"AMENDED PLAT of WATERFRONT WEST"

AMENDING LOTS 1 THROUGH 13 OF "WATERFRONT WEST"

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 16
T. 21 N., R. 29 W., P.M.M., SANDERS COUNTY MONTANA

SURVEYED AT THE REQUEST OF RECORD OWNER DONALD E. OLIVER IN AUGUST, 2016

BEARINGS BASED ON THE PLAT OF "WATERFRONT WEST"

0' 100' 200' 300'

SCALE: 1" = 100'

RM TABLE

RM	DISTANCE
RM-1	31.69'
RM-2	30.70'
RM-3	33.00'
RM-4	33.06'
RM-5	34.56'
RM-6	33.10'
RM-7	31.28'

LINE TABLE

LINE	BEARING	DISTANCE
L1 (M)	N 29°30'00" E	180.00'
L2 (M)	S 60°30'00" E	88.13'
L3 (M)	N 12°29'11" E	92.06'
L4 (M)	N 05°41'54" W	14.64'
L5 (M)	S 82°40'17" E	126.58'
L6	N 87°13'08" E	5.30'
L7 (M)	N 05°41'54" W	8.35'
L8 (M)	N 45°30'00" W	17.16'
L9 (M)	N 71°29'49" E	110.07'
L10	N 39°13'08" W	5.34'

NOTES:

1. TRACT A IS TO BE USED FOR RECREATIONAL AND STORM DRAINAGE PURPOSES AND IS TO BE RETAINED BY THE INDIVIDUAL LOT OWNERS. EACH INDIVIDUAL AMENDED LOT SHALL RETAIN AN UNDIVIDED 1/8TH OWNERSHIP.
2. AN EXISTING WEED MANAGEMENT PLAN FOR THIS PROPERTY IS FILED IN THE RECORDS OF SANDERS COUNTY

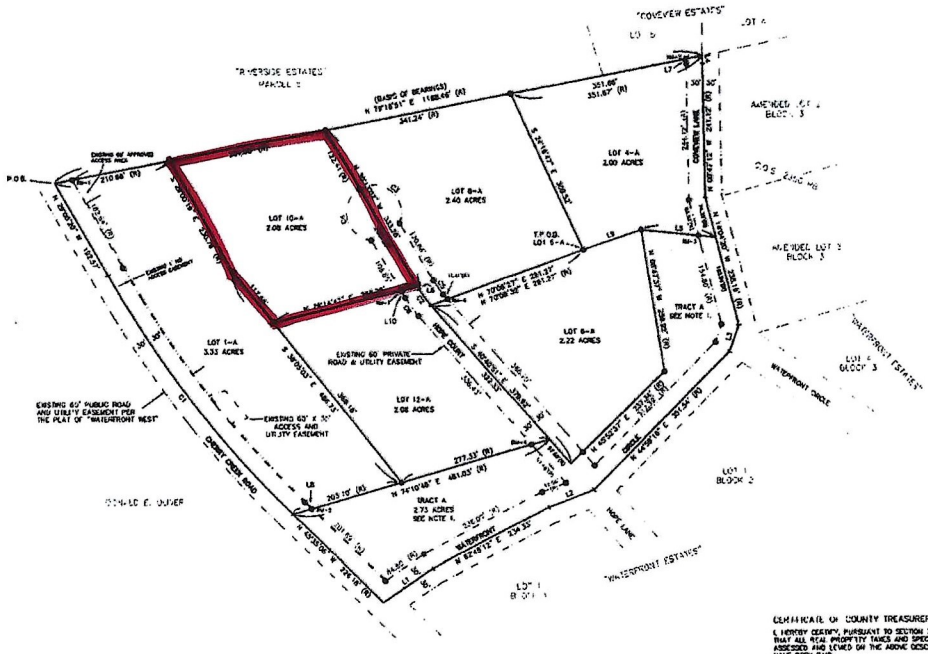
LEGEND

- ● INDICATES A FOUND 1/2" REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "MCDERMOTT 15036 LS"
- ■ INDICATES A FOUND 5/8" REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "CARSTENS 5940 LS"
- ○ INDICATES A SET 5/8" X 24" REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "SMITH 18036 LS LS"

(R) INDICATES RECORD DIMENSION PER THE PLAT OF "WATERFRONT WEST"

P.O.B. INDICATES POINT OF BEGINNING

RM INDICATES REFERENCE MONUMENT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	1887.40'	346.18'	345.69'	N 37°17'43" W	10°30'47"
C2 (M)	200.00'	58.82'	58.61'	N 13°48'19" W	16°51'05"
C3	200.00'	124.10'	122.07'	S 38°30'11" E	142°37'49"
C4	30.00'	34.90'	33.00'	N 17°43'01" W	66°39'00"
C5 (M)	170.00'	31.04'	31.00'	N 14°28'38" W	10°27'47"
C6 (M)	330.00'	42.06'	41.91'	N 15°28'59" W	10°54'54"

CERTIFICATE OF DEDICATION - AMENDED FINAL PLAT

I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THIS AMENDED PLAT THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY, MONTANA.

PERIMETER LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 16, T. 21 N, R. 29 W., P.M.M., SANDERS COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 3 OF THE PLAT OF "WATERFRONT WEST" RECORDS OF SANDERS COUNTY, MONTANA;
THENCE S 29°18'51" E, A DISTANCE OF 1186.46 FEET; THENCE S 02°47'39" E, A DISTANCE OF 14.04 FEET; THENCE S 00°47'12" E, A DISTANCE OF 241.38 FEET; THENCE S 14°04'20" E, A DISTANCE OF 238.18 FEET; THENCE S 19°26'11" W, A DISTANCE OF 58.18 FEET; THENCE S 44°56'16" W, A DISTANCE OF 201.54 FEET; THENCE S 82°40'12" W, A DISTANCE OF 88.12 FEET; THENCE S 82°40'12" W, A DISTANCE OF 234.33 FEET; THENCE S 24°23'34" W, A DISTANCE OF 108.06 FEET; THENCE N 45°30'00" W, A DISTANCE OF 226.16 FEET; THENCE ALONG THE ARC OF A 1887.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°30'47" AND AN ARC LENGTH OF 346.18 FEET, THE CHORD OF WHICH BEARS N 37°17'43" W, A DISTANCE OF 345.69 FEET;
THENCE N 29°30'00" W, A DISTANCE OF 152.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.83 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE BOUNDARIES BY AGGREGATION, OF 5 OR MORE LOTS WITHIN A PLATTED SUBDIVISION. THEREFORE THIS SURVEY IS SUBJECT TO APPROVAL BY THE GOVERNING BODY OF SANDERS COUNTY, MONTANA PURSUANT TO 76-3-402 M.C.A.

Donald E. Oliver
DONALD E. OLIVER, TRUSTEE

STATE of MONTANA)
COUNTY of SANDERS) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF June, 2017

BY Donald E Oliver TRUSTEE OF THE DONALD E. OLIVER TRUST.

Julie L Sit
NOTARY PUBLIC FOR THE STATE OF MONTANA
PRINTED NAME Julie L Sit
RESIDING AT Dayton, MT
MY COMMISSION EXPIRES 11/30/20

JULIE L. SIT
NOTARY PUBLIC for the State of Montana
Residing at Ronan, Montana
My Commission Expires November 30, 2020

CERTIFICATE OF COUNTY APPROVAL:

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

DATED THIS 13th DAY OF July, 2017

Carol A. Brooks
CHAIRMAN

Tillamy B. Cox
COMMISSIONER

Glenn E. Magnuson
COMMISSIONER

ATTEST: Michael Sehestedt by Brenda Tahe
CLERK & RECORDER
SANDERS COUNTY, MONTANA

CERTIFICATE OF EXAMINING SURVEYOR:

DATED THIS 5th DAY OF July, 2017

Robert J. Howard
MONTANA EXAMINING LAND SURVEYOR
LICENSE No. 15099LS

CERTIFICATE OF COUNTY TREASURER:

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b) M.C.A. THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE ABOVE DESCRIBED LANDS HAVE BEEN PAID.

DATED THIS 3rd DAY OF July, 2017

Carol Pettit
TREASURER, SANDERS COUNTY, MONTANA

Theresa J. Maudrone 7-13-2017
SANDERS COUNTY LAND SERVICES DATE

Shawn T. Jones 7/7/2017
SANDERS COUNTY ENVIRONMENTAL HEALTH DATE

CERTIFICATE OF CLERK & RECORDER:

STATE OF MONTANA, SANDERS COUNTY
RECORDED: 08/03/2017 3:48 BOOK 000
PAGES: 000.00 BY:
FEE: $28.00
FILED AT THE REQUEST OF: TIMBERLINE LAND SURVEYORS

SURVEYORS CERTIFICATE:

I, TIMOTHY F. SMITH, A LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED "AMENDED PLAT" THAT SAID SURVEY WAS MADE ON OR ABOUT APRIL, 2017 AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 5th DAY OF July, 2017

TIMOTHY F. SMITH 18036 LS

TIMOTHY FRANCIS SMITH 18036 LS REGISTERED LAND SURVEYOR STATE OF MONTANA

DEQ - MISC #7248
COND OF APPROVAL - MISC #7249
COVENANTS - MISC #7250

TIMBERLINE LAND SURVEYORS

P.O. BOX 1565 TROUT CREEK, MT 59874
JOB No. 16-083 DATE: 06-26-17