

FINAL PLAT

"AMENDED LOT 3 OF COS 3527MS"
A SUBSEQUENT MINOR SUBDIVISION
IN THE N1/2 OF THE SW1/4 OF SECTION 5,
T.24N., R.31W., P.M.M., SANDERS COUNTY, MONTANA
THIS SURVEY WAS PREPARED AT THE REQUEST OF TAKL ENTERPRISES, LLC IN APRIL 2022.

CERTIFICATE OF DEDICATION --FINAL PLAT:

I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY TO WIT:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, T.24N., R.31W., P.M.M., SANDERS COUNTY, MONTANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 OF CERTIFICATE OF SURVEY NO. 3527MS, RECORDS OF SANDERS COUNTY, MONTANA CONTAINING 26.07 ACRES.
TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS "AMENDED LOT 3 OF COS 3527MS". I, THE UNDERSIGNED OWNER DO HEREBY DEDICATE AN OPEN, PERPETUAL NON-EXCLUSIVE EASEMENT FOR PRIVATE ACCESS AND PUBLIC UTILITIES, FOR THE USE AND BENEFIT OF ALL LOTS DEPICTED ON THIS PLAT AND ADJACENT PROPERTIES THAT MAY BE DEVELOPED BY THE OWNERS IN THE FUTURE. ALL SAID EASEMENTS ARE SHOWN ON THIS PLAT.

LOT 4 IS EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125(1)(e)(i) BECAUSE THE REMAINDER IS 1 ACRE OR LARGER AND HAS AN INDIVIDUAL SEWAGE SYSTEM THAT WAS CONSTRUCTED PRIOR TO APRIL 29, 1993, AND IF REQUIRED WHEN INSTALLED, WAS APPROVED PURSUANT TO LOCAL REGULATIONS OR M.C.A. TITLE 76, CHAPTER 4.

LOT 5 IS 20 ACRES OR GREATER (EXCLUSIVE OF PUBLIC ROADWAYS) AND IS THEREFORE EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-102(23). (NOTE: PARCELS LESS THAN 160 ACRES AND GREATER THAN 20 ACRES MAY BE SUBJECT TO LOCAL SANITATION REVIEW AS PER MONTANA SUBDIVISION AND PLATTING ACT, TITLE 76, CHAPTER 3 M.C.A.)

DATED THIS 13 DAY OF September, 2023

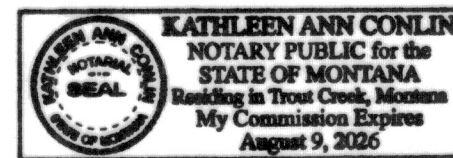
Dennis Kelly Gregory
REPRESENTATIVE OF TAKL ENTERPRISES, LLC

D/K
(SIGNATURE)

STATE OF MONTANA
COUNTY OF SANDERS

SUBSCRIBED BEFORE ME THIS 13TH DAY OF September, 2023 BY

Dennis Kelly Gregory
REPRESENTATIVE OF TAKL ENTERPRISES, LLC
Kathleen Ann Conlin
NOTARY PUBLIC FOR THE STATE OF MONTANA



CERTIFICATE OF WAIVER OF PARKLAND DEDICATION AND ACCEPTANCE OF CASH IN LIEU THEREOF

I, Lisa Wadsworth, CLERK AND RECORDER OF THE COUNTY OF Sanders, MONTANA DO CERTIFY THE FOLLOWING ORDER WAS MADE BY THE COUNTY COMMISSIONERS OF SANDERS COUNTY AT A MEETING HELD ON THE 13TH DAY OF JUNE, 2023, AND ENTERED INTO THE PROCEEDINGS OF SAID BODY TO WIT: "INASMUCH AS THE DEDICATION OF PARKLAND WITHIN THE PLATTED AREA OF AMENDED LOT 3 OF COS 3527MS, A MINOR SUBDIVISION, WHICH BY DEFINITION CONTAINS NO PARKS OR PLAYGROUNDS, AND THAT FOR OTHER REASONS MAY BE UNDESIRABLE, THE COUNTY COMMISSIONERS OF SANDERS COUNTY HEREBY ORDERS THAT CASH IN LIEU OF PARKLAND BE ACCEPTED IN THE AMOUNT OF (\$2499.00) AS HEREIN DESCRIBED IN ACCORDANCE WITH 76-3-621(1), M.C.A..

DATED THIS 14th DAY OF September, 2023.

Lisa Wadsworth
COUNTY CLERK AND RECORDER

NOTES/CONDITIONS:

- LOTS IN THIS SUBDIVISION MUST PARTICIPATE IN THE ROAD MAINTENANCE AGREEMENT (MISC #7449) FOR TIMBER LN, INCLUDING WINTER CONDITIONS AND DUST MITIGATION.
- THAT A WAIVER OF THE RIGHT TO PROTEST A RURAL SPECIAL IMPROVEMENT DISTRICT FOR THE PURPOSES OF ROAD CONSTRUCTION, ROAD MAINTENANCE WHICH THE COUNTY MAY REQUIRE, TO BE FILED WITH THE FINAL PLAT.
- THE FUNCTION OF THE NATURAL DRAINAGE WAY MUST BE PRESERVED. NECESSARY CROSSINGS MUST BE DESIGNED SO THAT THE CAPACITY OF THE EXISTING DRAINAGE WAY IS NOT OBSTRUCTED.
- LIVING WITH WILDLIFE GUIDELINES: (PER WWW.FWP.MT.GOV)
 - REMOVE ATTRACTANTS BY STORING GARBAGE IN BEAR PROOF CONTAINERS OR INSIDE A SECURE BUILDING;
 - GRILLS, SMOKER, ETC. SHOULD BE THOROUGHLY WASHED OR STORED INSIDE A SECURE BUILDING;
 - DON'T LEAVE CAT/DOG FOOD OUT OVERNIGHT;
 - BIRDSEED, SUET, AND SUGAR IN HUMMINGBIRD FEEDERS ARE ATTRACTANTS. USE SEASONALLY AND REMOVE IF BEAR ARE IN THE AREA;
 - CHICKEN COOPS, FRUIT TREES, COMPOST PILES, GARDENS AND APIARIES MAY REQUIRE ELECTRIC FENCING TO DETER BEAR.
 - ADDITIONAL INFORMATION CAN BE FOUND ON SANDERS COUNTY LAND SERVICES DEPARTMENT PAGE: [HTTPS://CO.SANDERS.MT.US/DEPARTMENTS/LAND-SERVICES/](https://co.sanders.mt.us/departments/land-services/)

CERTIFICATE OF SURVEYOR - FINAL PLAT
STATE OF MONTANA)

COUNTY OF SANDERS) SS.

I, TIMOTHY A. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF "AMENDED LOT 3 OF COS 3527MS"; THAT SUCH SURVEY WAS MADE ON OR ABOUT 06-28-22; 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.

DATED THIS 9th DAY OF September, 2023

Timothy A. Hagedorn
TIMOTHY A. HAGEDORN 16421 LS

DEQ - MISC #8153
PRELIMINARY APP - MISC #8154
WILDLIFE-URBAN INTERFACE - MISC #8155
RSID WAIVER - MISC #8156
WEED PLAN - MISC #8157



CERTIFICATE OF FINAL PLAT APPROVAL -- COUNTY
THE COUNTY COMMISSION OF SANDERS COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT.

THIS 14th DAY OF September, 2023.

Timothy B. Cox
PRESIDENT OFFICER
Dea B. Rowa
MEMBER
Leah Hill
MEMBER

ATTEST: Kimberly Patton
CLERK AND RECORDER
SANDERS COUNTY, MONTANA

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, THAT ALL REAL PROPERTY TAXES ASSESS AND LEVIED ON THE LAND DESCRIBED HERON AND ENCOMPASSED BY THE PROPOSED "AMENDED LOT 3 OF COS 3527MS" SUBDIVISION HAVE BEEN PAID:

DATED THIS 15 DAY OF September, 2023.

Kimberly Patton
TREASURER, SANDERS COUNTY, MONTANA

CERTIFICATE OF LAND SERVICES

APPROVED THIS 14th DAY OF September, 2023

Lisa Wadsworth
SANDERS COUNTY LAND SERVICES
EQ # 23-1848

CERTIFICATE OF EXAMINING SURVEYOR

APPROVED THIS 12th DAY OF September, 2023.

Ronald S. Dawson
MONTANA EXAMINING LAND SURVEYOR

LICENCE No. 15629 LS

COS#3849MS

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

330422 MINOR SUBDIVISION SURVEY COS: 3849

STATE OF MONTANA SANDERS COUNTY
RECORDED: 9/15/2023 3:38 PM Pages: 3
Lisa Wadsworth Clerk and Recorder
FEE: \$27.00 BY: Bush
Return To: MOUNTAIN PLAINS LLC



ENGINEERING, LAND SURVEYING
& UTILITY LOCATING
108 PEARL ST.
THOMPSON FALLS, MT 59873
Phone # (406) 493-2581
WWW.MTNPLAINS.COM

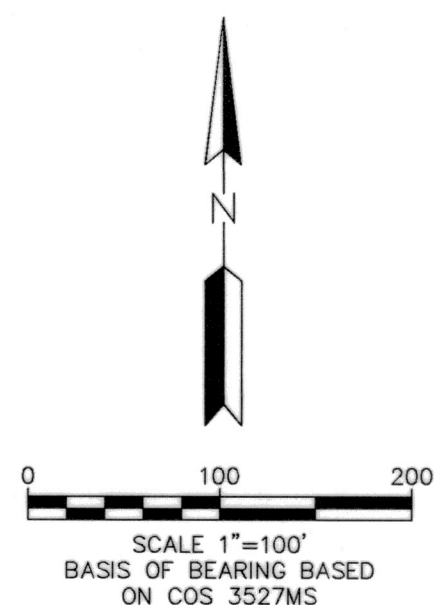
SCALE: 1" = 100'
DATE: 9-7-23
JOB NO.: 006184

CALC. BY: TAH
DRAWN BY: ARH
CHECKED BY: TAH

SHEET 1 OF 3

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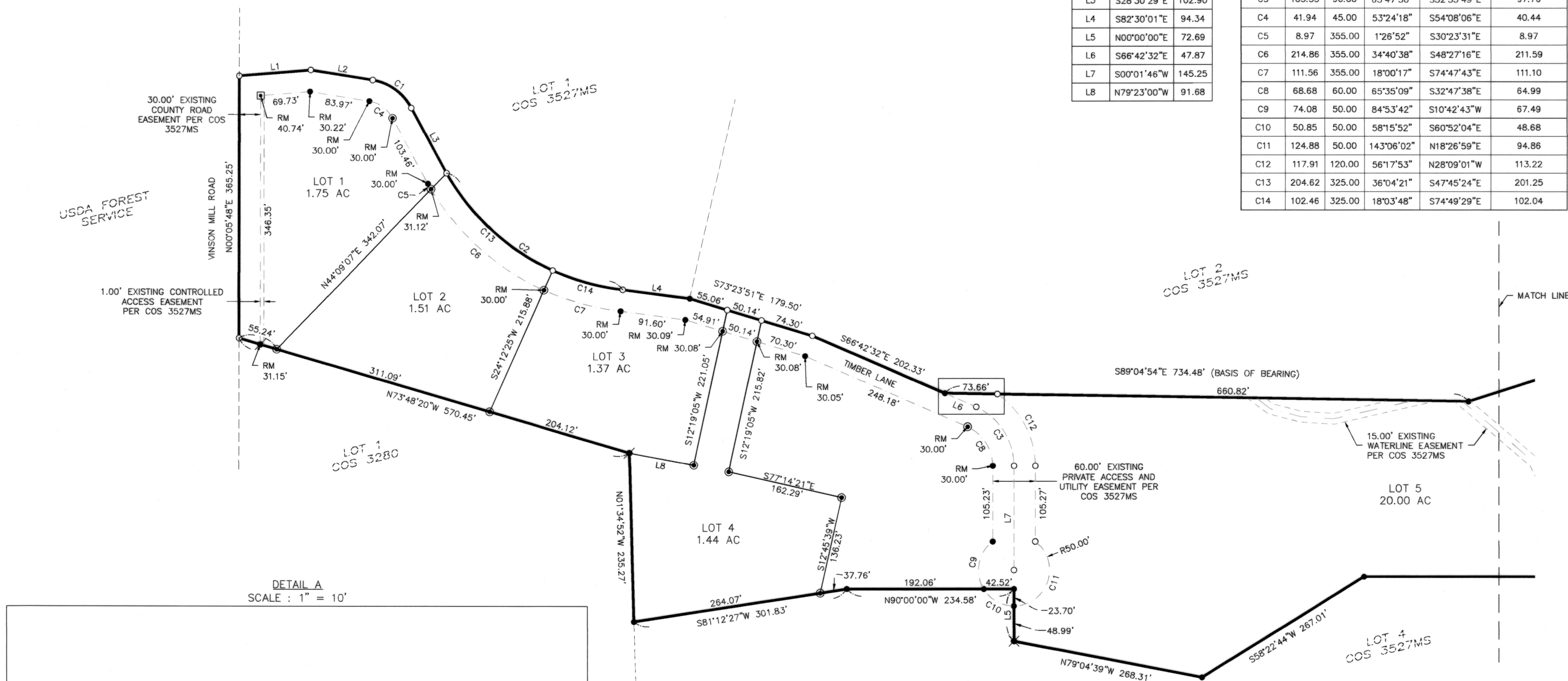


- CALCULATED POSITION. NOTHING FOUND OR SET
- INDICATES 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SMITH 18036LS" FOUND
- ⦿ INDICATES 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HAGEDORN 15059LS" FOUND
- INDICATES 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WARREN 2734 S" FOUND
- ✕ INDICATES 5/8" IRON ROD WITH NO CAP FOUND
- INDICATES 1/2" IRON ROD WITH NO CAP FOUND
- ⊙ INDICATES 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED "HAGEDORN 16421LS" SET

NOTE: ALL DIMENSIONS ARE RECORD DIMENSIONS PER COS 3527MS WITH THE EXCEPTION OF THOSE CREATED WITH THIS PLAT.

Line Table		
Line #	Bearing	Length
L1	N85°14'47"E	100.95
L2	S80°50'14"E	87.63
L3	S28°30'29"E	102.90
L4	S82°30'01"E	94.34
L5	N00°00'00"E	72.69
L6	S66°42'32"E	47.87
L7	S00°01'46"W	145.25
L8	N79°23'00"W	91.68

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	69.59	75.00	53°09'45"	S54°15'22"E	67.12
C2	307.08	325.00	54°08'09"	S56°47'18"E	295.78
C3	103.35	90.00	65°47'30"	S32°53'49"E	97.76
C4	41.94	45.00	53°24'18"	S54°08'06"E	40.44
C5	8.97	355.00	1°26'52"	S30°23'31"E	8.97
C6	214.86	355.00	34°40'38"	S48°27'16"E	211.59
C7	111.56	355.00	18°00'17"	S74°47'43"E	111.10
C8	68.68	60.00	65°35'09"	S32°47'38"E	64.99
C9	74.08	50.00	84°53'42"	S10°42'43"W	67.49
C10	50.85	50.00	58°15'52"	S60°52'04"E	48.68
C11	124.88	50.00	143°06'02"	N18°26'59"E	94.86
C12	117.91	120.00	56°17'53"	N28°09'01"W	113.22
C13	204.62	325.00	36°04'21"	S47°45'24"E	201.25
C14	102.46	325.00	18°03'48"	S74°49'29"E	102.04

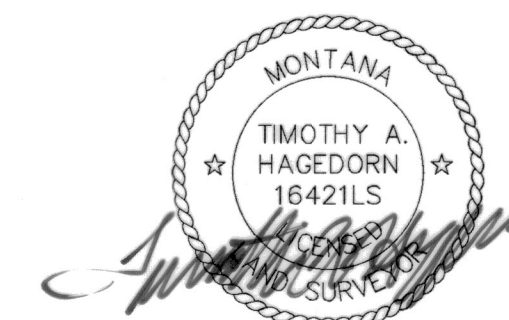


DETAIL A
SCALE: 1" = 10'

THIS MONUMENT WAS FOUND OUT OF POSITION. MONUMENT BEARS S02°29'11"E A DISTANCE OF 0.36' FROM CALCULATED POSITION SHOWN ON COS 3527MS

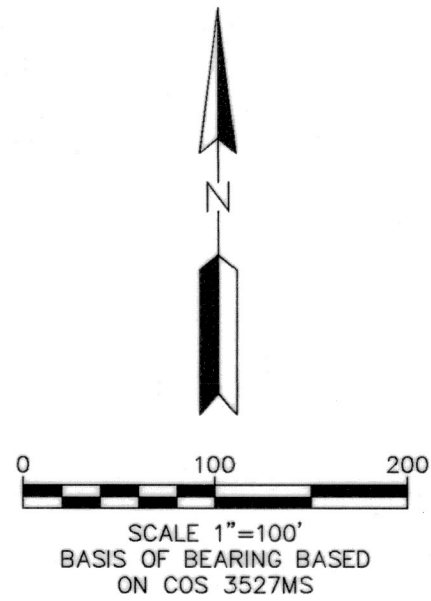
CERTIFICATE OF RECORDING BY CLERK AND RECORDER

COS # 3849MS



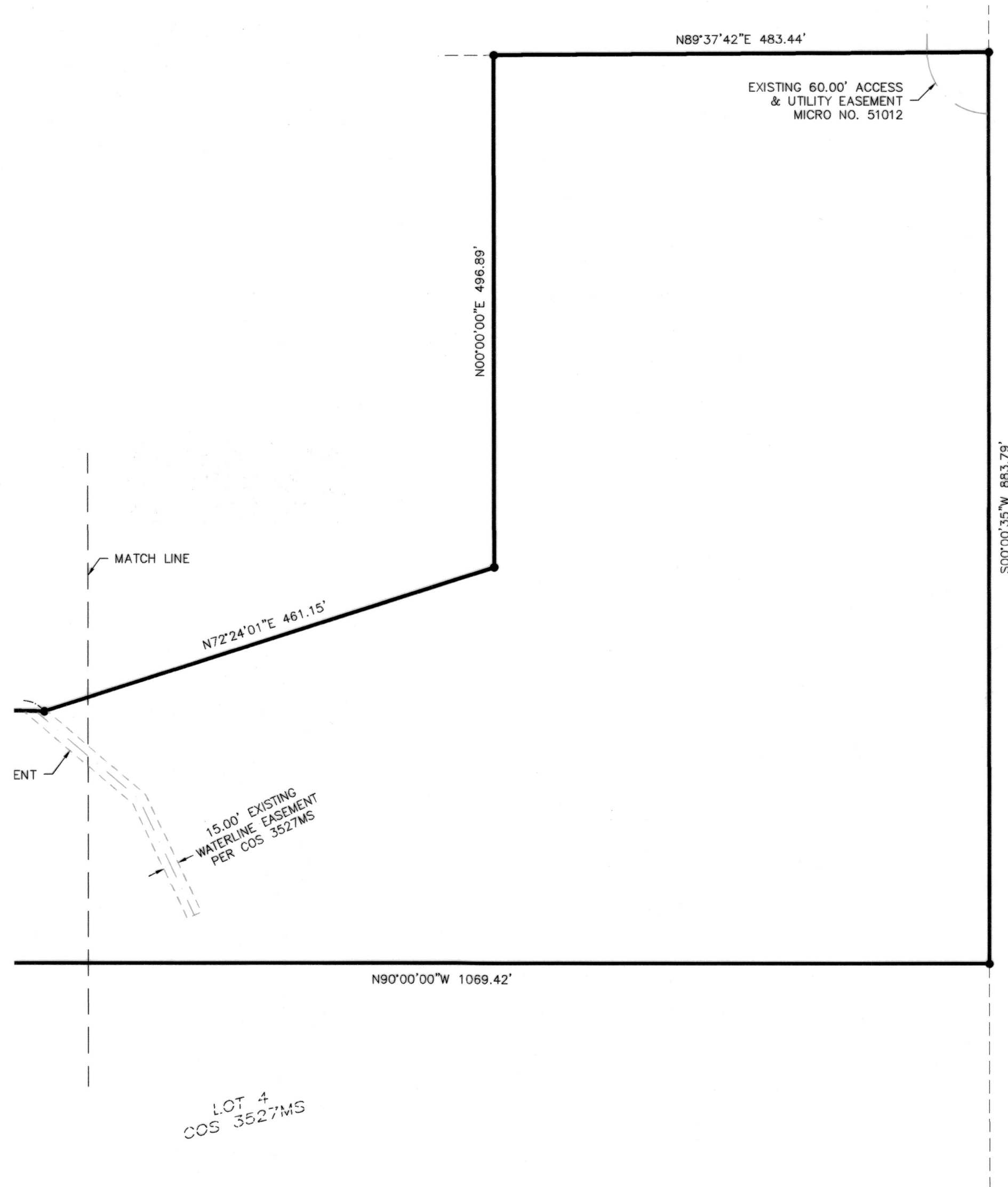
MOUNTAIN PLAINS LLC
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THOMPSON FALLS, MT 59873
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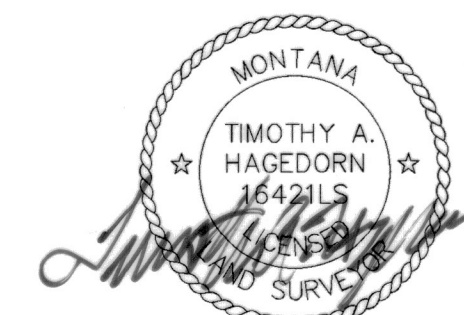
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