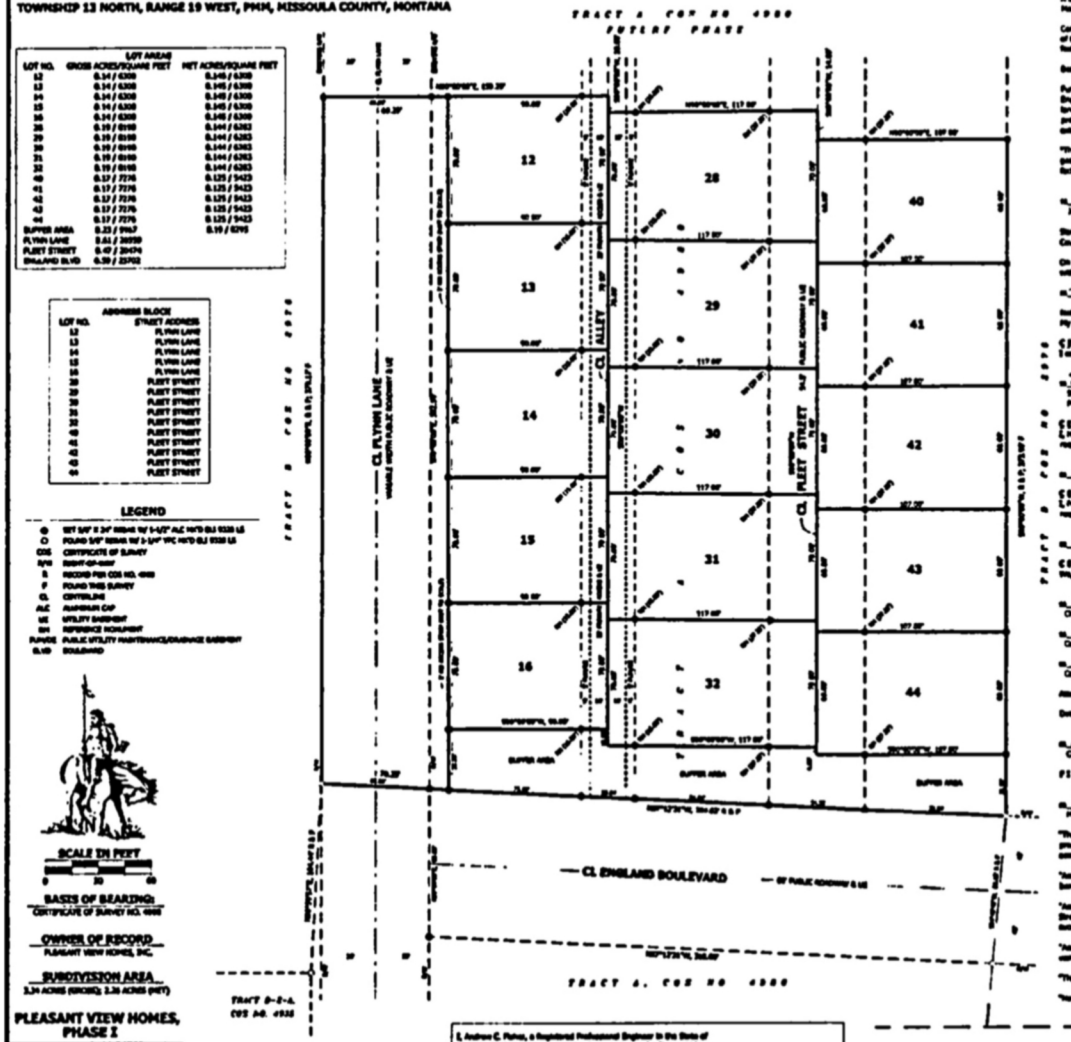
PLAT OF

PLEASANT VIEW HOMES, PHASE I

A SUBDIVISION LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PMM, MISSOULA COUNTY, MONTANA



LOT AREAS

LOT NO.	GROSS ACRES/SQUARE FEET	NET ACRES/SQUARE FEET
12	0.34 / 6300	0.345 / 6300
13	0.34 / 6300	0.345 / 6300
14	0.34 / 6300	0.345 / 6300
15	0.34 / 6300	0.345 / 6300
16	0.34 / 6300	0.345 / 6300
28	0.35 / 6150	0.344 / 6263
29	0.35 / 6150	0.344 / 6263
30	0.35 / 6150	0.344 / 6263
31	0.35 / 6150	0.344 / 6263
32	0.35 / 6150	0.344 / 6263
40	0.37 / 7270	0.335 / 5423
41	0.37 / 7270	0.335 / 5423
42	0.37 / 7270	0.335 / 5423
43	0.37 / 7270	0.335 / 5423
44	0.37 / 7270	0.335 / 5423
BUFFER AREA	0.23 / 9967	0.10 / 6740
FLYNN LANE	0.61 / 26559	
FLEET STREET	0.47 / 20474	
ENGLAND BLVD	0.59 / 25702	

ADDRESS BLOCK

LOT NO.	STREET ADDRESS
12	FLYNN LANE
13	FLYNN LANE
14	FLYNN LANE
15	FLYNN LANE
16	FLYNN LANE
28	FLEET STREET
29	FLEET STREET
30	FLEET STREET
31	FLEET STREET
32	FLEET STREET
40	FLEET STREET
41	FLEET STREET
42	FLEET STREET
43	FLEET STREET
44	FLEET STREET

LEGEND

- ● 1/2" X 24" REBAR W/ 1-1/2" ALC INTO ELI 5320 LS
- ○ FOUND 5/8" REBAR W/ 1-1/4" YPC INTO ELI 5320 LS
- COS CERTIFICATE OF SURVEY
- R/W RIGHT-OF-WAY
- ( ) RECORD PER COS NO. 4988
- MEASURED THIS SURVEY
- C/L CENTERLINE
- ALC ALUMINUM CAP
- UE UTILITY EASEMENT
- RE REFERENCE MONUMENT
- PUAWDE PUBLIC UTILITY MAINTENANCE/DRAINAGE EASEMENT
- BLVD BOULEVARD

SCALE IN FEET

0 30 60

BASES OF BEARING:
CERTIFICATE OF SURVEY NO. 4988

OWNER OF RECORD
PLEASANT VIEW HOMES, INC.

SUBDIVISION AREA
3.34 ACRES (GROSS); 3.26 ACRES (NET)

PLEASANT VIEW HOMES, PHASE I

ELI & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS, ENGINEERS, & LAND PLANNERS
P.O. BOX 16463, MISSOULA, MONTANA 59808
(406) 549-3022; FAX (406) 549-3099

ELI PROJECT NO. 99-010
SURVEY DATE: DECEMBER, 1999
PLAT DRAWN: FEBRUARY 25, 2000

I, Andrew C. Fisher, a Registered Professional Engineer in the State of Montana, do hereby certify that the drainage design for Pleasant View Homes will effectively retain on site, any additional drainage that results from the subdivision, or will release any such additional drainage in a manner that will not substantially increase the peak runoff normally present before the subdivision.

Andrew C. Fisher, PE — Montana Registration No. 9314E — 3/1/2000

CERTIFICATE OF DEDICATION

I, the undersigned owner of record, do hereby certify that I have caused to be surveyed, subdivided, and platted into lots, buffer area, and public roadways as shown on the accompanying plat, the following described property:

LEGAL DESCRIPTION

A tract of land located in the West one-half (W1/2) of Section 7, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana, Missoula County, Montana, being a portion of Tract A, Certificate of Survey No. 4988, and being further described as follows:

Commencing at the Northeast corner of Tract D-1-A, Certificate of Survey No. 4938; thence N00°39'57"E, 181.44 feet to the Southeast corner of this subdivision and the true point of beginning; thence N00°00'00"E, 370.17 feet; thence N90°00'00"E, 135.20 feet; thence S00°00'00"E, 16.00 feet; thence N90°00'00"E, 117.00 feet; thence S00°00'00"E, 14.00 feet; thence N90°00'00"E, 107.00 feet; thence S00°00'00"W, 372.00 feet; thence N87°13'14"W, 344.62 feet to the point of beginning, containing 3.34 acres.

Being surveyed and monumented according to this plat.

Further that the above parcel is to be known and designated as Pleasant View Homes, Phase I; and the lands included in the public roadways shown on said plat (including England Boulevard, lying outside of and adjacent to the exterior boundary of this subdivision) are hereby dedicated, granted, and donated to the use of the public forever; and the lands included in the Buffer Area are hereby dedicated, granted, and donated to the use of the Pleasant View Homes Homeowners' Association. This plat conforms to the preliminary plat previously reviewed by the governing body and all or part of the required public improvements have been installed under a subdivision improvements agreement dated which is acceptable to the County of Missoula assuring the future construction of the public improvements.

"The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, 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 this plat as "utility easement" to have and to hold forever."

By: _____
John Dietz for Pleasant View Homes, Inc.

State of Montana)
County of Missoula)

On this 17th day of March, 2000, before me personally appeared John Dietz, known to me to be the Pres. of the corporation that executed the within instrument, and acknowledged to me that the corporation executed the same.

_____
Notary Public for the State of Montana; Residing at Missoula
My commission expires 10/30/01

CERTIFICATE OF SURVEYOR

I certify that this survey represents work done by me or under my direction between June, 1999 and February, 2000.

By: _____ Date: March 1, 2000
Steven M. Inabnit, PLS, Montana Registration No. 9236LS
President, ELI & Associates, Inc.

CERTIFICATE OF COUNTY SURVEYOR

I, Horace E. Brown, Missoula County Surveyor, do hereby certify that I have examined this plat of PLEASANT VIEW HOMES, PHASE I and find this plat conforms to the requirements prescribed by Section 76-3-611(2)(a), MCA, and local regulations adopted pursuant thereto.

By: _____

CERTIFICATE OF COUNTY ATTORNEY

I, Fred Van Valkenburg, Missoula County Attorney, do hereby certify that I have examined this plat of PLEASANT VIEW HOMES, PHASE I, and find this plat conforms to the requirements of Section 76-3-612, MCA, and local regulations adopted pursuant thereto.

By: _____

CERTIFICATE OF COUNTY COMMISSIONERS

We, the Board of County Commissioners for the County of Missoula, Montana, do hereby approve this plat and accept the dedication of the public roadways in the public interest.

By: _____
Chairman

By: _____
Commissioner

By: _____
Commissioner

Attest: State of Montana, County of Missoula

Dated this 21st day of March, 2000

By: _____
Clerk and Recorder, Missoula County, Montana

FINAL APPROVAL OF THIS PLAT WAS BEEN GRANTED ON

By: _____ 3/1/00 — Missoula City/County Health Department

By: _____ — Missoula Office of Planning & Grants

"The purchaser and/or owner of the lot or parcel understands and agrees that private road construction, maintenance, and snow removal shall be the obligation of the owner or property owner's association and that the County of Missoula is in no way obligated to perform such maintenance or upkeep until the roads are brought up to standards and accepted by the County of Missoula for maintenance."

"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 maintenance district for roads, based on benefit. The waiver shall run with the land and shall be binding on the transferees, successors and assigns of the owners of the land depicted hereon."

"Acceptance of a deed for a lot within this subdivision shall constitute a waiver of the right to protest a future RSID/SID for improvements to Flynn Lane, Canterbury Lane, Fleet Street, Camden Street, and England Boulevard, and alleys serving the subdivision, based on benefit. The waiver shall run with the land and shall be binding on the transferees, successors and assigns of the owners 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 drain construction, based on benefit. The waiver shall run with the land and shall be binding on the transferees, successors, and assigns of the owners of the land depicted hereon."

"This property is within the Airport Influence Area and subject to the requirements of the Airport Influence Area Resolution."

"Tree homes in the subdivision shall not have basements."

Bk 23 Page 52
2140 65 25
0819 1076
5140 2610
CTD - Bk 68 Page 412 & 413
CCA - Bk 68 Page 415, 416, 417
CA - Bk 68 Page 418

2000 5310

LOT	SEC	T	R
	7	13N	19W

PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 1 OF 1
99-042

Transferred and filed this instrument for record in the 24 day of March, 2000 at 8:51 o'clock A. M., permanent files of Missoula County, State of Montana.

Witness my hand
Vickie M. Zeier, County Recorder
By Kelly Dill, Deputy
Fee $ 7.00

STATE OF MONTANA
Steven M. Inabnit
9236 LS
REGISTERED LAND SURVEYOR