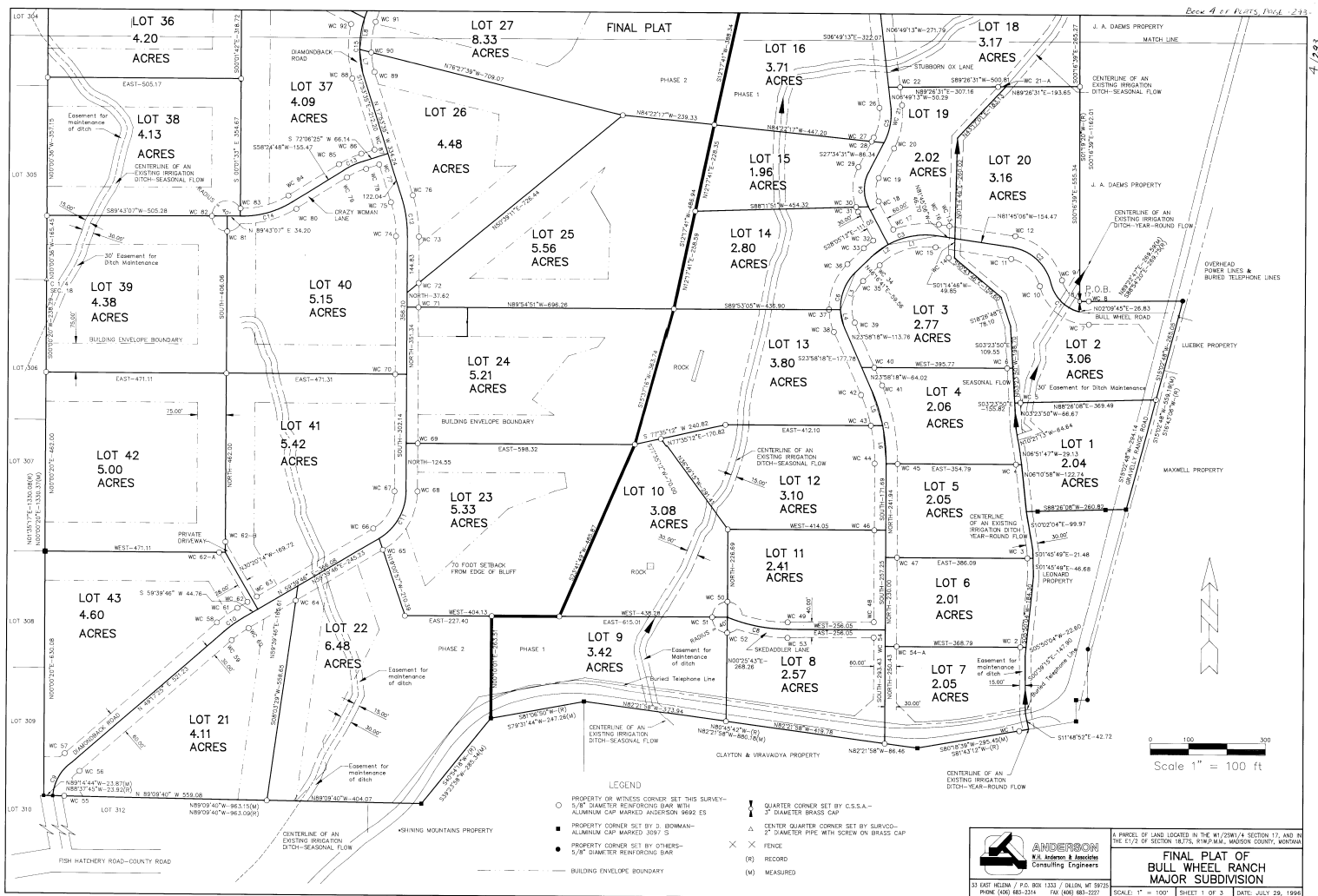




FINAL PLAT

J. A. DAEMS PROPERTY



A PARCEL OF LAND LOCATED IN THE W1/2SW1/4 SECTION 17, AND IN THE E1/2 OF SECTION 18, T14N, R14W, WOODEN COUNTY, MONTANA
FINAL PLAT OF BULL WHEEL RANCH MAJOR SUBDIVISION
 SCALE: 1" = 100' SHEET 2 OF 3 DATE: JULY 29, 1998

LEGEND

- PROPERTY OR WITNESS CORNER SET THIS SURVEY - 5/8" DIAMETER REINFORCING BAR WITH ALUMINUM CAP MARKED ANDERSON 9692 ES
- PROPERTY CORNER SET BY D. BOWMAN - ALUMINUM CAP MARKED 3097 S
- PROPERTY CORNER SET BY OTHERS - 5/8" DIAMETER REINFORCING BAR
- ▲ QUARTER CORNER SET BY C.S.A. - 3" DIAMETER BRASS CAP
- △ CENTER QUARTER CORNER SET BY SURVCO - 2" DIAMETER PIPE WITH SCREW ON BRASS CAP
- × FENCE
- (R) RECORD
- (M) MEASURED
- BUILDING ENVELOPE BOUNDARY

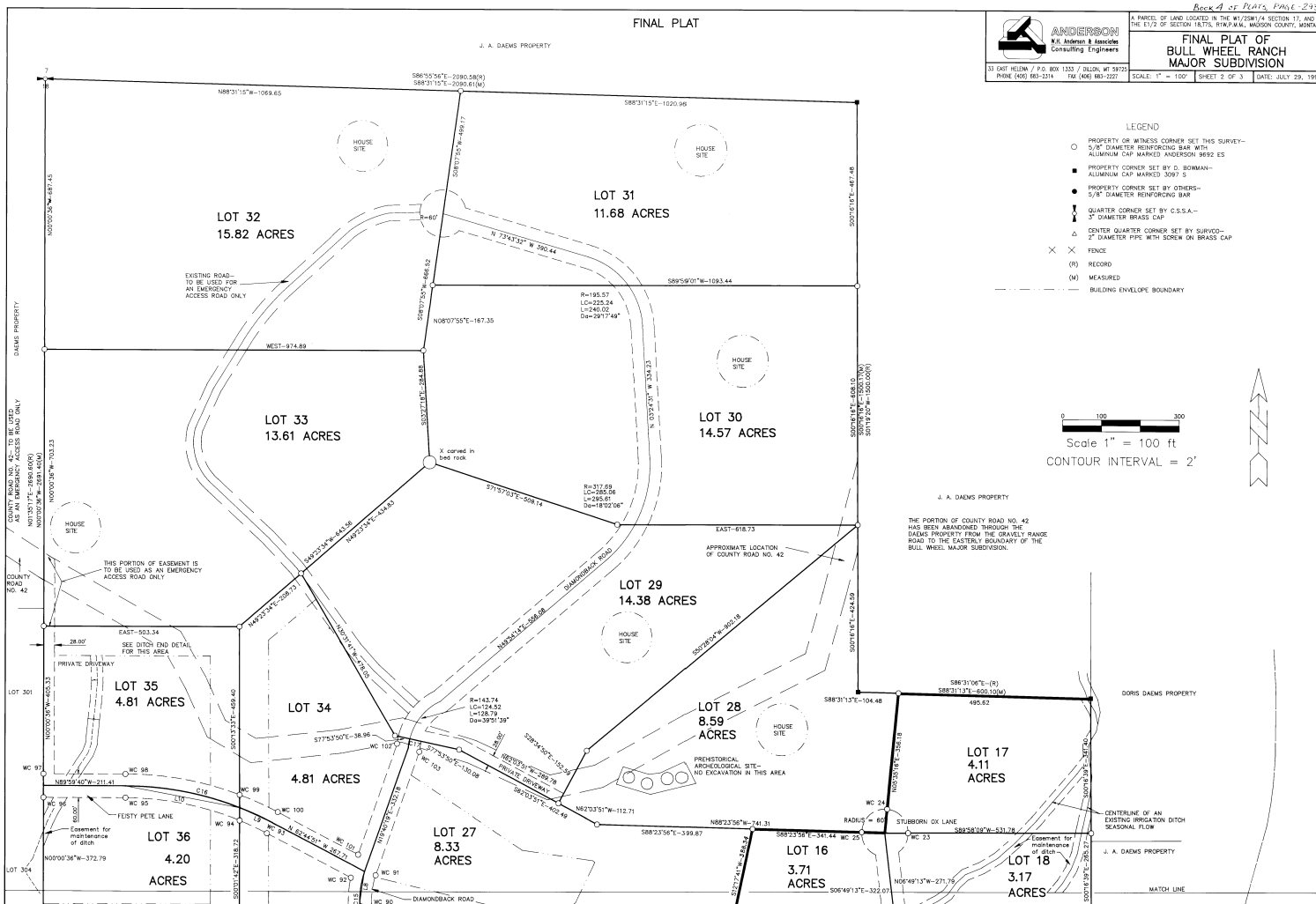
0 100 200
 Scale 1" = 100 ft
 CONTOUR INTERVAL = 2'

J. A. DAEMS PROPERTY

THE PORTION OF COUNTY ROAD NO. 42 HAS BEEN ABANDONED THROUGH THE DAEMS PROPERTY FROM THE GRAVELLY RANGE ROAD TO THE EASTERLY BOUNDARY OF THE BULL WHEEL MAJOR SUBDIVISION.

J. A. DAEMS PROPERTY

THE PORTION OF COUNTY ROAD NO. 42 HAS BEEN ABANDONED THROUGH THE DAEMS PROPERTY FROM THE GRAVELLY RANGE ROAD TO THE EASTERLY BOUNDARY OF THE BULL WHEEL MAJOR SUBDIVISION.



FINAL PLAT

BOOK 4 of PLATS PAGE 293

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and plotted into lots and streets, as shown by the plat hereto annexed, the following described land in Madison County to-wit:

LEGAL DESCRIPTION WHOLE PARCEL

A parcel of land located in the W/2SW/4 of Section 17, and in the E/2 of Section 18, Township 7 South, Range 1 West, P.M.M., County of Madison, State of Montana and more completely described as follows:

Beginning at the East Quarter Corner of Section 18, T7S, R1W, P.M.M., the TRUE POINT OF BEGINNING, thence first course, N89°24'47"E-388.38 feet, thence second course, S15°54'48"W-358.18 feet, thence third course, S88°28'08"W-280.82 feet to a point on the centerline of an irrigation ditch, fourth through eighth courses are along said centerline, thence fourth course, S10°22'34"E-69.87 feet, thence fifth course, S01°45'47"E-68.16 feet, thence sixth course, S02°50'04"W-206.80 feet, thence seventh course, S00°27'15"E-147.80 feet, thence eighth course, S11°48'52"E-42.72 feet, thence ninth course, thence tenth course, S00°27'15"E-147.80 feet, thence eleventh course, S02°50'04"W-206.80 feet, thence twelfth course, S01°45'47"E-68.16 feet, thence thirteenth course, S11°48'52"E-42.72 feet, thence fourteenth course, S02°50'04"W-206.80 feet, thence fifteenth course, S01°45'47"E-68.16 feet, thence sixteenth course, S11°48'52"E-42.72 feet, thence seventeenth course, S02°50'04"W-206.80 feet, thence eighteenth course, S01°45'47"E-68.16 feet, thence nineteenth course, S11°48'52"E-42.72 feet, thence twentieth and final course, S00°27'15"E-147.80 feet to the point of beginning.

Said parcel containing 220.07 acres.

This survey was completed January 12, 1996.

Bearings based on the record bearings of the Combs-Lemond Boundary Reclamation Survey C.O.S. No. 1211-B.A.

CERTIFICATE OF R.I.D. PROTEST WAIVER

The undersigned owner of the property shown on this plat, hereby waives the right to protest the formation of any Rural Irrigation District that may encompass all or any portion of the property.

Bull Wheel Properties Inc.

By Jeffrey A. Combs

Its President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July, 1996
NOTARY PUBLIC FOR THE STATE OF Montana
NOTARY SIGNATURE AND SEAL: [Signature] MY COMMISSION EXPIRES 1-1-2000

The above described tract of land is to be known and designated as the Bull Wheel Ranch Major Subdivision, and the lands included in all streets, easements, ditches, and public or private easements shown on said plat are hereby granted and donated to the use of the public forever.

Dated this 30th day of July, 1996.

Bull Wheel Properties Inc.

By Jeffrey A. Combs

Its President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July, 1996
RESIDING AT [Address]
NOTARY PUBLIC FOR THE STATE OF Montana
NOTARY SIGNATURE AND SEAL: [Signature] MY COMMISSION EXPIRES 1-1-2000

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey represented on this 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 described on the plat, and that I am not aware of any fraud or error in the survey or in the plat. My Survey to be returned.

William R. Anderson, P.E., #16922

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Title 76, Chapter 3, Part 6, section 76-3-611(1)(a), M.C.A. that no real property taxes assessed and levied on the land herein described are delinquent. Dated this 30th day of July, 1996.

Treasurer, Madison County, Montana

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

I, Rebecca R. Ratz, Clerk and Recorder of Madison County, Montana, do hereby certify that the following order was made by the County Commission of Madison County at a meeting, convened and held on the 27th day of July, 1996, and entered into the proceedings of said body to-wit: "Inasmuch as the dedication of park land within the platted area of the Bull Wheel Ranch Major Subdivision is unacceptable for the reasons set forth in the minutes of this meeting, it being ordered by the County Commission that land dedicated for park purposes be waived and that cash in lieu of land in the amount of Three Thousand Dollars (\$3,000.00) be accepted in accordance with the provisions of Title 76, Chapter 3, M.C.A." This money is to be used for the Lions Club Park and Trail system in Ennis, Montana.

In witness whereof, I have hereunto affixed the seal of Madison County, Montana this the 27th day of August, 1996.

Rebecca R. Ratz
Clerk and Recorder, Madison County

BEARINGS AND DISTANCES FROM WITNESS CORNER TO ACTUAL CORNER

WC 1 N89°24'47"E-388.38'	WC 35 N43°43'18"W-30.00'	WC 69 WEST-30.00'
WC 2 EAST-15.00'	WC 36 S43°43'18"E-30.00'	WC 68 WEST-30.00'
WC 3 EAST 15.00'	WC 37 N89°24'47"E-30.00'	WC 70 EAST-30.00'
WC 4 EAST-15.00'	WC 38 N89°24'47"E-30.00'	WC 71 N89°24'47"E-30.00'
WC 5 S88°28'08"W-15.00'	WC 39 S88°28'08"W-30.00'	WC 72 S00°27'15"W-30.00'
WC 6 EAST-15.00'	WC 40 WEST-30.00'	WC 73 N89°24'47"E-30.00'
WC 7 S00°27'15"W-30.00'	WC 41 S88°28'08"W-30.00'	WC 74 S89°28'11"E-30.00'
WC 8 S00°27'15"W-30.00'	WC 42 N89°24'47"E-30.00'	WC 75 N77°28'15"E-30.00'
WC 9 S11°48'52"E-30.00'	WC 43 EAST-30.00'	WC 76 N77°28'15"E-30.00'
WC 10 N77°28'15"E-30.00'	WC 44 S89°28'11"E-30.00'	WC 77 N38°25'07"E-36.06'
WC 11 N77°28'15"E-30.00'	WC 45 WEST-30.00'	WC 78 N31°35'17"E-20.00'
WC 12 S10°22'34"E-30.00'	WC 46 EAST-30.00'	WC 79 N31°35'17"E-20.00'
WC 13 S88°28'08"W-15.17'	WC 47 WEST-30.00'	WC 80 N31°35'17"E-20.00'
WC 14 S88°43'14"E-15.00'	WC 48 S28°13'38"E-25.98'	WC 81 N08°41'40"E-40.00'
WC 15 N08°41'40"E-40.00'	WC 49 S00°04'40"E-40.00'	WC 82 N89°24'47"E-40.00'
WC 16 S08°43'14"E-30.00'	WC 50 S00°04'40"E-40.00'	WC 83 S00°03'33"E-20.73'
WC 17 S10°22'34"E-41.21'	WC 51 S89°24'47"E-40.00'	WC 84 S15°54'48"E-30.00'
WC 18 S01°45'48"W-30.00'	WC 52 N00°25'47"E-40.00'	WC 85 S15°54'48"E-30.00'
WC 19 N89°24'47"E-30.00'	WC 53 N08°41'40"E-30.00'	WC 86 S15°54'48"E-30.00'
WC 20 N89°24'47"E-30.00'	WC 54 N08°41'40"E-30.00'	WC 87 S14°12'11"E-36.06'
WC 21 S08°43'14"E-30.00'	WC 55 N89°24'47"E-30.00'	WC 88 S14°12'11"E-36.06'
WC 22 S08°43'14"E-30.00'	WC 56 N40°42'30"W-30.00'	WC 89 S14°12'11"E-36.06'
WC 23 S89°28'08"W-40.00'	WC 57 S40°42'30"E-30.00'	WC 90 N08°41'40"E-30.00'
WC 24 S00°27'15"W-40.00'	WC 58 S40°42'30"E-30.00'	WC 91 N77°28'15"E-30.00'
WC 25 N89°24'47"E-30.00'	WC 59 N40°42'30"W-30.00'	WC 92 N08°41'40"E-30.00'
WC 26 N89°24'47"E-30.00'	WC 60 N40°42'30"E-30.00'	WC 93 N00°02'30"E-30.00'
WC 27 S02°50'04"W-30.00'	WC 61 S00°02'30"E-30.00'	WC 94 N00°02'30"E-30.00'
WC 28 S02°50'04"W-30.00'	WC 62 S00°02'30"E-30.00'	WC 95 S00°02'30"E-30.00'
WC 29 N89°24'47"E-30.00'	WC 63 EAST-15.87'	WC 96 S00°02'30"E-30.00'
WC 30 N89°24'47"E-30.00'	WC 64 N08°43'24"E-38.28'	WC 97 S00°02'30"E-30.00'
WC 31 S77°18'44"E-40.87'	WC 65 N08°43'24"E-38.28'	WC 98 S00°02'30"E-30.00'
WC 32 S43°43'18"E-30.00'	WC 66 N31°35'17"E-30.00'	WC 99 S00°02'30"E-30.00'
WC 33 S77°18'44"E-40.87'	WC 67 EAST-30.00'	WC 100 S77°18'44"E-30.00'
WC 34 N43°43'18"E-30.00'		WC 101 S77°18'44"E-30.00'
		WC 102 S77°18'44"E-30.00'
		WC 103 N10°18'41"E-30.00'

CURVE TABLE

NUMBER	IC	Da	CO	R	PI	L	FI	LC	FT
C1	86°14'48"	26700.01'	S 49°24'45"E	1102.13	1102.05	104.80			
C2	86°17'38"	43500.12'	N 47°43'21"W	1125.00	1125.00	134.85			
C3	51°58'58"	27559.34'	S 72°18'48"W	2055.17	186.10	179.78			
C4	102°59'41"	92784.48'	S 00°12'00"E	94.71	92.01	86.43			
C5	34°23'44"	32972.58'	N 10°22'38"E	1141.55	96.88	95.53			
C6	10°14'58"	48500.07'	S 11°08'17"W	1125.00	1125.00	143.84			
C7	24°30'48"	17333.58'	N 11°42'55"W	445.95	195.07	193.58			
C8	11°15'58"	33100.17'	S 10°02'07"E	442.76	184.91	180.83			
C9	50°12'11"	50141.98'	S 30°10'11"W	1114.05	103.91	100.35			
C10	10°22'21"	17202.98'	S 54°28'35"W	330.52	59.84	59.75			
C11	86°17'38"	43500.12'	N 47°43'21"E	1125.00	1125.00	139.85			
C12	18°25'24"	16330.92'	N 08°40'52"E	308.31	89.14	89.71			
C13	11°17'48"	18788.52'	S 05°13'36"W	220.00	29.78	29.57			
C14	32°34'42"	22258.98'	N 74°41'48"E	250.00	142.10	140.20			
C15	14°28'24"	12250.68'	S 00°13'37"W	250.00	149.87	147.64			
C16	27°14'48"	26368.55'	N 76°22'15"W	805.23	392.43	388.75			
C17	09°09'18"	29351.39'	S 09°08'48"E	143.74	22.97	22.94			

IMPROVEMENT AGREEMENT

Bull Wheel Properties Inc., the subdivider, hereby agrees to construct the following public improvements in Bull Wheel Ranch Major Subdivision in conformance with the time table set forth below. To insure the installation of these improvements, the subdivider agrees to enter into the following security arrangement with Madison County, a form of security, letter of credit, Montana surety bond or other form of security for Phase 1 is \$40,567.11. Amount of security for Phase 2 is \$56,503.78. Condition for release of collateral: completion of improvements and acceptance by County Commissioners. Inspection program: All improvements to be inspected and certified by W. R. Anderson Engineering, Inc. If the improvements are not completed and accepted by the June 1, 1997, for Phase 1 and June 1, 1998 for Phase 2, the County will have the right to use any or all of the funds in this security to guarantee the completion of the secured improvements.

Secured Improvements: Road completion, Culverts and Signs.

LENDERS CONSENT TO RECORD

I, Peter T. Combs do hereby give my consent to the filing of the Plat and covenants of the Bull Wheel Ranch Subdivision.

Peter T. Combs

Peter T. Combs

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July, 1996
RESIDING AT [Address]
NOTARY PUBLIC FOR THE STATE OF Montana
NOTARY SIGNATURE AND SEAL: [Signature] MY COMMISSION EXPIRES 1-1-2000

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Madison County, Montana does hereby certify that it has examined the Major Subdivision Plat and having found the same to conform to law, approve the submission and no further representations or warranties and declare any other authority or responsibility and hereby accepts no dedication to the public. Dated this the 30th day of July, 1996.

Peter T. Combs
Commission Chairman

[Signature]
Commission Member

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Commission Member

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CERTIFICATE OF FILING BY CLERK AND RECORDER

STATE OF MONTANA 30 037768
COUNTY OF MADISON

Filed on the 30th day of August, A.D., 1996, at 3:02 o'clock
P.M. in Book 4 of Plats on page 293.

By Rebecca R. Ratz
Clerk and Recorder, Madison County
By [Signature]
Deputy

Fee \$ 24.50
Deed, Book 401 Page 293 CHS Approval, Book 401 Page 293

This Major Subdivision plat has been approved by the Madison County Planning Board, this the 27th day of August, 1996.

[Signature]
Chairman, Madison County Planning Board

NOTES:

A 30 foot wide easement (15 feet each side of the existing ditch centerline) is granted