

# HIDDEN MEADOWS II

LOCATED IN A PORTION OF THE NW1/4 OF SECTION 2,  
TOWNSHIP 23 NORTH, RANGE 31 WEST, P.M.M.,  
SANDERS COUNTY, MONTANA

NUMBER	DIRECTION	DISTANCE
L49	S 0°58'53" E	555.40
L50	S 0°58'53" E	555.31
L51	N 89°04'35" E	578.87
L52	N 89°04'35" E	548.79
L53	N 89°04'35" E	519.78
L54	N 89°04'35" E	549.68
L55	S 45°26'46" E	41.44
L56	S 0°58'53" E	188.40
L57	N 39°05'40" W	328.32
L58	S 0°58'53" E	86.31
L59	N 0°58'53" W	109.25
L60	S 0°58'53" E	648.13
L61	S 0°58'53" E	648.23
L62	N 89°13'13" E	569.25
L63	S 89°13'13" W	242.18
L64	N 89°13'13" E	60.73
L65	S 89°13'13" E	62.44
L66	N 89°13'13" E	129.28
L67	N 89°13'13" E	252.26
L68	N 0°57'16" W	97.79
L69	N 0°57'16" W	81.53
L70	N 0°57'16" W	99.12
L71	N 0°57'16" W	297.35
L72	N 0°57'16" W	78.42
L73	S 89°11'42" W	30.01
L74	S 89°08'07" E	30.00
L75	N 89°08'54" E	30.00
L76	S 89°08'54" W	30.01
L77	S 0°02'27" W	30.00
L78	S 89°08'54" W	60.01
L79	N 89°08'54" E	60.01
L80	N 0°02'27" E	30.00
L81	S 45°55'46" E	11.44
L82	N 45°55'46" W	30.00

NOTES:  
PEARL LANE AND HIDDEN MEADOWS WAY ARE 60' WIDE PUBLIC ACCESS & PUBLIC UTILITY EASEMENTS FOR THE LOTS IN HIDDEN MEADOWS I & II AND THE GRADINGS, HERES OR ASSIONS.  
THE BOWNEVILLE POWERS ADMINISTRATION (BPA) IMPOSES CERTAIN CONDITIONS ON THE PORTIONS OF THOSE PROPERTIES ENCUMBERED BY ITS HIGH VOLTAGE TRANSMISSION LINE RIGHT-OF-WAY. BPA DOES NOT ALLOW STRUCTURES TO BUILT WITH THE RIGHT-OF-WAY, NOR DOES IT ALLOW ACCESS TO BE BLOCKED TO ANY TRANSMISSIONS FACILITIES. ANY ACTIVITY THAT IS TO OCCUR WITHIN THE RIGHT-OF-WAY NEEDS TO BE PERMITTED BY BPA PRIOR TO INSTALLATION OR CONSTRUCTION. INFORMATION REGARDING THE PERMITTING PROCESS FOR PROPOSED USE OF THE RIGHT-OF-WAY MAY BE ADDRESSED TO BPA REAL ESTATE SERVICES AT (404)751-7824.

NORTHERN LIGHTS HAS A 20' WIDE EASEMENT (10' EACH SIDE OF CENTERLINE) ALONG THE EXISTING BURIED POWER LINES AND A 40' WIDE EASEMENT (20' EACH SIDE OF CENTERLINE) ALONG ANY OVERHEAD POWERLINES PER DOCUMENT No. 327957 RECORDED AT THE SANDERS COUNTY COURTHOUSE.

LOT OWNERS SHALL ADHERE TO THE FOLLOWING LIVING WITH WILDLIFE GUIDELINES (PER WWW.FWP.MT.GOV):  
-REMOVE ATTRACTANTS BY STORING DEBRIS IN BEAR PROOF CONTAINERS OR INSIDE A SECURE BUILDING.  
-GRILLS, SMOKERS, ETC. SHOULD BE THOROUGHLY WASHED OR STORED INSIDE A SECURE BUILDING.  
-DON'T LEAVE CAT/DOG FOOD OUT OVERNIGHT.  
-BROSSED, SUET, AND SUGAR IN HUMMINGBIRD FEEDERS ARE ATTRACTANTS. USE SEASONALLY y REMOVE IF BEARS ARE IN THE AREA.  
-CHECKEN COOPS, FRUIT TREES, COMPOST PILES, GARDENS & SPARKS MAY REQUIRE ELECTRIC FENCING TO DETER BEARS.  
-ADDITIONAL INFORMATION CAN BE FOUND ON SANDERS COUNTY LAND SERVICE DEPARTMENT PAGE.  
HTTPS://CO.SANDERS.MT.US/DEPARTMENTS/LAND-SERVICES/

## LEGEND

- W1/4 FOUND 3/4" USFS ALLUM CAP
- SET 1/2"x24" REBAR W/1" YPC STAMPED "RG WARREN 15629LS"
- FOUND 5/8" REBAR W/1 1/2" YPC STAMPED "GARDEN 5940S"
- FOUND 1/2" REBAR, NO CAP
- FOUND 5/8" REBAR, NO CAP
- COMPUTED POINT, NOTHING FOUND OR SET
- YPC YELLOW PLASTIC CAP
- RM REFERENCE MONUMENT
- NT NON-TANGENT
- (R) RECORD DIMENSION PER COS 31938B
- (R1) RECORD DIMENSION PER COS 28925A
- (R2) RECORD DIMENSION PER COS 903
- (R3) RECORD DIMENSION PER COS 34608B
- (R4) RECORD DIMENSION PER COS 34608B
- POB POINT OF BEGINNING

DATE OF SURVEY 06/28/2023

## CERTIFICATE of SURVEYOR

I, RONALD G. WARREN A LICENSED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT THAT SUCH SURVEY WAS PERFORMED UNDER MY SUPERVISION TO MY BEST KNOWLEDGE AND ABILITY; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITION SHOWN THEREON.

DATED THIS 27th DAY OF July, 2023.

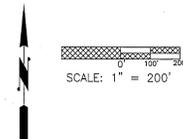
*Ronald G. Warren*  
RONALD G. WARREN, RLS 15629LS



## CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C15 NT	89°54'59"	S 45°56'09" E	70.00	108.85	98.92
C16 NT	59°17'05"	N 28°03'57" W	130.00	114.09	110.47
C17 NT	39°44'12"	N 71°04'36" W	130.00	90.16	88.36
C18 NT	44°59'44"	N 66°34'06" E	130.00	102.09	99.49
C19 NT	44°59'44"	S 21°34'22" W	130.00	102.09	99.49
C20 NT	45°01'04"	S 66°34'46" W	100.00	78.57	76.57
C21 NT	90°00'34"	S 44°03'27" W	70.00	109.97	99.00
C22 NT	87°37'26"	S 44°44'08" E	100.00	152.93	138.46

PARCEL A  
COS 34608B



## CERTIFICATE of OWNERS - DEDICATION

I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS AND ALLEYS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY, MONTANA, TO WIT:

### LEGAL DESCRIPTION

A METES & BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN A PORTION OF THE NW1/4 OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 31 WEST, P.M.M., SANDERS COUNTY, MONTANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SECTION 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH SECTION BOUNDARY OF SAID SECTION 2, N89°04'02"E, 2675.19' TO A POINT WHICH LIES ON THE NORTH/SOUTH MIDSECTION LINE; THENCE LEAVING SAID NORTH SECTION BOUNDARY AND ALONG THE NORTH/SOUTH MIDSECTION LINE S00°27'43"E, 2648.09' TO A POINT WHICH LIES ON THE EAST/WEST MIDSECTION LINE; THENCE LEAVING SAID NORTH/SOUTH MIDSECTION LINE AND ALONG THE EAST/WEST MIDSECTION LINE S89°13'13"W, 2656.29' TO A POINT WHICH LIES ON THE WEST SECTION BOUNDARY OF SAID SECTION 2; THENCE LEAVING SAID EAST/WEST MIDSECTION LINE AND ALONG THE WEST SECTION BOUNDARY M00°57'16"W, 2641.93' TO THE POINT OF BEGINNING.

CONTAINING 161.90 ACRES. BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, APPARENT OR OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND ALSO DESIGNATED AS HIDDEN MEADOWS II.

ALSO LOTS 10-12 & 14 ARE 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADWAYS, AND ARE THEREFORE NOT SUBJECT TO SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-102(23). (NOTE: PARCELS LESS THAN 100 ACRES AND GREATER THAN 20 ACRES MAY BE SUBJECT TO LOCAL SANITATION REVIEW AS PER MONTANA SUBDIVISION AND PLATTING ACT, TITLE 76, CHAPTER 3, M.C.A.)

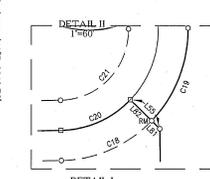
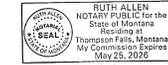
DATED THIS 7th DAY OF July, 2023.

*Karen Evans* 7-7-23  
DKE PROPERTIES, LLC DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-7-23

*Karen Evans*  
AS REPRESENTATIVE OF DKE PROPERTIES, LLC

*Ruth Allen*  
SIGNATURE OF NOTARY PUBLIC

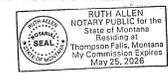


*Katherine Wolfe* 07/04/2023  
KATHERINE WOLFE DATE

SUBSCRIBED AND SWORN BEFORE ME  
THIS 7th DAY OF July, 2023.

*Katherine Wolfe*  
*Ruth Allen*

NOTARY PUBLIC FOR THE STATE OF MONTANA



CERTIFICATE OF EXAMINING SURVEYOR  
APPROVED THIS 5th DAY OF July, 2023

*David J. Heger*  
MONTANA EXAMINING LAND SURVEYOR  
LICENSE No. 1509915

### CERTIFICATE OF ENVIRONMENTAL HEALTH DEPARTMENT:

*Michelle* 7/6/2023  
SANDERS COUNTY ENVIRONMENTAL HEALTH DEPT.  
E.O. # 23-1933

### CERTIFICATE OF LAND SERVICES DEPT.:

*Andrew McDonald* 7-13-2023  
SANDERS COUNTY LAND SERVICES DEPART. DATE

PRELIMINARY APP MISC #8113  
DEQ MISC #8114  
COVENANTS MISC #8115

### CERTIFICATE of PLAT APPROVAL

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

*Clay D. Cox* 07-13-2023  
PRESIDENT OFFICER DATE

*De B. Rada* 07-13-2023  
MEMBER DATE

*Clay D. Cox* 07-13-2023  
MEMBER DATE

ATTEST:  
*Lisa Woodworth, by Bucklighter deputy*  
CLERK & RECORDER  
SANDERS COUNTY, MONTANA

### CERTIFICATE OF CLERK & RECORDER

329720 MAJOR SUBDIVISION File #:  
STATE OF MONTANA SANDERS COUNTY  
RECORDED: 7/13/2023 3:05 PM Pages: 1  
Lisa Woodworth Clerk/Recd Records  
FEE: \$28.50 BY: *Beckie Reiter*  
Return To: KAREN EVANS

### CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-811(1)(b), M.C.A. THAT ALL THE REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE ABOVE DESCRIBED LAND HAVE BEEN PAID.

DATED THIS 13th DAY OF July, 2023.

*Kimberly Palko, Deputy*  
SANDERS COUNTY ENVIRONMENTAL HEALTH DEPT.  
E.O. # 23-1933

1/4	SEC.	T	R
X	2	23N	31W

SURVEY AT REQUEST OF:  
KAREN EVANS

OWNER OF RECORD:  
DKE PROPERTIES, LLC  
KATHERINE WOLFE

SANDERS  
DWS; PEARL LANE  
DWS; 246-23  
PRINCIPAL MERIDIAN, MONTANA

BOOK OF  
TOWNSITES No.