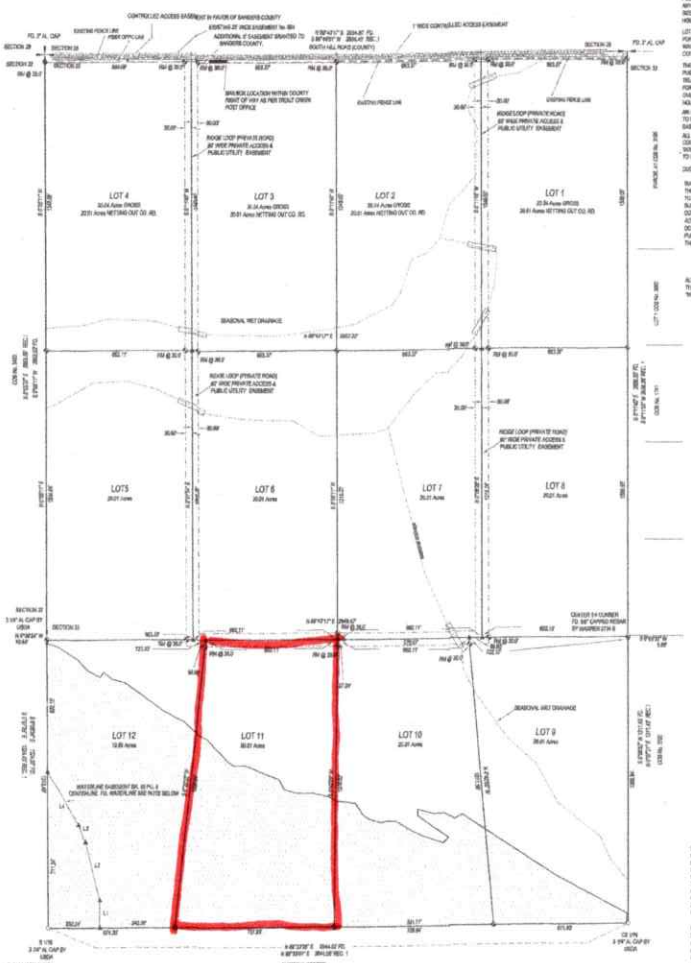
SOUTH HILL RIDGE SUBDIVISION PLAT

LOCATED IN IN THE NW 1/4 AND GOVERNMENT LOTS 1 & 2
SECTION 33, T.24 N.,R.31 W.,P.M.M., SANDERS COUNTY, MT.



CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, AND, PRIVATE ROADS, AS SHOWN BY THE PLAT HEREIN ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY, MT. TO-WIT:

THE NW 1/4, AND GOVERNMENT LOTS 1 & 2 OF SECTION 33, T.24 N.,R.31 W.,P.M.M., SANDERS COUNTY CONTAINING 241.24 ACRES, SUBJECT TO SHOWN 30' EASEMENT FOR SOUTH HILL ROAD FOR ACCESS AND UTILITY PURPOSES.

LOTS 1 THROUGH 12, ARE GREATER THAN 20 ACRES, EXCLUDING OF PUBLIC ROADWAYS, AND EXEMPT FROM REVIEW UNDER THE DIRECTION IN SUBDIVISIONS ACT PURSUANT TO MCA 76-4-125 (2) TO NOT "EVADE REVIEW" MEANS A DIVISION OF LAND OR LAND NO ONGOING THAT CREATES ONE OR MORE PARCELS CONTAINING LESS THAN 20 ACRES, EXCLUDING OF PUBLIC ROADWAYS, IN ORDER THAT THE TITLE OR OW POSSESSION OF THE PARCELS MAY BE SOLD, RENTED, LEASED, OR OTHERWISE CONVEYED INCLUDES ANY RECREATIONAL, ANY CONDOMINIUM, TOWNHOME, OR TOWNHOUSE, OR ANY AREA, REGARDLESS OF SIZE, THAT PROVIDES PERMANENT AND SINGLE SPACE FOR MANUFACTURED, CAMPERS OR MOBILE HOMES.

LOT 12 IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.801 (23) (A) AS A PARCEL THAT HAS NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE OR SOLID WASTE DISPOSAL. IF NO NEW FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, RECEIVING OR OFFERING SUCH RIGHT, TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE 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 TO HOLD FOREVER.

AN ADDITIONAL 6' WIDE STRIP ALONG THE NORTH BOUNDARY OF THIS SUBDIVISION IS HEREBY GRANTED TO SANDERS COUNTY FOR ACCESS & UTILITY PURPOSES TO THE PUBLIC THIS IN ADDITION TO 30' WIDE EASEMENT for MA. HERE THIS IS A TOTAL 36' 30' EASEMENT TO SANDERS COUNTY.

ALL APPROACHES TO SHOWN LOTS MUST BE FROM SHOWN PRIVATE ROADWAYS, SOUTH HILL ROAD IS A COUNTY CONTROLLED ACCESS. THE ONLY ALLOWED APPROACHES ARE SHOWN HEREON FOR SOUTH HILL ROAD THE SHADED OF THE FRONTAGE IS A 1' WIDE CONTROLLED ACCESS EASEMENT TO SANDERS COUNTY.

DUST CONDITIONS EXIST IN SANDERS COUNTY THAT CURRENTLY LACK OF READING TO ADEQUATELY ADDRESS.

WAIVER OF WITHDRAW OF PARTICIPATION IN SPECIAL IMPROVEMENT DISTRICT
THE OWNERS HEREBY WAIVE ANY AND ALL RIGHT TO PROTEST WHICH THEY MAY HAVE IN REGARDS TO ANY ACTIONS THAT WOULD BE A LOCAL GOVERNMENTAL ENTITY WHICH MEDIATES SOUTH HILL ROAD SUBDIVISION FOR THE PURPOSE OF COUNTY ROAD IMPROVEMENTS (SOUTH HILL ROAD), OR DUST CONTROL, AS SET FORTH IN SECTIONS 7-12-2102 AND 7-12-4183, M.C.A. THE UNDERSIGNED HEREBY OFFER AGREE, THAT THIS COVENANT SHALL RUN TO, WITH AND BE BINDING ON THE TITLE OF THE REAL PROPERTY DESCRIBED ABOVE, AND SHALL BE BINDING ON THE HEIRS, HEIRSHIPS, SUCCESSORS IN INTEREST, PURCHASERS, AND ANY AND ALL SUBSEQUENT HOLDERS IN OWNERSHIP OF ONE REAL PROPERTY SHOWN ON THE SUBDIVISION PLAT FOR "SOUTH HILL RIDGE SUBDIVISION"

ALL RIPA LOT OWNERS SHALL BE PROVIDED WITH SHALL OR OBTAIN COPIES OF "REACH, SET OUT" TO EDUCATE THEM ON LANDSCAPING AND BUILDING EXPENDITURES IN THE "WILD AND URBAN INTERFACE" REFERRING TO AS THE "WUI" AND INCORPORATED INTO THE COURTS.

CERTIFICATE OF PRIVATE ROADWAY

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ROADWAY AS SHOWN ON SOUTH HILL RIDGE SUBDIVISION PLAT IS PRIVATE IN ALL RESPECTS. IT IS HEREBY DEDICATED TO THE SOLE USE OF THE OWNERS AND SUCCESSORS IN INTEREST OF THE LOTS INCLUDED IN THIS SUBDIVISION.

IT IS FURTHER UNDERSTOOD THAT THIS ROADWAY WILL NOT BE APPROVED OR MAINTAINED BY ANY GOVERNMENTAL AGENCY OR PUBLIC AUTHORITY.

H. Rex Langford — 10-5-20
(H. REX LANGFORD) DATE

Judy Langford — 10-5-20
(JUDY LANGFORD) DATE

10-5-20
(SOUTH HILL OWNER) DATE

10-5-20
(SOUTH HILL OWNER) DATE

STATE OF Montana
COUNTY OF Sanders
ON THIS 5th DAY OF October 2020
BEFORE ME PERSONALLY APPEARED
H. REX LANGFORD JUDY LANGFORD
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.
(NOTARY SIGNATURE)

NOTARY PUBLIC for the State of Montana
Residing at Thompson Falls, Montana
My Commission Expires
May 24, 2021

STATE OF Montana
COUNTY OF Sanders
ON THIS 5th DAY OF October 2020
BEFORE ME PERSONALLY APPEARED
(SOUTH HILL OWNER) (SOUTH HILL OWNER)
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.
(NOTARY SIGNATURE)

NOTARY PUBLIC for the State of Montana
Residing at Thompson Falls, Montana
My Commission Expires
May 24, 2021

SUBDIVISION BOUNDARY

LOCATED IN THE NW1/4 AND GOVT LOTS 1 AND 2 AND OF SECTION 33, T24N, R31W, P.M.M., SANDERS COUNTY, MONTANA, AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, THENCE S89°41'11"E ALONG THE LINE COMMON TO SECTION 33 AND 28 FOR 2646.27' TO THE 1/4 CORNER COMMON TO SAID SECTIONS; THENCE CONTINUING ALONG SAID LINE S89°56'06"E FOR 1324.27' TO THE 1/16 CORNER COMMON TO SECTIONS 33 AND 28; THENCE LEAVING SAID LINE N00°16'06"E FOR 2644.27' TO THE C-1/16 CORNER OF SECTION 33; THENCE ALONG THE NORTH SOUTH SUBDIVISION LINE N00°16'06"E FOR 1319.60' TO THE CENTER 1/4 CORNER; THENCE CONTINUING ALONG SAID SUBDIVISION LINE N00°17'44"E FOR 2638.49' TO THE 1/4 CORNER COMMON TO SECTION 28 AND 33; THENCE S89°42'17"W ALONG THE LINE COMMON TO SECTIONS 28 AND 33 FOR 5284.34' TO THE POINT OF BEGINNING AND CONTAINING 241.24 ACRES.

FOUND CONTINUAL OF MONTANA EASEMENT RECORDED BK. 83 PG. 6
LOCATED IN: GOVT LOT 2 OF SECTION 33, T24N, R31W, P.M.M., SANDERS COUNTY, MONTANA
COMMENCING AT THE S 1/16 CORNER COMMON TO SECTIONS 28 AND 33; THENCE N00°00'00"E ALONG THE SOUTH LINE OF SAID GOVT LOT FOR 255.40' TO THE QUESTIONABLE OF AN ASSESSED WATERLINE, AND POINT OF BEGINNING; THENCE CONTINUING ON SAID WATERLINE THE FOLLOWING FOUR (4) COURSES: N00°00'00"W FOR 125.21'; N17°28'00"W FOR 231.62'; N21°14'00"W FOR 94.67'; N01°00'00"W FOR 274.47' TO THE SECTION LINE COMMON TO SECTIONS 33 AND 28 AND THERE ENDING.

LEGEND

- DENOTES 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CAVISTENI RLS 9".
- DENOTES FOUND AS NOTED.
- DENOTES ANGLE POINT, NOTHING FOUND OR SET.
- DENOTES FOUND AS NOTED.
- DENOTES REFERENCE MONUMENT.
- DENOTES FOUND (SWERSON) (DENOTES RECORD (SWERSON) FOR 1/32)
- DENOTES ADDITIONAL 6' WIDE ACCESS & UTILITY EASEMENT GRANTED TO SANDERS COUNTY, THIS SURVEY.
- DENOTES 1' WIDE CONTROLLED ACCESS EASEMENT TO SANDERS COUNTY
- DENOTES ROCKY, SEASONAL DRAINAGE WAYS, TO BE PRESERVED TO GRANTOR THE NATURAL FUNCTIONS OF THE DRAINAGE CHANNEL, KEEPING THEM CLEAN AND OPEN, NOT OBSTRUCTED BY STRUCTURES, INCLUDING ROADS AND DRIVEWAYS.
- DENOTES INSTALLED CULVERTS SUFFICIENT TO ALLOW NATURAL FUNCTION OF NATURAL DRAINAGE.
- DENOTES SLOPES OVER 30% AND ARE NO BUILDLE ZONES

BASIS OF BEARINGS, SINGLE POINT GPS LOCALIZATION (GEODETIC)

0 30' 60' 120'
SCALE 1" = 30'

FOUND WATERLINE EASEMENT BK. 83 PG. 6

LINE	BEARING	HORIZ DIST
L1	N17°28'00"W	125.21'
L2	N21°14'00"W	231.62'
L3	N01°00'00"W	94.67'
L4	N00°00'00"W	274.47'

WATERLINE EASEMENT No. 1

LINE	BEARING	HORIZ DIST
L5	N0°00'00"E	255.40'
L6	N12°00'00"W	664.48'

GOVERNING BODY APPROVAL

THE COUNTY COMMISSION OF SANDERS COUNTY, MONTANA HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND FOUND THE SAME TO CONFORM TO LAW, APPROVES IT, AND HEREBY ACCEPTS THE DEDICATION TO PUBLIC USE OF ANY AND ALL LANDS SHOWN ON THIS PLAT AS BEING DEDICATED THEREON. ON THE 6th DAY OF October, 2020 SANDERS COUNTY, MONTANA

Cleve B. Cox
PRESIDING OFFICER

MEMBER

MEMBER

ATTEST: CLERK & RECORDER

10-06-20
SANDERS COUNTY EXAMINING SURVEYOR DATE

10-8-2020
SANDERS COUNTY LAND SERVICES DEPT. DATE

10/8/2020
SANDERS COUNTY ENVIRONMENTAL HEALTH DEPT. DATE

MARC J. CAVISTENI
RLS 9

CERTIFICATE OF SURVEYOR

9/29/20
MARC J. CAVISTENI A PROFESSIONAL LAND SURVEYOR

TREASURER'S CERTIFICATE
STATE OF MONTANA
COUNTY OF SANDERS
I HEREBY CERTIFY THAT REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN PLAT ARE PAID. THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207 (3) MCA.
DATED THE 5 DAY OF October 20
TREASURER

BNP AGREE - MISC #1181
PRELIM APP - MISC #1204
WRED PLAN - MISC #1244
COVENANTS - MISC #1246

220440 MAJOR SUBDIVISION
STATE OF MONTANA SANDERS COUNTY
RECORDED 10/20/2020 2:16 PM
Page: 1
Fees: $0.00
Rebecca Bowman Clerk and Recorder
FEE: $0.00 BY: Rebecca Bowman
Return to: RECORDING TRANSFER