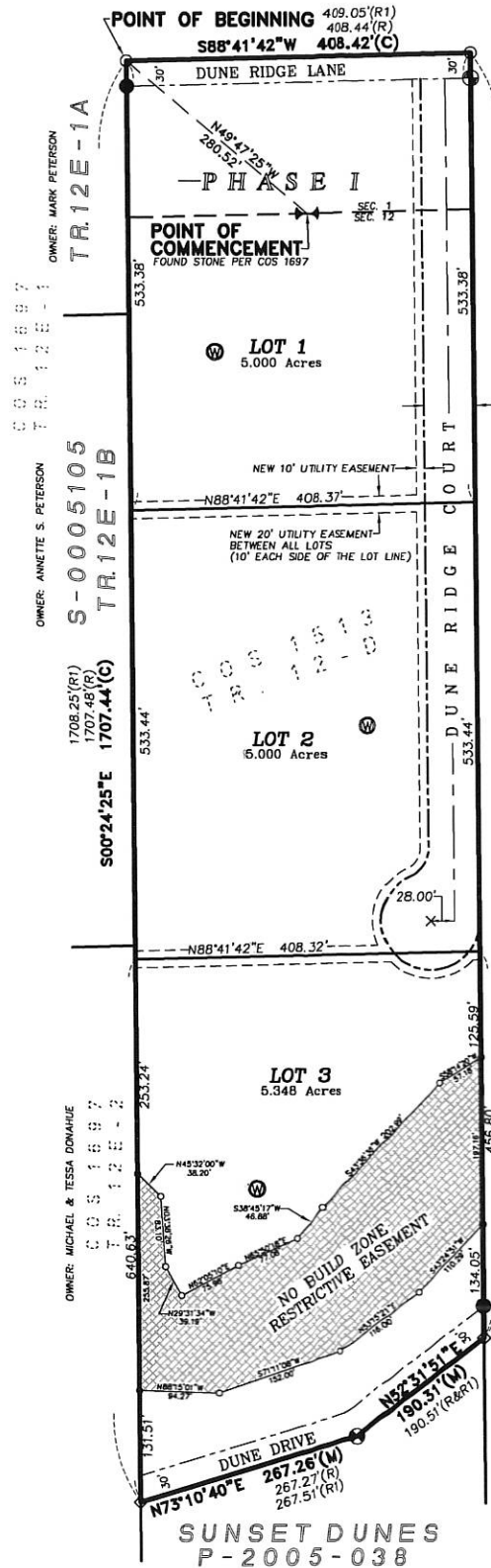


# A PRELIMINARY MINOR SUBDIVISION PLAT OF TAYLOR ADDITION

IN THE E1/2 E1/2 NW1/4 AND THE W1/2 W1/2 NW1/4 OF SECTION 12, AND THE SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 1 IN T. 19 N., R. 3 E., P.M.M.,  
CASCADE COUNTY, MONTANA



OWNER: ANNETTE S. PETERSON  
 TR. 12 E-1 B  
 S-0005105  
 TR. 12 E-1 B  
 1708.25'(R)  
 1707.48'(R)  
 1707.44'(C)  
 500'24'25"E  
 533.44'  
 1523.62'(C&R1)  
 1523.77'(R)  
 1523.77'(R)

- LEGEND**
- ⊕ QUARTER SECTION CORNER (AS DESCRIBED)
  - ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "720ES"
  - ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "9522S"
  - FOUND 5/8" REBAR
  - FOUND FOUND SPIKE IN ROAD
  - POSITION ONLY - NOTHING FOUND OR SET
  - ⊕ WELL - ESTIMATED TO BE 200' TO 300' DEEP
- ABBREVIATIONS**
- (M) MEASURED DIMENSION
  - (C) CALCULATED DIMENSION
  - (R) RECORD DIMENSION
- RECORD DOCUMENTS**
- R COS 1513
  - R1 PLAT P-2005-000038 PL



**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 EXISTING EASEMENT MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.

**CERTIFICATE OF OWNER:**

I, MICHELLE TAYLOR, OWNER OF THE SUBJECT PROPERTY SHOWN HEREON, CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

BEING TRACT 12-D OF CERTIFICATE OF SURVEY 1513, SITUATED IN THE E1/2 E1/2 NW1/4 AND THE W1/2 W1/2 NW1/4 OF SECTION 12, AND THE SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 1 IN T. 19 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, WHICH IS A FOUND STONE; THENCE N49°47'25"W A DISTANCE OF 280.52 FEET TO THE NORTHWEST CORNER OF TRACT 12-D OF CERTIFICATE OF SURVEY NUMBER 1513, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE WEST BOUNDARY OF TRACT 12-D, S00°24'25"E A DISTANCE OF 1707.44 FEET TO A POINT ON THE CENTERLINE OF AN EASEMENT FOR DUNE DRIVE; THENCE ALONG SAID CENTERLINE, N73°10'40"E A DISTANCE OF 267.26 FEET TO AN ANGLE POINT; THENCE N52°31'51"E A DISTANCE OF 190.31 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT 12-D; THENCE ALONG SAID EAST BOUNDARY, N00°24'06"W A DISTANCE OF 1523.62 FEET TO A POINT THAT LIES ON THE CENTERLINE OF AN EASEMENT FOR DUNE RIDGE LANE; THENCE ALONG SAID CENTERLINE, S88°41'42"W A DISTANCE OF 408.42 FEET THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; CONTAINING 15.348 ACRES

THE ABOVE DESCRIBED TRACTS OF LAND ARE TO BE KNOWN AND DESIGNATED AS THE TAYLOR ADDITION.

**NOTICE OF NO-BUILD ZONE (RESERVATION OF RESTRICTIVE EASEMENT):**

AS INDICATED ON THE ACCOMPANYING MAP, A PORTION OF LOT 3 EXCEEDS CURRENT SUBDIVISION REGULATIONS MAXIMUM 25% SLOPE FOR CONSTRUCTION REQUIREMENTS. THIS AREA, AS INDICATED, IS RESTRICTED TO NO CONSTRUCTION OF STRUCTURES.

**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, I THE UNDERSIGNED OWNER 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 AND/OR ANY OTHER 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, TRANSFEREES, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT; AND.

**DECLARATION OF COVENANT:**

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY MICHELLE TAYLOR, OWNER AND SUBDIVIDER.

WITNESSETH

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS THE TAYLOR ADDITION IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT. NOW THEREFORE, MICHELLE TAYLOR, 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, 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:**

I, MICHELLE TAYLOR, THE UNDERSIGNED 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, TELEGRAPHY, ELECTRIC POWER, GAS CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR 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 HOLD FOREVER; AND;

**REVOCATION OF AGRICULTURAL COVENANT:**

WHEREAS, THE SUBDIVISION AND PLATING ACT, M.C.A. 76-3-207(1)(c), PROVIDES FOR A COVENANT RUNNING WITH THE LAND THAT THE DIVIDED LAND WILL BE USED EXCLUSIVELY FOR AGRICULTURAL PURPOSES; AND

WHEREAS, THE SUBDIVISION AND PLATING ACT ALSO PROVIDES FOR REVOCATION OF THE AGRICULTURAL COVENANT ONLY BY MUTUAL CONSENT OF THE GOVERNING BODY AND THE PROPERTY OWNER.

NOW THEREFORE BE IT RESOLVED THAT:

THE CASCADE COUNTY COMMISSIONERS AND THE PROPERTY OWNER MUTUALLY AGREE THAT, UPON SIGNING AND FILING OF THE SUBDIVISION PLAT, THE AGRICULTURAL COVENANT ON THE PROPERTY DESCRIBED ABOVE IS HEREBY REVOKED.

MICHELLE TAYLOR, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF MONTANA) \_\_\_\_\_  
 COUNTY OF CASCADE) \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, MICHELLE TAYLOR, KNOWN TO ME 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, STATE OF MONTANA \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

**CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND**

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (3) (E), 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 TREASURER**

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED WITHIN THE ACCOMPANYING PLAT PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., AND THAT NO REAL PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED ON THE LAND ENCOMPASSED BY TAYLOR ADDITION MINOR SUBDIVISION, ARE DELINQUENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

JAMIE BAILEY, CASCADE COUNTY TREASURER \_\_\_\_\_ DEPUTY TREASURER \_\_\_\_\_

**CERTIFICATE OF PLANNING BOARD**

I, THE UNDERSIGNED \_\_\_\_\_ CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND BRIAN CLIFTON, 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 \_\_\_\_\_ BRIAN CLIFTON, PLANNING DIRECTOR, CASCADE COUNTY PLANNING DIVISION \_\_\_\_\_

**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 \_\_\_\_\_

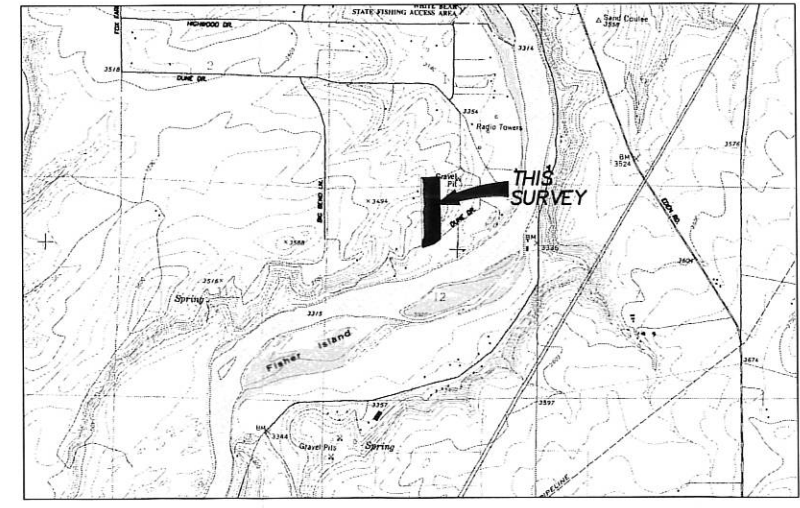
**CERTIFICATE OF SURVEYOR:**

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF NOVEMBER 2017 AND [DATE] 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 \_\_\_\_\_, 2019.



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



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

SHEET TITLE: PRELIMINARY SUBDIVISION PLAT			
JOB NO: 17BL	DRAWING NAME: 17BL-LEGAL	SHEET: 1 OF 1	
FILE NO:	DRAWN BY: MPL	DRAWING DATE: 2-4-18	

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

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