

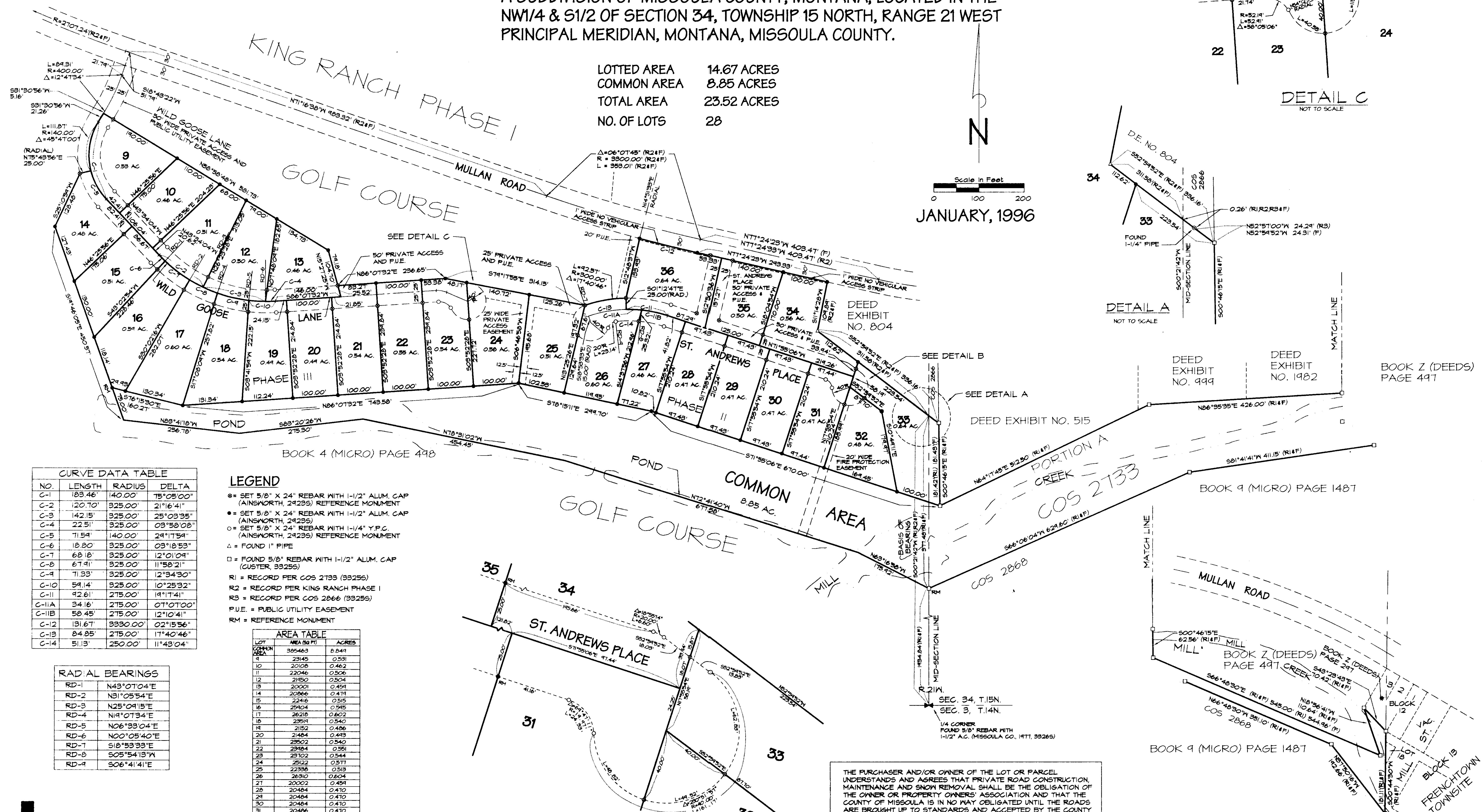
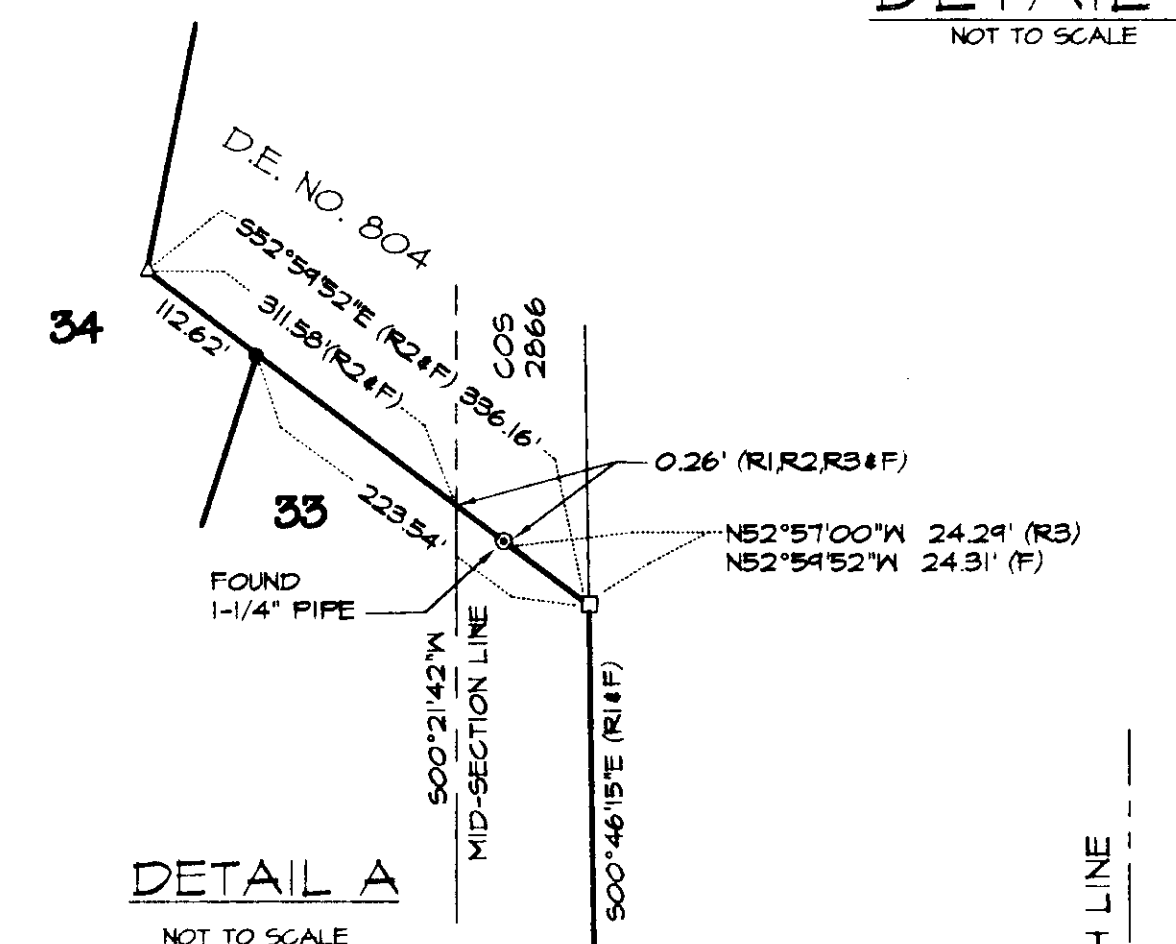
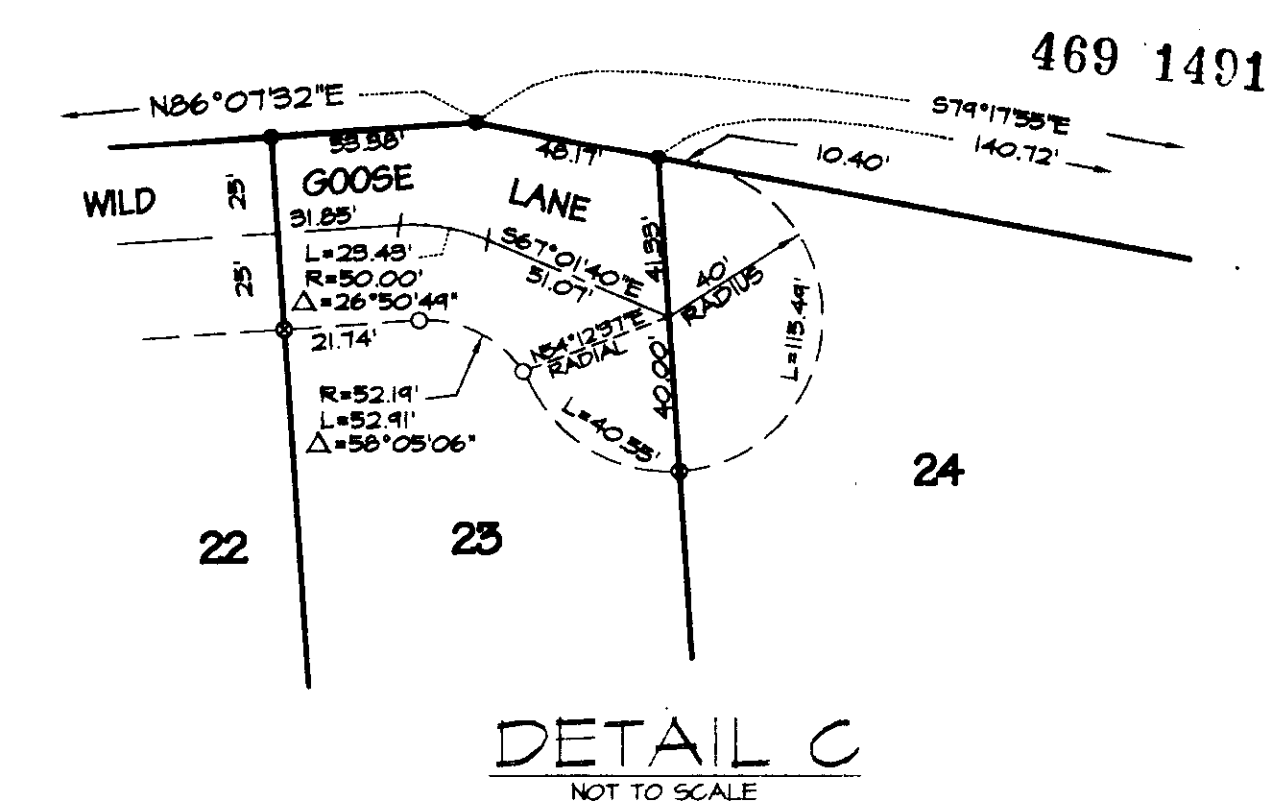
KING RANCH PHASES II & III

A SUBDIVISION OF MISSOULA COUNTY, MONTANA, LOCATED IN THE NW 1/4 & S 1/2 OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 21 WEST PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY.

LOTTED AREA	14.67 ACRES
COMMON AREA	8.85 ACRES
TOTAL AREA	23.52 ACRES
NO. OF LOTS	28



Scale in Feet
0 100 200
JANUARY, 1996



CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA
C-1	183.46'	140.00'	75°05'00"
C-2	120.70'	325.00'	21°16'41"
C-3	142.15'	325.00'	25°03'35"
C-4	22.51'	325.00'	03°58'08"
C-5	71.59'	140.00'	24°17'59"
C-6	18.80'	325.00'	03°18'53"
C-7	68.18'	325.00'	12°01'09"
C-8	67.41'	325.00'	11°58'21"
C-9	71.33'	325.00'	12°34'30"
C-10	59.14'	325.00'	10°25'32"
C-11	42.61'	275.00'	14°17'41"
C-11A	34.16'	275.00'	07°07'00"
C-11B	58.45'	275.00'	12°10'41"
C-12	131.67'	3330.00'	02°15'56"
C-13	84.85'	275.00'	17°40'46"
C-14	51.13'	250.00'	11°43'04"

LEGEND

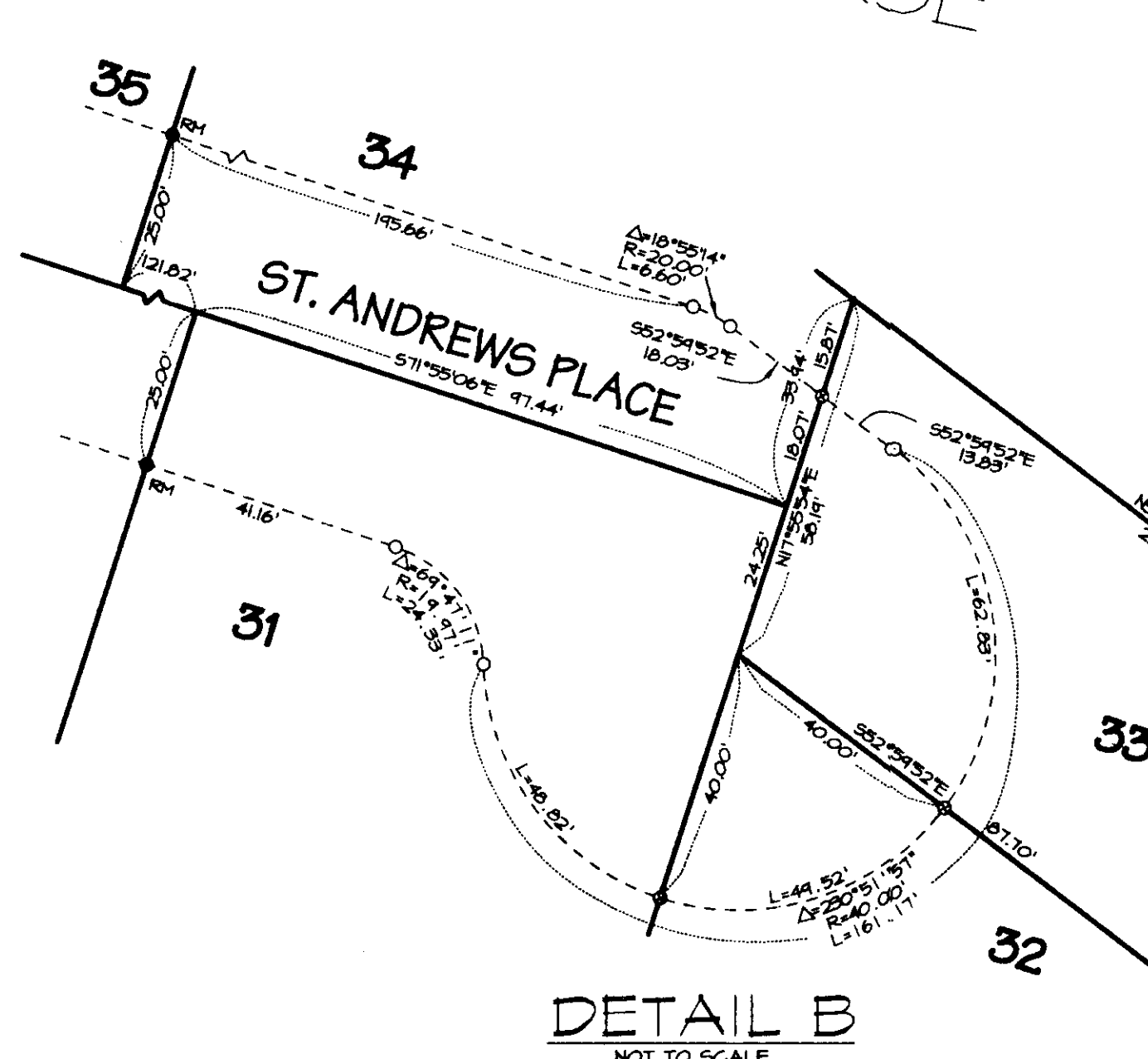
- ⊙ = SET 5/8" X 24" REBAR WITH 1-1/2" ALUM. CAP (AINSMORTH, 24235) REFERENCE MONUMENT
- ⊙ = SET 5/8" X 24" REBAR WITH 1-1/2" ALUM. CAP (AINSMORTH, 24235)
- = SET 5/8" X 24" REBAR WITH 1-1/4" Y.P.C. (AINSMORTH, 24235) REFERENCE MONUMENT
- △ = FOUND 1" PIPE
- = FOUND 5/8" REBAR WITH 1-1/2" ALUM. CAP (CUSTER, 33255)
- RI = RECORD PER COS 2733 (33255)
- R2 = RECORD PER KING RANCH PHASE I
- R3 = RECORD PER COS 2866 (33255)
- P.U.E. = PUBLIC UTILITY EASEMENT
- RM = REFERENCE MONUMENT

AREA TABLE

LOT	AREA (SQ FT)	ACRES
COMMON AREA	385463	8.849
9	23145	0.531
10	20108	0.462
11	22046	0.506
12	21950	0.504
13	20001	0.459
14	20866	0.478
15	22416	0.515
16	28404	0.649
17	26218	0.602
18	23819	0.547
19	21152	0.486
20	21484	0.493
21	23902	0.549
22	23984	0.551
23	23102	0.534
24	25122	0.577
25	22388	0.513
26	26310	0.604
27	20002	0.459
28	20484	0.470
29	20484	0.470
30	20484	0.470
31	20486	0.470
32	21056	0.483
33	21810	0.500
34	24841	0.565
35	21634	0.497
36	28052	0.644
TOTAL	1,024,874	23.518

RADIAL BEARINGS

RD	BEARING
RD-1	N43°07'04"E
RD-2	N31°05'54"E
RD-3	N25°04'15"E
RD-4	N14°07'34"E
RD-5	N06°33'04"E
RD-6	N00°05'40"E
RD-7	S18°53'33"W
RD-8	S05°54'13"W
RD-9	S06°41'41"E



THE PURCHASER AND/OR OWNER OF THE LOT OR PARCEL UNDERSTANDS AND AGREES THAT PRIVATE ROAD CONSTRUCTION, MAINTENANCE AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER OR PROPERTY OWNERS' ASSOCIATION AND THAT THE COUNTY OF MISSOULA IS IN NO WAY OBLIGATED UNTIL THE ROADS ARE BROUGHT UP TO STANDARDS AND ACCEPTED BY THE COUNTY OF MISSOULA.

OWNER / DEVELOPER
BUD KING CONSTRUCTION CO.

PREPARED AT THE REQUEST OF: BUD KING CONSTRUCTION CO.
PCI PROJECT NO. 5216-95

1/4	SEC.	T.	R.
☒	34	15N	21W
☐			

SHEET 1 OF 2
KING RANCH PHASES II & III
A SUBDIVISION IN MISSOULA COUNTY, MONTANA

PROFESSIONAL CONSULTANTS INCORPORATED
3115 RUSSELL ST. P.O. BOX 1750
MISSOULA, MONTANA 59806
(406)728-1880 FAX (406)728-0276

20-51

CERTIFICATE OF DEDICATION

We, Bud King Construction Company, a Montana Corporation, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, private streets and common area the following described tract of land:

A tract of land located in and being a portion of Section 34, Township 15 North, Range 21 West, Principal Meridian, Montana, Missoula County, Montana, and being more particularly described as follows:

Commencing at the one-quarter corner common to Section 3, T14N, R21W and Section 34, T15N, R21W, P.M.M.; thence along the north-south mid-section line of said Section 34, N.00°21'42"E, 1434.84 feet to the TRUE POINT OF BEGINNING; thence departing said mid-section line, N.63°16'58"W, 175.42 feet; thence N.72°41'40"W, 677.58 feet; thence N.78°31'02"W, 454.45 feet; thence S.83°20'26"W, 275.30 feet; thence N.83°41'18"W, 256.78 feet; thence N.19°46'05"W, 450.57 feet; thence N.25°10'54"E, 128.48 feet; thence along a radial line, N.75°43'56"E, 25.00 feet to a point on a non-tangent curve on the center of a fifty (50) foot wide private access and public utility easement; thence the following two courses along the center of said easement: an arc distance of 111.87 feet along said non-tangent curve, being concave to the east, of radius 140.00 feet and delta 45°47'00" to a point on a tangent line; thence along said tangent line, N.31°30'56"E, 21.26 feet; thence departing said easement centerline, S.58°58'48"E, 581.73 feet; thence S.15°27'25"E, 74.18 feet; thence N.86°07'32"E, 236.65 feet; thence S.79°17'55"E, 314.15 feet to a point on a non-tangent curve, said point having a radial bearing of S.18°53'33"E; thence an arc distance of 92.57 feet along said non-tangent curve, being concave to the south, of radius 300.00 feet and delta 17°40'46" to a point on a non-tangent line; thence along said non-tangent line, N.12°48'37"E, 133.93 feet to a point on a non-tangent curve on the southerly right-of-way of Mullan Road, said point having a radial bearing of N.14°51'33"E; thence the following two courses along said southerly right-of-way: an arc distance of 131.67 feet along said non-tangent curve, being concave to the north, of radius 3330.00 feet and delta 02°15'56" to a point on a tangent line; thence along said tangent line, S.77°24'23"E, 243.33 feet; thence departing said right-of-way, and along the westerly boundary of Deed Exhibit No. 804, records of Missoula County, S.11°14'28"W, 109.89 feet; thence along the southerly boundary of said Deed Exhibit No. 804, and a projection of said boundary, S.52°59'52"E, 336.16 feet to a point on the boundary of Portion A, Certificate of Survey No. 2733, records of Missoula County; thence the following twelve (12) courses along the boundary of said Portion A, Certificate of Survey No. 2733: S.00°46'15"E, 181.43 feet; thence N.64°17'45"E, 512.50 feet; thence N.86°35'35"E, 426.00 feet; thence S.00°46'15"E, 62.56 feet; thence S.66°48'30"E, 544.46 feet; thence N.18°56'41"W, 110.64 feet; thence S.43°23'43"E, 70.42 feet; thence S.00°44'30"W, 181.11 feet; thence N.37°50'16"W, 142.66 feet; thence N.66°48'30"W, 351.10 feet; thence S.81°41'41"W, 411.15 feet; thence S.66°06'04"W, 629.60 feet to the TRUE POINT OF BEGINNING. Containing 23.52 acres, more or less, being subject to all easements and rights-of-way as shown, existing, apparent, or of record and all according to the attached plat.

We further certify that the above described tract of land is to be known as KING RANCH PHASES II & III, and that this plat conforms to the preliminary plat as previously reviewed and approved by the County Commissioners on October 24, 1990, and that no lands are hereby dedicated to the use of the public.

Further that the private access and public utility easements shown hereon as WILD GOOSE LANE and ST. ANDREWS PLACE, are hereby dedicated for the use of the lot owners in this development and their guests and by service and delivery agencies serving this development.

Further we hereby grant unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

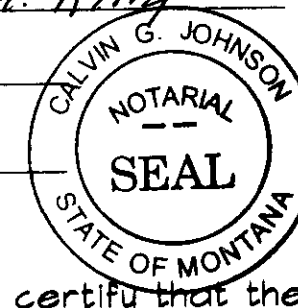
BUD KING CONSTRUCTION CO., a Montana Corporation

ss [Signature] V. President

STATE OF MONTANA)
County of Missoula)

This instrument was acknowledged before me on March 28, 1996, by Todd H. King, the VICE PRESIDENT of BUD KING CONSTRUCTION CO., a Montana Corporation.

ss [Signature] Notary Public for the State of Montana
My Commission expires 10/13/99



SURVEYOR'S CERTIFICATION

I, Richard A. [Signature], Professional Land Surveyor, Montana Registration No. 24235, hereby certify that the attached plat represents a survey made under my supervision, and substantially completed in accordance with the information shown hereon.

ss [Signature] Professional Land Surveyor
Montana Registration No. 24235

CERTIFICATION OF COUNTY SURVEYOR

I, HORACE BROWN, County Surveyor of Missoula County, Montana, do hereby certify that I have examined this plat and find that it 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.

Dated this 26th day of March, 1996. 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 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 28th day of March, 1996. ss [Signature] Robert L. Deschamps, III, County Attorney

CERTIFICATION OF HEALTH DEPARTMENT

Approved this 18 day of April, 1996. ss [Signature] Missoula City-County Sanitarian

APPROVED BY OFFICE OF COMMUNITY DEVELOPMENT

Dated this 19 day of April, 1996. ss [Signature] Office of Community Development

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, and find that the park requirement shall be met by deeding of the "Common Area" shown hereon to the Homeowners' Association.

Dated this 22nd day of April, 1996.

BOARD OF COUNTY COMMISSIONERS

ss [Signature] Michael Kennedy, Chair
ss [Signature] Fern Hart
ss [Signature] Barbara Evans

ATTEST: [Signature] Vickie M. Zeller, Clerk and Recorder

I received and filed this instrument for record on the 23 day of April, 1996.
Vickie M. Zeller, County Recorder
Missoula County, State of Montana.
Witness my hand.
Vickie M. Zeller, County Recorder
By [Signature] Deputy
Fee \$ 17.00.00 - Paid

Book 20 Plats pg. 51
Sub. Checklist # 1915
Ownership Report # 1284
Sub. Plat Approval # 2786
Consent to Plat
Book 469 Misc pg. 1512
County Contracts & Agreements
Book 469 Misc pg. 1513
Amended Covenants
BK 475 Misc pg. 555
BK 506 Misc pg. 231 9608098

Table with 4 columns: 1/4, SEC., T., R. and 4 rows of grid cells.

SHEET 2 OF 2
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A SUBDIVISION IN MISSOULA
COUNTY, MONTANA

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