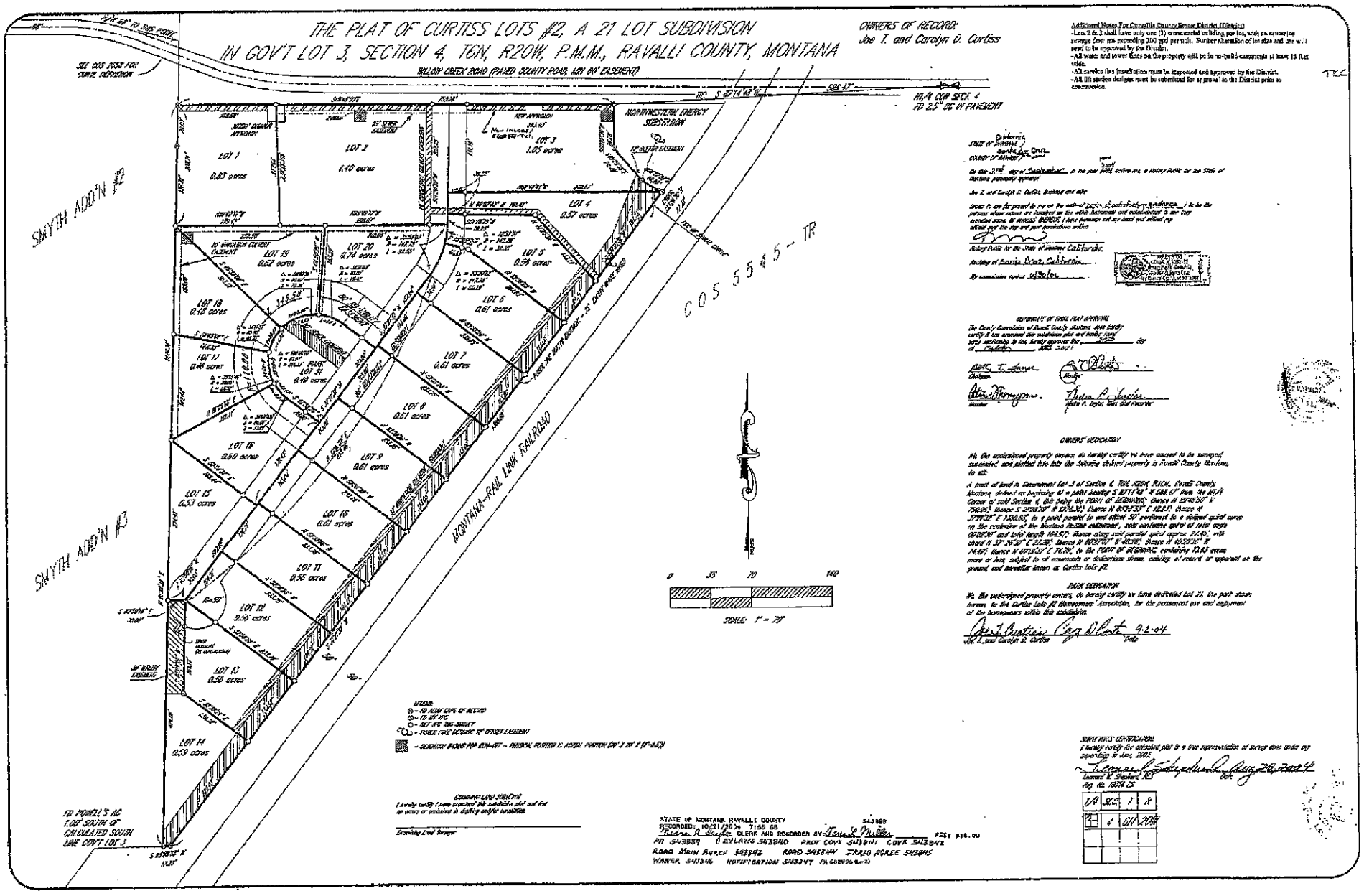
THE PLAT OF CURTISS LOTS #2, A 21 LOT SUBDIVISION IN GOV'T LOT 3, SECTION 4, T6N, R20W, P.M.M., RAVALLI COUNTY, MONTANA

OWNERS OF RECORD:
Joe T. and Carolyn D. Curtiss

Additional Notes For Corvallis County Sewer District (District)
-Lots 2 & 3 shall have only one (1) commercial building per lot, with an accessory storage door not exceeding 300 gal per unit. Further alteration of lot size and use will need to be approved by the District.
-All water and sewer lines on the property will be in no-build easements at least 15 feet wide.
-All service line installations must be inspected and approved by the District.
-All lift station designs must be submitted for approval to the District prior to construction.



STATE OF MONTANA
COUNTY OF RAVALLI

On this 2nd day of September, in the year 2004, before me, a Notary Public for the State of Montana, personally appeared

Joe T. and Carolyn D. Curtiss, husband and wife

known to me (or proved to me on the oath of [illegible]) to be the persons whose names are subscribed to the within instrument and acknowledged to me that executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

Notary Public for the State of Western California.
Residing at Santa Cruz, California.
My commission expires 5/30/06

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commissioners of Ravalli County, Montana, does hereby certify it has examined this subdivision plat and finds same conforms substantially to the darft preliminary plat.

Chairman
Member
Member
Audra P. Taylor, Clerk and Recorder

OWNERS' DEDICATION

We, the undersigned property owners, do hereby certify we have caused to be surveyed, subdivided, and platted into lots the following described property in Ravalli County, Montana, to wit:

A tract of land in Government lot 3 of Section 4, T6N, R20W, P.M.M., Ravalli County, Montana, defined as beginning at a point bearing S 87°14'23" W 588.67' from the 1/4 Corner of said Section 4, this being the POINT OF BEGINNING; thence N 87°14'23" W 750.95'; thence S 00°00'00" W 1274.30'; thence N 87°13'33" E 182.37'; thence N 37°19'28" E 1,100.65', to a point parallel to and offset 50' northwest to a defined spiral curve on the centerline of the Montana Rail Link railroad, said contains spiral of total angle 00°00'00" and total length 165.97'; thence along said parallel spiral approx. 32.45', with chord N 38°30'28" E 32.39'; thence N 40°01'13" W 48.16'; thence N 40°00'00" W 74.67'; thence N 87°13'33" E 74.72', to the POINT OF BEGINNING containing 13.83 acres more or less, subject to all easements or dedication shown, existing of record or apparent on the ground, and hereafter known as Curtiss Lots #2.

PARK DEDICATION

We, the undersigned property owners, do hereby certify we have dedicated Lot 21, the park shown hereon, to the Curtiss Lots #2 Homeowners' Association, for the permanent use and enjoyment of the homeowners within the subdivision.

Joe T. and Carolyn D. Curtiss — Date 9-2-04

SURVEYOR'S CERTIFICATION

I hereby certify the attached plat is a true representation of survey done under my supervision in June, 2003.

Leonard W. Shepherd, PLS — Date
Reg. No. 10208 LS

M	SEC	T	R
4	4	6N	20W

STATE OF MONTANA RAVALLI COUNTY — 543998
RECORDED: 10/21/2004 7:55 AM
Audra P. Taylor, CLERK AND RECORDER BY Louise Nelson — FEE: $35.00
PR 543937 0 BYLAWS 543940 PROT COVR 543941 COVR 543942
ROAD MAIN AGREE 543943 ROAD 543944 TRAIL AGREE 543945
WATER 543946 NOTIFICATION 543947 PA 543950 (Lot 2)

DISCLAIMER

THIS MAP IS PROVIDED FOR LOCATION PURPOSES TO OUR CUSTOMERS, AS A COURTESY ONLY. NO LIABILITY IS HEREBY ASSUMED BY STEWART TITLE OF RAVALLI COUNTY AND/OR STEWART TITLE GUARANTY COMPANY, WHICH MAY RESULT FROM RELIANCE ON THIS MAP.