HEARTLAND ESTATES
MAJOR SUBDIVISION

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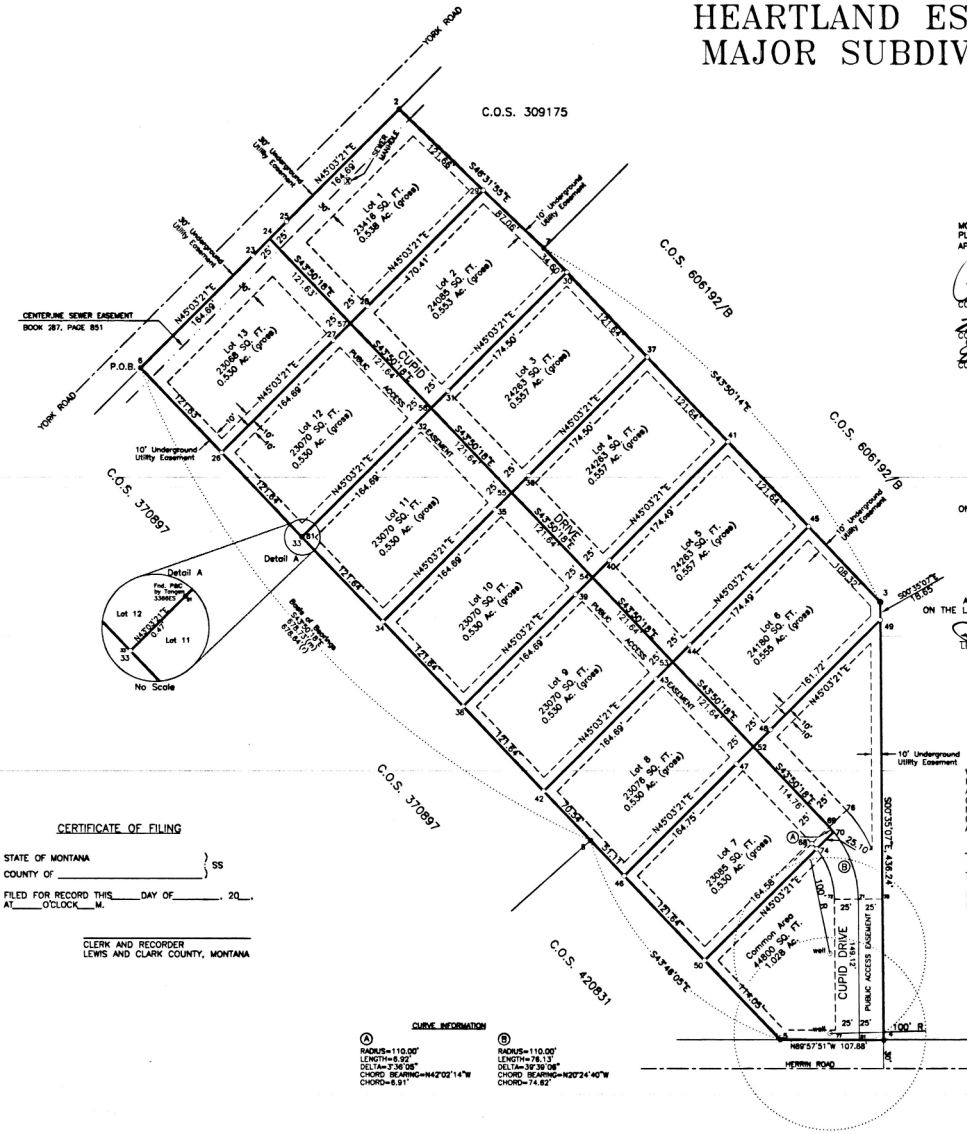
01/30/2003 10:36A
Lewis & Clark County COS



CURVE INFORMATION

(A) RADIUS=110.00' LENGTH=6.92' DELTA=3°36'09" CHORD BEARING=N42°02'14"W CHORD=6.91'

(B) RADIUS=110.00' LENGTH=78.13' DELTA=39°39'06" CHORD BEARING=N20°24'40"W CHORD=74.82'

CERTIFICATE OF APPROVAL

THE COUNTY COMMISSION OF LEWIS AND CLARK COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS PLAT AND HAVING FOUND THE SAME TO CONFORM TO THE LAW, APPROVES IT THIS 30th DAY OF January 2003.

COMMISSIONER — COUNTY ATTORNEY

COMMISSIONER — COUNTY PLANNER

COMMISSIONER — EXAMINING SURVEYOR 1/27/03

ATTEST: Paulette DeHart
LEWIS AND CLARK COUNTY CLERK AND RECORDER

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS ARE RECORDED IN BOOK 1927 ON PAGE 825e & 825f OF THE LEWIS AND CLARK COUNTY RECORDS.

COUNTY TREASURER

I CERTIFY PURSUANT TO SECTION 76-3-207(3), MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ENCOMPASSED BY THE HEARTLAND ESTATES MAJOR SUBDIVISION HAVE BEEN PAID.

Paulette DeHart
LEWIS AND CLARK CO. TREASURER — DATE January 27, 2003

1206-11-1-02-01-000
GEOCODE NUMBER

CASH IN LIEU OF PARKLAND DEDICATION

I, PAULETTE DEHART DO HEREBY CERTIFY THAT THE FOLLOWING ORDER WAS MADE BY THE BOARD OF COUNTY COMMISSIONERS OF LEWIS AND CLARK COUNTY AT A MEETING THEREOF HELD ON THE 28th DAY OF January, 2003, AND ENTERED INTO THE PROCEEDINGS OF SAID MEETING TO WIT: "INASMUCH AS THE DEDICATION OF PARKLAND WITHIN THE PLATTED AREA OF HEARTLAND MAJOR SUBDIVISION IS UNDESIRABLE FOR REASONS SET FORTH IN THE MINUTES OF THIS MEETING, IT IS HEREBY ORDERED BY THE COMMISSIONERS THAT LAND DEDICATION FOR THE PURPOSES OF PARKLAND BE WAIVED AND THAT A CASH PAYMENT IN LIEU THEREOF BE MADE IN THE AMOUNT OF:

ONE Thousand, nine hundred & thirty four & 00/100 DOLLARS ($1934.00), AND BE ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 76, CHAPTER 3, MCA.

IN THE WITNESS THEREOF, I HAVE HERETO AFFIXED THE SEAL OF LEWIS AND CLARK COUNTY, MONTANA THIS 28th DAY OF January, 2003.

Paulette DeHart
CLERK AND RECORDER

(SEAL)

CERTIFICATE OF FILING

STATE OF MONTANA)
COUNTY OF _____) SS

FILED FOR RECORD THIS ____ DAY OF _____, 20__, AT ____ O'CLOCK ___ M.

CLERK AND RECORDER
LEWIS AND CLARK COUNTY, MONTANA

UNDERGROUND UTILITY EASEMENT

I/WE THE UNDERSIGNED OWNER(S) DO HEREBY GRANT 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 JOINT USE OF THE UNDERGROUND EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES UNDER EACH AREA DESIGNATED ON THIS PLAT AS AN UNDERGROUND UTILITY EASEMENT TO HAVE AND TO HOLD FOREVER.

PUBLIC ACCESS EASEMENT

WE HEREBY ESTABLISH THE PUBLIC ACCESS EASEMENT AS SHOWN AND DESCRIBED ON THIS PLAT.

CERTIFICATE OF DEDICATION

WE HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND ROADWAYS AS SHOWN ON THE PLAT HERETO ANNEXED, THE FOLLOWING TRACT OF LAND IN LEWIS AND CLARK COUNTY TO WIT:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE PRINCIPAL MERIDIAN, MONTANA, LEWIS AND CLARK COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SURVEY PIN AT THE NORTHWEST CORNER OF TRACT 1 OF DOCUMENT NUMBER 606192/B ON FILE AT THE OFFICE OF THE CLERK AND RECORDER OF LEWIS AND CLARK COUNTY, MONTANA, SAID SURVEY PIN BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF YORK ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE N45°03'21"E A DISTANCE OF 379.38 FEET TO A SURVEY PIN;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S46°31'55"E A DISTANCE OF 208.72 FEET TO A SURVEY PIN;

THENCE S43°50'14"E A DISTANCE OF 507.84 FEET TO A SURVEY PIN;

THENCE S00°35'07"E A DISTANCE OF 454.88 FEET TO A SURVEY PIN ON THE NORTH RIGHT-OF-WAY LINE OF HERRIN ROAD;

THENCE ALONG SAID RIGHT-OF-WAY N89°57'51"W A DISTANCE OF 107.88 FEET TO A SURVEY PIN;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N43°46'05"W A DISTANCE OF 286.80 FEET TO A SURVEY PIN;

THENCE N43°50'18"W A DISTANCE OF 678.73 FEET TO THE SURVEY PIN AT THE POINT OF BEGINNING. THIS TRACT CONTAINS 8.053 ACRES, SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

Greg W. Egbert — GREG W. EGBERT — DATE 1/29/03

Susan I. Egbert — SUSAN I. EGBERT — DATE 1/29/03

STATE OF MONTANA)
: SS
COUNTY OF Yellowstone)

ON THIS 29th DAY OF Jan 2003, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED THE ABOVE NAMED PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

Leonard R. Grant
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT HELENA, MONTANA
MY COMMISSION EXPIRES MARCH 21st 2004

CERTIFICATE OF SURVEYOR

I, DENNIS E. LAY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION.

MONTANA DENNIS E. LAY 9962 LS REGISTERED LAND SURVEYOR

Dennis E. Lay
DENNIS E. LAY, MONTANA REG. NO. 9962-LS

MORRISON MAIERLE, Inc.
An Employee-Owned Company
ENGINEERS SCIENTISTS SURVEYORS PLANNERS SINCE 1945
PO Box 8147, 910 Helena Ave., Helena, MT 59601 Phone: (406) 442-3202 Fax: (406) 449-0139

1/4	Sec.	T.	R.
	11	10N	3W

⊗ = EXISTING SEWER MANHOLE
● = FOUND SURVEY PIN
○ = SET 5/8" REBAR WITH YPC MARKED "M-M 9962LS"

GRAPHIC SCALE
1 IN. FEET 1
1 inch = 80 ft.

CLIENT: CLIENT: HAMLIN CONSTRUCTION

FIELD WORK: J.ROE
DRAWN BY: D.LAY
CHECKED BY: J.ROE
DATE: 4-26-02
SCALE: 1"=60'
PROJ # 2501.002.030.0120

LEWIS & CLARK COUNTY, MONTANA, PM, M.
PLOTTED DATE: Jan/20/2003
DRAWING NAME: H:\SURVEY\Old Folder\1Heartland\2000\00_90.dwg
C.O.S. No.

00-90