

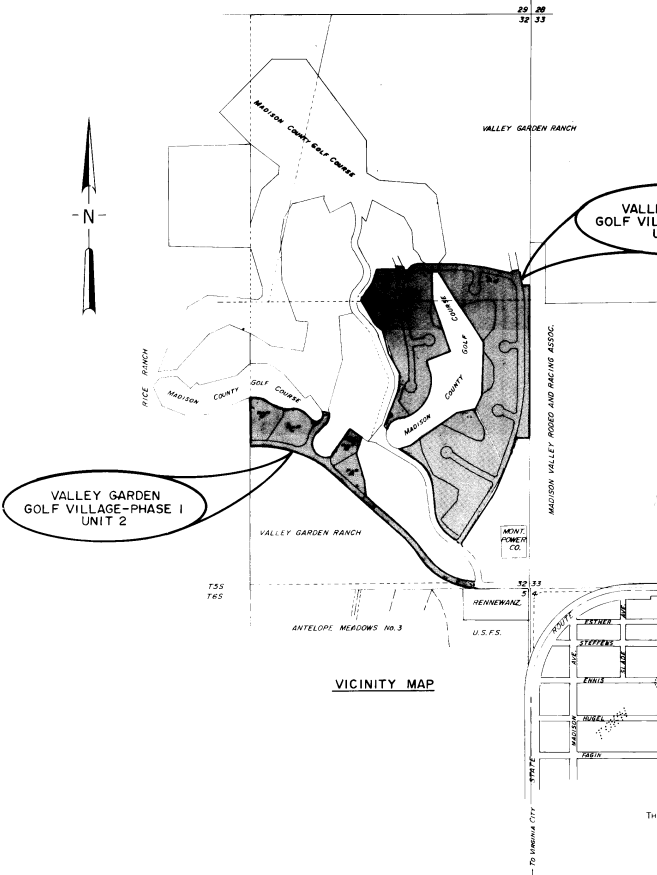
VALLEY GARDEN GOLF VILLAGE - PHASE 1

NE1/4 AND SE1/4, SECTION 32, T5S, R1W P.M.M., MADISON COUNTY, MONTANA

UNITS 1 & 2

PREPARED FOR
D. LEADBETTER
PRESIDENT
VALLEY GARDEN RANCH, INC.

WE, THE UNDERSIGNED PRESIDENT AND SECRETARY OF THE VALLEY GARDEN RANCH, INC., DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND SUBDIVIDED AND PLATTED THE LOTS, BLOCKS, STREETS, AND ALLEYS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN MADISON COUNTY, MONTANA, TO-WIT:



NOTE: ALL LOTS OF LESS THAN ONE ACRE HAVE A SIX (6) FOOT UTILITY EASEMENT RESERVED ON EACH SIDE OF ALL LOT LINES NOT ADJACENT TO A STREET. ALL LOTS OF GREATER THAN ONE ACRE HAVE A TEN (10) FOOT UTILITY EASEMENT RESERVED ON EACH SIDE OF ALL LOT LINES NOT ADJACENT TO A STREET.

A TRACT OF LAND DESIGNATED AS UNIT 1, SITUATED WITHIN THE NE1/4 AND SE1/4 OF SECTION 32, T5S, R1W P.M.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 SECTION CORNER COMMON TO SECTIONS 32 AND 33, T5S, R1W P.M.M.; THENCE NORTH 00°28'59"E A DISTANCE OF 142.27 FEET ALONG THE SECTION LINE COMMON TO SAID SECTIONS 32 AND 33; THENCE NORTH 89°31'21"W A DISTANCE OF 74.08 FEET; THENCE NORTH 21°31'21"E A DISTANCE OF 158.09 FEET; THENCE SOUTH 77°28'39"W A DISTANCE OF 60.00 FEET; THENCE THROUGH AN ARC OF 118°16'37" TO THE RIGHT, RADIUS OF 25.00 FEET, ARC LENGTH OF 52.04 FEET, THE TANGENTS OF WHICH BEAR S12°31'21"E AND N75°14'44"W TO A POINT OF REVERSE CURVE; THENCE THROUGH AN ARC OF 10°45'10" TO THE LEFT, RADIUS OF 2050.00 FEET, ARC LENGTH OF 245.63 FEET, THE TANGENTS OF WHICH BEAR N75°14'44"W AND WEST; THENCE WEST A DISTANCE OF 250.00 FEET; THENCE THROUGH AN ARC OF 33°42'00" TO THE LEFT, RADIUS OF 250.00 FEET, ARC LENGTH OF 147.04 FEET, THE TANGENTS OF WHICH BEAR WEST AND S00°19'00"W TO A POINT OF REVERSE CURVE; THENCE THROUGH AN ARC OF 97°32'56" TO THE RIGHT, RADIUS OF 25.00 FEET, ARC LENGTH OF 45.56 FEET, THE TANGENTS OF WHICH BEAR S56°18'00"W AND N26°09'04"W; THENCE S48°09'22"W A DISTANCE OF 62.32 FEET; THENCE N26°09'04"W A DISTANCE OF 34.08 FEET; THENCE S88°56'12"W A DISTANCE OF 204.56 FEET; THENCE S19°56'45"W A DISTANCE OF 108.20 FEET; THENCE S32°56'10"W A DISTANCE OF 220.25 FEET; THENCE OF 33°11'20"E A DISTANCE OF 264.35 FEET; THENCE S49°09'09"E A DISTANCE OF 117.85 FEET; THENCE S11°53'56"E A DISTANCE OF 224.55 FEET; THENCE S31°13'00"E A DISTANCE OF 192.84 FEET; THENCE S01°47'24"W A DISTANCE OF 160.00 FEET; THENCE S22°43'47"W A DISTANCE OF 368.78 FEET; THENCE S46°53'55"E A DISTANCE OF 49.70 FEET; THENCE THROUGH AN ARC OF 57°11'42" TO THE RIGHT, RADIUS OF 150.00 FEET, ARC LENGTH OF 148.95 FEET, THE TANGENTS OF WHICH BEAR N17°13'13"E AND N74°24'45"E; THENCE N74°24'45"E A DISTANCE OF 31.76 FEET; THENCE THROUGH AN ARC OF 88°16'16" TO THE LEFT, RADIUS OF 375.00 FEET, ARC LENGTH OF 584.28 FEET, THE TANGENTS OF WHICH BEAR N74°24'45"E AND N14°5'13"W; THENCE N14°5'13"W A DISTANCE OF 80.00 FEET; THENCE N07°00'00"E A DISTANCE OF 231.27 FEET; THENCE N38°50'50"W A DISTANCE OF 502.09 FEET; THENCE N02°33'15"W A DISTANCE OF 208.27 FEET; THENCE EAST A DISTANCE OF 70.00 FEET; THENCE S30°18'32"E A DISTANCE OF 315.06 FEET; THENCE S30°00'43"E A DISTANCE OF 468.80 FEET; THENCE S02°30'16"W A DISTANCE OF 503.40 FEET; THENCE S26°33'56"W A DISTANCE OF 156.40 FEET; THENCE S77°22'33"W A DISTANCE OF 186.76 FEET; THENCE S65°51'19"W A DISTANCE OF 521.28 FEET; THENCE S75°08'29"W A DISTANCE OF 301.58 FEET; THENCE S29°34'22"E A DISTANCE OF 170.88 FEET; THENCE THROUGH AN ARC OF 52°54'21" TO THE RIGHT, RADIUS OF 350.00 FEET, ARC LENGTH OF 352.42 FEET, THE TANGENTS OF WHICH BEAR S59°34'27"E AND S04°40'00"E; THENCE S04°40'00"E A DISTANCE OF 299.00 FEET; THENCE THROUGH AN ARC OF 45°00'00" TO THE LEFT, RADIUS OF 300.00 FEET, ARC LENGTH OF 255.62 FEET, THE TANGENTS OF WHICH BEAR S06°40'00"E AND S51°40'00"E; THENCE S51°40'00"E A DISTANCE OF 173.86 FEET; THENCE THROUGH AN ARC OF 07°14'59" TO THE RIGHT, RADIUS OF 25.00 FEET, ARC LENGTH OF 306.07 FEET, THE TANGENTS OF WHICH BEAR N51°40'00"W AND N55°34'55"E; THENCE N55°34'55"E A DISTANCE OF 462.60 FEET; THENCE THROUGH AN ARC OF 15°10'50" TO THE LEFT, RADIUS OF 780.00 FEET, ARC LENGTH OF 206.68 FEET, THE TANGENTS OF WHICH BEAR N30°34'53"E AND N20°23'57"E; THENCE N20°23'57"E A DISTANCE OF 447.07 FEET; THENCE S89°31'21"E A DISTANCE OF 125.00 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 32 AND 33; THENCE NORTH 00°28'59"E A DISTANCE OF 1272.59 FEET ALONG SAID SECTION LINE, TO THE 1/4 SECTION CORNER COMMON TO SECTIONS 32 AND 33, T5S, R1W P.M.M., AND THE POINT OF BEGINNING. THIS TRACT CONTAINS 50.876 ACRES ALL IN ACCORDANCE WITH THE ATTACHED PLAT.

A TRACT OF LAND DESIGNATED AS UNIT 2, SITUATED WITHIN THE SE1/4 OF SECTION 32, T5S, R1W P.M.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SECTION LINE COMMON TO SECTION 32, T5S, R1W P.M.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 SECTION CORNER COMMON TO SECTIONS 32 AND 33, T5S, R1W P.M.M., BEARS N89°56'14"E A DISTANCE OF 520.45 FEET; THENCE FROM SAID POINT OF BEGINNING, THROUGH AN ARC OF 41°44'10" TO THE RIGHT, RADIUS OF 599.29 FEET, ARC LENGTH OF 456.40 FEET, THE TANGENTS OF WHICH BEAR S08°56'14"W AND N89°56'14"W, TO A POINT OF CURVE TO CURVE; THENCE THROUGH AN ARC OF 15°47'12" TO THE RIGHT, RADIUS OF 844.47 FEET, ARC LENGTH OF 232.67 FEET, THE TANGENTS OF WHICH BEAR N62°39'30"W AND N52°52'24"W, TO A POINT OF REVERSE CURVE; THENCE THROUGH AN ARC OF 15°27'12" TO THE LEFT, RADIUS OF 774.41 FEET, ARC LENGTH OF 214.47 FEET, THE TANGENTS OF WHICH BEAR N62°39'30"W AND N85°59'56"W; THENCE N85°59'56"W A DISTANCE OF 860.45 FEET; THENCE THROUGH AN ARC OF 22°05'41" TO THE LEFT, RADIUS OF 1045.00 FEET, ARC LENGTH OF 402.98 FEET, THE TANGENTS OF WHICH BEAR N46°59'56"W AND N78°45'11"W, TO A POINT OF CURVE TO CURVE; THENCE THROUGH AN ARC OF 19°00'00" TO THE LEFT, RADIUS OF 920.00 FEET, ARC LENGTH OF 309.46 FEET, THE TANGENTS OF WHICH BEAR N78°45'11"W AND N89°45'17"W, TO A POINT OF CURVE TO CURVE; THENCE THROUGH AN ARC OF 09°11'02" TO THE LEFT, RADIUS OF 854.62 FEET, ARC LENGTH OF 136.98 FEET, THE TANGENTS OF WHICH BEAR N89°45'17"W AND S81°05'24"W, TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 32, T5S, R1W; THENCE NORTH 00°28'59"E A DISTANCE OF 64.74 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32; THENCE THROUGH AN ARC OF 43°03'50" TO THE RIGHT, RADIUS OF 200.00 FEET, ARC LENGTH OF 150.32 FEET, THE TANGENTS OF WHICH BEAR N79°46'52"E AND S61°00'11"E; THENCE S61°00'11"E A DISTANCE OF 133.25 FEET; THENCE THROUGH AN ARC OF 41°50'59" TO THE LEFT, RADIUS OF 164.00 FEET, ARC LENGTH OF 121.47 FEET, THE TANGENTS OF WHICH BEAR S61°00'11"E AND N72°46'01"E, TO A POINT OF REVERSE CURVE; THENCE THROUGH AN ARC OF 54°58'00" TO THE RIGHT, RADIUS OF 160.00 FEET, ARC LENGTH OF 117.40 FEET; THENCE THROUGH AN ARC OF 107°54'51" TO THE LEFT, RADIUS OF 160.00 FEET, ARC LENGTH OF 175.85 FEET, THE TANGENTS OF WHICH BEAR S47°15'45"E AND N32°11'31"W; THENCE N72°21'27"E A DISTANCE OF 64.85 FEET; THENCE S12°03'56"E A DISTANCE OF 25.50 FEET; THENCE THROUGH AN ARC OF 09°05'26" TO THE RIGHT, RADIUS OF 120.00 FEET, ARC LENGTH OF 112.55 FEET, THE TANGENTS OF WHICH BEAR S12°03'56"E AND S40°00'00"W; THENCE S40°00'00"W A DISTANCE OF 119.42 FEET; THENCE THROUGH AN ARC OF 14°20'45" TO THE LEFT, RADIUS OF 140.00 FEET, ARC LENGTH OF 137.47 FEET, THE TANGENTS OF WHICH BEAR S40°00'00"W AND S19°26'49"E, TO A POINT OF CURVE TO CURVE; THENCE THROUGH AN ARC OF 39°27'57" TO THE LEFT, RADIUS OF 117.00 FEET, ARC LENGTH OF 164.50 FEET, THE TANGENTS OF WHICH BEAR S19°26'49"E AND S80°00'00"W; THENCE S80°00'00"W A DISTANCE OF 142.45 FEET; THENCE THROUGH AN ARC OF 14°00'00" TO THE LEFT, RADIUS OF 140.00 FEET, ARC LENGTH OF 137.47 FEET, THE TANGENTS OF WHICH BEAR S40°00'00"W AND S19°26'49"E, TO A POINT OF CURVE TO CURVE; THENCE THROUGH AN ARC OF 39°27'57" TO THE LEFT, RADIUS OF 117.00 FEET, ARC LENGTH OF 164.50 FEET, THE TANGENTS OF WHICH BEAR S19°26'49"E AND S80°00'00"W; THENCE S80°00'00"W A DISTANCE OF 142.45 FEET; THENCE THROUGH AN ARC OF 15°47'12" TO THE RIGHT, RADIUS OF 836.41 FEET, ARC LENGTH OF 231.01 FEET, THE TANGENTS OF WHICH BEAR S48°59'56"E AND S32°52'24"W, TO A POINT OF REVERSE CURVE; THENCE THROUGH AN ARC OF 15°47'12" TO THE LEFT, RADIUS OF 784.47 FEET, ARC LENGTH OF 214.47 FEET, THE TANGENTS OF WHICH BEAR S32°52'24"W AND S48°59'56"E, TO A POINT OF CURVE TO CURVE; THENCE THROUGH AN ARC OF 41°44'10" TO THE LEFT, RADIUS OF 599.29 FEET, ARC LENGTH OF 592.69 FEET, THE TANGENTS OF WHICH BEAR S48°59'56"E AND S08°56'14"E; THENCE S08°56'14"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 11.709 ACRES ALL IN ACCORDANCE WITH THE ATTACHED PLAT.

THE WITHIN PLAT HAS BEEN APPROVED BY THE MADISON COUNTY DEPARTMENT OF PLANNING. THIS THE 23 DAY OF April, 1982.
Charles C. ...
CHAIRMAN, MADISON COUNTY DEPARTMENT OF PLANNING

D. Leadbetter
D. Leadbetter, President
Robert H. Leadbetter
Robert H. Leadbetter, Secretary

THE MADISON COUNTY, MONTANA, COMMISSION DOLS HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT, AND HAD IT BOUND THE NAME TO CONFORM TO LAW, APPROVES THE SAME WITHIN MONETARY PRESENT COMPLIANCE OF THE DECLARATION TO THE PUBLICS BUT WITH THE RESERVATION OF THE RIGHT AND POWER TO A THE SAID DECLARATION AT SOME FUTURE DATE. DATED THIS 28 DAY OF April, 1982.
MADISON COUNTY, MONTANA, COMMISSION
By *David E. ...*
CHIEF EXECUTIVE, MADISON COUNTY, MONTANA

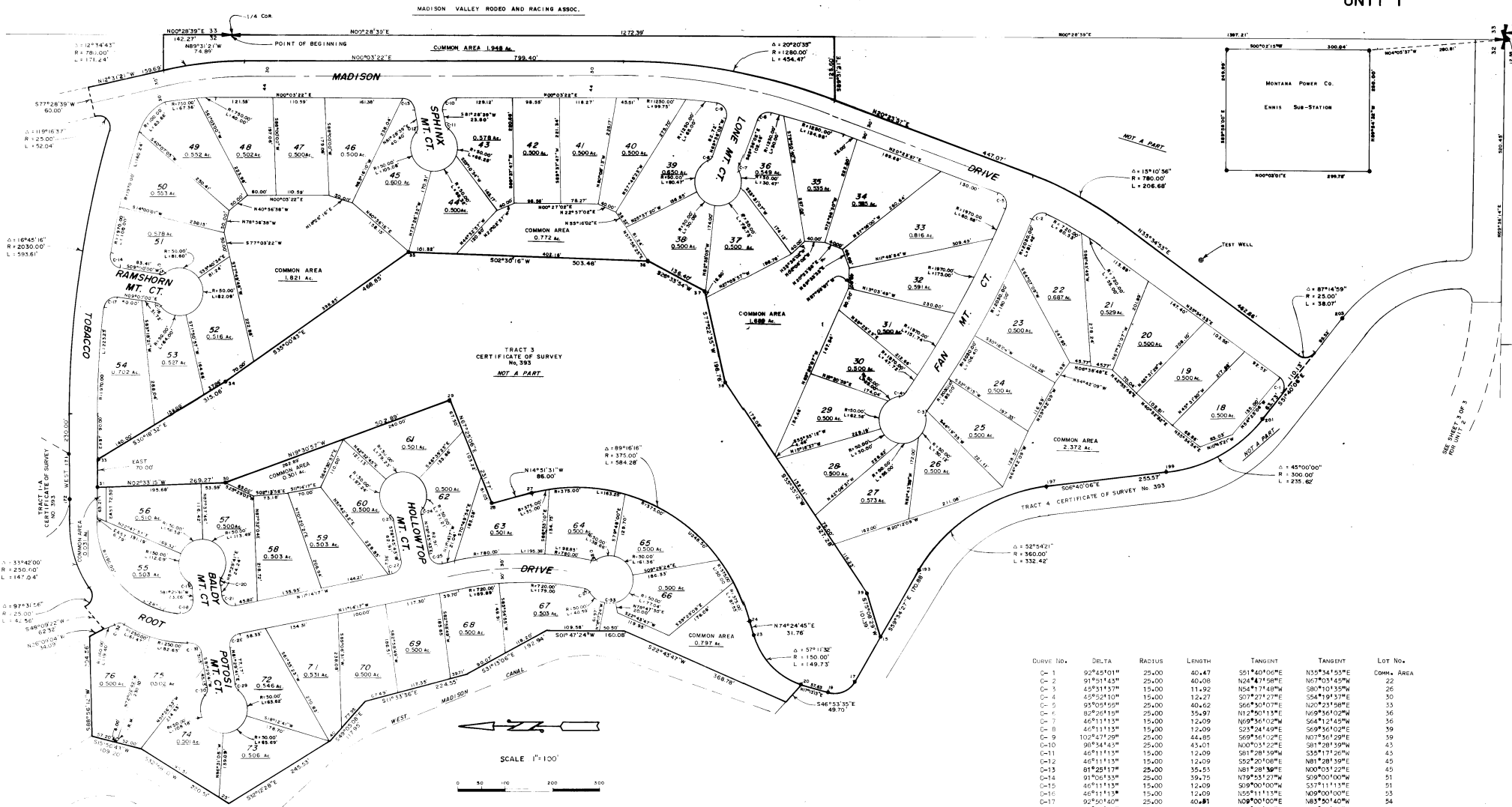
STATE OF MONTANA)
COUNTY OF MADISON)

FILED ON THE 23 DAY OF September, 1982, AT 9:30 O'CLOCK A.M. IN BOOK 4 OF PLATS IN PAGE 160-165.
David E. ...
Recorder

EXAMINED AND APPROVED THIS 10 DAY OF December, 1981
Paul R. ...
Res. No. 779ES
EXAMINING LAND SURVEYOR

FREE 1.00 30
Covered by Book 382, Page 53 AFFIDAVIT, Book 282, Page 277.
BY David E. ... COUNTY CLERK
DUES APPROVAL, Book 282, Page 277.

David E. ...
DAVID E. ROWMAN, REG. LAND SURVEYOR NO. 30975



SCALE 1"=100'



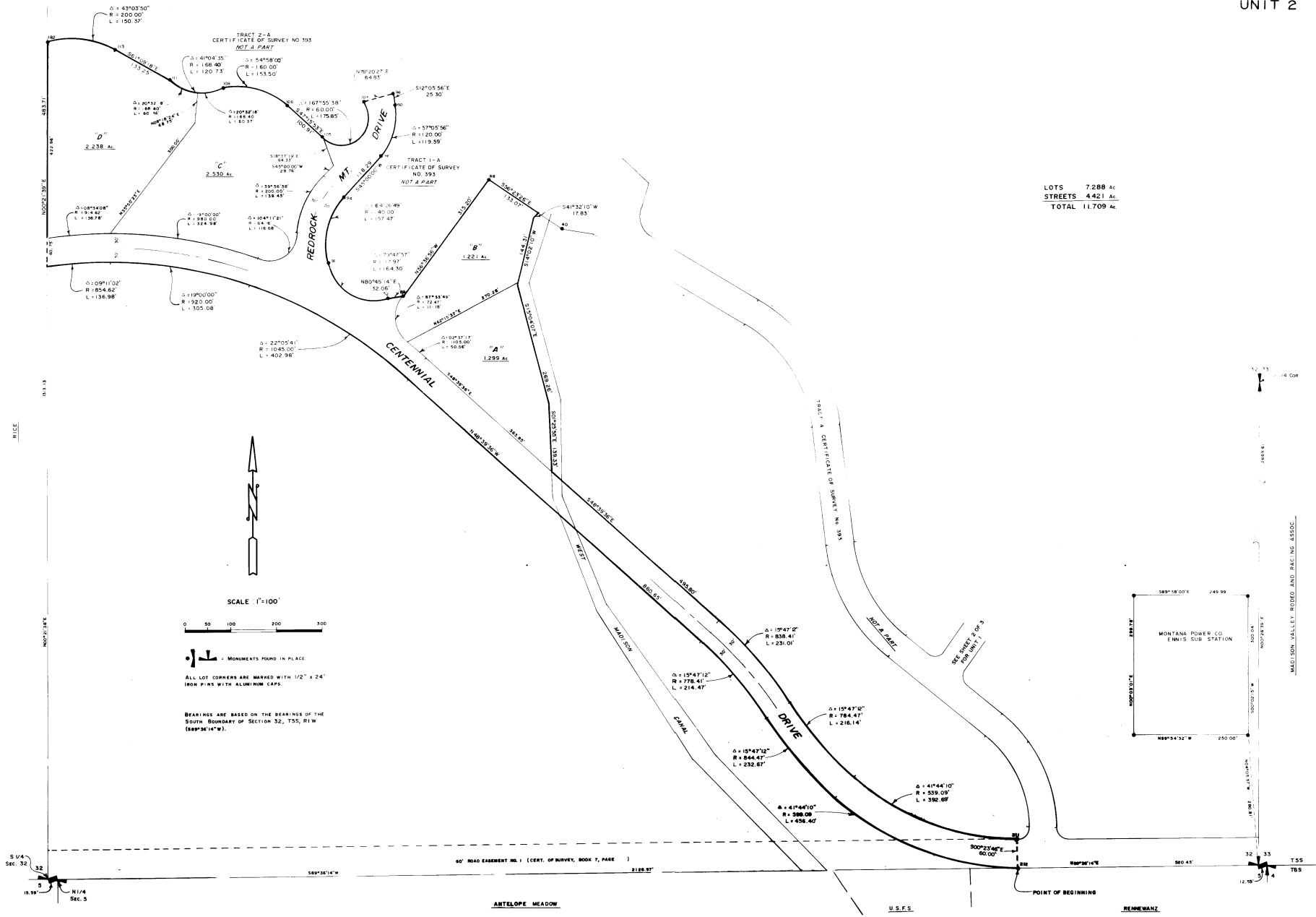
MONUMENTS FOUND IN PLACE.

ALL LOT CORNERS ARE MARKED WITH 1/2" x 24" IRON PINS WITH ALUMINUM CAPS.

BEARINGS ARE BASED ON THE BEARINGS OF THE SOUTH BOUNDARY OF SECTION 32, T5S, R1W CORNER.

LOTS 31,233 AC.
STREETS 9,912 AC.
COMMON AREAS 9,876 AC.
TOTAL 50,876 AC.

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	TANGENT	LOT NO.
C-1	92°45'01"	25.00	40.47	S55°40'06"E	N55°34'55"E	COMM. AREA
C-2	91°01'45"	25.00	40.08	N24°47'58"E	N07°03'45"W	22
C-3	45°51'57"	15.00	11.92	S04°47'48"W	S00°10'55"W	26
C-4	45°50'10"	15.00	12.27	S07°23'27"E	S54°19'37"W	30
C-5	93°05'55"	25.00	40.62	S66°30'07"E	N20°23'58"E	33
C-6	92°26'15"	25.00	35.97	N32°46'13"E	N09°56'02"W	35
C-7	46°11'13"	15.00	12.09	N09°56'10"W	S04°12'45"W	36
C-8	46°11'13"	15.00	12.09	S25°24'49"E	S69°56'02"E	39
C-9	102°42'29"	25.00	44.85	S09°48'12"E	N07°56'39"W	39
C-10	90°54'45"	25.00	43.01	N00°05'22"E	S01°28'59"W	43
C-11	46°11'13"	15.00	12.09	S81°28'59"W	S55°17'26"W	43
C-12	46°11'13"	15.00	12.09	S22°20'08"E	N01°28'59"W	45
C-13	81°29'17"	25.00	35.55	S01°28'59"E	N00°03'22"E	45
C-14	91°06'53"	25.00	39.75	N79°53'27"W	S09°00'00"W	51
C-15	46°11'13"	15.00	12.09	S09°00'00"W	S57°11'13"E	51
C-16	46°11'13"	15.00	12.09	N05°11'13"E	N00°00'00"E	53
C-17	92°50'40"	25.00	40.81	N00°00'00"E	N83°50'40"W	54
C-18	102°52'25"	25.00	44.74	S34°02'04"W	N01°29'41"E	55
C-19	46°11'13"	15.00	12.09	S01°29'41"E	N59°18'20"E	55
C-20	46°11'13"	15.00	12.09	N52°19'06"W	S01°29'41"W	57
C-21	92°45'58"	25.00	40.46	S81°29'41"W	S11°14'17"E	57
C-22	90°00'00"	25.00	39.27	S11°14'17"E	N08°45'43"E	60
C-23	46°11'13"	15.00	12.09	N08°45'43"E	N32°34'30"E	60
C-24	46°11'13"	15.00	12.09	N05°05'04"W	S78°45'43"W	62
C-25	90°00'00"	25.00	39.27	S78°45'43"W	S11°14'17"E	62
C-26	44°28'32"	15.00	11.64	S10°22'45"W	S34°05'47"E	64
C-27	46°03'57"	15.00	12.58	N06°13'26"E	N10°09'55"E	67
C-28	81°16'02"	25.00	39.08	N11°14'17"E	S01°29'41"W	72
C-29	46°11'13"	15.00	12.09	S81°29'41"W	S35°18'28"W	74
C-30	46°11'13"	15.00	12.09	S22°19'06"E	N01°29'41"W	74
C-31	82°00'13"	25.00	36.14	N01°29'41"E	N01°29'41"E	75
C-32	64°22'19"	25.00	26.09	N52°19'40"E	N52°19'40"E	76
C-33	22°45'10"	50.00	20.00	N11°42'56"E	N11°42'56"E	COMM. AREA



LOTS 7.288 Ac.
 STREETS 4.421 Ac.
 TOTAL 11.709 Ac.

SCALE 1"=100'

MONUMENTS FOUND IN PLACE
 ALL LOT CORNERS ARE MARKED WITH 1/2" x 24" IRON PINS WITH ALUMINUM CAPS.

BEARINGS ARE BASED ON THE BEARINGS OF THE SOUTH BOUNDARY OF SECTION 32, T55, R1W (S89°34'14"W).