FINAL PLAT OF: BALDY VIEW ESTATES IV AN AMENDED PLAT OF LOT 6A OF COS 3399MS CERTIFICATE OF DEDICATION - FINAL PLAT WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, LOCATED IN A PORTION OF THE SE1/4 SW1/4 OF SECTION 15, DETAIL . SUBDIMIDED AND PLATTED INTO LOTS, BLOCKS, STREETS AND ALLEYS, AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY, TO-WIT: TOWNSHIP 20 NORTH, RANGE 26 WEST, P.M.M., 1"=10" SANDERS COUNTY, MONTANA (R)N89'40'13"E 30.00' S 89'40'13" W 30.01' LEGAL DESCRIPTION - PERIMETER AMENDED LOT 6A OF COS 3399MS, ON FILE AND OF RECORD AT THE SANDERS COUNTY COURTHOUSE AND LOCATED IN SECTION 15, TOWNSHIP 20 NORTH, RANGE 26 WEST, P.M.M., SANDERS COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2 FLAT IRON ESTATES (R)N89°40'13"E 881.40' FLAT IRON ESTATES BEGINNING AT THE S1/4 CORNER OF SAID SECTION 15, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 15 S89'41'44"W, 659.41'; THENCE LEAVING SAID SOUTH SECTION S 89'40'13" W 881.52' BOUNDARY NO0'09'02"E, 248.86'; THENCE S89'40'29"W, 193.55'; THENCE S00'09'01"W, 6.57'; THENCE S89'40'29"W, 25.97': THENCE NOO'08'36"E. 1081.38': THENCE N89'40'13"E, 881.52' TO A POINT WHICH LIES ON THE NORTH/SOUTH MIDSECTION LINE OF SAID SECTION 15; THENCE ALONG SAID NORTH/SOUTH MIDSECTION LINE 30' WIDE PUBLIC ACCESS & UTILITY S00'15'23"W. 1324.00' TO THE POINT OF BEGINNING. EASEMENT PER BALDY VIEW ESTATES CONTAINING 25.50 ACRES. BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS APPARENT OR OF RECORD. AMENDED LOT 2 COS 3317RB THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS BALDY VIEW ESTATES III MINOR SUBDIVISION AND THE LANDS INCLUDED IN ALL STREETS, AVENUES, ALLEYS, AND PARKS OR PUBLIC SQUARES SHOWN 1' NO ACCESS EASEMENT ONTO LOWER LYNCH CREEK RD WITHOUT COUNTY APPROACH PERMIT EXCLUDING THE EXISTING APPROACHES ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER. PER COS 3399MS THE UNDERSIGNED FURTHER CERTIFIES THAT LOT 6B IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF 1081 ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-102(16), MCA, HAVING AN EXCESS OF 20 ACRES. 00' 100' 200' TRACT 5 COS 3005RB .... 20\_\_\_ SCALE: 1" = 200'BASIS OF BEARING 21.86 Acres DATE COS 3399MS JACOB V. LULACK (20.65 Acres - NET) SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF N 89'40'21" E 424.03' DETAIL 1"=10' LOT 8 2.36 Acres L12 - 4 NOTARY PUBLIC FOR THE STATE OF MONTANA 퉏 1' NO ACCESS EASEMENT ONTO BURNHAM LANE W/O COUNT APP, PERMIT EXCLUDING THE CERTIFICATE of EXAMINING SURVEYOR 128 A APPROVED THIS \_\_\_\_\_DAY OF \_\_ EXISTING APPROACHES
PER COS 3399MS cres (9, MONTANA EXAMINING LAND SURVEYOR CERTIFICATE of PLAT APPROVAL LOT 7 与さ COS 3399MS LICENSE No. \_ THE COUNTY BOARD OF COMMISSIONERS OF L6~ SANDERS COUNTY CERTIFIES THAT IT HAS EXAMINED THE SUBDIVISION PLAT AND HAVING CERTIFICATE of COUNTY TREASURER POB FOUND THAT IT CONFORMS TO THE LAW, BURNHAM LANE N 89'41'44" E 659.41'... (R)N89'41'19"E 659.41' I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, THAT ALL THE REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE ABOVE FOUND 1/2" IRON ROD DATE DESCRIBED LAND HAVE BEEN PAID. PRESIDING OFFICER NO CAP LINE TABLE LEGEND DATED THIS\_\_\_\_\_ DAY OF\_\_\_\_\_\_\_, 20 \_\_\_\_\_. DISTANCE NUMBER DIRECTION FOUND MONUMENT AS NOTED S 89'40'29" W (S89'40'03"W) 193.55' (193.55') DATE COMMISSIONER o SET 1/2" X 24" REBAR W/1" YPC STAMPED 'R.G.WARREN 15629LS' \_\_\_ TREASURER N 00°09'01" E (N00°08'36"E) 6.57' (6.57') S 89\*40'29" W (S89\*40'03"W) 25.97' (26.00') COUNTY , MONTANA FOUND 1/2" REBAR WITH 1" YELLOW CAP STAMPED 'R.G.WARREN 15629LS' DATE COMMISSIONER N 00'09'02" E (N00'08'36"E) 248.86' (248.86') CERTIFICATE of ENVIRONMENTAL N 00'09'02" E (N00'08'36"E) 218.86' (218.86') ATTEST: HEALTH DEPARTMENT: N 00'09'02" E (N00'08'36"E) 30.00' (30.00') COMPUTED POINT NOTHING FOUND OR SET CLERK & RECORDER 13.62' (13.61') N 89'40'13" E (N89'40'13"E DATE (R) RECORD DIMESION PER COS 3399MS SANDERS COUNTY ENVIRONMENTAL HEALTH COUNTY, MONTANA S 89'40'13" W (N89'40'13"E) 16.39' (16.39') POB POINT OF BEGINNING 00'00'25" E 30.00 RM REFERENCE MONUMENT 89'41'44" E 50.00' 360.14 N 00'09'02" E CERTIFICATE of LAND SERVICES DEPT .: S 89'40'21" W 154.83 DATE OF SURVEY \_\_09/01/2021 00'09'23" E 30.00' SANDERS COUNTY LAND SERIVCES DEPART. DATE N 00'09'02" E 330.14 SEC. CERTIFICATE of SURVEYOR SURVEY AT REQUEST OF: I, RONALD G. WARREN A LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED CERTIFICATE of CLERK & RECORDER MONTANA 15 20N 26W ANTHONY LULACK CERTIFICATE OF SUBVEY. THAT SUCH SURVEY WAS PERFORMED UNDER MY SUPERVISION TO MY BEST KNOWLEDGE AND ABILITY; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITION SHOWN THEREON. Rocky OWNER: OF RECORD: ัลบทราบ นั WARREN 15629LS JACOB V. LULACK /OUNTAIN DAY OF DATED THIS \_\_\_\_ CERTIFICATE OF 震變 SANDERS PRINCIPAL MERIDIAN, MONTANA SURVEY No. RONALD G. WARREN, RLS 15629LS Surveyors