

FINLEY POINT ESTATES

A PORTION OF THE N 1/2, SECTION 19, TOWNSHIP 23 NORTH, RANGE 19 WEST, P.M.M. LAKE COUNTY, MONTANA

DATE: AUGUST, 1997

OWNER: JOHN L. FOX

354098

SCALE: 1" = 100'

1/4 SECT-NR-W
19 23 19

CERTIFICATE OF DEDICATION

I, the undersigned property owner, hereby certify that I have caused to be surveyed, subdivided and platted into lots and streets, as shown by the plat hereunto included, the following described tract of land to wit:

A portion of land located in the Northwest one-quarter of the Northeast one-quarter (NW 1/4 NE 1/4) and the Northeast one-quarter of the Northwest one-quarter (NE 1/4 NW 1/4) of Section 19, Township 23 North, Range 19 West, P.M.M. Lake County, Montana, more particularly described as follows:

Beginning at the North one-quarter corner of said Section 19; thence S 0°02'52" W 230.02 feet; thence N 89°53'14" W 409.63 feet; thence N 89°52'00" W 777.30 feet to the centerline of South Finley Point Road; thence along said centerline the following two (2) courses and distances, S 42°06'43" E 52.66 feet; and along a curve to the right with a radius of 527.64 feet a central angle of 34°27'28" for a distance of 317.32 feet; thence S 89°26'42" E 1020.29 feet; thence S 0°05'10" E 757.53 feet; thence S 89°39'58" E 1322.58 feet; thence S 89°43'38" E 581.77 feet to the centerline of North Finley Point Road; thence along said centerline the following six (6) courses and distances, N 11°36'58" W 56.21 feet; N 13°33'31" W 83.68 feet; N 22°20'33" W 74.31 feet; N 25°33'36" W 508.87 feet; N 25°07'22" W 389.58 feet; and N 19°52'24" W 328.12 feet; thence N 89°52'22" W 627.55 feet; thence N 89°55'09" W 722.15 feet to the point of beginning, containing 57.50 Acres, and subject to easements apparent or of record.

The above described tract of land is to be known and designated as FINLEY POINT ESTATES, Lake County, Montana, and that the roadways shown on the plat hereunto included are intended to be private in all respects; they are hereby dedicated to the sole use of the owners (and successors in interest) of the lots described in this plat.

It is understood and agreed that these private roadways and Emergency Roadway will not be improved or maintained by any governmental agency or public authority.

John L. Fox
JOHN L. FOX

Certified Correct
Lake County Recording Board

SURVEYOR'S CERTIFICATE

Stephen H. Day
STEPHEN H. DAY
MONTANA REGISTRATION NO. 10997 LS

APPROVED THIS 10th DAY OF August
Examining Land Surveyor 4130 RLS

FILED FOR RECORD THIS 26th DAY OF Aug, 1997 AT 11:20 O'CLOCK A.M.

RUTH HODGES
CLERK & RECORDER
LAKE COUNTY, MONTANA

DEPUTY
CLERK & RECORDER
LAKE COUNTY, MONTANA

STATE OF MONTANA
County of Lake

On this 14th day of Aug, 1997, before me the undersigned, a Notary Public for the State of Montana, personally appeared John L. Fox known to me to be the person(s) whose name(s) (is/are) subscribed to the above instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year of this Certificate first above written.

Notary Public for the State of Montana
Residing at Helena, MT
My Commission Expires 4-2001

CERTIFICATE OF APPROVAL

We certify that we have examined the Subdivision Plat herein contained and known and designated as "FINLEY POINT ESTATES" Lake County, Montana and we hereby approve the same.

Dated this 26th day of Aug, 1997.

Chairman, Commissioners
County Clerk and Recorder

Commissioner

CERTIFICATE OF WAIVER OF PARK LAND DEDICATION AND ACCEPTANCE OF CASH IN LIEU THEREOF

I, Ruth Hodges, Clerk and Recorder for Lake County, Montana, do hereby certify that the following order was made by the Board of County Commissioners of Lake County, at the meeting thereof held on 13th day of Aug, 1997, and entered into the proceedings of said body to wit: "Inasmuch as dedication of park land within the planned area of 'FINLEY POINT ESTATES SUBDIVISION' would be unavailable, unnecessary, difficult to develop or maintain or otherwise unsuitable for park and playground purposes. It is hereby ordered by the Board of County Commissioners of Lake County, Montana, that said dedication for park and playground purposes be waived and that cash in lieu of park land, in the amount of \$25,000.00 (Twenty Five Thousand Dollars) be accepted in accordance with the provisions of Section 76-3-606 M.C.A.

In Witness Whereof, I have hereunto affixed the seal of Lake County, Montana, this 26th day of Aug, 1997.

RUTH HODGES
COUNTY CLERK AND RECORDER
LAKE COUNTY, MONTANA

R/W CURVE DATA

Δ	"L"	"R"	"RADIAL BRG"
①	12°38'01"	113.38'	514.20' S 20°04'03" W
②	68°17'49"	175.74'	147.43' N 25°33'36" W
③	24°03'35"	215.93'	514.20' S 42°44'13" W
④	60°26'34"	199.21'	188.82' S 0°03'45" E
⑤	30°46'06"	276.13'	514.20' S 42°44'12" W
⑥	6°03'32"	90.78'	858.42' N 5°59'47" E
⑦	37°08'46"	115.77'	178.96' S 11°58'05" W
⑧	80°39'15"	182.69'	128.82' S 25°10'41" E
⑨	30°36'28"	126.70'	119.77' N 73°50'04" E
⑩	7°13'49"	108.33'	858.42' N 13°13'36" E
⑪	67°27'59"	92.04'	78.17' S 73°50'05" W
⑫	36°35'18"	87.77'	137.44' N 36°41'56" W
⑬	34°27'28"	317.32'	527.64' S 47°33'28" W

244A13