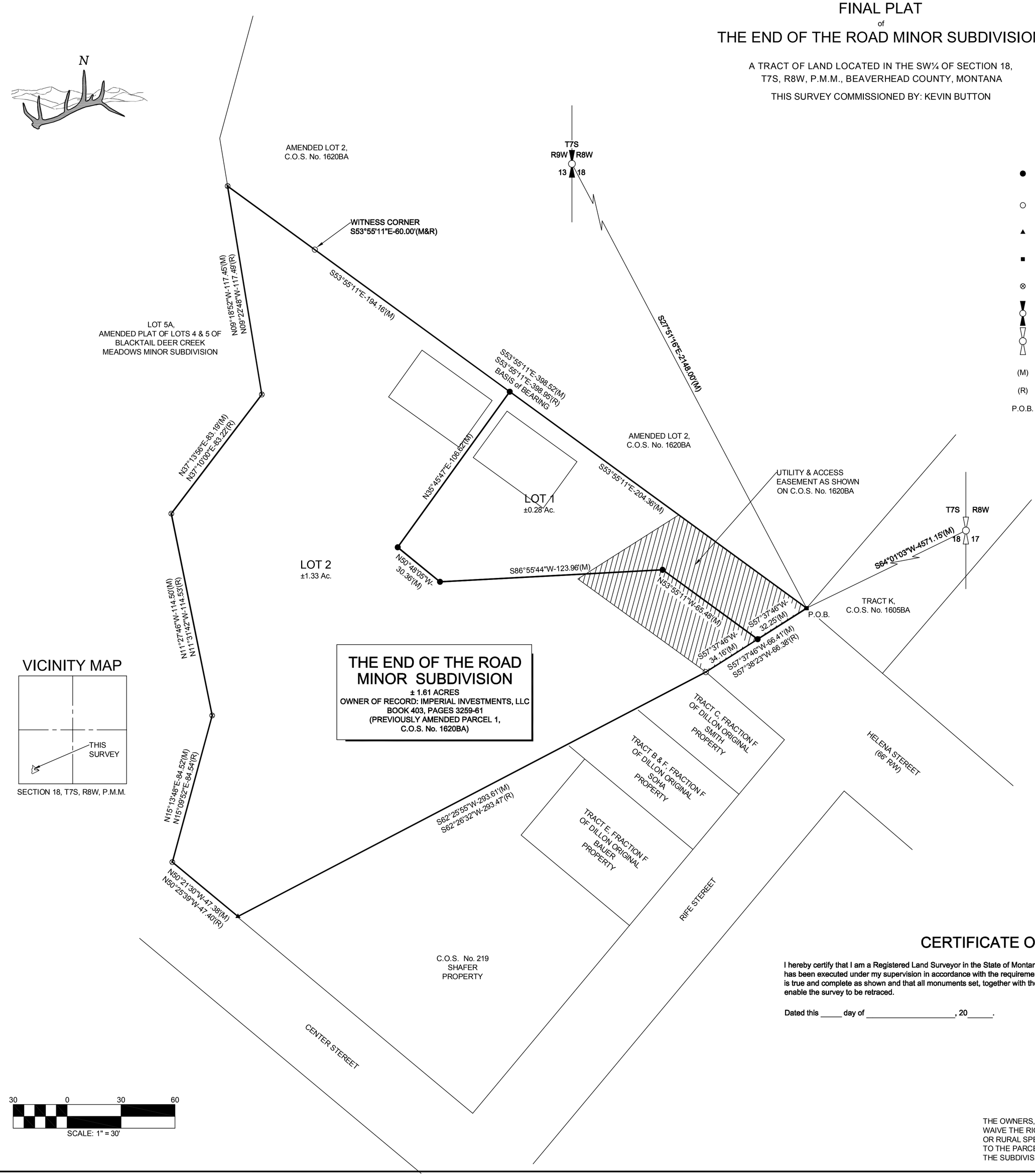
FINAL PLAT
of
THE END OF THE ROAD MINOR SUBDIVISION

A TRACT OF LAND LOCATED IN THE SW¼ OF SECTION 18,
T7S, R8W, P.M.M., BEAVERHEAD COUNTY, MONTANA

THIS SURVEY COMMISSIONED BY: KEVIN BUTTON



VICINITY MAP

SECTION 18, T7S, R8W, P.M.M.

LEGEND

- ● PROPERTY CORNER SET THIS SURVEY- 5/8" BY 24" REINFORCING BAR WITH 1" BLUE PLASTIC CAP MARKED WILSON 29093LS.
- ○ PROPERTY FOUND SET THIS SURVEY- 2" ALUMINUM CAP MARKED ALLEY 16408LS.
- ▲ PROPERTY CORNER FOUND THIS SURVEY- 2" ALUMINUM CAP MARKED ANDERSON 9692ES.
- ■ PROPERTY CORNER FOUND THIS SURVEY- 1" YELLOW PLASTIC CAP MARKED SCHELLACK 4473ES.
- ⊗ PROPERTY CORNER NOT FOUND OR SET- FALLS IN BLACKTAIL DEER CREEK.
- QUARTER CORNER FOUND THIS SURVEY- 3" BLM BRASS CAP - 1972.
- QUARTER CORNER FOUND THIS SURVEY- 5/8" REINFORCING BAR - NO CAP.
- (M) MEASURED
- (R) RECORD - C.O.S. No. 1620BA.
- P.O.B. POINT OF BEGINNING

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the Survey represented on this Amended Plat has been executed under my supervision in accordance with the requirements of law, that to the best of my knowledge the survey is true and complete as shown and that all monuments set, together with those found, are of the type shown, and are sufficient to enable the survey to be retraced.

Dated this _____ day of _____, 20_____.

_____
Travis W. Wilson PLS 29093LS

THE OWNERS, HEIRS, SUCCESSORS, PURCHASERS, AND SUBSEQUENT LANDOWNERS WAIVE THE RIGHT TO PROTEST THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT, OR RURAL SPECIAL IMPROVEMENT DISTRICT TO PROVIDE IMPROVED PUBLIC SERVICES TO THE PARCEL. THIS WAIVER IS BINDING, AND WILL RUN WITH THE LAND INCLUDED IN THE SUBDIVISION.

CERTIFICATE OF DEDICATION

THE END OF THE ROAD MINOR SUBDIVISION

A tract of land located in the SW¼ of Section 18, Township 7 South, Range 8 West, P.M.M., Beaverhead County, State of Montana and more completely described as follows:

Commencing at the West Quarter Corner of Section 18, T7S, R8W, P.M.M., thence S27°51'16"E-2148.00 feet to the POINT OF BEGINNING, a point on the Northerly Right-of-Way of Helena Street, thence first course, S57°37'46"W-66.41 feet to a point on the Southerly Right-of-Way of Helena Street, thence second course, departing said Right-of-Way, S62°25'55"W-293.61 feet, thence third course, N50°21'30"W-47.38 feet to a point on the Centerline of Blacktail Deer Creek, fourth through seventh courses on said Centerline, thence fourth course, N15°13'48"E-84.52 feet, thence fifth course, N11°27'46"W-114.50 feet, thence sixth course, N37°13'56"E-83.19 feet, thence seventh course, N09°18'52"W-117.45 feet, thence eighth and final course, S53°55'11"E-398.52 feet to the point of beginning.

Said tract containing ±1.61 acres.

Bearing based on the record bearing of the Northeasterly Boundary of Amended Parcel 1 as shown on Certificate of Survey No. 1620BA.

This survey completed June 12, 2025.

The above described tract of land is to be known and designated as THE END OF THE ROAD MINOR SUBDIVISION, containing a net acreage of ±1.61 acres.

IMPERIAL INVESTMENTS, LLC

By: _____ Its: _____

CERTIFICATE OF NOTARY

State of _____.
County of _____.

This instrument was signed and sworn to, before me on this _____ day of _____, 20_____, by _____ as _____ of the IMPERIAL INVESTMENTS, LLC .

_____
Notary Public(Signature)

Notary Public for the State of _____.

_____
Notary Public (Printed)

Residing at _____, _____.

My Commission Expires _____.

CERTIFICATE OF COUNTY SANITARIAN

I hereby certify that the survey shown here has been examined and determined to be in compliance with The Beaverhead County Wastewater System Regulations and The Montana DEQ ARM for the Sanitation in Subdivisions Act. (ARM 17.36.101 through 17.36.805)

Dated this ____ day of _____, 20___.

_____
Tom Wagenknecht, Beaverhead County Sanitarian

CERTIFICATE OF COUNTY TREASURER

I, _____, Treasurer of Beaverhead County, Montana do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid, pursuant to Section 76-3-207 (3), M.C.A.

Dated this _____ day of _____, 20_____.

_____
Treasurer, Beaverhead County, Montana

TAX PARCEL ID No. 0000015326

CITY OF DILLON

The City of Dillon, Montana does hereby certify that it has examined this Final Plat and having found the same to conform to law, approves it this _____ day of _____, 20_____.

_____ Attest: _____
Mayor of Dillon, MT City Clerk of Dillon, MT

CERTIFICATE OF NOTARY

State of _____.
County of _____.

This instrument was signed and sworn to, before me on this _____ day of _____, 20_____, by _____ as _____ of THE CITY OF DILLON .

_____
Notary Public(Signature)

Notary Public for the State of _____.

_____
Notary Public (Printed)

Residing at _____, Montana

My Commission Expires _____.

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions this the _____ day of _____, 20_____, pursuant to Section 76-3-611(2)(a), M.C.A.

_____ Reg. No._____.
Examining Land Surveyor

CLERK AND RECORDER

I, _____ Clerk and Recorder of Beaverhead County, Montana, do hereby certify that the foregoing instrument was filed in my office this _____ day of _____ A.D., 20 _____ , _____.M., in the records of the Clerk and Recorder, Beaverhead County, Montana.

_____
Clerk and Recorder

By:_____.

CORNERSTONE LAND SURVEYING, INC.
21 N. WASHINGTON ST., DILLON, MT 59725
PHONE: (406) 683-2314 FAX: (406) 683-2227

A TRACT OF LAND LOCATED IN THE SW¼ OF SECTION 18, T7S, R8W, P.M.M., BEAVERHEAD COUNTY, MONTANA

FINAL PLAT of THE END OF THE ROAD MINOR SUBDIVISION

SCALE: 1" = 30'	SHEET: 1 OF 1	DATE: 6-11-2025