

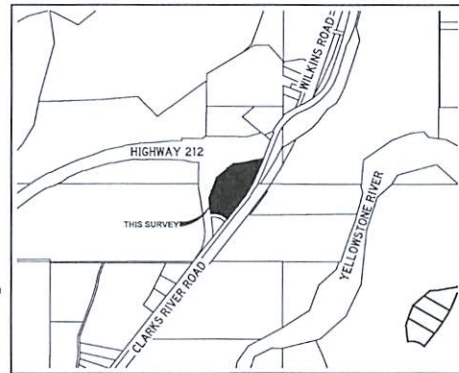
PLAT OF AMENDED TRACT 1 OF  
**CERTIFICATE OF SURVEY NO. 2698M**  
 LOCATED IN THE SE 1/4 OF SECTION 21 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 02  
 SOUTH, RANGE 24 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: COTTONWOOD HOLDINGS, LLC  
 PREPARED BY: PERFORMANCE ENGINEERING, LLC



**PURPOSE OF SURVEY: BOUNDARY RELOCATION**

DATE OF SURVEY: AUGUST 201



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION AND OWNER CERTIFICATION**

I, the undersigned owner, do hereby certify that I have cause to be surveyed, aggregated, and platted in to lots, blocks, roads, and other divisions and dedications, as shown on this plat hereto included, the following described tract of land, to wit:

A tract of land being a remainder of Tract 2 of Certificate of Survey No. 2698M, less highway right-of-way located in the SE 1/4 of Section 21 and Tract 1 of Certificate of Survey No. 2698M and an unplatted tract of land located in the NE 1/4 of Section 28, Township 02 South, Range 24 East, P.M.M., Yellowstone County, Montana more particularly described as follows:

Beginning at the section corner common to Sections 21, 22, 27 and 28 thence N15° 54' 57"W a distance of 545.79 feet to the northeast corner of the proposed Tract 1, also being the Point of Beginning, thence southwesterly along a curve to the right following the right-of-way for Highway 212 having a radius of 2171.00 feet and a central angle of 1° 57' 42" a length of 74.33 feet; thence S00° 55' 31"W following the same line a distance of 110.30 feet; thence southwesterly following the same line along a curve to the right having a radius of 2161.00 feet and a central angle of 9° 01' 47" a length of 340.57 feet; thence S44° 58' 28"W following the same line a distance of 373.55 feet; thence southwesterly following the right-of-way for Clarks River Road along a curve to the left having a radius of 3731.74 feet and a central angle of 5° 50' 35" a length of 365.37 feet; thence S00° 13' 12" following the same line a distance of 110.19 feet; thence S04° 34' 12" following the same line a distance of 89.30 feet; thence S07° 54' 31"E following the same line a distance of 79.51 feet; thence N82° 05' 29"E following the right-of-way for Old Highway 212 a distance of 30.28 feet; thence southwesterly following the same line along a curve to the right having a radius of 205.13 feet and a central angle of 45° 59' 10" a length of 225.65 feet; thence S50° 13' 38"E following the same line a distance of 48.00 feet; thence N20° 47' 11"E following the right-of-way for Clark Stone Bend a distance of 297.58 feet; thence northwesterly following the same line along a curve to the left having a radius of 2814.80 feet and a central angle of 10° 46' 02" a length of 424.81 feet; thence N22° 42' 00"E following the same line a distance of 147.01 feet; thence northwesterly following the same line along a curve to the right having a radius of 2814.80 feet and a central angle of 21° 12' 10" a length of 183.90 feet; thence N21° 23' 33"E following the same line a distance of 81.39 feet back to the Point of Beginning.

Said tract contains 11.844 acres, more or less, in net and gross.

Subject to all right-of-ways and/or easements of record apparent on the ground or reserved on the survey.

This survey is not subject to review by the Department of Environmental Quality pursuant to 76-4-126(1)(c)(iv), MCA for a division of land "except from the Montana Subdivision and Platting Act Review under 76-3-203 or 76-3-207(a), (1)(b), (1)(c), (1)(e), or (1)(f)."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

First Name \_\_\_\_\_  
 Title \_\_\_\_\_ Cottonwood Holdings, LLC

STATE OF MONTANA }  
 County of Yellowstone } 38

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of Cottonwood Holdings, LLC, who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana  
 Printed Name \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify, pursuant to Section 76-3-207(3) MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Yellowstone County Treasurer

**CERTIFICATE OF COUNTY ATTORNEY**

This document has been reviewed by the County Attorney and it is acceptable as to form.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Reviewed by \_\_\_\_\_

**CERTIFICATE OF COUNTY HEALTH DEPARTMENT**

This Certificate of Survey has been reviewed and approved by the Yellowstone County Health Department.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Yellowstone County Health Dept. (DBA Riverstone Health)

**CERTIFICATE OF SURVEYOR**

I, the undersigned Mark W. Kadmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SE 1/4 of Section 21 and the NE 1/4 of Section 28, Township 02 South, Range 24 East, P.M.M., Yellowstone County, Montana, said tract being a remainder of Tract 2 of Certificate of Survey No. 2698, Tract 1 of Certificate of Survey No. 2698M, and an unplatted parcel of land.

Said tracts containing an area of 11.844 acres more or less, in net and gross.

Said tracts subject to all easements and rights-of-ways of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-225, MCA.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark W. Kadmas, PLS 51414LS

**PURPOSE OF SURVEY - BOUNDARY RELOCATION**

The purpose of this survey is to relocate boundary lines within a platted subdivision that adjoin an unplatted parcel and is therefore exempt from subdivision review pursuant to Section 76-3-207(e), MCA.

