

A PLAT OF: PILICK RIDGE VIEWS

In the SE1/4 of Section 34, Twp. 27 N., R. 33 W., P.M.M.
For: Shannon K. & Karin J. Hill Date: July 2006
Total Acreage: 5.93±

- Legend**
- ◆ SET 5/8 INCH DIA. REBAR WITH A PLASTIC CAP
 - STAMPED K.E.D. 4975-S
 - FOUND 1 INCH DIA. PIPE
 - ◻ FOUND 5/8 INCH DIA. BARE REBAR
 - ◻ FOUND 3/4 INCH DIA. BARE REBAR
 - () RECORD PER C.O.S. NO. 321

CERTIFICATE OF DEDICATION

I, the undersigned property owner(s), do hereby certify that I/we have caused to be surveyed, subdivided and platted in to lot and acreage as shown by the plat hereon annexed, the following described land located in the Bull River Valley in Sanders County, Montana to wit:

DESCRIPTION OF PILICK RIDGE VIEWS

A tract of land located in the Bull River Valley, Sanders County Montana, lying in the SE1/4 of Section 34, Twp. 27 N., R. 33 W., P.M.M. contains Lot 1 for a total acreage of 1.13 acres more or less and is more particularly described as follows:

Beginning at a found 1 1/2 inch dia. pipe which marks the southeast corner of Lot 1 located on the north side of Highway 140, 36.70 feet to the point of beginning; thence S89°45'00"W 240.00 feet to a found 1 inch dia. pipe located on the east side of the Bull River; thence along said meander line N61°01'11"E 108.73 feet to a set 5/8 inch dia. rebar capped K.E.D. 4975-S; thence N79°45'00"W 80.70 feet to a compassed point; thence, leaving said meander line N07°54'57"W a total distance of 275.63 feet to a set 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N74°20'01"W 99.33 feet to a set 3/8 inch dia. rebar capped K.E.D. 4975-S located on mid right of way line; thence, along mid right of way line S37°28'48"W 76.54 feet to the point of beginning.

The aforesaid Lot 1 contains a total acreage of 1.13 acres more or less, and is subject to and together with all other appurtenant easements of record.

The above described tract of land is to be known and designated as, Pilick Ridge Views, Sanders County, Montana.

Witness my hand and seal of office this 20th day of July, 2006 A.D.
Shannon K. Hill, County Clerk
Karin J. Hill

STATE OF MONTANA

On this 20th day of July, 2006 A.D. before me, a Notary Public for the State of Montana, personally appeared Shannon K. Hill and Karin J. Hill, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of July, 2006 A.D.
Notary Public for the State of Montana

EXEMPTION

The remainder is exempt from taxation, under the Department of Environmental Quality, pursuant to A.M. 17-24-050(A)(10). The land is being subdivided into lots for the purpose of residential development. The land is being subdivided into lots for the purpose of residential development. The land is being subdivided into lots for the purpose of residential development.

DESCRIPTION OF REMAINDER

A tract of land located in the Bull River Valley, Sanders County Montana lying in the SE1/4 of Section 34, Twp. 27 N., R. 33 W., P.M.M. containing a total acreage of 1.47 acres more or less and is more particularly described as follows:

Beginning at a set 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right of way line of Highway 140, 36.70 feet to a found 1 inch dia. pipe located on the north side of the Bull River; thence along said meander line N61°01'11"E 108.73 feet to a set 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N79°45'00"W 80.70 feet to a compassed point; thence, leaving said meander line N07°54'57"W a total distance of 275.63 feet to a set 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N74°20'01"W 99.33 feet to a set 3/8 inch dia. rebar capped K.E.D. 4975-S located on mid right of way line; thence, along mid right of way line S37°28'48"W 76.54 feet to the point of beginning.

The aforesaid parcel contains a total acreage of 1.47 acres more or less and is subject to and together with all other appurtenant easements of record.

Davis Surveying Inc.
TROY MONTANA, (406) 295-5441

DATE: 07/20/06
DRAWN BY: MDW
FILE: 028334.DWG

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Sanders

I, Kenneth E. Davis do hereby certify that a survey was made of Pilick Ridge Views, a subdivision, during the month of July 2006. In accordance with the provisions of Sections 76-5-201 through 76-5-203 M.C.A., the survey was made in accordance with the provisions of the Montana Surveying Act. The location of the lines are as shown hereon, and the same were held out on the ground according to law.

Witness my hand and seal of office this 20th day of July, 2006 A.D.
Kenneth E. Davis
Registered Land Surveyor No. 4975-S

LEGAL ACCESS

The County Clerk is hereby notified to place a copy of this subdivision in the County Clerk's Office for recording. The County Clerk is hereby notified to place a copy of this subdivision in the County Clerk's Office for recording.

STATE OF MONTANA
County of Sanders
Registered Land Surveyor No. 4975-S

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 20th day of July, 2006 A.D.

(Signature of Commissioner)
Gerald S. Smith
A. T. R. Hill
(Signature of Clerk and Recorder)



TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 20th day of July, 2006 A.D.

STATE OF MONTANA
County of Sanders
Registered Land Surveyor No. 13689 LS

Approved this 20th day of July, 2006 A.D.
Bobby J. Hagedorn
Treasurer

STATE OF MONTANA
County of Sanders
Registered Land Surveyor No. 13689 LS

Approved this 20th day of July, 2006 A.D.
Bobby J. Hagedorn
Treasurer

LAND SERVICES DEPARTMENT
SUBDIVISION ADMINISTRATION
Dennis M. Miller, DEED Registrar
1-24-08

Misc # 6663 - DEQ

PLAT NO. 2871MS

