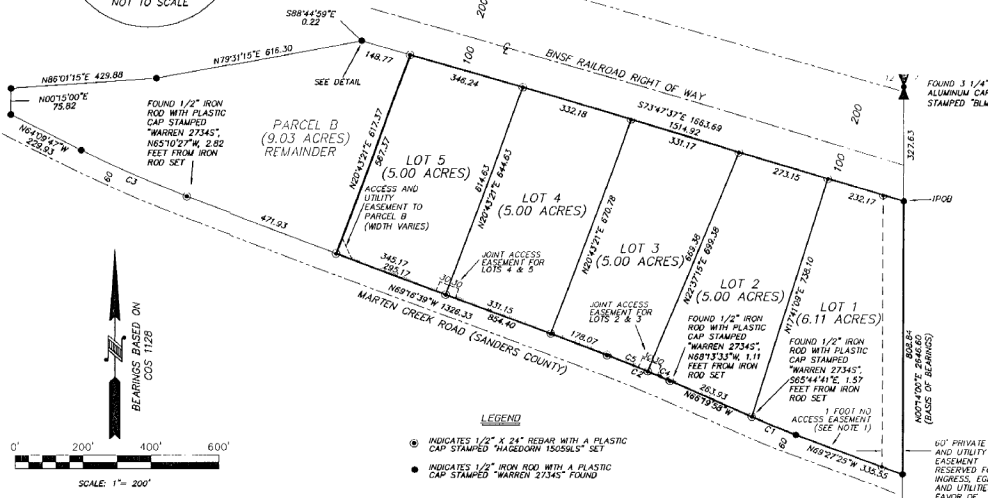
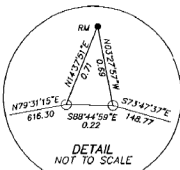


**FINAL PLAT OF
"FROGGY FLATS"**
A MINOR SUBDIVISION OF PARCEL 'B' OF COS 1128
IN A PORTION OF THE E 1/2 OF SECTION 12,
T. 24N., R. 32W., M.P.M.,
SANDERS COUNTY, MONTANA

THIS SURVEY WAS PREPARED AT THE REQUEST
OF GENE JOPLING IN SEPTEMBER 2005.



- LEGEND**
- INDICATES 1/2" X 24" REBAR WITH A PLASTIC CAP STAMPED "HAGEDORN 15056LS" SET
 - INDICATES 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WARREN 2734S" FOUND

NOTES:

- 1) ANY FURTHER SUBDIVISION OF THIS TRACT OF RECORD WILL REQUIRE AN ENVIRONMENTAL ASSESSMENT BE SUBMITTED FOR REVIEW PURSUANT TO MCA 76-3-505. THERE ALSO MAY BE A PUBLIC HEARING REQUIRED WITH FURTHER SUBDIVISION.
- 2) AN ENCROACHMENT PERMIT WILL NEED TO BE OBTAINED FOR ACCESS ONTO MARTEN CREEK ROAD FOR THESE LOTS. THE ONE FOOT NO ACCESS EASEMENT SHOWN HEREON ALLOWS FOR A JOINT ACCESS FOR LOTS 2 AND 3 AND A JOINT ACCESS FOR LOTS 4 AND 5 AS SHOWN HEREON.
- 3) LOT 1 WILL BE ACCESS BY THE 60' PRIVATE ROAD AND UTILITY EASEMENT ESTABLISHED ON THE EAST LINE OF SAID LOT 1 AS SHOWN HEREON.

CERTIFICATE OF SURVEYOR - FINAL PLAT
STATE OF MONTANA } SS.
COUNTY OF SANDERS }
I, RICKY L. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF "FROGGY FLATS". THAT SUCH SURVEY WAS MADE ON OR ABOUT 10-24-06. 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 10th DAY OF JULY, 2006
RICKY L. HAGEDORN
15056LS

CERTIFICATE OF DEDICATION - FINAL PLAT
WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HEREIN ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY TO WIT:

THAT PORTION OF THE EAST HALF OF SECTION 12, T. 24 N. R. 32 W. M.P.M., SANDERS COUNTY, MONTANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 00°40'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 327.63 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°40'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 808.84 FEET TO THE NORTHERLY LINE OF MARTEN CREEK ROAD AS DELINEATED ON CERTIFICATE OF SURVEY NO. 1128, RECORDS OF SANDERS COUNTY, MONTANA;
THENCE FOLLOWING SAID NORTHERLY LINE, THE FOLLOWING COURSES:
THENCE NORTH 89°27'25" WEST, 335.25 FEET;
THENCE ALONG THE ARC OF A 2580.93 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°56'41" FOR AN ARC DISTANCE OF 139.98 FEET;
THENCE NORTH 80°18'30" WEST, 263.93 FEET;
THENCE ALONG THE ARC OF A 3880.93 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°56'41" FOR AN ARC DISTANCE OF 199.97 FEET;
THENCE NORTH 80°18'30" WEST, 654.40 FEET;
THENCE LEAVING SAID NORTHERLY LINE, NORTH 20°43'21" EAST, 617.37 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY;
THENCE SOUTH 23°47'33" EAST, ALONG SAID SOUTHERLY LINE, 1514.92 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 28.11 ACRES
TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS "FROGGY FLATS".

DATED THIS 1st DAY OF AUGUST, 2006
Gene Jopling
OWNER (PRINT NAME)
John Rosch
OWNER (PRINT NAME)

SUBSCRIBED AND SHOWN BEFORE ME
THIS 1st DAY OF AUGUST, 2006
Sandra Arellano
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT TROUT CREEK
MY COMMISSION EXPIRES MAY 25, 2009

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREON AND ENCOMPASSED BY THE PROPOSED "FROGGY FLATS" HAVE BEEN PAID.

DATED THIS 28th DAY OF AUGUST, 2006
Kathleen R. Riehl
COUNTY TREASURER
SANDERS COUNTY, MONTANA

CERTIFICATE OF SURVEY NO. 2711 MS
CERTIFICATE OF RECORDING BY CLERK AND RECORDER

257523 BOOK: 1 CERT SURVEY PAGE: 2711 Page: 6
STATE OF MONTANA SANDERS COUNTY
RECORDED: 09/14/2006 9:03 AM: MINOR SUBD
PAT INGRAMM CLERK AND RECORDER
FEE: \$8.00 BY: Sandra Riehl
TO: GENE JOPLING, KAREN ROCK, P.O. BOX 1614, TROUT CREEK, MT

HAGEDORN INC.
Professional Land Surveyors
P.O. BOX 2480, THOMPSON FALLS, MT 59873
Ph: (406) 827-5400 FAX 827-5401

SCALE: 1" = 200'
DATE: 07-10-06
JOB NO. MS-027
CALC. BY: RLH
DRAWN BY: RLH BRR
CHECKED BY:
DWG: MS-097P.DWG
SHEET 1 OF 1

CERTIFICATE OF LAND SERVICES - FINAL PLAT
APPROVED THIS DAY 15th OF September, 2006
Doris G. Miles, DEQ Regional 7-14-06
SANDERS COUNTY LAND SERVICES

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 22nd DAY OF September, 2006
Commissioner: Carol Brunk
Attest: Clerk and Recorder: Pat Ingraham
By: Ron A. Wright, Deputy
Commissioner: _____
Commissioner: _____
Commissioner: _____