

# RIVER BEND ESTATES MAJOR SUBDIVISION

SITUATED IN THE W<sup>1</sup>/<sub>2</sub> OF SEC. 34, T.20N., R.3E., P.M., CASCADE COUNTY, MONTANA

### CERTIFICATE OF COUNTY TREASURER:

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY PURSUANT TO SECTION 76-3-207(3), M.C.A., THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREIN, HAVE BEEN PAID.

COUNTY TREASURER OF CASCADE COUNTY, MONTANA

DATED

BY: \_\_\_\_\_  
DEPUTY

### CERTIFICATE OF COUNTY COMMISSION:

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS PLAT OF RIVER BEND ESTATES, AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

CASCADE COUNTY COMMISSIONER

ATTEST:  
CLERK AND RECORDER, CASCADE COUNTY, MONTANA

BY: \_\_\_\_\_  
DEPUTY

### 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 \_\_\_\_\_, 201\_\_.

CASCADE COUNTY COMMISSIONER

ATTEST:  
CLERK AND RECORDER, CASCADE COUNTY, MONTANA

BY: \_\_\_\_\_  
DEPUTY

### CERTIFICATE OF SURVEYOR:

I, DALE E. SCHAEFFER, ENGINEER SURVEYOR, MONTANA REGISTRATION NUMBER 5206, DO HEREBY CERTIFY THAT DURING THE MONTHS OF JULY AND AUGUST 2018, 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 \_\_\_\_\_, 201\_\_.

DALE E. SCHAEFFER, ENGINEER SURVEYOR, MT REGISTRATION NUMBER 5206

- #### LEGEND
- QUARTER SECTION CORNER AS NOTED
  - QUARTER SECTION CORNER STATE AS NOTED
  - EXISTING CORNER POSITION - STATUS AS NOTED
  - NEW CORNER POSITION - MONUMENT SET
  - NO-BUILD ZONE

### CERTIFICATE OF OWNER:

WE, RICK AND JUDY HIGGINS, THE UNDERSIGNED AUTHORIZED REPRESENTATIVES OF HIGGINS ENTERPRISES, OWNER OF THE SUBJECT PROPERTY DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:  
A PARCEL OF LAND SITUATED IN THE W<sup>1</sup>/<sub>2</sub> OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

Beginning at the West Quarter Section Corner of Section 34, T.20N., R.3E., P.M.M.T; thence S. 01°38'E., 5.71 feet to the center of Flood Road The True Point of Beginning; thence N. 56°31' E., 10.3 feet; thence N. 56°31' E., 500.7 feet along said centerline; thence N. 50°27' E., 287.9 feet along said centerline, thence N. 47°34' E., 413.4 feet along said centerline; thence N. 42°26' W., 30.0 feet to the west right of way limit of Flood Road; thence 148.31 feet along a 1489.13 radius curve with a chord bearing of N. 45° 26' E.; thence S. 42°25' E., 1165.4 feet; thence N. 89°51' E., 831.7 feet; thence S. 01°57'E., 648.7 feet; thence S. 01°57' E., 1946.6 feet to the South Quarter Section corner of Section 34, T. 20N., R.3E.; thence N. 89°58' W., 1875.4 feet; thence N. 89°58' W., 20.0 feet to the edge of the Missouri River; thence N. 18°41' W., 117.0 feet along said river; thence N. 43°51' W., 136.9 feet along said river; thence N. 64°03' W., 220.0 feet along said river; thence N. 78°37' W., 32.6 feet along said river; thence S. 85°30' W., 64.1 feet along said river; thence N. 80°53' W., 89.6 feet along said river; thence N. 76°35' W., 92.9 feet along said river; thence N. 88°12' W., 79.2 feet along said river; thence N. 71°18' W., 21.9 feet along said river; thence N. 85°54' W., 25.9 feet along said river; thence S. 84°44' W., 54.4 feet along said river; thence N. 01°38' W., 15.0 feet; thence N 01°38' W., 2219.5 feet to the True Point of Beginning of Tract of Record 1A containing 170.07 acres.

### DECLARATION OF COVENANT:

This declaration made on the date hereafter set forth, by Higgins Enterprises LTD., Owner and Subdivider.

### WITNESSETH:

That whereas, declarant is the owner of certain property known as River Bend Estates in Cascade County, State of Montana, which is described on the attached plat. Now therefore, Higgins Enterprises LTD, owner 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, successor 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, Rick and Judy Higgins, the undersigned authorized representatives of Higgins Enterprises LTD, owner 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

### UTILITY EASEMENTS PER THIS PLAT

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as 'Utility Easement' to have and to hold forever; and

### NOTICE OF AGRICULTURAL ACTIVITIES:

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

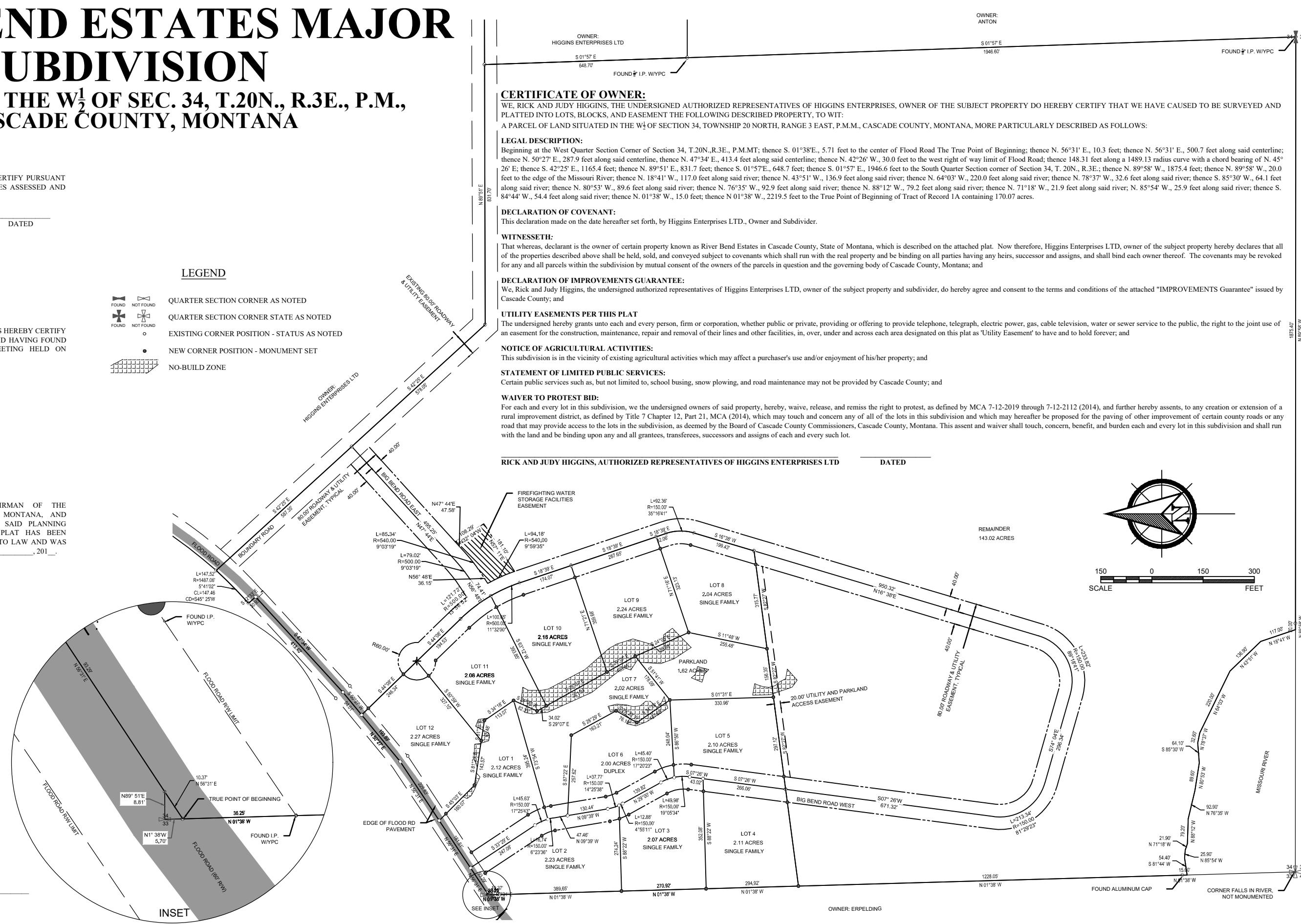
### STATEMENT OF LIMITED PUBLIC SERVICES:

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 BID:

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 MCA 7-12-2019 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, MCA (2014), which may touch and concern any of all of the lots in this subdivision and which may hereafter be proposed for the paving of other improvement of certain county roads or any road that may provide access to the lots in the 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 grantees, transferees, successors and assigns of each and every such lot.

RICK AND JUDY HIGGINS, AUTHORIZED REPRESENTATIVES OF HIGGINS ENTERPRISES LTD DATED



Jan 04, 2019 - 11:36am - P:\Great Falls\18-30 River Bend Estates\Preliminary Plat Application\Plat\18-30\_PreliminaryPlat.dwg

**SCHAEFFER ENGINEERING & SURVEYING**  
1708 22nd Ave South  
GREAT FALLS, MT 59405  
406-761-5402

PROJECT #	18-30
DRAWN BY	JRC
CHECKED BY	DES
ISSUE DATE	8/30/2018

**RIVER BEND ESTATES**  
HIGGINS ENTERPRISES LTD  
CASCADE COUNTY, MT  
PRELIMINARY PLAT

1/4	SEC.	T.	R.
34	20N	3E	
P.M. MONTANA, CASCADE Co.			

REVISIONS		
#	DATE	DESCRIPTION
1	10/8/2018	Sufficiency Review Update

SHEET  
**1 of 1**