







SUN WEST RANCH SUBDIVISION

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF E.O.S. 344 TRACT 1 OF C.O.S. 842 AND ALL OF TRACT 3 OF C.O.S. 239, LOCATED IN SECTIONS 17, 20, 21, 28, 29, 30, 32, AND 33, T10S, R1E, EMM, MADISON COUNTY, MONTANA

FOR THE SUN WEST VALLEY PROPERTIES, INC. BY: GASTON ENGINEERING & SURVEYING, INC. REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, streets, and alleys as shown by the plat herein annexed, the following described tract of land in Madison County, Montana, to-wit:

DESCRIPTION

A tract of land being a portion of Certificate of Survey No. 344, Tract 1 of Certificate of Survey No. 842 and all of Tract 3 of Certificate of Survey No. 239, located in Sections 17, 20, 21, 28, 29, 30, 32, and 33, T10S, R1E, EMM, Madison County, Montana and being further described as follows: Beginning at a point which is the S1/4 corner common to said Sections 19 & 20, TH1S, R1E, P.M.M., thence along the West line of said Section 20 N 0° 17' 15" E a distance of 2087.65 feet to the Section corner common to Sections 19, 17, 20, and 19, thence along the West line of said Section 17 N 70° 14' 07" E a distance of 1330.92 feet to a corner on the easterly line of Certificate of Survey No. 239, said point also being the S1/4 corner to said Section 17 & 18, thence along said line N 89° 44' 11" E a distance of 1290.91 feet to the SW1/4 corner of said Section 17, thence along the W1/4 line of Section 17 and the East line of Certificate of Survey No. 239 N 40° 40' 49" E a distance of 186.63 feet to a point on a meander line on the westerly side of the Madison River, thence following along said line through the following courses: S 41° 12' 27" E a distance of 167.94 feet, S 54° 35' 20" E a distance of 364.79 feet, S 46° 24' 04" E a distance of 238.75 feet, S 62° 07' 24" E a distance of 212.75 feet, S 70° 07' 28" E a distance of 129.19 feet, S 86° 29' 27" E a distance of 301.52 feet, S 76° 18' 53" E a distance of 275.00 feet, S 62° 09' 07" E a distance of 349.00 feet, S 50° 24' 10" E a distance of 341.53 feet, S 41° 36' 55" E a distance of 354.84 feet, and S 11° 43' 59" E a distance of 402.98 feet to the E1/4 corner common to Sections 17 & 20, thence along the E1/4 line of said Section 20 S 0° 38' 37" E a distance of 1322.06 feet to the NE1/4 corner of said Section 20, thence along the N1/4 line of said Section 20 N 8° 40' 26' 18" E a distance of 844.00 feet to a point on a meander line on the westerly side of the Madison River, thence along said line through the following courses: S 60° 31' 25" E a distance of 209.20 feet, S 24° 41' 47" E a distance of 777.92 feet, S 16° 19' 22" E a distance of 270.70 feet, S 11° 58' 38" E a distance of 491.54 feet, S 25° 29' 14" E a distance of 439.58 feet, S 26° 45' 35" E a distance of 338.48 feet, S 10° 48' 45" W a distance of 230.60 feet, S 28° 23' 13" W a distance of 171.20 feet, S 43° 08' 38" W a distance of 336.18 feet, S 53° 59' 21" W a distance of 212.54 feet, S 67° 02' 39" W a distance of 163.75 feet, S 75° 04' 17" W a distance of 136.33 feet, S 47° 53' 03" W a distance of 306.30 feet, S 24° 53' 25" W a distance of 241.22 feet, S 13° 17' 08" W a distance of 221.43 feet, S 11° 44' 49" E a distance of 189.65 feet, S 10° 17' 40" E a distance of 166.48 feet, S 55° 59' 03" E a distance of 402.90 feet, S 20° 15' 45" E a distance of 403.00 feet, S 45° 17' 49" E a distance of 223.80 feet, S 47° 28' 14" E a distance of 394.23 feet, and S 48° 19' 47" E a distance of 334.26 feet to the west line of Section 28, TH1S, R1E, P.M.M., thence along said Section line S 0° 40' 46' 51" E a distance of 204.18 feet to the NW1/4 corner of Section 28 and 29, thence along the N1/4 line of said Section 28 S 8° 39' 32" E a distance of 218.20 feet to a point on a meander line on the westerly side of the Madison River, thence along said line through the following courses: S 42° 25' 07" E a distance of 442.67 feet, S 57° 38' 35" E a distance of 490.35 feet, S 66° 24' 11" E a distance of 462.55 feet, S 56° 20' 48" E a distance of 204.33 feet, S 78° 49' 38" E a distance of 176.90 feet, S 60° 39' 27" E a distance of 203.92 feet, S 37° 22' 10" E a distance of 290.12 feet, S 24° 05' 05" E a distance of 103.80 feet, S 04° 50' 41" E a distance of 271.49 feet, S 12° 29' 25" W a distance of 108.13 feet, S 26° 13' 51" W a distance of 221.17 feet, S 15° 28' 47" W a distance of 134.64 feet, S 03° 07' 09" E a distance of 239.64 feet, S 18° 29' 10" W a distance of 519.58 feet, and S 60° 30' 30" W a distance of 166.53 feet, thence N 60° 00' 00" W a distance of 232.94 feet, thence along a two-tangent curve to the right with a radius of 244.00 feet a distance of 126.90 feet, thence S 60° 32' 15" W a distance of 204.60 feet, thence S 05° 02' 00" E a distance of 143.67 feet, thence S 21° 06' 30" E a distance of 146.01 feet, thence S 08° 28' 24" W a distance of 119.34 feet to a point on the S1/4 line of Section 33, TH1S, R1E, P.M.M., thence along said line N 89° 57' 00" W a distance of 1009.80 feet to the S1/4 corner common to Sections 32 & 33, thence along the East line of said Section 32 S 0° 00' 15" E a distance of 139.07 feet to the SE corner of said Section 32, thence along the South line of said Section 32 S 89° 57' 01" W a distance of 2047.21 feet to the S1/4 corner of said Section 31, thence along the N-S midsection line of said Section 32 N 0° 00' 15" E a distance of 6305.36 feet to the NW1/4 corner of said Section 31, thence along the North line of said Section 32 N 89° 57' 01" W a distance of 2650.12 feet to the Section corner common to Sections 30, 29, 31 & 32, thence along the West line of said Section 29 N 0° 17' 20" E a distance of 2656.44 feet to the N1/4 corner common to Sections 29 & 30, thence continuing along the West line of said Section 29 N 0° 17' 07" E a distance of 1339.89 feet to the NE1/4 corner common to said Sections 29 & 30, thence along the N1/4 line of said Section 29 N 0° 16' 54" E a distance of 1325.96 feet to the NE1/4 corner of said Section 30, thence along the E1/4 line of said Section 30 N 0° 16' 54" E a distance of 1332.43 feet to the E1/4 corner common to Sections 19 & 30, thence along the North line of said Section 30 N 89° 59' 18" E a distance of 1336.03 feet to the Section corner common to Sections 19, 20, 29 & 30, thence along the West line of said Section 29 N 0° 16' 02" E a distance of 2662.12 feet to the point of beginning. Said tract being 1,070,376 acres along with and subject to any existing easements.

The above-described tract of land is to be known and designated as "Amended Plat Of Sun West Ranch Subdivision, A Planned Unit Development", and the roads shown on said Plat are hereby granted as easements for ingress and egress for the use and benefit of the owners within Sun West Ranch Subdivision.

Dated the 20 day of JAN 1994

MADISON VALLEY PROPERTIES, INC. A Montana Corporation

Richard A. Darius

STATE OF MONTANA 1

County of GALLATIN 1

On this 20th day of January 1994 before me, a Notary Public in and for the State of MT, personally appeared Richard A. Darius, known to me to be the Vice President of Madison Valley Properties, Inc., a Montana Corporation, the corporation that executed the foregoing and acknowledged to me that he/she executed the same for and on behalf of said corporation.

WITNESS my hand and seal, the day and year above first written.

Richard A. Darius

CERTIFICATE OF PLANNING BOARD

This plat has been approved by the Madison County Planning Board.

Dated this 24th day of January 1994

Richard A. Darius

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-1-01(1)(B), MCA, that no real property taxes assessed and levied on the land herein described are delinquent.

Dated this 24th day of January 1994

Richard A. Darius

CERTIFICATE OF FINAL PLAT APPROVAL - COUNTY COMMISSIONERS

The County Commission of Madison County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it.

Dated this 24th day of January 1994

Richard A. Darius

CONSENT OF MORTGAGEES

We, the undersigned mortgagees, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks, or other public uses, and dedicated to the use of the public forever:

Dated this 20th day of January 1994

AMERICAN BANK

BY: Frank Darius

TITLE: Vice President

STATE OF MONTANA 1

County of GALLATIN 1

On this 20th day of January 1994 before me, a Notary Public in and for the State of Montana personally appeared Frank Darius, known to me to be the Vice President of American Bank, the lending institution that executed the same for and on behalf of said institution.

WITNESS my hand and seal, the day and year above first written.

Frank Darius

CERTIFICATE OF SURVEYOR

I, Dennis L. Foreman, a Registered Land Surveyor do hereby certify that I have performed the survey shown on the attached plat of "Sun West Ranch Subdivision, A Planned Unit Development" that such survey was made during September of 1993 through October of 1993 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 11th day of January 1994

Dennis L. Foreman



CERTIFICATE OF EXAMINING LAND SURVEYOR

I, Donald Brown, acting as an Examining Land Surveyor for Madison County, Montana, do hereby certify that I have examined the plat for Sun West Ranch Subdivision, A Planned Unit Development for errors and omissions in calculation or drafting.

Dated this 20th day of Jan 1994

Donald Brown

Madison Registered - 30915

CERTIFICATE OF EXEMPTION

We hereby certify that the purpose of this survey is to re-locate boundary lines on Lots 4, 46, 53, 54, & 55 which resulted in an increase of the same area as previously recorded and does not affect the approved drafted site and therefore would be exempt from MT Department of Health & Environmental Sciences review pursuant to 16.0605 (2)(a) which provides for acquiring additional land to become part of a parcel that does not have unitary existences imposed provided that no dwelling or structure requiring water or sewage will be erected on the additional acquired parcel. We further certify that Lots 1 thru 3, 6, 7, 9 thru 23, 25 thru 32, 34 thru 42, 44, 47 thru 49, 51 and 52 have not been altered and therefore would be exempt from subdivision review.

Dated this 20 day of Jan 1994

MADISON VALLEY PROPERTIES, INC. A MONTANA CORPORATION

Richard A. Darius

STATE OF MONTANA 1

County of GALLATIN 1

On this 20th day of January 1994 before me, a Notary Public in and for the State of Montana personally appeared Richard A. Darius, known to me to be the Vice President of Madison Valley Properties, Inc., a Montana Corporation, the corporation that executed the foregoing and acknowledged to me that he/she executed the same for and on behalf of said corporation.

WITNESS my hand and seal, the day and year above first written.

Richard A. Darius