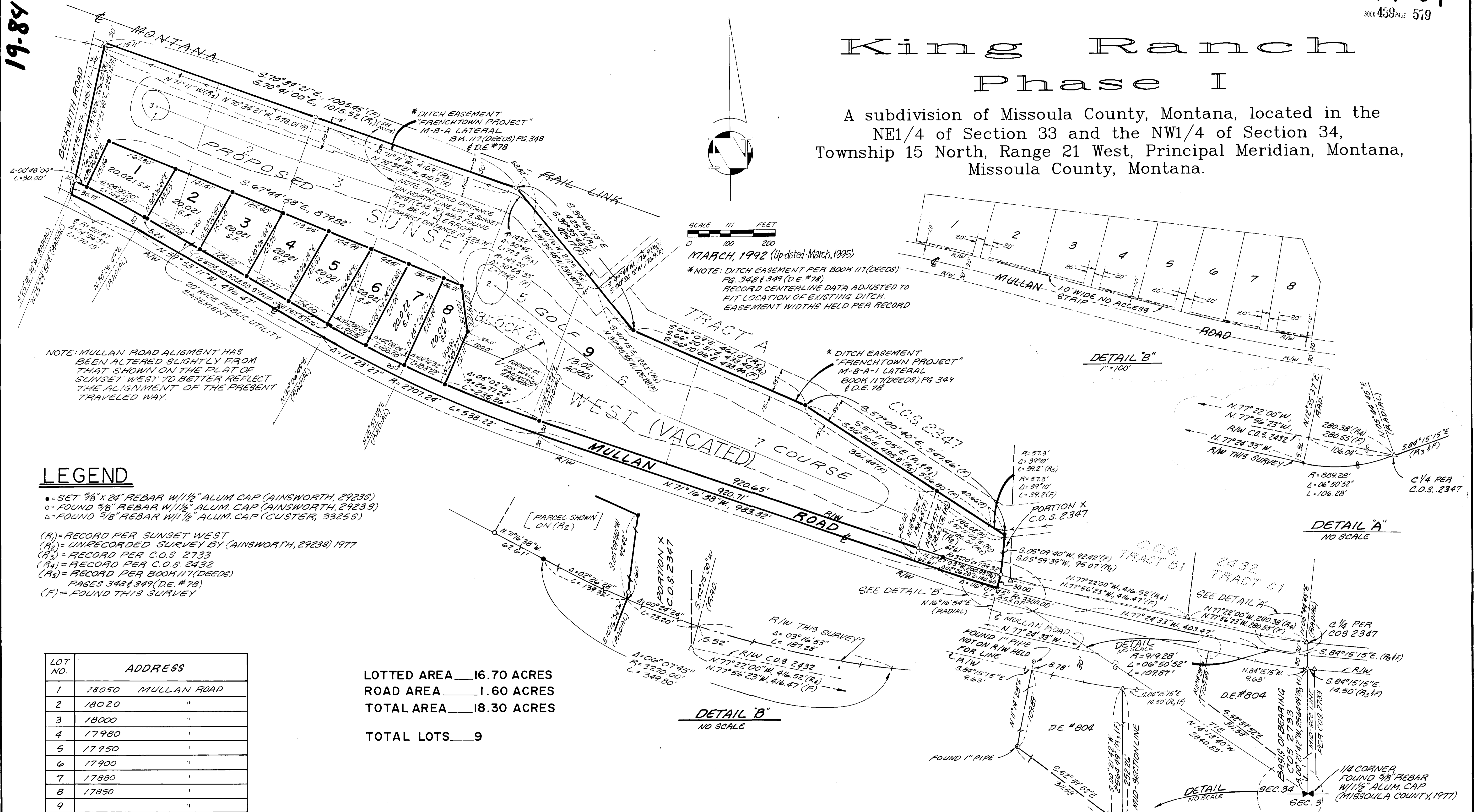


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BOOK 459 PAGE 579

King Ranch Phase I

A subdivision of Missoula County, Montana, located in the NE1/4 of Section 33 and the NW1/4 of Section 34, Township 15 North, Range 21 West, Principal Meridian, Montana, Missoula County, Montana.



NOTE: MULLAN ROAD ALIGNMENT HAS BEEN ALTERED SLIGHTLY FROM THAT SHOWN ON THE PLAT OF SUNSET WEST TO BETTER REFLECT THE ALIGNMENT OF THE PRESENT TRAVELED WAY.

LEGEND

- = SET 3/8" X 24" REBAR W/1/2" ALUM. CAP (AINSWORTH, 29233)
 - = FOUND 3/8" REBAR W/1/2" ALUM. CAP (AINSWORTH, 29233)
 - ◻ = FOUND 3/8" REBAR W/1/2" ALUM. CAP (CLUSTER, 33253)
- (R) = RECORD PER SUNSET WEST
 (R₂) = UNRECORDED SURVEY BY (AINSWORTH, 29233) 1977
 (R₃) = RECORD PER C.O.S. 2733
 (R₄) = RECORD PER C.O.S. 2432
 (R₅) = RECORD PER BOOK 117 (DEEDS) PAGES 348 & 349 (D.E. #78)
 (F) = FOUND THIS SURVEY

LOT NO.	ADDRESS
1	18050 MULLAN ROAD
2	18020 "
3	18000 "
4	17980 "
5	17950 "
6	17900 "
7	17880 "
8	17850 "
9	"

LOTTED AREA 16.70 ACRES
 ROAD AREA 1.60 ACRES
 TOTAL AREA 18.30 ACRES
 TOTAL LOTS 9

OWNER/DEVELOPER
 BUD KING

1/4	SEC.	T.	R.
☒	33	15N	21W
☒	34	15N	21W

SHEET 1 OF 2
 KING RANCH (PHASE I)
 A SUBDIVISION IN MISSOULA COUNTY, MONTANA

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CERTIFICATE OF DEDICATION

We, Bud King Construction, Co., a Montana Corporation, do hereby certify that we have caused to be surveyed, subdivided and platted into lots and roads, the following described tract of land:

A tract of land located in and being a portion of the Northeast one-quarter of Section 33 and the Northwest one-quarter of Section 34, Township 15 North, Range 21 West, Principal Meridian, Montana, Missoula County, Montana, being all of vacated Block 2 of Sunset West, a platted subdivision of Missoula County, Montana and other properties and being more particularly described as follows:

Commencing at the 1/4 corner common to Section 3, T.14N., R.21W. and Section 34, T.15N., R.21W.; thence N.14°13'40"W., 2840.85 feet to a point on a non-tangent curve and on the centerline of Mullan Road, a County Road, said point being the true point of beginning; thence the following five (5) courses along the centerline of said Mullan Road: Northwestly along said non-tangent curve, being concave to the Northeast and having a radius of 3300.00 feet, a distance of 140.60 feet to a point on a tangent line; thence N.71°16'38"W., 983.32 feet to a point on a tangent curve; thence Northwestly along said tangent curve, being concave to the Northeast and having a radius of 2707.24 feet, a distance of 538.22 feet to a point on a tangent line; thence N.59°53'11"W., 496.47 feet to a point on a tangent curve; thence Northwestly along said tangent curve, being concave to the Southwest and having a radius of 2111.87 feet, a distance of 170.13 feet to a point on a non-tangent line, a radial line through said point bears S.25°29'52"W.; thence N.12°23'40"E., along the Easterly right-of-way of Beckwith Road and the Westerly boundary of vacated Block 2 of Sunset West and said line projected, a distance of 355.91 feet to the Northwest corner of said vacated Block 2, Sunset West; thence S.70°34'21"E., along the Southwesterly right-of-way line of Montana Rail Link and along the Northeastly boundary of said vacated Block 2 of Sunset West, a distance of 1005.45 feet; thence the following two (2) courses along said Northeastly boundary of vacated Block 2 of Sunset West: S.39°35'48"E., 425.17 feet; thence S.66°10'06"E., 433.44 feet; thence S.57°00'40"E., along said Northeastly boundary of vacated Block 2 of Sunset West and along the Northeastly boundary of an unrecorded 1977 survey by R.A. Ainsworth, PLS#2923S a distance of 547.46 feet to the Northeastly corner of said unrecorded 1977 survey; thence S.05°09'40"W., along the Easterly boundary of said unrecorded 1977 Ainsworth survey and said line projected, a distance of 92.42 feet to a point on the Northeastly right-of-way line of Mullan Road; thence S.16°16'54"W., 30.00 feet to the true point of beginning. Containing 18.30 acres, more or less, being subject to all easements and right-of-way as shown, existing or of record and all according to the attached plat.

We further certify that the purpose of the survey of Lot 9 shown hereon is for a utility siting, easement, parking lot, park, gravel pit, ski lift, or golf course, and no structure requiring water or sewage disposal shall be erected on the parcel. Therefore Lot 9 is exempt from review by the Department of Health and Environmental Sciences pursuant to ARM 16.16.605 (2) (e).

Further, the above described tract of land is to be known as KING RANCH - PHASE I, and that all land shown hereon as Mullan Road is hereby donated and dedicated to the use of the public forever. Further, we certify that this plat conforms to the preliminary plat as previously reviewed and approved by the County Commissioners.

BUD KING CONSTRUCTION CO., A Montana Corporation

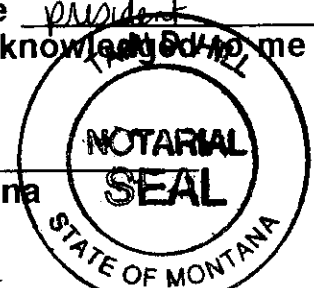
ss [Signature]

STATE OF MONTANA

County of Missoula

On this 31 day of March, 1995, before me a Notary Public for the State of Montana, personally appeared Bud King Green, the President of said Corporation, known to me person that executed the within instrument and acknowledged to me that they executed the same.

ss [Signature]
Notary Public for the State of Montana
Residing at Missoula
My Commission expires 8/19/99



SURVEYOR'S CERTIFICATION

I, Richard A. Ainsworth, Professional Land Surveyor, Montana Registration No. 2923S, hereby certify that the attached plat is a true representation of a survey made under my supervision using the monuments and records shown hereon and that said survey was made in compliance with the Montana Subdivision and Platting Act and was substantially completed on the date shown hereon.

ss [Signature]
Richard A. Ainsworth
Professional Land Surveyor
Montana Registration No. 2923S

19-84



PREPARED AT THE REQUEST BUD KING

CERTIFICATION OF COUNTY SURVEYOR

I, HORACE BROWN, County Surveyor of Missoula County, Montana, do hereby certify that I have examined this plat of KING RANCH - PHASE I and find that the plat conforms to the surveying and platting requirements prescribed in the Montana Subdivision and Platting Act, Section 76-3-611 (2)(a) M.C.A. and State and local regulations adopted pursuant thereto.

ss [Signature]
Horace Brown, County Surveyor

CERTIFICATION OF COUNTY ATTORNEY

I, ROBERT L. DESCHAMPS, III, County Attorney of Missoula County, Montana, do hereby certify that I have examined the certificate of title of this plat OF king ranch - phase i, and find it conforms to the requirements of Section 76-3-612, M.C.A., and State and local regulations enacted pursuant thereto.

Dated this 4th day of April, 1995

ss [Signature]
Robert L. Deschamps, III, County Attorney

CERTIFICATION OF HEALTH DEPARTMENT

Sanitary Restrictions lifted this 3 day of Apr, 1995

ss [Signature]
Missoula County Sanitarian

CERTIFICATION OF FINAL PLAT APPROVAL

We, the Board of County Commissioners for the County of Missoula, Montana, do hereby approve this plat in the public interest subject to the following conditions, if any:

- (1) Park requirements for this Subdivision shall be met with the deeding of common areas to the Homeowner's Association with the platting of Phases II and III as proposed on the Preliminary Plan of the KING RANCH as granted preliminary approval by the Board of County Commissioners on October 24, 1990.

Dated this 17th day of April, 1995

BOARD OF COUNTY COMMISSIONERS

ss [Signature] ss [Signature] ss [Signature]
Ann Mary Dusault Janet Stevens Barbara Evans, Chair
Fern Hart Michael A. Kennedy

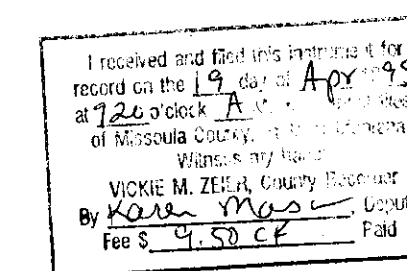
ATTEST: [Signature] by Karen Mason Deputy
Wendy Cromwell, Clerk and Recorder
Yickie M. Zeier

APPROVED FOR RECORDING
MISSOULA PLANNING BOARD

SIGNED [Signature]
DATE 15 April 1995

3507061

State of Montana
Dept. of Health
& Environmental Sciences
Certificate of
Subdivision Plat
Approval
File No. 2691



Book 19 Page 84
File 0.84
Checklist # 1719
Ownership Report # 1218
Affidavits in Book 439 Pages 613 & 614
Covenants in Book 439 Page 615
Amended Covenants
BK 446 M Page 1530
BK 475 M Page 555
BK 506 MB 231

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	33	15N	21W
<input checked="" type="checkbox"/>	34	15N	21W

SHEET 2 OF 2
KING RANCH (PHASE I)
A SUBDIVISION IN MISSOULA
COUNTY, MONTANA

19-84

PCI PROJECT NO. 4098-89(1)