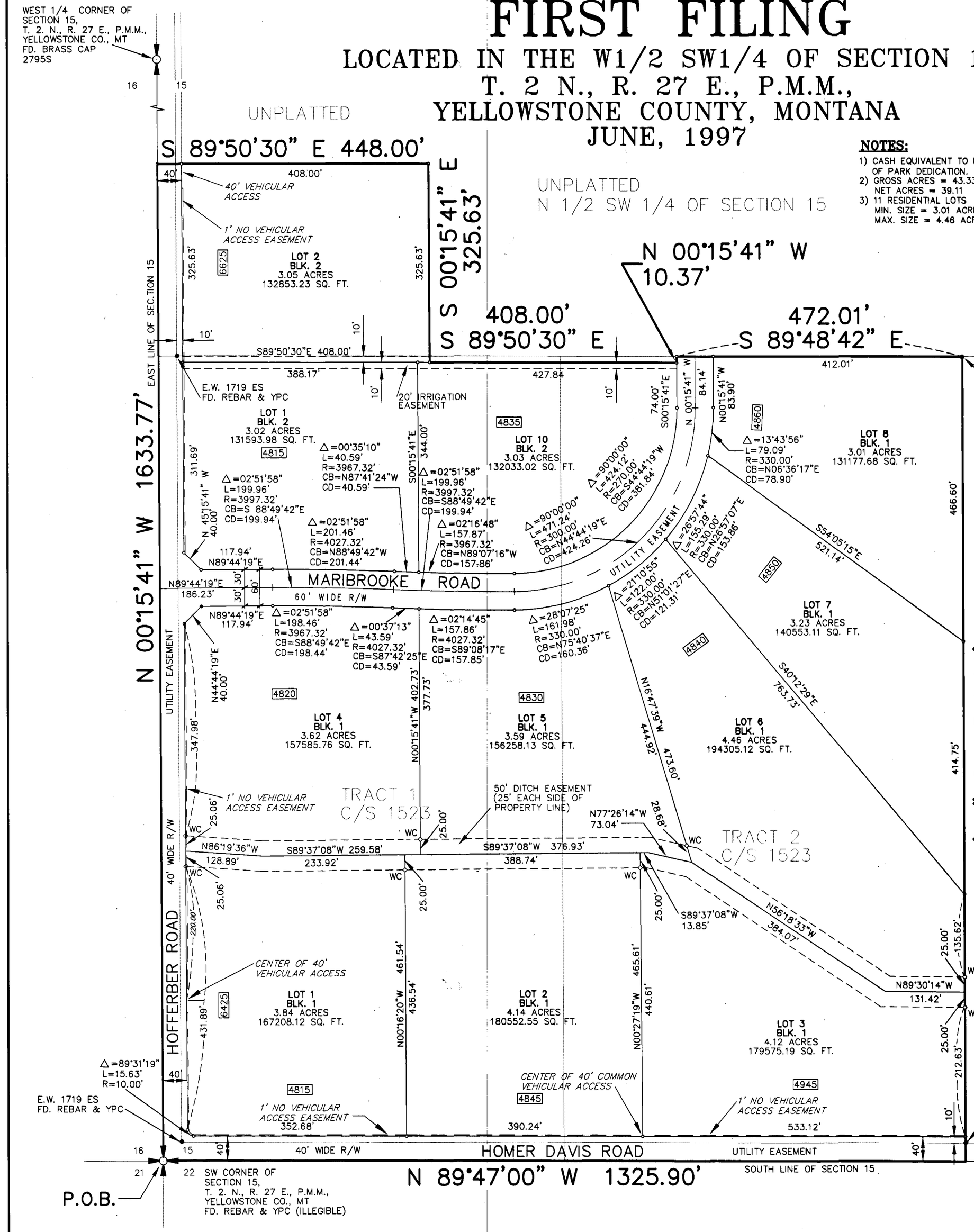
DOUBLE ARROW RANCH SUBDIVISION
FIRST FILING

LOCATED IN THE W1/2 SW1/4 OF SECTION 15
T. 2 N., R. 27 E., P.M.M.,
YELLOWSTONE COUNTY, MONTANA
JUNE, 1997

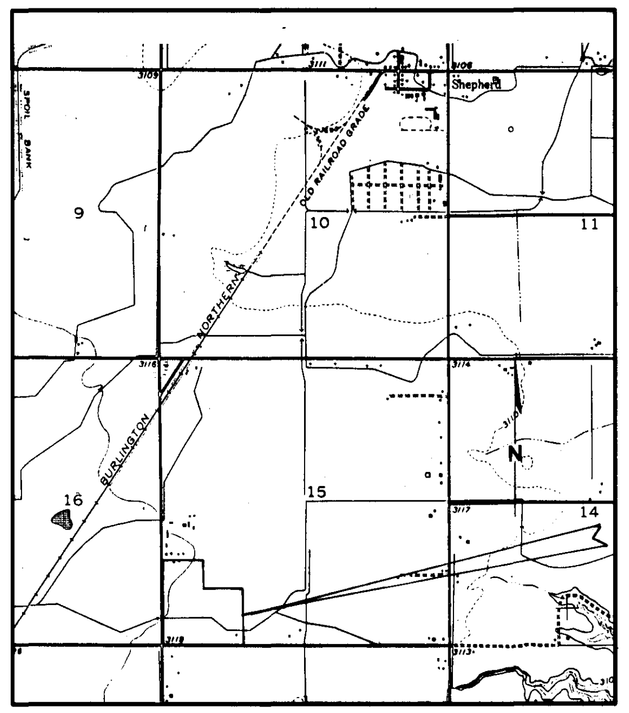


NOTES:

1) CASH EQUIVALENT TO BE PAID IN LIEU OF PARK DEDICATION.
2) GROSS ACRES = 43.33
   NET ACRES = 39.11
3) 11 RESIDENTIAL LOTS
   MIN. SIZE = 3.01 ACRES
   MAX. SIZE = 4.46 ACRES

LEGEND:

- ○ = SET CORNER – 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "MORRISON–MAIERLE/CSSA"
- ● = FOUND CORNER – AS NOTED
- WC ◇ = WITNESS CORNER
- 4845 = STREET ADDRESS
- FD. = FOUND
- YPC = YELLOW PLASTIC CAP



DOUBLE ARROW RANCH SUBDIVISION FIRST FILING

VICINITY MAP
SCALE: 1"=2000'

CERTIFICATE OF DEDICATION

STATE OF MONTANA) ss
County of Yellowstone)

Know all men by these presents, that Bill Rector, President, Double Arrow Investments, INC., has caused to be surveyed, subdivided and platted into lots as shown on the hereunto Annexed Plat, a certain tract of land located in the SW¼, Sec. 15, T2N, R27E, P.M.M., Yellowstone County, Montana, being a portion of the N½ SW¼ and all of Tracts 1 and 2 of C/S 1523; being more particularly described as follows:

Considering the Basis of Bearing being Certificate of Survey 1523 all bearings contained herein relative thereto:

Beginning at the SW corner of said Section 15; thence, N00°15'41"W, along the west line of said Section 15, a distance of 1633.77 feet; thence, S89°50'30"E, a distance of 448.00 feet; thence, S00°15'41"E, a distance of 325.63 feet; thence, S89°50'30"E, a distance of 408.00 feet; thence, N00°15'41"W, a distance of 10.37 feet; thence, S89°48'42"E, along the north line of said Tract 2 C/S 1523, a distance of 472.01 feet to the NE corner of said Tract 2; thence, S00°10'08"E, along the east line of said Tract 2, a distance of 1319.60 feet to the SE corner of said Tract 2, said point being on the south line of said Section 15; thence, N89°47'00"W, along the said south line of said Section 15, a distance of 1325.90 feet to the Point of Beginning. Containing 43.44 acres gross and 39.11 acres net.

The said Annexed Plat and above description are to be known as Double Arrow Ranch Subdivision, First Filing, and the land in the parcels designated "road" as shown on the plat is hereby granted and donated to the use of the Public forever. The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "utility easement" to have and to hold forever. Park dedication is cash in the amount of $ 1540

Bill Rector
Bill Rector, President
Double Arrow Investments, INC.

NOTARY

STATE OF MONTANA)ss
County of Yellowstone)

On this 6 day of JUNE, 1997, before me a Notary Public for the State of Montana, personally appeared BILL RECTOR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Amber Field
Notary Public in and for the State of Montana
Residing at BILLINGS, MT
My Commission Expires 2/22/99

AMBER FIELD NOTARIAL SEAL STATE OF MONTANA

CERTIFICATE OF CLERK AND RECORDER

STATE OF MONTANA) ss
County of Yellowstone)

I hereby certify that the Annexed Plat of Double Arrow Ranch Subdivision, First Filing, was filed for record in my office on the 20th day of JUNE, 1997 A.D., at 2:37 o'clock P. m.

Document No. 1879468

Tom Lane
Yellowstone County Clerk and Recorder

YELLOWSTONE COUNTY CLERK MONTANA

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per Montana Code annotated 76-3-611-1b / 76-3-207-(3)

Date 6-19-97
Yellowstone County Treasurer

By Brenda L. Jensen
Deputy

SANITARY RESTRICTION
Filed 6-20-97 at 2:36 o'clock P.M.
Document No. 1879473

CERTIFICATE OF SURVEYOR

STATE OF MONTANA) ss
County of Yellowstone)

I, Gerald A. Pavlick, a registered Land Surveyor, do hereby certify that the survey shown on the attached plat of Double Arrow Ranch Subdivision, First Filing, was performed under my direction; that such survey was made during the months of January through June 1997; and 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 6TH day of JUNE, 1997

Gerald A. Pavlick
Gerald A. Pavlick, Registration No. 8382S

MONTANA GERALD A. PAVLICK 8382 S REGISTERED LAND SURVEYOR

NOTICE OF APPROVAL

STATE OF MONTANA) ss
County of Yellowstone)

We hereby certify that we have examined the annexed Double Arrow Ranch Subdivision, First Filing, and find that said plat conforms with the requirements of the laws of the State of Montana and that the requirements for park donation have been met to the satisfaction of the Yellowstone County Board of Planning. It is hereby approved and accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of Yellowstone County, Montana, this 20th day of JUNE, 1997.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

By Bill Kennedy, Commissioner
By Mike Mathew, Commissioner
By Arnold, Commissioner
By Tom Lane, Clerk and Recorder

YELLOWSTONE COUNTY BOARD OF PLANNING

NOTICE OF APPROVAL

STATE OF MONTANA) ss
County of Yellowstone)

The above Annexed Plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of that Board.

Dated this 16TH day of JUNE, 1997

Susan Zimmerman, President
Bill Arnold, Executive Secretary

CERTIFICATE OF EXAMINING LAND SURVEYOR

I hereby certify that hereunto annexed plant of Double Arrow Subdivision, First Filing, meets the conditions pursuant to the Montana Subdivision and Platting Act, 76-3-611(2)(a) M.C.A.

James E. Lopez, Examining Land Surveyor — June 12, 1997 Date

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the Yellowstone County Attorney's Office and is acceptable to form.
Dated this 16TH day of JUNE, 1997.
Reviewed by Barbara Brooks, Deputy County Attorney

SUBDIVISION IMPROVEMENT AGREEMENT/WAIVER
Filed 6-20-97 at 2:34 o'clock P.M.
Document No. 1879471

RESTRICTIONS/COVENANTS
Filed 6-20-97 at 2:35 o'clock P.M.
Document No. 1879472

MORRISON MAIERLE, Inc.
2020 GRAND AVE. BILLINGS, MT 59102

FIELD BOOK VOL. 2 BK. 34A	DATE JUNE, 1997
FIELD WORK RER & JDI	SCALE 1" = 100'
DRAWN JRW & RLK	CLIENT DOUBLE ARROW
CHECKED GAP	PROJECT NO. 2902.001 040/0211

PLAT NAME DOUBLE ARROW RANCH SUBDIVISION FIRST FILING

1/4 SEC.	SECTION	TOWNSHIP	RANGE
SW	15	2 N.	27 E.

YELLOWSTONE COUNTY
PRINCIPAL MERIDIAN, MONTANA
SHEET 1 OF 1