

AMENDED PLAT

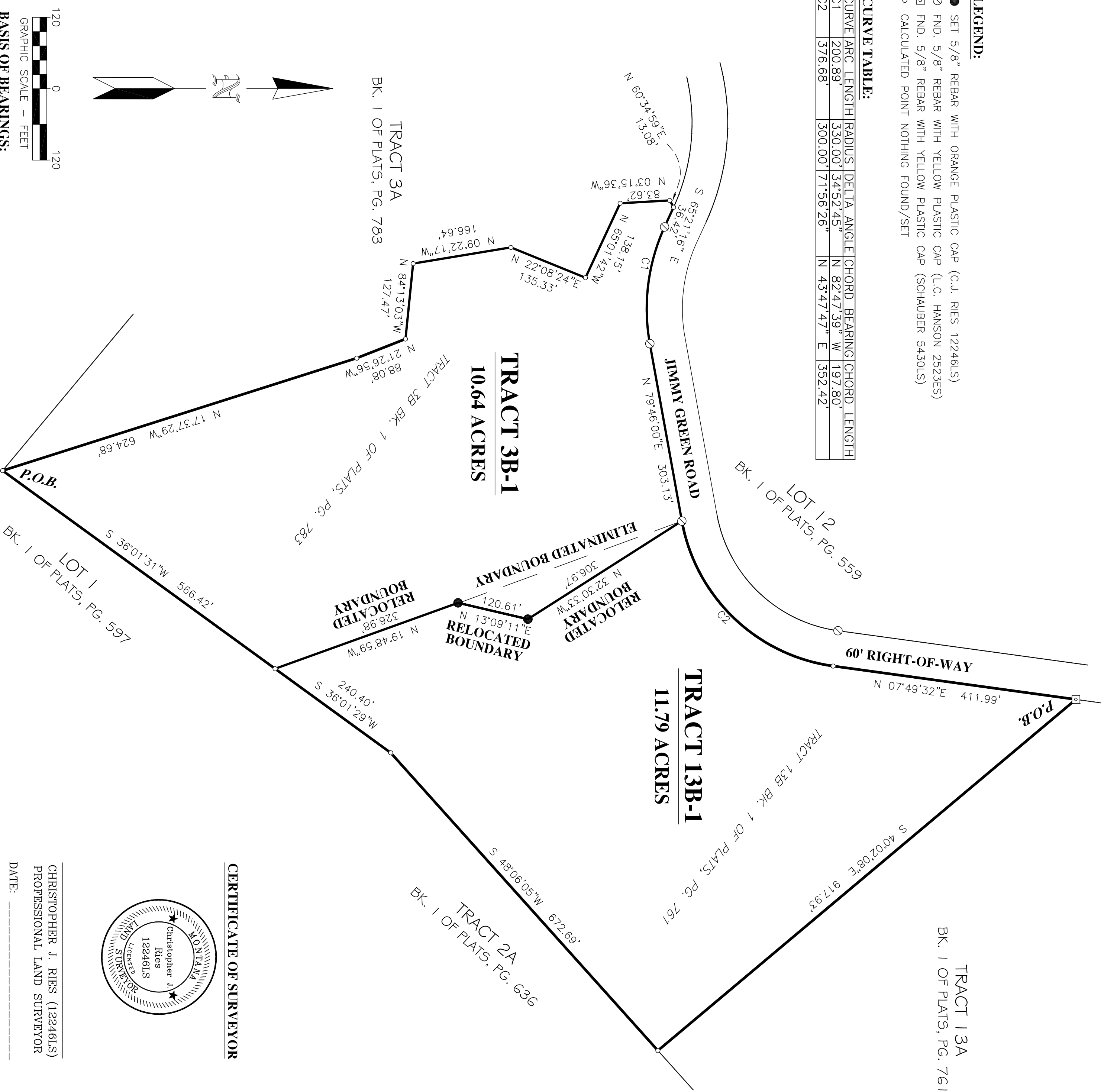
(AMENDING TRACT 3B OF THE TRACT 3 - PHASE 1 MINOR SUBDIVISION OF LAZY HM ESTATES SUBDIVISION PHASE I AND TRACT 13B OF THE TRACT 13 MINOR SUBDIVISION OF LAZY HM ESTATES - PHASE I)

PURPOSE: BOUNDARY RELOCATION COMMISSIONED BY: NATHAN & KALLEE GROVOM

- LEGEND:**
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP (C.I. RIES 12246LS)
 - FND. 5/8" REBAR WITH YELLOW PLASTIC CAP (L.C. HANSON 2923ES)
 - ⊠ FND. 5/8" REBAR WITH YELLOW PLASTIC CAP (SCHAUER 5430LS)
 - CALCULATED POINT NOTHING FOUND/SET

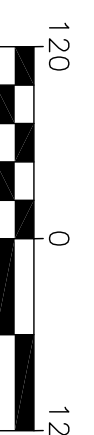
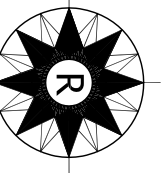
CURVE TABLE:

CURVE/ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.89	330.00'	S 43°47'47" E	352.42
C2	376.68	300.00'	S 82°47'39" W	197.80



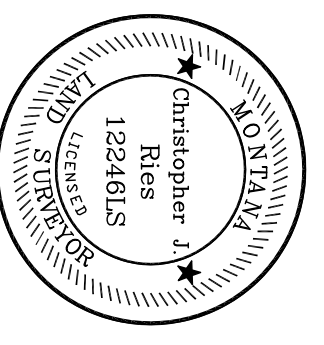
NOTE:
ALL BEARINGS/DISTANCES SHOWN ARE RECORD PER BOOK 1 OF PLATS, PAGE 783 AND BOOK 1 OF PLATS, PAGE 761 EXCEPT THE RELOCATED BOUNDARIES.

DATE: NOVEMBER 17, 2020
JOB NO.: 20243
FIELD BY: CJR, PAC
DRAWN BY: CJR, PAC



GRAPHIC SCALE - FEET
BASIS OF BEARINGS:
BOOK 1 OF PLATS, PAGE 783 AND BOOK 1 OF PLATS, PAGE 761.

PREPARED BY:
RIES & ASSOCIATES PC,
6850 GREEN MEADOW DR.,
HELENA, MONTANA 59602



CERTIFICATE OF SURVEYOR
CHRISTOPHER J. RIES (12246LS)
PROFESSIONAL LAND SURVEYOR
DATE: _____

CERTIFICATE OF EXAMINING LAND SURVEYOR:
REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING _____ DAY OF _____, 20____, PURSUANT TO SECTION 76-3-611(2)(c), MCA.

EXAMINING LAND SURVEYOR _____
LICENSE NO. _____

LEGAL DESCRIPTION: TRACT 3B-1
A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 1 WEST, P.M. MONTANA, BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 3-B OF THE AMENDED PLAT OF TRACT 3 - PHASE 1 MINOR SUBDIVISION (LAZY HM ESTATES PHASE 1) DOC. NO. BOOK 1 OF PLATS, PAGE 783;
THENCE N 17°37'27" W, 624.68 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 21°26'56" W, 88.08 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 84°13'03" W, 127.47 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 09°22'17" W, 166.64 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 22°08'24" E, 135.33 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 65°01'42" W, 138.15 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 03°15'36" E, 83.62 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3-B;
THENCE N 60°34'59" E, 13.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY LIMIT OF JIMMY GREEN ROAD;
THENCE S 65°21'16" E, 36.42 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF JIMMY GREEN ROAD;
THENCE S 40°02'08" E, 303.13 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LIMIT OF JIMMY GREEN ROAD;
THENCE N 79°46'00" E, 303.13 FEET THE SOUTHERLY RIGHT-OF-WAY LIMIT OF JIMMY GREEN ROAD;
THENCE S 32°30'33" E, 306.97 FEET;
THENCE S 13°09'11" W, 120.61 FEET;
THENCE S 19°48'59" E, 326.98 FEET;
THENCE S 36°01'31" W, 566.42 FEET TO THE POINT OF BEGINNING. THE TRACT CONTAINS 10.64 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EXISTING/RECORDED EASEMENTS, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS AMENDED PLAT.

LEGAL DESCRIPTION: TRACT 13B-1
A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 1 WEST, P.M. MONTANA, BROADWATER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TRACT 13B-B OF THE AMENDED PLAT OF TRACT 13 MINOR SUBDIVISION (LAZY HM ESTATES PHASE 1) DOC. NO. BOOK 1 OF PLATS, PAGE 761;
THENCE S 40°02'08" E, 917.93 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 13-B;
THENCE S 48°06'05" W, 672.69 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 13-B;
THENCE S 36°01'29" W, 240.40 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 13-B;
THENCE N 19°48'59" W, 326.98 FEET;
THENCE N 13°09'11" E, 120.61 FEET;
THENCE N 32°30'33" W, 306.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LIMIT OF JIMMY GREEN ROAD;
THENCE N 79°46'00" E, 303.13 FEET TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 376.68 FEET WITH A CHORD BEARING OF N 43°47'47" E, 352.42 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LIMIT OF JIMMY GREEN ROAD;
THENCE N 07°49'32" E, 411.99 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF JIMMY GREEN ROAD;
AND IS SUBJECT TO ALL EXISTING/RECORDED EASEMENTS, DOCUMENTS OF RECORD AND EASEMENTS SHOWN ON THIS AMENDED PLAT.

CERTIFICATE OF SUBDIVISION EXEMPTION: TRACTS 3B-1 & 13B-1
I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS AMENDED PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(d) OF MCA, BECAUSE THIS IS A DIVISION FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES

CERTIFICATE OF DEQ EXCLUSION:
I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT TRACTS 3B-1 & 13B-1 AS SHOWN ON THIS AMENDED PLAT ARE EXEMPT FROM DEQ REVIEW IN ACCORDANCE WITH ARM SECTION 17.36.605(2)(b) BECAUSE 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.

OWNER TRACT 3B: NATHAN GROVOM OWNER TRACT 3B: KALLEE GROVOM

STATE OF MONTANA
COUNTY OF _____
THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____.

BY: _____ NATHAN & KALLEE GROVOM

NOTARY SIGNATURE _____

OWNER TRACT 13B: NANCY S. EVERSON

STATE OF MONTANA
COUNTY OF _____
THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____.

BY: _____ NANCY S. EVERSON

NOTARY SIGNATURE _____

CERTIFICATE OF COUNTY TREASURER:
I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(3) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCOMPASSED BY THE PROPOSED "AMENDED PLAT", HAVE BEEN PAID.
GEO CODE: 43-1789-09-2-01-05-0000 ASSESSMENT CODE: 7001447
GEO CODE: 43-1789-09-2-01-26-0000 ASSESSMENT CODE: 7001855

DATED THIS _____ DAY OF _____, 20____.

TREASURER: BROADWATER COUNTY, MONTANA _____

I/4 SEC.	T.	R.
<input checked="" type="checkbox"/>	9N	1W

P.M. MONTANA,
BROADWATER COUNTY.

DOCUMENT NO.: _____ SHEET 1 OF 1