

AMENDED PLAT OF LOT 10-A, BLK. 388 AND LOT 1-A, BLK. 394, COS NO. 3306032

**RELOCATION OF COMMON BOUNDARIES BETWEEN ADJOINING LOT 10-A, BLOCK 388
AND LOT 1-A BLOCK 394 OF THE ORIGINAL HELENA TOWNSITE
CITY OF HELENA, SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH,
RANGE 4 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA.
SURVEY COMMISSIONED BY: ELIZABETH GANS AND RICK NEWBY**

PERIMETER DESCRIPTION — E 30' LOT 9, LOT 10-A-1, LOT 1-A-1 AND LOT 2
TRACT OF LAND BEING COMPRISED OF EAST 30' LOT 9, LOTS 10, 11, BLOCK 388 AND LOTS 1
AND 2, BLOCK 394 OF THE ORIGINAL HELENA TOWNSITE, MBOOK 15, PG 223 AND 224, IN THE
SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 4 WEST, PRINCIPAL MERIDIAN
MONTANA, LEWIS AND CLARK COUNTY, MONTANA, AND BEING FURTHER DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 394, HELENA ORIGINAL TOWNSITE, ON
THE NORTH RIGHT-OF-WAY LINE OF LAWRENCE STREET, THENCE ALONG SAID RIGHT-OF-WAY
N88°56'00"W, 217.07 FEET THENCE LEAVING SAID RIGHT-OF-WAY N00°57'34"E, 108.57 FEET, TO
THE SOUTH LINE OF THE EAST-WEST ALLEY BETWEEN BLOCKS 388 AND 394 OF THE ORIGINAL
HELENA TOWNSITE, AND BLOCKS 15 AND 22 OF THE STOREY ADDITION; THENCE ALONG SAID
ALLEY LINE S88°51'37"E, 218.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 ON THE
WEST RIGHT-OF-WAY LINE OF DEARBORN STREET; THENCE ALONG SAID RIGHT-OF-WAY,
S01°31'47"W, 108.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.545 ACRES AND SUBJECT TO ALL APPURTANANT EASEMENTS OF RECORD.

THIS SURVEY RELOCATES THE COMMON BOUNDARY BETWEEN LOT 10-A, BLOCK 388, AND LOT
1-A OF BLOCK 394, AND ALSO CREATES LOT 10-A-1 OF BLOCK 388 AND LOT 1-A-1 OF
BLOCK 394, HELENA ORIGINAL TOWNSITE.

CERTIFICATE OF EXEMPTION

WE, THE UNDERSIGNED, OWNERS OF THESE LOTS, DO HEREBY CERTIFY THAT THE PURPOSE OF
THIS AMENDED PLAT IS TO RELOCATE BOUNDARIES BETWEEN LOTS 10-A, BLK 388 AND LOT
1-A, BLK. 394, THAT FIVE OR FEWER LOTS ARE AFFECTED AND NO ADDITIONAL LOTS ARE
CREATED. THEREFORE LOT 10-A-1, BLK 388 AND LOT 1-A-1, BLK. 394 ARE EXEMPT FROM
REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(a).

"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 AMENDED PLAT ON WHICH SAID AREA IS DESCRIBED,
UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

WE, ALSO CERTIFY THAT LOTS 10-A-1 AND 1-A-1 ARE EXEMPT FROM DEQ REVIEW PER
A.R.M. 17.36.605(2)(c)(i)(ii)(iii).

"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, and 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.

UNDER PENALTIES OF PERJURY, WE THE LANDOWNERS, DECLARE THAT WE HAVE EXAMINED
THIS AMENDED PLAT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT,
COMPLETE AND IS IN COMPLIANCE WITH ALL STATE LAWS AND LOCAL REGULATIONS.

BY: Elizabeth A. Gans

ELIZABETH A. GANS, TRUSTEE OF THE
JOE F. GANS TRUST OF 11/08/1993

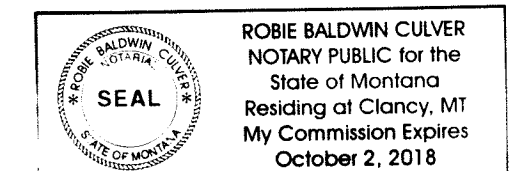
STATE OF MONTANA

County of Lewis and Clark

On this 20th day of December, 2017.
Before me personally appeared

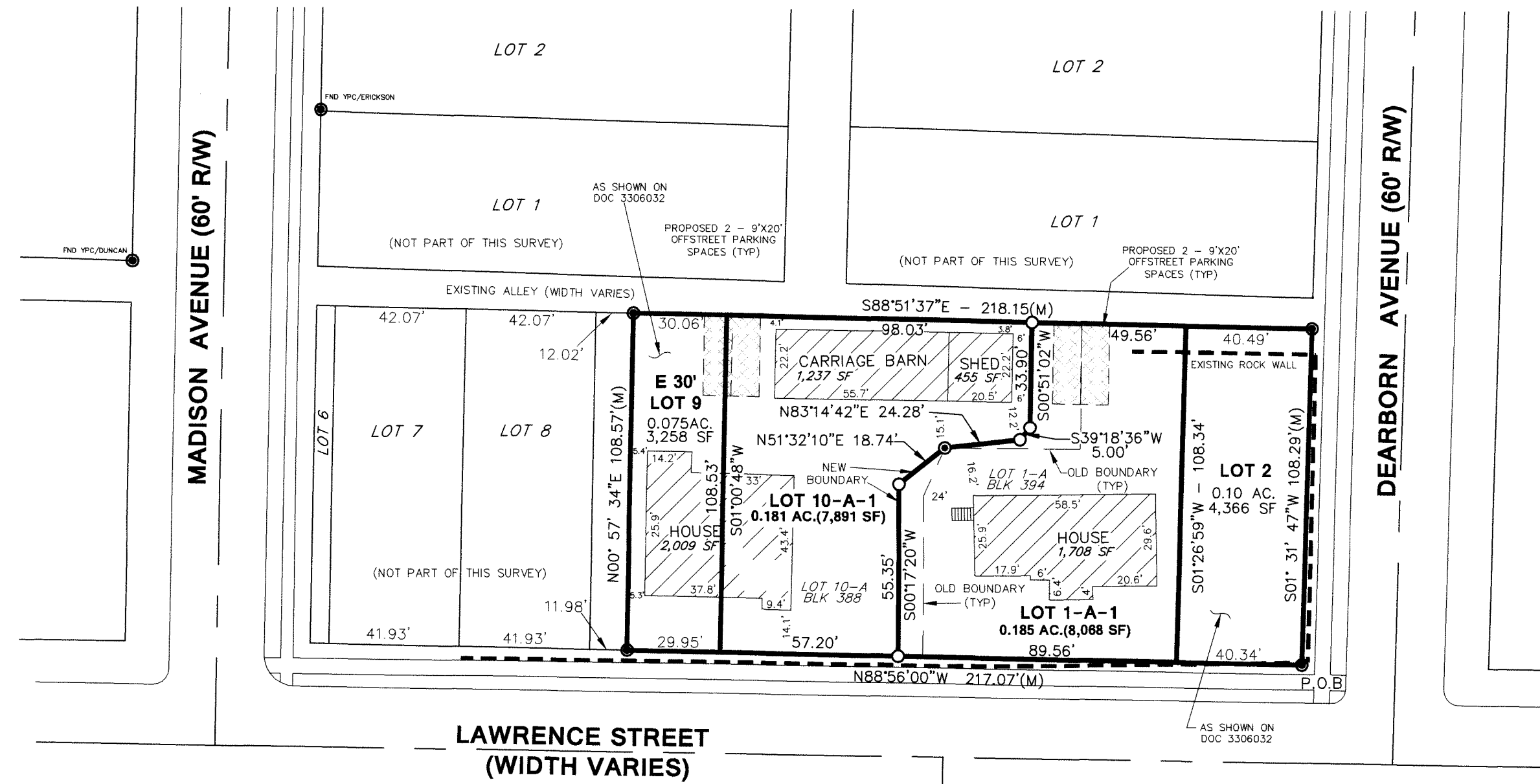
Elizabeth A. Gans

known to me to be the person whose name is
subscribed to the above instrument, and
acknowledged to me that they executed the same.



Robie Baldwin Culver
Notary Public for the State of Montana.

3316611 COS 01/04/2018 02:54 PM Pages: 1 of 1 Fees: 91.00 Paulette DeHart Clerk & Recorder, Lewis & Clark MT			
<p>SCALE IN FEET</p>		STAHLY ENGINEERING & ASSOCIATES PROFESSIONAL ENGINEERS & SURVEYORS www.seaeng.com 3530 CENTENNIAL DR. HELENA, MT 59601 Phone:(406)442-8594 Fax:(406)442-8557	
1/4	Sec.	T	R
25	10N	4W	
851 BRIDGER DR. STE.1 BOZEMAN, MT 59715 Phone:(406)522-9526 Fax:(406)522-9528		404 W. BROADWAY LEWISTOWN, MT 59457 Phone:(406)535-8594	
DATE: 11-14-17		SHEET NO.	
REVISED: 12-18-17		1 OF 1	
COUNTY: LEWIS AND CLARK P.M.M.			



- LEGEND**
- FOUND MONUMENT MARKED AS SHOWN
 - SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP MARKED "REDMOND 13755 LS"
 - (R) RECORD DATA
 - (M) MEASURED THIS SURVEY
 - P.O.B. POINT OF BEGINNING

OWNER OF THE LOTS
 JOE F. GANS TRUST OF 11/08/1993.
 MBOOK 52, PG 8426
 MBOOK 15, PG 223 and 224

BASIS OF BEARINGS
 GPS OBSERVATION (GEODETIC NORTH)

CERTIFICATE OF AMENDED PLAT APPROVAL
 DATED THIS 20 DAY OF December, 2017.
Paula, CITY ENGINEER, CITY OF HELENA
 DATED THIS 20 DAY OF December, 2017.
Lucy Mull, COMMUNITY DEVELOPMENT

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b),
 MCA, THAT THE PROPERTY TAXES ARE PAID AND CURRENT

ASSESSMENT CODE: 2264
 ASSESSMENT CODE: 2265

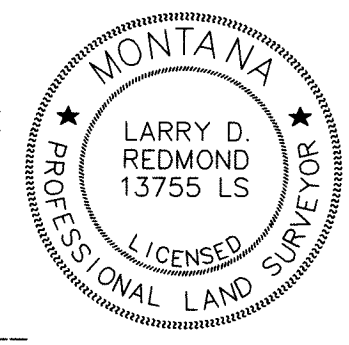
DATED THIS 04 DAY OF Jan, 2018.
Paulette DeHart
 TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF EXAMINING LAND SURVEYOR
 REVIEWED FOR ERRORS AND OMISSIONS IN
 CALCULATIONS AND DRAFTING THIS 20 DAY
 OF December, 2017.
 PURSUANT TO SECTION 76-3-611(2)(a).MCA.

Lucy Mull 122445
 EXAMINING LAND SURVEYOR

CERTIFICATE OF SURVEYOR
 I, LARRY D. REDMOND, A REGISTERED PROFESSIONAL
 LAND SURVEYOR IN THE STATE OF MONTANA, DO
 HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER
 MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE
 MONTANA SUBDIVISION AND PLATTING ACT (76-3-101
 THROUGH 76-3-625, MCA) AND THE REGULATIONS
 ADOPTED UNDER THAT ACT IS SHOWN AND DESCRIBED
 ON THE ACCOMPANYING PLAT.

Larry D. Redmond 12/20/17
 LARRY D. REDMOND, MONTANA REG. NO. 13755LS DATE



N:\2529-00217 NEWBY-GANS AMENDED PLAT\DWG\2529-00217 AMD PLAT.dwg, 18x24 Cos, Plotted: Dec 18, 2017 - 1:58pm, Iredmond