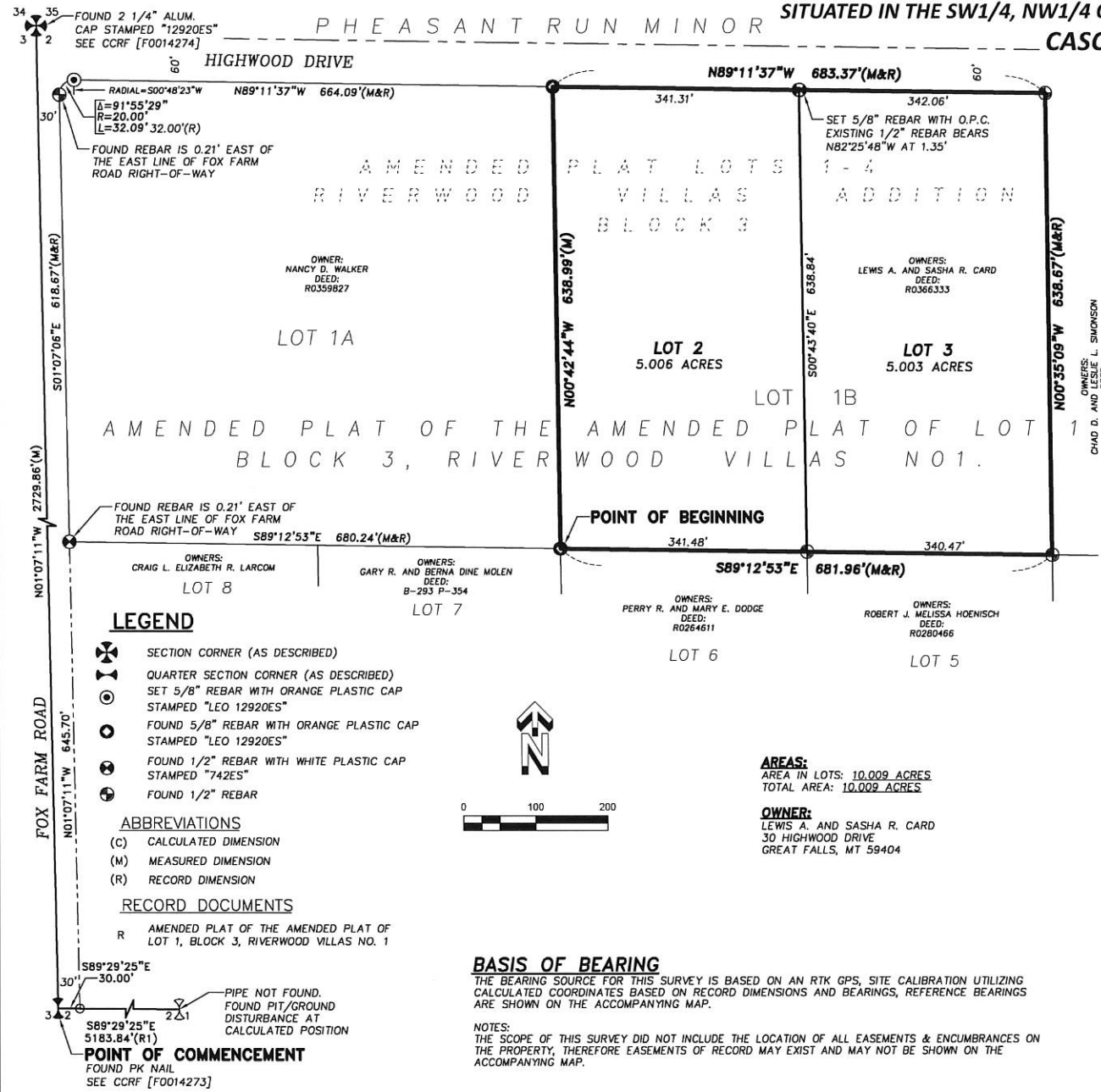


THE AMENDED PLAT OF LOT 1B

OF THE AMENDED PLAT OF THE AMENDED PLAT OF LOT 1, BLOCK 3, RIVERWOOD VILLAS NO. 1

SITUATED IN THE SW1/4, NW1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 3 EAST, P.M.M.
CASCADE COUNTY, MONTANA



CERTIFICATE OF SURVEY AND DEDICATION:

WE, THE UNDERSIGNED, OWNERS OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A PARCEL OF LAND BEING ALL OF LOT 1B, BLOCK 3, OF THE AMENDED PLAT OF THE AMENDED PLAT OF LOT 1, BLOCK 3, RIVERWOOD VILLAS NO. 1, SITUATED IN THE SW1/4 NW1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, T. 19 N., R. 3 E., P.M.M., WHICH IS A FOUND MAGNETIC NAIL AS PER C.C.R.F. [F0014273]; THENCE ALONG THE EAST-WEST MIDSECTION LINE OF SECTION 2, S89°29'25"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE FOR FOX FARM ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°07'11"W A DISTANCE OF 645.70 FEET TO AN ANGLE POINT; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF FOX FARM ROAD, S89°12'53"E A DISTANCE OF 680.24 FEET TO AN ANGLE POINT, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°12'53"E A DISTANCE OF 681.96 FEET TO AN ANGLE POINT; THENCE N00°35'09"W A DISTANCE OF 638.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWOOD DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°11'37"W A DISTANCE OF 683.37 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S00°42'44"E A DISTANCE OF 638.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 10.009 ACRES, AND;

NOTICE OF AGRICULTURAL ACTIVITIES:

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY, AND;

STATEMENT OF LIMITED PUBLIC SERVICES:

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY, AND;

WAIVER TO PROTEST RS/D:

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, WE, THE UNDERSIGNED OWNERS OF SAID PROPERTY, HEREBY WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS OR ANY ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEEES, TRANSFEREEES, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT, AND;

DECLARATION OF COVENANT:

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY LEWIS A. AND SASHA R. CARD, OWNERS AND SUBDIVIDERS.

WITNESSETH

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS LOT 1B, BLOCK 3, OF THE AMENDED PLAT OF LOT 1, BLOCK 3, RIVERWOOD VILLAS NO. 1, IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT. NOW THEREFORE, LEWIS A. AND SASHA R. CARD, OWNERS OF THE SUBJECT PROPERTY, HEREBY DECLARES THAT ALL OF THE PROPERTIES DESCRIBED ABOVE SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA; AND

DECLARATION OF IMPROVEMENTS GUARANTEE:

WE, THE UNDERSIGNED, OWNERS OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY, AND;

LEWIS A. CARD _____ DATE _____
SASHA R. CARD _____ DATE _____

ACKNOWLEDGED

STATE OF MONTANA) SS: _____
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, LEWIS A. AND SASHA R. CARD, KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:
PRINTED NAME: _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

CONSENT OF MORTGAGEE:
THE UNDERSIGNED MORTGAGEE DOES HEREBY JOIN IN AND CONSENT TO THE DIVISION OF LAND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2019

BY: _____
PRINTED NAME: _____

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (3) (d), M.C.A., THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DURING ITS REGULAR MEETING

HELD ON THE _____ DAY OF _____, 2019 DISPENSES WITH ANY PARK OR PLAYGROUND REQUIREMENTS.

CASCADE COUNTY COMMISSION _____ ATTEST: _____
CLERK & RECORDER, CASCADE COUNTY, MT.

CERTIFICATE OF COUNTY COMMISSION:

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE _____ DAY OF _____, 2019.

CHAIRPERSON, CASCADE COUNTY COMMISSION _____

ATTEST: _____
CASCADE COUNTY, CLERK & RECORDER

CERTIFICATE OF PLANNING BOARD:

WE, THE UNDERSIGNED, _____ CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND _____ PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2019.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD _____ PLANNING DIRECTOR,
CASCADE COUNTY PLANNING DIVISION _____

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, JIM REARDEN, PUBLIC SERVICE DIRECTOR FOR THE CITY OF GREAT FALLS, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, AND THE SURVEY IT REPRESENTS, AND FIND THE SAME CONFORMS TO REGULATIONS GOVERNING THE PLATTING OF LANDS, AND TO PRESENTLY PLATTED ADJACENT LAND, AS NEAR AS CIRCUMSTANCES WILL PERMIT, AND I HEREBY APPROVE THE SAME.

THE _____ DAY OF _____, 2019.

JIM REARDEN, PUBLIC SERVICE DIRECTOR, CITY OF GREAT FALLS, MONTANA

CERTIFICATE OF COUNTY TREASURER:

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED ON THE ACCOMPANYING CERTIFICATE OF SURVEY AND FIND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS LEVIED ON THE LAND BEING ADJUSTED HAVE BEEN PAID.

CASCADE COUNTY TREASURER _____ DATE _____
DEPUTY TREASURER _____ DATE _____

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTH OF MARCH 2019, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2019.



MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES

LEGEND

- ⊗ SECTION CORNER (AS DESCRIBED)
- ⊙ QUARTER SECTION CORNER (AS DESCRIBED)
- ⊕ SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- ⊖ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- ⊗ FOUND 1/2" REBAR WITH WHITE PLASTIC CAP STAMPED "742ES"
- ⊙ FOUND 1/2" REBAR

ABBREVIATIONS

- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

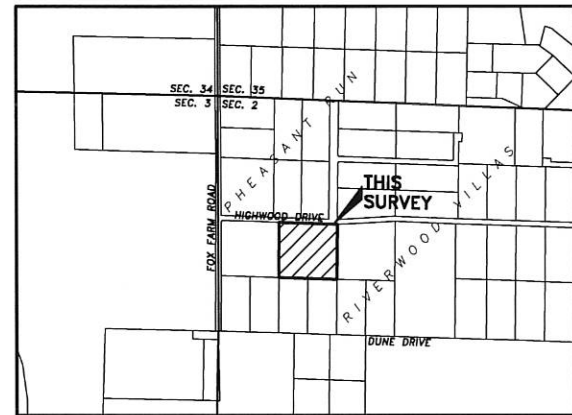
RECORD DOCUMENTS

- R AMENDED PLAT OF THE AMENDED PLAT OF LOT 1, BLOCK 3, RIVERWOOD VILLAS NO. 1

BASIS OF BEARING

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON AN RTK GPS, SITE CALIBRATION UTILIZING CALCULATED COORDINATES BASED ON RECORD DIMENSIONS AND BEARINGS, REFERENCE BEARINGS ARE SHOWN ON THE ACCOMPANYING MAP.

NOTES:
THE SCOPE OF THIS SURVEY DID NOT INCLUDE THE LOCATION OF ALL EASEMENTS & ENCUMBRANCES ON THE PROPERTY, THEREFORE EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.



T. 19 N., R. 03 E.
VICINITY MAP

SHEET TITLE: AMPL OF LOT 1B		
JOB NO.: 19H	DRAWING NAME: 19H-BASE	SHEET: 1 OF 1
FILE NO.:	DRAWN BY: CRB	DRAWING DATE: 4/26/19

bsc&e | **BIG SKY CIVIL & ENVIRONMENTAL, INC**

ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

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