

Date Stamp:

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
406.455.8430 • WWW.GREATFALLSMT.NET

ANNX-000016-2024

## LAND USE APPLICATION

Amended Plat of portions of Lot 12, Block 13, Country Club

Name of Project (if applicable):

423 Riverview Court, Great Falls, MT 59404

Project Address:

The Estate of Sharon C. Wilson, Melissa J. Pate, rep.

Applicant/Owner Name:

423 Riverview Court, Great Falls, MT 59404

Mailing Address:

(406) 600-3174

melissajpate@gmail.com

Phone:

Email:

Stephen D. Babb, PLS, CFedS

Representative Name:

(406) 788-6896

babbsurvey@bresnan.net

Phone:

Email:

- Annexation: \$3,000 + \$150/acre
- Preliminary Plat, Major: \$4,000 + \$100/lot
- Final Plat, Major: \$2,000 + \$50/lot
- Minor Subdivision: \$3,000
- Zoning Map Amendment: \$4,000
- Conditional Use Permit: \$3,000
- Planned Unit Development: \$4,000
- Amended Plat, Non-administrative: \$3,000

### LEGAL DESCRIPTION:

Portions of Lot 12, Block 13, Country Club Addition

Lot/Block/Subdivision:

Government Lot 10, Section 14, Township 20 North, Range 3 East, Cascade County, MT

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

LAND USE (CONDITIONAL USE ONLY):

Current:

Proposed:

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

*Melissa Pate* Co-Representative

Applicant/Owner's Signature:

Date:

4.8.2024

*S.D. Babb*

Representative's Signature:

Date:

4/8/2024



Stephen D. Babb  
Professional Land Surveyor

April 8, 2024

City of Great Falls  
Planning & Community Development  
PO Box 5021  
Great Falls, MT 59403-5021

**RE: ANNEXATION: Narrative of proposed use and requested zoning**  
*Amended Plat of portions of Lot 12, Block 13, Country Club Addition*  
423 Riverview Court, Estate of Sharon C. Wilson

Ladies and Gentlemen,

My Client desires to annex portions Meadowlark Country Club property with common boundary lines with their existing Lot.

The existing boundary line relocation which totals 4,850 square feet on the attached Amended Plat on the westerly edge of the existing lot is required to remedy existing improvement and building encroachments which have occurred in the past that have recently come to light.

The existing boundary line relocation which totals 5,841 square feet on the attached Amended Plat on the easterly edge of the existing lot, which lies between the existing lot line as platted and the ordinary low water line of the Missouri River, is required to remedy a dispute between my Client and MLCC as to the ownership of the area.

Both of these proposed boundary relocations have been negotiated and agreed to between my Client and MLCC.

The existing city limits are contiguous and common to the existing lot lines, therefore these areas will need to be annexed into the city in order to facilitate the boundary line changes.

The proposed use of these annexed areas will remain the same as driveway, landscaped area, and river access areas.

The requested zoning on the annexed areas is requested to be R-2, single family, medium density, as is currently the zoning on the existing lot.

Best Regards,

Stephen D. Babb, PLS, CFedS  
Babb Land Surveying, Inc.

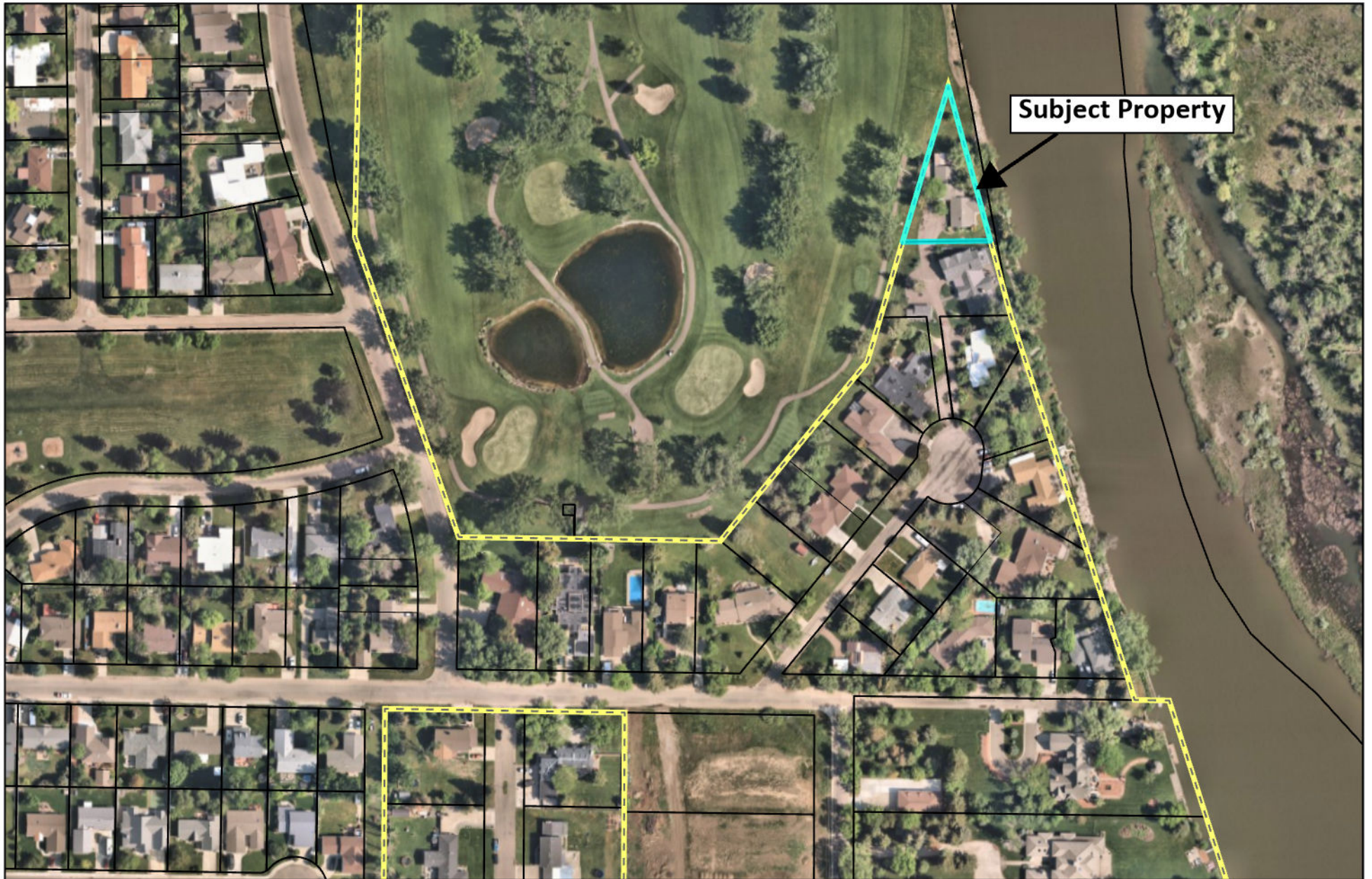
MT Reg #11699  
AZ Reg #26917

622 Alice Drive  
Great Falls, MT 59405

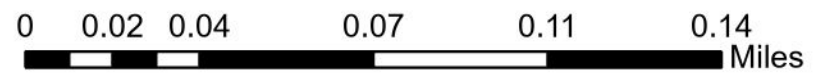
PHONE (406) 268-1188  
FAX (406) 268-1189  
CELL (406) 788-6896



# Aerial Map



- City Limit
- ▭ Parcels
- LotLines





# THE AMENDED PLAT OF

## PORTIONS OF LOT 12, BLOCK 13, COUNTRY CLUB ADDITION, GREAT FALLS, MONTANA

SITUATED IN G.L.O. (GOVERNMENT) LOT 10 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 3 EAST, OF THE PRINCIPAL MERIDIAN, CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

### CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS AND OWNERS REPRESENTATIVES OF THE SUBJECT PROPERTIES, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS, THE FOLLOWING DESCRIBED PROPERTY TO WIT:

#### LEGAL DESCRIPTION: LOT 12-A

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 10, SECTION 14, TOWNSHIP 20 NORTH, RANGE 3 EAST, OF THE PRINCIPAL MERIDIAN, CASCADE COUNTY, MONTANA, AND BEING ALL OF LOT 12, BLOCK 13, OF THE COUNTRY CLUB ADDITION, GREAT FALLS, MONTANA, WHICH LIES NORTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN PORTION OF SAID LOT 12 DESCRIBED IN BOOK 219 OF DEEDS, PAGE 108; AND PORTIONS OF THE REAL PROPERTY DESCRIBED IN BOOK 242, PAGE 157, DESCRIBED AS FOLLOWS:

COMMENCING AT A 6" DIAMETER CONCRETE MONUMENT WHICH OCCUPIES THE POSITION OF THE NORTHERMOST CORNER OF SAID LOT 12, AND THE POINT OF BEGINNING OF LOT 12-A HEREIN DESCRIBED; THENCE N90°00'00"E A DISTANCE OF 26.84 FEET, MORE OR LESS, TO THE ORDINARY LOW WATER LINE OF THE MISSOURI RIVER; THENCE ALONG SAID ORDINARY LOW WATER LINE S16°04'42"E, MORE OR LESS, A DISTANCE OF 239.94 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN BOOK 219 OF DEEDS, PAGE 108, RECORDS OF CASCADE COUNTY; THENCE LEAVING SAID ORDINARY LOW WATER LINE AND ALONG SAID EXTENDED LINE, S87°40'56"W A DISTANCE OF 23.47 FEET, MORE OR LESS, TO A 1/2" DIAMETER REBAR, WITH A YELLOW PLASTIC CAP STAMPED "HENEN 2066S" WHICH OCCUPIES THE NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 219 OF DEEDS, PAGE 108; THENCE ALONG THE NORTHERLY LINE OF SAID LAST SAID PARCEL, S87°40'56"W (S87°40'30"W RECORDED) A DISTANCE OF 133.02 FEET (133.2 FEET RECORDED) TO A 5/8" DIAMETER REBAR, 24" LONG, WITH A 2-1/2" DIAMETER ALUMINUM CAP STAMPED "STEPHEN D BABB, MT. 11699 LS", HEREINAFTER REFERRED TO AS A "BABB MONUMENT" WHICH OCCUPIES THE POSITION OF THE NORTHWEST CORNER THEREOF ON THE WESTERLY LINE OF SAID LOT 12 AND FROM WHICH THE NORTHERMOST CORNER OF SAID LOT 12 BEARS N14°54'36"E (N14°58'E RECORDED) A DISTANCE OF 245.14 FEET (245.8 FEET RECORDED); THENCE FROM SAID NORTHWEST CORNER, LEAVING THE WESTERLY LINE OF SAID LOT 12, N03°39'39"W A DISTANCE OF 67.87 FEET TO A BABB MONUMENT; THENCE N07°27'55"E A DISTANCE OF 63.09 FEET TO A BABB MONUMENT; THENCE N18°17'03"E A DISTANCE OF 68.93 FEET TO A BABB MONUMENT; THENCE N42°24'52"E A DISTANCE OF 55.72 FEET TO THE POINT OF BEGINNING OF LOT 12-A, HEREIN DESCRIBED; CONTAINING IN ALL 26,264 SQUARE FEET OR 0.603 ACRES, MORE OR LESS; TOGETHER WITH

#### LEGAL DESCRIPTION: LOT 12-B

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 10, SECTION 14, TOWNSHIP 20 NORTH, RANGE 3 EAST, OF THE PRINCIPAL MERIDIAN, CASCADE COUNTY, MONTANA, AND BEING ALL OF LOT 12, BLOCK 13, OF THE COUNTRY CLUB ADDITION, GREAT FALLS, MONTANA, WHICH LIES SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN PORTION OF SAID LOT 12 DESCRIBED IN BOOK 219 OF DEEDS, PAGE 108, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" DIAMETER REBAR, 24" LONG, WITH A 2-1/2" DIAMETER ALUMINUM CAP STAMPED "STEPHEN D BABB, MT. 11699 LS", HEREINAFTER REFERRED TO AS A "BABB MONUMENT" WHICH OCCUPIES THE POSITION OF THE SOUTHEASTERMOST CORNER OF SAID LOT 12 AND THE POINT OF BEGINNING OF LOT 12-B, HEREIN DESCRIBED, WHICH IS ON A CURVE OF A CIRCULAR CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S02°18'18"W A DISTANCE OF 50.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 12 AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'29" AN ARC DISTANCE OF 20.14 FEET TO A 1/2" DIAMETER REBAR, WITH A YELLOW PLASTIC CAP STAMPED "HENEN 2066S" WHICH OCCUPIES THE POSITION OF THE SOUTHWESTERMOST CORNER OF SAID LOT 12; THENCE ALONG A WESTERLY LINE OF SAID LOT 12, N08°47'00"W A DISTANCE OF 157.93 FEET (158.1 FEET RECORDED) TO A BABB MONUMENT WHICH OCCUPIES AN ANGLE POINT IN THE WESTERLY BOUNDARY OF SAID LOT 12 AND IS ON THE SOUTHERLY LINE OF SAID PORTION OF LOT 12 DESCRIBED IN BOOK 219 OF DEEDS, PAGE 108; THENCE ALONG SAID SOUTHERLY LINE, N87°37'59"E (N87°40'30"E RECORDED) A DISTANCE OF 20.13 FEET TO A BABB MONUMENT WHICH OCCUPIES THE POSITION OF AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID LOT 12; THENCE ALONG SAID EASTERLY BOUNDARY, S08°47'00"E A DISTANCE OF 155.53 FEET (155.5 FEET RECORDED) TO THE POINT OF BEGINNING OF LOT 12-B, HEREIN DESCRIBED;

CONTAINING IN ALL 3,121 SQUARE FEET OR 0.072 ACRES, MORE OR LESS; AND

THE ABOVE DESCRIBED REAL PROPERTY IS TO BE KNOWN AND DESIGNATED AS:

"THE AMENDED PLAT OF PORTIONS OF LOT 12, BLOCK 13, COUNTRY CLUB ADDITION, GREAT FALLS, MONTANA"; AND

### PURPOSE STATEMENT

WITH REGARD TO LOT 12-A: THE PURPOSE OF THIS AMENDED PLAT IS TO RELOCATE A COMMON BOUNDARY LINE BETWEEN A SINGLE LOT WITH A PLATTED SUBDIVISION AND ADJOINING LAND OUTSIDE A PLATTED SUBDIVISION IN ORDER TO RECTIFY EXISTING ENCROACHMENTS AND TO CLARIFY ADJACENT RIVER BANK OWNERSHIP; AND WITH REGARD TO LOT 12-B: THE PURPOSE OF THIS AMENDED PLAT IS TO RE-TRACE THE BOUNDARIES OF AN EXISTING PARCEL OF LAND THAT WAS CREATED IN 1952 WHEN A PORTION OF LOT 12 WAS CONVEYED BY BOOK 219 OF DEEDS, PAGE 108, WHICH DIVORCED THE PORTION OF LOT 12 IDENTIFIED HEREON AS "LOT 12-B" FROM THE ORIGINAL LOT 12; AND

### EXEMPTION FROM REVIEW: CITY OF GREAT FALLS

THEREFORE THIS AMENDED PLAT IS EXEMPT FROM REVIEW AS A SUBDIVISION BY THE CITY OF GREAT FALLS PURSUANT TO M.C.A. 76-3-207(1)(e) WHICH STATES:

- (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: (e) divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside of a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas; AND

### EXEMPTION: MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

WE FURTHER CERTIFY THAT LOT 12-A IS EXEMPT FROM REVIEW AS A SUBDIVISION BY THE STATE OF MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT A.R.M. 17.36.605(2)(c)(i)(ii)(iii)(A)(B)(C)(D), WHICH STATES:

- (2) The reviewing authority may exclude the following parcels created by divisions of land from review under Title 76, chapter 4, part 1, MCA, unless the exclusion is used to evade the provisions of that part: (c) a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation, and (iii) the local health officer determines that existing facilities are adequate for the existing use; AND

(CONTINUED ON NEXT COLUMN)

### CERTIFICATE OF DEDICATION (continued...)

WE FURTHER CERTIFY THAT LOT 12-B IS EXEMPT FROM REVIEW AS A SUBDIVISION BY THE STATE OF MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY BECAUSE LOT 12-B OF THIS AMENDED SUBDIVISION PLAT IS A RE-TRACEMENT OF AN EXISTING PARCEL OF LAND THAT WAS DIVORCED FROM THE ORIGINAL LOT 12 BY THE CONVEYANCE OF A PORTION OF LOT 12 AS RECORDED AT BOOK 219, OF DEEDS, PAGE 108 IN 1952; AND THEREFORE NO NEW PARCEL IS BEING CREATED AND NO BOUNDARIES OF THE EXISTING PARCEL BEING RE-TRACED ARE BEING CHANGED.

SO CERTIFIED, DEDICATED, AND DESIGNATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

For: Melissa J. Pate

By: Melissa J. Pate, Personal Representative, Sharon C. Wilson Estate

ACKNOWLEDGED

State of MONTANA )

County of CASCADE ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared MELISSA J. PATE, known to me to be the Personal Representative of the Sharon C. Wilson Estate and the person which executed the foregoing instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year herein above first written.

Notary Public for the State of Montana: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SO CERTIFIED, DEDICATED, AND DESIGNATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

For: Della J. Singer

By: Della J. Singer, Personal Representative, Sharon C. Wilson Estate

ACKNOWLEDGED

State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared DELIA J. SINGER, known to me to be the Personal Representative of the Sharon C. Wilson Estate and the person which executed the foregoing instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year herein above first written.

Notary Public for the State of \_\_\_\_\_: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SO CERTIFIED, DEDICATED, AND DESIGNATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

For and on behalf of Meadowlark Country Club, Inc.

By: Jason Kunz, President of the Board of Directors

ACKNOWLEDGED

State of MONTANA )

County of CASCADE ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared JASON KUNZ, known to me to be the President of the Meadowlark Country Club, Inc. Board of Directors and the person which executed the foregoing instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year herein above first written.

Notary Public for the State of Montana: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

I, DIANE C. HEIKKILA, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY PURSUANT TO SECTION 76-3-207(3) M.C.A., THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREON HAVE BEEN PAID;

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DIANE C. HEIKKILA, CASCADE COUNTY TREASURER BY: \_\_\_\_\_ DEPUTY

### CERTIFICATE OF SURVEYOR

I, STEPHEN D. BABB, PROFESSIONAL LAND SURVEYOR, MONTANA REGISTRATION, #11699LS, AND CERTIFIED FEDERAL SURVEYOR #1355, DO HEREBY CERTIFY THAT DURING THE MONTH OF AUGUST, 2021, AND JANUARY, 2024, THAT I PERFORMED THE SURVEY THAT THE ACCOMPANYING PLAT REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN;

DATED THIS 7th DAY OF February, 2024.

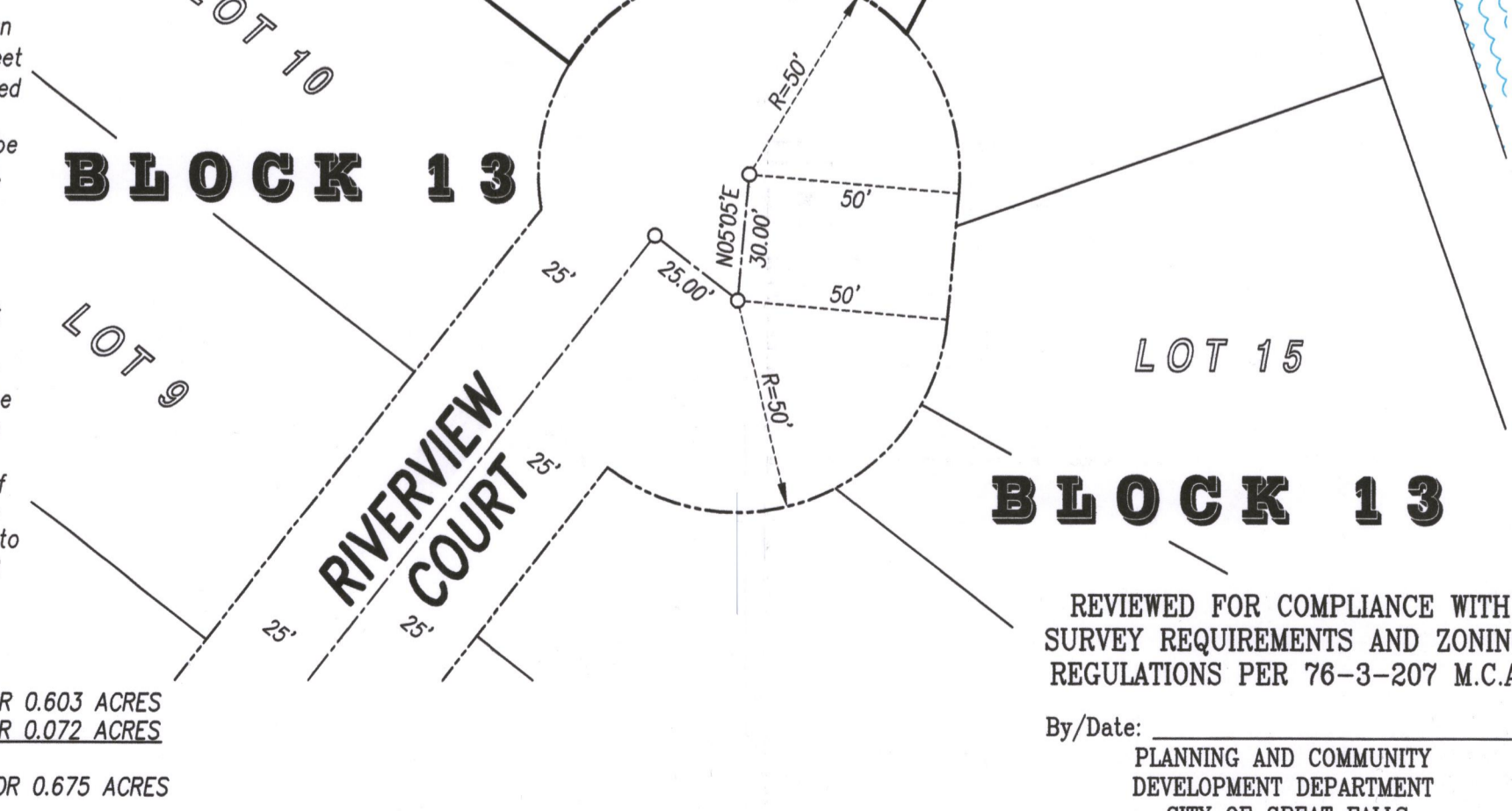
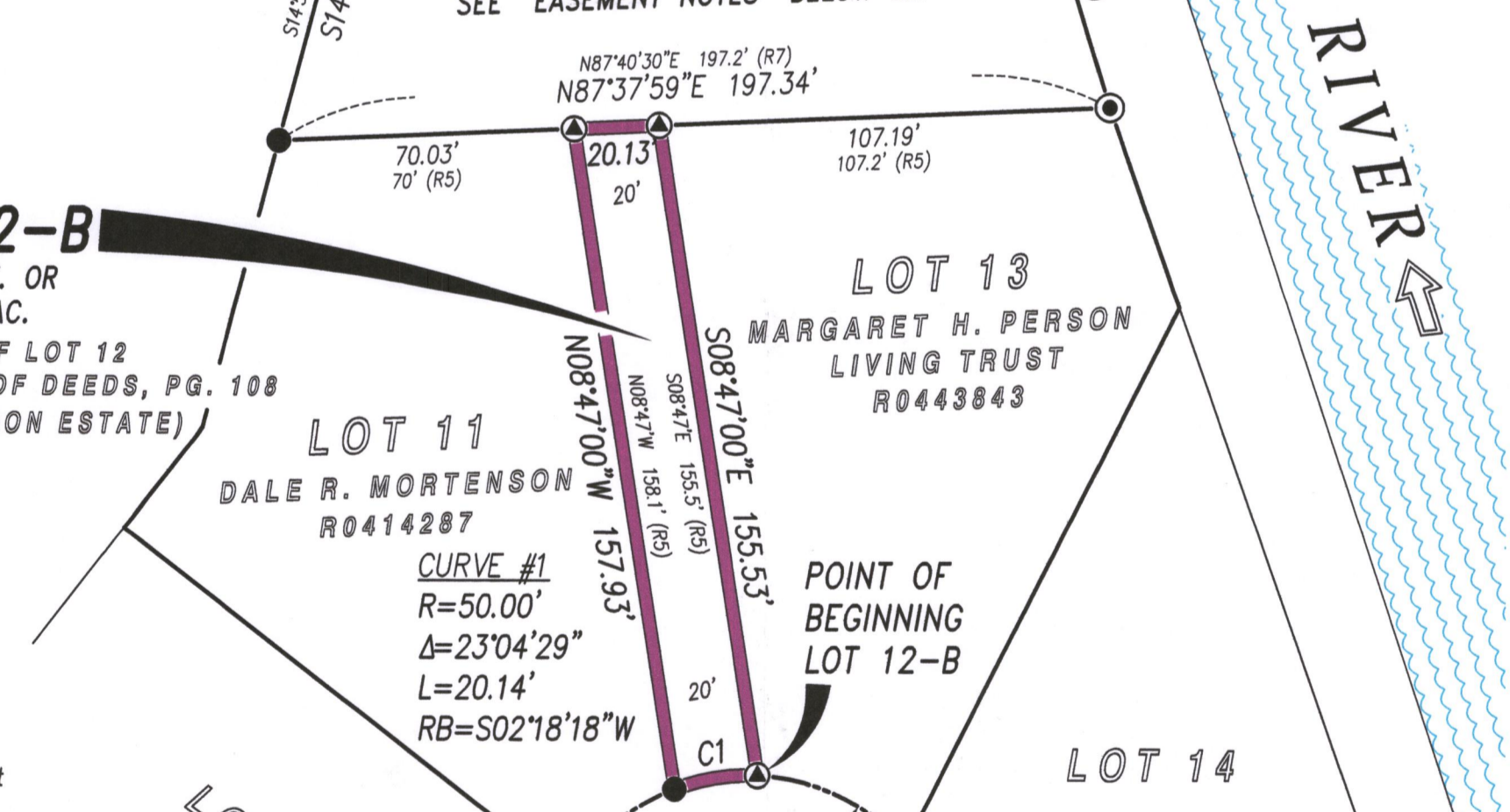
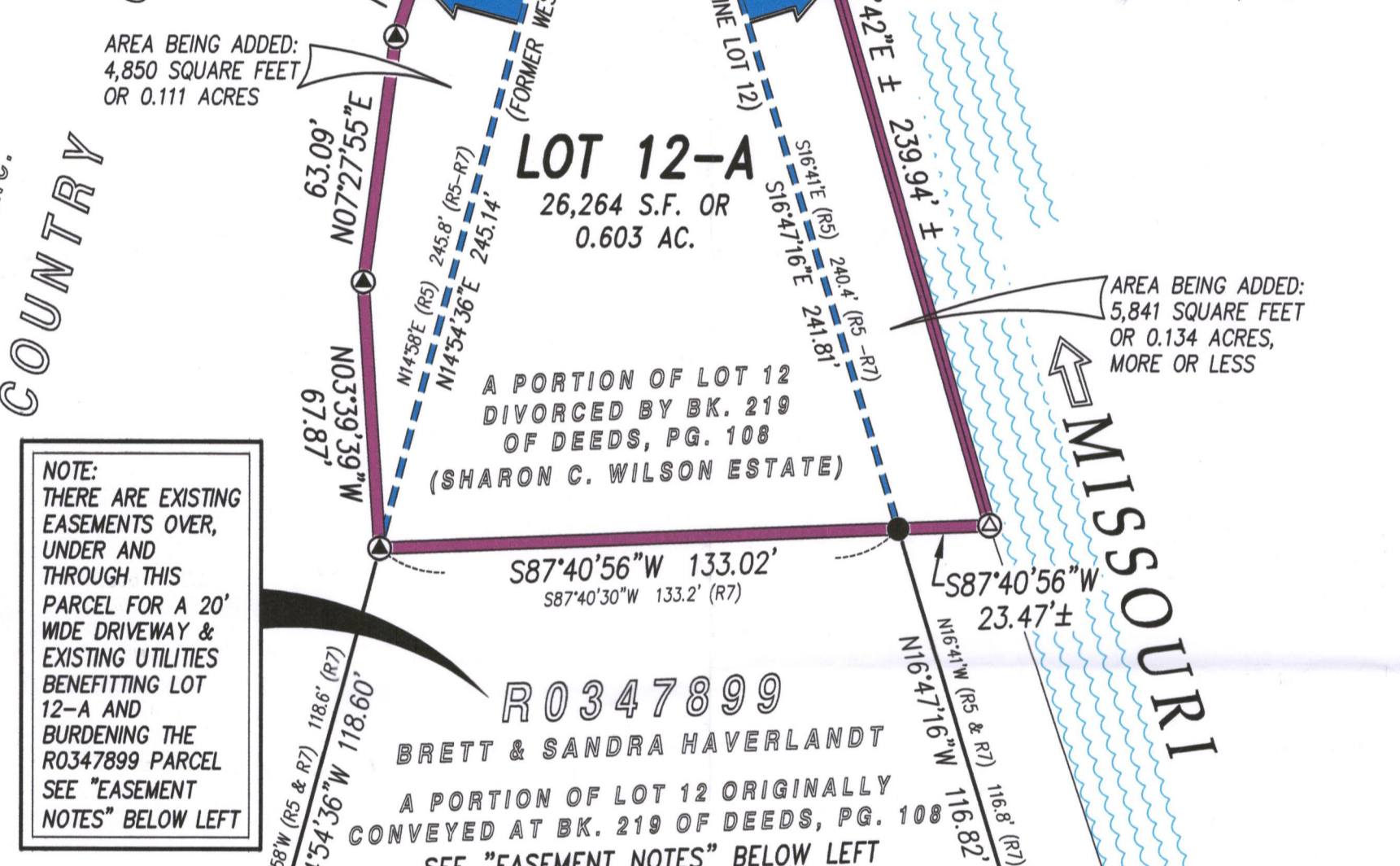
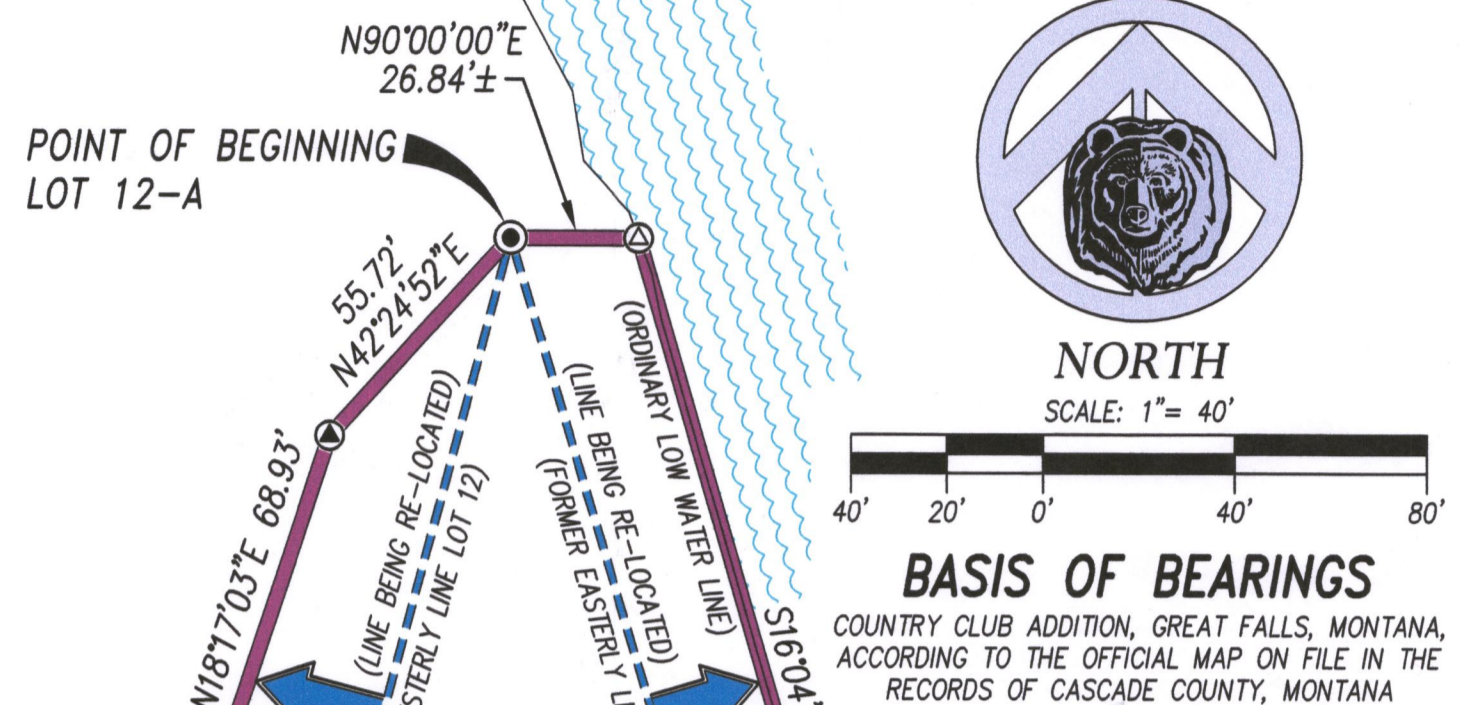
**PRELIMINARY**

THIS SURVEY AND PLAT ARE VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR

STEPHEN D. BABB, PROFESSIONAL LAND SURVEYOR, MONTANA REGISTRATION #11699LS, CERTIFIED FEDERAL SURVEYOR #1355

### LEGEND

- SET 5/8" DIAMETER REBAR, 24" LONG, WITH 2-1/2" DIA. ALUMINUM CAP "STEPHEN D. BABB MT. #11699 LS, CFEDS #1355"
- LOT CORNER ON THE ORDINARY LOW WATER LINE OF THE MISSOURI RIVER (NO MONUMENT SET)
- FOUND CONCRETE MONUMENT 6" DIA. WITH DRILLED HOLE (ORIGINAL COUNTRY CLUB ADDITION MONUMENT)
- FOUND 1/2" DIA. REBAR WITH YELLOW PLASTIC CAP STAMPED "HENEN 2066S"
- RECORD DATA SOURCE, SEE "RECORD DATA SOURCES & AMENDED PLAT NOTES"

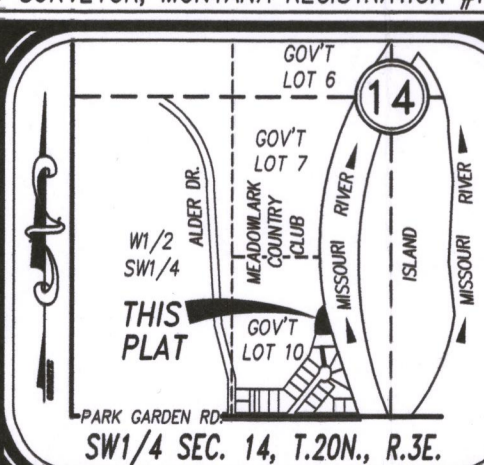


AREAS:  
LOT 12-A.....26,264 SQUARE FEET OR 0.603 ACRES  
LOT 12-B.....3,121 SQUARE FEET OR 0.072 ACRES  
TOTAL.....29,385 SQUARE FEET OR 0.675 ACRES

REVIEWED FOR COMPLIANCE WITH SURVEY REQUIREMENTS AND ZONING REGULATIONS PER 76-3-207 M.C.A.  
By/Date: \_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF GREAT FALLS

CITY-COUNTY HEALTH DEPT  
Great Falls, Montana  
Exempt From Health Dept. Review  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

SHEET 1 OF 1  
**THE AMENDED PLAT**  
OF PORTIONS OF LOT 12, BLOCK 13 OF THE COUNTRY CLUB ADDITION, GREAT FALLS CASCADE COUNTY, MONTANA  
DATE FEB. 7, 2024  
JOB NO. 2118 XREF:  
SCALE 1" = 40'  
DRAWN S. BABB



**BABB**  
LAND SURVEYING, INC.  
622 ALICE DRIVE GREAT FALLS MONTANA 59405  
(406) 288-1188 • (406) 788-6896 CELL • EMAIL: BABSURVEY@BRESNAN.NET

### RECORD DATA SOURCES

- (R1) RECORD DATA FROM U.S. GOVERNMENT PATENT DOCUMENT 1477 TO JAMES W. MATKIN FOR G.L.O. LOT 10, SEC. 14, T.20N., R.3E., P.M., CASCADE COUNTY, MONTANA (APRIL 7, 1890)
- (R2) UNKNOWN CONVEYANCE SOMETIME BETWEEN 1890 AND 1949 TO MEADOW LARK COUNTRY CLUB
- (R3) RECORD DATA FROM BARCAN AND SALE DEED IN BOOK 200 OF DEEDS, PAGE 381 (5819) FROM MEADOW LARK COUNTRY CLUB TO COUNTRY CLUB HOME OWNERS, INCORPORATED (APRIL 1, 1949)
- (R4) RECORD DATA FROM BOOK 202 OF DEEDS, PAGES 250-254; MEADOW LARK COUNTRY CLUB TO COUNTRY CLUB HOME OWNERS, INCORPORATED (MAY 13, 1949) & CORRECTION WARRANTY DEED IN BOOK 202 OF DEEDS, PAGE 460 (OCTOBER 1, 1949)
- (R5) RECORD DATA FROM THE SUBDIVISION PLAT OF THE "COUNTRY CLUB ADDITION, GREAT FALLS, MONTANA" (RECORDED OCTOBER 15, 1949)
- (R6) UNKNOWN CONVEYANCE FROM COUNTRY CLUB HOME OWNERS INCORPORATED TO JANE C. DARLING FOR LOT 12, BLOCK 13 (BETWEEN OCT. 15, 1949 & JUNE 6, 1952)
- (R7) \*RECORD DATA FROM BOOK 219 OF DEEDS, PAGES 108-110; JANE C. DARLING TO FRANK L. McPHAIL FOR A PORTION OF LOT 12, BLOCK 13 (JUNE 6, 1952) SUBSEQUENT CONVEYANCES OF THE SAME PORTION OF LOT 12, BLOCK 13:
  - A. REEL 167, DOC. 173 (MAY 1, 1974); HELENE T. McPHAIL TO PAUL E. MATTEUCCI
  - B. REEL 288, DOC. 456 (DECEMBER 31, 1996); PAUL E. MATTEUCCI TO PAUL E. MATTEUCCI & MARGARET R. MATTEUCCI
  - C. R0347899 (NOVEMBER 17, 2017); MARGARET R. MATTEUCCI TO BRETT HAVERLANDT AND SANDRA HAVERLANDT
- (R7) NOTE 1: THIS ORIGINAL CONVEYANCE OF THE CENTER PORTION OF LOT 12, BLOCK 13, WAS DONE WITHOUT BENEFIT OF AN AMENDED SUBDIVISION PLAT. AS A RESULT THIS CONVEYANCE DIVORCED THE CENTER PART OF THE LOT FROM THE 20 FOOT WIDE ENTRY PORTION ON THE SOUTH AND THE TRIANGULAR PORTION OF THE LOT REMAINING ON THE NORTH THEREBY CREATING THREE SEPARATE PARCELS LABELED HEREON AS LOT 12-A, LOT 12-B AND R0347899.
- (R7) NOTE 2: DARLING RETAINED OWNERSHIP TO BOTH THE 20 FOOT WIDE ENTRY PORTION AND THE REMAINING NORTH TRIANGULAR PORTION OF THE ORIGINAL LOT 12, BLOCK 13, AND SUBSEQUENTLY CONVEYED TITLE TO BOTH OF THESE PARCELS TO JAMES R. & SHARON C. WILSON IN (R8)
- (R8) RECORD DATA FROM REEL 75, DOCUMENT 1620; (DECEMBER 20, 1971) JANE C. DARLING TO JAMES R. & SHARON C. WILSON FOR UNADJUSTED PORTION OF LOT 12-A & LOT 12-B SHOWN HEREON (LOT 12 LESS AND EXCEPT THE PORTION CONVEYED IN (R7)); SUBSEQUENT CONVEYANCES OF THE SAME PORTIONS OF LOT 12:
  - A. R0029449 AFFIDAVIT OF SURVIVING JOINT TENANT SPOUSE; RECORDED MAY 20, 2002
  - B. R0055681 CORRECTED AFFIDAVIT OF SURVIVING JOINT TENANT SPOUSE; RECORDED MAY 29, 2003