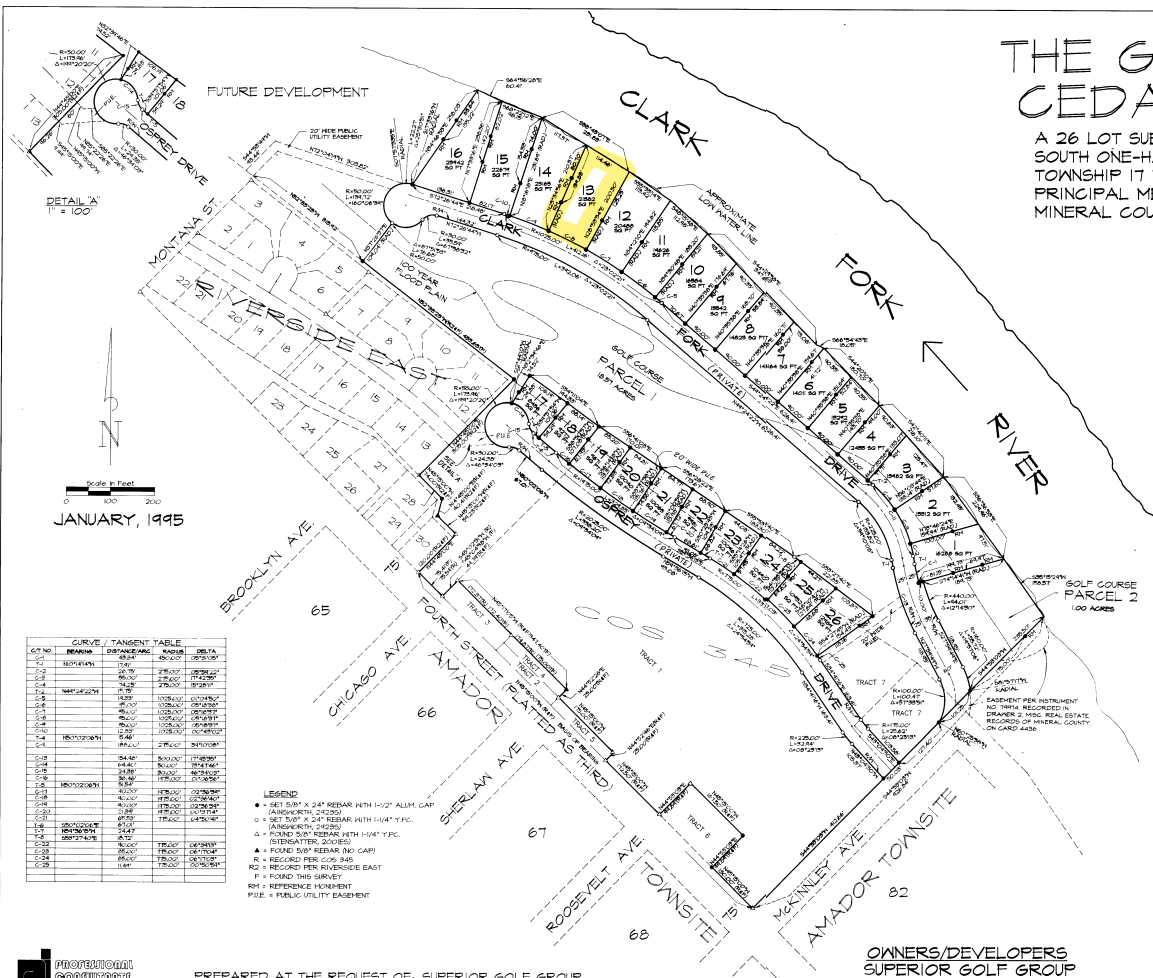


# THE GREENS AT CEDAR CREEK

A 26 LOT SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 26 WEST, PRINCIPAL MERIDIAN, MONTANA, MINERAL COUNTY, SUPERIOR, MONTANA

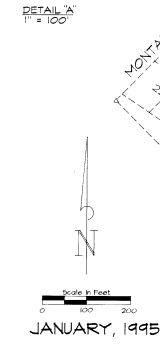


- NOTES:**
- PUBLIC UTILITY EASEMENTS:**
- \* All lots shown hereon are subject to a 10 foot wide public utility easement along the front 10 feet thereof (adjacent to the street right-of-way) for the installation and maintenance of public utilities to serve this development.
  - \* Golf Course Parcel 1 and Golf Course Parcel 2 are subject to public utility easements in locations approved by the owners of said parcels, for the installation and maintenance of public utilities to serve this development.
  - \* Clark Drive and Osprey Drive, which are private streets, are subject to private access and public utility easements for the use and service of the owners of properties within the "The Greens at Cedar Creek" subdivision. For the normal services associated with such residential development, and to provide future access to adjoining properties owned by the developers of "The Greens at Cedar Creek", these roads are hereby dedicated to the use of the public, however shall remain as private roads until at some future date. They could be conveyed to the governing body as public roads, if mutually agreed to by the homeowners association and the governing body.
- PRIVATE STREETS:**
- \* The purchaser and/or owners of a lot within this subdivision understands and agrees that the private streets shown hereon as Clark Fork Drive and Osprey Drive, shall be constructed by the developer, and that the maintenance and snow removal of said streets shall be the obligation of the homeowners association; and that Mineral County and/or the Town of Superior are in no way obligated for street maintenance until such time that said streets are brought up to County/City standards and accepted for maintenance by the County or City.

56110  
I certify that I received and that this represents the correct and true copy of the original as filed in the office of the County Clerk, Mineral County, Montana.  
Cody Adams  
County Clerk  
Jan 19 1995

TOTAL AREA 32.01 ACRES  
 LOTTED AREA 28.29 ACRES  
 STREETS 3.72 ACRES  
 COVENANTS + RESTRICTIONS  
 See Drawer 2 MRE Card 4495

1/4	SEC.	T.	R.	SHEET 1 OF 2
35	17N	26W		THE GREENS AT CEDAR CREEK: A SUBDIVISION OF MINERAL COUNTY, MONT.



**CURVE/TANGENT TABLE**

CR. NO.	BEARING	DISTANCE	ANGLE	DELTA
C1	S00°00'00" E	100.00	90°00'00"	100.00
C2	S00°00'00" E	100.00	90°00'00"	100.00
C3	S00°00'00" E	100.00	90°00'00"	100.00
C4	S00°00'00" E	100.00	90°00'00"	100.00
C5	S00°00'00" E	100.00	90°00'00"	100.00
C6	S00°00'00" E	100.00	90°00'00"	100.00
C7	S00°00'00" E	100.00	90°00'00"	100.00
C8	S00°00'00" E	100.00	90°00'00"	100.00
C9	S00°00'00" E	100.00	90°00'00"	100.00
C10	S00°00'00" E	100.00	90°00'00"	100.00
C11	S00°00'00" E	100.00	90°00'00"	100.00
C12	S00°00'00" E	100.00	90°00'00"	100.00
C13	S00°00'00" E	100.00	90°00'00"	100.00
C14	S00°00'00" E	100.00	90°00'00"	100.00
C15	S00°00'00" E	100.00	90°00'00"	100.00
C16	S00°00'00" E	100.00	90°00'00"	100.00
C17	S00°00'00" E	100.00	90°00'00"	100.00
C18	S00°00'00" E	100.00	90°00'00"	100.00
C19	S00°00'00" E	100.00	90°00'00"	100.00
C20	S00°00'00" E	100.00	90°00'00"	100.00
C21	S00°00'00" E	100.00	90°00'00"	100.00
C22	S00°00'00" E	100.00	90°00'00"	100.00
C23	S00°00'00" E	100.00	90°00'00"	100.00
C24	S00°00'00" E	100.00	90°00'00"	100.00
C25	S00°00'00" E	100.00	90°00'00"	100.00
C26	S00°00'00" E	100.00	90°00'00"	100.00

- LEGEND**
- SET 5/8" X 24" REBAR WITH 1/2" ALUM. CAP (ANSI/KWORTHY, 21230)
  - SET 1/2" X 24" REBAR WITH 1/4" F.P.C. (ANSI/KWORTHY, 21230)
  - ▲ FOUND 5/8" REBAR WITH 1/4" F.P.C. (STENWATER, 20285)
  - ▲ FOUND 5/8" REBAR (NO CAP)
  - R = RECORD PER COS 345
  - RD = RECORD PER RIVERSIDE EAST
  - IF = FOUND THIS SURVEY
  - RM = REFERENCE MONUMENT
  - PUE = PUBLIC UTILITY EASEMENT

PREPARED AT THE REQUEST OF: SUPERIOR GOLF GROUP  
 P.C. PROJECT NO. 5013-44

OWNERS/DEVELOPERS  
 SUPERIOR GOLF GROUP

