

**PLAT
OF
PANORAMA TERRACE SUBDIVISION**
LOCATED IN GOVERNMENT LOTS 1, 2 AND 7, SECTION 4, T. 20 N., R. 27 W., P.M.M.,
SANDERS COUNTY, MONTANA

WE, THE UNDERSIGNED HEREBY DESIGNATE THIS PLAT AND SUBDIVISION TO BE KNOWN AS "PANORAMA TERRACE SUBDIVISION".

A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 1, 2 AND 7, SECTION 4, TOWNSHIP 20 NORTH, RANGE 27 WEST, P.M.M., SANDERS COUNTY, MONTANA, BEING A PORTION OF LAND AS SHOWN UPON CERTIFICATE OF SURVEY NUMBER 1283, AS RECORDED IN SANDERS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 3 AND 4, TOWNSHIP 20 NORTH, RANGE 27 WEST, P.M.M., THENCE THE FOLLOWING SEVEN COURSES UPON THE EXTERIOR BOUNDARY OF A TRACT OF LAND AS SHOWN UPON CERTIFICATE OF SURVEY NUMBER 1283, AS RECORDED IN SANDERS COUNTY, 800'14'41"E, 136.33 FEET; THENCE S00'14'41"E, 35.43 FEET; TO THE LOW WIDTH MEASURED LINE OF THE CLUMP FORE OF THE COLUMBER THENCE THE FOLLOWING FIVE COURSES UPON SAID LOW WIDTH MEASURED LINE, N78°04'37"W, 140.03 FEET; THENCE N82°04'37"W, 45.37 FEET; THENCE N78°35'43"W, 84.23 FEET; THENCE N02°24'44"W, 247.79 FEET; THENCE N82°11'40"W, 291.83 FEET; THENCE N02°14'41"W, 308.89 FEET; THENCE N02°14'41"W, 62.78 FEET; THENCE N81°04'02"W, 30.65 FEET; THENCE N02°00'00"E, 237.29 FEET; THENCE A00°00'00"E, 148.18 FEET; THENCE N85°17'24"W, 447.09 FEET; TO A POINT OF CURVATURE THENCE UPON SAID CURVE IN A NORTHWESTERLY DIRECTION 534.83 FEET, HAVING A RADIUS OF 608.00 FEET AND A CENTRAL ANGLE OF 0°17'13", BEING CONVERSE TO THE SOUTHWEST, THENCE N02°25'23"E, 400.9 FEET; THENCE S62°34'37"E, 1138.88 FEET; TO THE EASTERLY BOUNDARY OF SAID TRACT THENCE S00'14'41"E, 1003.84 FEET, UPON SAID EASTERLY BOUNDARY, TO THE POINT OF BEGINNING, CONTAINING 25.37 ACRES, SUBJECT TO ALL EASEMENTS AND/OR RESERVATIONS AND/OR RESTRICTIONS EXISTING, SHOWN ON OF RECORD.

WE, THE UNDERSIGNED HEREBY GRANT UNTO EACH PUBLIC UTILITY, PROMISING OR OFFERING TO PROVIDE TELEPHONE, TELEVISION, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND RELOCATION OF THEIR LINES AND UTILITY FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

WE, THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE PREVIOUSLY APPROVED PRELIMINARY PLAT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS
THIS 27th DAY OF May, 2008

55 John N. Lawyer
LAWYER NURSERY INC.
JOHN N. LAWYER - PRESIDENT
55 Nicholas P. Lawyer
LAWYER NURSERY INC.
NICHOLAS P. LAWYER - SECRETARY



ACKNOWLEDGMENT

STATE OF MONTANA
COUNTY OF SANDERS

ON THIS 27th DAY OF May, 2008, BEFORE ME, PERSONALLY APPEARED JOHN N. LAWYER, PRESIDENT & NICHOLAS P. LAWYER, SECRETARY OF LAWYER NURSERY INC., TO ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST LAST ABOVE WRITTEN.

Robert E. Virell
SIGNATURE
Robert E. Virell
PRINTED NAME
NOTARY PUBLIC IN AND FOR THE STATE OF MONTANA
RECEIVED AT _____ IN THE COUNTY OF _____
MY COMMISSION EXPIRES 12/31/2011



SUBDIVISION STATEMENT

I HEREBY STATE THAT THIS SUBDIVISION PLAT IS A REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF JULY 2007.

BY: Donald D. Neam 11-01-2008
DONALD D. NEAM, PLS 8037
FOR DAKA, P.C. DATE

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.



CERTIFICATE OF EXAMINING LAND SURVEYOR

APPROVED THIS 7th DAY OF May, 2008

Robert J. Hancock
SANDERS COUNTY EXAMINING LAND SURVEYOR
REGISTRATION NO. 15059 LS

FINAL APPROVAL OF THE SUBDIVISION PLAT HAS BEEN GRANTED BY:

Donald D. Neam May 8 2008
SANDERS COUNTY PLANNER DATE

D&D Recorder
SANDERS COUNTY HEALTH DEPARTMENT DATE

CERTIFICATE OF COUNTY TREASURER

INTO THIS 7th DAY OF May, 2008
Donald D. Neam
SANDERS COUNTY, MONTANA TREASURER

CERTIFICATE OF PLAT APPROVAL

Carol Benton 5/7/08
CLERK DATE

Robert J. Hancock 5/6/08
COMMISSIONER DATE

Harold T. Lewis 5/7-08
COMMISSIONER DATE

ATTEST:
Donald D. Neam
SANDERS COUNTY, MONTANA CLERK AND RECORDER

CERTIFICATE OF CLERK AND RECORDER

STATE OF MONTANA }
COUNTY OF SANDERS }
STATE BOOK NUMBER _____
PAGE OF SEVERAL ENTRIES _____
RECORDS DEPARTMENT PLAT 202-2008-018
PLAT NUMBER _____
SEE RULES
THIS INSTRUMENT WAS FILED IN THE PL. ROOM OF THIS
SANDERS COUNTY CLERK AND RECORDER

FEE \$ 11.00

REG. INSTRUMENT - BOOK #121
CORRECTED INSTRUMENT - BOOK #122
RECORD INSTRUMENT - BOOK #123
NO CLERK TO WRITE INSTRUMENT - BOOK #124
INSTRUMENT INDEX - BOOK #125

D&D, P.C.
CONSULTING ENGINEERS AND SURVEYORS
227 West Park Street, Helena, MT 59601
PH: (406) 443-1111

**OWNER/DEVELOPER
LAWYER NURSERY INC.**

APRIL 2008

1/4	SEC. 4	T. 20 N.	R. 27 W.
SHEET 2 OF 2			
COUNTY OF SANDERS			
PRINCIPAL, MONTANA, 4/20/08			