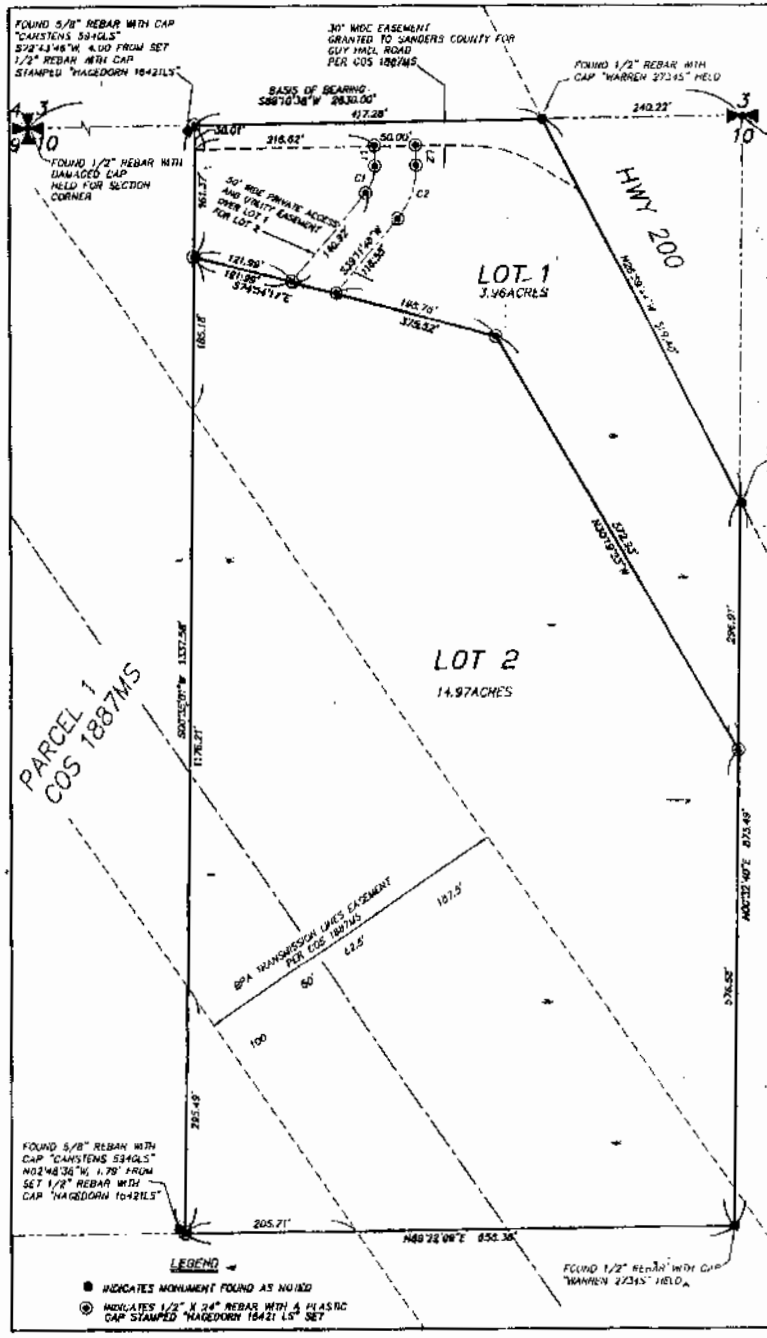
FINAL PLAT OF "BELKNAP ESTATES"

A SECOND MINOR OF PARCEL 2 OF COS NO. 1887MS LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 10, T.22N., R.30W., M.P.M., SANDERS COUNTY, MONTANA

THIS SURVEY WAS PREPARED AT THE REQUEST OF NOEL AND DONNA HENDRICKSON IN APRIL, 2005.



CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	39°59'08"	50.00'	34.89'	S19°12'15"W	34.19'
C2	39°59'08"	100.00'	69.79'	S19°12'15"W	68.38'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N00°47'19"W	26.05'
L2	N00°47'19"W	25.05'

NOTES:
1. EACH LOT HAS AN EXISTING WELL AND SEPTIC SYTEM.
2. LOT OWNERS MUST CONTACT THE SANDERS COUNTY WEED CONTROL BOARD FOR A NOXIOUS WEED AND REVEGETATION PLAN BEFORE CONSTRUCTION.

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS AND TO SEPARATE THE EXISTING BUSINESS FORM THE EXISTING SINGLE FAMILY RESIDENTIAL USE ON THE SITE. THIS DIVISION IS SUBJECT TO REVIEW AS A MINOR SUBDIVISION PURSUANT TO TITLE 76-3-505 MCA.

BASIS OF BEARING COS 1887MS

CERTIFICATE OF EXAMINING SURVEYOR - FINAL PLAT

Donald Wester, ACTING AS EXAMINING LAND SURVEYOR FOR SANDERS COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL PLAT OF "BELKNAP ESTATES" AND FIND THAT THE SURVEY DATA SHOWN THEREON MEET THE CONDITIONS SET FORTH BY OR PURSUANT TO TITLE 76, PART 4, MCA.

SIGNED: Donald H. Wester

EXAMINING SURVEYOR: Donald H. Wester

REGISTRATION NO. 4130S.

MONTANA DONALD H. WESTER 4130 S REGISTERED LAND SURVEYOR

CERTIFICATE OF SURVEYOR - FINAL PLAT

STATE OF MONTANA } SS.
COUNTY OF SANDERS}

I, TIMOTHY A. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF "BELKNAP ESTATES" THAT SUCH SURVEY WAS MADE ON OR ABOUT APRIL, 2003, THAT SAID 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 23rd DAY OF September, 2003

TIMOTHY A. HAGEDORN 16421LS

MONTANA TIMOTHY A. HAGEDORN 16421LS LICENSED LAND SURVEYOR

0' 100' 200' 300
SCALE: 1" = 100'

CERTIFICATE OF DEDICATION - FINAL PLAT

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY TO WIT:
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 30 WEST, M.P.M., SANDERS COUNTY, MONTANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;
THENCE SOUTH 89°10'38" WEST A DISTANCE OF 240.22 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 26°39'44" EAST, A DISTANCE OF 318.40 FEET;
THENCE SOUTH 00°32'40" WEST, A DISTANCE OF 872.49 FEET;
THENCE SOUTH 00°22'09" WEST, A DISTANCE OF 658.38 FEET;
THENCE NORTH 00°35'01" EAST, A DISTANCE OF 1337.58 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 89°10'38" EAST, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 417.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 18.93 ACRES.
TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS "BELKNAP ESTATES".

DATED THIS 27th DAY OF September, 2005

Noel Hendrickson
OWNER (PRINT NAME)

Donna A. Hendrickson
OWNER (PRINT NAME)

SIGNED

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF SEPT. 2005

Susan Jackson
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT 62 CHERRY CREEK RD THOMPSON FALLS MT
MY COMMISSION EXPIRES AUG 11, 2006

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(3)(B), MCA, THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED BELOW AND ENCOMPASSED BY THE PROPOSED "BELKNAP ESTATES" ARE DELINQUENT.

DATED THIS 28 DAY OF December, 2005

Carol Dude TREASURER
SANDERS COUNTY, MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL - COUNTY

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.
THIS 28th DAY OF December, 2005

Carol Brown
COMMISSIONER

COMMISSIONER

COMMISSIONER

CLERK AND RECORDER
SANDERS COUNTY, MONTANA

Nancy M. Hale DEQ Required 12-28-05
SANDERS COUNTY LAND SERVICES
DEQ-misc. # 5602
Lewis-misc. # 5603

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

264025 BOOK: 1 CERS SURVE PAGE: 2630 Pages: 0
STATE OF MONTANA SANDERS COUNTY
RECORDED: 12/28/2005 3:28 MOZI: MINOR SURD
PAT THORNBURN CLERK AND RECORDER
FEE: $6.50 BY: Linda Brooke
TO: HAGEDORN, INC/BECKY HAGEDORN, PLS P.O. BOX 830, 5483

#1 of 3 pms

HAGEDORN, INC.
Professional Land Surveyors
P.O. BOX 2480, THOMPSON FALLS, MT. 59873
PH: (406) 827-5400 FAX 827-5401

SCALE: 1" = 100'	CALC. BY: TAH	DWG: M5-029MS.DWG
DATE: 1-24-05	DRAWN BY: TAH/KJH	SHEET 1 OF 1
JOB NO: M5-029	CHECKED BY:	