



City of Helena
Pre-Application Information Form

DATE RECEIVED:

RECEIVED

MAY 05 2023

Please fill out this form as best you can and return to the City Planning Office **five (5) days prior** to your pre-application meeting. If you have any problems filling out this form, please call the City Planning Office at 447-8490 and we will be happy to assist you.

PLEASE CHECK ONE:

SUBDIVISION

NON-SUBDIVISION

1. Name of Applicant: Helena Dirt LLC (Jim Parker)
 Name of Property Owner (if different): Schmeltzer Properties LLC
 Address/City/State/Zip: 2496 East Handy Avenue Dalton Gardens, ID 83815
 Email: jparker@parkertoyota.com Primary Phone: 208-661-0806
 Secondary Phone: _____
2. Contact person: Ryan Casne (Casne & Associates Inc.) Primary Phone: 406-443-1656
 Email: ryan@casneinc.com Secondary Phone: _____
3. Legal Description and general location: Please see attached list of properties proposed for development as well as an exhibit of the same.
Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.
4. Describe land use proposal (CUP, zone change, etc.): Development of the properties primarily for a new Helena Motors Toyota and/or Ford car dealership & service center location.
5. What, if any, is the existing zoning? Primarily CLM. Some B-2 along the I-15 R/W frontage.
6. Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No
7. Are you aware of any site conditions that may affect development? Presence of undeveloped Poplar St. R/W, numerous existing water and sewer mains & services, several existing structures that may be retained or demo'd, existing storm infrastructure.
8. Describe proposed water and sewer system: Connections to and extensions of COH's municipal water and sewer systems.
9. Describe proposed streets/access: Primary access will be from Washington Street; however the property has been granted a 30' approach onto Airport Road. This approach has been constructed.
10. Do you intend to apply for a variance? None anticipated at this time.
11. Describe drainage provisions (if applicable): The property contains both piped and open-channel storm drainage improvements. These existing improvements may require modification and/or relocation as the site is developed.

For Subdivision Pre-Application Conference, please complete the following additional information:

12. Name of proposed subdivision: N/A
13. Number and size of lots: N/A approximate size of subdivision: N/A
14. How do you intend to meet the park dedication requirement? cash donation park dedication
 Combination n/a

Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.

SUBDIVISION PRE-APPLICATION CONFERENCE

- A. Prior to submitting a preliminary plat application, a subdivider for a subdivision must consult with the Planning division of the Community Development Department to become familiar with the City's subdivision application requirements and review process. The subdivider must attend a pre-application meeting prior to submitting a subdivision application or resubmitting a previously submitted subdivision application that has material changes or amendments made by the subdivider after the original application has been determined by the City to contain required elements and sufficient information.
- B. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application consultation and submits the pre-application materials to the City.
- C. To be considered for review, a subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting consultation. If an application is not submitted within that time frame, the subdivider must request a new pre-application consultation prior to submitting the subdivision application.
- D. In order to make the pre-application consultation productive, the subdivider should provide as much of the following information as possible:

- 1. Names and addresses of the subdivider and the owner of the property proposed to be subdivided;
- 2. Name of proposed subdivision;
- 3. Location of the property to be subdivided;
- 4. Existing zoning of the property to be subdivided;
- 5. Number and size of proposed subdivided lots;
- 6. Size of the proposed subdivision;
- 7. Name and contact information for any engineer or surveyor that have been retained;
- 8. Proposed water and wastewater systems;
- 9. Nearest existing water and wastewater mains to the property and type, size, and location of existing wastewater treatment facilities, including septic systems;
- 10. Proposed streets;
- 11. Whether the subdivider intends to apply for a zone change, zoning variance, or subdivision regulation variance;
- 12. Description of any physical and environmental site conditions on the property;
- 13. Stormwater drainage system;
- 14. Proposed special improvement or maintenance districts;
- 15. Proposed park land dedication;
- 16. Legible drawing of the proposed subdivision showing layout of existing streets in relationship to proposed improvements and topography of the tract, if possible (drawing does not need to be to scale);
- 17. A general vicinity map showing existing streets and north arrow;
- 18. Existing structures on the property;
- 19. Existing easements and right-of-ways on the property;
- 20. Existing and proposed covenants or deed restrictions;
- 21. Water rights, including the name of owner(s), amount of water by flow rate or volume, date of priority of the right, purpose of use, place of use, and place and means of diversion;
- 22. Types and locations of agricultural water facilities; and
- 23. Analysis on how the proposed subdivision complies with the City Growth Policy.

Applicable Laws and Regulations

The following are state laws, local regulations, Growth Policy provisions and other documents that may apply to the subdivision review process; this is for informational purposes only per MCA 76-3-504 (1)(q)(ii):

- Montana Code Annotated: including but not limited to Title 76 – Chapter 3
- Administrative Rules of Montana: including but not limited to Title 8, Chapter 94, Sub-chapter 30
- City of Helena City Code: including but not limited to Title 6 Public Utilities
Title 7 Public
Ways Title 11
Zoning, and
Title 12 Subdivision Regulations
- 2011 City of Helena Growth Policy
- Greater Helena Area Transportation Plan – 2004 Update
- 2011 City of Helena Comprehensive Parks, Recreation, and Open Space Plan
- City of Helena Engineering Standards
- South Hills Planning Study – 1985
- Helena West Side Infrastructure Study – 2001

Comment Contact List

The following entities may be contacted for comments on proposed subdivisions per MCA 76-3-504 (1)(q)(iii). The City requests these entities respond within two (2) weeks of receiving the City's "Request for Comment." Although the City requests that these entities respond within two (2) weeks, they may comment at any time during the subdivision review process. Applications for subdivision review will not be delayed if these entities do not respond within the review period.

- ADA Compliance Committee
- City of East Helena
- City of Helena
- East Helena Public Schools
- Fort Harrison
- Helena Citizen's Council (HCC)
- Helena Regional Airport
- Helena School District
- Helena Valley Irrigation District
- Jefferson County
- Lewis and Clark County
- Lewis and Clark County Water Quality Protection District
- Lewis and Clark County Soil Conservation District
- Montana Department of Environmental Quality
- Montana Department of Fish, Wildlife, and Parks
- Montana Department of Natural Resources and Conservation
- Montana Department of Transportation
- Montana Land Reliance
- Montana Natural Heritage Program
- Non-motorized Transportation Advisory Council
- NorthWestern Energy
- St. Peter's Hospital and Ambulance Service
- State Historic Preservation Office
- City-County Heritage Tourism Council
- Three Rivers Communications

- U.S. Army Corps of Engineers
- U.S. Bureau of Land Management
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- U.S. Forest Service
- U.S. Geological Survey, Water Resources Division
- U.S. Post Office
- Utility companies including those providing electrical, communication, fiber optic, gas, or other services
- Yellowstone Pipe Line Company

FIRST MONTANA LAND TITLE COMPANY

STATEMENT OF SETTLEMENT FOR BUYER(S)

PROPERTY ADDRESS: 1900 & 2001 Poplar St., Helena, MT

BUYER(S): 59601
Jacob J. Schmeltzer

SELLER(S): United State of America USDA

SETTLEMENT DATE: March 15, 2018

DISBURSED: March 15, 2018

PRORATION DATE: March 15, 2018

LEGAL DESCRIPTION:

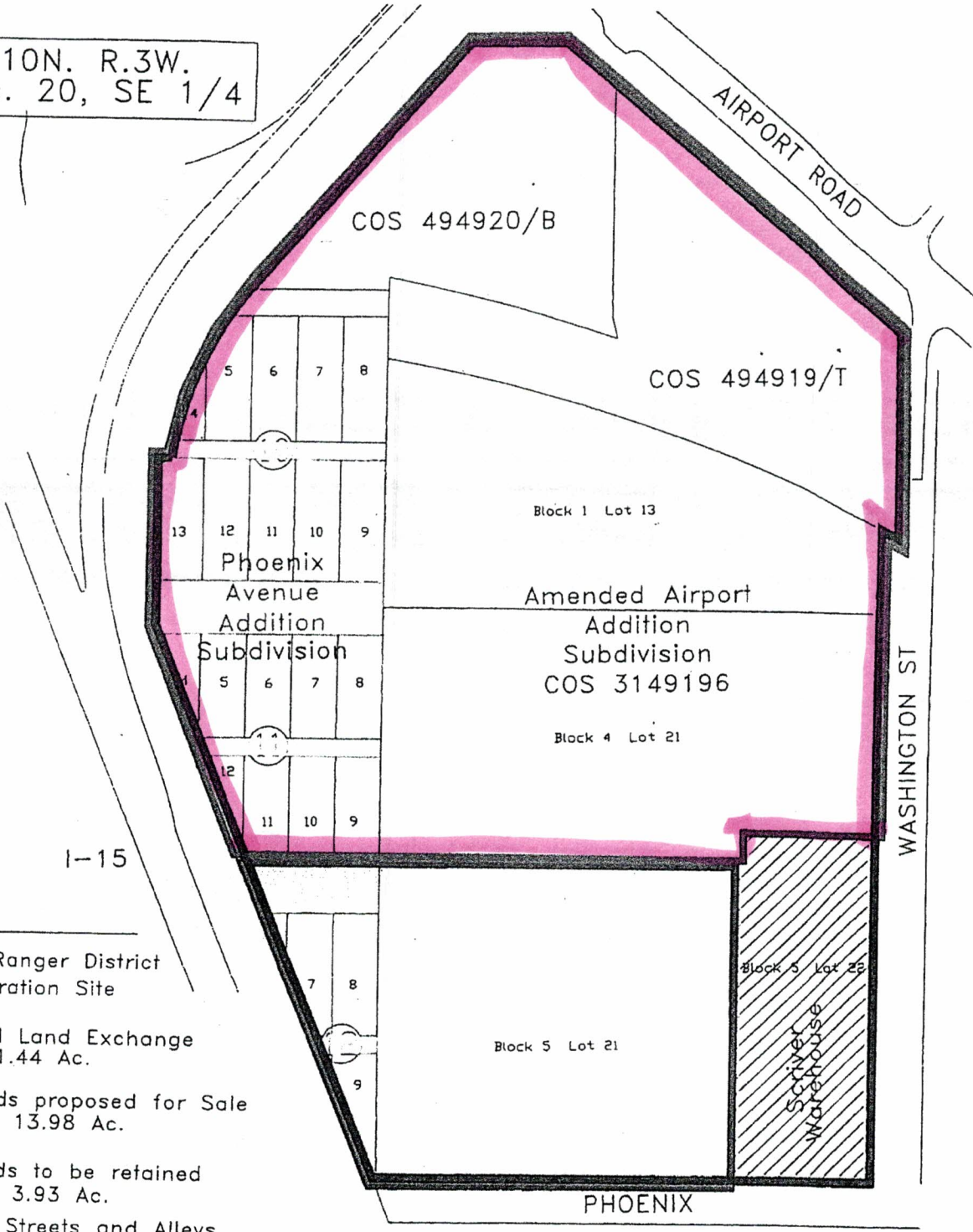
Tract A located in the SE1/4 of Section 20, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana, as shown on Certificate of Survey filed under Document No. 494920 -B. and

Tract B located in the SE1/4 of Section 20, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana, as shown on Certificate of Survey filed under Document No. 494919 -T. and







Lot 13 in Block 1 and Lot 21 in Block 4 of the Amended Plat of Airport Addition Subdivision located in the SE1/4 of Section 20, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana, as shown on Plat filed under Document No. 3149196. and

That portion of Lots 4 and 5 lying southeast of the highway right-of-way and all of Lots 6, 7, 8, 9, 10, 11, 12, and 13, all in Block 10 of Phoenix Avenue Addition to the City of Helena, located in the SE1/4 of section 20, township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana. (Ref: Book of Deeds M16 Page 3500 and Book 270 of deeds, page 350 and Book 271, page 646) and that portion of Lots 4 and 12 lying east of the highway right-of-way and all of Lots 5, 6, 7, 8, 9, 10, and 11, all in Block 11 of Phoenix Avenue Addition to the City of Helena, located in the SE1/4 of section 20, township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana. (Ref: Book of Deeds M16 Page 3500 and Book 270 of deeds, page 350), together with those portions of the alleys in Blocks 10 and 11 and all of Chestnut Street, which are bounded on the west by easterly right-of-way of Interstate 15 and on the east by east line of said Phoenix Avenue Addition; also the south portion of Poplar Street, which is bounded on the west by the easterly right-of-way of Interstate 15, on the north by COS 494920/B and on the east by COS 494919/T, all of which were closed and vacated by Resolution No.10335, recorded October 1, 1991, in M Book 12 of Records, page 2626.

T.10N. R.3W.
Sec. 20, SE 1/4



LEGEND

-  Helena Ranger District Administration Site
-  Springhill Land Exchange 1.44 Ac.
-  NFS Lands proposed for Sale ≈ 13.98 Ac.
-  NFS Lands to be retained ≈ 3.93 Ac.
-  Vacated Streets and Alleys
-  Block Numbers

I-15

AIRPORT ROAD

COS 494920/B

COS 494919/T

Block 1 Lot 13

13 12 11 10 9
Phoenix
Avenue
Addition
Subdivision

Amended Airport
Addition
Subdivision
COS 3149196

Block 4 Lot 21

5 6 7 8
12 11 10 9
11 10 9

WASHINGTON ST

Block 5 Lot 25

Block 5 Lot 21

SCMEL
Warehouse

PHOENIX

EXISTING UTILITY LEGEND:

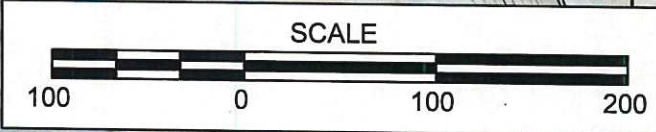
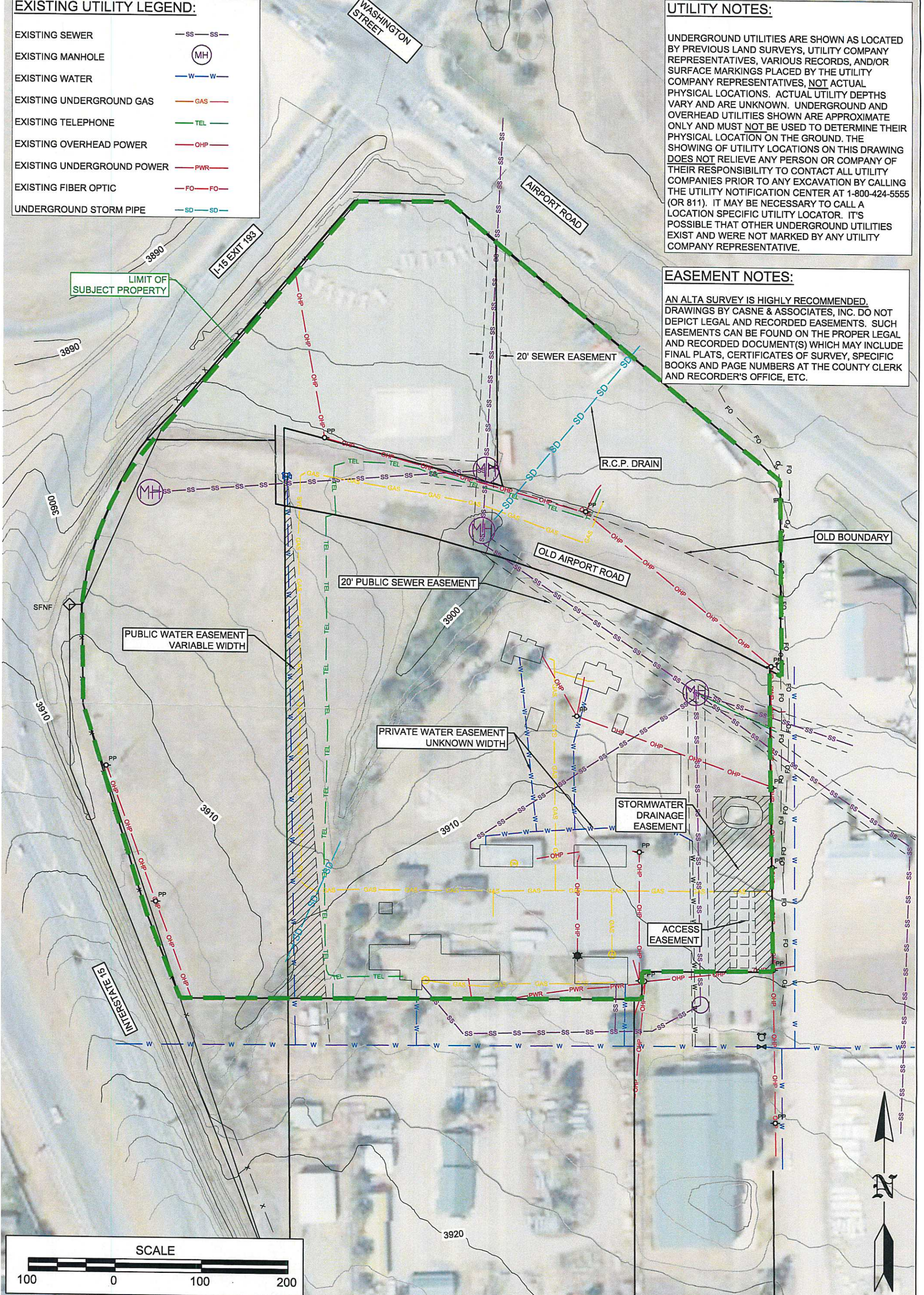
EXISTING SEWER	— SS — SS —
EXISTING MANHOLE	(MH)
EXISTING WATER	— W — W —
EXISTING UNDERGROUND GAS	— GAS —
EXISTING TELEPHONE	— TEL —
EXISTING OVERHEAD POWER	— OHP —
EXISTING UNDERGROUND POWER	— PWR —
EXISTING FIBER OPTIC	— FO — FO —
UNDERGROUND STORM PIPE	— SD — SD —

UTILITY NOTES:

UNDERGROUND UTILITIES ARE SHOWN AS LOCATED BY PREVIOUS LAND SURVEYS, UTILITY COMPANY REPRESENTATIVES, VARIOUS RECORDS, AND/OR SURFACE MARKINGS PLACED BY THE UTILITY COMPANY REPRESENTATIVES, NOT ACTUAL PHYSICAL LOCATIONS. ACTUAL UTILITY DEPTHS VARY AND ARE UNKNOWN. UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE APPROXIMATE ONLY AND MUST NOT BE USED TO DETERMINE THEIR PHYSICAL LOCATION ON THE GROUND. THE SHOWING OF UTILITY LOCATIONS ON THIS DRAWING DOES NOT RELIEVE ANY PERSON OR COMPANY OF THEIR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION BY CALLING THE UTILITY NOTIFICATION CENTER AT 1-800-424-5555 (OR 811). IT MAY BE NECESSARY TO CALL A LOCATION SPECIFIC UTILITY LOCATOR. IT'S POSSIBLE THAT OTHER UNDERGROUND UTILITIES EXIST AND WERE NOT MARKED BY ANY UTILITY COMPANY REPRESENTATIVE.

EASEMENT NOTES:

AN ALTA SURVEY IS HIGHLY RECOMMENDED. DRAWINGS BY CASNE & ASSOCIATES, INC. DO NOT DEPICT LEGAL AND RECORDED EASEMENTS. SUCH EASEMENTS CAN BE FOUND ON THE PROPER LEGAL AND RECORDED DOCUMENT(S) WHICH MAY INCLUDE FINAL PLATS, CERTIFICATES OF SURVEY, SPECIFIC BOOKS AND PAGE NUMBERS AT THE COUNTY CLERK AND RECORDER'S OFFICE, ETC.



Project: **HELENA DIRT LLC**
 1900 & 2001 POPLAR ST., HELENA MT
 SE₄, S20, T10N, R32, P.M.M.
 LEWIS & CLARK COUNTY, MONTANA

Date: 5/3/2023

Scale: As-Shown

SHEET 1 OF 1

Sheet Title:
**EXISTING SITE LAYOUT
 & UTILITY EXHIBIT**

Casne & Associates, Inc.
 PO Box 1123
 Helena, Montana 59624
 (406) 443-1656
 ryan@casneinc.com

4279

CERTIFICATE OF SURVEY
FOR
JERRY R. McCAULEY
AND
SHIRLEY L. McCAULEY

PURPOSE OF SURVEY

- [1] - RELOCATION OF COMMON BOUNDARY
- [2] - RETRACEMENT OF EXISTING TRACT CREATED BY WASHINGTON STREET.

We hereby certify that the purpose of this division of land (B), is to relocate common boundary lines between adjoining properties, and no additional parcels are hereby created (Section 76-3-207(1)(a)). We further certify that this division of land is exempt from review under ARM 16.16.605(2)(a) "Divisions for the purpose of acquiring additional land to become part of a parcel that does not have sanitary restrictions imposed provided that no dwelling or structure requiring water or sewage be erected on the additional acquired parcel."

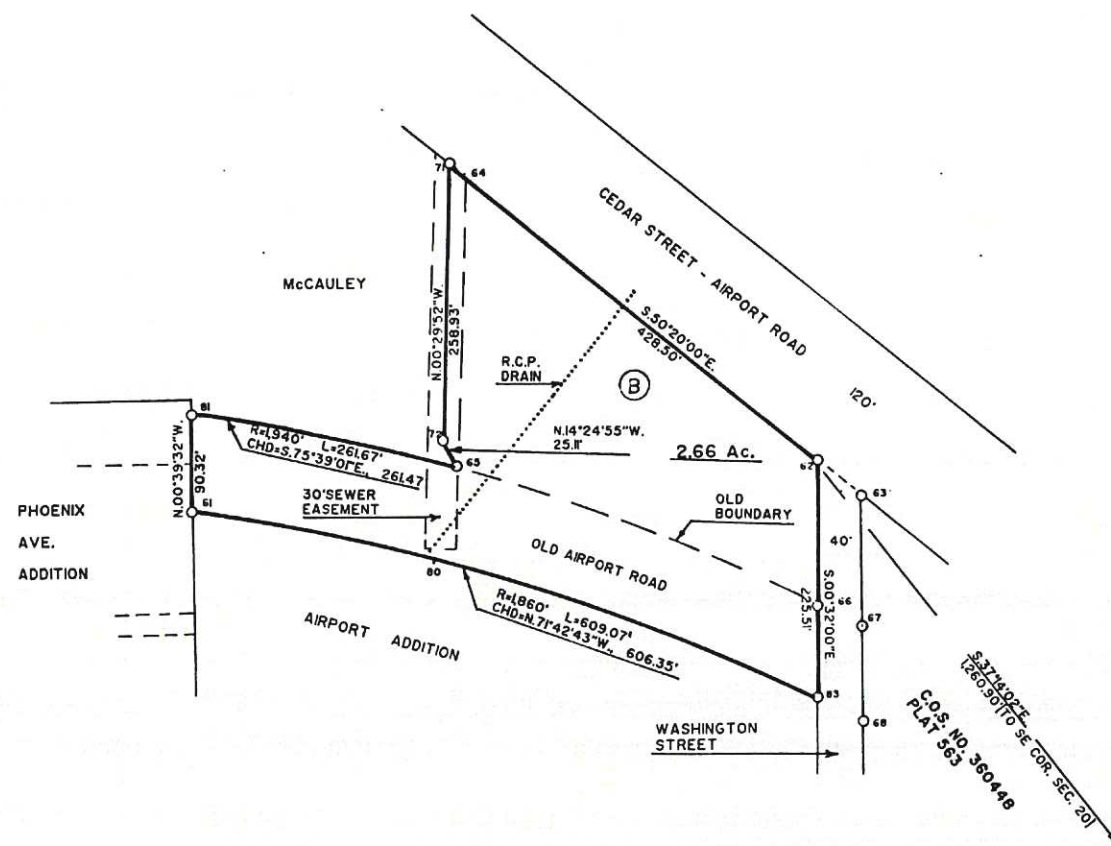
Jerry R. McCauley
JERRY R. McCAULEY
Shirley L. McCauley
SHIRLEY L. McCAULEY

State of Montana
County of Lewis and Clark
On this 18 day of Dec. in the year 1992,
before me,
appeared JERRY R. McCAULEY & SHIRLEY L. McCAULEY known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Shirley McStark
Notary Public for the State of Montana
Residing at _____ Montana
My Commission expires NOTARY PUBLIC for the State of Montana
(Residing at Helena, Montana)
My Commission Expires: Mar. 2, 1994.



Richard A. Nibel
DPO
City of Helena
This is to certify that the taxes are current and paid through 1992 for the year.
Tax bill 1888-20-4-12-05-0000 12/18/92
Ken Harris, Treas. (RMR)



LEGAL DESCRIPTION (B): A tract of land in the SE 1/4 of Section 20, T.10 N., R.3 W. of the Principal Meridian Montana, Lewis and Clark County, and being more particularly described as follows: beginning at a survey cap on the south boundary of the Cedar Street - Airport Road, with its intersection with the west boundary of Washington Street, and from which the southeast corner of Section 20 is S. 37° 14' 02" E., 1,260.90 feet; thence from the point of beginning S. 00° 32' 00" E., 225.51 feet to the south boundary of the old Airport Road; thence westerly along a non-tangent curve to the left having a radius of 1,860 feet, 609.07 feet (Chd = N. 71° 42' 43" W., 606.35 feet) to the east boundary of the Phoenix Addition; thence N. 00° 39' 32" W., 90.32 feet along the east boundary of the Phoenix Addition to the north boundary of the old airport road; thence easterly along a non-tangent curve to the right having a radius of 1,940 feet, 261.67 feet (Chd = S. 75° 39' 01" E., 261.47 feet); thence N. 14° 24' 55" W., 25.11 feet; thence N. 00° 29' 52" W., 258.93 feet to the south boundary of the Cedar Street - Airport Road; thence S. 50° 20' 00" E., 428.50 feet along the south boundary of the Cedar Street - Airport Road to the point of beginning, containing 2.66 acres, all as shown by the plat hereon.

Paul R. Johnson
Reviewing Land Surveyor
Mont. Reg. No. 2354-3
Reviewed Under Section 76-3-611, MCA
Date 12-18-92

Kathleen D. Mansfield
City Planning
12-18-92

I, Gerald S. Ditto, Helena, Montana, a registered Land Surveyor, do hereby certify that this is a true representation of a survey made under my supervision.
Gerald S. Ditto
Gerald S. Ditto, Registration No. 2915 S



1/4	Sec.	T	R	DITTO SURVEYING Helena, Montana
<input checked="" type="checkbox"/>	20	10N	3W	
<input type="checkbox"/>				
<input type="checkbox"/>				

SCALE: 1" = 100'
0' 50' 100' 200'

Ø = 24" No. 4 Rebar with Yellow Plastic Cap (Ditto 2915 S)
DATE: 1-27-92/12-17-92
COUNTY: LEWIS AND CLARK P.M.M. NO.:

4949191
KIM HARRIS
TREAS / CLK
LEWIS & CLARK CO., MONT.
1992 DEC 18 PM 12: 45

PUT OF RECORD AT
Shirley McStark
550

4280

CERTIFICATE OF SURVEY
FOR
JERRY R. McCAULEY
AND
SHIRLEY L. McCAULEY

PURPOSE OF SURVEY
RELOCATION OF COMMON BOUNDARY

We hereby certify that the purpose of this division of land (A), is to relocate common boundary lines between adjoining properties, and no additional parcels are hereby created (Section 76-3-207(1)(a)). We further certify that this division of land is exempt from review under ARM 16.16.605(2)(a) "Divisions for the purpose of acquiring additional land to become part of a parcel that does not have sanitary restrictions imposed provided that no dwelling or structure requiring water or sewage be erected on the additional acquired parcel."

Jerry R. McCauley
JERRY R. McCAULEY
Shirley L. McCauley
SHIRLEY L. McCAULEY

State of Montana
County of Lewis and Clark }
On this 18 day of Dec. in the year 1992,
before me,
appeared JERRY R. McCAULEY & SHIRLEY L. McCAULEY known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
Shirley McCauley
Notary Public for the State of Montana
Residing at _____ Montana
My Commission expires _____
NOTARY PUBLIC for the State of Montana
My Commission Expires May 2, 1994



Richard A. Nibel
DPW
City of Helena

Kathleen D. Macfie
City Planning
12-18-92

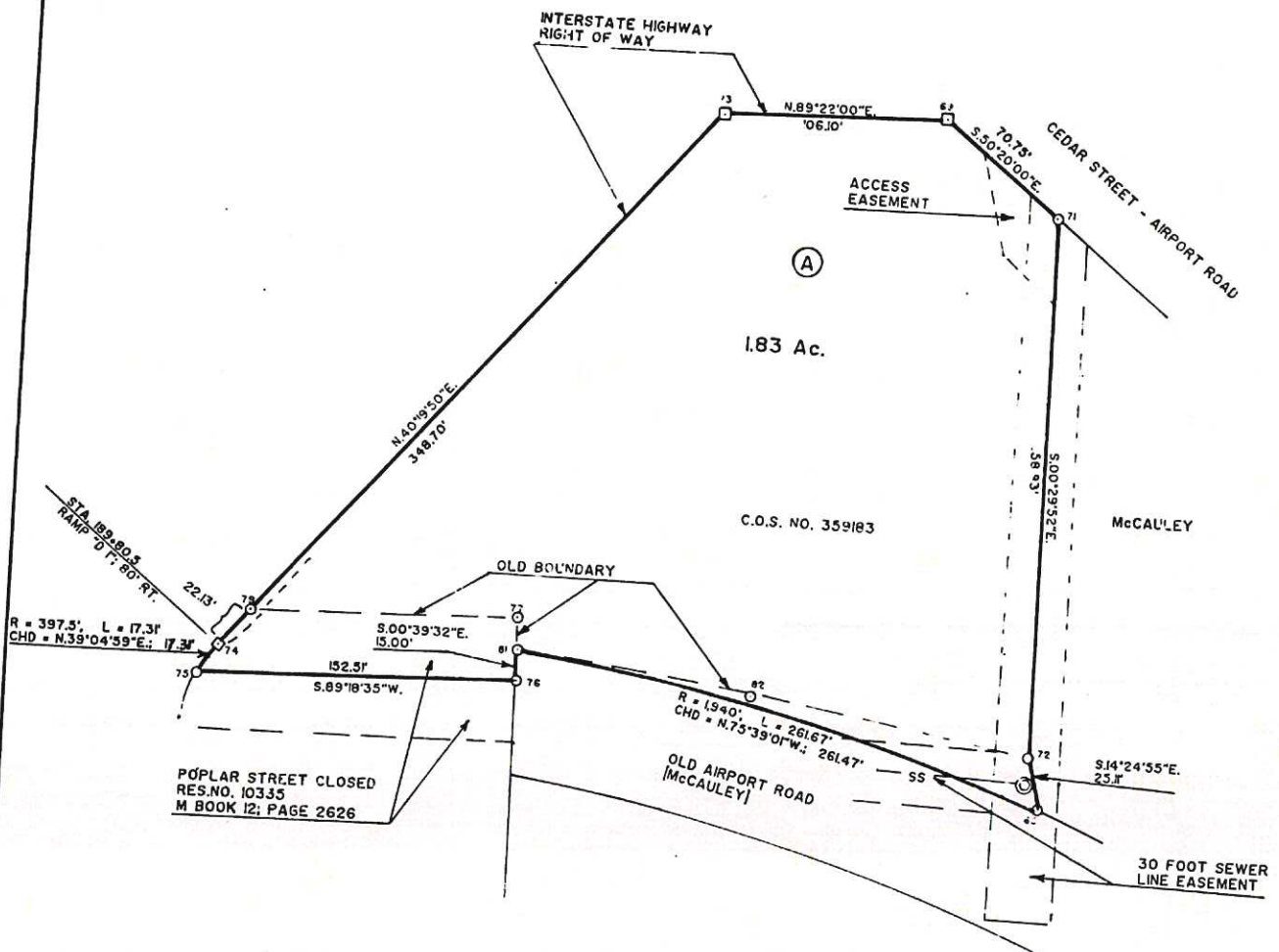
This is to certify that the fees are current
and paid through 1992 tax year.
Tax Bill No. 1888-20-4-10-14-0000. 12/18/92
Kim Harris, Trans. (KKE)

Paul R. Emberson
Reviewing Land Surveyor
Mont. Reg. No. 23545
Reviewed Under Section 73-3-611, MCA
Date 12-18-92

I, Gerald S. Ditto, Helena, Montana, a registered Land Surveyor, do hereby certify that this is a true representation of a survey made under my supervision.
Gerald S. Ditto
Gerald S. Ditto, Registration No. 2915 S



1/4	Sec.	T	R	DITTO SURVEYING Helena, Montana <input type="checkbox"/> MONUMENT BY DEPT. OF HIGHWAYS SCALE: 1" = 50' 0' 25' 50' 100' O = 24" No. 4 Rebar with Yellow Plastic Cap (Ditto 2915 S) DATE: 11-25-92 / 12-17-92 COUNTY: LEWIS AND CLARK P.M.M. NO.:
<input checked="" type="checkbox"/>	20	10N	3W	
<input type="checkbox"/>				
<input type="checkbox"/>				



LEGAL DESCRIPTION (A): A tract of land in the SE 1/4 of Section 20, T.10 N., R.3 W. of the Principal Meridian Montana, Lewis and Clark County, and being more particularly described as follows: beginning at a survey monument 80 feet right of Centerline Station 189+80.5 of Ramp "D"1 of Highway Project I IG 15-4(1)182, said monument marks the east boundary of the interstate highway right of way; thence N. 89° 22' 00" E., 106.10 feet along the interstate highway right of way; thence N. 89° 22' 00" E., 70.75 feet along the interstate highway right of way; thence S. 14° 24' 55" E., 25.11 feet to the north boundary of the old airport road; thence S. 00° 29' 52" E., 258.93 feet along a non-tangent curve to the left, having a radius of 1,940 feet, 261.67 feet (Chd = N. 75° 39' 01" W., 261.47 feet); thence S. 00° 39' 32" E., 15.00 feet to the east end of the centerline of the closed portion of Poplar Street; thence S. 89° 18' 35" W., 152.51 feet along the centerline of thence northeasterly along a non-tangent curve to the right having a radius of 397.5 feet, 17.31 feet (Chd = N. 39° 04' 59" E., 17.31 feet) to the point of beginning, containing 1.83 acres, all as shown by the plat hereon.

494920 / B
1992 DEC 18 PM 1:02
Shirley McCauley
550

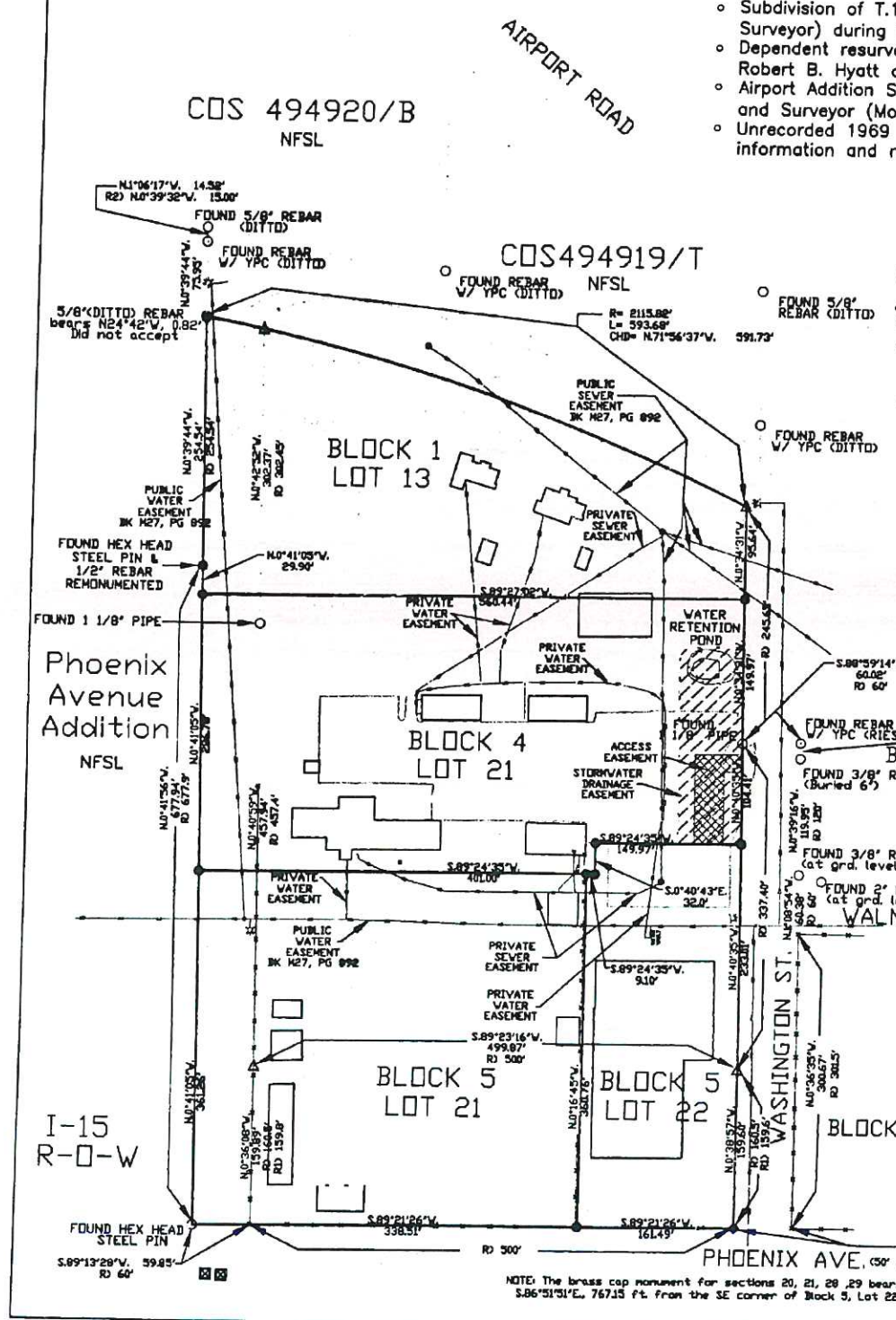
AMENDED PLAT AIRPORT ADDITION SUBDIVISION

Block 1 - eliminating Lots 1 - 12, creating Lot 13
 Block 4 - eliminating Lots 1 - 20, creating Lot 21
 Block 5 - eliminating Lots 1 - 20, creating Lots 21 and 22

T.10N., R.3W., Section 20
 City of Helena, Lewis & Clark County

HISTORY

- Subdivision of T.10N., R.3W., P.M., MT. surveyed by B.F. Marsh (GLO Surveyor) during March 1868.
- Dependent resurvey of a portion of T.10N., R.3W., P.M., MT. surveyed by Robert B. Hyatt and David K. Scott (BLM) during Nov. 1949.
- Airport Addition Subdivision surveyed by William M. Butler, City Engineer and Surveyor (Montana State Reg #98ES) in January, 1948.
- Unrecorded 1969 Forest Service utility survey and exhibit showing corner information and measurement ties.



CERTIFICATE OF COUNTY TREASURER

I certify pursuant to Section 76-3-207(3), MCA all property taxes assessed and levied on the land encompassed by this plat have been paid.

GEO CODE: FEDERAL LANDS - NO PROPERTY TAXES
 05188820406740000 05188820406140000
 05188820406550000 05188820406080000
 05188820406260000 05188820406120000

Paulitta Vohart 6/4/2008
 Lewis & Clark Co. Treasurer Date

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions this 16 day of MAY, 2008, pursuant to section 76-3-611(2)(a).

Ann E. Log 9962-15
 Examining Land Surveyor Reg. No.

APPROVED: *Kathleen Macneil* 5-16-2008
 Community Development Division Date
William M. Butler 5/23/08
 City Engineer Date

NOTE: REBAR @ SW CORNER OF BLOCK 3
 LAT. N.46°36'11.34270"
 LONG. W.112°00'08.45542"

PURPOSE

This survey was performed for a division of land made outside of a platted subdivision for the purpose of relocating common boundary lines between adjoining properties, therefore this survey is exempt from review pursuant to Section 76-3-207(1)(a), MCA. This survey realigns and relocates common boundaries for the aggregation of lots in Block 1, Block 4 and Block 5. This instrument is intended to merge individual parcels of land to form the aggregate parcels described in this instrument. All of Blocks 1, 4 and 5 are owned by the USDA, Helena National Forest.

I certify that Block 1 Lot 13, Block 4 Lot 21, Block 5 Lots 21 and 22 shown on this plat are exempt from DEQ review in accord with MCA 76-4-125(2)(d) as they are divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities are provided.

Additionally, this survey was performed to show the vacation of Chestnut and Walnut Streets and the alleys in Block 1, Block 4 and Block 5 (Resolution #1898) and the vacation of Fee Street (Resolution #10336) pursuant to Section 76-3-305, MCA, which states any plat prepared and recorded as provided in this section may be vacated either in whole or in part.

Kevin T. Riordan May 15, 2008
 Helena National Forest Supervisor Date



STATE OF MONTANA
 COUNTY OF LEWIS & CLARK } SS

On this 15th day of MAY, 2008, before me personally appeared Kevin T. Riordan, whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Lawrence S. Cole
 Notary Public for the State of Montana
 Residing at Helena, Montana
 My commission expires January 22, 2009

METHODS

This survey was performed in accordance with applicable state laws and Forest Service specifications. Trimble 5700 Global Positioning System (GPS) equipment was used for corner control along with conventional ground traverse.

BASIS OF BEARING

All bearings are based upon the geodetic meridian obtained through GPS observations for project control. A local plane coordinate system was established with the origin at the southwest corner of Block 3.

SURVEYOR CERTIFICATION

I certify that the survey shown on this Certificate of Survey was performed by Forest Service personnel from 2002 through 2007 and has been correctly executed, is true and complete as shown, that all monuments set or found are of the type and occupy the position shown and are sufficient to enable the survey to be retraced.

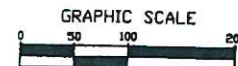
Rebecca Sitch 5-15-08
 Rebecca Sitch, P.L.S. Date
 Montana Registration No. 10565LS



LEGEND

- NFSL NATIONAL FOREST SYSTEM LAND
- △ FOUND 1948 FOREST SERVICE BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND CONC. R/W MONUMENT
- ◆ FOUND UNDERGROUND SPRINKLER HEAD AT CORNER POSITION
- SET MONUMENT - 5/8" X 18" rebar with 1 1/2" alum. cap
- R) AIRPORT ADDITION SUBDIVISION
- R1) UNRECORDED 1969 FOREST SERVICE UTILITY EXHIBIT
- R2) COS 494919/T
- ELIMINATED LOT BOUNDARIES
- CHAIN LINK FENCE
- EXISTING BUILDING

Block 1 - Lot 13 - 2.63 Ac.
 Block 4 - Lot 21 - 3.57 Ac.
 Block 5 - Lot 21 - 3.31 Ac.
 Block 5 - Lot 22 - 1.44 Ac.
 10.95 Ac.



NOTE: The brass cap monument for sections 20, 21, 28, 29 bears S.86°51'51"E, 767.15 ft. from the SE corner of Block 5, Lot 22.

1/4	SECTION	TOWNSHIP	RANGE	LEWIS & CLARK COUNTY PRINCIPAL MERIDIAN, MONTANA SHEET 1 OF 1
X	20	10 N.	3 W.	

