

AMENDED PLAT OF LARSON ADDITION AND LOT 3 OF TINDALL TRUST MINOR SUBDIVISION

BEING A PORTION OF LARSON ADDITION TO THE CITY OF LEWISTOWN AND BEING LOT 3 OF TINDALL TRUST MINOR SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 22, T15N, R18E, P.M.M., FERGUS COUNTY, MONTANA

CERTIFICATE OF CLERK AND RECORDER

151451 Fee: \$ 26.00 in my office on _____ o'clock _____ M.
 FERGUS COUNTY, MT Filed 1/30/2025 at 3:06 PM
 Janel J. Tuck, Clk & Rcdr By James L. West
 Return to: FERGUS COUNTY CLERK & RECORDER
 LEWISTOWN MT 59457

CERTIFICATE OF FINAL PLAT APPROVAL—CITY

The Commission of the City of Lewistown, Montana does hereby certify that it has examined this plat and having found the same to conform to law, approves it.

Dated this 29th day of January, 2025

By: Holly Phelps
 Its: City Manager
 City of Lewistown

CERTIFICATE OF SURVEYOR

I, Jeremy T. Milburn, Professional Land Surveyor, do hereby certify that I performed or this survey was performed under my direct supervision as shown on this plat, and that said survey is true and complete as shown.

Dated this 31st day of OCTOBER, 2024

Jeremy T. Milburn, P.L.S., Montana License No. 14537 LS

PURPOSE

The purpose for this survey is to relocate common boundary lines between adjoining properties of platted subdivisions.

DESCRIPTION

Being a portion of Larson Addition to the City of Lewistown and being Lot 3 of Tindall Trust Minor Subdivision, located in the NE 1/4 of Section 22, T15N, R18E, P.M.M., Fergus County, Montana, more fully described as follows:

BEGINNING at the NE corner of Tindall Trust Subdivision; thence S40°22'56"E, 46.03 feet; thence S18°18'34"E, 312.59 feet; thence N77°53'56"W, 369.05 feet; thence N00°23'14"W, 253.02 feet, the previously described four courses being along the easterly, southerly and westerly boundary lines of Tindall Trust Minor Subdivision; thence S89°38'43"W, 65.85 feet along the south boundary line of Larson Addition to the City of Lewistown; thence N00°22'12"W, 199.58 feet along the west boundary line of Document 71765; thence N89°38'43"E, 62.00 feet; thence S47°17'33"E, 163.20 feet; thence S62°35'05"E, 82.64 feet; thence S43°13'17"E, 67.73 feet, the previously described four courses being along the northerly boundary lines of Larson Addition to the City of Lewistown, to the POINT OF BEGINNING, containing 2.82 acres.

CERTIFICATE OF OWNERS

We hereby certify that this division of land is exempt from review as a subdivision pursuant to 76-3-207(1)(d), MCA 2023: "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries;"

FURTHERMORE, We certify Lot 1A this survey is exempt from review by the Department of Environmental Quality and the local reviewing authority pursuant to A.R.M. 17.36.605 (2)(c)(i)(ii)(iii)(A)(B)(C)(D):

"(c) a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if:

(i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel;

(ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and

(iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that:

- (A) existing septic tanks have been pumped within the previous three years;
- (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield;
- (C) existing wells are adequate for the proposed uses; and
- (D) adequate storm drainage and solid waste disposal are provided.

FURTHERMORE, We certify Lot 3A this survey is exempt from review by the Department of Environmental Quality and the local reviewing authority pursuant to A.R.M. 17.36.605 (2)(b)(i)(ii):

"(b) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if:

(i) no facilities other than those previously approved exist or will be constructed on the parcel; and

(ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA;"

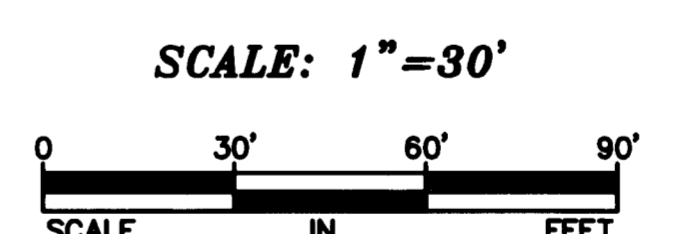
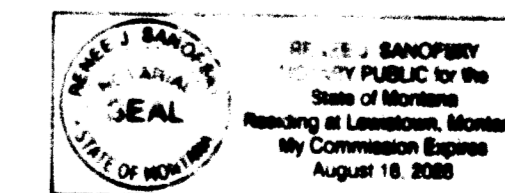
Duane A. Otto Annie Otto
 Duane A. Otto Annie Otto (aka Joanne E. Otto)

STATE OF Montana

County of Fergus

This instrument was acknowledged before me on this 20th day of December, 2024, by Duane A. and Annie Otto (aka Joanne E. Otto).

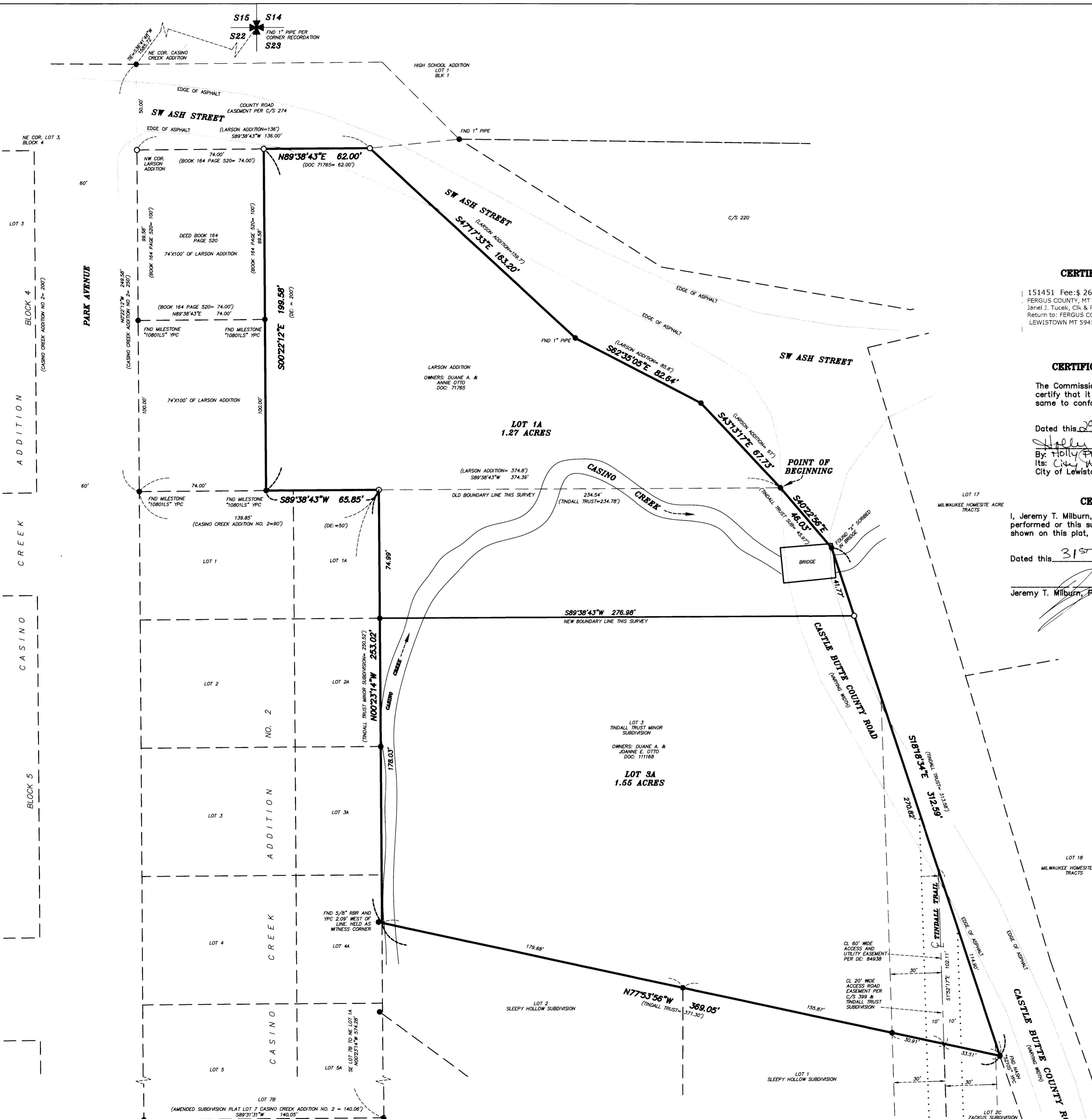
Signature: Rene J. Sandoz
 Print Name: Rene J. Sandoz
 Notary Public, State of Montana
 Residing at Lewistown, MT 59457
 My Comm. expires 8/18/2028



SCALE: 1"=30'

BASIS OF BEARINGS:
 MONTANA STATE PLANE, NAD83,
 (1999 ADJUSTMENT)
 GROUND PROJECTION AT PROJECT ORIGIN:
 LATITUDE: N47°03'01.29817"
 LONGITUDE: W109°25'23.64293"
 ELLIPSOID HEIGHT = 3932.09 ft
 ALL DISTANCES SHOWN HEREON ARE
 GROUND DISTANCES IN UNITS OF INT FEET

- LEGEND**
- = PROPERTY MONUMENT - FOUND 5/8" RBR WITH OR WITHOUT YPC OR AS NOTED.
 - = PROPERTY MONUMENT - SET 5/8" REBAR W/ YPC "MILBURN 14537 LS"
 - () = RECORD MEASUREMENT AS NOTED



"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 this initial transfer associated with the certificate on which said area is described, unless said area is included with or excluded from adjoining tracts of record" pursuant to ARM 24.183.1104(1)(f)(iii)(c).

NOTE:
 IT IS NOT THE INTENT OF THIS SURVEY TO LOCATE OR SHOW ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.

OWNERS: DUANE A. & ANNIE OTTO
 DATE SURVEYED: MAY - NOVEMBER, 2024

ARROW CREEK SURVEY CO. PH: 406-735-4100	JOB NO. <u>06-716-1 Otto</u>	SHEET NO. <u>1</u> OF <u>1</u>
	DR. BY <u>M. Pross</u>	DATE <u>May 3, 2024</u>
	REVISED <u>June 10, 2024</u>	Cont= Lewistown
	1/4 SECTION TOWNSHIP RANGE	
	NE 22 15N 18E	