

THAYER'S COUNTRY ESTATES - LOT 10

AN AMENDED PLAT OF LOT 10, THAYER'S COUNTRY ESTATES INCLUDING A TRACT OF LAND AS SHOWN UPON COS 681, LOCATED IN THE S 1/2, SECTION 35, T.12N., R.21W., P.M.M. MISSOULA COUNTY, MONTANA

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 12 NORTH, MISSOULA COUNTY, MONTANA, BEING THE ORIGINAL LOT 10 OF THAYER'S COUNTRY ESTATES SHOWN UPON CERTIFICATE OF SURVEY NUMBER 681, BEING MORE PARTICULARLY:

LOT 1

BEGINNING AT THE SOUTHWEST CORNER OF THE ORIGINAL LOT 10 AS SHOWN UPON THAYER'S SOUTHWEST CORNER OF CERTIFICATE OF SURVEY NUMBER 681, THENCE NORTH 16°37'W, 444.7 FEET TO AND LOT 11 AS SHOWN UPON AMENDED PLAT OF THAYER'S COUNTRY ESTATES LOT 10, THENCE THE FOLLOWING THREE COURSES UPON THE NORTHERLY BOUNDARY OF SAID LOT 10: THENCE NORTH 70°04'W, 60.97 FEET, THENCE NORTH 23°51'W, 65.15 FEET, THENCE SOUTH 34°48'W, 30.66 FEET, THENCE S22°04'00"E, 62.02 FEET, THENCE NORTH 00°00'00"E, 11.37 FEET, TO SOUTHERLY BOUNDARY OF SAID LOT 10, THENCE THE FOLLOWING TWO COURSES UPON SAID FEET THENCE SOUTH 89°27'W, 132.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.86 ACRES RESERVATIONS AND/OR DEDICATIONS EXISTING OF RECORD AND AS SHOWN ON THIS PLAT.

LOT 2

BEGINNING AT THE SOUTHWEST CORNER OF THE ORIGINAL LOT 10 AS SHOWN UPON THAYER'S TWO COURSES UPON THE SOUTHERLY BOUNDARY OF SAID LOT 10, N20°00'00"W, 375.98 FEET SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 WEST, AND SECTION 2, TOWNSHIP 11 NORTH, 6 FEET THENCE NORTH 89°27'W, 214.75 FEET, N00°00'00"W, 11.37 FEET THENCE N22°01'40"W, 82.02 FEET, N11°41'00"W, 99.08 FEET, THENCE N02°32'55"E, 55.15 FEET, TO THE NORTHERLY BOUNDARY OF THE NORTH-EASTERLY CORNER OF SAID LOT 10, THENCE THE FOLLOWING TWO COURSES TO S32°30'10"E, 79.62 FEET, THENCE S00°27'56"W, 380.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.38 ACRES RESERVATIONS AND/OR DEDICATIONS EXISTING OF RECORD AND AS SHOWN ON THIS PLAT.

PORTION A

COMMENCING AT THE SOUTHWEST CORNER OF THE ORIGINAL LOT 10 AS SHOWN UPON THAYER'S SOUTHWEST CORNER OF CERTIFICATE OF SURVEY NUMBER 681, THENCE N89°20'47"E, 132.32 FEET, N89°53'28"E, 62.03 FEET, UPON THE SOUTHERLY BOUNDARY OF SAID LOT 10, THENCE N04°09'57"E, THENCE N22°01'40"W, 82.02 FEET, THENCE N03°04'00"E, 30.66 FEET, THENCE N11°41'00"W, 99.08 FEET, NORTHERLY BOUNDARY OF SAID LOT 10, THENCE S89°27'04"W, 132.32 FEET, UPON SAID NORTH CORNER OF A PARCEL OF LAND AS SHOWN UPON CERTIFICATE OF SURVEY NUMBER 681, THE SOUTHERLY BOUNDARY OF SAID LOT 10 AND THE POINT OF BEGINNING, CONTAINING 0.51 ACRES RESERVATIONS AND/OR DEDICATIONS EXISTING OF RECORD AND AS SHOWN ON THIS PLAT.

PORTION 'A' OF THIS AMENDED PLAT SHALL NOT BE AVAILABLE AS A REFERENCE DESCRIPTION IN A TRANSFER OF PROPERTY HEREIN DESCRIBED.

OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT THIS SURVEY IS FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION AND THE AGGREGATION OF LOTS; THEREFORE THIS SURVEY IS EXEMPT FROM 76-3-207 (1)(b) M.C.A.

SS: *John Clement* SS: *Kimberly A. Clement*
JOHN J. CLEMENT KIMBERLY A. CLEMENT

STATE OF MONTANA
COUNTY OF MISSOULA

ON THIS 17th DAY OF August, 2007 BEFORE ME, PERSONALLY APPEAR **CLEMENT**, TO ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WHOLE THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE

Barbara Charles
SIGNATURE
PRINTED NAME

NOTARY PUBLIC IN AND FOR THE STATE OF MONTANA
RESIDING AT MISSOULA, MONTANA
MY COMMISSION EXPIRES: *June 1, 2010*

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS AMENDED PLAT IS A REPRESENTATION OF A SURVEY PERFORMED DURING THE MONTH OF AUGUST 2007

BY: *Ronald D. Miriam* DATE: *8-16-2007*
RONALD D. MIRIAM
PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 9007
FOR D.J.A. P.C.

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT.

FINAL APPROVAL OF THIS AMENDED PLAT IS GRANTED BY:

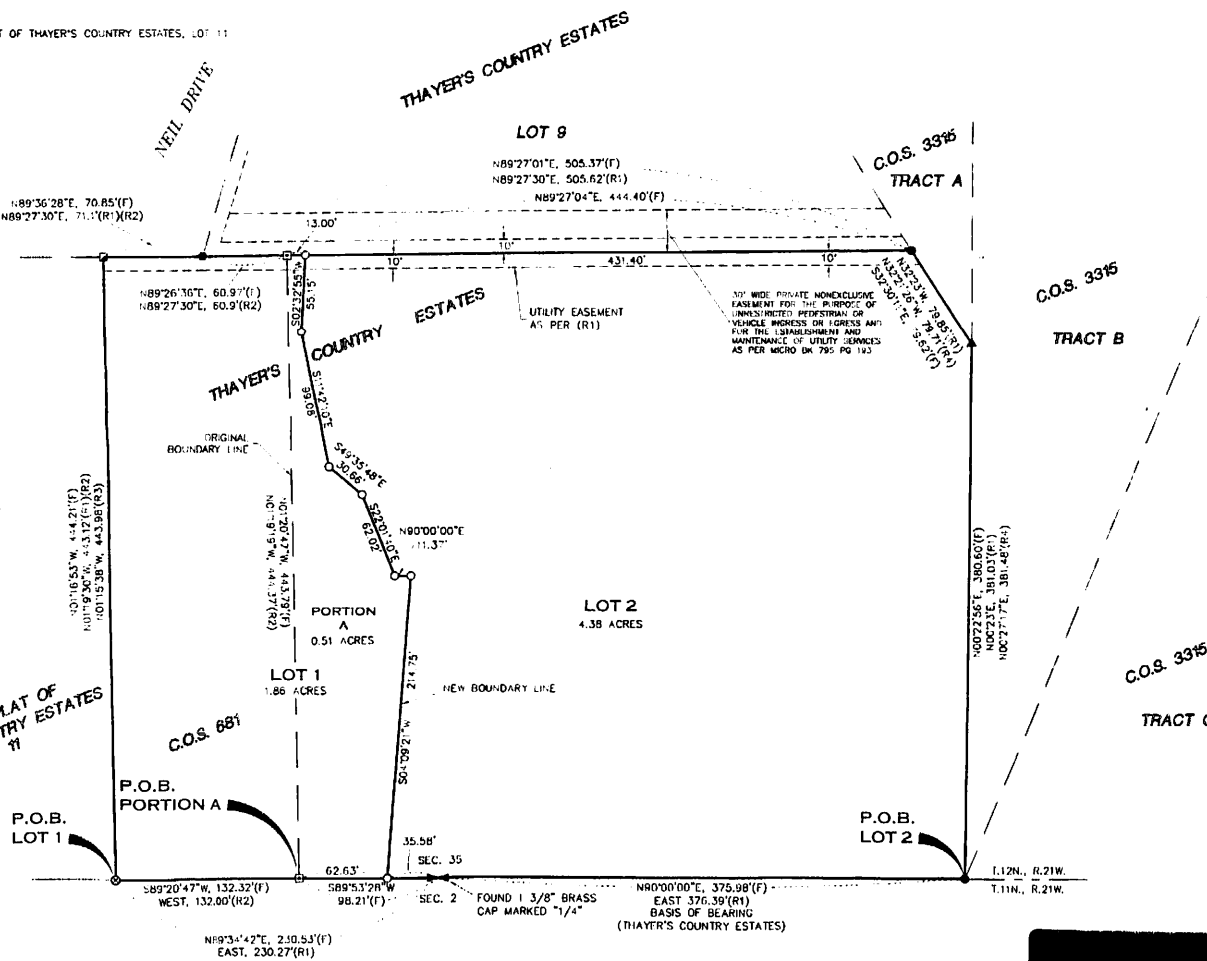
John J. Clement
MISSOULA CITY-COUNTY HEALTH DEPARTMENT DATE

MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE

PURPOSE OF SURVEY

THIS SURVEY IS FILED TO MEET THE REQUIREMENTS SET FORTH UNDER 76-3-207 (1)(b) M.C.A. FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, RELOCATION OF COMMON BOUNDARY

- LEGEND**
- SET 5/8" x 24" REBAR WITH 2" ALUM CAP MKD. MILAM 9007
 - ✕ FOUND 1 1/8" PIPE - NO CAP
 - FOUND 1 1/2" ALUM. CAP - ILLEGIBLE
 - ⊕ FOUND 1 1/4" NYC - MKD. SORENSON 234565
 - FOUND 1 1/4" SQUARE ROIT - NO CAP
 - ▲ FOUND 1" REBAR - NO CAP
 - ADJACENT PROPERTY LINE
 - - - EXISTING SECTION LINE
 - - - EXISTING EASEMENT
 - - - EXISTING PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
 - (F) FOUND
 - (R1) RECORD - THAYER'S COUNTRY ESTATES
 - (R2) RECORD - COS 681
 - (R3) RECORD - AMENDED PLAT OF THAYER'S COUNTRY ESTATES, LOT 11
 - (R4) RECORD - COS 3315



REQUIRED NOTE BY MISSOULA COUNTY ATTORNEY'S OFFICE

THIS AMENDED PLAT WAS NOT REVIEWED FOR ADEQUATE ACCESS, INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, COMPREHENSIVE PLAN OR AVAILABILITY OF PUBLIC SERVICES. NOR DOES THIS APPROVAL OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT OR OTHER SERVICES.

SAC 3E 204 PG 1005
- PPT 3E 204 PG 1006
AK 3E 204 PG 1007
LTD 3E 204 PG 1008

1/4	SEC	T	R
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