

T.5N.
T.4N. S2 S1
1st STANDARD PARALLEL NORTH
STANDARD CORNER/PER COS 98-D
GARY MILAM, D.J.A. 9007 S

(R1)N89°48'05"E 2781.74'
(F)N89°48'05"E 2781.83'

FOUND STANDARD CORNER
2 1/2" ALUMINUM CAP
MKD "TLD 2927 ES"

(R1)S89°20'13"E 2509.96'
(F)S89°23'53"E 2509.73'

N89°25'22"W
123.62'
FOUND STANDARD CORNER
2 1/2" ALUMINUM CAP
MKD "T. MOODY 13105 LS"

FOUND 1/4 CORNER
No.5 REBAR-ILLEGIBLE
D. HENDRICKS 1273 ES

ARBITER MAJOR SUBDIVISION PLAT, PHASE I

ALL QUARTERS OF SECTION 1, T.4N., R.11W., P.M., M., W1/2 SECTION 6, T.4N., R.10W., P.M., M., ANACONDA-DEER LODGE COUNTY, MONTANA

PURPOSE OF SURVEY: MAJOR SUBDIVISION

PERIMETER DESCRIPTION ARBITER MAJOR SUBDIVISION, PHASE I

A TRACT OF LAND LOCATED WITHIN SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST P.M. AND THE W1/2 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 10 WEST, P.M., ANACONDA-DEER LODGE COUNTY, MONTANA, SAID TRACT BEING A PORTION OF TRACT D OF CERTIFICATE OF SURVEY 98-D AND TRACT B OF CERTIFICATE OF SURVEY 474-B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S.25°30'56"E, 2351.15 FT., TO THE TRUE POINT OF BEGINNING OF THE ARBITER MAJOR SUBDIVISION, PHASE I; THENCE ALONG THE PERIMETER OF SAID ARBITER MAJOR SUBDIVISION, PHASE I, THE FOLLOWING COURSES: S.83°09'21"E, 127.80 FT.; S.51°21'36"E, 273.56 FT.; N.85°05'10"E, 105.37 FT.; S.05°01'47"E, 576.51 FT.; S.75°10'24"E, 411.34 FT., TO A POINT ON THE NORTH SIDE LINE OF ARBITER ROAD, SAID POINT BEING A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 820.01 FT., DELTA ANGLE OF 19°22'16", THE CHORD OF SAID CURVE BEARS S.84°55'37"E, 275.92 FT.; THENCE ALONG SAID SIDE LINE AND CURVE TO THE LEFT, 277.24 FT.; THENCE ALONG SAID PERIMETER, THE FOLLOWING COURSES: N.85°28'51"E, 470.29 FT.; N.05°02'55"E, 181.26 FT.; N.85°24'12"E, 322.02 FT.; N.84°35'56"E, 449.62 FT.; N.05°06'49"W, 104.48 FT.; N.85°18'51"E, 28.89 FT.; S.05°02'37"E, 160.73 FT.; N.84°41'48"E, 308.01 FT.; N.05°03'56"W, 159.55 FT.; N.84°53'18"E, 183.94 FT.; N.05°12'36"W, 388.19 FT.; N.85°44'38"E, 40.10 FT.; N.05°40'06"E, 53.55 FT.; N.85°07'21"E, 12.57 FT.; S.04°59'18"E, 279.96 FT.; N.84°59'10"E, 482.81 FT.; N.07°44'52"W, 275.49 FT.; N.85°00'50"E, 344.52 FT.; N.04°59'15"W, 56.46 FT.; S.71°50'09"E, 213.66 FT.; N.81°19'25"E, 404.30 FT. AND S.05°02'55"E, 882.52 FT., THENCE ALONG THE NORTH RIGHT OF WAY OF MONTANA HIGHWAY 1, THE FOLLOWING 7 (SEVEN) COURSES: S.85°09'27"W, 1910.56 FT.; N.05°22'50"W, 90.07 FT.; S.84°38'02"W, 150.30 FT.; S.05°25'29"E, 90.33 FT.; S.84°38'34"W, 674.78 FT.; S.71°06'34"W, 40.47 FT. AND S.84°53'30"W, 1979.28 FT.; THENCE ALONG SAID PERIMETER, THE FOLLOWING COURSES: N.03°22'37"E, 579.82 FT.; S.75°14'03"E, 263.94 FT.; N.14°38'21"E, 59.92 FT.; N.02°56'24"W, 39.21 FT., AND N.02°25'01"E, 575.88 FT., TO THE POINT OF BEGINNING, CONTAINING 57,627 ACRES OF LAND. ALL ACCORDING TO THIS PLAT OF THE ARBITER MAJOR SUBDIVISION, PHASE I.

SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY AS SHOWN HEREON, EXISTING OR OF RECORD.

VICINITY MAP NO SCALE



TRACT B
COS 474-B

PARCEL D
COS 98-D

TRACT B
COS 474-B

PARCEL D
COS 98-D

CERTIFICATE OF DEDICATION:

I (WE), THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT (I) WE HAVE CAUSE TO BE SURVEYED AND PLATTED INTO LOTS 1 THROUGH 9, AS SHOWN BY THE PLAT HEREON, AND IT IS TO BE KNOWN AND DESIGNATED AS THE ARBITER MAJOR SUBDIVISION, PHASE I.

AND FURTHER, I (WE) GRANT UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE A "PUBLIC UTILITY": TELEPHONE, POWER, GAS, WATER, SEWER, CABLE TELEVISION SERVICE TO THE PUBLIC, THE RIGHT TO JOINT USE OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED HEREON AND/OR AS SHOWN AS BEING AN ACCESS EASEMENT AND UTILITY EASEMENT.

Heather J. Edwards
ANACONDA-DEER LODGE COUNTY, MONTANA
3-28-23
DATE

NOTARY PUBLIC:

BEFORE ME, THE INDIVIDUAL(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AND DID PERSONALLY APPEAR.
HEATHER J. EDWARDS
NOTARY PUBLIC for the State of Montana
Residing at Anaconda, Montana
My Commission Expires January 05, 2027
NOTARY (SIGNATURE) *Heather J. Edwards*
IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL
ANACONDA MT
JAN 5, 2027
MY COMMISSION EXPIRES

CERTIFICATE OF FINAL PLAT APPROVAL

THE COUNTY COMMISSION OF ANACONDA-DEER LODGE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES THIS 28 DAY OF MARCH, 2023.

Heather J. Edwards
C.E.O., ANACONDA-DEER LODGE COUNTY, MONTANA

ATTEST:
CLERK & RECORDER, ANACONDA-DEER LODGE COUNTY, MONTANA

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO 76-3-207(3), THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE DIVIDED HAVE BEEN PAID. DATED THIS 16th DAY OF March, 2023.

TREASURER, ANACONDA-DEER LODGE COUNTY, MONTANA

CERTIFICATE OF COUNTY SANITARIAN

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN EXAMINED TO DETERMINE COMPLIANCE WITH THE SANITATION IN SUBDIVISION ACT. DATED THIS 15th DAY OF March, 2023.

SANITARIAN, ANACONDA-DEER LODGE COUNTY, MONTANA

CERTIFICATE OF LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2023.

Tom J. Moody
TOM J. MOODY
MOODY SOUTHWEST TECHNICAL SURVEYING
MONTANA LICENSED PROFESSIONAL LAND SURVEYOR No. 13105 LS
03-14-23
DATE

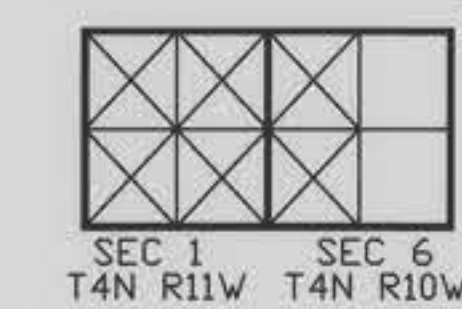
CERTIFICATE OF EXAMINING LAND SURVEYOR

APPROVED 3/8, 2023

DE J. P.
EXAMINING LAND SURVEYOR
MONTANA LICENSED PROFESSIONAL LAND SURVEYOR #
76-3-611 (2)(c) M.C.A.

SURVEYED COMMISSIONED BY:
COPPER/ALLOY ENGINEERING

ARBITER MAJOR
SUBDIVISION, PHASE I



CERTIFICATE OF CLERK & RECORDER

STATE OF MONTANA
COUNTY OF ANACONDA-DEER LODGE COUNTY
215387 Book: Page: 1
FILED/STATE OF MONTANA ANACONDA-DEER LODGE COUNTY
AT ANACONDA, MONTANA, 3/28/2023 11:35 AM KOI: CERTIFICATE OF SURVEY
Toni Hofland C/O Copper Alloy Engineering
COUNTY CLERK AND RECORDER
COUR: ADLC 800 MAIN STREET, ANACONDA, MT 59711

BOOK _____ PAGE _____
INSTRUMENT No. _____

SUBDIVISION PLAT No. 500-A
SHEET ONE OF ONE

LEGEND

- FOUND SECTION CORNER AND 1/4 CORNER AS NOTED
- SET No.5 REBAR X 24" LONG WITH 1 1/2" DIAMETER YELLOW PLASTIC CAP MARKED "T. MOODY 13105 LS"
- FOUND No.5 REBAR WITH 1 1/2" DIAMETER YELLOW PLASTIC CAP MARKED "T. MOODY 13105 LS"
- FOUND No.5 REBAR WITH 2" ALUMINUM CAP MARKED "CASHELL ENGRS. 1888 ES"
- FOUND No.5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "CASHELL ENGRS. 1888 ES"
- FOUND No.5 REBAR WITH 2" ALUMINUM CAP MARKED "T. MOODY 13105 LS"
- FOUND No.5 REBAR WITH 2" ALUMINUM CAP MARKED "G. MILAM 9007 S"
- FOUND No.5 REBAR WITH 1 1/2" RED PLASTIC CAP MARKED "B. THOMPSON 8795 LS"
- FOUND IRON PIPE B. WADE 7773 S
- FOUND ALUMINUM CAP, ROW MONUMENT-MDOT
- FOUND 6" TALL X 4" IRON PIPE SET IN CONCRETE-MDOT

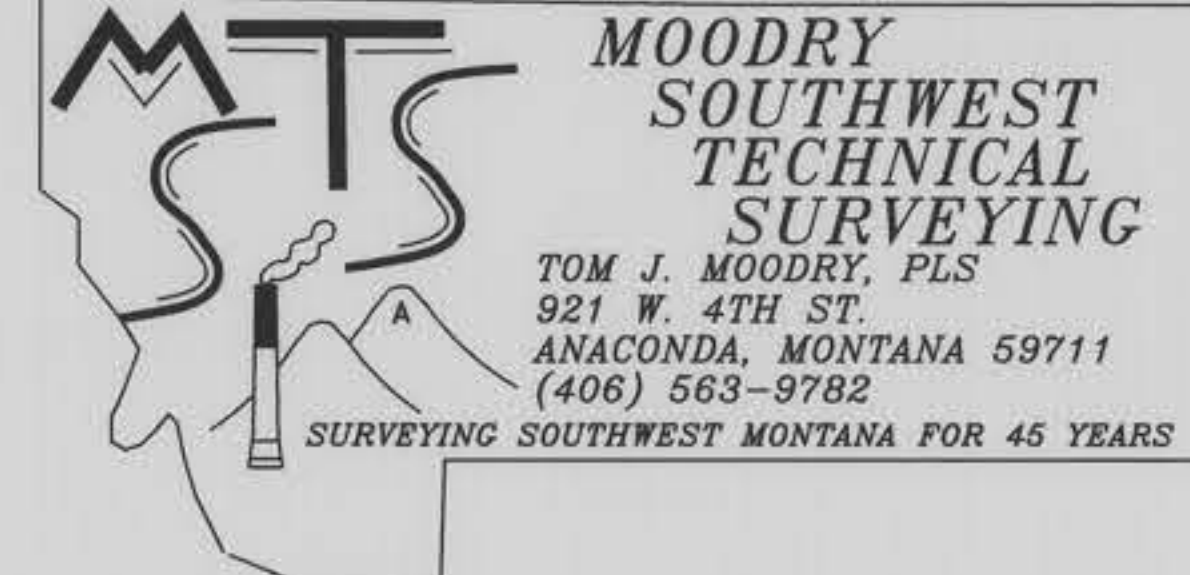
POB POINT OF BEGINNING
--- PROTRACTED OR PROJECTED SURVEY LINES
--- SURVEYED LINES AND LINES OF CONTROL
--- UTILITY LINES AND FEATURE LINES
--- PERIMETER PROPERTY BOUNDARY & LOT LINES
--- SANITATION EASEMENT AS SHOWN

RECORDS USED:

- (R1) CERTIFICATE OF SURVEY 98-D, G. MILAM 9007 S, D.J.A. 1994
- CERTIFICATE OF SURVEY 52-A, B. WADE 7333 S, 1984
- ARBITER SUBDIVISION PLAT 295-B, J. CASHELL, 1888 ES CASHELL ENGRS, 1998
- ARBITER MINOR SUBDIVISION PLAT 269-A, B. THOMPSON 8795 LS, 1999
- CERTIFICATE OF SURVEY 281-A, (PINTLER PETS) LOT 18 T, MOODY 13105 LS, MSTs, 2011
- ARBITER MINOR SUBDIVISION PLAT 362-B, CASHELL ENGRS. 1888 ES, 2004
- CERTIFICATE OF SURVEY 476-A, T. MOODY 13105 LS, MSTs, 2018
- (R2) CERTIFICATE OF SURVEY 474-B, D. WILSON 12212 LS, PTS, 2019

BASIS OF BEARING

GEODITIC NORTH USING SURVEY GRADE GPS EQUIPMENT, AND THE SURVEYS LISTED ABOVE UNDER (R1)
CERTIFICATE OF SURVEY 98-D, G. MILAM 9007 S, D.J.A. 1994 IS A SURVEY WITH A BASIS OF BEARING THAT IS FOUNDED UPON ORIGINAL GLO SURVEYING AND MANY SURVEYS IN THE ARBITER AREA THAT COINCIDE WITH A RATHER SIGNIFICANT BASE LINE, BEING THE 1st STANDARD PARALLEL NORTH, ALONG WITH COS 98-D, THE SURVEYS LISTED ABOVE MARKED (*) ARE JUST A FEW OF THE MANY SURVEYS IN THE ARBITER AREA THAT USE THE SAME GLO BASIS THAT RELATE TO THESE INDIVIDUAL SURVEYS. THEREFORE, THE BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WILL BE RELATIVE TO THOSE SURVEYS AS LISTED ABOVE.



MOODY
SOUTHWEST
TECHNICAL
SURVEYING
TOM J. MOODY, PLS
921 W. 4TH ST.
ANACONDA, MONTANA 59711
(406) 583-9782
SURVEYING SOUTHWEST MONTANA FOR 45 YEARS