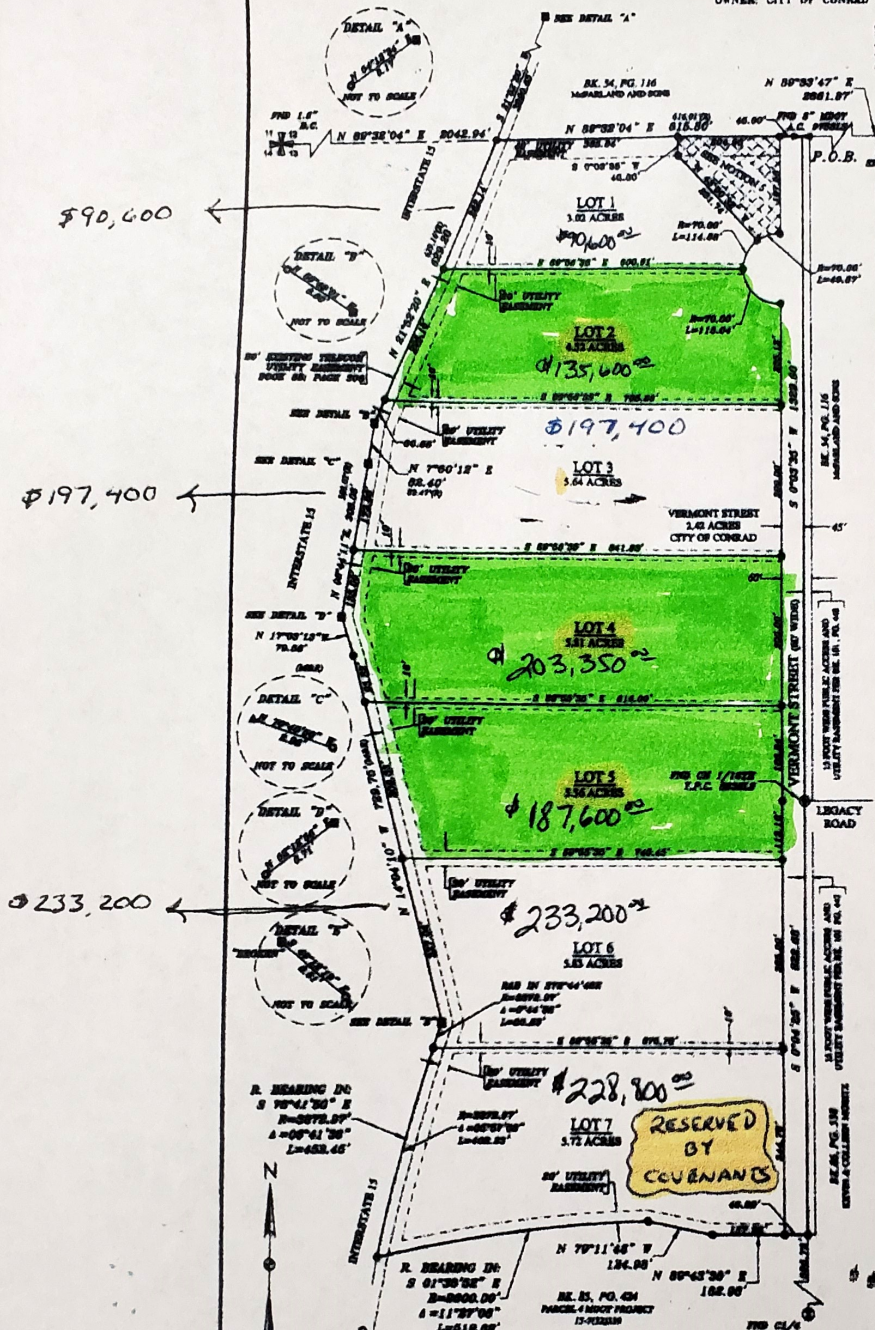
⇒ OCCUPIED/SOLD

PLAT OF CONRAD EAST INDUSTRIAL PARK SUBDIVISION TO THE CITY OF CONRAD

LOCATED IN: A PORTION OF C.O.S 312880, NW1/4 OF SECTION 13, T. 28 N., R. 3 W., P.M.MONTANA, PONDERA COUNTY, CITY OF CONRAD

PURPOSE: MAJOR SUBDIVISION FOR 7 COMMERCIAL LOTS

OWNER: CITY OF CONRAD



CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNER DO HEREBY CERTIFY THAT WE HAVE CAUSE TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND EASEMENTS, AS SHOWN BY THE PLAT HEREON ANNEXED, THE FOLLOWING DESCRIBED LAND IN THE CITY OF CONRAD, PONDERA COUNTY TO WIT:

LEGAL DESCRIPTION
(OWNER SUBMITTED)

A TRACT OF LAND LOCATED IN A PORTION OF C.O.S 312880, NW1/4 OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 3 WEST, P.M. MONTANA, PONDERA COUNTY, CITY OF CONRAD; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE S00°08'56"W (S00.00 FEET ALONG THE NORTH-SOUTH MID-SECTION LINE TO THE C-N 1/16 CORNER; THENCE S89°04'55"E 618.80 FEET ALONG THE NORTH SOUTH MID-SECTION LINE, TO THE NORTHEAST CORNER OF PARCEL NO. 4 OF MONTANA DEPARTMENT OF TRANSPORTATION PROJECT NO IS-7(39)0000 RECORDED IN BOOK 88, PAGE 488; THENCE S89°43'30"E 182.06 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL NO. 4; THENCE N79°11'46"W 134.98 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL NO. 4; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL BEARING IN S61°30'52"E AND HAVING A RADIUS OF 5800.00 FEET, DELTA OF 11°37'00" AND AN ARC LENGTH OF 619.98 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL NO. 4 TO A POINT ON THE EAST BOUNDARY OF INTERSTATE 15 RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING IN S76°41'30"E AND HAVING A RADIUS OF 5872.97 FEET, DELTA OF 08°01'30" AND AN ARC LENGTH OF 458.46 FEET; THENCE N14°04'16"W 708.19 FEET ALONG SAID RIGHT-OF-WAY; THENCE N17°08'10"W 70.86 FEET ALONG SAID RIGHT-OF-WAY; THENCE N14°41'17"W 986.46 FEET ALONG SAID RIGHT-OF-WAY; THENCE N00°08'10"W 70.86 FEET ALONG SAID RIGHT-OF-WAY; THENCE N14°04'16"W 708.19 FEET ALONG SAID RIGHT-OF-WAY; THENCE N32°08'56"E 40.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION; THENCE N00°08'56"E 618.80 FEET ALONG THE SAID SECTION LINE TO THE POINT OF BEGINNING. THE TRACT CONTAINS 35.50 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND DOCUMENTS OF RECORD.

THE ABOVE TRACT IS TO BE KNOWN AND DESIGNATED AS "PLAT OF CONRAD EAST INDUSTRIAL PARK SUBDIVISION TO THE CITY OF CONRAD"

NOTATION: (1) THE UNDERSIGNED HEREBY GRANTS UNTO SAID AND THEIR SUCCESSORS, FOR OR CORPORATION — EITHER PUBLIC OR PRIVATE — PROPERTY OR OWNERSHIP TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, STORM WATER REMOVAL, WATER OR SEWER SERVICE TO THE PUBLIC; THE RIGHT TO THE JOINT USE OF (AND INGRESS AND EGRESS TO AND FROM) AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THESE LINES AND OTHER FACILITIES IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER. - TOGETHER AS DEFINED BY MONTANA LAW AND WITH THE FOLLOWING CONDITIONS:
(A) NO PERMANENT STRUCTURES MAY BE PLACED WITHIN THE EASEMENT;
(B) PLANTED SOCH AS FENCING OR LANDSCAPING PLACED WITHIN AN EASEMENT ARE SUBJECT TO BE TORN UP FOR PLACEMENT OF UTILITIES AND/OR MAINTENANCE PURPOSE.

NOTATION: (2) THE UNDERSIGNED HEREBY CREATES A 30 FOOT WIDE, 20 FOOT WIDE AND 40 FOOT WIDE UNDERGROUND UTILITY EASEMENT, AS SHOWN AND DESCRIBED ON PLAT.

NOTATION: (3) THE UNDERSIGNED HEREBY CREATES A 40 FOOT WIDE PUBLIC ROAD ACCESS EASEMENT (PUBLIC ACCESS & UTILITY EASEMENT) KNOWN AS "VERMONT STREET" ALL AS SHOWN AND DESCRIBED ON PLAT.

NOTATION: (4) THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL PROPERTY LINES AND EASEMENT LINES, AS SHOWN AND DESCRIBED ON PLAT.

NOTATION: (5) THE UNDERSIGNED HEREBY CREATES A STORM DRAINAGE DETENTION POND AREA TO REMAIN IN THE OWNERSHIP OF THE CITY OF CONRAD CONTAINING 0.67 ACRES AS SHOWN ON PLAT.

CERTIFICATE OF APPROVAL OF THE CITY OF CONRAD [illegible]

[illegible] THIS PLAT HAS BEEN APPROVED BY THE CONRAD [illegible] AND THE APPROVED PLAT HAS BEEN FILED WITH THE CONRAD [illegible] LAW AND THE APPROVED PLAT HAS BEEN FILED WITH THE CONRAD [illegible] THIS ___ DAY OF ___, 20__.

MAYOR, CITY OF CONRAD
CHAIRMAN OF PLANNING BOARD
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER

ON THIS DAY OF ___, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED THE ABOVE NAMED 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 ___
NAME ___
RESIDING AT ___
MY COMMISSION EXPIRES ___

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611 (1)(b) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE ON THE LAND DESCRIBED ON THIS PLAT AND ENCUMBERED BY THE PROPOSED "CONRAD EAST INDUSTRIAL PARK SUBDIVISION" HAVE BEEN PAID.
GROUND ___
DATED THIS ___ DAY OF January, 2012.

[illegible]
TREASURER, PONDERA COUNTY, MONTANA

CERTIFICATE OF CLERK AND RECORDER

STATE OF MONTANA:
COUNTY OF PONDERA:
FILED FOR RECORD THIS 11th DAY OF January, 2012, AT 3:23 O'CLOCK.

INSTRUMENT NO. 323684 COS/PLAT NO. 323685

FILE NO. ___

COUNTY CLERK & RECORDER SIGNATURE [illegible]

DATE: 1/11/12

RESTRICTIVE COVENANTS
RECORDED THIS ___ PG. ___
MISCELLANEOUS

MICHAEL J. [illegible] (OPTIONAL)
PROFESSIONAL LAND SURVEYOR
DATE: [illegible]

1/4	Sec.	T.	R.
NW	13	28N	3W

323684