

PRELIMINARY PLAT OF GLENWOOD 1

OWNER OF RECORD:
BELL DAVID M AND KARA T

SUBDIVIDER:
BELL DAVID M AND KARA T

TOTAL SUBDIVISION AREA:
40.34 ACRES (GROSS & NET)

A SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO REMOVE THE AGRICULTURAL RESTRICTION FROM LOT 1.

CERTIFICATE OF OWNERS

I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE TRACT OF LAND SHOWN BY THE ATTACHED MINOR PLAT, AND DESIGNATED AS THE MINOR PLAT OF GLENWOOD 1, A SUBDIVISION LOCATED IN THE W1/2 SE1/4, SECTION 24, T.20N., R.04E., P.M.M.T, CASCADE COUNTY, MONTANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 24, T.20 N, R.04E, P.M.M.T, CASCADE COUNTY, MONTANA; THENCE N0°48'50"W, A DISTANCE OF 1891.15 FEET TO A POINT; THENCE S63°15'58"E, A DISTANCE OF 113.50 FEET TO A POINT; THENCE S64°57'01.7"E, A DISTANCE OF 1094.58 FEET TO A POINT; THENCE S0°42'26"E, A DISTANCE OF 1352.65 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 24 AND 25, T.20 N, R.04E, P.M.M.T, CASCADE COUNTY, MONTANA; THENCE S88°43'53"W, A DISTANCE OF 1089.13 ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 40.34 ACRES MORE OR LESS.

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, ELECTRIC POWER, GAS, CABLE TELEVISION, WIRED BROADBAND, 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.

DECLARATION OF COVENANT

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH BY DAVID AND KARA BELL, HEREBY DECLARES THAT THE PROPERTY DESCRIBED HEREIN SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO THE COVENANT TO BE FILED WITH THIS PLAT 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 COVENANT MAY BE REVOKED FOR ANY OR ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY.

DAVID AND KARA BELL

BY _____
DAVID AND KARA BELL

STATE OF MONTANA)
COUNTY OF CASCADE) :SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022, BY _____ AS AN AUTHORIZED AGENT OF OWNER.

SS _____

CERTIFICATE OF CASCADE COUNTY 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 OF GLENWOOD 1, A SUBDIVISION IN CASCADE COUNTY, MONTANA, HAS BEEN EXAMINED BY THEM AND WAS FOUND TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2022.

BY _____ DATE _____
CHAIRMAN, CASCADE COUNTY PLANNING BOARD

BY _____ DATE _____
PLANNING DIRECTOR, CASCADE COUNTY PLANNING DEPARTMENT

CERTIFICATE OF CASCADE COUNTY COMMISSION

I, THE UNDERSIGNED _____, CHAIRMAN OF THE CASCADE COUNTY COMMISSION, CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GLENWOOD 1, A SUBDIVISION IN CASCADE COUNTY, MONTANA, HAS BEEN EXAMINED BY THEM AND WAS FOUND TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2022.

BY _____ DATE _____
CHAIRMAN, CASCADE COUNTY COMMISSION

CERTIFICATE OF CASCADE COUNTY TREASURER

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

BY _____ DATE _____
DIANE HEIKKILA, COUNTY TREASURER

RURAL SPECIAL IMPROVEMENT DISTRICT WAIVER

GLENWOOD 1 SUBDIVISION WAIVES THE RIGHT TO PROTEST THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT OR ROAD IMPROVEMENT DISTRICT.

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.

NOTICE OF AGRICULTURAL ACTIVITIES

TAKE NOTICE THAT ALL PROSPECTIVE PURCHASERS OF LAND IN 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.



STATEMENT OF ARCHAEOLOGICAL, HISTORIC OR PALEONTOLOGY SITES

IF ANY ARCHAEOLOGICAL, HISTORIC OR PALEONTOLOGY SITES ARE DISCOVERED DURING ROAD, UTILITY, OR BUILDING CONSTRUCTION, ALL WORK SHALL CEASE AND THE STATE HISTORIC PRESERVATION OFFICE SHALL BE CONTACTED TO DETERMINE IF THE FIND CONSTITUTES A CULTURAL RESOURCE AND IF ANY MITIGATION OR DURATION IS APPROPRIATE.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE DATE SHOWN HEREON.

BY _____ DATE _____
MICHAEL D. SHAYLOR, PLS
MONTANA REGISTRATION NO. 19110 LS

 WOTH ENGINEERING, INC. ENGINEERS & SURVEYORS <small>405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1955 3880 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-6555 WWW.WOTHENG.COM</small>	1/4	SECTION	TOWNSHIP	RANGE	<small>PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY, MONTANA WEI JOB#: 2119 DRAWN: RLO QA: MDS DATE: APRIL 18, 2022 FILENAME: PLAT.DWG SHEET 1 OF 1</small>
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