SUBDIVISION PLAT OF

PLEASANT VIEW HOMES NO. 4, PHASE I

LOCATED IN THE SOUTH ONE-HALF (S1/2) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA

SHEET INDEX

SHEET 1. GENERAL LAYOUT, PERIMETER DESCRIPTION, PERIMETER DIMENSIONS, ADDRESS BLOCK AND CERTIFICATIONS.

SHEET 2. DIMENSIONS LOTS 357-368 AND LOTS 388-397

SHEET 3. DIMENSIONS LOTS 353-356 AND LOTS 369-375

SHEET 4. DIMENSIONS LOTS 334-352 AND LOTS 376-387

SHEET 5. DIMENSIONS LOTS 313-333

SCALE IN FEET

0 100 200

LEGEND

- ● SET 5/8" X 24" REBAR WITH 1 1/4" YPC ELJ 5520 LS
- ▲ 3.0" DIA JET 5/8" X 24" REBAR WITH 1 1/4" YPC ELJ 5520 LS
- ○ FOUND 5/8" REBAR WITH 1 1/4" YPC ELJ 5520 LS
- ■ FOUND 5/8" REBAR WITH 1 1/4" YPC McCARTHY 4480
- RM REFERENCE MONUMENT
- SQ. FT. SQUARE FEET
- CA COMMON AREA DESIGNATION
- PUE PUBLIC UTILITY EASEMENT
- UE UTILITY EASEMENT
- R RECORD PER COS NO. 5711
- F FOUND THIS SURVEY
- COS CERTIFICATE OF SURVEY
- RNS NO ACCESS STRIP
- PPE PUBLIC PEDESTRIAN EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- RNT RADIAL BEARING FOR NON TANGENT CURVE
- POB POINT OF BEGINNING
- BUFF BUFFER AREA DESIGNATION

TOTAL LOTS	256,149 sq. ft.	12.66 Acres
PARK	273,000 sq. ft.	6.27 Acres
COMMON AREAS	37,000 sq. ft.	0.85 Acres
STREETS & ALLEYS	427,879 sq. ft.	10.02 Acres
GROSS AREA		30.30 Acres
NET AREA		20.03 Acres

BASIS OF BEARING

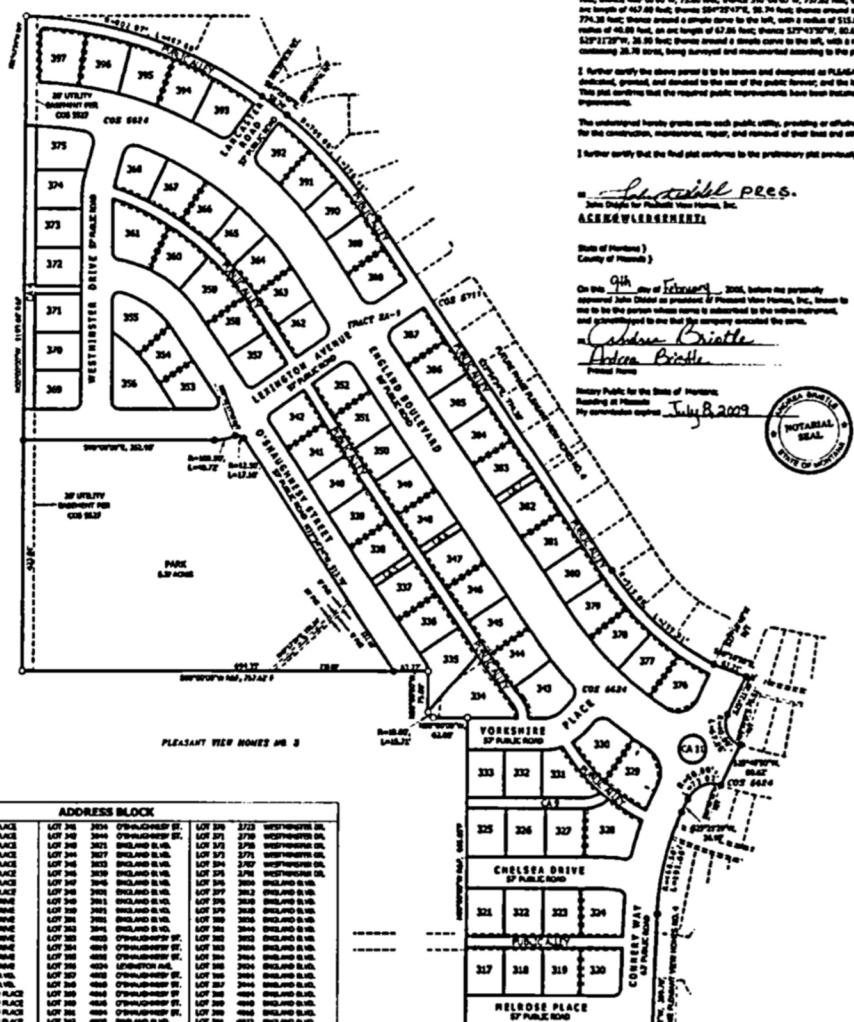
COS 5711

OWNERS OF RECORD:
PLEASANT VIEW HOMES, INC

PLEASANT VIEW HOMES NO. 4 PHASE I

Eli & Associates, Inc.
PROFESSIONAL LAND SURVEYORS, ENGINEERS, & LAND PLANNERS
P.O. BOX 16463, MISSOULA, MONTANA 59808
(406) 549-8022; FAX (406) 549-8580

ELI PROJECT NO. 04-6148
SURVEY DATE: MARCH, 2003 - AUGUST, 2005
PLAT DRAWN: NOVEMBER 1, 2005
REVISED: FEBRUARY 7, 2006



ADDRESS BLOCK

LOT 363	3836	MELROSE PLACE	LOT 346	3034	O'BRIAN/WEST ST.	LOT 329	2723	WESTMINSTER DR.
LOT 364	3840	MELROSE PLACE	LOT 347	3040	O'BRIAN/WEST ST.	LOT 371	2730	WESTMINSTER DR.
LOT 365	3844	MELROSE PLACE	LOT 348	3021	ENGLAND BLVD.	LOT 372	2735	WESTMINSTER DR.
LOT 366	3846	MELROSE PLACE	LOT 349	3027	ENGLAND BLVD.	LOT 373	2771	WESTMINSTER DR.
LOT 367	3832	MELROSE PLACE	LOT 350	3033	ENGLAND BLVD.	LOT 374	2767	WESTMINSTER DR.
LOT 368	3828	MELROSE PLACE	LOT 351	3039	ENGLAND BLVD.	LOT 375	2761	WESTMINSTER DR.
LOT 369	3913	MELROSE PLACE	LOT 352	3045	ENGLAND BLVD.	LOT 376	3004	ENGLAND BLVD.
LOT 370	3903	MELROSE PLACE	LOT 353	3051	ENGLAND BLVD.	LOT 377	3012	ENGLAND BLVD.
LOT 371	3915	CHELSEA DRIVE	LOT 354	3061	ENGLAND BLVD.	LOT 378	3020	ENGLAND BLVD.
LOT 372	3925	CHELSEA DRIVE	LOT 355	3071	ENGLAND BLVD.	LOT 379	3028	ENGLAND BLVD.
LOT 373	3913	CHELSEA DRIVE	LOT 356	3081	ENGLAND BLVD.	LOT 380	3036	ENGLAND BLVD.
LOT 374	3902	CHELSEA DRIVE	LOT 357	3091	ENGLAND BLVD.	LOT 381	3044	ENGLAND BLVD.
LOT 375	3934	CHELSEA DRIVE	LOT 358	4003	O'BRIAN/WEST ST.	LOT 382	3052	ENGLAND BLVD.
LOT 376	3924	CHELSEA DRIVE	LOT 359	4019	O'BRIAN/WEST ST.	LOT 383	3064	ENGLAND BLVD.
LOT 377	3914	CHELSEA DRIVE	LOT 360	4027	O'BRIAN/WEST ST.	LOT 384	3064	ENGLAND BLVD.
LOT 378	3904	CHELSEA DRIVE	LOT 361	4034	LEXINGTON AVE.	LOT 385	3054	ENGLAND BLVD.
LOT 379	3900	ENGLAND BLVD.	LOT 362	4032	O'BRIAN/WEST ST.	LOT 386	3044	ENGLAND BLVD.
LOT 380	3910	ENGLAND BLVD.	LOT 363	4040	O'BRIAN/WEST ST.	LOT 387	3034	ENGLAND BLVD.
LOT 381	3915	YORKSHIRE PLACE	LOT 364	4046	O'BRIAN/WEST ST.	LOT 388	4004	ENGLAND BLVD.
LOT 382	3925	YORKSHIRE PLACE	LOT 365	4046	O'BRIAN/WEST ST.	LOT 389	4010	ENGLAND BLVD.
LOT 383	3935	YORKSHIRE PLACE	LOT 366	4004	O'BRIAN/WEST ST.	LOT 390	4020	ENGLAND BLVD.
LOT 384	3914	YORKSHIRE PLACE	LOT 367	4012	ENGLAND BLVD.	LOT 391	4032	ENGLAND BLVD.
LOT 385	3924	O'BRIAN/WEST ST.	LOT 368	4021	ENGLAND BLVD.	LOT 392	4038	ENGLAND BLVD.
LOT 386	3934	O'BRIAN/WEST ST.	LOT 369	4017	ENGLAND BLVD.	LOT 393	4050	ENGLAND BLVD.
LOT 387	3944	O'BRIAN/WEST ST.	LOT 370	4023	ENGLAND BLVD.	LOT 394	4048	ENGLAND BLVD.
LOT 388	3954	O'BRIAN/WEST ST.	LOT 371	4029	ENGLAND BLVD.	LOT 395	4114	ENGLAND BLVD.
LOT 389	3964	O'BRIAN/WEST ST.	LOT 372	4035	ENGLAND BLVD.	LOT 396	4120	ENGLAND BLVD.
LOT 390	3974	O'BRIAN/WEST ST.	LOT 373	4041	ENGLAND BLVD.	LOT 397	4126	ENGLAND BLVD.
LOT 391	3984	O'BRIAN/WEST ST.	LOT 374	4047	ENGLAND BLVD.			
LOT 392	3994	O'BRIAN/WEST ST.	LOT 375	4053	ENGLAND BLVD.			
LOT 393	3997	WESTMINSTER DR.	LOT 376	2707	WESTMINSTER DR.			

CERTIFICATE OF DEDICATION

I, the undersigned owner of record, do hereby certify that I have caused to be surveyed, subdivided, and platted into lots, streets, alleys, and common areas as shown on the accompanying plat, the following described property.

LEGAL DESCRIPTION/PERIMETER

Lot 227 of Pleasant View Homes No. 3 and a portion of Tract 24-1, COS No. 5711, located in the South one-half (S1/2) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana, and being further described as follows:

Beginning at the Southeast corner of Pleasant View Homes No. 3, thence N00°00'00"W, 665.86 feet; thence N90°00'00"W, 62.00 feet; thence around a simple curve to the right, with a radius of 10.00 feet, an arc length of 15.71 feet; thence N00°00'00"W, 75.00 feet; thence S90°00'00"W, 757.62 feet; thence N00°00'00"W, 1153.66 feet; thence around a non-tangent curve to the right, whose radius bears S04°42'24"W, with a radius of 882.89 feet, an arc length of 46.80 feet; thence S84°22'47"E, 50.34 feet; thence around a non-tangent curve to the right, whose radius bears S27°37'38"W, with a radius of 795.00 feet, an arc length of 236.40 feet; thence S20°34'24"E, 274.38 feet; thence around a simple curve to the left, with a radius of 515.00 feet, an arc length of 236.91 feet; thence S46°41'38"E, 63.21 feet; thence S20°27'29"W, 76.51 feet; thence around a simple curve to the left, with a radius of 40.00 feet, an arc length of 67.86 feet; thence S27°43'30"W, 80.63 feet; thence around a non-tangent curve to the left, whose radius bears S13°50'30"W, with a radius of 30.00 feet, an arc length of 70.82 feet; thence S20°21'20"W, 36.90 feet; thence around a simple curve to the left, with a radius of 440.30 feet, an arc length of 151.66 feet; thence S06°38'00"W, 209.70 feet; thence S00°00'00"W, 241.15 feet to the point of beginning, containing 20.70 acres, being surveyed and monumented according to the plat.

I further certify the above parcel is to be known and designated as PLEASANT VIEW HOMES NO. 4, PHASE I; and the lands included in the streets, alleys, public road easements, and park shown on said plat are hereby dedicated, granted, and donated to the use of the public forever; and the lands included in the common areas are hereby dedicated, granted, and donated to the use of the England's Pleasant View Homeowner's Association. This plat confirms that the required public improvements have been installed and/or a subdivision improvements agreement exists which is acceptable to the City of Missoula ensuring the future construction of the public improvements.

The undersigned hereby grants unto each public utility, providing or offering to provide telephone, telegraph, electric 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 the plat as "public utility easement" in name and to hold forever.

I further certify that the final plat conforms to the preliminary plat previously reviewed and approved by the governing body.

By: [signature] PRES.
John Dalpe for Pleasant View Homes, Inc.

ACKNOWLEDGEMENT:

State of Montana)
County of Missoula)

On this 9th day of February, 2006, before me personally appeared John Dalpe as president of Pleasant View Homes, Inc., known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that the company executed the same.

By: Andrea Brittle
Andrea Brittle
Printed Name

Notary Public for the State of Montana
Residing at Missoula
My commission expires July 8, 2009

ANDREA BRITTLE NOTARIAL SEAL STATE OF MONTANA

CERTIFICATE OF SURVEYOR:

I certify that this survey represents work done by me or under my direction. Between the months of March, 2003 and April, 2005. Because of street and utility construction, survey monumentation will not be complete until June, 2006

By: Steven M. Dalpe, Pres. Feb. 8, 2006
Steven M. Dalpe, P.L.S. Montana Registration No. 5520LS
President, Eli & Associates, Inc.

STEVEN M. DALPE MONTANA REG. NO. 5520 LS

CERTIFICATE OF OFFICE OF PLANNING & GRANTS:

Dated this 10th day of February, 2006.

By: [signature]
Office of Planning & Grants

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT:

Dated this 9th day of February, 2006.

By: [signature]
City/County Sanitarian

CERTIFICATE OF CITY ENGINEER:

I, Steve King, City Engineer of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined the plat of PLEASANT VIEW HOMES NO. 4, PHASE I and find this plat conforms to the surveying and roadway monuments of Section 76-3-611(2)(a) M.C.A., and local regulations adopted pursuant thereto. Dated this 9TH day of FEBRUARY, 2006.

By: [signature]
City Engineer

CERTIFICATE OF CITY ATTORNEY:

I, Jim Nugent, City Attorney of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined the certificate of title of the plat of PLEASANT VIEW HOMES NO. 4, PHASE I, and find that it conforms to the requirements of Section 76-3-612, M.C.A., and state and local regulations adopted pursuant thereto. Dated this 7TH day of February, 2006.

By: [signature]
City Attorney

CERTIFICATE OF CITY MAYOR:

Examined and approved this 10th day of February, 2006 and it having been made to appear that this plat of PLEASANT VIEW HOMES NO. 4, PHASE I, being the platted area herein mentioned, will in no approaching to the City of Missoula, that it is in the public interest to accept and approve all street right-of-ways and public road easements within said tract. Therefore, having been duly approved by the Council of the City of Missoula, Montana on this date, it is hereby approved by the undersigned. Dated this 10th day of February, 2006.

By: [signature]
Mayor, City of Missoula

By: [signature]
Clerk, City of Missoula

CITY OF MISSOULA MISSOULA COUNTY MONTANA

"Acceptance of a deed for a lot within this subdivision shall constitute a waiver of the right to protest a future RSID/SID for inclusion in a development and maintenance district for parks, based on benefit. The waiver shall run with the land and shall be binding on the transferees, assignees and assigns of the owner's of the land."

"Acceptance of a deed for a lot within this subdivision shall constitute assent of the lot owner to waive the right to protest a future RSID/SID for improvements to the Flynn/Mullan and Reserve/Mullan intersections, Mullan Road, Mary Jane Boulevard, England Boulevard, including, but not limited to, road construction, paving, the installation of drainage facilities, curbs and gutters, pedestrian walkways or bikeways, based on benefit. The waiver shall run with the land and shall be binding on the transferees, assignees, and assigns of the owner's of the land."

"Acceptance of a deed for a lot within this subdivision shall constitute a waiver of the right to protest a future regional RSID/SID for storm drainage construction, based on benefit. The waiver shall run with the land and shall be binding on the transferees, assignees, and assigns of the owner's of the land."

"The real property within this subdivision is located within the Missoula County Airport Influence Area, and is subject to the provisions of the Missoula County Airport Influence Area resolutions that created the Airport Influence Area and which were adopted by the Board of Commissioners for Missoula County pursuant to Resolution No. 79-192 and amended by Resolution No. 79-197, dated July 5, 1979 and December 6, 1978, respectively, and recorded in Book 121 of Micro Records, page 1348 (Resolution 79-192) and Book 138 of Micro Records, page 424 (Amendment by Resolution 79-197). An Avigation Easement has been executed by the Owner in favor of the Missoula County Airport Authority and said Avigation Easement and all of the terms thereof are incorporated herein by reference as a real estate disclosure statement. The Avigation Easement entered into between the Owner and the Missoula County Airport Authority is dated the 29 day of August, 2005 and recorded in the records of the Missoula County Clerk and Recorder in Book 750 of Micro Records at Page 245. Potential buyers of property within this subdivision should carefully review each of the referenced documents prior to purchasing the property."

1/4	SEC	T	R
SW	7	13N	19W

PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 1 OF 5
M.S.A. CO. 06-0004

RECORDED
Missoula County Montana
Vicki Zeier
06-02 Pg-04
S&B Book 768 Page 1405
OB Book 769 Page 1404
CTP Book 769 Page 1407
Cos Book 768 page 1407

04-6148 PV-04-1 PLAT