

S 1/16th

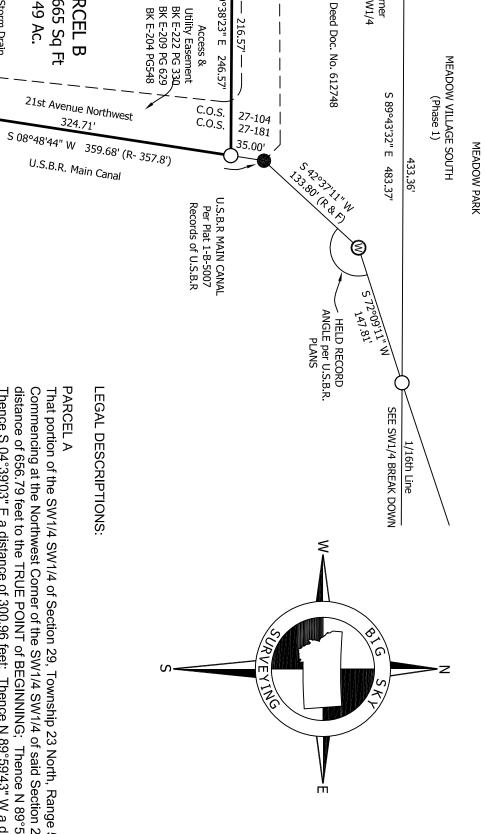
179.09' (R-161.46')

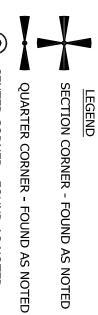
40'

6

Section 29, 59 E, *Number:* P.M.,







30

Found 3" MDT AC 29

N 89°37'47" W

2668 46'

P.O. BOX 170 SIDNEY, MT. 59270 406-250-9452

Surveying

BIG

SKY

Calculated Position
From Reference Monuments
Per COS 27-717

C 1/4

• CENTER CORNER - FOUND AS NOTED

1332 96,

1333 20.

- 1/16th CORNER - FOUND AS NOTED
- Θ FOUND YPC - JENSEN 15258 LS - U.E.L.S.
- FOUND 5/8" REBAR
- (3) FOUND YPC - WHEELER 67 ES

176'SZ97 W "60'50'0 N

S 1/16

1/16th Line

S 89°43'32" E

Calculated Position
Nothing Found or Set

SET MAG NAIL and
Washer in Pavement

- Θ FOUND YPC - THOM 1018 ES
- $_{\odot}$ FOUND YPC - PROCIVE 1015 LS
- PLASTIC CAP MARKED "KAUFFMAN 12211 LS" SET 5/8" BY 24" REBAR WITH RED

.96 ZEET

1333 20.

LEGAL DESCRIPTIONS:

PARCEL A

477.70

108,665 Sq Ft 2.49 Ac.

PARCEL B

21st Avenue Northwest

324.71

U.S.B.R. Main Canal

27-104

BK E-470 PG 492

27-98

c.o.s.T

c.o.s.

N 78°10'41" W 188.00' (R & F)

OLD BOUNDARY

County Road Easement

BK E-112 PG 322

Access & Utility Easement BK E-222 PG 330 BK E-209 PG 629 BK E-204 PG548

That portion of the SW1/4 SW1/4 of Section 29, Township 23 North, Range 59 East, P.M.,M., Richland County, Montana, described as follows: Commencing at the Northwest Corner of the SW1/4 SW1/4 of said Section 29; Thence S 00°03'09" E and along the Westerly boundary thereof a distance of 656.79 feet to the TRUE POINT of BEGINNING; Thence N 89°56'51" E a distance of 156.70 feet; Thence S 68°37'25" E 91.07 feet; Thence S 04°39'03" E a distance of 300.96 feet; Thence N 89°59'43" W a distance of 265.60 feet to the Westerly boundary of said SW1/4 SW1/4; Thence N 00°03'09" W and along the Westerly boundary thereof a distance of 333.00 feet to the Point of Beginning, containing 1.90 acres of land, all as shown hereon.

Subject to and together with easements of record.

S 00°03'09" E 1337.96' (R-1337.84')

156.70'

40'

40'

Utility Easement BK E-222 PG 330 BK E-209 PG 629 BK E-204 PG548

P.O.B.-

33.28'

333.00

"\CEL A 82,649 Sq Ft 1.90 Ac

'96.00£

LOT 1
KLEIN MINOR SUB
No. 141
Doc. No. 552820

Owners Certification:

S 04°39'03" E 483.54'

That portion of the SW1/4 SW1/4 of Section 29, Township 23 North, Range 59 East, P.M.,M., Richland County, Montana, described as follows: Commencing at the Northwest Corner of the SW1/4 SW1/4 of said Section 29; Thence S 00°03′09" E and along the Westerly boundary thereof a distance of 179.09 feet to the TRUE POINT of BEGINNING; Thence S 89°38′23" E a distance of 246.57 feet to the Westerly boundary of the U.S.B.R. Main Canal; Thence S 08°48′44" W and along the Westerly boundary thereof a distance of 324.71 feet; Thence S 78°10′41" E and along said Westerly boundary a distance of 30.98 feet; Thence S 04°39′03" E a distance of 182.58 feet; Thence N 68°37′25" W a distance of 91.07 feet; Thence S 89°56′51" W a distance of 156.70 feet to the Westerly boundary of said SW1/4 SW1/4; Thence N 00°03′09" W and along the Westerly Thence S 89°56′51" W and along the Westerly boundary of said SW1/4 SW1/4; Thence N 00°03′09" W and along the Westerly boundary of said SW1/4 SW1/4; Thence N 00°03′09" W and along the Westerly Subject to and together with easements of record



CERTIFICATE OF SURVEYOR

SOUTHWEST QUARTER - BREAKDOWN SCALE: 1'= 500'

S 89°49'17" E

Found MDT AC

29

32

30 29 31 32

Calculated Position Per Corner Record

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 by me or under my direct supervision. The field survey was performed in September, 2023, and the monuments found and set are of the character shown hereon. This plat does not represent a complete title search.

Joseph L. Kauffman, PLS Montana Registration No. 12211 LS 2025

CERTIFICATE OF EXAMINING LAND SURVEYOR

On behalf of the Governing Body, this document has been examined for errors and omissions in calculation or drafting pursuant to 76-3-611(2)(a), MCA.

Dan Stahly, PLS Montana Registration No. 16192 LS

2025

Dated the 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. CERTIFICATE OF COUNTY TREASURER Tax Statement No. <u>0568 & 0564</u> day of

CLERK & RECORDER	Envelope NoSheet 1 of 1.	by,	Treasurer, Richland County, Montana.
\ecorder		TAX CERTIFICATE	



DEQ Exemption: I hereby certify that this division is excluded from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(1)(d), MCA, as certified pursuant to 76-4-127(1), MCA, that adequate storm water drainage and adequate municipal facilities will be provided.

The area that is being removed from one tract of record and joined with another tract of record is not Said area shall not be available as a reference legal description in any subsequent real property tran transfer associated with the certificate of survey on which said area is described, unless said area is excluded from adjoining tracts of record pursuant to ARM 24.183.1104(1)(f)(iii)(C).

t itself a tract of record.

nsfer after the initial
s included with or

Scale 1" = 100'

າ boundaries between efore, this division of

All Distances shown hereon are ground distances.

Basis of Bearings per GPS Observations (Geodetic North - Local Projection)

I, PATRICIA P. TJELDE, hereby certify that the purpose of this division of land is to relocate common adjoining properties outside a platted subdivision and no additional parcels are hereby created. There land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), MCA.

COUNTY ROAD 349 - Petition No. 673

22nd Avenue Northwest

BK A-109 PG 980-982 Doc. No. 330343

N 89°59'43" W

265.60

LOT 2
KLEIN MINOR SUB
No. 141
Doc. No. 552820

348.17' (R-348.00')

eed Doc. No. 585312, BK A-135 PG 727 BK A-135 PG 231 BK A-88 PG 497

2 04°39'03" E 279.25'

DATED THIS

day <u>o</u>

The City Council of the City of Sidney of Richland County, Montana does hereby certify that it has examined this Certificate of Survey and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown hereon being dedicated to such use

his	
_ day of	
, 20	•
2025)

STATE OF MONTANA NOTARY STAMP 202 5, by me on

PATRICIA P. TJELDE

30

29

Calc Per

culated Position r Corner Record

32

Rick Norby Mayor