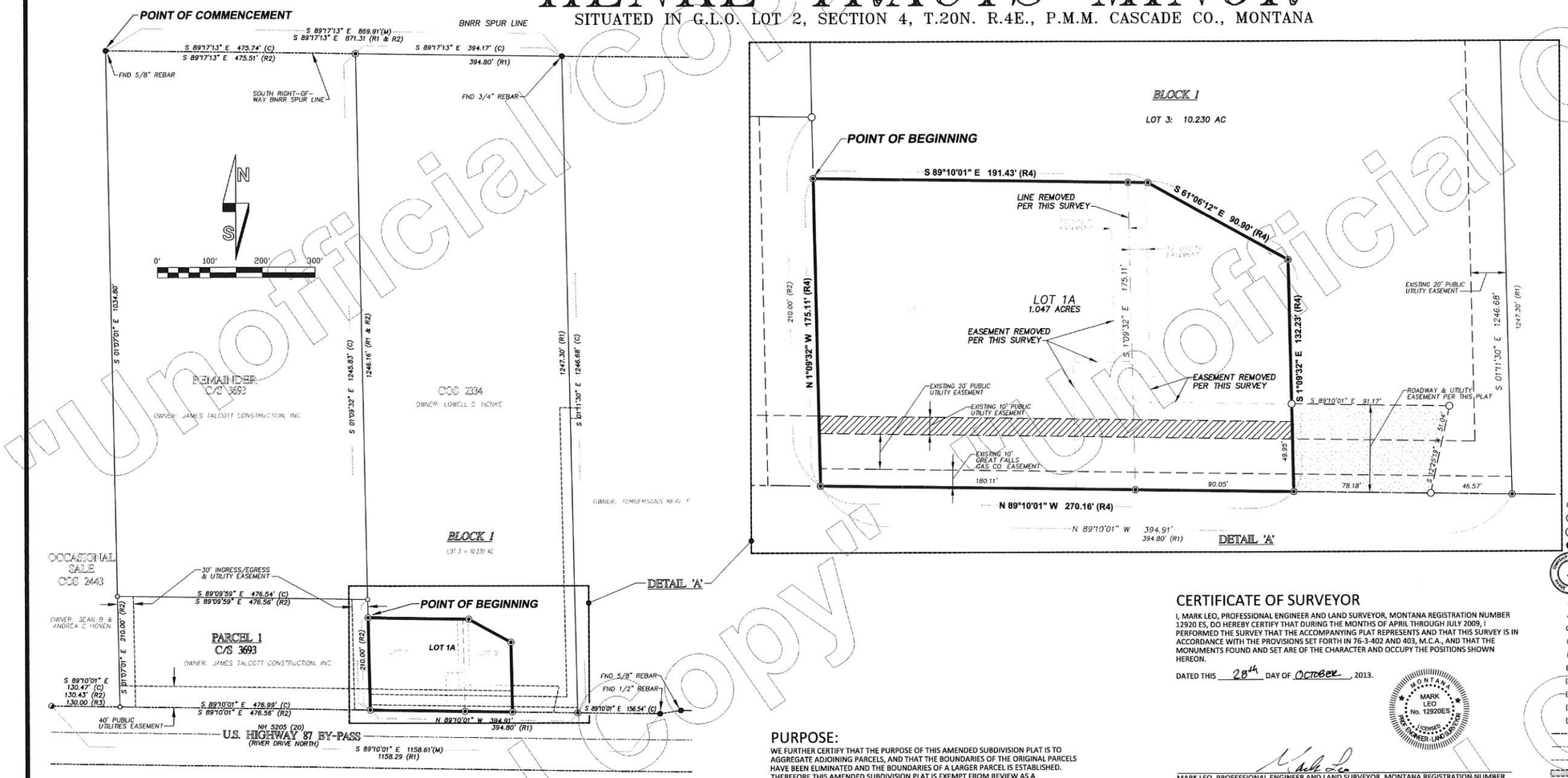
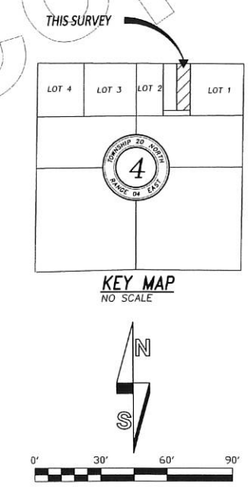
AN AMENDED SUBDIVISION PLAT OF

# HENKE TRACTS MINOR

SITUATED IN G.L.O. LOT 2, SECTION 4, T.20N. R.4E., P.M.M. CASCADE CO., MONTANA




## LEGEND

- FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- POSITION ONLY - NO MONUMENT FOUND OR SET
- FOUND 1 1/2" YELLOW PLASTIC CAP STAMPED "5206S"
- FOUND REBAR - NO CAP SIZE AS DESCRIBED
- 4 CENTER QUARTER CORNER, FOUND OR SET, SEE NOTE FOR EACH CORNER

| | |
|---|---|
| SF | SQUARE FEET |
| AC | ACRES |
| COS | CERTIFICATE OF SURVEY |
| C/S | CERTIFICATE OF SUBDIVISION |
| (C) | CALCULATED |
| (M) | MEASURED |
| (R1) | RECORDED COS #2334 |
| (R2) | RECORDED C/S #3693 |
| (R3) | RECORDED C/S #2443 |
| (R4) | HENKE TRACTS MINOR |
| | RIGHT-OF-WAY |
| | CENTERLINE |
| | EASEMENT |
| | EXISTING ROADWAY EASEMENT |
| | EXISTING PUBLIC UTILITY EASEMENT |

## CERTIFICATE OF COUNTY TREASURER

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED WITHIN THE ACCOMPANYING PLAT PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., AND THAT NO REAL PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED ON THE LAND ENCOMPASSED BY THE HENKE TRACTS, ARE DELINQUENT.

DATED THIS 13 DAY OF NOV, 2013.

Jamie A. Bailey

JAMIE BAILEY, CASCADE COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL CASCADE COUNTY, MONTANA

BY Jill Liedle DEPUTY

## CERTIFICATE OF SURVEY:

WE, BRAD J. & MICHELLE L. LENCIONI, THE UNDERSIGNED OWNERS OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND RE-PLATTED INTO LOTS, BLOCKS AND EASEMENTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

TRACTS OF LAND KNOWN AS LOTS 1 AND 2 OF HENKE TRACTS MINOR SUBDIVISION SITUATED IN THE G.L.O. LOT 2, SECTION 4, T.20N., R.4E., P.M.M., CASCADE COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION (LOT 1A):

**COMMENCING** AT A POINT ON THE SOUTH BNSF SPUR LINE RAILROAD RIGHT-OF-WAY WHICH IS THE NW CORNER OF A REMAINDER PARCEL AS DESCRIBED ON CERTIFICATE OF SURVEY 3693 WHICH IS A FOUND 5/8" REBAR;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY S89°17'13"E A DISTANCE OF 475.74 FEET TO THE NW CORNER OF LOT 3, HENKE TRACTS MINOR;

THENCE DEPARTING FROM SAID SOUTH R/W S01°09'32"E A DISTANCE OF 1070.72 FEET TO A POINT THAT LIES ON THE EAST LINE OF PARCEL 1, CERTIFICATE OF SURVEY 3693, SAID POINT IS ALSO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE DEPARTING FROM THE SAID EAST LINE OF PARCEL 1, COS 3693, S89°10'01"E A DISTANCE OF 191.43 FEET TO AN ANGLE POINT;

THENCE S61°06'12"E A DISTANCE OF 90.90 FEET TO AN ANGLE POINT ;

THENCE S01°09'32"E A DISTANCE OF 132.32 FEET TO A POINT THAT LIES ON THE NORTH RIGHT-OF-WAY OF NH 5205(20) (U.S. HIGHWAY 87 BY-PASS);

THENCE ALONG SAID NORTH RIGHT-OF-WAY N89°10'01"W A DISTANCE OF 270.16 FEET TO AN ANGLE POINT;

THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY N01°09'32"W A DISTANCE OF 175.11 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED, **CONTAINING IN ALL 1.047 ACRES**.

AGGREGATIONS OF PARCELS ARE NOT SUBDIVISIONS SUBJECT TO REVIEW BY THE MONTANA DEQ PURSUANT TO ARM 17.36.605(3)

## PURPOSE:

WE FURTHER CERTIFY THAT THE PURPOSE OF THIS AMENDED SUBDIVISION PLAT IS TO AGGREGATE ADJOINING PARCELS, AND THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER PARCEL IS ESTABLISHED. THEREFORE THIS AMENDED SUBDIVISION PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(f), MCA. ALL RESTRICTIONS OR REQUIREMENTS ON THE ORIGINAL PLATTED LOTS CONTINUE TO APPLY.

**REMOVAL OF EASEMENTS:**
DUE TO THE AGGREGATION OF LOTS, CERTAIN ROADWAY AND UTILITY EASEMENTS AS DEPICTED ON HENKE TRACTS MINOR SUBDIVISION ARE UNNECESSARY AND HEREBY REMOVED AS PART OF THIS AMENDED PLAT AS SHOWN. SPECIFICALLY, THE EASEMENTS REMOVED PER THIS SURVEY ARE THE 10' EASEMENT ON EACH SIDE OF THE FORMER PROPERTY LINE BETWEEN LOTS 1 AND 2 AND THE ROADWAY AND UTILITY EASEMENT PROVIDING LEGAL ACCESS THROUGH FORMER LOT 2 TO FORMER LOT 1.

BRAD J. LENCIONI, OWNER

MICHELLE L. LENCIONI, OWNER

ATTEST:
STATE OF MONTANA )
COUNTY OF CASCADE )

ON THIS 13th DAY OF NOVEMBER, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED BRAD J. AND MICHELLE L. LENCIONI, KNOWN TO ME TO BE PERSONS WHICH EXECUTED THE FOREGOING INSTRUMENT, IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA

PRINTED NAME: RHONDA M. UMPHRES

RESIDING AT: STOCKETT

MY COMMISSION EXPIRES: 29 MAY 2014

RHONDA M UMPHRES NOTARY PUBLIC for the State of Montana Residing at Stockett, Montana My Commission Expires May 29, 2014

## CERTIFICATE OF SURVEYOR

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF APRIL THROUGH JULY 2009, I PERFORMED THE SURVEY THAT THE ACCOMPANYING PLAT REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS 28th DAY OF OCTOBER, 2013.

MONTANA MARK LEO No. 12920ES LICENSED PROFESSIONAL ENGINEER-LAND SURVEYOR

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES

EXAMINED FOR COMPLIANCE WITH SUBDIVISION & PLATTING ACT
TREASURER'S STAMP YES X NO
DATE October 21, 2013
BY
CASCADE COUNTY PLANNING BOARD

CITY-COUNTY HEALTH DEPT
Great Falls, Montana
Exempt from Health Dept.
Date: 11-13-13
By:

P-2013-0000041 PL
Total Pages: 1 R 10.00 By mbailey 11/18/2013 01:21:26 PM
Cascade County, Rina M. Moore - Clerk & Recorder

## BASIS OF BEARINGS:

THE BEARING SOURCE FOR THIS PLAT IS BASED ON RTK GPS OBSERVATIONS OF RECORD POSITIONS ON PREVIOUS SURVEYS. REFERENCE MONUMENTS & BEARINGS ARE AS SHOWN ON THE ACCOMPANYING MAP.

| | | |
|---|---|---|
| SHEET TITLE: HENKE TRACTS PLAT | | |
| JOB NO.: 13BP | DRAWING NAME: 13BP-LEGAL | SHEET: 1 OF 1 |
| FILE NO.: | DRAWN BY: LEO | DATE: 10/28/09 |

bsc&e

BIG SKY CIVIL & ENVIRONMENTAL, INC

ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

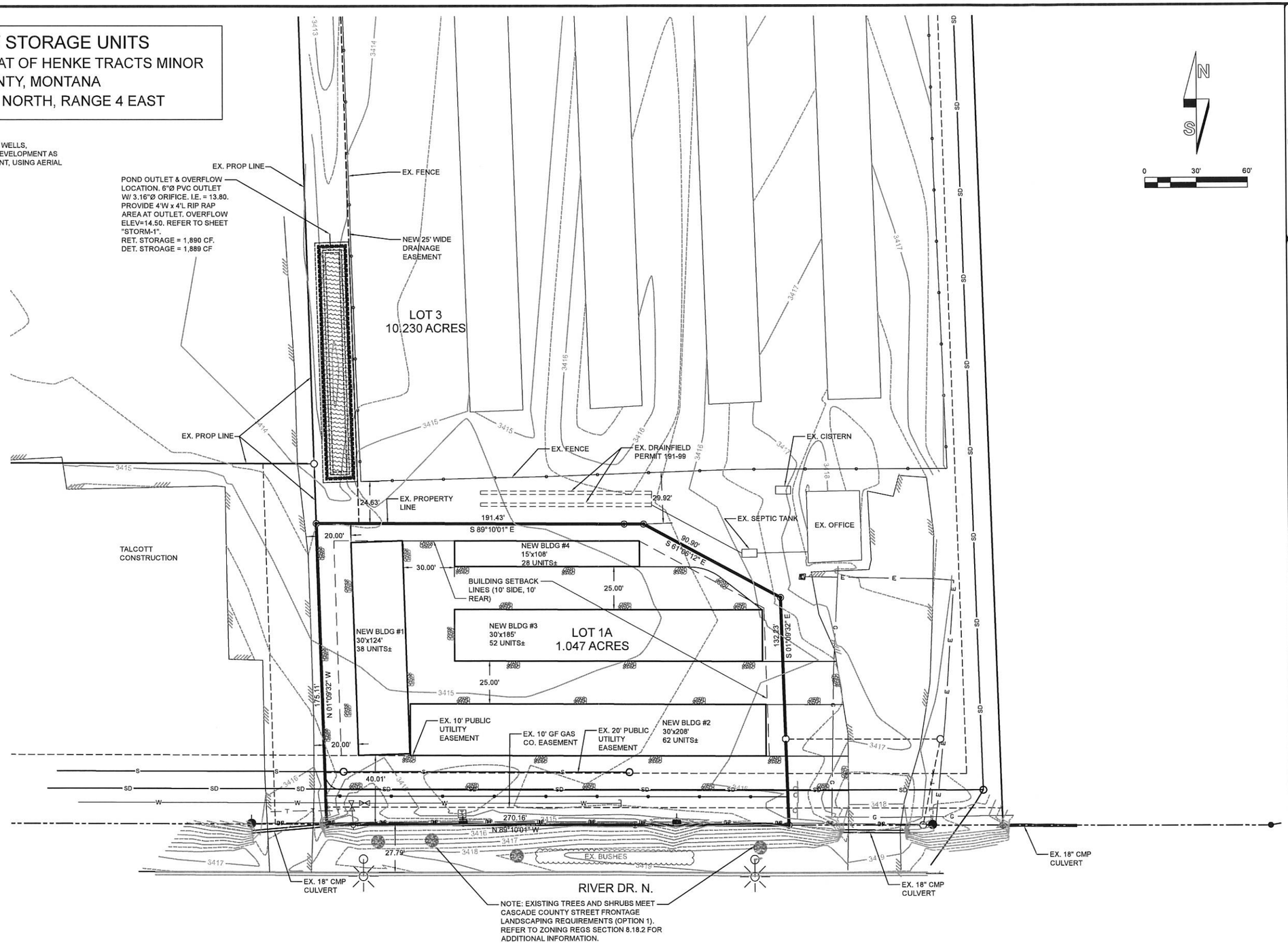
1505 14th ST SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3656 FAX
www.bigskyce.com

Unofficial Copy

# RIVER DR. N. NEW STORAGE UNITS

LOT 1A, AMENDED SUBDIV. PLAT OF HENKE TRACTS MINOR
CASCADE COUNTY, MONTANA
NE 1/4, S4, TOWNSHIP 20 NORTH, RANGE 4 EAST

NOTE:
1. THERE DOES NOT APPEAR TO BE ANY ADDITIONAL EXISTING WELLS, CISTERNS, OR DRAINFIELDS WITHIN 100' OF THE PROPOSED DEVELOPMENT AS DETERMINED BY CONTACTING THE LOCAL HEALTH DEPARTMENT, USING AERIAL IMAGERY, AND VISITING THE SITE.





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PROFESSIONAL SEAL

BY: KJM
DATE: 2/6/19

OWNER:

ASPEN AIR, LLC

PROJECT NAME:

RIVER DR. N. NEW STORAGE UNITS

SHEET TITLE:

LOT LAYOUT

DRAWING INFORMATION:

OFFICE PROJECT NUMBER: 19A
OWNER FILE NUMBER: XXXX
CADD FILE NAME: 19A-LOTLAYOUT
ASSOCIATED PROJECTS: XXXX

FIGURE:

D-1