

AMENDED SUBDIVISION PLAT

AMENDING BLOCK 37 OF THE NORTHERN PACIFIC ADDITION, AMENDING BLOCKS 39 & 40 OF THE C.W. CANNON ADDITION, AND AMENDING BLOCKS 22 & 23 OF THE FLOWERREE ADDITION
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS & CLARK COUNTY, MONTANA

SURVEY COMMISSIONED BY

DICK ANDERSON, REGISTERED AGENT OF DICK AND MARGARET ANDERSON FAMILY, LP

OWNERS OF RECORD

1. DICK ANDERSON, REGISTERED AGENT OF DICK AND MARGARET ANDERSON FAMILY, LP
2. CAPITAL HILL INVESTMENT, LLC
3. BISON ENGINEERING, INC

BASIS OF BEARINGS

CITY OF HELENA LOW DISTORTION PROJECTION

PURPOSE OF SURVEY

1. TO CREATE AND DEDICATE THE FOLLOWING RIGHT OF WAY TRACTS TO THE CITY OF HELENA:
- 1.1. SANDERS STREET, BEING SEVENTY FEET (70') IN WIDTH, BETWEEN PROSPECT AVENUE AND ELEVENTH AVENUE.
- 1.2. VANDELAY PLACE, BEING FIFTY FEET (50') IN WIDTH, BETWEEN ROBERTS STREET AND THE PROPOSED SANDERS STREET.
2. TO RETRACE THE EXISTING BOUNDARIES OF BLOCKS 22&23 OF THE FLOWERREE ADDITION, BLOCKS 39&40 OF THE C.W. CANNON ADDITION, BLOCK 37 OF THE NORTHERN PACIFIC RAILROAD ADDITION, VACATED STREETS AND VACATED ALLEYS WITHIN THE EXTENT OF SAID BLOCKS, AND SANDERS STREET.
3. TO RELOCATE CERTAIN COMMON BOUNDARIES WITHIN BLOCKS 22 & 23 OF THE FLOWERREE ADDITION:
- 3.1. THE LINE COMMON TO LOTS 4&5 OF BLOCK 23 OF THE FLOWERREE ADDITION.
- 3.2. THE LINE COMMON TO THE VACATED TWELFTH AVENUE RIGHT-OF-WAY AND LOTS 1-7 OF BLOCK 22 OF THE FLOWERREE ADDITION
4. TO AGGREGATE LOTS 1-7 OF BLOCK 23 OF THE FLOWERREE ADDITION, LOTS 3&4 OF BLOCK 40 OF THE C.W. CANNON ADDITION, AND LOTS 7&8 OF BLOCK 37 INTO TWO TRACTS OF RECORD.

LOT INFORMATION

GROSS AREA: 4.537 ACRES (INCLUDING STREETS)
LOT AREA: 3.403 ACRES
SANDERS STREET AREA: 0.674 ACRES
VANDELAY PLACE AREA: 0.460 ACRES

PERIMETER DESCRIPTION

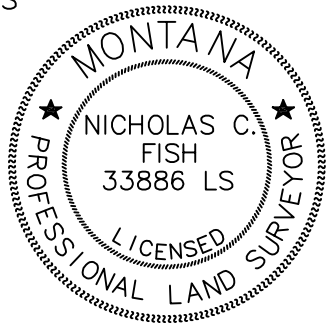
TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN MONTANA, LEWIS & CLARK COUNTY, MONTANA, WHOSE PERIMETER IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 23 OF THE FLOWERREE ADDITION TO THE CITY OF HELENA, THENCE ALONG THE SOUTHERN LIMIT OF THE RIGHT-OF-WAY OF PROSPECT AVENUE NORTH 89°16'24" EAST, 471.22 FEET; THENCE ALONG THE EASTERLY LIMIT OF THE RIGHT-OF-WAY OF SANDERS STREET SOUTH 00°38'32" EAST, 419.70 FEET; THENCE ALONG THE NORTHERN LIMIT OF ELEVENTH AVENUE (AS ELEVENTH AVENUE EXISTS TODAY) SOUTH 89°18'09" WEST, 470.77 FEET; THENCE ALONG THE EASTERLY LIMIT OF THE RIGHT-OF-WAY OF ROBERTS STREET NORTH 00°42'11" WEST, 419.46 FEET TO THE POINT OF BEGINNING; CONTAINING 4.537 ACRES, MORE OR LESS; ALONG WITH OR SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

CERTIFICATE OF SURVEYOR

I, NICHOLAS C. FISH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS SHOWN AND DESCRIBED ON THE ACCOMPANYING PLAT.

NICHOLAS C. FISH, MONTANA REG. NO. 33886 LS



CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS AMENDED SUBDIVISION PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(d) WHICH STATES: "FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES;

"THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE AMENDED PLAT ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

WE FURTHER CERTIFY THAT THE PURPOSE OF THIS AMENDED PLAT IS TO AGGREGATE THE UNDERLYING EXISTING LOTS, PARCELS, AND VACATED RIGHT OF WAY, AND MERGE THEM INTO THE PARCELS SHOWN ON THIS AMENDED PLAT THEREFORE THE UNDERLYING LOTS NO LONGER EXIST PURSUANT TO THE FILING OF THIS AMENDED PLAT, AND IS THEREFORE EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(f) M.C.A.

WE FURTHER CERTIFY THAT THE PURPOSE IS OF THIS SURVEY IS TO CREATE RIGHT-OF-WAY TRACTS, THAT ARE EXEMPT FROM REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT PURSUANT TO M.C.A. 76-3-201(h), AND THAT A SUBSEQUENT CHANGE IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO REVIEW.

WE FURTHER CERTIFY THAT THE PURPOSE IS OF THIS SURVEY IS TO RETRACE BOUNDARIES OF EXISTING TRACTS OF RECORD, THAT NO NEW TRACTS HAVE BEEN CREATED, AND ARE THEREFORE EXEMPT FROM REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT AND ALSO EXEMPT FROM DEQ REVIEW, PURSUANT TO A.R.M. 17.36.605(3).

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY, DO HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT AS BEING DEDICATED TO TO THE USE OF THE PUBLIC, INCLUDING STREETS, EASEMENTS, AND OTHER PUBLIC IMPROVEMENTS, IS HEREBY DEDICATED, GRANTED, AND DONATED TO THE CITY OF HELENA FOR SUCH USE.

CERTIFICATE OF EXEMPTION FROM D.E.Q. REVIEW

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT LOTS CREATED BY THIS SUBDIVISION PLAT ARE EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76-4-125(1)(d), MCA BECAUSE THEY ARE LOCATED WITHIN THE JURISDICTION AREA OF THE CITY OF HELENA, WHICH HAS ADOPTED A GROWTH POLICY PURSUANT TO TITLE 76, CHAPTER 1, MCA AND WHICH IS A FIRST CLASS MUNICIPALITY. THE CITY COMMISSION HAS CERTIFIED TO D.E.Q., PURSUANT TO 76-4-127, MCA, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

DATED THIS ____ DAY OF _____, 20____.

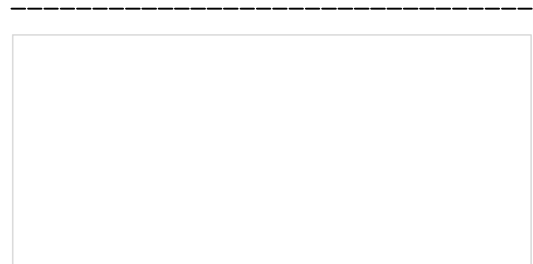
DATED THIS ____ DAY OF _____, 20____.

DATED THIS ____ DAY OF _____, 20____.

DICK ANDERSON, REGISTERED AGENT
DICK AND MARGARET ANDERSON FAMILY, LP

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS ____ DAY OF _____, 20____,
BEFORE ME PERSONALLY APPEARED

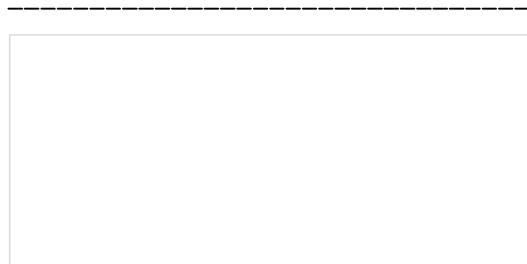


NOTARY PUBLIC FOR THE STATE OF MONTANA.

DAVID M. KIMBALL, REGISTERED AGENT
CAPITAL HILL INVESTMENT, LLC

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS ____ DAY OF _____, 20____,
BEFORE ME PERSONALLY APPEARED

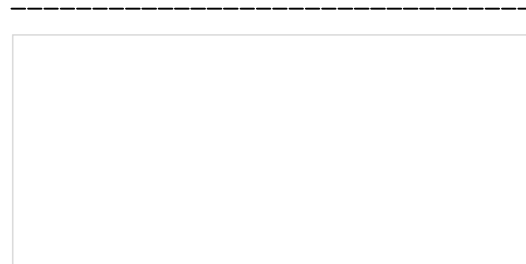


NOTARY PUBLIC FOR THE STATE OF UTAH.

CHRISTOPHER P. HILTUNEN, REGISTERED AGENT
BISON ENGINEERING, INC.

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS ____ DAY OF _____, 20____,
BEFORE ME PERSONALLY APPEARED



NOTARY PUBLIC FOR THE STATE OF MONTANA.

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b) MCA, THAT ALL REAL PROPERTY TAXES ARE PAID AND CURRENT

TRACT 1&2 DEED #3320162, #3320163, & #3322604

GEOCODE 05-1888-29-3-20-01-0000

ASSESSMENT CODE 0000003204

BISON ENGINEERING, INC. (DEED #3291165)

GEOCODE 05-1888-29-3-19-01-0000

ASSESSMENT CODE 0000007300

DATED THIS ____ DAY OF _____, 20____.

TREASURER, LEWIS & CLARK COUNTY, MONTANA

CERTIFICATE OF PLAT APPROVAL

THE CITY COMMISSION OF HELENA, MONTANA, HEREBY CERTIFIES THAT IT HAS EXAMINED THIS FINAL PLAT AND HAS FOUND THE SAME TO CONFORM TO LAW.

THE CITY COMMISSION HEREBY ACCEPTS THE DEDICATION, GRANT AND DONATION, TO THE CITY OF HELENA, ANY AND ALL LANDS SHOWN ON THIS PLAT AS BEING DEDICATED TO THE CITY OF HELENA FOR PUBLIC USE.

THE CITY COMMISSION OF HELENA, LEWIS AND CLARK COUNTY, HEREBY APPROVES THIS PLAT THIS ____ DAY OF _____, 20____.

DATED THIS ____ DAY OF _____, 20____.

MAYOR, CITY OF HELENA

DATED THIS ____ DAY OF _____, 20____.

CITY CLERK, CITY OF HELENA

DATED THIS ____ DAY OF _____, 20____.

CITY ENGINEER, CITY OF HELENA

DATED THIS ____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIVISION, CITY OF HELENA

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS ____ DAY OF _____, 20____
PURSUANT TO SECTION 76-3-611(2)(A), MCA

EXAMINING LAND SURVEYOR

REG. NO. _____



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

AMENDED PLAT NO.

COUNTY: LEWIS & CLARK

PRINCIPAL MERIDIAN,
MONTANA

1/4	SEC	T	R	1/4	SEC	T	R
<input checked="" type="checkbox"/>	29	10N	3W	<input type="checkbox"/>			
<input type="checkbox"/>				<input type="checkbox"/>			

FIELD: DCD
DRAWN: NCF
CHECKED: DRS
DATE: 12/06/2019

SHEET

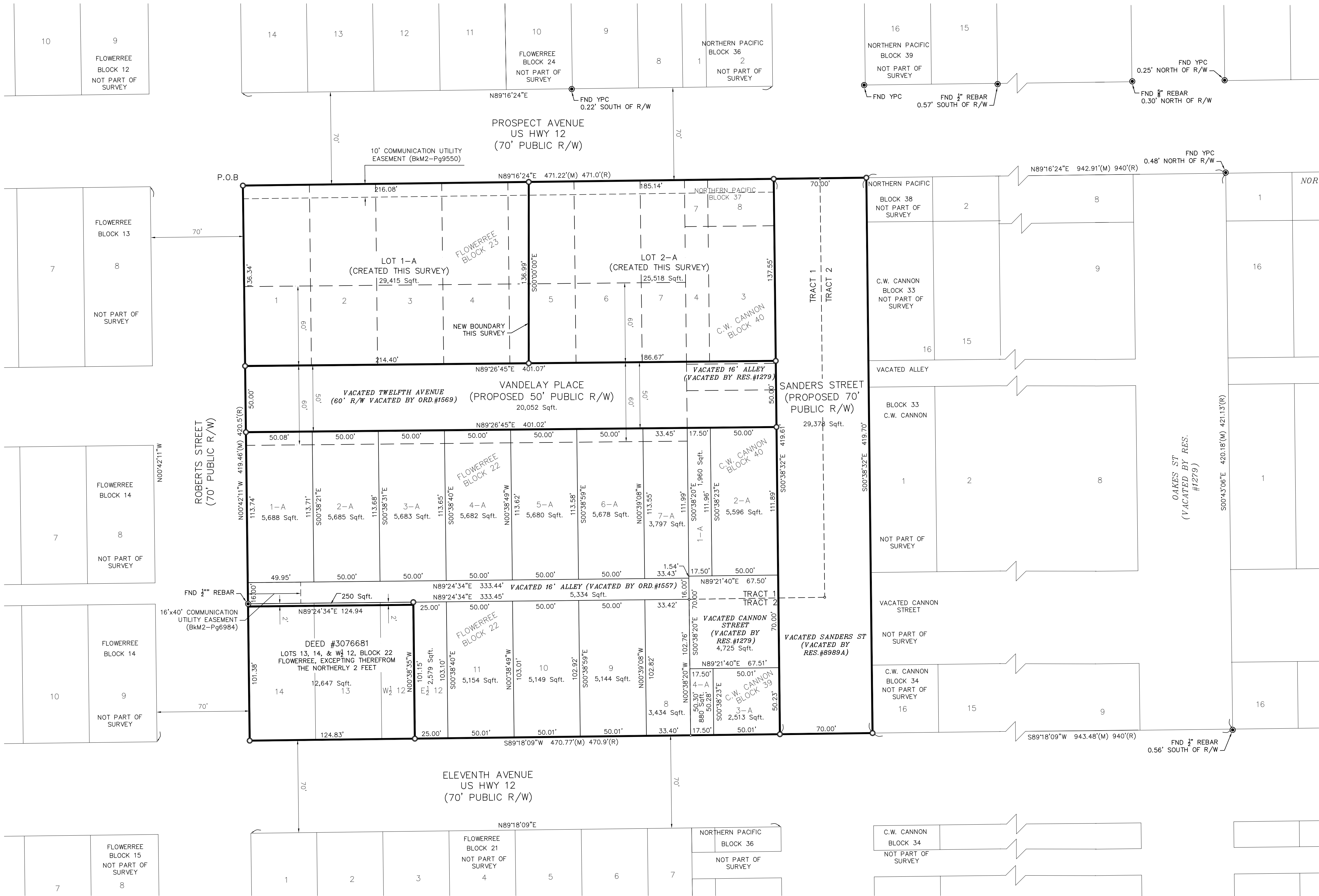
1 OF 2

AMENDING BLOCK 37 OF THE NORTHERN PACIFIC ADDITION, AMENDING BLOCKS 39 & 40 OF THE C.W. CANNON ADDITION, AND AMENDING BLOCKS 22 & 23 OF THE FLOWERREE ADDITION
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS & CLARK COUNTY, MONTANA

1. THE LOCATION OF THE RIGHT-OF-WAY OF PROSPECT AVENUE, ROBERTS STREET, AND ELEVENTH AVENUE IS CONTROLLED BY THE LOCATION OF RIGHT-OF-WAY IMPROVEMENTS OBSERVED AT THE TIME OF SURVEY.
2. THERE IS A APPARENT TWO FOOT (2') GAP IN OWNERSHIP BETWEEN DEED #3076681 AND TRACT 1 OF DEEDS #3320162, #3320163, AND #3322604.
 - 2.1. BOUNDARIES SHOWN ON THIS SURVEY REFLECT DESCRIPTIVE CALLS IN THE ABOVE DEEDS AS FOLLOWS:
 - 2.1.1. THE NORTH LINE OF DEED #3076681 IS DESCRIBED AS 'EXCEPTING THEREFROM THE NORTHERLY 2 FEET' OF LOTS 13, 14, AND THE WEST 1/4 OF LOT 12 IN BLOCK 22 OF THE FLOWERREE ADDITION,
 - 2.1.2. THE DESCRIPTION FOR TRACT #1 AS DESCRIBED IN ADJACENT DEEDS #3320162, #3320163, AND #3322604 DESCRIBES FOLLOWING 'ALONG THE NORTH BOUNDARY OF LOTS 8 THROUGH 14 IS SAID BLOCK 22' OF THE FLOWERREE ADDITION.





● FOUND (FND) MONUMENT, AS NOTED
 ○ SET 5/8"x24" REBAR WITH RED PLASTIC CAP (FISH 33886LS)
 ○ CALCULATED POINT; NOTHING FOUND, NOTHING SET
 --- EXISTING EASEMENT LINE
 --- LINE COMMON TO TRACT 1&2 OF DEEDS
 #3320162, #3320163 & #3322604
 --- OLD BOUNDARY OR VACATED RIGHT-OF-WAY LINE
 --- INTERIOR LOT BOUNDARY
 ——— EXTERIOR LOT BOUNDARY
 XXX.XX'(M) MEASUREMENT THIS SURVEY
 XXX.XX'(R) MEASUREMENT OF RECORD
 (ORIGINAL TOWNSITE PLATS OR DEEDS OF RECORD)
 P.O.B. POINT OF BEGINNING
 YPC YELLOW PLASTIC CAP ON REBAR

NOTES:
ALL DISTANCES ARE GROUND DISTANCES IN INTERNATIONAL FEET
EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT
NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT.



2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101 Phone: (406)601-4055	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
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PRINCIPAL MERIDIAN,
MONTANA

1/4	SEC	T	R	1/4	SEC	T	R
	29	10N	3W				
							

FIELD: DCD
DRAWN: NCF
CHECKED: DRS
DATE: 12-06-2019

SHEET
2 OF 2