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
- 1.1. SANDERS STREET, BEING SEVENTY FEET (70') IN WIDTH, BETWEEN PROSPECT AVENUE AND ELEVENTH AVENUE.
- 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.

> NICHOLAS (FISH

33886 LS

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

NOTARY PUBLIC FOR THE STATE OF MONTANA.

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	DAVID M. KIMBALL, REGISTERED AGENT CAPITAL HILL INVESTMENT, LLC	CHRISTOPHER P. HILTUNEN, REGISTERED AGENT BISON ENGINEERING, INC.			
STATE OF MONTANA COUNTY OF LEWIS AND CLARK	STATE OF UTAH COUNTY OF SALT LAKE	STATE OF MONTANA COUNTY OF LEWIS AND CLARK			
ON THIS DAY OF, 20, BEFORE ME PERSONALLY APPEARED	ON THIS DAY OF, 20, BEFORE ME PERSONALLY APPEARED	ON THIS DAY OF, 20, BEFORE ME PERSONALLY APPEARED			
,	,	,			

NOTARY PUBLIC FOR THE STATE OF UTAH.

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

DATED THIS ____, 20____,

TREASURER, LEWIS & CLARK COUNTY, MONTANA

CERTIFICATE OF PLAT APPROVAL

ASSESSMENT CODE

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 THISDAY 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

STE. 201 BILLINGS, MT 59101 Phone: (406)601-4055 Fax: (406)601-4062

HELENA. MT 59601 Phone: (406)442-8594 Fax: (406)442-8557

2223 MONTANA AVE. 3530 CENTENNIAL DR. 851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715 Phone: (406)522-8594 Fax: (406)522-9528

-	AMENDED PLAT NO								FIELD: DCD DRAWN: NCF	
	COUNTY: LEWIS & CLARK	1/4	SEC	T	R	1/4	SEC	Τ	R	CHECKED: DRS
	COUNTI. ELWIS & CLAIR	29	10N	3 W					DATE: 12/06/2019	
	PRINCIPAL MERIDIAN,									SHEET
	MONTANA									1 OF 2

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 16 10 NORTHERN PACIFIC NORTHERN PACIFIC BLOCK 36 FLOWERREE BLOCK 39 FLOWERREE BLOCK 24 NOT PART OF 0.25' NORTH OF R/W -BLOCK 12 NOT PART OF NOT PART OF SURVEY SURVEY NOT PART OF SURVEY SURVEY ⊢FND §" REBAR N89°16'24"E -FND YPC FND ½" REBAR FND YPC 0.30" NORTH OF R/W SURVEY NOTES 0.57' SOUTH OF R/W -0.22' SOUTH OF R/W 1. THE LOCATION OF THE RIGHT-OF-WAY OF PROSPECT PROSPECT AVENUE AVENUE, ROBERTS STREET, AND ELEVENTH AVENUE IS US HWY 12 CONTROLLED BY THE LOCATION OF RIGHT-OF-WAY (70' PUBLIC R/W)IMPROVEMENTS OBSERVED AT THE TIME OF SURVEY. 10' COMMUNICATION UTILITY 2. THERE IS A APPARENT TWO FOOT (2') GAP IN EASEMENT (BkM2-Pg9550) 0.48' NORTH OF R/W -N89°16'24"E 942.91'(M) 940'(R) OWNERSHIP BETWEEN DEED #3076681 AND TRACT 1 OF N89°16'24"E 471.22'(M) 471.0'(R) DEEDS #3320162, #3320163, AND #3322604. NORNORTHERN PACIFIC 216.08 2.1. BOUNDARIES SHOWN ON THIS SURVEY REFLECT BLOCK 38 DESCRIPTIVE CALLS IN THE ABOVE DEEDS AS NOT PART OF SURVEY 2.1.1. THE NORTH LINE OF DEED #3076681 IS FLOWERREE DESCRIBED AS 'EXCEPTING THEREFROM THE BLOCK 13 NORTHERLY 2 FEET' OF LOTS 13, 14, AND THE LOT 2-A WEST \frac{1}{2} OF LOT 12 IN BLOCK 22 OF THE LOT 1-A (CREATED THIS SURVEY) 16 FLOWERREE ADDITION, (CREATED THIS SURVEY) 2.1.2. THE DESCRIPTION FOR TRACT #1 AS DESCRIBED C.W. CANNON IN ADJACENT DEEDS #3320162", #3320163, AND BLOCK 33 NOT PART OF #3322604 DESCRIBES FOLLOWING 'ALONG THE SURVEY NORTH BOUNDARY OF LOTS 8 THROUGH 14 IS NOT PART OF SAID BLOCK 22' OF THE FLOWERREE ADDITION. NEW BOUNDARY THIS SURVEY -**114.40** N89°26'45"E 401.07' VACATED 16' ALLEY VACATED ALLEY (VACATED BY RES. #1279 SANDERS STREET VANDELAY PLACE VACATED TWELFTH AVENUE (PROPOSED 70' (PROPOSED 50' PUBLIC R/W) (60' R/W VACATED BY ORD.#1569) BLOCK 33 PUBLIC R/W) 20,052 Sqft. C.W. CANNON REET R/W) 29,378 Sqft. N89°26'45"E 401.02' 50.00' 50.00' 50.00' 50.00' 50.00 AKES TED #1279 FLOWERREE BLOCK 14 5-A 3-A5,596 Sqft. 5,680 Sqft. ≒ 8 5,678 Sqft. \$ NOT PART OF SURVEY NOT PART OF SURVEY 33.43' \17.50' 50.00 N89°21'40"E 67.50' N89'24'34"E 333.44' VACATED 16' ALLEY (VACATED BY ORD.#1557) 5,334 Sqft. LEGEND VACATED CANNON 50.00' 16'x40' COMMUNICATION VACATED CANNON • FOUND (FND) MONUMENT, AS NOTED UTILITY EASEMENT STREET(BkM2-Pg6984) (VACATED BY VACATED SANDERS S SET 5/8"X24" REBAR WITH RED PLASTIC CAP (FISH 33886LS) RES.#1279) FLOWERREE DEED #3076681 (VACATED BY 4,725 Sqft. RES.#8989A) LOTS 13, 14, & W_2^1 12, BLOCK 22 CALCULATED POINT; NOTHING FOUND, NOTHING SET BLOCK 14 FLOWERREE, EXCEPTING THEREFROM N89°21'40"E 67.51' THE NORTHERLY 2 FEET — — — EXISTING EASEMENT LINE C.W. CANNON 50.01 S 5,144 Sqft. 5,149 Sqft. 5,154 Sqft. BLOCK 34 LINE COMMON TO TRACT 1&2 OF DEEDS NOT PART OF #3320162, #3320163 & #3322604 SURVEY --- OLD BOUNDARY OR VACATED RIGHT-OF-WAY LINE NOT PART OF 2,513 Sqft. — INTERIOR LOT BOUNDARY SURVEY S89°18'09"W 943.48'(M) 940'(R) EXTERIOR LOT BOUNDARY S89°18'09"W 470.77'(M) 470.9'(R) 0.56' SOUTH OF R/W / XXX.XX'(M) MEASUREMENT THIS SURVEY MEASURMENT OF RECORD (ORIGINAL TOWNSITE PLATS OR DEEDS OF RECORD) ELEVENTH AVENUE US HWY 12 P.O.B. POINT OF BEGINNING (70' PUBLIC R/W)YPC YELLOW PLASTIC CAP ON REBAR N89°18'09"E NORTHERN PACIFIC C.W. CANNON FLOWERREE BLOCK 34 BLOCK 36 FLOWERREE BLOCK 21 NOT PART OF BLOCK 15 NOT PART OF NOT PART OF NOT PART OF SURVEY SURVEY SURVEY BASIS OF BEARING: CITY OF HELENA LOW DISTORTION PROJECTION GEODETIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING DATUM: NAD83(2011)(EPOCH 2010.00) PROJECTION: TRANSVERSE MERCATOR CENTRAL MERIDIAN: W 111°57'00"(-111.95°) PROJECT ORIGIN LATITUDE: N 46°30'00"(46.5°) SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191 FALSE NORTHING: 1000,000.00 IFT (30,480m) FALSE EASTING: 200,000.00 IFT (60,960m) STAHLY ENGINEERING & ASSOCIATES **AMENDED PLAT NO.** FIELD: DCD DRAWN: NCF PROFESSIONAL ENGINEERS & SURVEYORS NOTES: ALL DISTANCES ARE GROUND DISTANCES IN INTERNATIONAL FEET CHECKED: DRS www.seaeng.com COUNTY: LEWIS & CLARK DATE: 12-06-2019 2223 MONTANA AVE. 29 10N 3W H 3530 CENTENNIAL DR. 851 BRIDGER DR. STE. 1 EXISTING EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES, BUT HELENA, MT 59601 BOZEMAN, MT 59715 PRINCIPAL MERIDIAN, SHEET BILLINGS, MT 59101 Phone: (406)442-8594 NOT ALL EASEMENTS ARE SHOWN ON THIS PLAT. Phone: (406)522-8594 Phone: (406)601-4055 Fax: (406)442-8557 Fax: (406)522-9528 MONTANA 2 OF 2 Fax: (406)601-4062