SUBDIVISION PLAT OF BULL RIVER BAY ESTATES

LOCATED IN THE N 1/2 NE 1/4 SECTION 9 T. 26 N., R. 33 W., P.M.M., SANDERS COUNTY, MONTANA

0 100 200 300

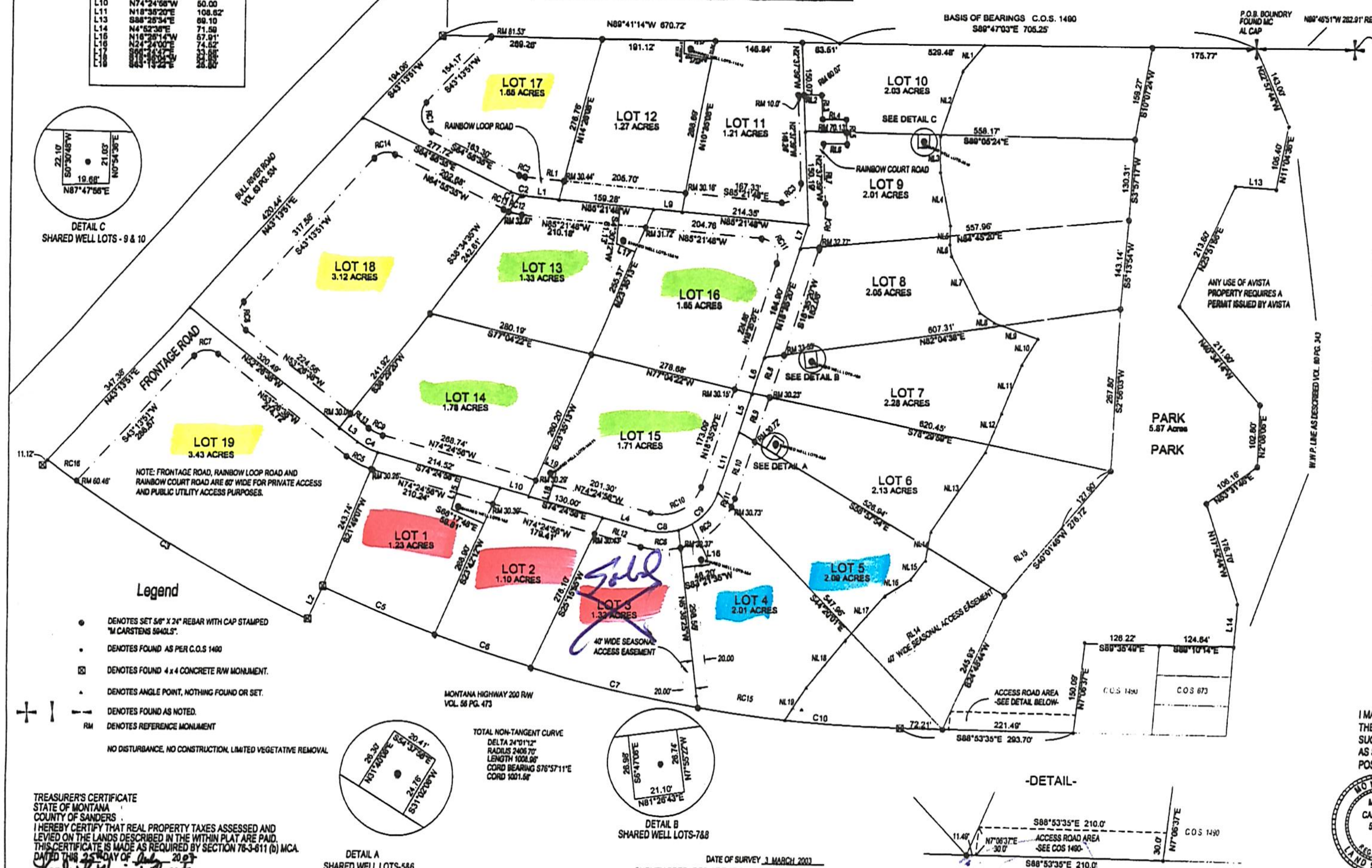
ALL DISTANCES ARE IN FEET
UNLESS NOTED BASIS OF BEARINGS
ARE MAGNETIC, USING 19° EAST DECLINATION.

LINE	BEARING	HORIZ DIST
L1	S85°21'48"E	61.21
L2	S24°54'29"W	60.00
L3	S62°25'52"E	38.71
L4	N74°24'56"W	75.51
L5	N18°35'20"E	67.44
L6	N18°35'20"E	63.34
L7	N18°35'20"E	42.03
L8	S89°22'18"E	71.12
L9	N85°21'48"W	48.48
L10	N74°24'56"W	50.00
L11	N18°35'20"E	108.62'
L13	S88°25'34"E	69.10
L14	N4°52'38"E	71.59
L15	N16°26'14"W	67.91'
L16	N24°24'00"E	74.62'
L17	S66°24'47"E	33.68'
L18	S18°50'04"W	32.89'
L19	S43°13'24"E	25.80'

NON-TANGENT CURVE TABLE DATA

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S73°08'08"E	17.13	60.00	17.19	16°24'43"
C2	S83°21'59"E	4.28	60.00	4.28	4°04'09"
C3	N89°07'09"W	513.71	2468.70	514.65	11°57'16"
C4	S63°26'24"E	38.14	100.00	38.37	21°59'04"
C5	N87°41'59"W	204.42	2408.70	204.48	4°52'06"
C6	N71°48'38"W	171.39	2408.70	171.43	4°04'52"
C7	S77°06'08"E	289.32	2408.70	289.50	6°53'31"
C8	S89°18'45"W	56.06	100.00	56.61	32°33'05"
C9	N46°48'32"E	91.49	100.00	95.03	54°26'45"
C10	N84°58'47"W	343.15	2408.70	343.44	8°10'34"
C11	N89°18'31"E	56.06	100.00	56.61	32°33'07"
C12	N46°48'38"E	91.49	100.00	95.02	54°26'37"

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
NL1	S61°48'04"W	28.37'	NL24	S78°39'59"E	32.12'
NL2	S46°21'58"W	12.75'	NL25	S48°02'52"E	8.05'
NL3	S34°03'08"W	27.83'	NL26	S33°21'21"W	41.15'
NL4	S21°52'50"W	56.15'	NL27	S24°55'10"W	10.34'
NL5	S16°35'29"W	33.37'	NL28	S20°49'21"W	60.18'
NL6	S12°56'49"W	25.20'	NL29	S26°04'37"W	27.63'
NL7	S0°48'29"W	18.75'	NL30	S10°10'07"W	19.05'
NL8	S1°08'34"E	31.26'	NL31	S27°16'15"W	18.67'
NL9	S1°42'39"E	9.38'	NL32	S26°32'43"W	34.56'
NL10	S13°39'09"E	35.37'	NL33	S34°47'14"W	147.89'
NL11	S6°08'37"E	31.43'	NL34	S25°56'54"W	15.73'
NL12	S17°51'24"E	18.70'	NL35	S5°08'15"W	27.83'
NL13	S1°15'01"W	31.36'	NL36	S16°26'22"W	22.06'
NL14	S6°46'43"E	18.97'	NL37	S17°49'36"W	40.78'
NL15	S29°39'55"E	34.01'	NL38	S18°05'37"W	22.65'
NL16	S34°11'31"E	22.88'	NL39	S82°37'25"W	31.69'
NL17	S29°34'15"E	35.10'	NL40	S41°50'45"W	47.46'
NL18	S32°14'49"E	11.08'	NL41	S41°46'44"W	50.66'
NL19	S61°03'59"E	14.91'	NL42	S29°30'03"W	31.72'
NL20	S84°59'39"E	14.76'	NL43	S40°15'57"W	33.08'
NL21	S87°10'32"E	14.89'	NL44	S40°23'51"W	38.11'
NL22	S72°01'27"E	9.86'	NL45	S34°49'33"W	18.61'
NL23	S79°38'59"E	8.58'	NL46	S8°26'47"W	40.34'
			NL47	S75°38'59"W	7.35'



Legend

- DENOTES SET 5/8" X 24" REBAR WITH CAP STAMPED "M CARSTENS 5940LS".
- DENOTES FOUND AS PER C.O.S 1490
- DENOTES FOUND 4 x 4 CONCRETE R/W MONUMENT.
- DENOTES ANGLE POINT, NOTHING FOUND OR SET.
- DENOTES FOUND AS NOTED.
- RM DENOTES REFERENCE MONUMENT

NO DISTURBANCE, NO CONSTRUCTION, LIMITED VEGETATIVE REMOVAL

DETAIL C
SHARED WELL LOTS - 9 & 10

DETAIL A
SHARED WELL LOTS-5&6

DETAIL B
SHARED WELL LOTS-7&8

-DETAIL-

DATE OF SURVEY 3 MARCH 2003
SURVEY PREPARED AT THE REQUEST OF RECORD OWNER:
ODELL SORLIE

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 76-3-611 (b) MCA.
DATED THIS 25 DAY OF July 2007
[signature]
TREASURER

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SANDERS COUNTY, MONTANA

A PARCEL OF LAND LOCATED IN A PORTION OF THE N 1/2 NE 1/4 OF SECTION 9, T. 26 N., R. 33 W., P.M.M., SANDERS COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE TRUE POINT OF BEGINNING BEING A FOUND 3" ALUM. CAP MONUMENT, A MEANDER CORNER FOR SECTIONS 4 AND 9, SAID TRUE POINT OF BEGINNING BEARS N89° 45' 51"W 282.91 FEET FROM THE NE CORNER OF SECTION 9, T. 26 N., R. 33 W., P.M.M., SANDERS COUNTY, MONTANA, A CALCULATED POSITION; THENCE N89° 47' 03"W FOR 705.25 FEET TO A FOUND 1/2" REBAR; THENCE N89° 41' 14"W FOR 670.72 FEET TO A FOUND 4" X 4" CONC. R/W MONUMENT; THENCE S43° 13' 51"W FOR 581.89 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 2468.70 FEET AND A CENTRAL ANGLE OF 11° 57' 16" FROM WHICH THE RADIUS POINT BEARS N36° 51' 28"E, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 514.65 FEET, SAID CURVE HAVING A CHORD BEARING OF S89° 07' 09"E FOR 513.71 FEET TO A FOUND 4" X 4" CONC. R/W MONUMENT; THENCE N24° 54' 29"E FOR 60.00 FEET TO A FOUND 4" X 4" CONC. R/W MONUMENT; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 2408.70 FEET AND A CENTRAL ANGLE OF 24° 01' 12" FROM WHICH THE RADIUS POINT BEARS N25° 03' 25"E, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 1008.96 FEET, SAID CURVE HAVING A CHORD BEARING OF S76° 57' 11"E FOR 1001.58 FEET TO A FOUND 4" X 4" CONC. R/W MONUMENT; THENCE S88° 53' 35"E FOR 293.70 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N7° 06' 37"E FOR 150.09 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE S89° 35' 49"E FOR 128.22 FEET TO A 1/2" REBAR WITH CAP STAMPED MACMILLAN 4656S; THENCE S89° 10' 14"E FOR 124.64 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N4° 52' 38"E FOR 71.59 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N17° 52' 44"W FOR 176.70 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N53° 31' 46"E FOR 106.16 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N2° 08' 06"E FOR 102.80 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N40° 34' 14"W FOR 211.90 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N25° 51' 56"E FOR 213.60 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE S88° 25' 34"E FOR 69.10 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N11° 04' 36"E FOR 105.40 FEET TO A FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED CARSTENS 5940LS; THENCE N22° 57' 44"W FOR 143.00 FEET TO A FOUND 3" ALUM. CAP MONUMENT, A MEANDER CORNER FOR SECTIONS 4 AND 9, TO THE TRUE POINT OF BEGINNING. THE AREA BEING 41.28 ACRES, SUBJECT TO EASEMENTS OR RESERVATIONS APPARENT OR OF RECORD.

LOTS 17, 18 AND 19 ARE EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO A.R.M. 17.36.605 (2)(a) AS A PARCEL THAT HAS NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, OR SOLID WASTE DISPOSAL, IF NO NEW FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

NOTE: ROADS AND PARK ARE PRIVATE AND ARE FOR FOR THE BENEFIT OF BULL RIVER BAY ESTATES ONLY.

Odell Sorlie
ODELL SORLIE

STATE OF ____
COUNTY OF ____
ON THIS ____ DAY OF ____ 200_
BEFORE ME PERSONALLY APPEARED
ODELL SORLIE
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF ____
RESIDING AT ____
MY COMMISSION EXPIRES ____

NOTARY SIGNATURE [signature]
RESIDING AT [illegible]
COUNTY OF [illegible]
STATE OF MONTANA
MY COMMISSION EXPIRES [illegible]

Katherine M. Sorlie
State of Montana
County of Sanders
[handwritten acknowledgment, partly illegible] Katherine M. Sorlie known to me to be the person whose name is subscribed to the within instrument and acknowledged to me they executed the same.
Kimberly D Bates
Notary Public State of Montana
Residing at Noxon
My Commission Expires [illegible]

NOTARIAL SEAL — KIMBERLY D. BATES — STATE OF MONTANA

INTERIOR ROAD R/W DATA

LINE	BEARING	HORIZ DIST
RL1	S85°21'48"E	66.39'
RL2	S89°46'37"E	40.05'
RL3	S2°37'30"E	40.05'
RL4	S89°46'37"E	40.05'
RL5	S2°37'30"E	40.05'
RL6	N89°46'37"W	40.05'
RL7	S2°37'30"E	96.69'
RL8	S18°35'20"W	74.58'
RL9	S18°35'20"W	77.79'
RL10	S18°35'20"W	102.00'
RL11	S21°52'45"W	14.92'
RL12	N74°24'56"W	77.05'
RL13	S52°19'30"E	38.72'
RL14	N57°01'33"E	333.08'
RL15	N51°27'07"E	201.68'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
RC1	S10°50'15"E	48.60'	30.00'	56.64'	108°10'39"	41.43'
RC2	S75°11'21"E	10.69'	30.00'	10.75'	20°31'34"	5.43'
RC3	N46°00'17"E	45.03'	30.00'	50.93'	97°15'52"	34.07'
RC4	S7°32'36"W	70.63'	300.00'	70.80'	13°31'17"	35.56'
RC5	S50°18'06"W	110.42'	130.00'	114.06'	50°16'49"	60.98'
RC6	N89°29'26"W	67.62'	130.00'	68.41'	30°09'04"	35.02'
RC7	S85°24'13"W	40.27'	30.00'	44.14'	84°18'18"	27.16'
RC8	S4°35'47"E	44.46'	30.00'	50.11'	95°41'42"	33.14'
RC9	S63°25'25"E	26.70'	70.00'	26.86'	21°59'04"	13.60'
RC10	N62°05'12"E	98.37'	70.00'	106.29'	86°59'45"	66.42'
RC11	N33°23'14"W	47.27'	30.00'	54.43'	103°57'07"	38.365'
RC12	N78°07'00"W	22.79'	90.00'	22.86'	14°33'01"	11.49'
RC13	N67°53'14"W	9.29'	90.00'	9.29'	5°54'58"	4.65'
RC14	S79°09'45"W	35.19'	30.00'	37.61'	71°49'21"	21.73'
RC15	S82°48'19"E	179.65	2388.70'	179.70'	4°18'50"	89.89'
RC16	N53°50'40"W	60.46'	2468.70'	60.46'	1°24'18"	30.23'

GOVERNING BODY APPROVAL

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

Carol Brooker
CHAIRMAN
Harold L. Fowler
COMMISSIONER

[signature]
COMMISSIONER
Jennine M. Robbins
ATTEST: CLERK & RECORDER

[signature] 7-19-07
SANDERS COUNTY EXAMINING SURVEYOR DATE

[signature] DEQ Required 7-26-07
SANDERS COUNTY LAND SERVICES DEPT. DATE

CERTIFICATE OF SURVEYOR

I MARC J. CARSTENS, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF " BULL RIVER BAY ESTATES "; THAT SUCH SURVEY WAS MADE ON MARCH 3, 2003; THAT SUCH SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON. DATED THIS 7 DAY OF July 2007

[signature]
MARC J. CARSTENS 5940 RLS

MONTANA REGISTERED LAND SURVEYOR — MARC J. CARSTENS 5940 LS

FILED FOR RECORD THIS 27th DAY OF July 2007

DEQ misc # 5937
Covenants misc # 5938
Covenant misc # 5939
Homeowners misc # 5940

271558 SUBD MAJOR Pages: 0
STATE OF MONTANA SANDERS COUNTY
RECORDED: 07/27/2007 2:31 KOI: MAJOR SUB
JENNINE ROBBINS CLERK AND RECORDER
FEE: $15.00 BY: [signature]
TO: KATHERINE SORLIE 6 SQUIRE LANE, TROUT CREEK, MT 59874