

CERTIFICATE of OWNERS - DEDICATION
I (WE), THE UNDERSIGNED PROPERTY OWNER(S) CERTIFY THAT WE HAVE CAUSED
TO BE SURVEYED AND PLATTED INTO THE PARCELS AS SHOWN TO BE KNOWN AS
AMENDED PLAT OF "COMBEST ESTATES", LOT 1 FOREVER.

Brian Jones 9/21/07
BRIAN JONES DATE

OWNER DATE

SUBSCRIBED AND SWORN BEFORE ME
THIS 21st DAY OF Sept. 20 07

Kathleen R. Logan

NOTARY PUBLIC FOR THE STATE OF Montana

KATHLEEN R. LOGAN

PRINTED NAME OF NOTARY

RESIDING AT PLAINS

MY COMMISSION EXPIRES 10/17/2011

LEGAL DESCRIPTION

A METES AND BOUNDS DESCRIPTION OF THE TRACT OF LAND AS
SHOWN HEREON AS AMENDED PLAT OF "COMBEST ESTATES", LOT 1,
BEING IN A PORTION OF THE W1/2 SW1/4 OF SECTION 33,
TOWNSHIP 20 NORTH, RANGE 26 WEST, P.M.M., SANDERS COUNTY,
MONTANA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 33; THENCE
N01°06'48"E ALONG THE WEST BOUNDARY OF SAID SECTION 33,
1473.02'; THENCE S89°16'08"E, 920.10'; THENCE S01°09'45"W,
461.73' TO A POINT WHICH LIES ON THE CENTERLINE OF WEST
FORK COMBEST CREEK ROAD, A 60' WIDE COUNTY ROAD EASEMENT;
THENCE ALONG SAID CENTERLINE ALONG A 72.90' RADIUS
NON-TANGENT CURVE TO THE LEFT WITH A LENGTH OF 33.40', THE
CHORD WHICH BEARS N85°35'18"W, 33.11'; THENCE S85°33'05"W,
77.60'; THENCE ALONG A 144.11' RADIUS CURVE TO THE LEFT
WITH A LENGTH OF 160.90'; THENCE S21°34'42"W, 92.62';
THENCE ALONG A 184.72' RADIUS CURVE TO THE RIGHT WITH A
LENGTH OF 63.37'; THENCE S41°14'05"W, 99.90'; THENCE ALONG
A 1674.41' RADIUS CURVE TO THE LEFT WITH A LENGTH OF
237.60'; THENCE S33°06'16"W, 173.82'; THENCE ALONG A
313.66' RADIUS CURVE TO THE LEFT WITH A LENGTH OF 89.39';
THENCE S16°46'30"W, 93.36'; THENCE ALONG A 180.58' RADIUS
CURVE TO THE RIGHT WITH A LENGTH OF 55.44'; THENCE
S36°33'28"W, 171.36' TO A POINT WHICH LIES ON THE SOUTH
BOUNDARY OF SAID SECTION 33; THENCE N89°18'09"W ALONG SAID
SOUTH BOUNDARY, 143.61' TO THE POINT OF BEGINNING AND
CONTAINING 20.00 ACRES.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE
REPORT OR ABSTRACT OF TITLE AND, THEREFORE, IS SUBJECT TO
ADDITIONAL EASEMENTS APPARENT OR OF RECORD.

CERTIFICATE of CLERK & RECORDER
STATE OF MONTANA ss
COUNTY of Sanders

272426 BOOK: 1 CERT SURVEY PAGE: 2017 Pages: 0
STATE OF MONTANA SANDERS COUNTY
RECORDED: 10/01/2007 4:00 PM: 005
JENNIFER BOSSINGS CLERK AND RECORDER
FEE: \$7.00 BY: [Signature]
TOL: MICHAEL JENSEN 624 RIVER ROAD NEWT, PLAINS, MT 59601

COVENANTS & RESTRICTIONS

BOOK PAGE

RECORDED: 20

DRAWER CARD

NOTES

1. ALL UTILITIES TO BE PLACED UNDERGROUND WHERE FEASIBLE.
2. LOT OWNERS SHALL CONTACT THE SANDERS
COUNTY WEED CONTROL BOARD FOR A NOxious WEED AND
REVEGETATION PLAN BEFORE ANY CONSTRUCTION ON THE
LOTS.

CERTIFICATE of PLAT APPROVAL

THE COUNTY BOARD OF COMMISSIONERS OF
SANDERS COUNTY CERTIFIES THAT IT HAS
EXAMINED THE SUBDIVISION PLAT AND HAVING
FOUND THAT IT CONFORMS TO THE LAW,
APPROVES IT.

Carole Brook 9-25-07
COMMISSIONER CHAIRMAN DATE

Barry L. Lewis 9-25-07
COMMISSIONER DATE

COMMISSIONER DATE

ATTEST: Jessica M. Redden

CLERK & RECORDER

Sanders COUNTY, MONTANA

LEGEND

- ✦ FOUND MONUMENT
AS NOTED
- SET 1/2" X 24" REBAR WITH 1" YELLOW CAP
STAMPED "R.G. WARREN 15629LS"
- FOUND 1/2" REBAR WITH 1" YELLOW CAP
STAMPED "HAGEDORN 15059LS"
- COMPUTED POINT NOTHING FOUND OR SET

DATE OF SURVEY 08/30/06

CERTIFICATE of SURVEYOR

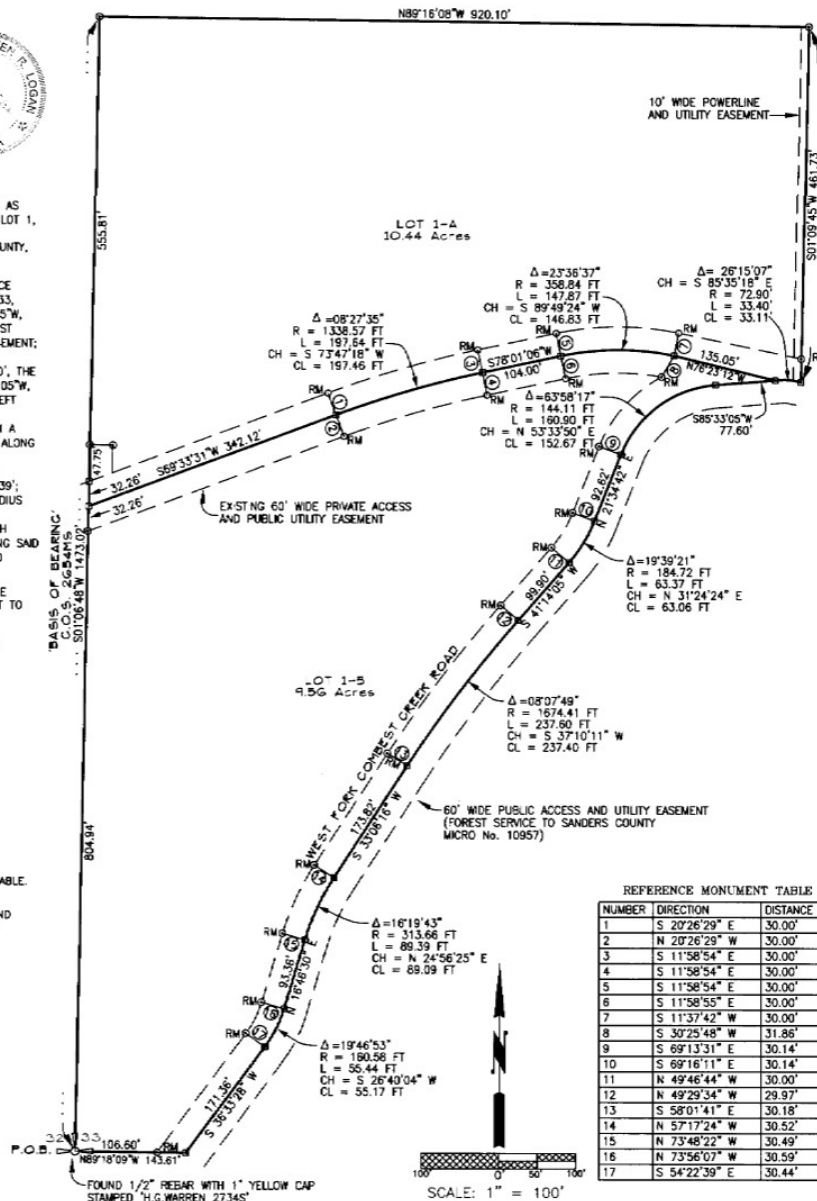
I, RONALD G. WARREN A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY
THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED CERTIFICATE OF
SURVEY; THAT SUCH SURVEY WAS PERFORMED UNDER MY SUPERVISION TO MY BEST
KNOWLEDGE AND ABILITY; THAT SAID SURVEY IS TRUE AND COMPLETE AS
SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITION
SHOWN THEREON.

DATED THIS 24th DAY OF Sept. 20 07

Ronald G. Warren

RONALD G. WARREN, RLS 15629LS

AMENDED PLAT OF:
"COMBEST ESTATES", LOT 1
Located in c Portion of the W1/2 SW1/4, SECTION 33
TOWNSHIP 20 NORTH, RANGE 26 WEST, P.M.M.,
SANDERS COUNTY, MONTANA



REFERENCE MONUMENT TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 20°26'29" E	30.00'
2	N 20°26'29" W	30.00'
3	S 11°58'54" E	30.00'
4	S 11°58'54" E	30.00'
5	S 11°58'54" E	30.00'
6	S 11°58'55" E	30.00'
7	S 11°37'42" W	30.00'
8	S 30°25'48" W	31.86'
9	S 69°13'31" E	30.14'
10	S 69°16'11" E	30.14'
11	N 49°46'44" W	30.00'
12	N 49°29'34" W	29.97'
13	S 58°01'41" E	30.18'
14	N 57°17'24" W	30.52'
15	N 73°48'22" W	30.49'
16	N 73°56'07" W	30.59'
17	S 54°22'39" E	30.44'

CERTIFICATE of EXAMINING SURVEYOR

APPROVED THIS 24th DAY OF Sept. 20 07

[Signature]

MONTANA EXAMINING LAND SURVEYOR

REGISTRATION No. 15629LS

Ronald G. Warren 9-25-07

DATE

DEPT. of ENVIRONMENTAL QUALITY E.O. 07-2147

DEQ MISC # 5973

[Signature]

SANDERS COUNTY LAND SERVICES

CERTIFICATE of COUNTY TREASURER

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
DESCRIBED LAND HAVE BEEN PAID.

DATED THIS 1st DAY OF October, 20 07

[Signature]

SANDERS COUNTY LAND SERVICES

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