

AMENDED PLAT OF LOTS 2 AND 4, BLOCK 3, KENOYER'S FIRST ADDITION TO SIDNEY
 SITUATED IN THE STATE OF MONTANA, COUNTY OF RICHLAND, CITY OF SIDNEY; BEING PART OF THE NW 1/4 OF THE NW 1/4 SECTION 33,
 TOWNSHIP 23 NORTH, RANGE 59 EAST OF THE PRINCIPAL MERIDIAN OF MONTANA

LEGAL DESCRIPTION:

AMENDED LOT 2
 Situated in the State of Montana, County of Richland, City of Sidney, being part of the Northwest Quarter of the Northwest Quarter, Section 33, Township 23 North, Range 59 East of the Principal Meridian of Montana; and being all of Lot 2 and the Easterly 20' of Lot 3 Block 3, as depicted in Kenoyer's First Addition to Sidney as recorded on Map S-A-3 and further described as follows:

Beginning at a found yellow cap, "4674LS" being located at the southwest corner of Lot 1, Block 5, of Fisher Estates Subdivision, Map A506, Said point also being on the northerly line of 4th Street NE, (Variable Width ROW);

Thence with the northerly line of said 4th Street NE, North 70°15'14" West, 85.99 feet, (passing a found yellow cap, "12211LS" at 66.28 feet), to a set 5/8" rebar with green plastic cap 60760LS;

Thence departing said northerly line, North 19°41'18" East, 140.26 feet to a set 5/8" rebar with green plastic cap 60760LS, said point being on the southerly line of an unnamed alleyway, (20' ROW);

Thence with the southerly line of said alleyway, South 70°43'14" East, 28.30 feet, (passing a found yellow cap, "12211LS" at 19.65 feet), to a found 1/2" aluminum cap;

Thence South 2°37'42" East, 151.93 feet to the POINT OF BEGINNING and containing 0.18 acre more or less.

Subject to all easements, rights-of-way and restrictions of record.

AMENDED LOT 4
 Situated in the State of Montana, County of Richland, City of Sidney, being part of the Northwest Quarter of the Northwest Quarter, Section 33, Township 23 North, Range 59 East of the Principal Meridian of Montana; and being the westerly 20' of Lot 3 and the Easterly 30' of Lot 4 Block 3, as depicted in Kenoyer's First Addition to Sidney as recorded on Map S-A-3 and further described as follows:

Beginning at the southeast corner of Amended Lot 5, Block 3 of said Kenoyer's First Addition as conveyed to Larry D. & Jill L. Albertson in Book A155, Page 302, said point also being located on the northerly line of 4th Street NW, (variable width), and having for reference, the southwest corner of Lot 1, Block 5, of Fisher Estates Subdivision, Map A506, as bearing South 70°15'14" East, 136.30 feet;

Thence with the easterly line of said Amended Lot 5, North 19°43'13" East, 139.85 feet to a found 1/2" aluminum cap, said being on the southerly line of an unnamed alleyway, (20' ROW);

Thence with the southerly line of said alleyway, South 70°43'14" East, 50.23 feet, (passing a found yellow cap, "12211LS" at 29.98 feet), to a set 5/8" rebar with green plastic cap 60760LS;

Thence departing said alleyway, South 19°41'18" West, 140.26 feet to a set 5/8" rebar with green plastic cap 60760LS, said point being on the northerly line of the aforementioned 4th Street NE;

Thence with the northerly line of said 4th Street NE, North 70°15'14" West, 50.31 feet, (passing a found yellow cap, "12211LS" at 20.31 feet), to the POINT OF BEGINNING and containing 0.16 acre more or less.

Subject to all easements, rights-of-way and restrictions of record.

OWNER CERTIFICATION:

We hereby certify that the purpose of this division of land is to aggregate parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of the larger parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(f), MCA.

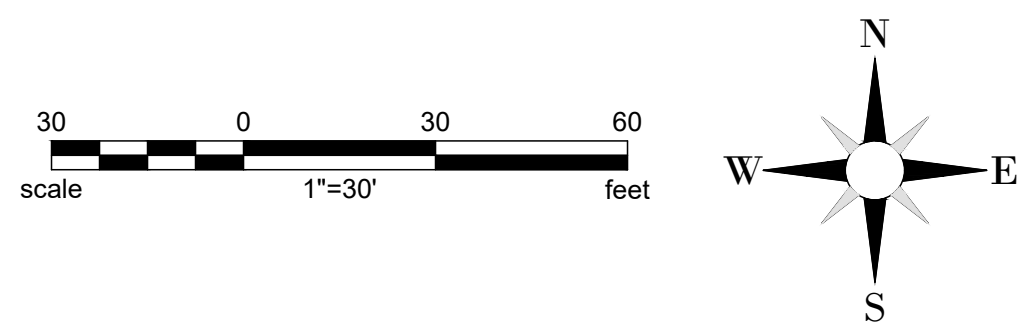
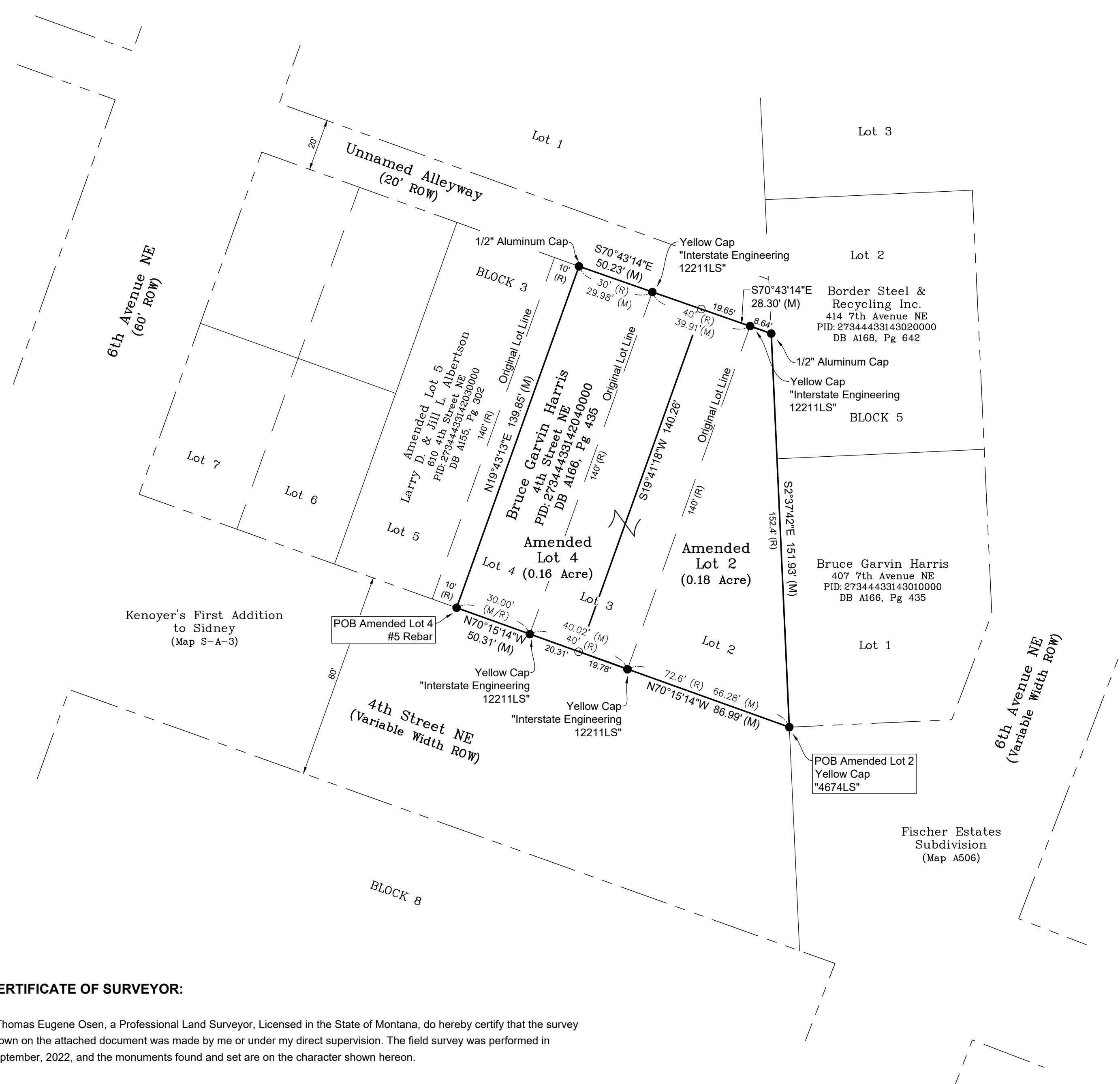
We hereby certify that this division is an aggregation of parcels and is not subject to review because no parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(3).

BRUCE G. HARRIS

STATE OF _____)
 : ss,
 COUNTY OF _____)

This instrument was signed and acknowledged before me on _____, 20____,
 by BRUCE G. HARRIS,

NOTARY



BASIS OF BEARING:
 Bearings are based on "Grid North", in accordance with the State Plane Coordinates for the State of Montana, from the North American Datum of 1983, (NAD83), vertical datum: NAVD 88. Onsite horizontal control was established through GPS observations. Scale factor=0.999378471 to go from Grid to Ground.

- LEGEND**
- MONUMENT FOUND (AS NOTED)
 - SET 5/8"x24" REBAR w/CAP "60760LS"
 - △ CALCULATED POINT
 - (R) RECORD INFORMATION
 - (M) MEASURED INFORMATION
 - POB POINT OF BEGINNING

CERTIFICATE OF CITY COUNCIL:
 The Council of the City of Sidney, Montana does hereby certify that it has examined this Amended Plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use any and all lands shown on this plat as being dedicated to such use this:

Dated the ____ day of _____, 20____.

 RICK NORBY, Mayor

 JESSICA CHAMBERLIN, City Clerk

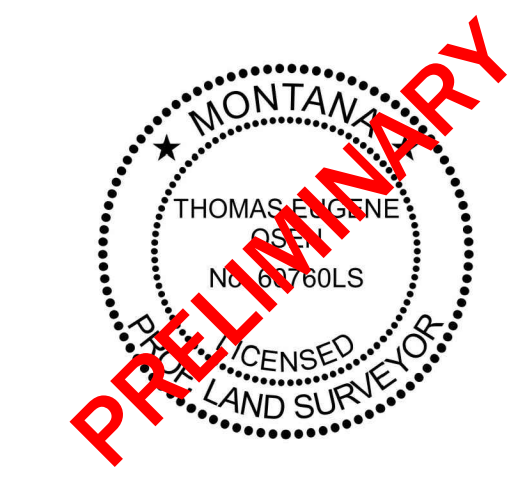
CITY OF SIDNEY PLANNER:
 Dated the ____ day of _____, 20____.

 RAY TRUMPOWER, Planning Board President

CERTIFICATE OF SURVEYOR:
 I, Thomas Eugene Osen, a Professional Land Surveyor, Licensed in the State of Montana, do hereby certify that the survey shown on the attached document was made by me or under my direct supervision. The field survey was performed in September, 2022, and the monuments found and set are on the character shown hereon.

This plat does not represent a complete title search.

_____, October 9, 2022
 Thomas Eugene Osen, PLS
 Montana Registration No. 60760LS



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

 (Signature)

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, _____

	14945 COCHISE STREET WILLISTON, ND 58801 www.4dsc.us (701) 580-5267	FOR: BRUCE G. HARRIS LOT AMENDMENT
	Project No.: 4D22132 File Name: 22-08-001 Amended Lots 2 and 4.dwg	CLERK & RECORDER