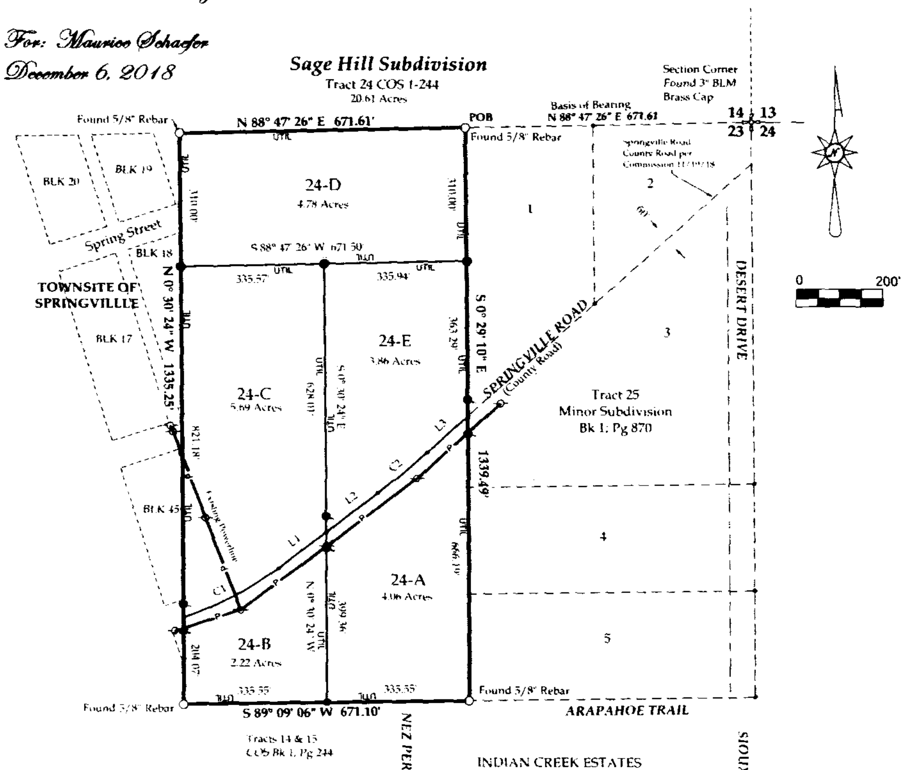
Plat of the: Sage Hill Subdivision

Being Tract 24 of Certificate of Survey Book 1; Page 244
Situated in part of the NE 1/4 of Section 23, Township 7 North, Range 1 East, P.M.M.,
Broadwater County, Montana.

For: Maurice Schaefer
December 6, 2018



Line Table		
LINE	BEARING	HORIZ DIST
L1	N52°56'45"E	140.86
L2	N52°56'45"E	152.55'
L3	N48°24'02"E	126.33

Curve Table						
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N62°28'23"E	249.62	754.08'	250.78'	19°03'16"	126.56'
C2	N50°40'24"E	151.48'	1910.00'	151.52	4°32'43'	75.80'

LEGEND

⌖	Section Corner
○	Rebar
-○-	Power Pole
●	Set Rebar w/ OPC (Swenson 15279)
●	Set Witness Corner (Swenson 15279)
UTIL	15' wide Utility Easement
POB	Point of Beginning
OPC	Orange Plastic Cap

BASIS OF BEARING: COS 1-870 (North line of Section 23)

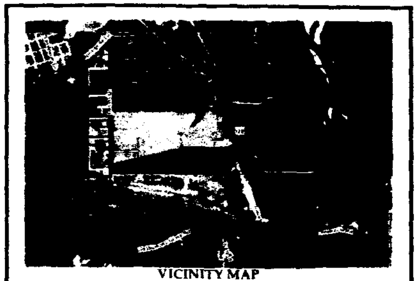
WEED CONTROL CERTIFICATION
The Conditions and Restrictions as required by Broadwater County will apply to this subdivision.

COVENANTS: This subdivision is subject to Restrictive Covenants
See Covenants Filed in Book 194 ; Page 13

Note: HOMEOWNERS ASSOCIATION
Homeowners Association Article of Organization and By-Laws must be filed if applicable

RIGHT-TO-FARM RESOLUTION
This subdivision is subject to the "Right-to-Farm Resolution" as adopted by Broadwater County

2-582 706-A


VICINITY MAP
(Not to Scale)

Certificate of Dedication:

(I), (We), the undersigned property owner(s), do hereby certify that (I), (We), have caused to be surveyed, subdivided, and platted into lots, parcels, blocks, roads, and alleys, and other divisions and dedications, as shown by this plat here unto included, the following described Tract of land, to wit:

SUBDIVISION OVERALL BOUNDARY: SAGE HILL MINOR SUBDIVISION:

A Tract of land being Tract 24 of Certificate of Survey as filed in Book 1 of Plats; Page 244 situated in part of the NE 1/4 of Section 23, Township 7 North, Range 1 East, P.M.M., Broadwater County, Montana and being more particularly described as follows: *Commencing at the Northeast Corner of said Section 23;* thence along the north boundary of said section N 88°47'26" E, for a distance of 671.61 feet to the Northeast corner of herein described tract and True Point of Beginning; Thence S 00°29'10" E, for a distance of 1339.49 feet; *Thence S 89°09'06" W, for a distance of 671.10 feet* to the easterly boundary of the Townsite of Springville; Thence along said townsite boundary N 00°30'24" W, a distance of 1335.25 feet to the aforementioned north boundary of said Section 23; Thence leaving said townsite boundary and along said section line N 88°47'26" E, for a distance of 671.61 feet to the Point of Beginning, said parcel being 20.61 Acres more or less and being served by and subject to right-of-ways and easements as shown, existing, or of record

Utility Easement Declaration:
The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, 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

Certificate of Waiver:
We, *the undersigned owners of the Subdivision, do hereby* waive the right to protest the creation of Rural Improvement Districts. In so doing, we do not waive any right to comment on, protest, and/or appeal any assessment formula which may be proposed, if we believe it to be inequitable. This waiver shall be binding upon the heirs, assigns, and purchasers on all lots within this subdvision.

The above described tract of land is to be known and designated as the Sage Hill Minor Subdivision of Broadwater County, Montana, and the lands included in all roads, avenues, alleys, and parks or public squares shown on said plat are herby granted and donated to the use of the public forever. The roadways dedicated *to the public* are accepted for public use, but the County accepts no responsibility for maintaining the same. The owner(s) agree(s) that the County has no obligation to maintain the roads hereby dedicated to public use

Dated this 19 day of Jan, A.D., 2019
Maurice W. Schaefer (signature)
Maurice W. Schaefer

Notary
On this 15th day of January, 2019, before me a Notary Public for the State of Montana, personally appeared Maurice W. Schaefer known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same

Beverly A. Rightmire (signature) Residing at Townsend, MT
Notary public for the State of Montana.
My Commission Expires March 8, 2021

Certificate of Treasurer:

I, Darcy Ellis, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through 5.31.19
Tax ID # 7017053
Dated this 15 day of Jan. 2019.
(signature)
Treasurer of Broadwater County

Certificate of Final Plat Approval.
The County Commission of Broadwater County, Montana, does hereby certify that we have examined the attached subdivision plat and find it conforms to the Subdivision and Platting Act and therefore is approved.

(signature) Commissioner
(signature) Commissioner
(signature) Commissioner
(signature), Deputy Clerk and Recorder

Certificate of Examination.

Reviewed for errors and omissions this the 14th day of January 2019 pursuant to Section 76-3-611(2)(a) MCA.
(signature)
Montana Registration No. 5495S

Certificate of Clerk and Recorder:

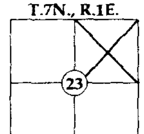
I, Darcy Ellis, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at 2:48 o'clock, (am or pm), the 15 day of Jan., AD. 2019, and recorded in Book 2 of Plats on Page 582, Records of the Clerk and Recorder, Broadwater County, Montana
Document No. 182020
(signature), Deputy
Clerk and Recorder

Certificate of Surveyor.

I hereby certify the attached plat is a true representation of a survey performed *under my supervision and completed* on December 6, 2018 and described the same as shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act
Dated this 14 day of January 2019

Surveyor (signature)
Dan Swenson L.S. #15279
P.O. Box 177
Townsend, Mt 59644

T.7N., R.1E.



Sec. 23, T.7N., R.1E., Broadwater Co., MT			
Maurice W. Schaefer			
Sage Hill Minor Subdivision			
Schauber Surveying 266-4602			
200 Ft/In	1-11-2019	3904M trv	
bms		1/1	3904

Traverse PC