SANDERS COUNTY, MONTANA

MONTANA EXAMINING LAND SURVEYOR REGISTRATION No. 4130 S — REGISTERED LAND SURVEYOR

SANDERS COUNTY LAND SERVICES DEPT. DATE 4-26-05 DEQ Required

CERTIFICATE of CLERK & RECORDER

STATE OF MONTANA) SS
COUNTY of Sanders)

260551 BOOK: 1 CERT SURVY PAGE: 2558 Pages: 0
STATE OF MONTANA SANDERS COUNTY
RECORDED: 04/26/2005 4:05 KOI: MINOR SUBD
PAT INGRAHAM CLERK AND RECORDER
FEE: $8.00 BY:
TO: DAVID MCCLENAHAN P.O. BOX 763, PLAINS, MT 59859

COVENANTS & RESTRICTIONS

260553 BOOK: 1 MISC PAGE: 5476 Pages: 0
STATE OF MONTANA SANDERS COUNTY
RECORDED: 04/26/2005 4:10 KOI: SUBD DOCS
PAT INGRAHAM CLERK AND RECORDER
FEE: $5.00 BY:
TO: DAVID MCCLENAHAN P.O. BOX 763, PLAINS, MT 59859

C.O.S. # 2059

LOT 3 BLOCK 1 | LOT 1 BLOCK 2 | LOT 2 BLOCK 2

HIGHWAY 200

LEGEND

- FOUND MONUMENT AS NOTED
- ○ SET 1/2" REBAR W/CAP 'WARREN 2734S'
- ● FOUND 1/2" REBAR W/CAP 'WARREN 2734S'
- (R1) RECORD BEARING AND/OR DISTANCE PER C.O.S. #1553
- (R2) RECORD BEARING AND/OR DISTANCE PER WILD HORSE ESTATES
- □ COMPUTED POINT NOTHING FOUND OR SET

SCALE: 1" = 100'

EMERGENCY VEHICLE TURN AROUND EASEMENT 45' 45'

W/YELLOW CAP STAMPED 'H.G.WARREN 27345'

N90°00'00"W 309.29'
N90°00'00"E 60.00' (RM)

PARCEL 5 1.294 Acres — 182.28'
N90°00'00"E 309.29'
N90°00'00"E 60.00' (RM)

PARCEL 4 1.294 Acres — 182.28'
S00°03'13"W 414.40'
N90°00'00"E 309.29'
N90°00'00"E 60.00' (RM)

PARCEL 3 1.298 Acres — 182.29'
49.84'
N90°00'00"E 311.69'
N90°00'00"E 60.00' (RM)

PARCEL 2 2.547 Acres — 410.32'
N00°03'13"E 314.72' (R1)
N01°05'33"E 310.88'
132.47'
178.40'
N00°03'13"E 957.00' (R2) 957.17'

BASIS OF BEARING WILD HORSE ESTATES

WILD HORSE ESTATES

RILEY LANE

60' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

PARCEL 1 1.034 Acres
N86°19'19"E 133.94'
S88°54'27"E 77.67'
S07°39'39"E 225.36'
S00°00'00"E 30.00' (RM)
S07°39'39"E 30.27' (RM)
S00°00'00"W 230.46'
S63°33'11"E 66.99' (RM)
1' NO ACCESS EASEMENT

FOUND 5/8" REBAR WITH 1-1/4" YELLOW CAP STAMPED 'McCARTHY 17415'

P.O.B.

30' 30' ℄ BURNHAM LANE

S90°00'00"W 418.33'
S89°58'38"W 418.43' (R1)
181.28' 237.05'

16 15 21 22

DATE OF SURVEY 07/14/03

CERTIFICATE of SURVEYOR

I, RONALD G. WARREN, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OR 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 18 DAY OF Aug., 20 03.

RONALD G. WARREN, RLS 15629LS

MONTANA RONALD G. WARREN 15629LS LAND SURVEYOR

ROCKY MOUNTAIN SURVEYORS

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 25 DAY OF March 20 04.

Carol Clerk TREASURER

Sanders COUNTY, MONTANA

OWNER DATE OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF March, 20 04.

Jackie A. Doan
PRINTED NAME OF NOTARY

Jackie A. Doan
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Thompson Falls
MY COMMISSION EXPIRES January 27, 2007

LEGAL DESCRIPTIO

A METES AND BOUNDS DESCRIPTION OF THE EXTERIO AS SHOWN HEREON AS RILEY RANCH ESTATES – MA PORTION OF THE SE¼ OF SECTION 16, TOWNSHIP 20 SANDERS COUNTY, MONTANA, AND DESCRIBED AS FO

COMMENCING AT THE SE CORNER OF SAID SECTION CENTERLINE OF A 60' WIDE COUNTY ROADWAY EASEM THENCE S90°00'00"W ALONG SAID CENTERLINE, 418.3 N07°39'39"W, 225.36'; THENCE N86°19'19"E, 133.94 THENCE N00°03'13"E, 414.40'; THENCE S90°00'00"E BOUNDARY OF SAID SECTION 16; THENCE S00°03'13 TO THE POINT OF BEGINNING AND CONTAINING 7.467

ALL PARCELS ARE SUBJECT TO EASEMENTS AI

NOTES:
1. ALL UTILITIES SHALL BE PLACED UNDERGROUND
2. ALL LOT OWNERS SHALL CONTACT THE SANDERS NOXIOUS WEED AND REVEGETATION PLAN BEFORE AN

CERTIFICATE

THE COUNTY BOARD OF SANDERS COUNTY CERT EXAMINED THE SUBDIVI FOUND THAT IT CONFO APPROVES IT.

COMMISSIONER CHAIRM

COMMISSIONER

ATTEST:
COMMISSIONER
CLERK & RECORDER

DEQ MISC Covenants and Road Maintenan

1/4	SEC.	T
X	16	20

SANDER
PRINCIPAL MERIDIAN,