

Return to:
City of Miles City
PO Box 910
Miles City, MT 59301

164642 Fee: \$14.00

Custer County Recorded 11/25/2015 At 3:46 PM

Linda Corbett, Clk & Rcdr By Lisa Wagner

Return to: City of Miles City P.O. Box 910

MILES CITY MT 59301

RESOLUTION NO. 3860

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THE AMENDED PLAT FOR THE PURPOSE OF BOUNDARY LINE RELOCATION OF LOT B IN BLOCK 8 OF THE AMENDED PLAT OF HUNTER'S ADDITION, AND BLOCK 7 GORDON'S ADDITION, TO THE CITY OF MILES CITY

WHEREAS, Mel Kernutt and Nancy Kernutt have requested that the City of Miles City approve a boundary line relocation involving Lot B in Block 8 of the Amended Plat of Hunter's Addition, and Block 7 of Gordon's Addition, to the City of Miles City, Custer County, Montana;

AND WHEREAS, the City of Miles City is authorized to approve the relocation of common boundary lines for five or fewer lots within a platted subdivision pursuant to Section 76-3-207(1)(d) and (f), MCA.


NOW THEREFORE BE IT RESOLVED by the City Council of Miles City, Montana, as follows:

It does hereby adopt the Staff Report to City Council, File #BLA 2015-04, attached hereto as Exhibit "A" as findings of fact, and based on such findings of fact, approves the "Amended Plat of Lot B, Block 8, of the Amended Plat of Hunter's Addition, Env. 537B Amended Plat of Block 7, Gordon's Addition" creating Lot B Amended in Block 8, Hunter's Addition; and enlarging all of Block 7, Gordon's Addition, said amended plat being attached hereto as Exhibit "B."

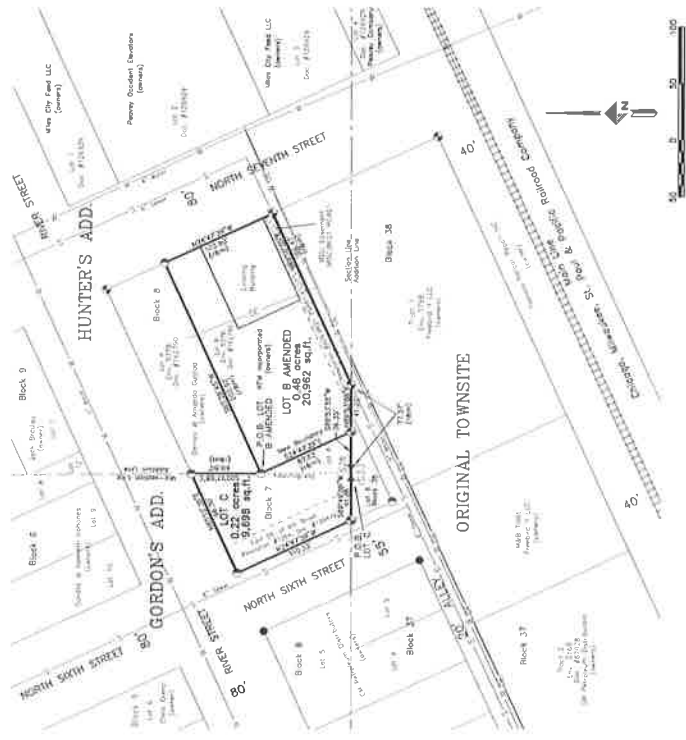
SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A
DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE
CITY OF MILES CITY, MONTANA, AT A DULY CALLED
MEETING THIS 27th DAY OF OCTOBER, 2015.


C.A. Grenz, Mayor

ATTEST:


Lorrie Pearce, City Clerk

AMENDED PLAT OF LOT B, BLOCK 8, OF THE AMENDED PLAT OF HUNTER'S ADDITION, ENV. 537B
AMENDED PLAT OF BLOCK 7, GORDON'S ADDITION
S7W/4SE/4, SE1/4SW/4 Section 28, Township 8 North, Range 47 East, P.M.M.
Miles City, Custer County, Montana



Purpose of Survey

KFM Incorporated (President)

Department of Environmental Quality

LOT B MINCED and LOT C are excluded from ventilation by the Department of Environmental Quality pursuant to AWA 17-26-052(6), as that lot will be affected by a proposed boundary line adjustment. If the parcel has been subdivided, the owner must submit a map showing the subdivision and waste disposal that were submitted to state, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those listed in the permit, are located on or adjacent to the lot; or (ii) the lot was previously approved as replacement for the existing facility, all the conditions on the parcel.

















RTM Incorporated (President)

[illegible][illegible]

Certificate of Surveyor

On the basis of my knowledge, information, and belief, I, Quinn W. Wright, of Miss City, Montana, for DOW, do hereby certify to KFM Incorporated that as a result of a survey made on the ground to the nearest absolute of corner, interior and land surveyors practicing in Montana, this plot was placed from fictitious data during the survey conducted in September, 2015, that this survey is true and correct as shown and that the monuments found and set are in the proper and occupy the positions shown hereon.

LEGEND

- LEGEND**
- | | |
|---|--|
|  | Brass Cap Quarter Section Corner (Found) |
|  | 3/4\" data-bbox="115 795 145 825"/> |
|  | 3/4\" data-bbox="115 745 145 775"/> |
|  | 3/4\" data-bbox="115 695 145 725"/> |
|  | 3/4\" data-bbox="115 645 145 675"/> |
|  | 3/4\" data-bbox="115 595 145 625"/> |
|  | 3/4\" data-bbox="115 545 145 575"/> |
|  | 3/4\" data-bbox="115 495 145 525"/> |
|  | 3/4\" data-bbox="115 445 145 475"/> |
|  | 3/4\" data-bbox="115 395 145 425"/> |
|  | 3/4\" data-bbox="115 345 145 375"/> |
|  | 3/4\" data-bbox="115 295 145 325"/> |
|  | 3/4\" data-bbox="115 245 145 275"/> |
|  | 3/4\" data-bbox="115 195 145 225"/> |
|  | 3/4\" data-bbox="115 145 145 175"/> |
|  | 3/4\" data-bbox="115 95 145 125"/> |

Custer County Treasurer

Custer County Treasurer

BASIS of BEARING

[illegible]

Date Drawn	8-23-2019	Drawn by	Gary Williams	Checked by	Diana Wright	Project No.	4472-BG/A-03
------------	-----------	----------	---------------	------------	--------------	-------------	--------------

Filed this _____ day of _____,
at _____ o'clock _____ m.

Custer County Clerk and Recorder
by _____

















Envelope # _____ Document # _____

County Treasurer's Certification

I hereby certify that all real property taxes and special assessments assessed and levied on the land being subdivided have been paid.

Custer County Treasurer

LEGEND

- LEGEND**
- | | |
|---|--|
|  | Brass Cap Quarter Section Corner (Found) |
|  | 3/4\" data-bbox="115 795 145 825"/> |
|  | 3/4\" data-bbox="115 745 145 775"/> |
|  | 3/4\" data-bbox="115 695 145 725"/> |
|  | 3/4\" data-bbox="115 645 145 675"/> |
|  | 3/4\" data-bbox="115 595 145 625"/> |
|  | 3/4\" data-bbox="115 545 145 575"/> |
|  | 3/4\" data-bbox="115 495 145 525"/> |
|  | 3/4\" data-bbox="115 445 145 475"/> |
|  | 3/4\" data-bbox="115 395 145 425"/> |
|  | 3/4\" data-bbox="115 345 145 375"/> |
|  | 3/4\" data-bbox="115 295 145 325"/> |
|  | 3/4\" data-bbox="115 245 145 275"/> |
|  | 3/4\" data-bbox="115 195 145 225"/> |
|  | 3/4\" data-bbox="115 145 145 175"/> |
|  | 3/4\" data-bbox="115 95 145 125"/> |

Custer County Treasurer

Custer County Treasurer

BASIS of BEARING

Basis of bearing is true north obtained by GPS observations.
Datum (NAD83, 1111, EPOCH=2000.0000)
Projection: Equatorial Mercator
Scale Factor: 1.0000169320
False Origin: 0.00000000 W
Latitude Offset: 93.00° N
Longitude Offset: 105.517689300° W
False Origin: 0.00000000 W
False Northing: 30000.000 m False Easting: 30000.000 m
Resolution: 0.000001 Projection scale factor at 1,000,016.9320
Distances shown are surface distances in international feet.
Sold as per plan, Vias City District No. 17-121-20 West, S&S
survey corner in Section 28, Township 17 North, Range 4 East of

Datum	Epoch	True N.	Grid N.	Easting
NAD83	2000.0000	30000.0000	30000.0000	30000.0000

Date Drawn	8-23-2019	Drawn by	Gary Williams	Checked by	Diana Wright	Project No.	4472-BG/A-03
------------	-----------	----------	---------------	------------	--------------	-------------	--------------

Filed this _____ day of _____,
at _____ o'clock _____ m.

Custer County Clerk and Recorder
by _____

Envelope # _____ Document # _____

County Treasurer's Certification

I hereby certify that all real property taxes and special assessments assessed and levied on the land being subdivided have been paid.

Custer County Treasurer

Q10714184: BIBLESCOPY DATAFILES ESIMILES CITE/2014 CIVIL JO BASH MAP/DMA/CAC/2015 BASHMAP.DWG 9/28/2015 8:47:47 AM

Revised: 6/5/15 (310 form 270). Form may be downloaded from: www.dnrc.mt.gov/licenses-and-permits/stream-permitting

AGENCY USE ONLY: Application # 300715 Date Received 3
Date Accepted _____ / Initials _____ Date Forwarded to DFWP _____

This space is for all Department of Transportation and SPA 124 permits (government projects).

Project Name _____

Control Number _____

MEPA/NEPA Compliance

☐ Yes

Contract letting date _____

☐ No

If yes, #14 of this application does not apply.

JOINT APPLICATION FOR PROPOSED WORK IN MONTANA'S STREAMS, WETLANDS, FLOODPLAINS, AND OTHER WATER BODIES

Use this form to apply for one or all local, state, or federal permits listed below. The applicant is the responsible party for the project and the point of contact unless otherwise designated. "Information for Applicant" includes agency contacts and instructions for completing this application. To avoid delays, submit all required information, including a project site map and drawings. Incomplete applications will result in the delay of the application process. Other laws may apply.

The applicant is responsible for obtaining all necessary permits and landowner permission before beginning work.

<input checked="" type="checkbox"/>	PERMIT	AGENCY	FEE
<input type="checkbox"/>	310 Permit	Local Conservation District	No fee
<input type="checkbox"/>	SPA 124 Permit	Department of Fish, Wildlife and Parks	No fee
<input checked="" type="checkbox"/>	Floodplain Permit	Local Floodplain Administrator	Varies by city/county (\$25 - \$500+)
<input type="checkbox"/>	Section 404 Permit, Section 10 Permit	U. S. Army Corps of Engineers	Varies (\$0 - \$100)
<input type="checkbox"/>	318 Authorization	Department of Environmental Quality	\$250 (318);
<input type="checkbox"/>	401 Certification		\$400 - \$20,000 (401)
<input type="checkbox"/>	Navigable Rivers Land Use License, Lease, or Easement	Department of Natural Resources and Conservation, Trust Lands Management Division	\$50, plus additional fee

A. APPLICANT INFORMATION

NAME OF APPLICANT (person responsible for project): Mel & Nancy Kernutt

Has the landowner consented to this project? ☒ Yes ☐ No

Mailing Address: P.O. Box 1173

Physical Address: at project 517 N. 7th

Day Phone: 951-0645 Evening Phone: _____ E-Mail: _____

NAME OF LANDOWNER (if different from applicant): KFM Incorporated

Mailing Address: _____

Physical Address: _____

Day Phone: _____ Evening Phone: _____ E-Mail: _____

NAME OF CONTRACTOR/AGENT (if one is used): _____

Mailing Address: _____

Physical Address: _____

Day Phone: _____ Evening Phone: _____ E-Mail: _____

B. PROJECT SITE INFORMATION

NAME OF STREAM or WATER BODY ^{nearest to} project location Yellowstone Nearest Town Miles City
Address/Location: refer to attached report Geocode (if available): 1417402840100000
1/4 1/4 1/4, Section 28, Township 8N, Range 47E County Custer
Longitude -105.853910, Latitude 46.411891

The state owns the beds of certain state navigable waterways. Is this a state navigable waterway? Yes or No
If yes, send copy of this application to appropriate DNRC land office – see Information for Applicant.

ATTACH A PROJECT SITE MAP OR A SKETCH that includes: 1) the water body where the project will take place, roads, tributaries, landmarks; 2) a circled "X" representing the exact project location. IF NOT CLEARLY STATED ON THE MAP OR SKETCH, PROVIDE WRITTEN DIRECTIONS TO THE SITE.

C. PROJECT INFORMATION

1. **TYPE OF PROJECT** (check all that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> Bridge/Culvert/Ford Construction | <input type="checkbox"/> Fish Habitat | <input type="checkbox"/> Mining |
| <input type="checkbox"/> Bridge/Culvert/Ford Removal | <input type="checkbox"/> Recreation (docks, marinas, etc.) | <input type="checkbox"/> Dredging |
| <input type="checkbox"/> Road Construction/Maintenance | <input checked="" type="checkbox"/> New Residential Structure | <input type="checkbox"/> Core Drill |
| <input type="checkbox"/> Bank Stabilization/Alteration | <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Placement of Fill |
| <input type="checkbox"/> Flood Protection | <input type="checkbox"/> Improvement to Existing Structure | <input type="checkbox"/> Diversion Dam |
| <input type="checkbox"/> Channel Alteration | <input type="checkbox"/> Commercial Structure | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Irrigation Structure | <input type="checkbox"/> Wetland Alteration | <input type="checkbox"/> Pond |
| <input type="checkbox"/> Water Well/Cistern | <input type="checkbox"/> Temporary Construction Access | <input type="checkbox"/> Debris Removal |
| <input type="checkbox"/> Excavation/Pit | <input type="checkbox"/> Other _____ | |

2. **PLAN OR DRAWING** of the proposed project MUST be attached. This plan or drawing must include:

- a plan view (looking at the project from above)
- dimensions of the project (height, width, depth in feet)
- location of storage or stockpile materials
- drainage facilities
- an arrow indicating north
- a cross section or profile view
- an elevation view
- dimensions and location of fill or excavation sites
- location of existing or proposed structures, such as buildings, utilities, roads, or bridges

3. **IS THIS APPLICATION FOR** an annual maintenance permit? ☐ Yes ☒ No
(If yes, an annual plan of operation must be attached to this application – see "Information for Applicant")

4. **PROPOSED CONSTRUCTION DATE.** Include a project timeline. Start date 8/18/15
Finish date 11/18/15 Is any portion of the work already completed? ☐ Yes ☒ No
(If yes, describe the completed work.)

5. **WHAT IS THE PURPOSE** of the proposed project?

Placement of a 16' x 80' modular home, on fill with a 20x30 steel garage on fill also.

6. **PROVIDE A BRIEF DESCRIPTION** of the proposed project.

Placemnt of a mobile home on fill

with all utilities @ BFE + 2' fill will be on entire lot. @

7. **WHAT IS THE CURRENT CONDITION** of the proposed project site? Describe the existing bank condition, bank slope, height, nearby structures, and wetlands.

Barren land on weeds Project is 1/2 mile from nearest stream.

8. **PROJECT DIMENSIONS.** How many linear feet of bank will be impacted? How far will the proposed project encroach into and extend away from the water body?

No bank on any water body will be impacted.

9. **VEGETATION.** Describe the vegetation present on site. How much vegetation will be disturbed or covered with fill material during project installation? (Agencies require that only vegetation necessary to do the work be removed.) Describe the revegetation plan for all disturbed areas of the project site in detail.

No vegetation will be disturbed.

10. **MATERIALS.** Describe the materials proposed to be used. Note: This may be modified during the permitting process. It is recommended you do not purchase material until all permits are issued.

Cubic yards/Linear feet

Size and Type

Source

~~Fill~~ Fill from local source.

11. **EQUIPMENT.** List all equipment that will be used for construction of the project. How will the equipment be used on the bank and/or in the water? Note: Make sure equipment is clean and free of weeds, weed seeds, and excess grease before using it in the water waterway. To prevent the spread of aquatic invasive species, to the extent practical, remove mud and aquatic plants from heavy machinery and other equipment before moving between waters and work sites, especially in waters known to be infested with aquatic invasive species. Drain water from machinery and let dry before moving to another location.

Fill leveling equipment.

12. **DESCRIBE PLANNED EFFORTS TO MINIMIZE PROJECT IMPACTS.** Consider the impacts of the proposed project, even if temporary. What efforts will be taken to:

- Minimize erosion, sedimentation, or turbidity? For the following bullets in question 12 the projects is located approx. 1/2 miles from nearest
- Minimize stream channel alterations? water body so little to no impacts or negative affects.
- Minimize effects to stream flow or water quality caused by materials used or removal of ground cover?
- Minimize effects on fish and aquatic habitat?
- Minimize risks of flooding or erosion problems upstream and downstream?
- Minimize vegetation disturbance, protect existing vegetation, and control weeds?

13. **WHAT ARE THE NATURAL RESOURCE BENEFITS** of the proposed project?

None

14. **LIST ALTERNATIVES** to the proposed project. Why was the proposed alternative selected?

None

D. ADDITIONAL INFORMATION FOR SECTION 404, SECTION 10, AND FLOODPLAIN PERMITS ONLY.
If applying for a Section 404 or Section 10 permit, fill out questions 1-3. If applying for a floodplain permit, fill out questions 3-6. (Additional information is required for floodplain permits - See "Information for Applicant.")

☒ Will the project involve placement of dredged (excavated) and/or fill material below the ordinary high water mark, in a wetland, or other waters of the US? If yes, what is the surface area to be filled? How many cubic yards of fill material will be used? Note: Wetland delineations are required if wetlands are affected.

☒ Description of avoidance, mitigation, and compensation (see Information for Applicant). Attach additional sheets if necessary.

3. List the names and address of landowners adjacent to the project site. This includes properties adjacent to and across from the project site. (Some floodplain communities require certified adjoining landowner lists).

See attached

4. List all applicable local, state, and federal permits and indicate whether they were issued, waived, denied, or pending. Note: All required local, state, and federal permits, or proof of waiver must be issued prior to the issuance of a floodplain permit.

Building permit

5. Floodplain Map Number 30017C0661D

6. Does this project comply with local planning or zoning regulations? ☒ Yes ☐ No

E. SIGNATURES/AUTHORIZATIONS -- Each agency must have original signatures signed in blue ink.

After completing the form, make the required number of copies and then sign each copy. Send the copies with original signatures and additional information required directly to each applicable agency.

The statements contained in this application are true and correct. The applicant possess' the authority to undertake the work described herein or is acting as the duly authorized agent of the landowner. The applicant understands that the granting of a permit does not include landowner permission to access land or construct a project. Inspections of the project site after notice by inspection authorities are hereby authorized.

☒ **APPLICANT (Person responsible for project):**

LANDOWNER:

Print Name: MEL KERNUTT

Print Name: _____

Mel Kernutt

Signature of Applicant

7-30-15

Date

Signature of Landowner

Date

***CONTRACTOR/AGENT:**

Print Name: _____

Signature of Contractor/Agent

Date

*Contact agency to determine if contractor signature is required.



LECTURE 10 The main objective of this lecture is to discuss the role of the various components of the immune system in the response to infection. The main topics to be covered are: the role of the various components of the immune system in the response to infection; the role of the various components of the immune system in the response to infection; the role of the various components of the immune system in the response to infection.

[illegible]

Indicate the common denominator in a public discussion, that is, we are affected, and had to address it as every citizen. Therefore, that way it cannot have been an individual argument to people.

78-2 JOTIXAL, WCA.

5. The undersigned, hereby certify that the accuracy of the enclosed shall represent to the best of his knowledge and belief the true and correct copy of the original records now in his custody, and that the same are true and correct copies of the original records as they were at the time the same were made. The undersigned further certifies that the same are true and correct copies of the original records as they were at the time the same were made. The undersigned further certifies that the same are true and correct copies of the original records as they were at the time the same were made.

Done at _____, this _____ day of _____, 19____.

John J. Kennedy, Jr.
City of Incorporated (President)

Tests of record

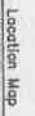
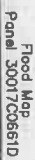
[illegible][illegible]

Delated this 1 day of September, 2013

Michael R. Smith
Michael R. Smith, Esq.
Attorney General, Olathe County

David A. Smith
David A. Smith, Esq.
Attorney General, Olathe County

C.A. Murray
Mayor, City of Utah
DATED 12 day of March 2015.
I, Mayor of the City of Utah, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Department of Transportation, Division of Planning and Policy, and is submitted for filing with the County Clerk of Salt Lake County, Utah.



DOWL

713 PLEASANT
P.O. BOX 1518
MILB CITY, MT 59301
406-234-6665
406-234-7065 (FAX)
VOWL.COM

KFM Incorporated
519 North 7th Street
Miles City, MT 59301

0.25M.	
0.05M.	

Staff Report for City Council
File #BLA-2015-04
Kernutt Common Boundary Line Adjustment
October 27, 2015

The proposed boundary line adjustment is to facilitate the sale of Block 7 of Gordon's Addition and place a mobile home on the property. KFM, Inc. has transferred ownership of the property to Mel and Nancy Kernutt. KFM, Inc. recently did an aggregation and boundary line adjustment for the adjacent property in the Hunter's Addition, Block 8, see File BLA-2015-01. However, the property history does not show a pattern of development that may be interpreted as an attempt to evade a subdivision review.

The preliminary Amended Plat of Block 7 of Gordon's Addition is a boundary line adjustment. This amendment is exempt from Subdivision Review per MCA section 76-3-207(1)(d).

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 2:

(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries

Per the Miles City Subdivision Regulations Section 21-17(6) – (8), the proposed amended plat is not a subdivision, is not subject to subdivision review and does not appear to be an attempt to evade subdivision review.

Sec. 21-17. Divisions and aggregations of land exempt from subdivision review

(6) The governing body and its agents, when determining whether an exemption is claimed for the purpose of evading the MSPA, shall consider all of the surrounding circumstances. These circumstances may include but are not limited to: the nature of the claimant's business, the prior history of the particular tract in question, the proposed configuration of the tracts if the proposed exempt transaction(s) is completed, and any pattern of exempt transactions that will result in the equivalent of a subdivision without local government review. (State ex rel. Dreher v. Fuller, 50 St. Rpt. 454, 1993)

(7) Exempt divisions of land that would result in a pattern of development equivalent to a subdivision may be presumed to be adopted for purposes of evading the MSPA based on the surrounding circumstances in subsection 21-17(b)(6), above.

(8) All parcels and the use of all parcels created or amended through the use of an exemption shall comply with the zoning regulations. This does not allow the City of Miles City to require lots resulting from exempt divisions to comply with Section 21-18, Design and improvement standards, unless the exemption seeks to alter a lot that was subject to the design and improvement standards of the subdivision regulations during subdivision review.

The property is zoned General Commercial. The applicant, Mr. Kernutt received a variance from the Board of Appeals on July 31, 2008 to place up to two mobile homes on Block 7.

DLU 10/16/2015

With the boundary line adjusted, the reconfigured Block 7 appears to meet all zoning code requirements. The property owners have applied for a floodplain permit, 300715, to locate a residence in the 100-year floodplain. The new address for this property is 602 River Street.

Twenty-five feet of the easterly portion of 6th Street between River St and the Chicago, Milwaukee, St. Paul and Pacific Railroad was vacated with Resolution #1354 on Feb 8, 1960. The resolution created a 20' alley that abuts the western property lines of Block 7 of Gordon's Addition and Block 38 of the Original Townsite subdivision. The vacated portion of N 6th Street is owned by the applicant. Block 7 has municipal water and sewer services available from the alley of N. 6th Street.

The property is already receiving City Services. Therefore, the boundary line adjustment will not:

- impact the ability of the government to provide local services
- endanger the public health, safety or welfare
- create an expansion or cost of services
- increase the amount of roads currently being maintained by the City
- increase emergency response times, traffic load, fire protection levels, schools and school routes, or landfill requirements
- create any special or rural improvement districts that would obligate the local government either administratively or financially.
- create additional lots or tracks of land

It appears this proposal will simply reflect and accommodate the configuration of Block 7 with one mobile home and garage on site. This plat has been reviewed and approved by Custer County's Examining Land Surveyor for compliance with surveying requirements of 76-3-401.

Staff recommends approval of the amended plat of Block 7 of Gordon's Addition as proposed.



File No. PP-20XX-XX
to be completed by City

EXEMPTION CLAIM APPLICATION
BOUNDARY LINE ADJUSTMENT
AND/OR AGGREGATION OF LANDS

Miles City Community Services & Planning
17 South 8th Street, PO Box 910
Miles City, MT 59301

Date Received: _____
to be completed by City

Attach a check payable to the City of Miles City for \$200.00 and submit the application materials (Original, plus 2 copies) to the City of Miles City Community Services and Planning Department, 17 S. 8th Street, Miles City, MT, 59301.

1. Property owner(s): (If more than 2, please attach additional sheets)

a. Name: KFM Incorporated Occupation: _____
Address: 519 N 7th Street Phone: 951-0645
City, State, Zip: Miles City, MT 59301 Email: _____

b. Name: _____ Occupation: _____
Address: _____ Phone: _____ + _____
City, State, Zip: _____ Email: _____

2. Surveyor/Representative:

Name: Quinn Wright Firm: Dowl
Address: 713 Pleasant Street Phone: 234-6666
City, State, Zip: Miles City, MT 59301 Email: qwright@dowl.com

3. Parcel Description(s) of Existing Tract(s): (If more than 2, please attach additional sheets)

a. Address: 519 N. 7th Street
Tax ID Number: _____ Geocode: 14-1740-28-4-01-0000 (Cadastral doesn't show the new relocation yet.)
Section: 28 Township: 8N Range: 47E
Other legal description: Lot B, Block 8, Amended Plat of Hunter's Addition,
Zoning District: _____ Minimum Lot Size: _____
How and when the parcel was created (example: Subdivision: X Addition, 10/3/92):
Envelope 537 B, Document # 162790
3-12-2015



File No. PP-20XX-XX
to be completed by City

EXEMPTION CLAIM APPLICATION
BOUNDARY LINE ADJUSTMENT
AND/OR AGGREGATION OF LANDS

Miles City Community Services & Planning
17 South 8th Street, PO Box 910
Miles City, MT 59301

Date Received: _____
to be completed by City

b. Address: River Street
Tax ID Number: _____ Geocode: Cadastral doesn't show our last Amended Plat yet.
Section: 28 Township: 8N Range: 47E
Other legal description: Block 7, Gordon's Addition, Envelope 380B
Zoning District: _____ Minimum Lot Size: _____
How and when the existing parcel was created (example: Subdivision: X Addition, 10/3/92):
Gordon's Addition, Envelope 380B
August 1881

4. Proposed Exemption(s):

This application is used for proposals to relocate common boundaries between adjoining properties,
and/or the aggregation of lots. Please indicate which exemptions apply to this proposal by
checking the appropriate box(es):

- ☐ A division made outside of platted subdivisions for the purpose of relocating common boundary line(s) between adjoining properties. [76-3-207(1)(a), MCA]
- ☒ For five or fewer lots within a platted subdivision, the relocation of common boundaries. [76-3-207(1)(d), MCA]
- ☐ A division made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. [76-3-207(1)(e), MCA]
- ☐ 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. [76-3-207(1)(f), MCA]



File No. PP-20XX-XX
to be completed by City

EXEMPTION CLAIM APPLICATION
BOUNDARY LINE ADJUSTMENT
AND/OR AGGREGATION OF LANDS

Miles City Community Services & Planning
17 South 8th Street, PO Box 910
Miles City, MT 59301

Date Received: _____
to be completed by City

a. Reasons/justification for use of the exemption:

To prepare a lot for a better house site.

b. Intentions for uses of the property (List or discuss the property owners' intentions for the use of each resulting parcel. For example, will the parcel(s) be used for agriculture, commercial, residences, etc.):

Lot C will be used as residence.

Lot B Amended will continue be used for commercial.

c. Intentions for disposition (For example, is the intent to correct a building or fence encroachment, to bring the property into compliance with zoning requirements, to prepare tracts for sale, etc.):

Lot B Amended will be retained by KFM Incorporated.

Lot C will be sold to Mel & Nancy Kernutt

5. Required attachments:

Submit the original, signed application, along with two additional copies of the completed application and the information listed below.

- Copies of recorded deeds documenting present ownership of affected parcels.
- Copies of all deeds, contracts, restrictions, and covenants related to this property recorded or entered into within the past year.
- Site plan (or draft certificate of survey or subdivision/amended plat) showing the approximate gross and net lot sizes (in acreage or square feet), proposed property lines, and all existing and



File No. PP-20XX-XX
to be completed by City

EXEMPTION CLAIM APPLICATION
BOUNDARY LINE ADJUSTMENT
AND/OR AGGREGATION OF LANDS

Miles City Community Services & Planning
17 South 8th Street, PO Box 910
Miles City, MT 59301

Date Received: _____
to be completed by City

proposed structures. The site plan should also identify property line setbacks, parking spaces, and any other information necessary to demonstrate compliance with the zoning code.

- d. Documentation of approved variances from zoning requirements related to the affected parcels.
- e. Copies of existing and proposed deed restrictions or covenants, if any.
- f. All documentation in support of the sanitation exemption(s), if applicable.
- g. Copies of any existing permits for the development on the property (building permits, floodplain permits, etc.), as applicable.

6. Acknowledgments:

I/We, the undersigned landowner(s) and exemption claimant(s) understand that the State of Montana provides that certain divisions of land, which would otherwise constitute subdivisions, are exempt from local subdivision review and approval, unless the transactions are an attempt to evade the Montana Subdivision and Platting Act or local subdivision regulations.

I/We affirm that this exemption claim is not an attempt to evade the Montana Subdivision and Platting Act or the Miles City Subdivision Regulations.

I/We recognize that I/We may be subject to penalties if my actions are deemed to be an effort to evade subdivision review, as set forth in Montana law:

- 76-3-301(3), MCA: If transfers not in accordance with the Montana Subdivision and Platting Act are made, the City Attorney shall commence action to enjoin further sales or transfers and complete compliance with all provision of the Montana Subdivision and Platting Act. The cost of such action shall be imposed against the party not prevailing.
- Violations: Any person who violates any provision of the Montana Subdivision and Platting Act or any local regulations adopted pursuant thereto shall be guilty of a misdemeanor and punishable by a fine of not less than \$100 or more than \$500 or by imprisonment in a county jail for not more than 3 months or by both fine and imprisonment. Each sale, lease, or transfer of each separate parcel of land in violation of any provision of this chapter or any local regulation adopted pursuant thereto shall be deemed a separate and distinct offense.
- I/We also recognize that making false statements on this form could subject me to criminal prosecution for False Swearing (per MCA 45-7-202) and Perjury (per MCA 45-7-201).
- I/We also recognize that per 45-7-203(1), MCA (Unsworn falsification to authorities), A person commits an offense under 45-7-203 if, with the purpose to mislead a public servant in performing an official function, the person:
 - (a) makes any written false statement that the person does not believe to be true;



File No. PP-20XX-XX
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EXEMPTION CLAIM APPLICATION
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17 South 8th Street, PO Box 910
Miles City, MT 59301

Date Received: _____
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-
- (b) purposely creates a false impression in a written application for any pecuniary or other benefit by omitting information necessary to prevent statements from being misleading;
 - (c) submits or invites reliance on any writing that the person knows to be forged, altered, or otherwise lacking in authenticity; or
 - (d) submits or invites reliance on any sample, specimen, map, boundary mark, or other object that the person knows to be false.

7. Signatures:

I/We, as Claimant(s), has/have read the foregoing Exemption Claim Application, and affirm that my/our statements and information are true and correct to the best of my/our knowledge.

Mel Kernutt President
Property owner's/Claimant's signature

Date: 9-15-2015

Property owner's/Claimant's signature

Date: _____

Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 14-1740-28-4-01-01-0000
Primary Owner:
 KFM INCORPORATED
 519 N 7TH ST
 MILES CITY, MT 59301-1801
Subcategory: Real Property
Assessment Code: 000RMS0212
PropertyAddress: 519 N 7TH ST
 MILES CITY, MT 59301
COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: HUNTERS ADDITION

Legal Description:

HUNTERS ADDITION, S28, T08 N, R47 E, BLOCK 008, Lot 002, LTS 2-6, FRL BLK 7 GOR, FRL LT 6 BLK 38 OTS, N PART CLOSED ALLEY BETWEEN BLK 8 HNT & RR R/W & E25' 6TH ST

Last Modified: 8/24/2015 8:32:57 PM

General Property Information

Neighborhood: 002
Living Units: 0
Zoning: 6
Linked Property:
Property Type: CU - Commercial Urban
Levy District: 14-0172-1C
Ownership %: 100

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0
Limited: 0

Property Factors

Topography: 1
Utilities: 1, 4
Access: 1
Location: 4 - Commercial Area
Fronting: 1 - Major Strip or Central Business District
Parking Type:
Parking Quantity:
Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.988	11,256.00

Width/Diameter: Length: Size/Area: 2996
 Height: Bushels: Circumference:

Commercial**Existing Commercial Buildings**

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1		398 - Warehouse	1	1961	View
1		398 - Warehouse	1	1920	View

General Building Information

Building Number: 1 Building Name: Structure Type: 398 - Warehouse
 Units/Building: 1 Identical Units: 1
 Grade: L Year Built: 1961 Year Remodeled: 2004
 Class Code: 3507 Effective Year: 0 Percent Complete: 0

Interior/Exterior Data Section #1

Level From: 01 Level To: 01 Use Type: 045 - Warehouse

Dimensions

Area: 1,840 Use SK Area: 0
 Perimeter: 212 Wall Height: 14

Features

Exterior Wall Desc: 03 - Concrete Construction: 1-Wood Economic
 Block Frame/Joist/Beam Life: 40
 % Interior Finished: 100 Partitions: 2-Normal Heat
 AC Type: 0-None Plumbing: 0-None Type: 0-None
 Physical Condition: 2-Fair Functional Utility: 2-Fair

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
HS1 - Hoist, single plunger, 8,000#	1	00	00	0	00	7616.251	7616

Interior/Exterior Data Section #2

Level From: 01 Level To: 01 Use Type: 045 - Warehouse

Dimensions

Area: 464 Use SK Area: 0
 Perimeter: 69 Wall Height: 8

Features

Exterior Wall Desc: 02 - Frame Construction: 1-Wood Frame/Joist/Beam Economic Life: 40
 % Interior Finished: 100 Partitions: 2-Normal Heat Type: 1-Hot Air
 AC Type: 0-None Plumbing: 2-Normal
 Physical Condition: 2-Fair Functional Utility: 2-Fair

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #3

Level From: 01 Level To: 01 Use Type: 045 - Warehouse

Dimensions

Area: 4,800 Use SK Area: 0
 Perimeter: 280 Wall Height: 12

Features

Exterior Wall Desc: 02 - Construction: 1-Wood Economic Life: 40
 Frame Frame/Joist/Beam
 % Interior Finished: 0 Partitions: 1-Below Normal

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/25/2004			4/8/2011	150921	Warranty Deed
3/4/2004	12	7724			
12/2/2003	12	6930			

Owners

Party #1

Default Information: KFM INCORPORATED
519 N 7TH ST

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 5/21/2012 11:44:35 AM

Other Names

Other Addresses

Name**Type**

TECHNOLOGIES FOR MANUFACTURE INC.

B - Business Name No other address

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2015	11256	102644	113900	INCOME
2014	10895	85400	96295	COST
2013	10895	85400	96295	COST

Market Land

Market Land Item #1

Method: Sqft**Type:** 1 - Primary Site**Width:****Depth:****Square Feet:** 43,022**Acres:**

Valuation

Class Code: 2207**Value:** 11256**Dwellings****Existing Dwellings**

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Commercial**Description:** CPA1 - Paving, asphalt**Quantity:** 1**Year Built:** 1961**Grade:****Condition:****Functional:** 2-Fair**Class Code:** 3507

Dimensions



WARRANTY DEED

That **BEACON CARTER SERVICE**, a corporation, organized and existing under the laws of the State of Montana, of 711 Main Street, Miles City, Montana 59301, in consideration of the sum of One Dollar and Other Valuable Consideration (\$1.OVC), the receipt of whereof is hereby admitted, does hereby grant, bargain, sell, convey and confirm unto **KFM INCORPORATED**, an Oregon corporation, d/b/a **TECHNOLOGIES FOR MANUFACTURERS INC.**, of 2805 10th Avenue S.E., P.O. box 336, Albany, Oregon 97321, and to its successors and assign, **FOREVER**, the following described real property, situated in the County of **CUSTER**, State of Montana, to-wit:

Lots 2, 3, 4, 5, and 6 in Block 8 of Hunter's Addition to the City of Miles City, Custer County, Montana, according to the official plat and survey of said addition now on file and of record in the office of the County Clerk and Recorder in and for Custer County, Montana.

AND

All of fractional Block 7 of Gordon's Addition to the City of Miles City, Custer County, Montana, according to the official plat and survey of said addition now on file and of record in the office of the County Clerk and Recorder in and for Custer County, Montana.

AND

All of fractional Lot 6 in Block 38 of the original town, now City, of Miles City, Custer County, Montana, according to the official plat and survey of said town by the Northern Pacific Railroad Company now on file and of record in the office of the County Clerk and Recorder in and for Custer County, Montana.

AND

That northerly portion of the alley between the former right-of-way of the former Chicago, Milwaukee, St. Paul & Pacific Railroad Company and Block 8 of Hunter's Addition to the City of Miles City, Custer County, Montana, between 6th Street and 7th Street in said City, as shown on the original plat of said Hunter's Addition on file and of record in the office of the County Clerk and Recorder in and for Custer County, Montana, which was closed and vacated by the City of Miles City, by Resolution No. 926, filed for record March 3, 1958, in Book 21 of Misc., at Page 461, in the office of the County Clerk and Recorder in and for Custer County, Montana.

AND

150921 Fee: \$14.00

Custer County Recorded 4/8/2011 At 3:13 PM
Linda Corbett, Clk & Rcdr By Linda Corbett
Return to: Security Abstract in Person

The easterly 25 feet of North Sixth Street located and lying between Blocks 7 and 8 of Gordon's Addition to the City of Miles City, Custer County, Montana, which was discontinued and vacated in accordance with Resolution No. 1354, passed by the City Council of Miles City on February 8, 1960 and filed in the office of the County Clerk and Recorder on April 19, 1960, as Document No. 196479. The foregoing easterly 25 feet extends from the south side of River Street to the north right-of-way line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad.

SUBJECT TO all prior easements, reservations, and exceptions of record.

TOGETHER, with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

And the said GRANTOR hereby covenants that it will forever WARRANT and DEFEND all right, title, and interest in and to said premises, and the quiet and peaceable possession thereof, unto the said GRANTEE, its successors and assigns, against the acts and deeds of said GRANTOR, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, said GRANTOR has caused its corporate name to be subscribed and its corporate seal to be affixed, by its proper officers, thereunto duly authorized, on this 4th day of February, 2004.

BEACON CARTER SERVICE

By: R. C. Cremer

Its President

ATTEST:

Robert L. Cremer
Its Secretary

150921 Fee: \$14.00

Custer County Recorded 4/8/2011 At 3:13 PM

STATE OF MONTANA)
) ss
COUNTY OF CUSTER)

On this 4th day of February, 2004, before me, the undersigned, a Notary Public for the State of Montana, personally appeared R. C. CREMER, known to me to be the President of BEACON CARTER SERVICE, the corporation that executed the within instrument and acknowledged to me that he executed the same on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Rhea L. Larson
Notary's Printed Name: Rhea L. Larson
Notary Public for the State of Montana
Residing at Miles City, Montana
My Commission Expires: 9/15/2004

A RESOLUTION CLOSING, DISCONTINUING AND VACATING THAT PORTION OF THE ALLEY BETWEEN THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD COMPANY, AND BLOCK 8 IN HUNTER'S ADDITION, TO THE CITY OF MILES CITY, MONTANA, BETWEEN 6TH STREET AND 7TH STREET IN SAID CITY AS SHOWN ON THE ORIGINAL PLAT OF HUNTER'S ADDITION TO THE CITY OF MILES CITY, MONTANA, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CUSTER COUNTY, MONTANA:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA:

WHEREAS there has been heretofore filed with the City Clerk of the City of Miles City, Montana, a petition in due form requesting that the City Council of the City of Miles City, Montana, close, discontinue and vacate that portion of the alley between the right of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company and Block 8 of Hunter's Addition to the City of Miles City, Montana, between 6th Street and 7th Street in said Miles City, as shown on the original plat of the said Hunter's Addition on file and of record in the office of the County Clerk and Recorder of Custer County, Montana, and

WHEREAS the said petition was signed by all of the property owners on that portion of said alley sought to be vacated, and

WHEREAS said petition was duly noticed for hearing as provided by law and statutory notice of said hearing has been given, and

WHEREAS said petition has been duly considered by the City Council of said City in regular meeting held in the chambers of the City Council in said City on Wednesday, the 30th day of April, 1947, at which time the said City Council found and determined that the portion of said alley above described can be closed and vacated without detriment or inconvenience to the public and upon motion duly made, seconded and carried the said alley was ordered vacated and closed.

NOW THEREFORE be it RESOLVED by the City Council of Miles City, Montana, that the following described portion of said alley is hereby closed, discontinued and vacated, to-wit:

That portion of the alley between the right of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company and Block 8 of Hunter's Addition to the City of Miles City, Montana, between Sixth Street and Seventh Street in said City, as shown on the original plat of the said Hunter's Addition on file and of record in the office of the County Clerk and Recorder of Custer County, Montana,

SUBJECT however, to the right of the City, its officials and employees to enter upon said closed portion of said alley for the purpose of constructing, maintaining, repairing and inspecting any necessary mains, conduits, or wiring or for any other purpose connected with the affairs of said city.

This Resolution is passed and adopted pursuant to action of the City

41-102

ouncil taken on the 30th day of April, 1947 and shall take effect from and after
as passage and approval.

Passed and Approved this 12th day of May, 1947.

/s/ Prescott Boutelle,
MAYOR.

TEST:

/s/ Ray Addington,
CITY CLERK.

I, C. H. Stangland, the duly appointed City Clerk of the City of
Miles City, Montana, hereby certify that the above is a true and
correct copy of Resolution No. 926 on file in my office.

C. H. Stangland
City Clerk.

State of Montana } ss
County of Custer }
This instrument was filed for record in my office, on
this 3rd day of *March*, 19 *48* at *11:20*
o'clock *A.M.* and duly recorded in Book *24*
of *1948* at page *1*. Fee *2.50*
Ray Addington By *Keith Rock*
County Clerk & Ex-Officio Recorder

4-1
100
100

Montana-Dakota Utilities Co.

LIFE LINE EASEMENT BY OWNER

THIS INDENTURE made this 14 day of August, 1967, A.D. 1967, between MONTANA DAKOTA UTILITIES CO., a Delaware corporation, 801 Second Avenue South, Minneapolis 2, Minnesota, hereinafter called "COMPANY," its successors and assigns, and the following named persons, herein, whether singular or plural, called "OWNER," namely:

Beacon-Carter Service, a Montana Corporation of Miles City, Montana

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, forever, an easement with the right to construct, operate, maintain, repair, and remove a gas pipe line, including necessary pipes, poles and fixtures, through, over, under and across the following described real estate, situated in the County of CUSTER, State of Montana, namely: Township Range Block

That portion of the alley between the Right-of-Way of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company and Block Eight (8) of Hunter's addition to the City of Miles City between Sixth and Seventh Streets in said City, as shown on the original plot of the said Hunter's addition on file and of record in the office of the County Clerk and Recorder of Custer County, Montana

OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, repairing or removing said gas pipe line and for the purpose of doing all necessary work in connection therewith

COMPANY by the acceptance hereof, hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements on said premises, caused by constructing, maintaining, operating or removing said gas pipe line

IN WITNESS WHEREOF, OWNER has hereunto set my hand and affixed my official seal the day and year first above written

Witness

[Handwritten signature]

Consideration less than \$100.00

STATE OF Montana
COUNTY OF CUSTER

On this 14 day of August, A.D. 1967, before me, the undersigned Notary Public within and for said County and State, personally appeared

known to me (or proved to me on oath of Re. D. Shipley), to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same as his free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

(NOTARIAL SEAL)

Notary Public for the State of Montana
Residing at Miles City, Montana
My commission expires March 10, 1969

STATE OF Montana
County of CUSTER

On this 14 day of August, in the year 1967, before me, the undersigned, notary public within and for said County and State, personally appeared Re. D. Shipley, known to me (or proved to me on the oath of Re. D. Shipley) to be the president of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

(NOTARIAL SEAL)

[Handwritten signature] Aurel A. Gates
Notary Public for the State of Montana
Residing at Miles City, Montana
My commission expires March 10, 1969

State of Montana
County of Custer

Filed for Record this 14 day of August, 1967 at 3:57 P.M. and recorded in Book 112 of Records
Page 130 Fee 2.00
[Handwritten signature]
County Clerk and Recorder

INDEXED

Parcel Map Check Report

Client:

KFM Incorporated
519 North 7th Street
Miles City, Montana 59301
Date: 9/22/2015 2:54:05 PM

Prepared by:

Dowl
713 Pleasant Street
Miles City, Montana 59301

Parcel Name: LOT C

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 34,611.106'

East: 33,305.053'

Segment# 1: Line

Course: S89°49'06"W

Length: 41.86'

North: 34,610.974'

East: 33,263.194'

Segment# 2: Line

Course: N24°47'39"W

Length: 110.33'

North: 34,711.133'

East: 33,216.926'

Segment# 3: Line

Course: N65°12'35"E

Length: 96.30'

North: 34,751.512'

East: 33,304.351'

Segment# 4: Line

Course: S0°17'08"E

Length: 60.80'

North: 34,690.713'

East: 33,304.654'

Segment# 5: Line

Course: S24°47'39"E

Length: 87.62'

North: 34,611.169'

East: 33,341.399'

Segment# 6: Line

Course: S89°53'55"W

Length: 36.35'

North: 34,611.105'

East: 33,305.049'

Perimeter: 433.26'

Area: 9,698Sq.Ft.

Error Closure: 0.005
Error North : -0.0013

Course: S74°05'48"W
East: -0.0045

Precision 1: 86,652.00

Parcel Name: LOT B AMENDED

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 34,723.479'

East: 34,109.787'

Segment# 1: Line

Course: S65°10'35"W

Length: 166.47'

North: 34,653.591'

East: 33,958.698'

Segment# 2: Line

Course: S89°53'55"W

Length: 41.22'

North: 34,653.518'

East: 33,917.478'

Segment# 3: Line

Course: N24°47'39"W

Length: 87.62'

North: 34,733.061'

East: 33,880.734'

Segment# 4: Line

Course: N65°26'45"E

Length: 203.92'

North: 34,817.801'

East: 34,066.213'

Segment# 5: Line

Course: S24°47'39"E

Length: 103.90'

North: 34,723.478'

East: 34,109.784'

Perimeter: 603.14'

Area: 20,963Sq.Ft.

Error Closure: 0.003

Course: S65°58'08"W

Error North : -0.0011

East: -0.0024

Precision 1: 201,043.33