

TRACT 1
MIDDLE VALLEY SUB
PLAT NO. 300203

TRACT 2
MIDDLE VALLEY SUB
PLAT NO. 300203

TRACT 3
MIDDLE VALLEY SUB
PLAT NO. 300203

TRACT 4
MIDDLE VALLEY SUB
PLAT NO. 300203

TRACT 8, COS 209058

PLAT OF **332080**

AMENDED TRACT 5 MIDDLE VALLEY SUBDIVISION

BEING TRACT 5 OF PLAT NUMBER 300203
LOCATED IN SECTION 33, T.2S., R.23E., PMM
STILLWATER COUNTY, MONTANA

PREPARED FOR : WAYNE HERZLER, OWNER

CERTIFICATE OF DEDICATION, LEGAL DESCRIPTION AND PROPERTY OWNERS
CERTIFICATION:

I, the undersigned property owner, hereby certify that I have caused to be surveyed, subdivided and platted into lots as shown by the plat hereunto annexed, the following described land, to-wit: Tract 5 of MIDDLE VALLEY SUBDIVISION, Document No. 300203, located in a portion of the Northeast 1/4 of Section 33, T.2S., R.23E., PMM, Stillwater County, Montana, being more particularly described as follows:

Considering the Basis of Bearings to be the East line of the NE 1/4 of Section 33, "MIDDLE VALLEY SUBDIVISION" (Document No. 300203), said line bears N.00°03'30"E., and with all other bearings contained herein relative thereto.

The herein Point of Beginning being the Southeast corner of said Tract 5 Middle Valley Subdivision. Thence along the boundary of said Tract 5 on the following eleven (11) courses: (1) S.89°42'55"W., a distance of 1390.48 feet to the southwest corner of COS 195900; thence (2) N.00°11'28"W., along the east line of COS 195900 a distance of 426.15 feet; thence (3) S.84°57'43"W., along the north line of COS 195900 a distance of 618.30 feet; thence (4) N.00°04'57"W., a distance of 183.75 feet; thence (5) N.42°20'11"E., a distance of 200.21 feet; thence (6) N.62°32'31"E., a distance of 182.19 feet; thence (7) N.55°11'35"E., a distance of 339.24 feet; thence (8) N.39°40'18"E., a distance of 151.44 feet; thence (9) S.16°25'12"E., a distance of 623.49 feet; thence (10) N.82°42'19"E., a distance of 1168.36 feet; thence S.00°03'30"E., a distance of 639.41 feet to the Point of Beginning. Containing 25.414 gross acres more or less. Subject to all easements and/or rights-of-way of record, apparent on the ground, or reserved per this survey. The above described tract of land is to be known as:

AMENDED TRACT 5 MIDDLE VALLEY SUBDIVISION

and the local governing body will not be required to improve or maintain any proposed private road easement within or providing access to the subdivision.

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer service to the public, the right to joint use of an easement for the construction, maintenance, repair and removal of their lines and other facility in, under and across each area designated on this plat as "Utility Easement", to have and to hold forever.

The lands described and shown in the area designated as "PUBLIC ACCESS EASEMENT", containing 1.0771 acres, more or less, is hereby dedicated, donated and granted to the "MV 5 HOMEOWNERS ASSOCIATION," use forever. The governing body of Stillwater County will not be required to maintain any private road providing access to the subdivision.

The undersigned hereby grants unto each and every person, firm or corporation that has a documented water right or agricultural water user facilities as shown on this plat, an easement for the maintenance and repair of said agricultural water user facilities in, over and across the areas designated water user facility easement.

Dated this 29th day of JUNE, 2007.

Wayne Herzler
Wayne Herzler, Owner

STATE OF MONTANA)
County of Yellowstone) ss

Notary Public for the State of Montana, personally appeared Wayne Herzler known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

On this 29th day of JUNE, 2007, before me, the undersigned, a

Jackie D. Schaefer
Notary Public for the State of Montana

Jackie D. Schaefer
Printed Name
Residing at Billings
My Commission expires 10-24-2010

CERTIFICATE OF SURVEYOR

I, Jon T. Essex, a Professional Land Surveyor, Montana Registration No. 14184LS, do hereby certify that the survey shown on the attached AMENDED TRACT 5 MIDDLE VALLEY SUBDIVISION was performed in September 2005 - February 2007 by me and under my direct supervision in accordance with the Montana Subdivision and Platting Act, Chapter 3, Section 76-3, MCA, inclusive, and the regulations adopted pursuant thereto.

Jon T. Essex, PLS, Montana Reg. No. 14184LS

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Stillwater County, Montana, does hereby certify that it has examined this subdivision plat, and having found the same to conform to law, approve and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use.

Dated this 2 day of July, 2007.

Charles R. Boyer Maureen Davey
Chairman Commissioner

ATTEST: Pauline M. Mishler
Pauline M. Mishler, Clerk and Recorder, Stillwater County, Montana

COUNTY TREASURERS' CERTIFICATION

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes and special assessments assessed and levied on the land above described and encompassed by the proposed "Amended Tract 5 Middle Valley Subdivision" have been paid.

Brenda G. McCarty 9 June Davey Date 7/2/07
Stillwater County Treasurer

CLERK AND RECORDER CERTIFICATION

I hereby certify that the attached subdivision plat was filed for record in my office on the 29 day of July, 2007 at 11:41 am o'clock A.M.

Pauline M. Mishler
Stillwater County Clerk and Recorder

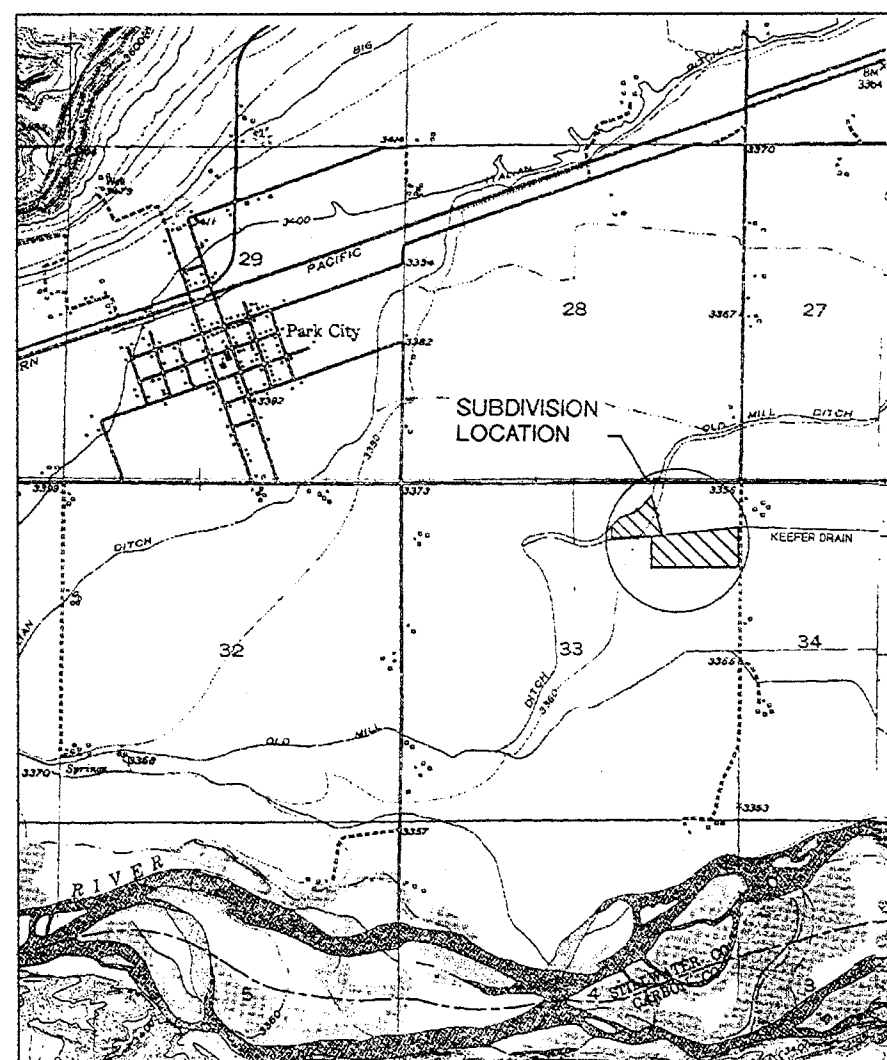
BROWN & ASSOCIATES
BOX 608, PARK CITY, MT 59063

1/4 SEC	SECTION	TOWNSHIP	RANGE	DRAWN	KEB	SCALE: 1" = 100'	STILLWATER
NE1/4	33	2S	23E	CHECKED	JTE	CLIENT	COUNTY, P.M.M. MONTANA
				DATE	6/28/07	PROJECT NO.	PLAT NO. DOC. NO.
				REVISION		FILE DISK	C/S NO. SHEET 1 OF 1

332080
Middle Valley Sub. Amended Trs
863

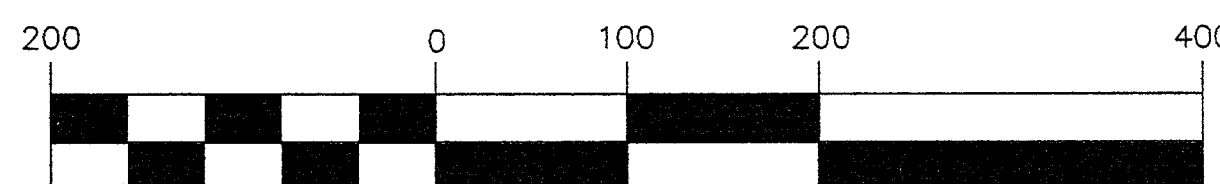
ENR FILE COMP. JUNE 14, 2007

ENR 23



VICINITY MAP
NO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SURVEYED: SEPTEMBER, 2005 - FEBRUARY, 2007

AREA THIS SURVEY: 25.414 GROSS ACRES
RESIDENTIAL LOTS: 25.414 ACRES
ROAD EASEMENT: 1.077 ACRES

LEGEND

- SET 24" X 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "ESSEX 14184LS"
- FOUND PROPERTY CORNER AS NOTED
- W.C. WITNESS CORNER SET AS INDICATED FROM TRUE POSITION

POINT OF BEGINNING
FOUND 5/8" REBAR

H. A. Salzman
PO Box 154
Park City, MT 59063

SANITARY EASEMENT NOTE

ALL WORK IN PRESSURE SEWER EASEMENTS AND DRAINFIELD EASEMENTS MUST HAVE PRIOR APPROVAL IN WRITING FROM SUNBIRD HOMEOWNERS ASSOCIATION, AND MUST FOLLOW CONDITIONS CONTAINED IN WRITTEN APPROVAL.

PLAT ACCOMPANIMENTS

Subdivision Improvements Agreement
Covenants and Restrictions
DEQ Sanitary Approval
Stillwater County Environmental Health Approval
Stormwater Plan

