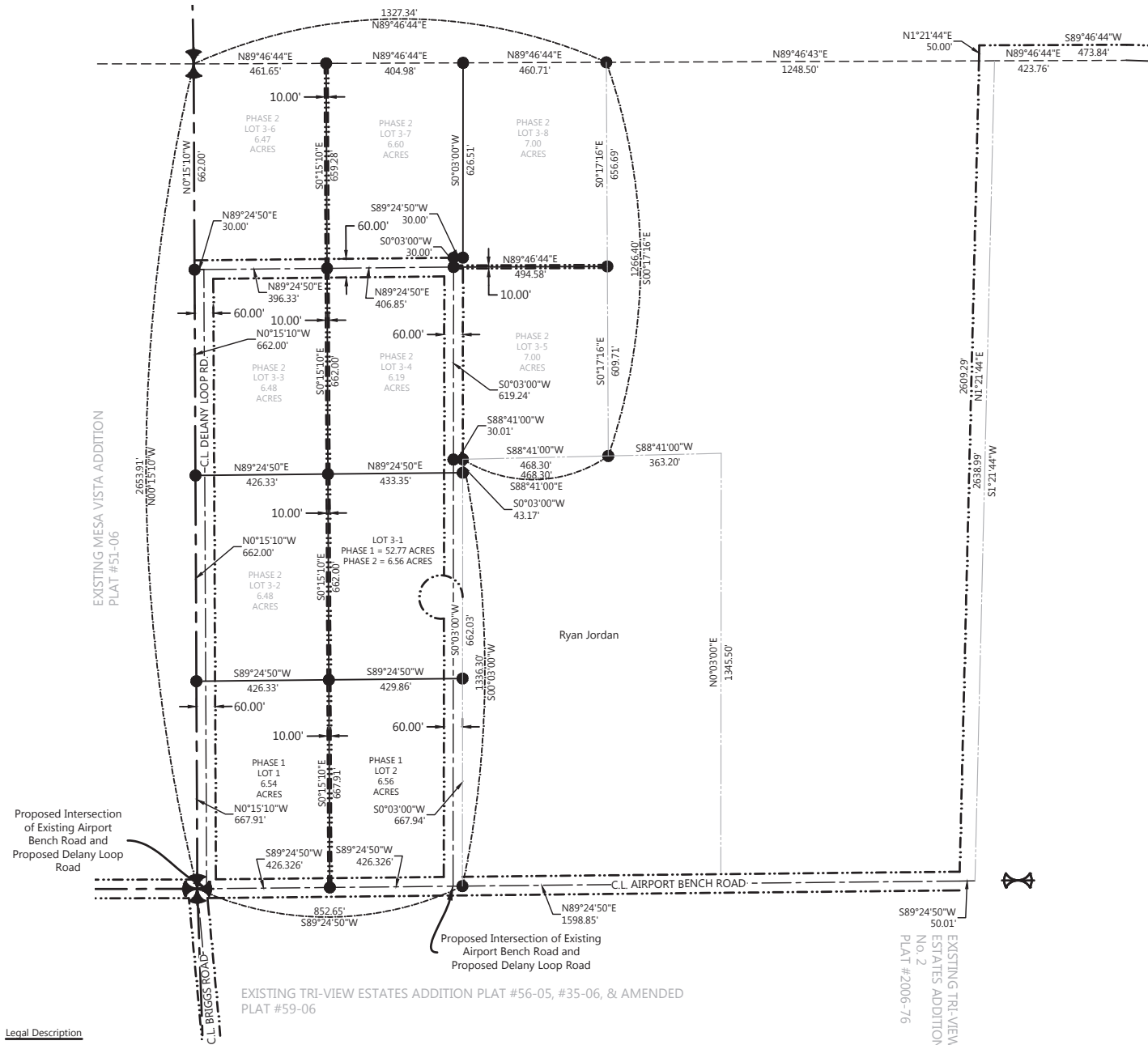


VICINITY MAP
Not To Scale

HUNTER'S HIDEAWAY ESTATES
Amended Plat of Tract No. 3 of Certificate of Survey #1963
Phased Development - Phase 1 Represents A 3 Lot Minor Subdivision
Situated in Tract No. 3 in the SW ¼ of the SW ¼ and the NW ¼ of the SW ¼
Section 13, Township 20 North, Range 02 East, P.M.M.
Cascade County, Montana
For: Kevin A. Dow
By: Jay Springer
March 2019 Scale: 1"=250'

Purpose of Survey

To create a 3 Lot Minor Subdivision during Phase 1 Development and to create a 10 Lot Major Subdivision during Phase 2 Development, this 10 Lot Major Subdivision (1) to be represented by the correct scaled size and shape, (2) to define by dimension the size and shape of the lots, (3) to specify by locative points relevant to the proper location of the lots.



VICINITY MAP
Not To Scale

Certificate of County Treasurer

State of Montana
County of Cascade

I hereby certify that the all real property taxes levied and special assessments assessed and levied on the land to be divided have been paid.

Cascade County Treasurer _____ Date _____

State Of Montana
County of Cascade

We here by certify that we have examined the attached amended plat and have found it to conform with the requirements of the State of Montana. It is therefore accepted and approved for filing with the Cascade County Clerk and Recorder.

Commissioner _____ Commissioner _____

Commissioner _____ Commissioner _____

Attest

Certificate of Filing by Clerk and Recorder

Filed for record on the ___ day of _____, 20___ at ___ O'clock ___M.

Cascade County Clerk and Recorder _____

Certificate of Property Owners

I, the undersigned property owners do hereby certify that the purpose of this division of land is to create a 3 Lot Minor Subdivision. furthermore, we certify that we are entitled to create this 3 Lot Minor Subdivision and that we are in compliance with all conditions imposed in the creation of this 3 Lot Minor Subdivision as specified in Section 76-3-609, M.C.A.

Kevin A. Dow _____ Date _____

State of Montana
County of Cascade

On this ___ day of _____, 20___ before me, the undersigned, a Notary Public for the State of Montana, personally appeared Kevin A. Dow, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year first above written.

Residing At _____ Signature of Notarial Officer _____

My Commission Expires _____ Printed Name of Notarial Officer _____

Survey

On the basis of my knowledge, information and belief, I certify that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in the State of Montana. I find that the premises described and marked as shown on the Subjoined Plat is in conformance with the Subdivision And Platting Act (Sec. 76-3-101 thru 76-3-614, M.C.A.) and the regulations pursuant thereto.

Jay P. Springer Professional Engineer & Land Surveyor (9929ES) _____ Date _____

Legal Description

Hunter's Hideaway Estates

Hunter's Hideaway Estates is an amendment to the Plat of Tract No. 3 of Certificate of Survey #1963 which is now amended to Lot 1, Lot 2, Lot 3-1, Lot 3-2, Lot 3-3, Lot 3-4, Lot 3-5, Lot 3-6, Lot 3-7, and Lot 3-8 which is a tract of land located in the SW ¼ of the SW ¼ and the NW ¼ of the SW ¼ of Section 13, Township 20 North, Range 02 East, P.M.M., Cascade County, State of Montana, and being more particularly described as follows:

Commencing at the section corner common to sections 13, 14, 23, and 24, said point being on the centerline of County Road Airport Bench Road and a found aluminum cap monument and the true Point of Beginning; Thence N00°15'10"W, along the section line common to sections 13 and 14, a distance of 2653.91 feet to a point, said point being the quarter corner common to sections 13 and 14 and a found aluminum cap monument; Thence N89°46'44"E, along the quarter section line common to the southwest quarter and the northwest quarter of section 13, a distance of 1327.34 feet to a point, said point being the northwest sixteenth corner common to the southwest quarter and the northwest quarter of section 13 and being a found plastic cap monument; Thence S00°17'16"E a distance of 1266.40 feet to a point, said point being a found iron pin; Thence S88°41'00"W a distance of 468.3 feet to a point, said point being a found iron pin; Thence S00°03'00"W a distance of 1336.30 feet to a point, said point being on the centerline of County Road Airport Bench Road; Thence S89°24'50"W, along the centerline of County Road Airport Bench Road, a distance of 852.65 feet to a point, said point being the section corner common to sections 13, 14, 23, and 24 and the true Point of Beginning.

Said Subdivision containing 2,869,303.57 square feet or 65.87 acres, and subject to all Right-Of-Ways, Easements, and Encumbrances of record or as apparent on the ground.

Phased Development

Phase 1 development consists of creating a total of 3 lots out of existing Tract No. 3 from C.O.S. #1963. Existing Tract No. 3 contains 65.87 total acres of agricultural land being developed during Phase 1 into 3 lots used for single family residences totaling 65.87 acres. Lot #1 containing 6.54 acres, Lot #2 containing 6.56 acres, and the remaining acreage in Tract No. 3 turning into Lot #3-1 containing 52.77 acres.

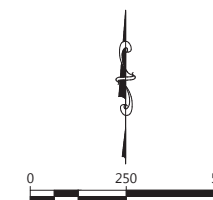
Phase 2 development consists of creating a total of 7 lots out of the created Lot #3-1 from Phase 1 Development. Lot #3-1 contains 52.77 total acres of agricultural land with one single-family residence existing on the property being developed during Phase 2 into 7 lots used for single family residences totaling 52.77 acres. Lot #3-1 containing 6.56 acres, Lot #3-2 containing 6.48 acres, Lot #3-3 containing 6.48 acres, Lot #3-4 containing 6.19 acres, Lot #3-5 containing 7.00 acres, Lot #3-6 containing 6.47 acres, Lot #3-7 containing 6.60 acres, and Lot #3-8 containing 7.00 acres.

Proposed Easements

An easement is granted for unrestricted use by the fire department, in perpetuity, of the water supply systems and fire suppression systems located within the subdivision

Proposed Infrastructure & Utilities

All proposed infrastructure and utilities are located on Sheet #2 titled Lot Layout, this information is not shown here for clarity.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MONTANA STATE PLANE COORDINATE SYSTEM. OBSERVATIONS WERE MADE USING SURVEY GRADE GPS.

LEGEND

- SECTION LINE
- - - QUARTER LINE
- - - SIXTEENTH LINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - CENTER LINE
- - - WATER LINE
- - - SEWER LINE
- ⊕ ¼ CORNER FOUND
- ⊙ ¼ CORNER SET
- ⊗ SECTION CORNER FOUND
- ⊗ SECTION CORNER SET
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- ⊗ FOUND RIGHT OF WAY MONUMENT
- × DENOTES CALCULATED POSITION

NO.	DATE	DESCRIPTION

MONTANA SURVEYING & CONSULTING, INC.
1301 Division Street, Billings, MT 59101 - 6050
Phone: 406-639-2217 Fax: 406-281-8258
email: info@meinc.com, web: www.meinc.com



HUNTER'S HIDEAWAY ESTATES
PRELIMINARY PLAT
GREAT FALLS, CASCADE COUNTY, MONTANA

JOB NO. 18-185
DATE: 2019-03-28
SHEET NO. 1 OF 1