

Plat of "WATERFRONT ESTATES"

Located in Section 16, T.21 N., R.29 W.
P.M.M., Sanders County, Mt.



Certificate of Ownership
We, the undersigned property owners do hereby certify that we have caused to be surveyed and subdivided the following described Property Located in Sanders County, Montana:

The True Point of Beginning being a CENTERLINE OF CHERRY CREEK ROAD, said True Point of Beginning bears S24°18' 23"E 4217.11 Feet from the F.D. AL. CAP, SECTION CORNER; thence N65°15' 58"E for 109.09 Feet to a CENTERLINE OF ACCESS ROAD; thence N62°38' 36"E for 234.33 Feet to a CENTERLINE OF ACCESS ROAD; thence N69°01' 13"E for 86.12 Feet to a CENTERLINE OF ACCESS ROAD; thence N44°49' 40"E for 351.54 Feet to a CENTERLINE OF ACCESS ROAD; thence N39°18' 38"E for 49.93 Feet to a CENTERLINE OF ACCESS ROAD; thence N7°32' 24"W for 476.23 Feet to a CENTERLINE OF ACCESS ROAD; thence N67°31' 24"W for 109.86 Feet to a CENTERLINE OF ACCESS ROAD; thence N70°00' 59"E for 56.65 Feet to a POINT ON WEST EDGE OF BPA EASEMENT; thence N79°00' 16"E for 478.10 Feet to a POINT ON WEST EDGE OF BPA EASEMENT; thence S14°38' 53"E for 29.59 Feet to a POINT ALONG WATERLINE; thence S10°29' 02"W for 95.18 Feet to a POINT ALONG WATERLINE; thence N89°59' 28"E for 36.42 Feet to a POINT ALONG WATERLINE; thence N89°52' 04"E for 25.00 Feet to a POINT ALONG WATERLINE; thence S27°23' 04"E for 91.27 Feet to a POINT ALONG WATERLINE; thence N67°31' 24"W for 434.98 Feet to a POINT ALONG WATERLINE; thence S13°56' 46"E for 261.27 Feet to a POINT ALONG WATERLINE; thence S25°52' 36"E for 411.19 Feet to a POINT ALONG WATERLINE; thence S39°08' 08"E for 394.02 Feet to a POINT ALONG WATERLINE; thence S46°02' 02"E for 305.15 Feet to a POINT ALONG WATERLINE; thence S47°59' 44"W for 538.29 Feet to a SET REBAR & CAP; thence S19°30' 43"E for 47.96 Feet to a SET REBAR & CAP; thence S51°04' 32"E for 161.44 Feet to a SET REBAR & CAP; thence S54°00' 10"W for 380.00 Feet to a POINT ON CENTERLINE CHERRY CREEK ROAD; thence N62°05' 40"W for 162.52 Feet to a POINT ON CENTERLINE CHERRY CREEK ROAD; thence N62°05' 40"W for 195.21 Feet to a POINT ON CENTERLINE CHERRY CREEK ROAD; thence N44°01' 51"W for 1544.79 Feet to a CENTERLINE OF CHERRY CREEK ROAD, to the True Point of Beginning, the Area being 47.60 ACRES.

Furthermore No Building Shall Be Allowed in the Area Marked GREENBELT. This area is to be left as a buffer, and to compensate for Park land Deduction Area of GREENBELT - 9.53 Acres. Park land Requirements are 4.3 Acres.

Additionally, Block 3, Lot 1 is exempt from Sanitation review pursuant to ARM 17.36.605 (2)(e) to wit: parcels where sanitation facilities will not be used, in which no structure requiring water or sewage disposal will be erected, any change in land use subjects the division to the provisions of title 76, chapter 4, part 1, MCA, and this chapter.

ALL LOT OWNERS SHALL BE RESPONSIBLE FOR WEED CONTROL ON THEIR LOTS. MAINTENANCE TO BE CONSISTENT WITH SANDERS COUNTY WEED MANAGEMENT PLAN. NO CONSTRUCTION WITHIN 60 YEAR FLOOD PLAIN. CURRENTLY A CONTOUR OF 2399 FEET TO SHORELINE DEVELOPMENT, APPROPRIATE AGENCIES SHALL BE CONTACTED AND PERMITS OBTAINED.

EXCLUDING COUNTY ROAD FOREMAN APPROVED ACCESS TO CHERRY CREEK ROAD THERE SHALL BE MAINTAINED A 10' NO-ACCESS EASEMENT IN FAVOR OF SANDERS COUNTY ALONG BLOCK 1 ADJACENT TO CHERRY CREEK ROAD.

State of Montana
County of Sanders
I, Donald H. Oliver, Clerk of the County, do hereby certify that the above described plat was duly filed for record in the office of the County Clerk, Sanders County, Montana, on this 28th day of July, 2000, and is a true and correct copy of the original as the same appears on the records of the County Clerk, Sanders County, Montana.

Certificate of County Commissioner Approved
The County Commissioner of Sanders County, Montana, do hereby certify that it has examined this Subdivision Plat and having found it to conform to Law, approved it.
Cona C. Boyd
County Commissioner
Date: 7-27-00

Certificate of County Surveyor
I, Pat Ingraham, a registered Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of: that such survey was made on 1997 & 2000 that such survey was true and correct and that the measurements found, and set out on the character and occupy the portions shown thereon. Dated this 4 day of JULY, 2000.
2000-07-04
Pat Ingraham
Surveyor

Line Table

Line	Bearing	Distance
L1	S19°30' 43"E	47.97
L2	S81°18' 02"E	0.88
L3	S21°44' 51"E	74.34
L4	S47°04' 02"E	59.80
L5	S49°28' 10"E	50.30
L6	S49°28' 10"E	35.97
L7	S49°28' 10"E	113.21
L8	S49°28' 10"E	68.97
L9	S49°28' 10"E	17.73
L10	N66°15' 58"E	109.09
L11	N69°01' 13"E	86.12
L12	S51°18' 38"E	37.51
L13	S13°56' 46"E	186.17
L14	S01°15' 58"E	130.53
L15	S49°28' 10"E	38.70
L16	S49°28' 10"E	76.28
L17	S01°15' 58"E	108.59
L18	S42°46' 42"E	21.30
L19	S49°28' 10"E	53.13
L20	S49°28' 10"E	42.89
L21	N26°02' 31"W	9.87
L22	N39°00' 16"W	21.60
L23	N29°29' 29"W	134.30
L24	N49°09' 44"E	100.00
L25	S46°07' 02"E	109.15
L26	S39°08' 08"E	22.47
L27	S13°59' 46"E	51.38
L28	S19°30' 43"E	93.93
L29	N34°02' 13"W	124.28
L30	N19°30' 43"E	50.25
L31	N29°29' 29"W	13.85
L32	S69°26' 27"W	300.53
L33	N49°28' 10"E	46.93
L34	S13°59' 46"E	35.66
L35	S7°51' 02"E	79.21
L36	N67°31' 24"W	14.04
L37	S27°23' 04"E	91.27
L38	S7°51' 02"E	82.67
L39	S14°38' 53"E	29.59
L40	S10°29' 02"W	99.18
L41	N89°59' 28"E	36.42
L42	S10°29' 02"W	25.00
L43	N67°31' 24"W	38.52
L44	N10°00' 59"E	56.65

Curve Table

Curve	Radius	Chord	Delta
C1	161.42	47.96	16.93
C2	161.42	161.42	180.00
C3	161.42	161.42	180.00
C4	161.42	161.42	180.00
C5	161.42	161.42	180.00
C6	161.42	161.42	180.00
C7	161.42	161.42	180.00
C8	161.42	161.42	180.00
C9	161.42	161.42	180.00
C10	161.42	161.42	180.00
C11	161.42	161.42	180.00
C12	161.42	161.42	180.00
C13	161.42	161.42	180.00
C14	161.42	161.42	180.00
C15	161.42	161.42	180.00
C16	161.42	161.42	180.00
C17	161.42	161.42	180.00
C18	161.42	161.42	180.00
C19	161.42	161.42	180.00
C20	161.42	161.42	180.00
C21	161.42	161.42	180.00
C22	161.42	161.42	180.00
C23	161.42	161.42	180.00
C24	161.42	161.42	180.00
C25	161.42	161.42	180.00
C26	161.42	161.42	180.00
C27	161.42	161.42	180.00
C28	161.42	161.42	180.00
C29	161.42	161.42	180.00
C30	161.42	161.42	180.00
C31	161.42	161.42	180.00
C32	161.42	161.42	180.00
C33	161.42	161.42	180.00
C34	161.42	161.42	180.00
C35	161.42	161.42	180.00
C36	161.42	161.42	180.00
C37	161.42	161.42	180.00
C38	161.42	161.42	180.00
C39	161.42	161.42	180.00
C40	161.42	161.42	180.00
C41	161.42	161.42	180.00
C42	161.42	161.42	180.00
C43	161.42	161.42	180.00
C44	161.42	161.42	180.00
C45	161.42	161.42	180.00
C46	161.42	161.42	180.00
C47	161.42	161.42	180.00
C48	161.42	161.42	180.00
C49	161.42	161.42	180.00
C50	161.42	161.42	180.00
C51	161.42	161.42	180.00
C52	161.42	161.42	180.00
C53	161.42	161.42	180.00
C54	161.42	161.42	180.00
C55	161.42	161.42	180.00
C56	161.42	161.42	180.00
C57	161.42	161.42	180.00
C58	161.42	161.42	180.00
C59	161.42	161.42	180.00
C60	161.42	161.42	180.00
C61	161.42	161.42	180.00
C62	161.42	161.42	180.00
C63	161.42	161.42	180.00
C64	161.42	161.42	180.00
C65	161.42	161.42	180.00
C66	161.42	161.42	180.00
C67	161.42	161.42	180.00
C68	161.42	161.42	180.00
C69	161.42	161.42	180.00
C70	161.42	161.42	180.00
C71	161.42	161.42	180.00
C72	161.42	161.42	180.00
C73	161.42	161.42	180.00
C74	161.42	161.42	180.00
C75	161.42	161.42	180.00
C76	161.42	161.42	180.00
C77	161.42	161.42	180.00
C78	161.42	161.42	180.00
C79	161.42	161.42	180.00
C80	161.42	161.42	180.00
C81	161.42	161.42	180.00
C82	161.42	161.42	180.00
C83	161.42	161.42	180.00
C84	161.42	161.42	180.00
C85	161.42	161.42	180.00
C86	161.42	161.42	180.00
C87	161.42	161.42	180.00
C88	161.42	161.42	180.00
C89	161.42	161.42	180.00
C90	161.42	161.42	180.00
C91	161.42	161.42	180.00
C92	161.42	161.42	180.00
C93	161.42	161.42	180.00
C94	161.42	161.42	180.00
C95	161.42	161.42	180.00
C96	161.42	161.42	180.00
C97	161.42	161.42	180.00
C98	161.42	161.42	180.00
C99	161.42	161.42	180.00
C100	161.42	161.42	180.00

Treasurer's Certificate
State of Montana
County of Sanders
I, Pat Ingraham, do hereby certify that real property taxes assessed and levied on the lands described in the within plat are paid.
This Certificate is made as Required by Section 76-3-611 (b) MCA.
Dated this 28th day of July, 2000.
Pat Ingraham
Treasurer

Legend
○ Surveyed on 5/17/21 with cap stamped
△ Deceased Record Angle Point, Nothing Found or Set
+ Deceased Found or Noted

DATE OF PRELIMINARY SURVEY 1997
RECORD OWNER DONALD OLIVER

Certificate of Surveyor
I, Pat Ingraham, a registered Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of: that such survey was made on 1997 & 2000 that such survey was true and correct and that the measurements found, and set out on the character and occupy the portions shown thereon. Dated this 4 day of JULY, 2000.
2000-07-04
Pat Ingraham
Surveyor

Filed for Record this 28th day of July, 2000, at 8:15 P.M. of said day of July, 2000.
Pat Ingraham
Clerk and Recorder
Fee \$ 19.00

DEQ # 4885
COVENANTS # 14881