

AMENDED PLAT OF
DALY'S ADDITION, BLOCK 50, LOTS 3 & 4

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

OWNER(S) OF RECORD

11TH HOUR LLC

SURVEY COMMISSIONED BY

11TH HOUR LLC

TOTAL SUBDIVISION AREA

6,493 SQUARE FEET

(GROSS & NET)

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELOCATION OF COMMON BOUNDARIES.

NARRATIVE LEGAL DESCRIPTION

LOTS 3 & 4 OF BLOCK 50 OF DALY'S ADDITION, A RECORDED SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

CERTIFICATE OF OWNERS

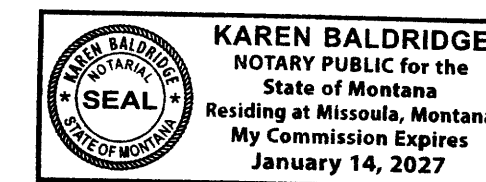
WE, THE UNDERSIGNED, CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES, THAT FEWER THAN SIX LOTS ARE AFFECTED, AND THAT NO ADDITIONAL LOTS ARE CREATED. THEREFORE THIS SURVEY IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO SECTION 76-3-207(1)(d) M.C.A., TO WIT: "FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES".

THE UNDERSIGNED FURTHER CERTIFIES THAT THIS DIVISION OF LAND IS EXCLUDED FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(d) M.C.A., TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127: (ii) DIVISIONS OR PREVIOUSLY DIVIDED PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), OR (1)(f)." AND PURSUANT TO SECTION 76-4-127 M.C.A. TO WIT: "NOTICE OF CERTIFICATION THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED."

11TH HOUR LLC


BY 
JIM SCHAFER, AUTHORIZED AGENT
11TH HOUR LLCSTATE OF MONTANA)
COUNTY OF MISSOULA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01/21/2025

BY 
JIM SCHAFER, AUTHORIZED AGENT
11TH HOUR LLC

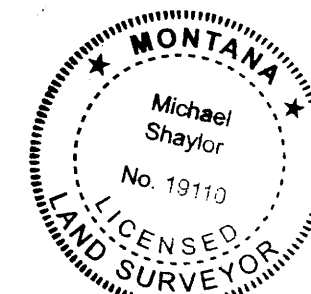
NOTARY PUBLIC, STATE OF MONTANA


APPROVED BY

 01/31/2025
MISSOULA CITY ENGINEER DATE 01/24/25
MISSOULA CITY/COUNTY HEALTH DEPARTMENT DATE

CERTIFICATE OF SURVEYOR

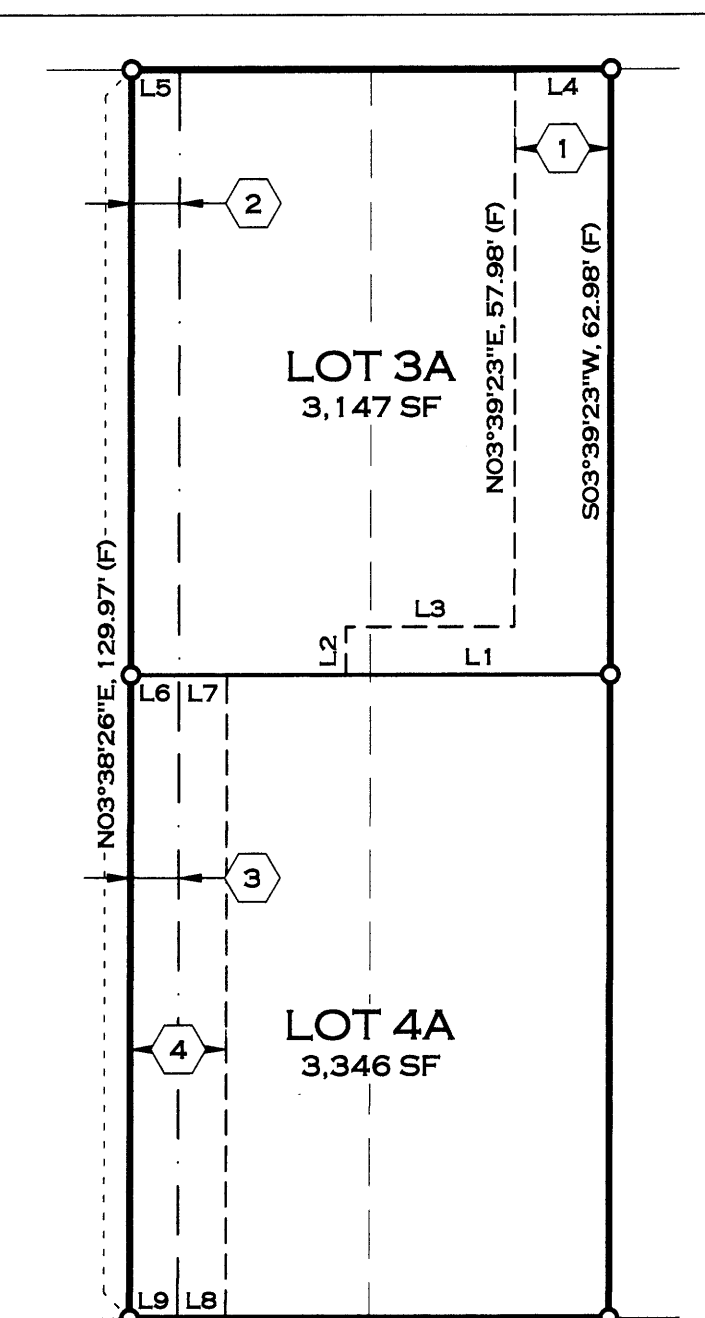
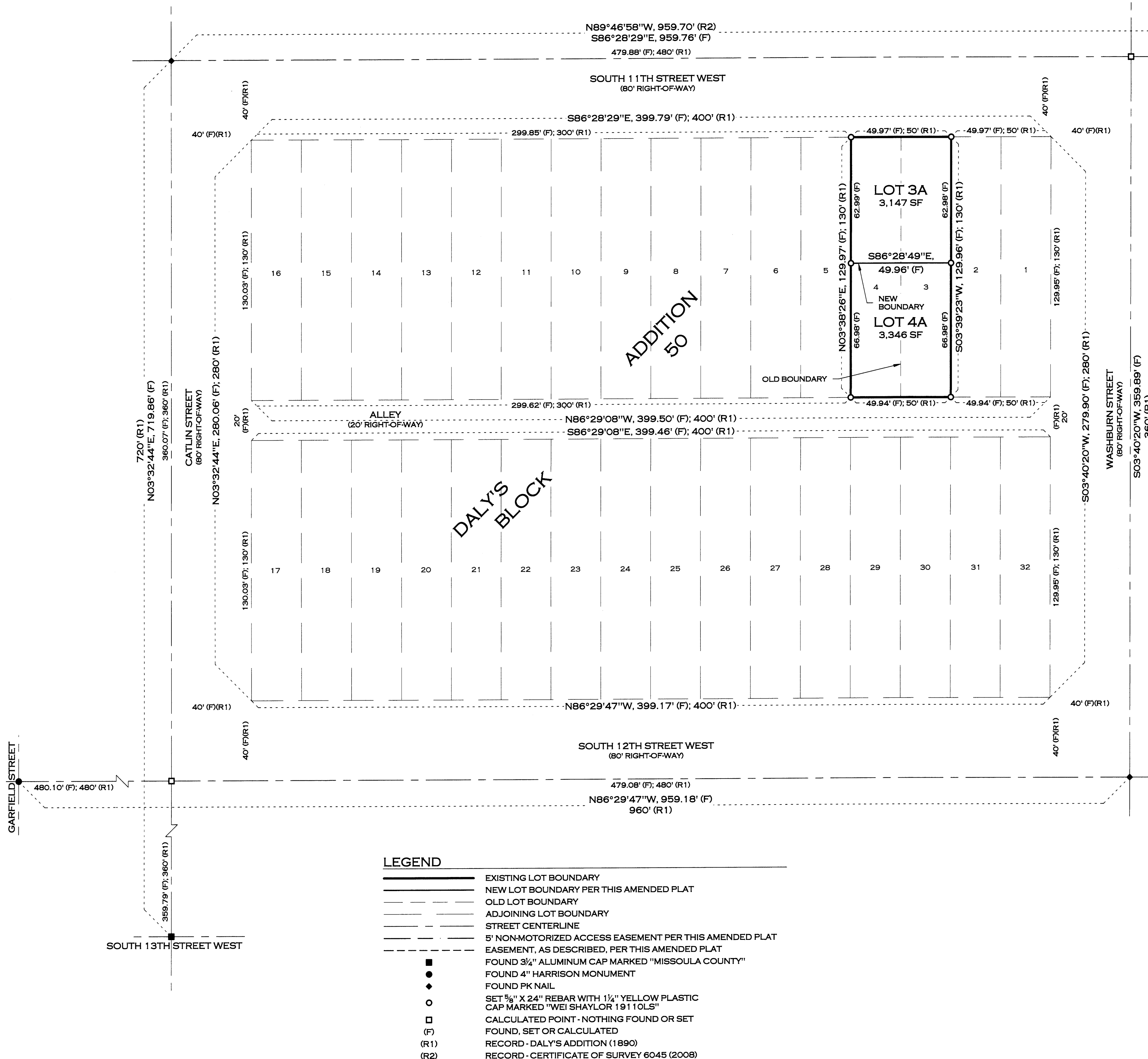
I, MICHAEL SHAYLOR, PROFESSIONAL LAND SURVEYOR, MONTANA REG. NO. 19110 LS, DO HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER CERTIFY THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

 12/26/24
MICHAEL D. SHAYLOR, PLS DATE
MONTANA REGISTRATION NO. 19110 LSSAC B: 1109 P: 131
SPA B: 1109 P: 132
OR B: 1109 P: 133
CTP B: 1109 P: 134PLAT004658 B:40 P:58 Pages:1 Fee:\$26.00
02/06/2025 08:38:36 AM Plat
Tyler R. Gerrant, Missoula County Clerk & Recorder

1/4	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEI JOB#: 23-005 DRAWN: CRH QA: MDS DATE: DECEMBER 23, 2024 FILENAME: APLAT.DWG SHEET 1 OF 1
	29	13 N	19 W	

W WOTH ENGINEERING, INC.
ENGINEERS & SURVEYORS
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1165
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MISSOULA COUNTY TRACKING # 24-01707



KEY NOTES

- 1 WATER SERVICE EASEMENT FOR THE USE & BENEFIT OF LOT 4A
- 2 5' NON-MOTORIZED ACCESS EASEMENT FOR THE USE & BENEFIT OF LOT 4A
- 3 5' NON-MOTORIZED ACCESS EASEMENT FOR THE USE & BENEFIT OF LOT 3A
- 4 10' SEWER SERVICE EASEMENT FOR THE USE & BENEFIT OF LOT 3A

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N86°28'49"W	27.53'
L2	N03°30'52"E	5.00'
L3	S86°28'49"E	17.55'
L4	S86°28'29"E	10.00'
L5	S86°28'29"E	5.00'
L6	S86°28'49"E	5.00'
L7	S86°28'49"E	5.00'
L8	S86°29'08"E	5.00'
L9	S86°29'08"E	5.00'

EASEMENT DETAIL
NOT TO SCALE

NOTES

1. 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.
2. IT IS NOT THE INTENT OF THIS SURVEY TO SHOW ALL EASEMENTS. THERE MAY BE EXISTING EASEMENTS NOT SHOWN ON THIS AMENDED PLAT.

