ENJOYMENT.

CODES, COVENANTS AND RESTRICTIONS  
SEE PROTECTIVE COVENANTS ON FILE  
CURRENT BUILDING SETBACK LINES R-0 LOTS (SIDE LINES 6 FOOT OR 10 FOOT FRONT/BACK LINES)

NOTATION (1):  
THE UNDERSIGNED HEREBY GRANTS UNTO ALL PUBLIC UTILITY COMPANIES, AS SUCH ARE DEFINED AND  
ESTABLISHED BY MONTANA LAW, AN UNDERGROUND UTILITY EASEMENT FOR THE CONSTRUCTION, REPAIR  
AND REMOVAL OF THEIR LINES, WITHIN THE DEDICATED RIGHT OF WAY.

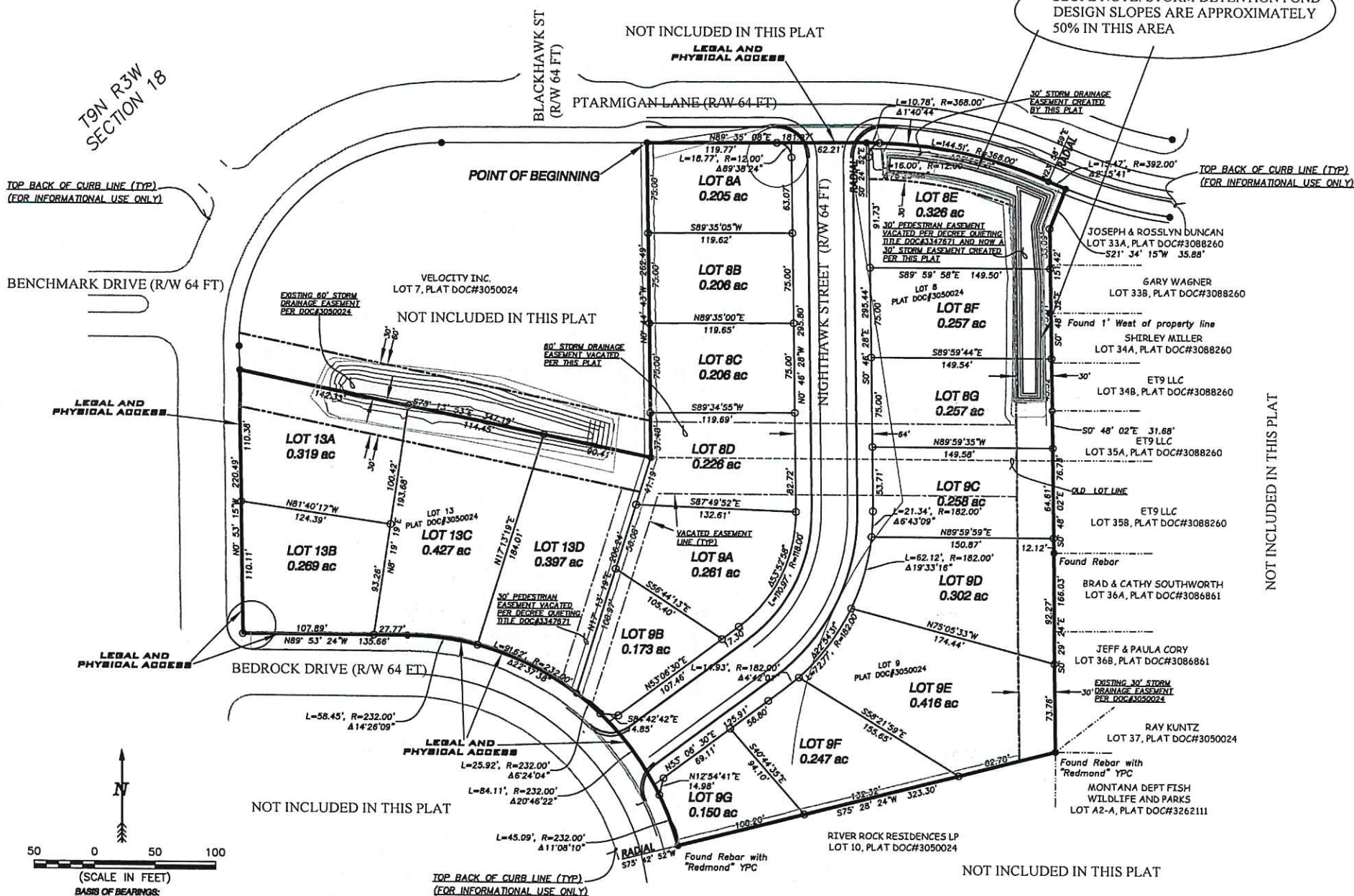
EXCLUSION (1): THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT IS EXCLUDED FROM  
DED REVIEW IN ACCORDANCE WITH 876-4-125 (1)(D) MCA DIVISIONS LOCATED WITHIN JURISDICTIONAL  
AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR  
SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127,  
THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED"

OWNER REPRESENTATIVE FOR ANDERSON DEVELOPEMENT, LLC DATE

STATE OF MONTANA )  
COUNTY OF LEWIS AND CLARK ) SS.  
ON THIS DAY OF 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA,  
PERSONALLY APPEARED THE ABOVE SIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR FIRST ABOVE  
WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA  
RESIDING AT  
MY COMMISSION EXPIRES

SLOPE NOTE: STORM DETENTION POND  
DESIGN SLOPES ARE APPROXIMATELY  
50% IN THIS AREA



NOTE:  
THIS SURVEY WAS COMPLETED PRIOR TO CONSTRUCTION. THE MAJORITY OF THE SET  
MONUMENTS WILL BE PLACED AFTER THE CONSTRUCTION IS COMPLETE TO AVOID THEM  
BEING DESTROYED.

ACREAGE BREAKDOWN:

ACREAGE OF ALL LOTS COMBINED	- 4.902 AC
ACREAGE OF RIGHT OF WAY OF NIGHTHAWK STREET	- 0.861 AC
TOTAL ACRES	- 5.763 AC

- LEGEND:
- FOUND 1 1/4" YPC "M-M INC. 9962LS" OR AS NOTED
  - SET 3/4" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "ULMER 18018LS"
  - LOT LINE
  - PERIMETER ANDERSON VILLAGE SUBDIVISION BOUNDARY
  - UNSURVEYED ADJOINER LINE
  - EXISTING EASEMENT LINES FROM DOC# 3050024 AND EASEMENT LINE CREATED THIS PLAT
  - LOT/EASEMENT LINES BEING VACATED THIS PLAT

LOT 9F  
0.249 ac

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR:  
I, ERIK J. ULMER, A REGISTERED LAND SURVEYOR IN THE STATE OF  
MONTANA DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY  
AS SHOWN ON THIS CERTIFICATE OF SURVEY DURING THE FALL OF  
2018 AND WINTER/SPRING OF 2019 AND THAT THE MONUMENTS, EITHER  
FOUND OR SET, ARE AS SHOWN.

ERIK J. ULMER DATE  
MONTANA REG. NO. 18018LS

CERTIFICATE OF COUNTY TREASURER:  
I CERTIFY THAT, PURSUANT TO 876-3-207(3) OF MCA, THAT ALL REAL PROPERTY TAXES  
AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED AND  
ENCOMPASSED ON THIS SURVEY HAVE BEEN PAID.  
ASSESSMENT CODES:  
0000037701 - LOT 8  
0000037698 - LOT 9  
0000037699 - LOT 13

DATED: 2019 LEWIS AND CLARK COUNTY TREASURER

CERTIFICATE OF APPROVAL OF THE CITY OF HELENA  
THE CITY COMMISSION OF HELENA, MONTANA, HEREBY CERTIFIES THAT IT HAS EXAMINED THIS AMENDED PLAT AND HAS FOUND TO THE SAME TO  
CONFORM TO LAW, THE CITY COMMISSION OF HELENA, LEWIS AND CLARK COUNTY, HEREBY APPROVES THIS AMENDED PLAT THIS  
DAY OF 20

CITY OF HELENA MAYOR CITY OF HELENA CLERK  
CITY OF HELENA COMMUNITY DEVELOPMENT CITY OF HELENA ENGINEER

CERTIFICATE OF EXAMINING LAND SURVEYOR  
REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS  
AND DRAFTING  
THIS DAY OF 2019  
PURSUANT TO SECTION 76-3-511(2)(A), MCA

EXAMINING LAND SURVEYOR  
REG. NO.

1/4 SEC. T. R.  
18 10N 3W  
Principal Meridian, Montana  
Lewis and Clark County

OWNERS: ANDERSON DEVELOPEMENT LLC  
RPA  
ROBERT PECCIA & ASSOCIATES  
CIVIL ENGINEERING  
TRANSPORTATION-SURVEYING  
3147 Saddle Drive  
HELENA, MT 59601  
(408) 447-5000  
www.rpa-nm.com  
HELENA-KAUSPELL-BOZEMAN  
PURPOSE: SUBDIVISION  
FILENAME: AVS RPA SUBD  
DATE: MARCH 2019  
SHEET 1 OF 1