PZX-20-00040

AMENDED PLAT OF WEST MEADOWS SUBDIVISION AND WEST MEADOWS SUBDIVISION, 2ND FILING

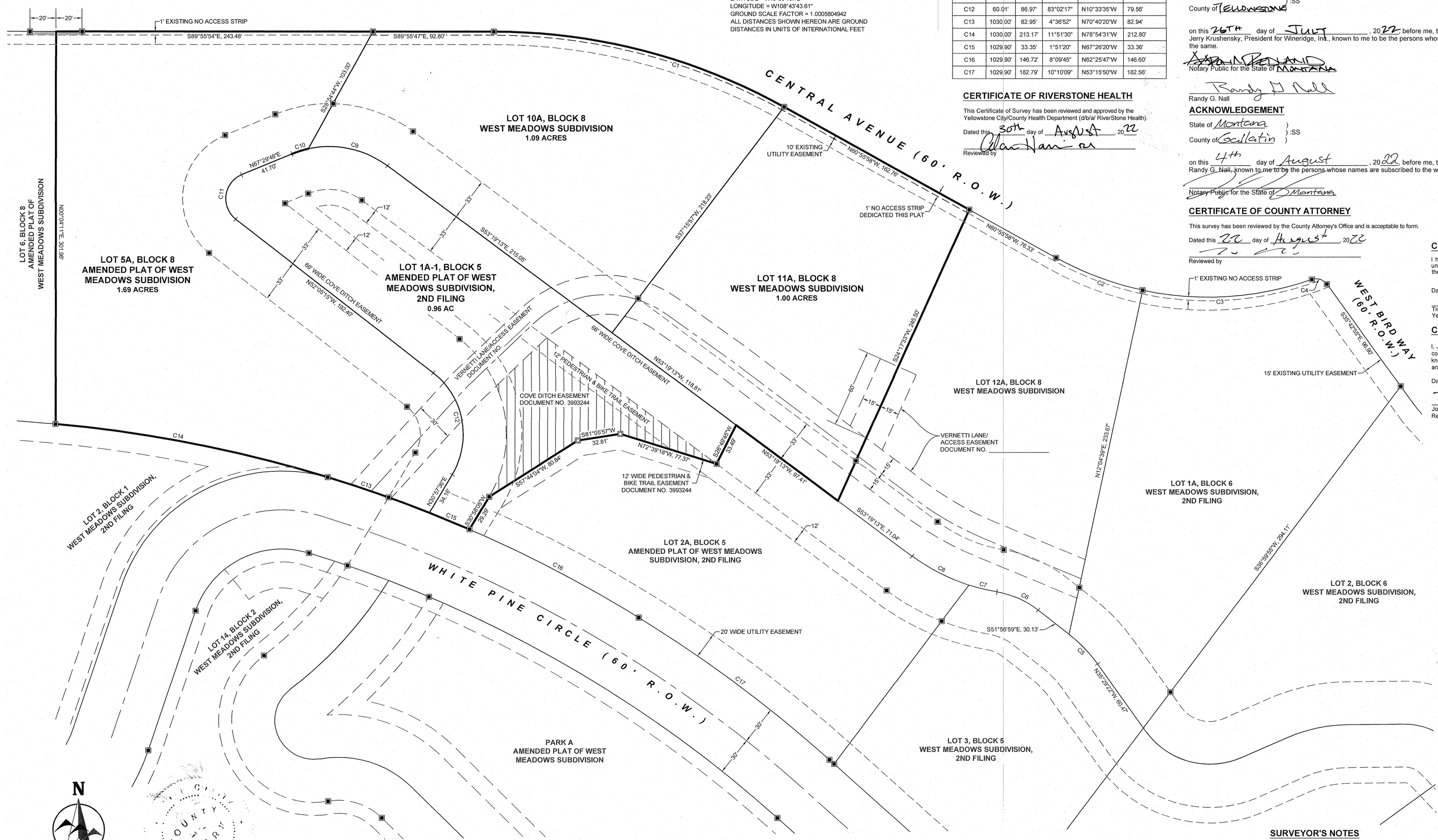
LOTS 10, AND 11, BLOCK 8 OF WEST MEADOWS SUBDIVISION (DOC. NO. 3442199)
LOT 5, BLOCK 8 OF AMENDED PLAT OF WEST MEADOWS SUBDIVISION (DOC. NO. 3938001)
LOT 1A, BLOCK 5 OF AMENDED PLAT OF WEST MEADOWS SUBDIVISION, 2ND FILING (DOC. NO. 4002984)
WITHIN THE N1/2NE1/4 OF SECTION 12, T.1S., R.24E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: WINERIDGE, INC.
DATE SURVEYED: APRIL 2022
PREPARED BY: WWC ENGINEERING
PURPOSE OF SURVEY: ACCESS EASEMENT/DRIVEWAY VARIANCE
(SEE SURVEYOR'S NOTE NO. 2)

LEGEND

- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR (WWC ENGINEERING PLS 63052)
- NEW LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE

BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
N.G.S. O.P.U.S. SOLUTION
REFERENCE FRAME: NAD83(2011)(EPOCH:2010.0000)
PROJECT ORIGIN LOCATION:
LATITUDE = N45°50'19.72"
LONGITUDE = W108°43'43.61"
GROUND SCALE FACTOR = 1.0005804942
ALL DISTANCES SHOWN HEREON ARE GROUND
DISTANCES IN UNITS OF INTERNATIONAL FEET



Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	459.98'	232.79'	28°59'49"	S75°25'52"E	230.32'
C2	239.99'	71.21'	17°00'02"	N69°25'59"W	70.95'
C3	239.99'	132.03'	31°31'16"	N86°18'22"E	130.38'
C4	10.00'	12.87'	73°44'21"	S72°35'05"E	12.00'
C5	110.00'	31.60'	16°27'37"	N43°43'10"W	31.50'
C6	70.00'	35.02'	28°39'50"	S66°16'54"E	34.66'
C7	150.00'	22.30'	8°31'10"	S76°21'13"E	22.29'
C8	150.00'	49.15'	18°46'26"	S62°42'25"E	48.93'
C9	75.00'	64.23'	49°04'19"	N77°51'22"W	62.29'
C10	75.00'	13.24'	10°06'40"	S72°33'08"W	13.22'
C11	20.00'	41.74'	119°35'03"	S7°42'17"W	34.57'
C12	60.01'	86.97'	83°02'17"	N10°33'35"W	79.56'
C13	1030.00'	82.95'	4°36'52"	N70°40'20"W	82.94'
C14	1030.00'	213.17'	11°51'30"	N78°54'31"W	212.80'
C15	1029.90'	33.35'	1°51'20"	N67°26'20"W	33.36'
C16	1029.90'	146.72'	8°09'45"	N62°25'47"W	146.60'
C17	1029.90'	182.79'	10°10'09"	N53°15'50"W	182.56'

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by the Yellowstone City/County Health Department (d/b/a/ RiverStone Health).

Dated this 30th day of August 2022

Reviewed by

LEGAL DESCRIPTION

Lots 10 and 11, Block 8 of West Meadows Subdivision filed as Document No. 3442199, Lot 5, Block 8 of West Meadows Subdivision filed as Document No. 3938001, and Lot 1A, Block 5 of Amended Plat of West Meadows Subdivision filed as Document No. 4002984 within NW1/4NE1/4 of Section 12, T01S, R24E, P.M.M., Yellowstone County, Montana

Said tract of land contains a gross and net area of 4.74 acres, more or less, and is subject to any easements, reservations, or other encumbrances that have been legally acquired.

LANDOWNERS CERTIFICATE

We, Jerry Krushensky, President of Wineridge, Inc., and Randal G. Nall, do hereby certify that this survey is exempt from subdivision review in accordance with MCA 76-3-207, "Divisions or aggregations of land exempted from review but subject to survey requirements and zoning regulations -- exceptions -- fees for examination of division. (1) Except as provided in subsection (2), unless the method of disposition is adopted for the purpose of evading this chapter, the following divisions or aggregations of tracts of record of any size, regardless of the resulting size of any lot created by the division or aggregation, are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 3, part 207(1) "For five or fewer lots within a platted subdivision, the relocation of common boundaries."

We further certify that pursuant to ARM 24.183.1104(1)(f)(iii)(c), "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 the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

This Amended Plat has been prepared to revise the Access Easement/Driveway Variance within the original Lots 5, 10, and 11, Block 8 of West Meadows Subdivision. No additional lots are being created and no boundary lines are being moved.

At the request of Jerry Krushensky, President of Wineridge, Inc., this survey has been prepared to revise the Access Easement/Driveway Variance to allow Lots 5, 10, and 11, Block 8 of West Meadows Subdivision filed as Document No. 3442199 of records of Yellowstone County, Montana use of the 30' wide Access Easement filed under Document No. _____.

This amended plat is exempt from review by DEQ pursuant to ARM 17.36.605(2)(b) ~~if no facilities other than those previously approved exist or will be constructed on the parcels~~ AMC 8/30/2022

Wineridge Inc.
Jerry Krushensky, President

ACKNOWLEDGEMENT

State of Montana)
County of Yellowstone) SS

on this 26th day of July, 2022 before me, the undersigned a notary public for the State of Montana, personally appeared Jerry Krushensky, President for Wineridge, Inc., known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana

AARON M. REDLAND
NOTARY PUBLIC for the
State of Montana
Residing at Billings,
Montana
My Commission Expires
December 20, 2024

Randy G. Nall

ACKNOWLEDGEMENT

State of Montana)
County of Gallatin) SS

on this 4th day of August, 2022 before me, the undersigned a notary public for the State of Montana personally appeared Randy G. Nall, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana

ANDREW MERRICK
NOTARY PUBLIC for the
State of Montana
Residing at
Belgrade, Montana
My Commission Expires
September 06, 2025

CERTIFICATE OF COUNTY ATTORNEY

This survey has been reviewed by the County Attorney's Office and is acceptable to form.

Dated this 22 day of August, 2022

Reviewed by

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3)(a), MCA, "a division of land may not be made under this section unless the county treasuer has certified that all real property taxes and special assessments assessed and levied on the land to be divided have been paid".

Dated this 17 day of August, 2022

Treasurer, Deputy
Yellowstone County, Montana

CERTIFICATE OF SURVEYOR

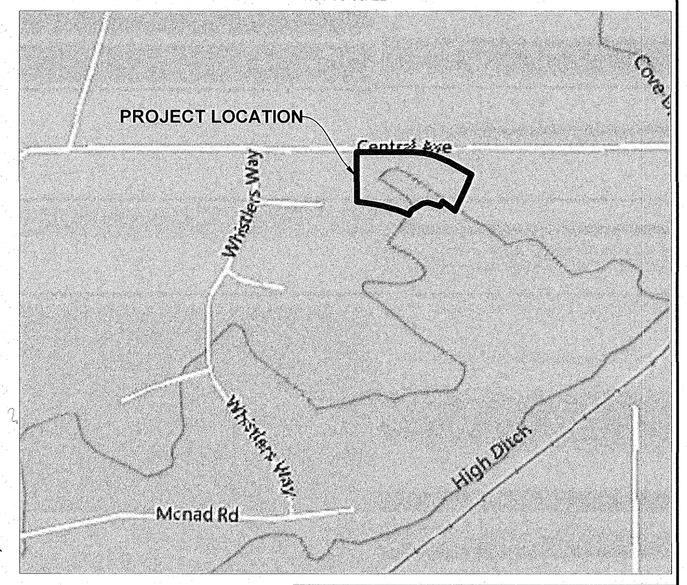
I, John Bruckner, a Professional Land Surveyor registered in the State of Montana, do hereby certify that this survey correctly represents work performed by me or under my direct supervision, and is true and correct to the best of my knowledge and belief. This survey has been prepared in conformance with the Montana Subdivision and Platting Act and the regulations adopted under the Act.

Dated this 26th day of July, 2022

John Bruckner
Registration Number 63052 LS

MONTANA JOHN BRUCKNER No. 63052 LS PROFESSIONAL LICENSED LAND SURVEYOR

VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES

1. REFERENCE DOCUMENT NO. 3442199, 3973704, AND 4002984 FOR ALL ADJOINING PROPERTY LINE DIMENSIONS.
2. THIS AMENDED PLAT WAS PREPARED TO SATISFY THE REQUESTS OF THE YELLOWSTONE COUNTY CLERK AND RECORDER'S OFFICE AND THE YELLOWSTONE COUNTY DEPARTMENT OF PUBLIC WORKS FOR GRANTING OF A VARIANCE FOR THE ACCESS EASEMENT FILED AS DOCUMENT # 4028296. ALL RECORD DIMENSIONS FROM THE REFERENCED DOCUMENTS ARE UNCHANGED.

ACCESS EASEMENT DOCUMENT NO. 4028296

VARIANCE APPROVAL DOCUMENT NO. Approved 7/19/22

SP: 4028295

SP 4028294
08/30/2022 10:36 AM Pages: 1 of 1 Fees: 27.00
Jeff Martin Clerk & Recorder, Yellowstone MT

N

0 20' 40'
SCALE: 1" = 40'

LOTS 5, 10, & 11, BLK 8, WEST MEADOWS SUBDIVISION
LOT 1A, BLK 5, AMENDED PLAT OF WEST MEADOWS SUB

AMENDED PLAT

YELLOWSTONE COUNTY, MONTANA

PREPARED FOR:
WINERIDGE, INC.
P.O. BOX 81508
BILLINGS, MT 59108

PREPARED BY:
WWC ENGINEERING
550 S. 24TH ST. W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210
www.wwcengineering.com

PROJECT NO. 2020098

NO.	REVISION	BY	DATE

DESIGNED BY: WWC
DRAWN BY: AMR
CHECKED BY: JPB
DATE: 1/2022
SHEET 1