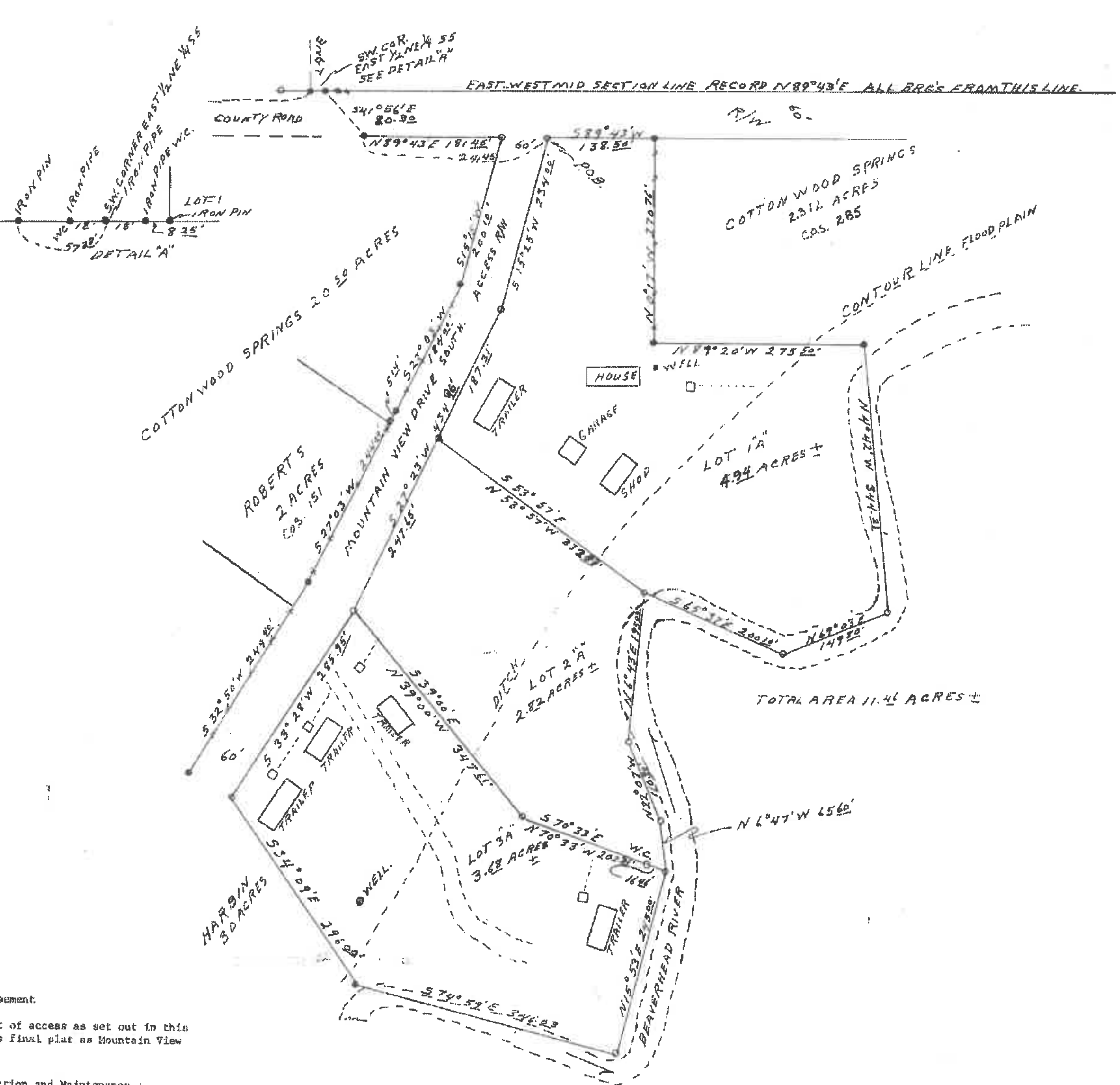
WEBSTER MINOR SUBDIVISION PLAT

A PORTION N½ SE¼ S5 T7S R8W M.P.M. BEAVERHEAD CO. MONT.



Road Easement

A 60' strip of land for easement of access as set out in this final plat and described in this final plat as Mountain View Drive South.

Road Construction and Maintenance

The cost of construction, maintenance, and snow removal of all roads within said Webster Minor Subdivision shall be the obligation of a nonprofit association composed of all the owners of the lots of said plat and any previous additional plats that may be served by these roads.

In the event that the owners of any of the lots of this or any previous or additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said nonprofit association.

IN WITNESS WHEREOF, we have hereunto set our hands this 10th day of November, 1980.

George A. Webster

Rosalie Webster

STATE OF MONTANA)ss
County of Beaverhead)

On this 10th day of November, 1980, personally appeared before me, a Notary Public for the State of Montana, George A. Webster and Rosalie Webster, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Notary Public for State of Montana
Residing at Dillon, Montana
My commission expires Nov. 3, 1982

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 hereto annexed the following described land in Beaverhead County to wit:

Location N½ SE¼ S5 T7S R8W M.P.M. Beaverhead County, Montana. Commencing at the Southwest corner of the E½ of the NE¼ S5, thence S 41°56'E 80.30 ft., thence N 89°43'E 241.45 ft. to the point of beginning, thence first course S 15°25'W 234.00 ft., second course S 27°23'W 434.96 ft., third course S 33°28'W 285.95 ft., fourth course S 34°09'E 296.00 ft., fifth course S 74°59'E 346.03 ft., sixth course N 15°53'E 245.00 ft., seventh course N 6°47'W 65.60 ft., eighth course N 22°07'W 110.90 ft., ninth course N 6°43'E 195.00 ft., tenth course S 65°37'E 200.10 ft., eleventh course N 69°03'E 149.80 ft., twelfth course N 4°42'W 344.21 ft., thirteenth course N 89°20'W 275.50 ft., fourteenth course N 0°17'W 270.76 ft., fifteenth course S 89°43'W 138.50 ft., to the point of beginning. Total area of Webster Minor Subdivision contains 11.46 acres more or less.

The above-described tract of land is to be known and designated as Webster Minor Subdivision, and the lands included in all streets, avenues, alleys and parks or public squares shown on said plat, are hereby irrevocably granted and donated to the use of the public forever with power and authority in the governing body having jurisdiction in said matters to accept such dedication presently or at any time in the future as it may deem fit.

DATED this 10th day of November, 1980

George A. Webster

Rosalie Webster

STATE OF MONTANA)ss
County of Beaverhead)

On this 10th day of November, 1980, personally appeared before me, a Notary Public for the State of Montana, George A. Webster and Rosalie Webster, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana
Residing at Dillon, Montana
My commission expires Nov. 3, 1982

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Beaverhead County, Montana, does hereby certify that it has examined this subdivision plat, and having found the same to conform to law, approves the same without however present acceptance of the dedication to the public but with the reservation of the right and power to accept said dedication at some future date, this the 16th day of December, 1980.

BEAVERHEAD COUNTY COMMISSION

By ______ Chairman

ATTEST: ______
Clerk and Recorder
Beaverhead County, Montana

CERTIFICATE OF CASH IN LIEU OF PARK

I, Margaret Q. Thompson, Clerk and Recorder of Beaverhead County, Montana, do certify that the following order was made by the County Commissioners of Beaverhead County at a meeting thereof held on the 15 day of December, 1980, and entered into the proceedings of said body, to wit: "Inasmuch as the dedication of park land within the platted area of Webster Minor Subdivision is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the County Commissioners that land dedication for park purposes be waived and that cash in lieu of park land, in the amount of SEVEN HUNDRED TWO AND 70/100 DOLLARS ($702.70), be accepted in accordance with the provisions of Title 76, Chapter 3, M.C.A.

IN WITNESS WHEREOF, I have hereunto affixed the seal of Beaverhead County, Montana, this 15 day of December, 1980.

Clerk and Recorder

163657

CLERK AND RECORDER CERTIFICATE

I, Margaret Q. Thompson, Clerk and Recorder of Beaverhead County, Montana, do hereby certify that the foregoing instrument was filed in my office this 15 day of December, A.D., 1980, 3:25P.m., in the records of the County Clerk and Recorder, Beaverhead County, Montana.

Health etc.
Book 224 page 1126-42

Clerk and Recorder

By ______ Deputy 2.00

PERIMETER DESCRIPTION WEBSTER MINOR SUBDIVISION

LOCATION N½ SE¼ S5 T7S R8W M.P.M. BEAVERHEAD COUNTY MONTANA.
COMMENCING AT THE SOUTHWEST CORNER EAST ½ N.E. ¼ S5, THENCE S 41°56'E 80.30 FT. THENCE N 89°43'E 241.45 FT. TO THE POINT OF BEGINNING.
THENCE 1ST COURSE S 15°25'W 234.00 FT. 2ND COURSE S 27°23'W 434.96 FT.
3RD COURSE S 33°28'W 285.95 FT. 4TH COURSE S 34°09'E 296.00 FT.
5TH COURSE S 74°59'E 346.03 FT. 6TH COURSE N 15°53'E 245.00 FT.
7TH COURSE N 6°47'W 65.60 FT. 8TH COURSE N 22°07'W 110.90 FT.
9TH COURSE N 6°43'E 195.00 FT. 10TH COURSE S 65°37'E 200.10 FT.
11TH COURSE N 69°03'E 149.80 FT. 12TH COURSE N 4°42'W 344.21 FT.
13TH COURSE N 89°20'W 275.50 FT. 14TH COURSE N 0°17'W 270.76 FT.
15TH COURSE S 89°43'W 138.50 FT. TO THE POINT OF BEGINNING. TOTAL AREAGE WEBSTER MINOR SUBDIVISION CONTAINS 11.46 ACRES MORE OR LESS.

SURVEY REQUESTED BY GEORGE WEBSTER. SURVEY COMPLETED AUG. 31 1979.
SURVEY REVISED MAR 1-2 1980 AT THE REQUEST OF THE LOCAL PLANNING BOARD

LEGEND: SCALE 1" = 100' — = EXISTING FENCE. ● = EXISTING IRON PINS. ○ = IRON PINS W/ PLASTIC SURVEY CAPS SET THIS SURVEY.
□----- = EXISTING SEPTIC TANKS. ALL BUILDINGS AND TRAILERS SHOWN HAVE EXISTED 8 YEARS AND MORE. WATER WELLS AND SEPTIC TANK LOCATIONS FURNISHED BY GEORGE WEBSTER.

CERTIFICATE OF EXAMINATION.

CHECKED FOR ERRORS AND OMISSIONS IN DRAFTING AND CALCULATIONS
Robert H. Babb DATE: 11/6/80 MONT. EXAMINING L.S. NO. 4523 ES

MONTANA ROBERT H. BABB 4523 ES REGISTERED ENG. & LAND SURVEYOR

Roger C. Pierce MONT. L.S. NO. 3755-S.

C.O.S. NO.

CERT. SUBDIV. PLATT AND/OR ADDITIONAL INFOR. SEE SEC. 5 (BACK ROOM)