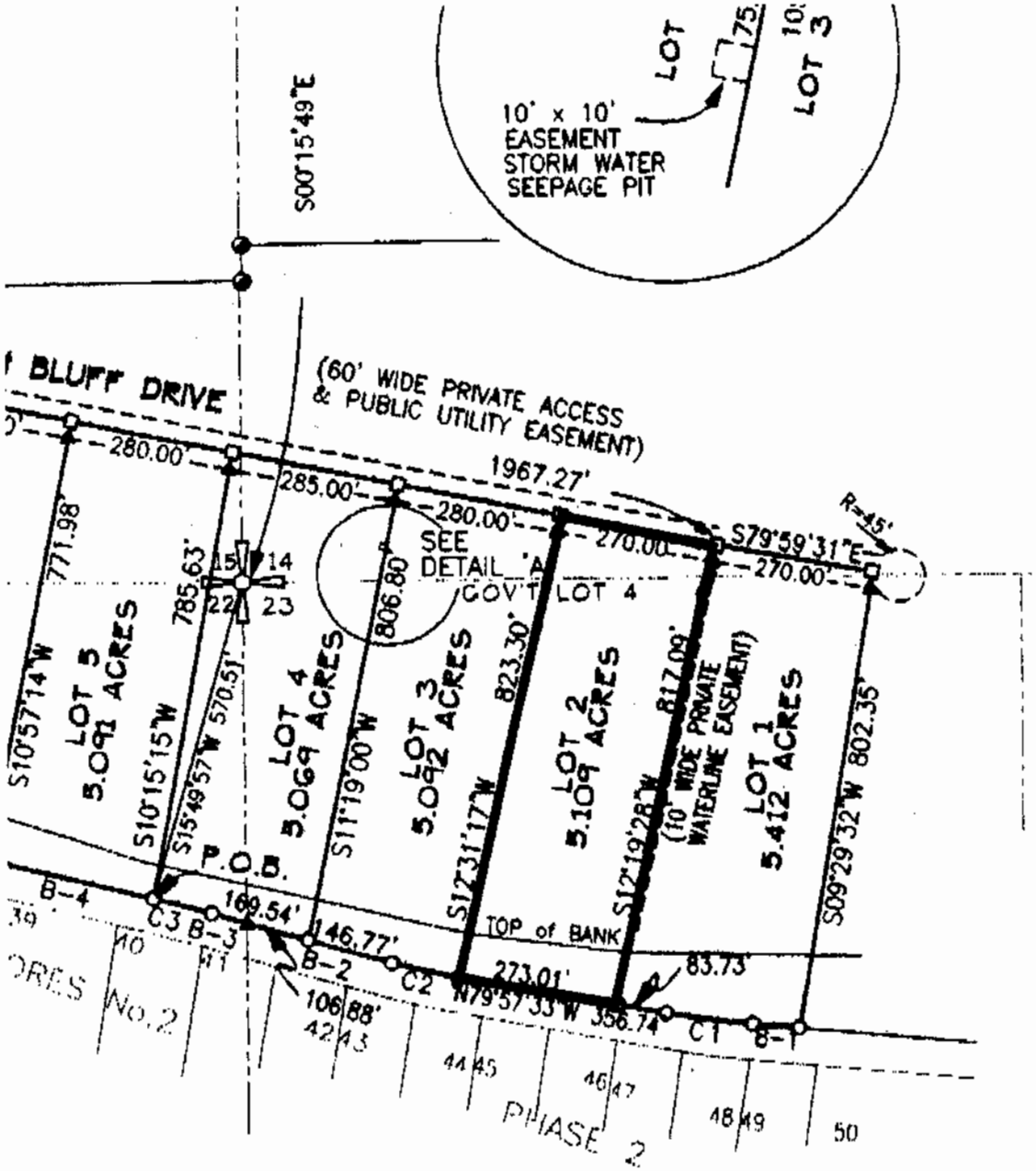
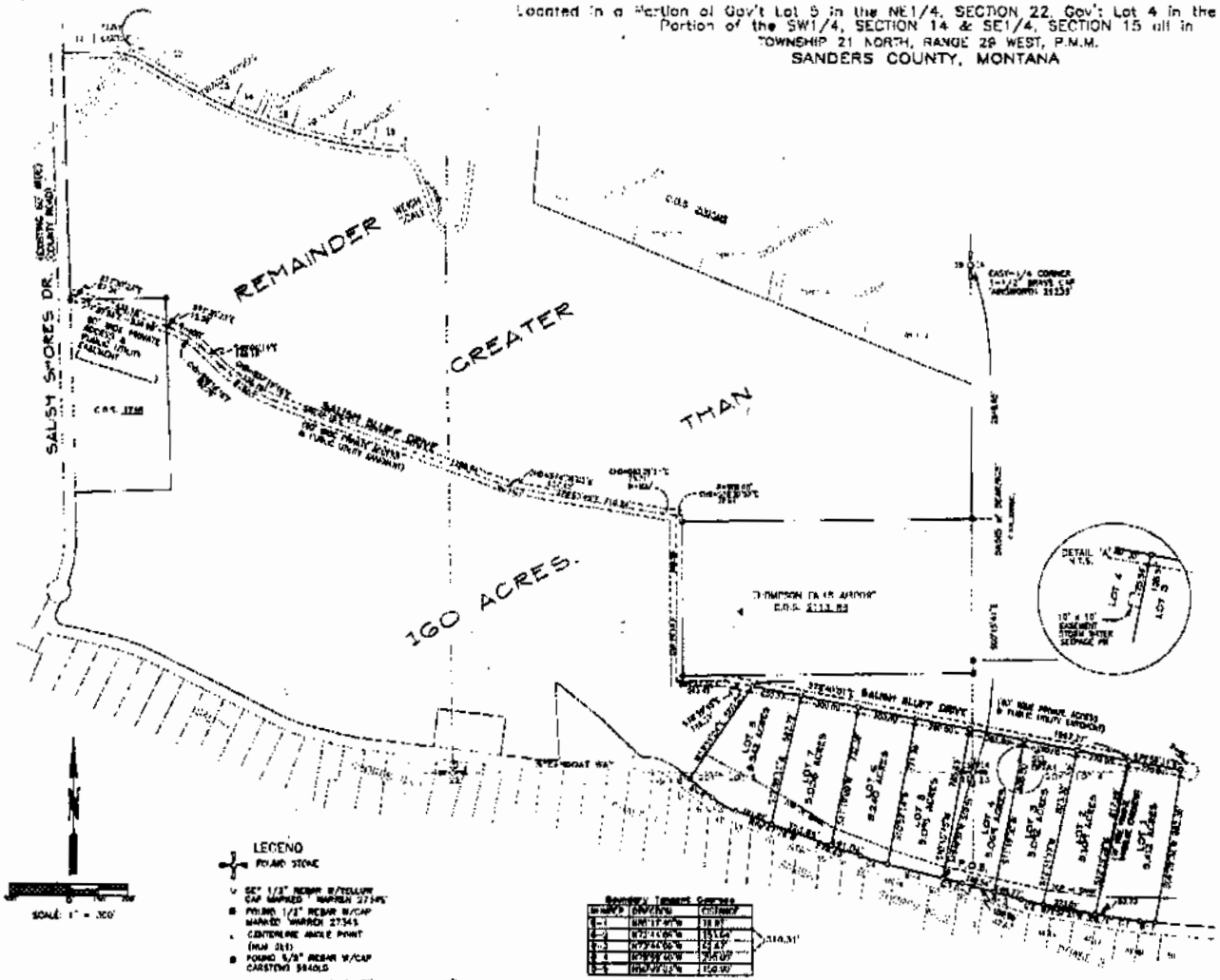


	C5
	19°38'23"
	403.31

SALISH BLUFF - MAJOR SUBDIVISION

Located in a Portion of Gov't Lot 5 in the NE1/4, SECTION 22, Gov't Lot 4 in the NW1/4, SECTION 23,
Portion of the SW1/4, SECTION 14 & SE1/4, SECTION 15 all in
TOWNSHIP 21 NORTH, RANGE 29 WEST, P.M.M.
SANDERS COUNTY, MONTANA



LEGEND

- FOUND STONE
- SET 1/2" REBAR W/YELLOW CAP MARKED "WARREN 27345"
- FOUND 1/2" REBAR W/CAP MARKED "WARREN 27345"
- CENTERLINE ANGLE POINT (NLM 3X)
- FOUND 5/8" REBAR W/CAP CARSTENS 9440LS
- COMPUTED POINT (NOT SET)
- REFERENCE MARKER 30' FROM CENTERLINE SALISH BLUFF DR. SET 1/2" REBAR W/YELLOW CAP MARKED "WARREN 27345"

Boundary Tangent Courses

Bearing	Distance	Comment
B-1	N71°17'40"W	38.87'
B-2	N73°41'06"W	151.64'
B-3	N79°24'06"W	52.43'
B-4	N79°24'06"W	70.00'
B-5	N80°39'12"W	150.00'

Boundary Curve Courses

Number	Radius	Arc	Chord	Bearing	Delta
C-1	50.00'	39.14'	38.15'	N58°19'11"W	44°51'11"
C-2	150.00'	120.00'	116.81'	N56°31'00"W	45°48'54"
C-3	150.00'	120.00'	116.81'	N56°31'00"W	45°48'54"
C-4	150.00'	118.47'	115.36'	N56°31'00"W	45°15'00"
C-5	150.00'	118.47'	115.36'	N56°31'00"W	45°15'00"
C-6	150.00'	31.53'	31.47'	N79°32'18"W	12°02'18"
	157.14'	170.55'	161.70'	N48°32'18"W	62°12'00"

CERTIFICATION of DEDICATION

I (WE), THE UNDERSIGNED PROPERTY OWNER(S) HEREBY SHALL CAUSED TO BE SURVEYED AND PLATTED INTO THE LAND AS "SALISH BLUFF MAJOR SUBDIVISION" FOREVER AND THAT THE ON-SITE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT "SALISH BLUFF DRIVE" SHALL PROVIDE ACCESS TO ALL THE LOTS OF SAID SUBDIVISION.

Gordon J. Leufkens — 1-4-2001 — OWNER — DATE
Judy A. Leufkens Leufkens — OWNER — DATE

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF January 2001.
NOTARY PUBLIC FOR THE STATE OF Montana
RESIDING AT Plains, MT
MY COMMISSION EXPIRES 12-01-03

LEGAL DESCRIPTION

A TRACT OF LAND SHOWN HEREON AS SALISH BLUFF MAJOR SUBDIVISION LOCATED IN A PORTION OF THE SW1/4, SECTION 14, NE1/4, SECTION 15, IN GOV'S LOT 5 IN THE NE1/4, SECTION 22 AND IN GOV'S LOT 4 IN THE NW1/4, SECTION 23, IN TOWNSHIP 21 NORTH, RANGE 29 WEST, P.M.M., SANDERS COUNTY, MONTANA THE EXTERIOR METES AND BOUNDS DESCRIPTION WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SAID SECTIONS 14, 15, 22, & 23; THENCE S13°43'51"W A DISTANCE OF 370.51' TO THE POINT OF BEGINNING, SAID POINT LIES ON THE NORTHERLY RIGHT-OF-WAY OF A 60' WIDE PRIVATE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT (STEAMBOAT WAY); THENCE ALONG SAID RIGHT-OF-WAY, N77°58'40"W, 200.00'; THENCE ALONG THE ARC OF A 1337.67' RADIUS CURVE TO THE RIGHT (THE CHORD WHICH BEARS, N73°33'33"W, 146.53'); THENCE N69°07'26"W, 476.51'; THENCE ALONG THE ARC OF A 400.31' RADIUS CURVE TO THE RIGHT (THE CHORD WHICH BEARS, N50°08'14"W, 337.77'); THENCE N30°08'03"W, 150.00'; THENCE LEAVING SAID RIGHT-OF-WAY, N33°31'06"E, 400.01' TO A POINT WHICH LIES ON THE CENTERLINE OF A 60' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT (SALISH BLUFF DRIVE); THENCE ALONG SAID CENTERLINE, S78°40'01"E, 1087.37'; THENCE S79°04'31"E, 379.07' THENCE LEAVING SAID CENTERLINE, S09°23'32"W, 892.36' TO THE NORTHERLY RIGHT-OF-WAY OF SAID STEAMBOAT WAY; THENCE ALONG SAID RIGHT-OF-WAY, N88°17'40"W, 29.81'; THENCE ALONG THE ARC OF A 1579.65' RADIUS CURVE TO THE RIGHT (THE CHORD WHICH BEARS, N82°37'34"W, 147.04'); THENCE N79°57'33"W, 394.14'; THENCE ALONG THE ARC OF A 1073.39' RADIUS CURVE TO THE RIGHT (THE CHORD WHICH BEARS, N73°52'18"W, 114.53'); THENCE N77°14'03"W, 318.31'; THENCE ALONG THE ARC OF A 2366.50' RADIUS CURVE TO THE LEFT (THE CHORD WHICH BEARS, N76°32'18"W, 101.78') TO THE POINT OF BEGINNING AND CONTAINING 23.063 ACRES.

ALL LOTS ARE SUBJECT TO EASEMENTS APPARENT OR OF RECORD

COVENANTS & RESTRICTIONS

BOOK ____ PAGE ____ Microfilm #55187
RECORDED February 8, 2001

NOTE:
THIS SUBDIVISION IS LOCATED NEAR THE THOMPSON FALLS AIRPORT. NORMAL OPERATIONS OF THE AIRPORT CREATES CONDITIONS THAT SOME PERSONS MAY FIND OFFENSIVE OR INCONVENIENT.

CERTIFICATE of PLAT APPROVAL

THE COUNTY BOARD OF COMMISSIONERS FOR Sanders COUNTY CERTIFIES THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THAT IT CONFORMS TO THE LAW, APPROVED IT.

Harold R. Fenyes 2-8-01 — COMMISSIONER CHAIRMAN — DATE
Gerald O. Brandon — COMMISSIONER — DATE
COMMISSIONER — DATE
ATTEST: Deborah — CLERK & RECORDER — DATE
Sanders COUNTY, MONTANA

CERTIFICATE of EXAMINING SURVEYOR

APPROVED THIS 8th DAY OF July, 2000.
Donald R. Webber
MONTANA EXAMINING LAND SURVEYOR
REGISTRATION NO. 4135S
Sanders COUNTY ENVIRONMENTAL HEALTH — DATE
Sanders COUNTY PLANNING DEPARTMENT — DATE 02-07-01

241369

CERTIFICATE of CLERK & RECORDER

STATE OF MONTANA }ss
COUNTY OF SANDERS }

FILED FOR RECORD THIS 8th DAY OF February 2001 AT 11:45 O'CLOCK A.M.
Pat Trachman by: Rec'd Deborah, Dep.
COUNTY CLERK & RECORDER
$9.50

¼	SEC.	T	R
K	14	21N	29W
K	23	21N	29W
	15	21N	29W
K	22	21N	29W

SANDERS
PRINCIPAL MERIDIAN, MONTANA

SURVEY AT REQUEST OF BUD & JUDY LEUFKENS

DEQ misc #14953
Point misc #14954
Easement microfilm #33188

DATE OF SURVEY 01/09/01

CERTIFICATE of SURVEYOR

I, H. GENE WARREN A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF THAT SUCH SURVEY WAS PERFORMED UNDER MY SUPERVISION TO MY BEST KNOWLEDGE AND BELIEF THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITION SHOWN THEREON.

DATED THIS 8th DAY OF May, 2001.
H. GENE WARREN, MLS 27345

CERTIFICATE of COUNTY TREASURER

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(B), MCA, THAT ALL THE REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE WITHIN DESCRIBED LAND HAVE BEEN PAID.

DATED THIS 22 DAY OF January, 2001
Carol Luik — TREASURER
Sanders COUNTY, MONTANA

ROCKY MOUNTAIN SURVEYORS