

SUBDIVISION PLAT OF FAIRWAY VIEW ADDITION

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE S 1/2 OF SEC. 1, T. 12 N., R. 20 W., P.M.M.
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 RESID/SID FOR IMPROVEMENTS TO BIRDIE COURT AND LOWER MILLER CREEK ROAD, INCLUDING BUT NOT LIMITED TO PAVING, STREET WIDENING, INSTALLATION OF PEDESTRIAN WALKWAYS OR BIKEWAYS, DRAINAGE FACILITIES AND CURBS AND GUTTERS, 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.

ACREAGE

LOT AREA	7.58 AC.
COMMON AREA	1.75 AC.
STREET AREA	1.26 AC.
TOTAL AREA	10.59 AC.

CURVE	RADIUS	LENGTH	DELTA	LINE	BEARING	LENGTH
E1	108.148242	14.00				
E2	103.311087	220.32				
E3	588.183251	9.00				
E4	103.311087	52.40				
E5	348.85	50.85	87.2329			
E6	141.302082	146.37				
E7	698.07	239.20	18.2726			
E8	121.57081	45.89				
E9	588.30242	98.81				
E10	523.72074	66.98				
E11	754.67	258.40	18.3804			
E12	548.24561	45.00				
E13	541.35	140.00				
E14	573.75538	134.32				
E15	533.11087	226.32				

EASEMENTS OF RECORD THAT MAY AFFECT THIS PROPERTY. (ND) - NOT DESCRIBED

BOOK	PAGE	GRANTEE	PURPOSE	WIDTH
DEED 149	172	MONTANA POWER	ELEC.-TELE. ND	
DEED 240	382	MONTANA POWER	ELEC.-TELE. ND	
MICRO 75	568	MONTANA POWER	ELEC.-TELE. 10'	

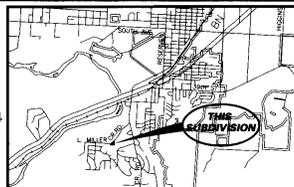
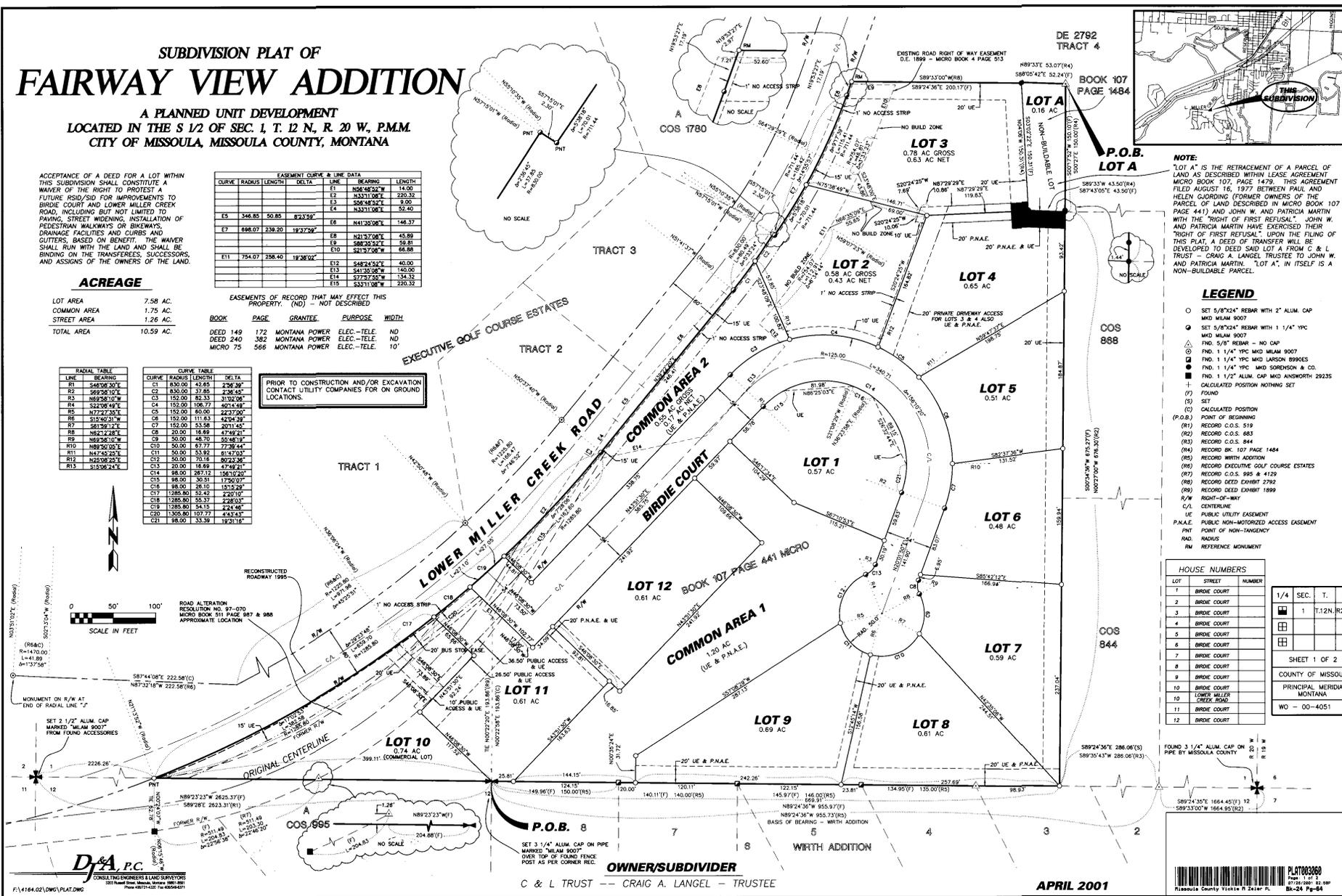
RADIAL TABLE

LINE	BEARING
R1	S48°58'30"E
R2	S69°26'10"E
R3	S69°26'10"W
R4	S24°29'49"E
R5	N72°22'35"E
R6	S15°50'31"W
R7	S81°30'24"E
R8	S84°12'48"E
R9	N69°26'10"W
R10	N89°20'05"E
R11	N47°42'42"E
R12	N45°00'00"E
R13	S35°00'24"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	830.00	42.85	2.3636
C2	850.00	27.85	1.3636
C3	152.00	62.31	33.3006
C4	152.00	106.77	80.1448
C5	152.00	60.00	22.7290
C6	152.00	111.63	44.2438
C7	50.00	15.58	20.1145
C8	50.00	16.89	17.4141
C9	50.00	46.70	55.4819
C10	50.00	61.77	72.8444
C11	50.00	53.92	61.4703
C12	50.00	30.18	30.2436
C13	20.00	18.69	47.4921
C14	88.00	28.72	18.6120
C15	88.00	26.28	17.0027
C16	88.00	26.10	15.1229
C17	1285.80	35.43	2.2812
C18	1285.80	35.37	2.2803
C19	1285.80	34.13	2.2446
C20	1305.80	107.73	43.5143
C21	88.00	33.59	18.3118

PRIOR TO CONSTRUCTION AND/OR EXCAVATION CONTACT UTILITY COMPANIES FOR ON GROUND LOCATIONS.



NOTE:
"LOT A" IS THE RETRACEMENT OF A PARCEL OF LAND AS DESCRIBED WITHIN LEASE AGREEMENT MICRO BOOK 107, PAGE 1478. THIS AGREEMENT FILED AUGUST 16, 1977 BETWEEN PAUL AND HELEN JORDING (FORMER OWNERS OF THE PARCEL OF LAND DESCRIBED IN MICRO BOOK 107 PAGE 441) AND JOHN W. AND PATRICIA MARTIN WITH THE "RIGHT OF FIRST REFUSAL". JOHN W. AND PATRICIA MARTIN HAVE EXERCISED THEIR "RIGHT OF FIRST REFUSAL" UPON THE FILING OF THIS PLAT. A DEED OF TRANSFER WILL BE DEVELOPED TO DEED SAID LOT A FROM C & L TRUST - CRAIG A. LANGEL TRUSTEE TO JOHN W. AND PATRICIA MARTIN. "LOT A", IN ITSELF IS A NON-BUILDABLE PARCEL.

LEGEND

- SET 5/8"x24" REBAR WITH 2" ALUM. CAP MID MIAM 9007
- SET 5/8"x24" REBAR WITH 1 1/4" YPC MID MIAM 9007
- △ FND. 5/8" REBAR - NO CAP
- ⊙ FND. 1 1/4" YPC MID MIAM 9007
- ⊙ FND. 1 1/4" YPC MID SORNSON & CO.
- ⊙ FND. 1 1/2" ALUM. CAP MID ANORTH 29235
- + CALCULATED POSITION NOTHING SET
- (F) FOUND
- (S) SET
- (C) CALCULATED POSITION
- (P.O.B.) POINT OF BEGINNING
- (R1) RECORD C.O.S. 519
- (R2) RECORD C.O.S. 683
- (R3) RECORD C.O.S. 844
- (R4) RECORD BK. 107 PAGE 1484
- (R5) RECORD WITH ADDITION
- (R6) RECORD EXECUTIVE GOLF COURSE ESTATES
- (R7) RECORD C.O.S. 995 & 4129
- (R8) RECORD DEED EXHIBIT 2782
- (R9) RECORD DEED EXHIBIT 1899
- R/W RIGHT-OF-WAY
- C/A CENTERLINE
- UE PUBLIC UTILITY EASEMENT
- P.N.A.E. PUBLIC NON-MOTORIZED ACCESS EASEMENT
- PNT POINT OF NON-TANGENCY
- RM RADIOS
- RM REFERENCE MONUMENT

HOUSE NUMBERS

LOT	STREET	NUMBER
1	BIRDIE COURT	
2	BIRDIE COURT	
3	BIRDIE COURT	
4	BIRDIE COURT	
5	BIRDIE COURT	
6	BIRDIE COURT	
7	BIRDIE COURT	
8	BIRDIE COURT	
9	BIRDIE COURT	
10	BIRDIE COURT	
11	LOWER MILLER CREEK ROAD	
12	BIRDIE COURT	

1/4	SEC.	T.	R.
1	1	12N	R20W

SHEET 1 OF 2
COUNTY OF MISSOULA
PRINCIPAL MERIDIAN,
MONTANA
WO - 00-4051

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APR 2007
Missoula County Vicinity Sales
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D&A P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
201 N. 10th Street, Missoula, MT 59802
406.543.2200
FAX: 406.543.2201

OWNER/SUBDIVIDER
C & L TRUST --- CRAIG A. LANGEL --- TRUSTEE

APRIL 2001

Subdivision No.
2092

SUBDIVISION PLAT OF FAIRWAY VIEW ADDITION

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE S 1/2 OF SEC. 1, T. 12 N., R. 20 W., P.M.M.
CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

DEDICATION:

I DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREA, AND A STREET AS SHOWN ON THIS PLAT THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION: PERIMETER

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 1, T. 12 N., R. 20 W., PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, BEING MICRO BOOK 107 PAGE 441; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 1 & 12, T. 12 N., R. 20 W., ALSO BEING THE NORTHWEST CORNER OF THE WIRTH ADDITION, A MISSOULA COUNTY SUBDIVISION, AND THE NORTHEAST CORNER OF TRACT A OF CERTIFICATE OF SURVEY 995, THENCE N89°23'23"W, 389.11 FEET, UPON THE NORTHERLY BOUNDARY OF CERTIFICATE OF SURVEY 995, BEING UPON THE COMMON SECTION LINE OF SAID SECTIONS, TO A POINT OF NON-TANGENCY, THE RADIUS OF WHICH BEARS N21°13'52"W, THENCE THE FOLLOWING SIX COURSES UPON THE LOWER MILLER CREEK ROAD RIGHT-OF-WAY BEING 20 FEET FROM CENTERLINE AS PER THIS SUBDIVISION, THENCE UPON SAID CURVE IN A NORTHEASTERLY DIRECTION, 859.70 FEET, HAVING A RADIUS OF 1285.80 FEET AND A CENTRAL ANGLE OF 29°23'48", BEING CONCAVE TO THE NORTHWEST, THENCE N38°22'20"E, 246.41 FEET, TO A POINT OF CURVATURE, THENCE UPON SAID CURVE IN A NORTHEASTERLY DIRECTION 80.49 FEET, HAVING A RADIUS OF 830.00 FEET AND A CENTRAL ANGLE OF 5°33'24", BEING CONCAVE TO THE NORTHWEST, THENCE S57°15'01"E, 2.30 FEET TO A POINT OF NON-TANGENCY, THE RADIUS OF WHICH BEARS N55°10'35"W, THENCE UPON SAID CURVE IN A NORTHEASTERLY DIRECTION 185.42 FEET, HAVING A RADIUS OF 711.44 FEET AND A CENTRAL ANGLE OF 14°55'57", BEING CONCAVE TO THE NORTHWEST, THENCE N19°53'27"E, 17.19 FEET, TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF DEED EXHIBIT 2792 TRACT 4; THENCE S89°24'58"E, 200.17 FEET UPON THE SOUTHERLY BOUNDARY OF SAID TRACT 4; THENCE UPON THE NORTHERLY AND EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN MICRO BOOK 107, PAGE 1484, S89°05'42"E, 52.24 FEET; THENCE S00°17'52"W, 150.10 FEET, TO THE NORTHWEST CORNER OF CERTIFICATE OF SURVEY 888, THENCE S00°34'56"W, 675.27 FEET, UPON THE WEST BOUNDARY OF CERTIFICATE OF SURVEY 888 AND 844 TO THE NORTH BOUNDARY OF THE WIRTH ADDITION, A MISSOULA COUNTY SUBDIVISION, THENCE ALONG THE SAID NORTH SUBDIVISION BOUNDARY N89°24'36"W, 669.91 FEET TO THE POINT OF BEGINNING. CONTAINING 10.59 ACRES, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT; SUBJECT TO ANY EASEMENTS, AND/OR RESERVATIONS, AND/OR DEDICATIONS, EXISTING, SHOWN, OR OF RECORD.

LEGAL DESCRIPTION: LOT A

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 1, T. 12 N., R. 20 W., PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA; BEING MICRO BOOK 107 PAGE 1484; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN MICRO BOOK 107 PAGE 1484 AND ALSO BEING A CORNER OF TRACT 4 OF DEED EXHIBIT 2792; THENCE S00°17'52"W, 150.10 FEET, UPON THE SAID BOUNDARY COMMON TO THE SAID TWO PARCELS TO THE NORTHWEST CORNER OF CERTIFICATE OF SURVEY 888, THENCE N87°43'05"W, 43.50 FEET; THENCE N03°02'22"W, 150.31 FEET; THENCE S89°05'42"E, 52.24 FEET, UPON THE SOUTHWEST BOUNDARY OF TRACT 4 OF DEED EXHIBIT 2792 TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT; SUBJECT TO ANY EASEMENTS, AND/OR RESERVATIONS, AND/OR DEDICATIONS, EXISTING, SHOWN, OR OF RECORD.
THIS PLAT SHALL NOT BE MADE AVAILABLE AS A REFERENCE DESCRIPTION FOR THE SUBSEQUENT TRANSFER OF ANY PORTION DESCRIBED HEREIN AS "LOT A".

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS "FAIRWAY VIEW ADDITION". ALL STREETS SHOWN ON THE PLAT ARE DEDICATED, DONATED AND GRANTED TO THE USE OF THE PUBLIC FOREVER. COMMON AREAS SHOWN ON THE PLAT ARE DEDICATED, DONATED AND GRANTED TO THE HOMEOWNERS ASSOCIATION FOREVER. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED BY THIS GOVERNING BODY; AND ALL OR PART OF THE REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AND/OR A SUBDIVISION IMPROVEMENTS AGREEMENT EXISTS WHICH IS ACCEPTABLE TO THE CITY OF MISSOULA SECURING THE FUTURE CONSTRUCTION OF THE PUBLIC AND PRIVATE IMPROVEMENTS.

I CERTIFY THAT THE 20 FOOT PRIVATE DRIVEWAY ACCESS FOR LOT 3 AND LOT 4 WILL BE PRIVATELY IMPROVED AND MAINTAINED. THE GOVERNING BODY SHALL NOT BE REQUIRED TO IMPROVE OR MAINTAIN SAID PRIVATE DRIVEWAY ACCESS.

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 THIS PLAT AS "PUBLIC UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

FURTHER, I CRAIG A. LANGEL, TRUSTEE OF C&L TRUST - DO HEREBY CONCUR WITH THE PROPERTY PURCHASE OF LOT A, BY JOHN W. MARTIN, AS SHOWN UPON A LETTER OF AGREEMENT DATED JANUARY 29, 2000, BETWEEN SAID JOHN W. MARTIN AND LLOYD A. TWITE THE MANAGING PARTNER OF LLOYD A. TWITE FAMILY PARTNERSHIP, AND WILL COMPLY WITH THE DEED DEVELOPMENT AND TRANSFER OF LOT 'A' AS INDICATED IN THE NOTE ON SHEET 1 OF THIS PLAT.

Craig A. Langel, Trustee
C & L TRUST
CRAIG A. LANGEL - TRUSTEE

ACKNOWLEDGEMENT*****

STATE OF MONTANA
COUNTY OF MISSOULA
ON THIS 20 DAY OF June, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED CRAIG A. LANGEL, TRUSTEE OF C&L TRUST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
Susan C. Fox NOTARY PUBLIC FOR THE STATE OF MONTANA.
RESIDING AT MISSOULA, MONTANA.
MY COMMISSION EXPIRES: September 25, 2002



SURVEYOR'S CERTIFICATE*****

I HEREBY STATE THAT THIS PLAT IS A REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2001.

Ronald D. Milam 6-12-01
RONALD D. MILAM, P.L.S. 9007 DATE



UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT.

EXAMINED & APPROVED*****

CERTIFICATE OF OFFICE OF PLANNING AND GRANTS
DATED THIS 20th DAY OF July, 2001. Jan Rutherford
OFFICE OF PLANNING AND GRANTS

CERTIFICATE OF CITY/COUNTY SANITARIAN
DATED THIS 20 DAY OF June, 2001. Edward J. Salzer
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER
I, J. STEVEN KING CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF FAIRWAY VIEW ADDITION AND I FIND THAT THIS PLAT CONFORMS TO SURVEYING AND ROADWAY REQUIREMENTS OF SECTION 76-3-611(2)(a) M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 29th DAY OF June, 2001. Steve King
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 CERTIFICATE OF TITLE OF THIS PLAT OF FAIRWAY VIEW ADDITION AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A. AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
DATED THIS 25th DAY OF July, 2001. Jim Nugent
CITY ATTORNEY

EXAMINED AND APPROVED THIS 25th DAY OF July, 2001, AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT OF FAIRWAY VIEW ADDITION BEING THE PLATTED AREA HEREIN CONTAINED, AND THAT THE PARCEL REQUIREMENT HAS BEEN SATISFIED; THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IT IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.

DATED THIS 25th DAY OF July, 2001. Mike Kluge
MAYOR, CITY OF MISSOULA, MONTANA
Mathew J. Miller
CLERK, CITY OF MISSOULA, MONTANA



1/4	SEC. 1	T. 12 N.	R. 20 W.
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SHEET 2 OF 2			
COUNTY OF MISSOULA			
PRINCIPAL MERIDIAN, MONTANA			
WO - 00-4051			

SAC - BK 664 PG 204 BL - BK 664 PG 208
CR - BK 664 PG 205 COU - BK 664 PG 209
SPA - BK 664 PG 206
AAP - BK 664 PG 207



APRIL 2001

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