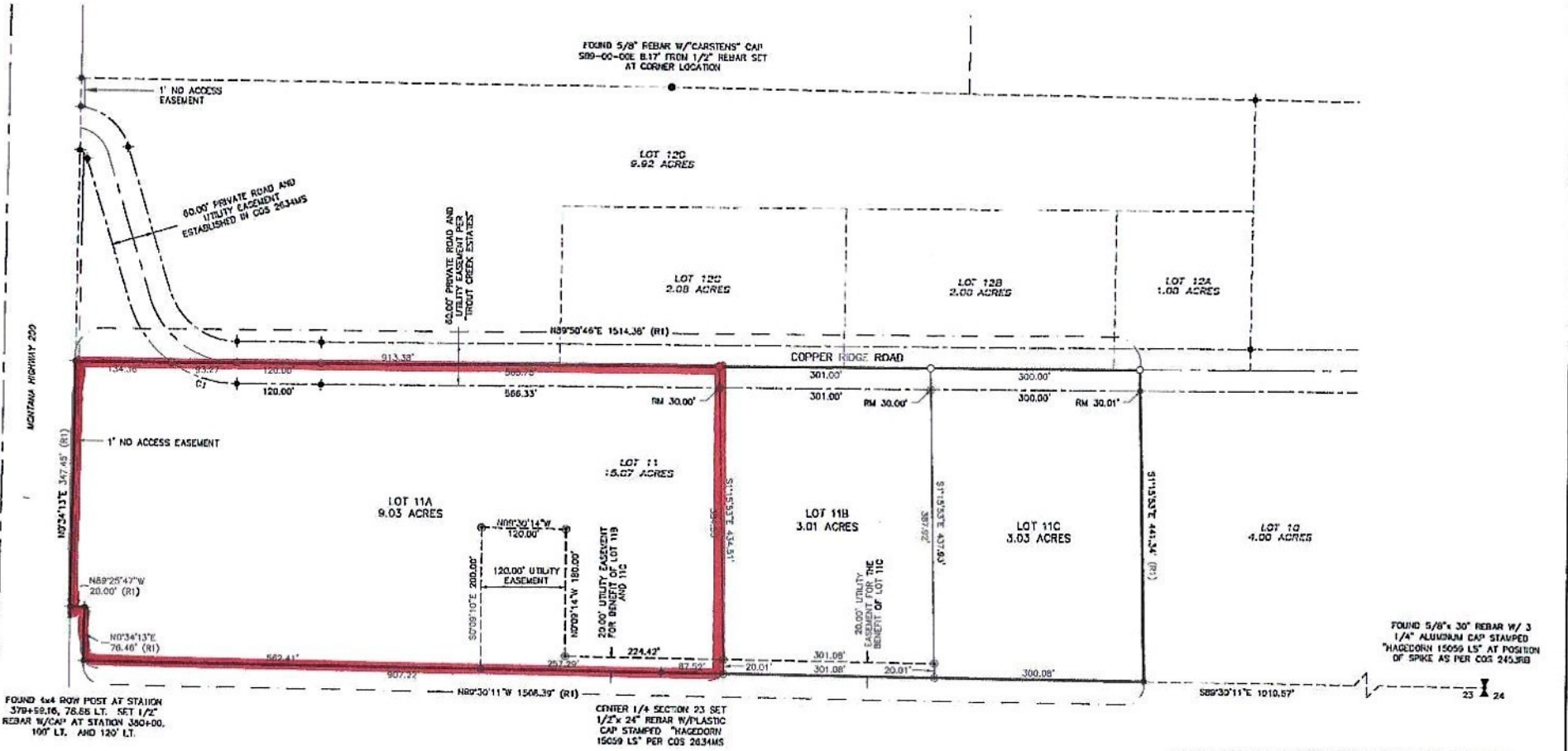
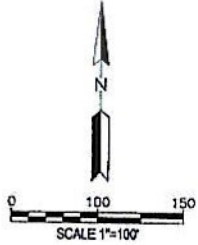


FINAL PLAT

"AMENDED LOT 11 OF TROUT CREEK ESTATES"  
 A MINOR SUBDIVISION IN THE NW1/4 AND THE NE1/4  
 OF SECTION 23, T.25N., R.32W., P.M.M.,  
 SANDERS COUNTY, MONTANA  
 THIS SURVEY WAS PREPARED AT THE REQUEST OF NICK ZAVOIANU IN JUNE 2021.

- LEGEND**
- ✕ INDICATES 1/2" X 24" IRON ROD WITH A PLASTIC CAP STAMPED "HAGEDORN 15059 LS" FOUND
  - ✦ INDICATES 1/2" X 24" IRON ROD WITH A PLASTIC CAP STAMPED "HAGEDORN 15421LS" FOUND
  - ⊙ INDICATES 1/2" X 24" IRON ROD WITH A PLASTIC CAP STAMPED "HAGEDORN 16421LS" SET
  - INDICATES CALCULATED POSITION
  - RI TROUT CREEK ESTATES (HAGEDORN)



FOUND 6x4 ROW POST AT STATION 379+58.16, 76.55 LT. SET 1/2" REBAR W/CAP AT STATION 380+00, 100' LT. AND 120' LT.

CORNER 1/4 SECTION 23 SET 1/2" X 24" REBAR W/PLASTIC CAP STAMPED "HAGEDORN 15059 LS" PER COS 2634MS

FOUND 5/8" X 30" REBAR W/ 3 1/4" ALUMINUM CAP STAMPED "HAGEDORN 15059 LS" AT POSITION OF SPIKE AS PER COS 2453MS

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	99.58	160.00	35°39'33"	S72°19'28"E	97.98



9-15-22

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

COS# 3823ms

**MOUNTAIN PLAINS LLC**

ENGINEERING, LAND SURVEYING & UTILITY LOCATING  
 108 PEARL ST.  
 THOMPSON FALLS, MT 59873  
 Phone # (406) 493-2581  
 WWW.MTNPLAINS.COM

SCALE: 1" = 100'	DRAWN BY: ARH	CHECKED BY: TAH
DATE: 08-16-22	CALC. BY: TAH	
JOB NO.: 000298		

SHEET 2 OF 2

CERTIFICATE OF DEDICATION --FINAL PLAT:  
WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY TO WIT:

THAT PORTION OF THE NW1/4 AND THE NE1/4 OF SECTION 23, T.25N., R.32W., P.M.M., SANDERS COUNTY, MONTANA DESCRIBED AS FOLLOWS:

LOT 11 OF TROUT CREEK ESTATES ACCORDING TO THE PLAT THEREOF FILED IN THE CLERK AND RECORDERS OFFICE OF SANDERS COUNTY, MONTANA, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

THE ABOVE TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS "AMENDED LOT 11 OF TROUT CREEK ESTATES"

DATED THIS 22 DAY OF ~~SEPTEMBER~~ 2022

NICK ZAVOIANU

OWNER

*Nick Zavoianu*  
(SIGNATURE)

REBECCA ZAVOIANU

OWNER

*Rebecca Zavoianu*  
(SIGNATURE)

STATE OF MONTANA  
COUNTY OF SANDERS

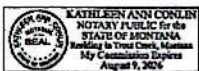
SUBSCRIBED BEFORE ME THIS 22nd DAY OF September 2022 BY

Nick Zavoianu

OWNER

Rebecca Zavoianu

OWNER



Kathleen Ann Conlin  
NOTARY PUBLIC FOR THE STATE OF MONTANA

CERTIFICATE OF WAIVER OF PARKLAND DEDICATION AND ACCEPTANCE OF CASH IN LIEU THEREOF  
I, Lisa Wadsworth, CLERK AND RECORDER OF THE COUNTY OF Sanders, MONTANA DO CERTIFY THE FOLLOWING ORDER WAS MADE BY THE COUNTY COMMISSIONERS OF SANDERS COUNTY AT A MEETING HELD ON THE 26TH DAY OF JULY, 2022, AND ENTERED INTO THE PROCEEDINGS OF SAID BODY TO WIT: "INASMUCH AS THE DEDICATION OF PARKLAND WITHIN THE PLATTED AREA OF AMENDED LOT 11 OF TROUT CREEK ESTATES, A MINOR SUBDIVISION, WHICH BY DEFINITION CONTAINS NO PARKS OR PLAYGROUNDS, AND THAT FOR OTHER REASONS MAY BE UNDESIRABLE, THE COUNTY COMMISSIONERS OF SANDERS COUNTY HEREBY ORDERS THAT CASH IN LIEU OF PARKLAND BE ACCEPTED IN THE AMOUNT OF (\$ 22,149.48 ) AS HEREIN DESCRIBED IN ACCORDANCE WITH 76-3-606(2), M.C.A.

DATED THIS 13 DAY OF April, 2023.

Lisa Wadsworth *clerk*  
COUNTY CLERK AND RECORDER

CERTIFICATE OF SURVEYOR - FINAL PLAT  
STATE OF MONTANA

COUNTY OF SANDERS } SS.

I, TIMOTHY A. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF "AMENDED LOT 11 OF TROUT CREEK ESTATES", THAT SUCH SURVEY WAS MADE ON OR ABOUT 2-14-22; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

DATED THIS 15th DAY OF September, 2022

Timothy A. Hagedorn  
TIMOTHY A. HAGEDORN 16421 LS



NOTES/CONDITIONS:

1. THIS SUBDIVISION MUST PARTICIPATE IN MAINTENANCE, DUST MITIGATION, AND FLOWING OF COPPER RIDGE RD., INCLUDING THE AREA WHERE MAILBOXES ARE LOCATED.
2. LIVING WITH WILDLIFE GUIDELINES: (PER WWW.FWP.MT.GOV)
  - 2.1. REMOVE ATTRACTANTS BY STORING GARBAGE IN BEAR PROOF CONTAINERS OR INSIDE A SECURE BUILDING;
  - 2.2. GRILLS, SMOKER, ETC. SHOULD BE THOROUGHLY WASHED OR STORED INSIDE A SECURE BUILDING;
  - 2.3. DON'T LEAVE CAT/DOG FOOD OUT OVERNIGHT;
  - 2.4. BIRDSEED, SUET, AND SUGAR IN HUMMINGBIRD FEEDERS ARE ATTRACTANTS. USE SEASONALLY AND REMOVE IF BEAR ARE IN THE AREA;
  - 2.5. CHICKEN COOP'S, FRUIT TREES, COMPOST PILES, GARDENS AND APIARIES MAY REQUIRE ELECTRIC FENCING TO DETER BEAR.
  - 2.6. ADDITIONAL INFORMATION CAN BE FOUND ON SANDERS COUNTY LAND SERVICES DEPARTMENT PAGE: [HTTPS://CO.SANDERS.MT.US/DEPARTMENTS/LAND-SERVICES/](https://co.sanders.mt.us/departments/land-services/)

FINAL PLAT

"AMENDED LOT 11 OF TROUT CREEK ESTATES"

A MINOR SUBDIVISION IN THE NW1/4 AND THE NE1/4 OF SECTION 23, T.25N., R.32W., P.M.M., SANDERS COUNTY, MONTANA

THIS SURVEY WAS PREPARED AT THE REQUEST OF NICK ZAVOIANU IN JUNE 2021.

CERTIFICATE OF FINAL PLAT APPROVAL -- COUNTY  
THE COUNTY COMMISSION OF SANDERS COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT.

THIS 12th DAY OF April, 2023

Christy D. Cox

PRESIDING OFFICER

Steve Hill

MEMBER

Don B. Rowan

MEMBER

ATTEST:

Lisa Wadsworth *clerk*  
CLERK AND RECORDER  
SANDERS COUNTY, MONTANA  
*By Lisa Wadsworth*

CERTIFICATE OF EXAMINING SURVEYOR

APPROVED THIS 20th DAY OF September 2022.

Ronald W. Warren  
MONTANA EXAMINING LAND SURVEYOR

LICENCE No. 15629 LS

CERTIFICATE OF LAND SERVICES

APPROVED THIS 13th DAY OF April, 2023

William J. Morrison  
SANDERS COUNTY LAND SERVICES

CERTIFICATE OF ENVIRONMENTAL HEALTH DEPARTMENT:

APPROVED THIS 5 DAY OF April, 2023

Shawn J. In  
SANDERS COUNTY ENVIRONMENTAL HEALTH

EQ# 22-2668

DEQ - MISC #8080  
PRELIMINARY APP - MISC #8081  
WEED PLAN - MISC #8082

COS # 3823MS

CERTIFICATE OF COUNTY TREASURER  
I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREON AND ENCOMPASSED BY THE PROPOSED "AMENDED LOT 11 OF TROUT CREEK ESTATES" SUBDIVISION HAVE BEEN PAID:

DATED THIS 15th DAY OF April, 2023

Leslie Breitenbach *Deputy*  
TREASURER, SANDERS COUNTY, MONTANA

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

329016 MINOR SUBDIVISION SURVEY COS: 3823  
STATE OF MONTANA SANDERS COUNTY  
RECORDED: 4/13/2023 2:35 PM  
Lisa Wadsworth Clerk and Recorder  
FEE: \$26.00 BY: [Signature]  
Return To: MOUNTAIN PLAINS LLC

ENGINEERING, LAND SURVEYING & UTILITY LOCATING  
108 PEARL ST.  
THOMPSON FALLS, MT 59873  
Phone & (406) 493-2581  
WWW.MTPLAINS.COM

SCALE: 1" = 100'  
DATE: 08-18-22  
JOB NO.: 008098  
CALC. BY: TAN  
DRAWN BY: AMH  
CHECKED BY: TAN  
SHEET 1 OF 2