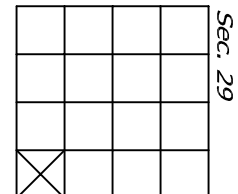


OWNERS:
SCOTT SHEEHAN
COMMISSIONED BY:
SCOTT SHEEHAN
PURPOSE:
2 LOT MINOR SUBDIVISION
DATE:
07-15-2025
Project No.:
24-043

MINOR SUBDIVISION No. _____
SE1/4 SE1/4, Section 29, T 23 N, R 59 E, P.M., M.
City of Sidney, Richland County, Montana

BIG SKY
Surveying
P.O. BOX 170
Sidney, MT 59270
406-550-9452



60' R/W - THIRD STREET NORTH WEST

P.O.B. 10' Water Line Easement S 89°35'26" E 457.60'

Tract 1, C. of S. No. 27-27b

LOT 1
82,609 Sq Ft
1.90 AC.

LOT 2
11,213 Sq Ft
0.26 AC.

60' Access Easement

10' Sanitary Sewer Easement

10' Water Line Easement

Pump House

Shared Water Wall
GWIC ID 222222
Dated 10-14-2005

IRRIGATION LATERAL EASEMENT
PER PLAT OF NORTH VALLEY SUB.

20' ALLEY

- LEGEND
- FOUND REBAR & CAP MARKED "THOM 50185"
 - FOUND 5/8" REBAR & CAP "15258 1S"
 - FOUND 5/8" REBAR (NO CAP)
 - SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "KAUFFMAN 12211LS"



CERTIFICATE OF SURVEYOR
I, Joseph L. Kauffman, a Professional Land Surveyor, Licensed in the State of Montana, do hereby certify that the survey shown on the attached plat was made in accordance with the laws and regulations of the State of Montana, and that the same is a true and correct representation of the land shown thereon. This plat does not represent a complete title search.

Joseph L. Kauffman, P.L.S.
Montana Registration No. 12211 LS

CERTIFICATE OF COUNTY TREASURER
I hereby certify, pursuant to Sec. 76-3-207(3), MCA, that all real property taxes assessed and levied on the land shown hereon have been paid.
Dated the _____ day of _____, 20____
Tax Statement No. _____

Treasurer, Richland County, Montana,

by, _____

Evidentiary No. _____
Sheet 1 of 1

TAX
CERTIFICATE

CERTIFICATE OF RECKONATION:

I, SCOTT SHEEHAN, the undersigned property owner, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, as shown by the plat hereon, the following described land in Richland County, to-wit:

That portion of the SE1/4 SE1/4, Sections 29, Township 23 North, Range 59 East, Principal Meridian, Montana, Richland County, Montana described as follows:

Beginning at the known West corner of Contiguous Of Survey No. 27-27b, Thence S 89°35'26" E 457.60 feet; Thence S 89°18'42" E 70.21 feet; Thence S 89°18'42" E 134.19 feet; Thence N 89°37'35" W 457.60 feet; Thence N 00°18'38" W 147.19 feet to the Point of Beginning and containing 2.16 acres of land, all as shown hereon. Subject to and together with easements of record. Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as: MINOR SUBDIVISION No. _____

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water, sewer, and other utilities, the right to use, install, maintain, repair and remove or raise line and other facilities, in, over, under and across each area designated on the plat as Utility Easement to have and to hold forever.

DEQ Exemption Status: We hereby certify that this station is excluded from sanitation review by the Department of Environmental Quality pursuant to 76-4-123(1)(d), MCA, as certified pursuant to 76-4-123(1)(c), MCA, that adequate storm water drainage and adequate municipal facilities will be provided for the subdivision.

DEQ Exemption Water: We hereby certify that this station is excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.56.05(2)(iv)(C) the local health officer determines that the existing facilities are adequate for the existing use and the existing wells are adequate for the proposed uses.

Dated this _____ day of _____, 202____.

SCOTT SHEEHAN

NOTARY STAMP

ATTEST: City Clerk _____ Mayor _____

CLERK & RECORDER