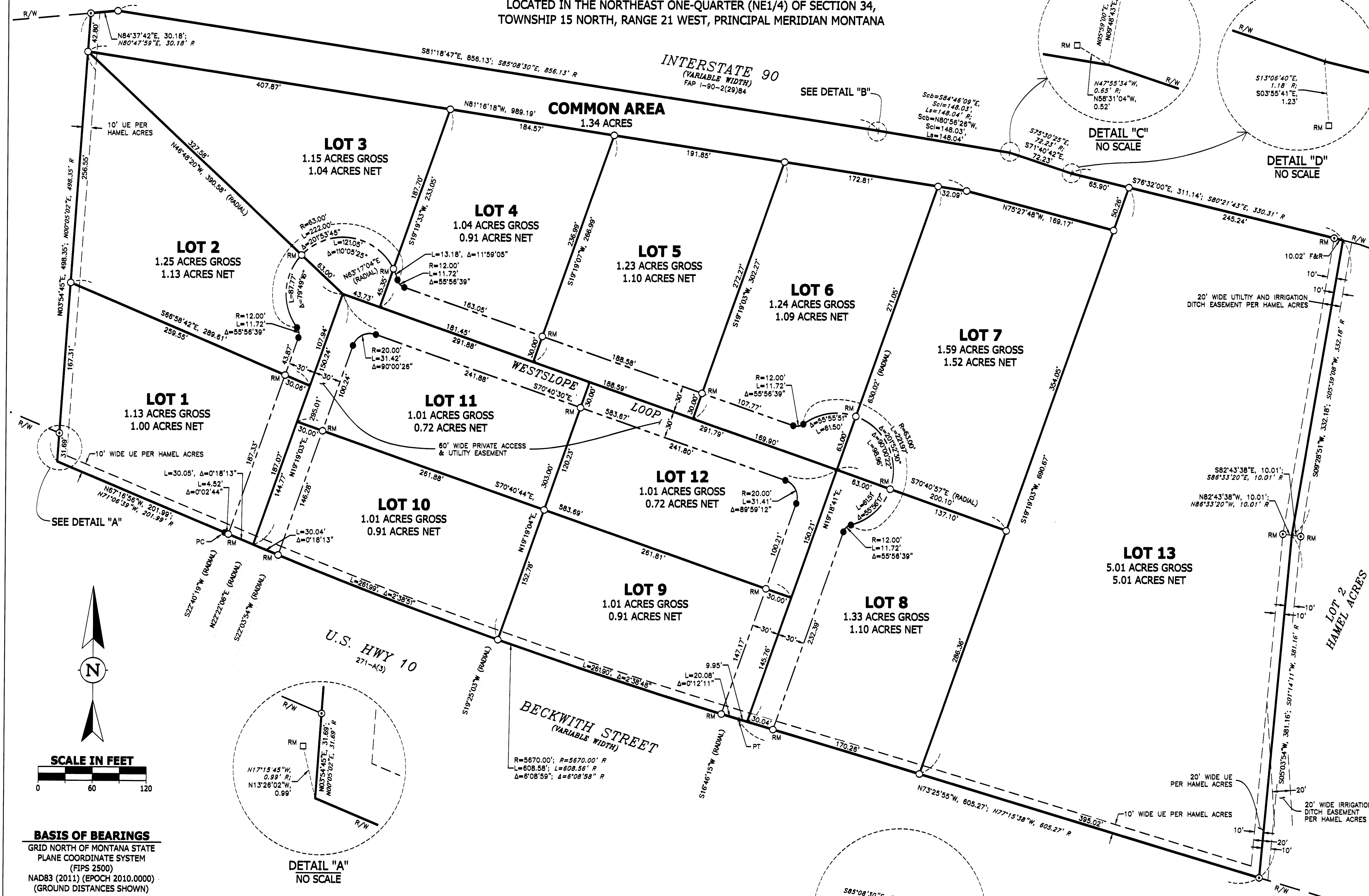


AMENDED PLAT OF
LOT 1, HAMEL ACRES
A SUBDIVISION OF MISSOULA COUNTY
LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN MONTANA



BASIS OF BEARINGS

GRID NORTH OF MONTANA STATE
PLANE COORDINATE SYSTEM
(FIPS 2500)
NAD83 (2011) (EPOCH 2010.0000)
(GROUND DISTANCES SHOWN)

SUBDIVISION AREA

GROSS LOT AREA = 19.01 ACRES
NET LOT AREA = 17.16 ACRES
ROAD AREA = 1.85 ACRES
COMMON AREA = 1.34 ACRES
TOTAL AREA = 20.35 ACRES

SURVEY PERFORMED FOR

KATHRYN A. COTNOIR AND
DANA L. COTNOIR

OWNER(S) OF RECORD

KATHRYN A. COTNOIR AND
DANA L. COTNOIR

ELI PROJECT NO. 18-7639

INITIAL SURVEY DATE: MAY 15, 2018

PLAT DRAWN: JANUARY 7, 2021

PLOT DATE: JANUARY 7, 2021

LEGEND

- SET 5/8" x 24" REBAR WITH 1 1/2" ALUMINUM CAP (ELI & ASSOC. JOP 17516 LS)
- SET 5/8" x 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (ELI & ASSOC. JOP 17516 LS)
- FOUND 1 1/4" YELLOW PLASTIC CAP (WGM GROUP LJS 14519 LS)
- FOUND 3/4" REBAR - NO CAP
- FOUND 4" x 4" CONCRETE RIGHT-OF-WAY MARKER
- RM REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- UE UTILITY EASEMENT
- Sci SPIRAL CHORD LENGTH
- Scb SPIRAL CHORD BEARING
- Ls SPIRAL LENGTH
- F FOUND DATA
- R RECORD OR ADDITIVE RECORD DATA PER HAMEL ACRES

NOTE: ALL BEARINGS, DISTANCES, AND CURVE DATA ARE FOUND, SET, OR CALCULATED PER
THIS SURVEY UNLESS OTHERWISE NOTED.



Eli & Associates, Inc.

www.ellisurvey.com
P.O. Box 16462 Missoula, Montana 59808 (406) 549-5022

CERTIFICATE OF DEDICATION:
WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND SUBDIVIDED AND PLATTED INTO LOTS AND COMMON AREAS
AS SHOWN ON THIS PLAT THE FOLLOWING TRACT OF LAND, TO WIT:

PERIMETER LEGAL DESCRIPTION:

LOT 1 OF HAMEL ACRES, A RECORDED SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN MONTANA; MISSOULA COUNTY, MONTANA, CONTAINING 20.35 ACRES,
MORE OR LESS.

WE THE UNDERSIGNED HEREBY DESIGNATE THIS PLAT AND SUBDIVISION TO BE KNOWN AS "AMENDED PLAT OF LOT 1, HAMEL
ACRES".

WE THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND
APPROVED BY THE GOVERNING BODY.

FURTHER, THAT ALL COMMON AREAS, PRIVATE ROAD EASEMENTS, PRIVATE TRAIL EASEMENTS, PRIVATE ACCESS EASEMENTS, AND
DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED, DONATED, AND GRANTED TO THE HAMEL ACRES HOMEOWNERS'
ASSOCIATION, INC.

FURTHER, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF APPROVAL THAT MAY LIMIT THE
USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR AS
OTHERWISE STATED.

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL
DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL
PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS
PURSUANT TO 76-3-507 MCA, SECURING THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE
INSTALLED.

FURTHER, PURSUANT TO 76-3-621 MCA, THE PARKLAND REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN FULFILLED.

FURTHER, THE PURCHASER AND/OR OWNER OF THE LOT OR PARCEL UNDERSTANDS AND AGREES THAT PRIVATE ROAD
CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER OR PROPERTY OWNER'S
ASSOCIATION AND THAT MISSOULA COUNTY IS IN NO WAY OBLIGATED TO PERFORM SUCH MAINTENANCE OR UPKEEP.

FURTHER, THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR
PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR
SEWER SERVICES TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE,
REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS
PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

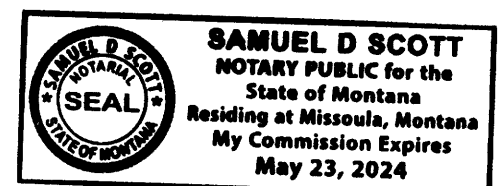
Dana L. Cotnoir
DANA L. COTNOIR

Kathryn A. Cotnoir
KATHRYN A. COTNOIR

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February, 2021, BY DANA L. COTNOIR AND
KATHRYN A. COTNOIR.

S.D.S.
NOTARY SIGNATURE



CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THIS AMENDED PLAT REPRESENTS WORK DONE BY ME OR UNDER MY DIRECTION AND WAS COMPLETED ON THE
DATE SHOWN HEREON.

Joshua G. Phillips
JOSHUA G. PHILLIPS, PLS
MONTANA LICENSE NO. 17516 LS
VICE PRESIDENT, ELI & ASSOCIATES, INC.



UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN
WHOLE OR PART.

CERTIFICATE OF EXAMINING LAND SURVEYOR:

I, Steve Niday, EXAMINING LAND SURVEYOR OF MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY
THAT I HAVE EXAMINED THIS PLAT, AND I FIND THAT IT CONFORMS TO SURVEYING REQUIREMENTS OF SECTION 76-3-611(2)(a)
MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS 2 DAY OF February, 2021 *Steve Niday*
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS

CERTIFICATE OF HEALTH DEPARTMENT:

DATED THIS 29TH DAY OF JANUARY, 2021 *Jan 29th 2021 J.S.*
MISSOULA CITY/COUNTY HEALTH DEPARTMENT

CERTIFICATE OF COMMUNITY AND PLANNING SERVICES:

DATED THIS 16th DAY OF March, 2021 *Tim Wake*
COMMUNITY AND PLANNING SERVICES

CERTIFICATE OF COUNTY ATTORNEY:

I, Kirsten Rabot, COUNTY ATTORNEY OF MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I
HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION
76-3-612 MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS 25 DAY OF March, 2021 *Kirsten Rabot*
by *John W. Hart*, attorney
MISSOULA COUNTY ATTORNEY

CERTIFICATE OF COUNTY COMMISSIONERS:
WE, THE BOARD OF COMMISSIONERS FOR MISSOULA COUNTY, MONTANA, DO HEREBY APPROVE THIS PLAT IN THE PUBLIC INTEREST.

DATED THIS 26th DAY OF MARCH, 2021

COUNTY COMMISSIONERS IN AND FOR MISSOULA COUNTY, MONTANA:

Paul Williams *John Hart* *John Hart*
CHAIR COMMISSIONER COMMISSIONER

ATTEST:

DATED THIS 26th DAY OF MARCH, 2021 *Tyler R. Gernant*
CLERK AND RECORDER - MISSOULA COUNTY, MONTANA

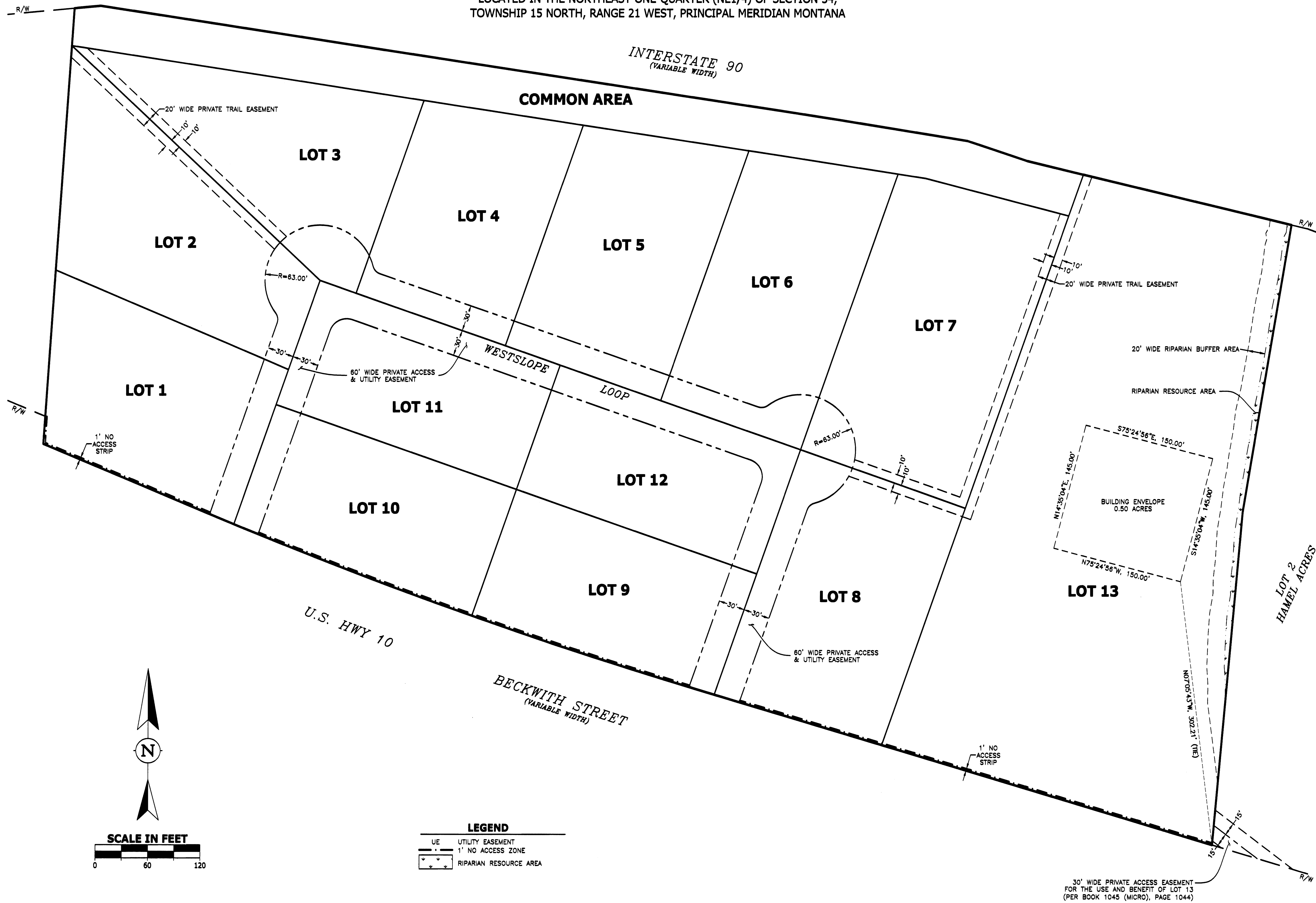


ADDRESS TABLE		
LOT	STREET	ADDRESS
1	WESTSLOPE LOOP	
2	WESTSLOPE LOOP	
3	WESTSLOPE LOOP	
4	WESTSLOPE LOOP	
5	WESTSLOPE LOOP	
6	WESTSLOPE LOOP	
7	WESTSLOPE LOOP	
8	WESTSLOPE LOOP	
9	WESTSLOPE LOOP	
10	WESTSLOPE LOOP	
11	WESTSLOPE LOOP	
12	WESTSLOPE LOOP	
13	BECKWITH STREET	

1/4	SEC	T	R
☒	34	15N	21W
PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 1 OF 3			

PLAT004482, B:38 P:82 Pages:3 Fee:\$32.00
63/28/2021 04:22:20 PM Plat
Tyler R. Gernant, Missoula County Clerk & Recorder

AMENDED PLAT OF
LOT 1, HAMEL ACRES
A SUBDIVISION OF MISSOULA COUNTY
LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN MONTANA



CONDITIONS OF APPROVAL:

1. ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE A WAIVER OF THE RIGHT TO PROTEST A FUTURE RS/D/S/D FOR A COMMUNITY OR MUNICIPAL WATER SYSTEM FOR FIRE PROTECTION PURPOSES.
2. LOT 13 SHALL BE LIMITED TO A SINGLE RESIDENTIAL DWELLING AND ATTACHED OR DETACHED GARAGE BUILDING. ANY ADDITIONAL STRUCTURES ERECTED ON SAID PROPERTY SHALL BE FOR AGRICULTURAL USE ONLY, SUBJECT TO CAPS REVIEW AND APPROVAL AT THE TIME OF LAND USE PERMIT REVIEW. ALL STRUCTURES SHALL BE LOCATED WITHIN A 0.5 ACRE BUILDING ENVELOPE, TO BE RECORDED AS EXHIBIT A ATTACHED TO A DEED RESTRICTION WHICH SHALL BE RECORDED BEFORE THE SUBMITTAL OF THE FIRST LAND USE PERMIT FOR LOT 13.
2. THE INSTALLATION OF INTERIOR FIRE SPRINKLERS THAT MEET NFPA 1 AND NFPA 13D STANDARDS ARE REQUIRED IN EACH NEW HOME FOR THE PURPOSE OF FIRE PROTECTION. PLANS FOR INSTALLATION OF INTERIOR FIRE SPRINKLERS SHALL BE APPROVED BY THE MISSOULA COUNTY FIRE INSPECTOR PRIOR TO BUILDING PERMIT APPROVAL. FAILURE TO INSTALL SPRINKLERS IN ANY NEW HOME OR BUILDING MAY SUBJECT THE ENTIRE SUBDIVISION TO THE COST OF INSTALLATION OF A SHARED WATER SOURCE FOR FIREFIGHTING PURPOSES.

CERTIFICATE OF LANDOWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT SHOWN ON THIS SHEET UNDER CONDITIONS OF APPROVAL REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION HAVE BEEN SATISFIED.

FURTHER THAT THE INFORMATION SHOWN HEREON IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(b), AND THAT ANY CHANGES TO ANY LAND-USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

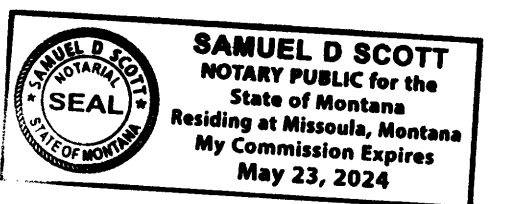
Dana L. Cotnoir
DANA L. COTNOIR

Kathryn A. Cotnoir
KATHRYN A. COTNOIR

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON FEBRUARY 2ND, 2021, BY DANA L. COTNOIR AND KATHRYN A. COTNOIR.

S. D. Scott
NOTARY SIGNATURE



ELI PROJECT NO. 18-7639
INITIAL SURVEY DATE: MAY 15, 2018
PLAT DRAWN: JANUARY 7, 2021
PLOT DATE: JANUARY 7, 2021

Eli & Associates, Inc.
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1/4	SEC	T	R
☒	34	15N	21W
PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 2 OF 3			

PLAT0904482 PLATS B: 38 P: 82 Page 2 of 3
03/26/2021 04:22:28 PM

LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN MONTANA

INTERSTATE 90
(VARIABLE WIDTH)

SEE DETAIL "E"

LOT 3

LOT 2

LOT 1

LOT 4

LOT 5

LOT 6

LOT 7

LOT 11

LOT 12

LOT 10

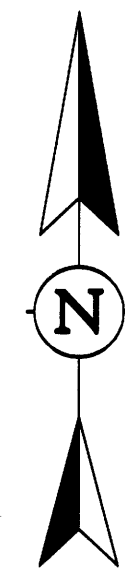
LOT 9

LOT

LOT 13

LOT 2
HAMEL ACRES

DETAIL "E"
NO SCALE

**SCALE IN FEET**

	UTILITY EASEMENT
	1' NO ACCESS ZONE
	RIPARIAN RESOURCE AREA
	PROPOSED WELL LOCATION
	WELL ISOLATION ZONE EASEMENT

NOTE: THE WELL ISOLATION ZONE EASEMENT FOR EACH WELL COVERS THE AREA OUTSIDE OF THE LOT WHICH THE WELL WILL SERVE. THE 100' RADIUS FOR EACH WELL ISOLATION ZONE IS TO BE MEASURED FROM THE ACTUAL CONSTRUCTED WELL. THE EASEMENT FOR EACH WELL ISOLATION ZONE WILL BE DETERMINED FROM THE ACTUAL CONSTRUCTED WELLS AND WATER LINES. THE WELLS AND WATER LINES SHOWN HEREON ARE APPROVED LOCATIONS, WHICH MAY DIFFER SLIGHTLY FROM THE FINAL CONSTRUCTED LOCATIONS. THEREFORE, THE EASEMENTS SHOWN HEREON ARE APPROXIMATE.



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1/4	SEC	T	R
	34	15N	21W
PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 3 OF 3			

SAC	B 1052	P 589	COV	B 1052	P 593
SPA	B 1052	P 590	AAP	B 1052	P 594
OR	B 1052	P 591	BL	B 1052	P 595
CTP	B 1052	P 592			

PLAT004482 PLATS B: 38 P: 82 Page 3 of 3
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