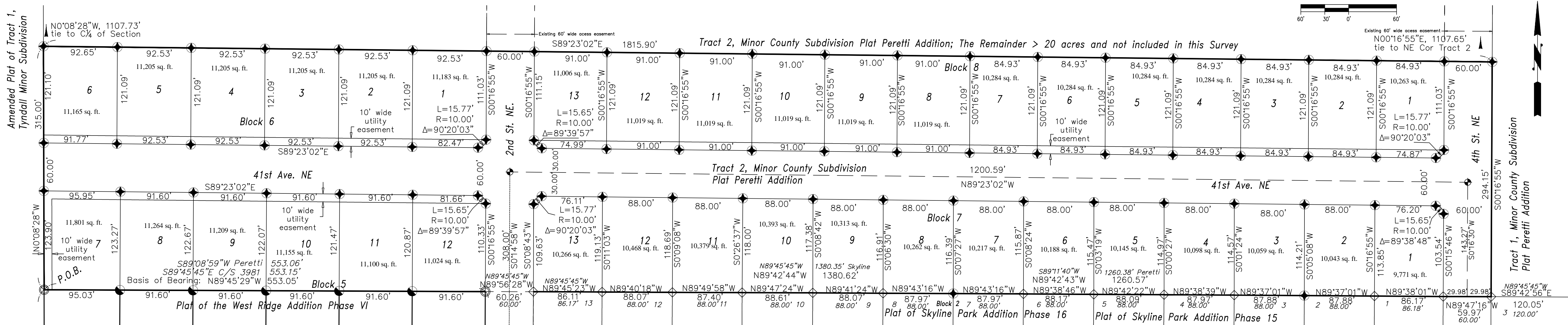


# Plat of the West Ridge Addition, Phase VII SE1/4, Section 26, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana



## Plat of the West Ridge Addition, Phase VII

### Certificate of Dedication

We, the undersigned property owners of "TRACT 2" of the "MINOR COUNTY SUBDIVISION PLAT PERETTI ADDITION", do hereby certify that we have caused to be surveyed, subdivided, and platted into lots and blocks, and for the purpose of dedicating streets, as shown by the plat hereon annexed, the following described encompassing parcel of land in the City of Great Falls, Cascade County, Montana, to wit:

### Description

A parcel of land in Southeast quarter (SE¼) of Section 26, Township 21 North, Range 3 East, P.M.M., being a portion of "TRACT 2" of the "MINOR COUNTY SUBDIVISION PLAT PERETTI ADDITION", the portion is described below, Beginning at the southwesterly corner of said "TRACT 2" of the "MINOR COUNTY SUBDIVISION PLAT PERETTI ADDITION", common with the northwesterly corner of Lot 6, Block 5 of "Plat of the West Ridge Addition, Phase VI", also being a point on the easterly boundary of "AMENDED PLAT OF TRACT 1, TYNDALL SUBDIVISION"; thence, along the common boundary of said "TRACT 2", with said "AMENDED PLAT OF TRACT 1, TYNDALL SUBDIVISION", N00°08'28"W, 305.00 feet; thence, leaving said common boundary, S89°23'02"E 1815.90 feet to a point on the easterly boundary of said "TRACT 2", common with a westerly boundary of "TRACT 1" of said "MINOR COUNTY SUBDIVISION PLAT PERETTI ADDITION"; thence, along the common boundary to said "TRACT 1 and Tract 2", S00°16'55"W, 294.15 feet to the southeasterly corner of said "TRACT 2", common with a westerly corner of said "TRACT 1", also common with the northwesterly corner of Lot 3, BLOCK 1, "PLAT OF SKYLINE PARK ADDITION PHASE 15 AND PHASE 16", also being a point on the easterly sideline of 4<sup>th</sup> Street NE; thence, the next 15 courses along the northerly boundary of "PLAT OF SKYLINE PARK ADDITION PHASE 15 AND PHASE 16", N89°47'16"W, 59.97 feet to the northeasterly corner of Lot 1, "BLOCK 2" of said "PLAT OF SKYLINE PARK ADDITION PHASE 15 AND PHASE 16", also being a point on the westerly sideline of 4<sup>th</sup> Street NE; thence, the next 13 courses along the northerly boundary of Lots 1-13 of said "BLOCK 2", N89°38'01"W, 86.17 feet to the northerly corner common to Lots 1 and 2; thence, N89°37'01"W, 87.88 feet to the northerly corner common to Lots 2 and 3; thence, N89°37'01"W, 87.88 feet to the northerly corner common to Lots 3 and 4; thence, N89°38'39"W, 87.97 feet to the northerly corner common to Lots 4 and 5; thence, N89°42'22"W, 88.09 feet to the northerly corner common to Lots 5 and 6; thence, N89°38'46"W, 88.17 feet to the northerly corner common to Lots 6 and 7; thence, N89°43'16"W, 87.97 feet to the northerly corner common to Lots 7 and 8; thence, N89°43'16"W, 87.97 feet to the northerly corner common to Lots 8 and 9; thence, N89°41'24"W, 88.07 feet to the northerly corner common to Lots 9 and 10; thence, N89°47'24"W, 88.61 feet to the northerly corner common to Lots 10 and 11; thence, N89°49'58"W, 87.40 feet to the northerly corner common to Lots 11 and 12; thence, N89°40'18"W, 88.07 feet to the northerly corner common to Lots 12 and 13; thence, N89°45'23"W, 86.11 feet to the northwesterly corner of said Lot 13, also being a point on the easterly sideline of 2<sup>nd</sup> Street NE; thence, N89°56'28"W, 60.26 feet to the northeasterly corner of Lot 1, Block 5 of said "Plat of the West Ridge Addition, Phase VI", also being a point on the westerly sideline of 2<sup>nd</sup> Street NE; thence, along the northerly boundary of Lots 1-6 of said Block 5, S89°08'59"W, 553.06 feet to the point of beginning, **containing an area of 542,947 sq. ft., or 12.46 acres.**

The above described parcel of land, hereinafter to be known and designated as **Plat of the West Ridge Addition, Phase VII** to the City of Great Falls, Cascade County, Montana and the land included in all streets and avenues shown on said plat are hereby granted and donated to the use of the public forever.

### Signed:

S & L Development, LLC (Title) (Deed R0176236) S & L Development, LLC (Title) (Deed R0176236)

State of Montana );  
County of Cascade: ) ss.

On this day of \_\_\_\_\_, 201\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
Notary Public for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at \_\_\_\_\_  
(NOTARIAL SEAL) My Commission Expires: \_\_\_\_\_

### Certificate of Surveyor

I, David P. Neeley, a Licensed Professional Land Surveyor, do hereby certify that I performed the survey shown on the attached **Plat of West Ridge Addition, Phase VII**, the City of Great Falls, Cascade County, Montana, that said survey is true and complete as shown, and that the monuments found and set are of the character and occupy the positions shown thereon. As per ARM24.183.1101(1)(d); due to planned improvement installation, the monuments not in place at the time of filing, (as depicted in the legend) will be placed within 240 days of recording this survey.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

David P. Neeley, PLS, Montana License No. 14015PLS

### Certificate of County Treasurer

I, \_\_\_\_\_, Treasurer of Cascade County, Montana do hereby certify that I have examined the records covering the areas included in **Plat of West Ridge Addition, Phase VII**, the City of Great Falls, Cascade County, Montana, and find that the taxes in same have been paid for the past five years. Tax Parcel #0002579700.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

County Treasurer, Cascade County, Montana

### Legend

Bearing/Distance found this survey.

Bearing/Distance from deeds or previous survey

- ◆ To be set within 240 days, a 3/8" rebar & plastic cap; marked "NCI NEELEY 14015PLS"
- Found 3/8" rebar & plastic cap; marked "NCI NEELEY 14015PLS"
- Found 3/8" rebar & plastic cap; markings illegible
- Found 3/8" rebar & plastic cap; marked "AXELSEN 8641LS"
- ◇ Found 3/8" rebar and YPC Marked "5206ES"
- ◆ To be set within 240 days, Street Monument: marked "NCI NEELEY 14015PLS"

### Area Summary:

Block 5	Lots 7-12	Zoning R-3	67,552 sq. ft.
Block 6	Lots 1-6	Zoning R-3	67,167 sq. ft.
Block 7	Lots 1-13	Zoning R-3	132,602 sq. ft.
Block 8	Lots 1-13	Zoning R-3	138,071 sq. ft.
Total lots	38		405,392 sq. ft.
Roads			137,555 sq. ft.
Total Area	12.46 Acres or		542,947 sq. ft.

P.O.B. = Point of Beginning

### Certificate Dispensing with Park or Playground

I, Gregory T. Doyon, City Manager of the City of Great Falls, Cascade County, Montana do hereby certify that the City Commission of the City of Great Falls, Montana, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_, and entered into the proceedings of said body to-wit: Inasmuch as dedication of parkland within the platted area of the **Plat of West Ridge Addition, Phase VII** to the City of Great Falls, Cascade County, Montana, is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the City Commission of the City of Great Falls, Montana, and instead accepted a cash donation in the sum of \$ \_\_\_\_\_ for the park fund in lieu of the land that would have been dedicated, if dedication were made, in accordance with Section 76-3-621(1)(a), MCA.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

City Manager, City of Great Falls, Montana

### Certification that adequate storm water drainage and adequate municipal facilities will be provided

I, Gregory T. Doyon, City Manager of the City of Great Falls, Cascade County, Montana do hereby certify that the City Commission of the City of Great Falls, Montana, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_, and entered into the proceedings of said body to-wit: That adequate storm water drainage and adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property, namely the said facilities of the City of Great Falls, Cascade County, Montana, and this certificate is made pursuant to section 76-4-127, M.C.A., permitting the Clerk and Recorder of Cascade County, Montana to record the accompanying plat.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

City Manager, City of Great Falls, Montana

### Certificate of Public Service Director

I, Jim Reardon, Public Service Director of the City of Great Falls, Cascade County, Montana do hereby certify that I examined the accompanying Plat and the survey it represents and I found that the same conforms to the regulations governing the platting of lands and to presently platted adjacent land, as near as circumstances will permit and I hereby approve the same.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

Public Service Director, City of Great Falls, Montana

### Certificate of Final Plat Approval

The City Commission of the City of Great Falls, Cascade County, Montana does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

By:

City Manager, City of Great Falls, Montana

Clerk

### Certificate of Great Falls Planning Advisory Board

We, the undersigned, Nathan Weisenburger, President, Great Falls Planning Advisory Board, and Craig Raymond, Secretary of said Great Falls Planning Advisory Board, do hereby certify that the accompanying plat of West Ridge Addition, Phase VI to the City of Great Falls, Cascade County, Montana has been submitted to the Great Falls Planning Advisory Board of Great Falls, Cascade County, Montana, for examination by them and was approved at a meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

Nathan Weisenburger, President, Great Falls Planning Board  
ATTEST:

Craig Raymond, Secretary, Great Falls Planning Board

Plat of the West Ridge Addition, Phase VII  
SE1/4, Section 26, Township 21 North,  
Range 3 East, P.M.M., Cascade County, Montana

JOB NO.: 1405 Phase 7		NCI Engineering Co. 4509 North Star Blvd. P.O. Box 6350 Great Falls, MT 59406-6350 Phone 406-453-5478 Fax 406-453-2009
DATE: June, 2015		
DRAWN BY: D Neeley		
DRAWING NAME: 1405Subbase-1.dwg	SHEET NO.	1 OF 1
		File #