

NORTH SHORE ESTATES III

A MAJOR SUBDIVISION LOCATED IN GOV'T. LOT 3, AND THE SW⁴SW⁴ OF SECTION 13, AND GOV'T. LOT 4, OF SECTION 24, ALL IN T 21 N, R 29W, P.M.M., SANDERS CO., MONTANA.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN GOV'T. LOT 3 AND THE SW⁴SW⁴ OF SECTION 13, AND IN GOV'T. LOT 4 OF SECTION 24, ALL IN T 21 N, R 29W, P.M.M. AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE S 00° 22' 17" W, 102.40; THENCE N 59° 29' 17" E, 16.10 TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHWEST CORNER OF SECTION 24; THENCE S 89° 59' 17" E, 437.84; THENCE N 03° 11' 17" E, 204.40; THENCE S 48° 02' 17" E, 278.30; THENCE S 00° 22' 17" E, 270.50; THENCE N 40° 50' 17" E, 103.24; THENCE N 03° 11' 17" E, 211.00; THENCE N 03° 11' 17" E, 103.24; THENCE N 03° 11' 17" E, 463.20; THENCE N 30° 38' 17" E, 610.00; THENCE N 42° 34' 17" E, 157.42; THENCE N 40° 48' 17" E, 102.70; THENCE N 48° 17' 17" E, 100.48 TO THE BUNNINGTON NORTHERN RAILROAD R/W; THENCE ALONG SAID R/W, S 77° 04' 17" E, 75.50; THENCE ALONG SAID R/W ON A 206.475 RADIUS CURVE TO THE RIGHT, IN AN ARC DISTANCE OF 783.50; THENCE S 08° 20' 17" E, 130.50; THENCE ALONG A 90° RADIUS CURVE TO THE LEFT, IN AN ARC DISTANCE OF 36.50; THENCE S 64° 42' 17" W, 616.83; THENCE ALONG A 418.9' RADIUS CURVE TO THE RIGHT, IN AN ARC DISTANCE OF 98.24; THENCE S 47° 24' 17" E, 641.87; THENCE S 48° 02' 17" E, 100.00; THENCE ALONG A 400.00' RADIUS CURVE TO THE RIGHT, 574.85; THENCE S 30° 38' 17" W, 260.37; THENCE S 30° 38' 17" E, 200.04 TO THE POINT OF BEGINNING AND CONTAINING 21.891 ACRES.

CERTIFICATE OF DEDICATION - OWNER

WE, THE UNDERSIGNED PROPERTY OWNERS, CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND A COMMON AREA, THE LAND AS SHOWN TO BE KNOWN AS NORTH SHORE ESTATES III, A MAJOR SUBDIVISION, AND THE COMMON AREA BE DEDICATED TO THE NORTH SHORE ESTATES PROPERTY OWNER'S ASSOCIATION.

Thomas A. Wanner
 Thomas A. WANNER
 OWNER & DRIVER

James Donald Stover
 James Donald Stover
 OWNER & DRIVER

CERTIFICATE OF PLAT APPROVAL

THE COUNTY BOARD OF COMMISSIONERS OF SANDERS COUNTY CERTIFIES THAT IT HAS EXAMINED THIS MAJOR SUBDIVISION PLAT, AND HAVING FOUND THAT IT CONFORMS TO THE LAW, APPROVES IT AND ACCEPTS ITS DEDICATION.

John White
 John White
 COUNTY CLERK

James Donald Stover
 James Donald Stover
 OWNER & DRIVER

ATTEST:
 DATE & RECEIVED

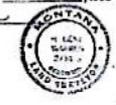
COVENANTS AND RESTRICTIONS

SEE MISC. BOOK, PAGE

SURVEYOR'S CERTIFICATE

I, J. GENE HARRIS, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF THIS MAJOR SUBDIVISION, AND HAVING FOUND THAT THE SAID SURVEY IS TRUE AND COMPLETE, AS SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITIONS SHOWN THEREON.

DATED THIS 22ND DAY OF DEC., 1986
Albion Wanner
 ALBION WANNER
 SURVEYOR



183074
 CERTIFICATE OF CLERK & RECORDER
 STATE OF MONTANA
 COUNTY OF SANDERS
 FILED FOR RECORD *with me on 12/22/86*
12-22-86
 ALBION WANNER
 COUNTY CLERK & RECORDER, SANDERS CO., MONTANA
 by *Leahy* *12/22/86*

Acres Breakdown	
Lots 1-20	17.893 ac.
Common Area	2.016 ac.
Dedication LA	0.840 ac.
Road	1.400 ac.
Total	21.554 ac.

