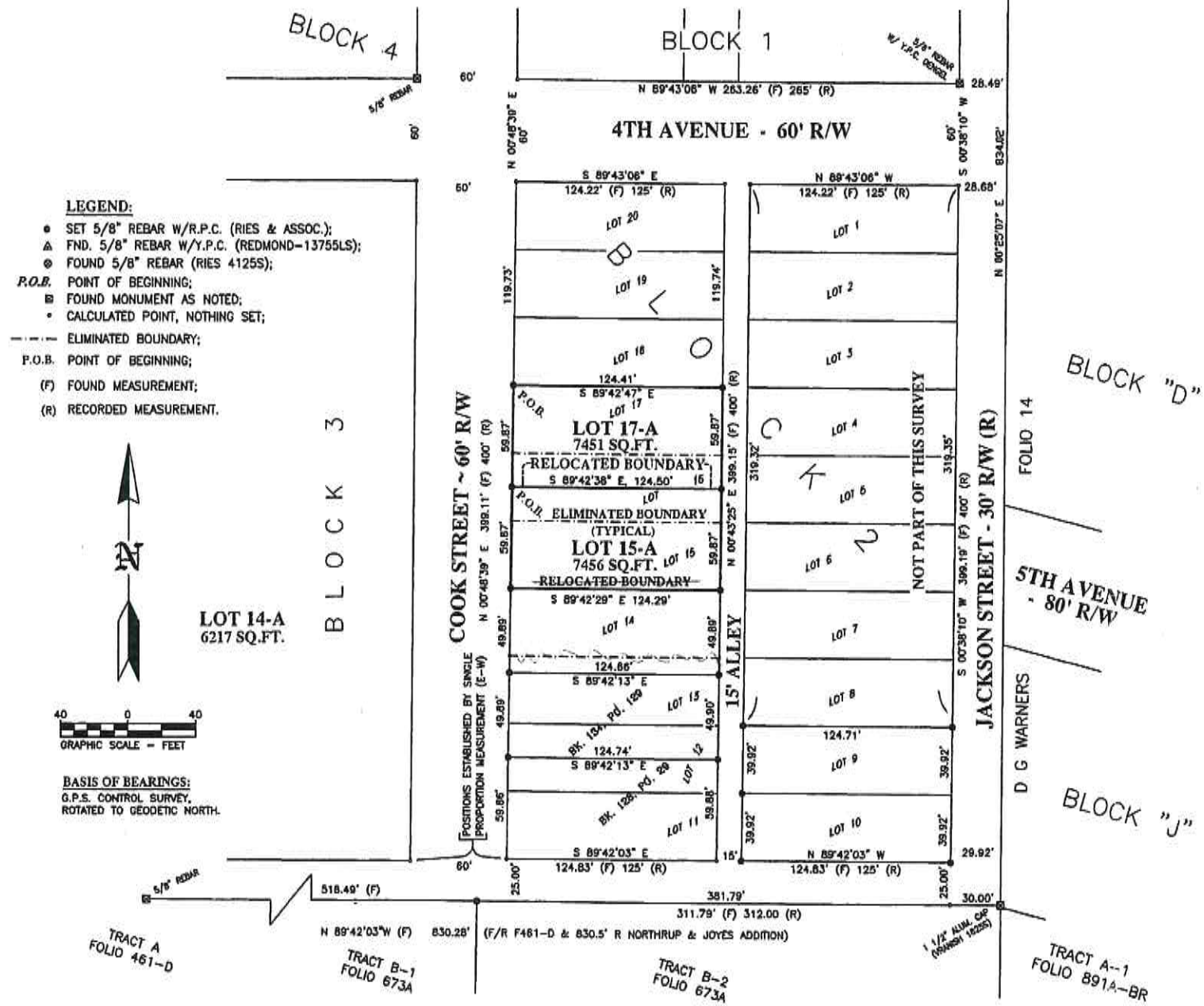


# AMENDED PLAT OF BLOCK 2 OF THE NORTHRUP AND JOYES ADDITION

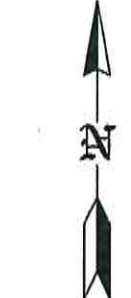
**PURPOSE:**

BOUNDARY RELOCATION/RETRACEMENT/AGGREGATION FOR <sup>LOTS</sup> 15 THRU 17, BLOCK 2 OF THE NORTHRUP AND JOYES ADDITION TO THE CITY OF BOULDER, MT., JEFFERSON COUNTY.  
**FOR: LESTER VOSSLER**

E 1/16 CORNER & SW COR. BLOCK 9, TOWNSHIP OF BOULDER, MT., FOUND STONE MARKED "4" AND 5/8" REBAR ALONGSIDE



- LEGEND:**
- SET 5/8" REBAR W/R.P.C. (RIES & ASSOC.);
  - ▲ FND. 5/8" REBAR W/Y.P.C. (REDMOND-13755LS);
  - ⊙ FOUND 5/8" REBAR (RIES 4125S);
  - P.O.B. POINT OF BEGINNING;
  - ▣ FOUND MONUMENT AS NOTED;
  - CALCULATED POINT, NOTHING SET;
  - - - ELIMINATED BOUNDARY;
  - P.O.B. POINT OF BEGINNING;
  - (F) FOUND MEASUREMENT;
  - (R) RECORDED MEASUREMENT.



GRAPHIC SCALE - FEET

BASIS OF BEARINGS:  
 G.P.S. CONTROL SURVEY,  
 ROTATED TO GEODETIC NORTH.

**LEGAL DESCRIPTION: TRACT 15-A**

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 4 WEST, P.M. MONTANA, JEFFERSON COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF BLOCK 2 OF THE NORTHRUP AND JOYES ADDITION, THENCE S 00°48'39"W, 179.80 FEET TO THE POINT OF BEGINNING; THENCE S 89°42'38"E, 124.50 FEET; THENCE S 00°43'26"W, 59.87 FEET ALONG THE WESTERLY RIGHT-OF-WAY LIMIT OF A 15' ALLEY; THENCE N 89°42'29"W, 124.29 FEET; THENCE N 00°48'39"E, 59.87 FEET ALONG THE EASTERLY RIGHT-OF-WAY LIMIT OF COOK STREET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 7456 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS, EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY AND DOCUMENTS OF RECORD.

**LEGAL DESCRIPTION: TRACT 17-A**

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 4 WEST, P.M. MONTANA, JEFFERSON COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF BLOCK 2 OF THE NORTHRUP AND JOYES ADDITION, THENCE S 00°48'39"W, 119.73 FEET TO THE POINT OF BEGINNING; THENCE S 89°42'47"E, 124.41 FEET; THENCE S 00°43'26"W, 59.87 FEET ALONG THE WESTERLY RIGHT-OF-WAY LIMIT OF A 15' ALLEY; THENCE N 89°42'38"E, 124.50 FEET; THENCE N 00°48'39"E, 59.87 FEET ALONG THE EASTERLY RIGHT-OF-WAY LIMIT OF COOK STREET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 7451 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS, EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY AND DOCUMENTS OF RECORD.

**CERTIFICATE OF SUBDIVISION EXEMPTIONS:**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND ("15-A" & "17-A") AS SHOWN ON THIS AMENDED PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(d) & (f) OF MCA, BECAUSE THIS IS A DIVISION OF FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION FOR THE PURPOSE OF RELOCATION OF COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES; AND, THE AGGREGATION OF 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 A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

**CERTIFICATE OF DEQ EXEMPTION:**

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISIONS OF LAND ("15-A" & "17-A") AS SHOWN ON THIS AMENDED PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17.36.05(3) OF ARM, BECAUSE THESE ARE AGGREGATIONS OF PARCELS THAT ARE NOT SUBJECT TO REVIEW, EXCEPT THAT AN AGGREGATION IS SUBJECT TO REVIEW UNDER 76-4-130, MCA, IF ANY PARCEL INCLUDED IN THE AGGREGATION HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, MCA.

OWNER: LESTER VOSSLER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF MONTANA PERSONALLY APPEARED THE ABOVE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF MONTANA

**CERTIFICATE OF EXAMINING LAND SURVEYOR**

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PURSUANT TO SECTION 76-3-611(2)(c), MCA.

EXAMINING LAND SURVEYOR

LICENSE NO. \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207 (3)(b) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCOMPASSED BY THE PROPOSED 'BOUNDARY LINE RELOCATION' HAVE BEEN PAID.

GEOCODE 51-1490-32-1-03-10-0000;

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TREASURER, JEFFERSON COUNTY, MONTANA.

**CERTIFICATE OF FILING:**

FILED FOR RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_.

CLERK AND RECORDER, JEFFERSON COUNTY, MONTANA

CERTIFICATE OF SURVEY NO. \_\_\_\_\_

FOLIO \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**



CHRISTOPHER J. RIES (122461S)  
 PROFESSIONAL LAND SURVEYOR  
 DATE: \_\_\_\_\_

**NOTE:**  
 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 THIS CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

DATE: APRIL 28, 2021  
 JOB NO.: 1521B  
 CALCS. BY: CJR  
 DRAFTED BY: CJR, PAC  
 FIELD BY: CJR, PAC

PREPARED BY:  
**RIES & ASSOCIATES P.C.**  
 6850 GREEN MEADOW DR.  
 HELENA, MONTANA 59602

1/4	SEC.	T.	R.
32	8N	4W	

P.M. MONTANA, JEFFERSON COUNTY

# AMENDED PLAT

LOT 15, LOT 16, AND LOT 17, BLOCK 2 OF THE COOK NORTHROP AND JOYES ADDITION, ELIMINATING LOT 16 AND CREATING LOT 15A AND LOT 17A LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 4 WEST, PRINCIPAL MERIDIAN, MONTANA, BOULDER, MONTANA

V:\BNDV23-37 GIHUD Cook\_SJ.dwg



### CERTIFICATE OF SUBMISSION EXEMPTION

This survey was commissioned by Russell Gavito to aggregate and eliminate Lot 16 and to create Lot 15A and Lot 17A, in Block 2 of the Cook Northrup and Joyes Addition. This survey is for five or fewer lots within a subdivided area of land, and the relocation of common boundaries and the aggregation of parcels of land with a certificate of subdivision. The survey was prepared in accordance with the original plat on which the original plat is based, and the original plat is hereby acknowledged as correct. A restriction on the original plat or original unplat parcel constraints to apply to those areas. Therefore this survey is exempt from review under the Montana Subdivision and Platting Act pursuant to Section 76-2-207(1)(b) M.C.A. and Section 76-3-207(1)(b) M.C.A.

The area that is being removed from one tract of record and joined with another tract of record is not land a tract of record that is being removed from one tract of record and joined with another tract of record. The area that is being removed from one tract of record and joined with another tract of record is not land a tract of record that is being removed from one tract of record and joined with another tract of record.

### D.E.O. EXEMPTION LOT 15A & LOT 17A

We, the undersigned, hereby certify that the definition of land shown on this Amended Plat is included from existing records and that the survey is correct. This survey is subject to review under 76-4-150, M.C.A. if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, M.C.A.

Russell S. Gavito Date

State of Montana  
County of Jefferson  
This instrument was signed or acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
(Name of signor)

(Notary Signature)  
(Affix seal/stamp to the left or below)

Letter/Voter Date

State of Montana  
County of Jefferson  
This instrument was signed or acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
(Name of signor)

(Notary Signature)  
(Affix seal/stamp to the left or below)

Letter/Voter Date

### LEGAL DESCRIPTION LOT 15A

A tract of land located in the Northwest 1/4 of Section 32, Township 6 North, Range 4 West, Principal Meridian, Boulder, Montana, being more particularly described as follows:  
Beginning at the Northwest corner of Lot 17, Block 2 of the Cook Northrup and Joyes Addition, a 50' rebar with orange plastic cap marked "1245657", thence from said Point of Beginning traveling S89°39'55"W 124.50 feet to a survey monument, thence S89°40'00"W 59.50 feet to the survey monument located at the Point of Beginning, containing 7.457 square feet, or 0.17 acres, more or less, and subject to all easements of record or appurtenant on the ground.

### LEGAL DESCRIPTION LOT 17A

A tract of land located in the Northwest 1/4 of Section 32, Township 6 North, Range 4 West, Principal Meridian, Boulder, Montana, being more particularly described as follows:  
Beginning at the Southeast corner of Lot 15, Block 2 of the Cook Northrup and Joyes Addition, a 50' rebar with orange plastic cap marked "1245657", thence from said Point of Beginning traveling N89°39'55"E 124.56 feet to a point, thence N89°40'00"W 59.50 feet to a survey monument, thence S89°39'55"E 124.50 feet to a survey monument, thence S89°40'00"W 59.50 feet to the survey monument located at the Point of Beginning, containing 7.461 square feet, or 0.17 acres, more or less, and subject to all easements of record or appurtenant on the ground.

### CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculation and drafting this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ pursuant to Section 76-3-611 (2) (b), M.C.A.

Examining Land Surveyor Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

COUNTY TREASURER I certify pursuant to Section 76-3-207(3), M.C.A. that all real property taxes and special assessments assessed are levied on the basis encompassed by this Certificate of Survey have been paid. Geocode: 51-1490-32-1-05-10-0000 Assessment Code 0000001278

Jefferson County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

### LEGEND

- = Found survey monument, as described
  - = Set 50' x 2 1/2" rebar with 1.25" orange plastic cap mkt'd "173066.S"
  - = Calculated point, no monument found or set, this survey
- P.O.B. = Point of Beginning  
C.O.S. = Certificate of Survey  
N.P.S. = Not Part of Survey
- (R) = Record per Cook Northrup and Joyes Addition as recorded in the records of Jefferson County as Certificate of Survey 11A

**BASIS OF BEARINGS**  
Bearings were determined through Plane Number 1 of this project, which is a survey control point, having Geographic Coordinates of:  
NAD83 (2011) (EPSG:2010.0000)  
NAD83 (2011) (EPSG:2010.0000)



### CERTIFICATE OF SURVEYOR

I, Jared A. Lay, a licensed Professional Land Surveyor in the State of Montana, do hereby certify that this certificate of survey has been prepared in accordance with the applicable sections of the Montana Subdivision and Platting Act and the regulations adopted under the Act.

Jared A. Lay, Montana Reg. No. 17306LS Date \_\_\_\_\_

CERTIFICATE OF FILING  
State of Montana  
County of \_\_\_\_\_  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M.

Clark and Recorder  
Jefferson County, Montana

**DRAFT**

1/A	SEC.	T.	R.
	32	6N	4W

J BART ENGINEERS LLC  
1229 E. Lyndale Ave.  
Helena, MT 59601  
www.jbartengineers.com  
406.449.1306

DATE BY: JAL  
P.M., Date: 3/30/2023  
County: Jefferson MONTANA