

AMENDED PLAT OF STURDIVANT'S HAPPY ACRES SUBDIVISION

Amending Lots 24-2, 25, 26 - NW.1/4, Sec. 14, T.11S., R.1E., P.M.M. - Madison County, Montana

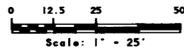
(Amending those Plats filed in Plat Book 1 on Page 45 and Plat Book 4 on Page 193, records of Madison County, Montana)

Prepared For: P. LaVeau



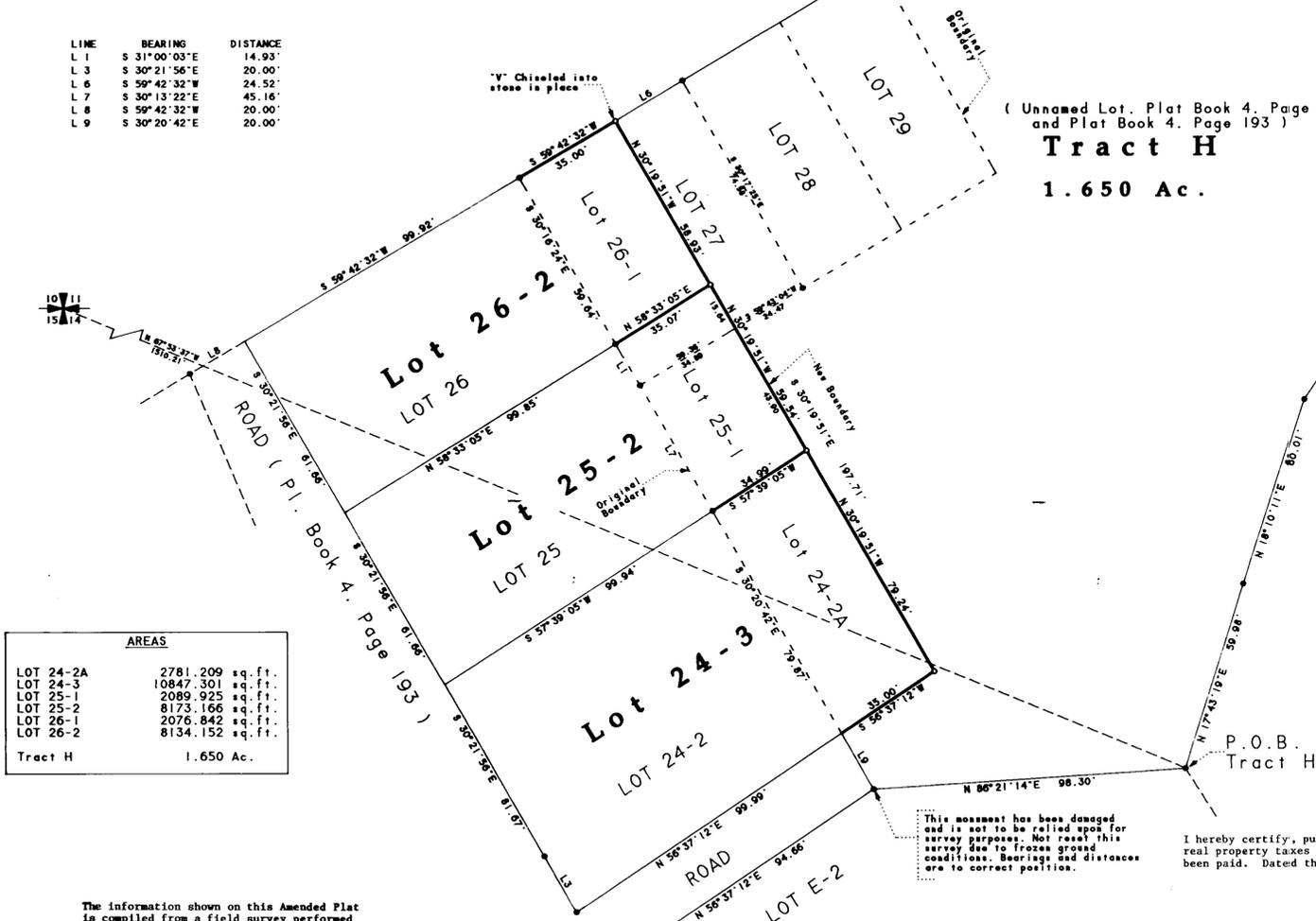
LEGEND

- - Measurements found as noted on Am. Pl. s. Book 4, P. 185 & 193
- - 5/8 iron pin w/el. cap w/d. 30975 set this survey, unless otherwise noted.
- 10 11 15 14 - Section corner found



Bearings are based on those bearings shown on the Amended Plat filed in Book 4 on Page 185, records of Madison County, Montana.

LINE	BEARING	DISTANCE
L 1	S 31°00'03"E	14.93'
L 3	S 30°21'56"E	20.00'
L 6	S 59°42'32"W	24.52'
L 7	S 30°13'22"E	45.16'
L 8	S 59°42'32"W	20.00'
L 9	S 30°20'42"E	20.00'



(Unnamed Lot, Plat Book 4, Page 130 and Plat Book 4, Page 193)
Tract H
 1.650 Ac.

AREAS	
LOT 24-2A	2781.209 sq. ft.
LOT 24-3	10847.301 sq. ft.
LOT 25-1	2089.925 sq. ft.
LOT 25-2	8173.166 sq. ft.
LOT 26-1	2076.842 sq. ft.
LOT 26-2	8134.152 sq. ft.
Tract H	1.650 Ac.

BOUNDARY DESCRIPTION - TRACT H
 A tract of land situated within the NW.1/4 of Section 14, T.11S., R.1E., P.M.M., being all of the unplatted area shown on the Plat filed in Book 1 on Page 45 remaining after the Amended Plat filed in Book 4 on Page 193, records of Madison County, Montana and a part of Lot 27 and all of Lots 28 and 29 as shown on the Plat filed in Book 1 on Page 45 and as more particularly described as follows: Beginning at the Southeast corner of the tract herein being described, from which the section corner common to Sections 10, 11, 14, and 15, T.11S., R.1E., P.M.M. bears N.67°58'37"W. a distance of 1510.21 feet; thence from said Point of Beginning, N.17°43'19"E, a distance of 59.98 feet to a corner; thence N.18°10'11"E, a distance of 60.01 feet to a corner; thence N.35°28'16"E, a distance of 120.06 feet to a corner; thence N.35°25'19"W, a distance of 59.80 feet to a corner; thence N.47°48'30"E, a distance of 168.72 feet to the Northeast corner of the tract herein being described, said corner being a point on the Southerly right-of-way line of U.S. Highway No. 287; thence N.39°11'46"W, a distance of 81.17 feet along said right-of-way line to the Northwest corner of the tract herein being described; thence leaving said right-of-way line, S.59°34'26"W, a distance of 414.99 feet to a corner; thence S.59°42'32"W, a distance of 24.52 feet to the Southwest corner of the tract herein being described; thence S.30°19'51"E, a distance of 197.71 feet to a corner; thence S.36°37'12"W, a distance of 35.00 feet to a corner; thence S.30°20'42"E, a distance of 20.00 feet to a corner; thence N.36°21'14"E, a distance of 98.30 feet to the Southeast corner of the tract herein being described and the Point of Beginning. This tract contains 1.650 acres, more or less, all in accordance with the attached Amended Plat and is subject to all easements of record, or implied.

DESCRIPTION - LOT 24-3
 A tract of land situated within the NW.1/4 of Section 14, T.11S., R.1E., P.M.M., being all of Lot 24-2 of that plat filed in Plat Book 4 on Page 193, records of Madison County, Montana, plus Lot 24-2A as shown on the attached Amended Plat and as more particularly described as follows: Beginning at the Southeast corner of Lot 24-3; thence N.56°37'12"E, a distance of 134.93 feet; thence N.30°19'51"W, a distance of 79.24 feet; thence S.57°39'05"W, a distance of 134.93 feet; thence S.30°21'56"E, a distance of 81.67 feet to the Southeast corner of Lot 24-3 and the Point of Beginning. This lot contains 10847.301 square feet, more or less.

DESCRIPTION - LOT 25-2
 A tract of land situated within the NW.1/4 of Section 14, T.11S., R.1E., P.M.M., being all of the original Lot 25 as shown on the plat filed in Plat Book 1 on Page 45, records of Madison County, Montana, plus Lot 25-1 as shown on the attached Amended Plat and is more particularly described as follows: Beginning at the Southeast corner of Lot 25-2; thence N.57°39'05"E, a distance of 134.93 feet; thence N.30°19'51"W, a distance of 59.94 feet; thence S.58°33'05"W, a distance of 134.92 feet; thence S.30°21'56"E, a distance of 61.66 feet to the Southeast corner of Lot 25-2 and the Point of Beginning. This lot contains 8173.166 square feet, more or less.

DESCRIPTION - LOT 26-2
 A tract of land situated within the NW.1/4 of Section 14, T.11S., R.1E., P.M.M., being all of the original Lot 26 as shown on the plat filed in Plat Book 1 on Page 45, records of Madison County, Montana, plus Lot 26-1 as shown on the attached Amended Plat and is more particularly described as follows: Beginning at the Southeast corner of Lot 26-2; thence N.58°33'05"E, a distance of 134.92 feet; thence N.30°19'51"W, a distance of 58.93 feet; thence S.59°42'32"W, a distance of 134.92 feet; thence S.30°21'56"E, a distance of 61.66 feet to the Southeast corner of Lot 26-2 and the Point of Beginning. This lot contains 8134.152 square feet, more or less.

We, the undersigned owners of all of the property designated upon the attached Amended Plat, certify that the purpose of this survey is for the relocation of common boundaries and the aggregation of lots within a platted subdivision and that five or fewer lots are involved; therefore this Amended Plat is not subject to review as a subdivision pursuant to Title 76, Chapter 3, Part 2, section 76-3-401(d), M.C.A.

David E. Bowman
Eric W. Smith

Owner(s) _____ Owner(s) _____

STATE OF MONTANA)
) ss
 COUNTY OF MADISON)

On this 17th day of May, 1996, before me, a Notary Public for the State of Montana, personally appeared *David E. Bowman, Eric W. Smith, Kathleen E. Bailey*, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same.

Notary Public for the State of Montana
 Residing at _____, Montana
 My Commission expires May 20, 1998

I, the Chairman of the Board of County Commissioners, hereby certify that the accompanying Amended Plat has been duly reviewed, and has been found to be consistent with the requirements of the Subdivision and Platting Act, sections 76-3-101 et seq., M.C.A. as it pertains to the use of exemptions from subdivision review. Dated this the 20th day of May, 1996.

Chairman, Board of County Commissioners

STATE OF MONTANA)
) ss
 COUNTY OF MADISON)

Filed on the 20th day of MAY A.D., 1996, at 11:30 o'clock A.M. in Book 4 of PLATS on Page 286-BA.

By _____ Clerk and Recorder
 Deputy _____

FEE \$7.00

Deed, Book _____, Page _____; Affidavit, Book _____, Page _____; DHES Approval, Book _____, Page _____

The information shown on this Amended Plat is compiled from a field survey performed by me December 20, 1995.

David E. Bowman
 DAVID E. BOWMAN, Montana Land Surveyor No. 30975
 Box 142 - Missis, MT 59729 - (406)682-4920
 Signed this the 25th day of APRIL, 1996

Reviewed for errors and omissions this the 28th day of April, 1996 pursuant to section 76-3-611(9)(a) M.C.A.
Carroll J. Carver
 Examining Land Surveyor Reg. No. 2501 ES

I hereby certify, pursuant to Title 76, Chapter 3, Part 6, section 76-3-611(1)(b), M.C.A. that all real property taxes and special assessments assessed and levied on the land hereon subdivided have been paid. Dated this the 20th day of May, 1996.

Eric W. Smith
 Treasurer, Madison County, Montana

A/286-BA