

J-71

LITTLE BEAR SUBDIVISION

SUBDIVISION PLAT

**LITTLE BEAR**

A TRACT OF LAND BEING THAT TRACT RECORDED ON C.O.S. NO 483 AND LOCATED  
IN THE NE 1/4 OF SEC. 36 AND THE SW 1/4 AND SE 1/4 OF SEC. 25, T3S, R4E, M.P.M.  
GALLATIN COUNTY, MONTANA

## CERTIFICATE OF PLEDGEMENT

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, streets and park, as shown by the plat and certificate of survey hereunto included, the following described tract of land, to-wit:

A tract of land being that tract recorded on Certificate of Survey No. 483 and located in the North-east one-quarter of Section Thirtysix and in the South-east one-quarter and the Southeast one-quarter of Section Twenty-five, Township Three South, Range Four East, Montana Principal Meridian, Gallatin County, Montana, and being further described as follows:

Beginning at the Southwest corner of said Section Twenty-five, said corner being also the Northwest corner of said Section Thirtysix, Thence North 89° 50' 52" West along the West line of said Section Twenty-five a distance of 1321.06 feet, Thence North 89° 50' 52" East along the North line of the Twenty-five a distance of 1321.06 feet, Thence North 89° 50' 52" East along the North line of the South-east one-quarter of said Section Twenty-five a distance of 733.67 feet, Thence North 89° 50' 52" East along the North line of the South-east one-quarter of said Section Twenty-five a distance of 1674.69 feet, Thence South along the Westerly right-of-way of an existing county road through the following courses:

South 00° 59' 10" East a distance of 46.01 feet,  
South 00° 24' 14" East a distance of 1304.67 feet,  
South 04° 23' 23" East a distance of 101.32 feet

Thence North along the right-of-way South 55° 47' 38" West a distance of 167.23 feet, Thence South 11° 22' 50" West a distance of 2422.46 feet to a point on the South line of said Northeast one-quarter, Thence North 00° 51' 26" West along said South line a distance of 1226.15 feet, Thence North 00° 20' 40" West along the West line of said Northeast one-quarter a distance of 2465.26 feet, Thence North 55° 59' 42" West along the South line of said Southwest one-quarter a distance of 2634.32 feet to the Point of Beginning.

Said tract being 225.736 Acres along with and subject to all existing easements.

The above described tract of land is to be known and designated as LITTLE BEAR SUBDIVISION, Gallatin County, Montana, and the lands included in all streets, are hereby granted and devoted to the use of the public forever. Land in the park is hereby granted to the Little Bear Property Owners Association.

Dated this 24 day of May, 1979.

*Robert R. Reiser*  
Robert R. Reiser

*Robert R. Reiser*  
Robert R. Reiser

## CONSENT OF MORTGAGEE

We, the undersigned mortgagees, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into streets, avenues, parks or other public uses and dedicated to the use of the public forever.

Dated this 24 day of May, A.D., 1979.

*Richard Brown*  
Richard Brown  
Mortgagee

*George R. Smith*  
George R. Smith  
Co-trustee

Subscribed and sworn to before me this 24 day of May, A.D., 1979.

*Michael Foley*  
Michael Foley  
Notary Public for the State of Montana  
My commission expires 10/1/80

## CERTIFICATE OF SURVEYOR

Surveyed under the supervision of MICHAEL FOLEY, Montana Registration #49725.

Dated this 24 day of May, 1979.

*Michael Foley*  
Michael Foley  
Surveyor

## CERTIFICATE OF EXAMINING LAND SURVEYOR

I, ROBERT H. URB, Examining Land Surveyor of Gallatin County, do hereby certify that I have examined the accompanying plat, and the survey it represents, and find that the same conform to the provisions of the Montana Subdivision and Plating Act, Section 76-3-101 through 76-3-103, M.C.A., 1979, and the Gallatin County Subdivision Regulations.

Dated this 22nd day of May, 1979.

*Robert H. Urb*  
Robert H. Urb  
Examining Land Surveyor

## CERTIFICATE OF COUNTY COMMISSIONERS

I, *Ed A. Cull*, the Chairman of the Board of County Commissioners, Gallatin County, Montana, do hereby certify that the accompanying plat has been duly examined and has found the same to conform to law and approve it.  
Dated this 24 day of May, 1979.

*Ed A. Cull*  
Ed A. Cull  
Chairman, Board of County Commissioners

## CERTIFICATE OF INSTALLATION OF IMPROVEMENTS

I, the undersigned, do hereby certify that between 1979 and 1979 required improvements were installed in accordance with the approved plans and specifications.

Dated this day of 1979.

RECEIVED  
MAY 30 1979

## CLERK AND RECORDER

Clerk and Recorder of Gallatin County, do hereby certify that the foregoing instrument was filed in my office at 9:30 AM on this 24 day of May, 1979, and recorded in Book 1 of Plats, Page 11.

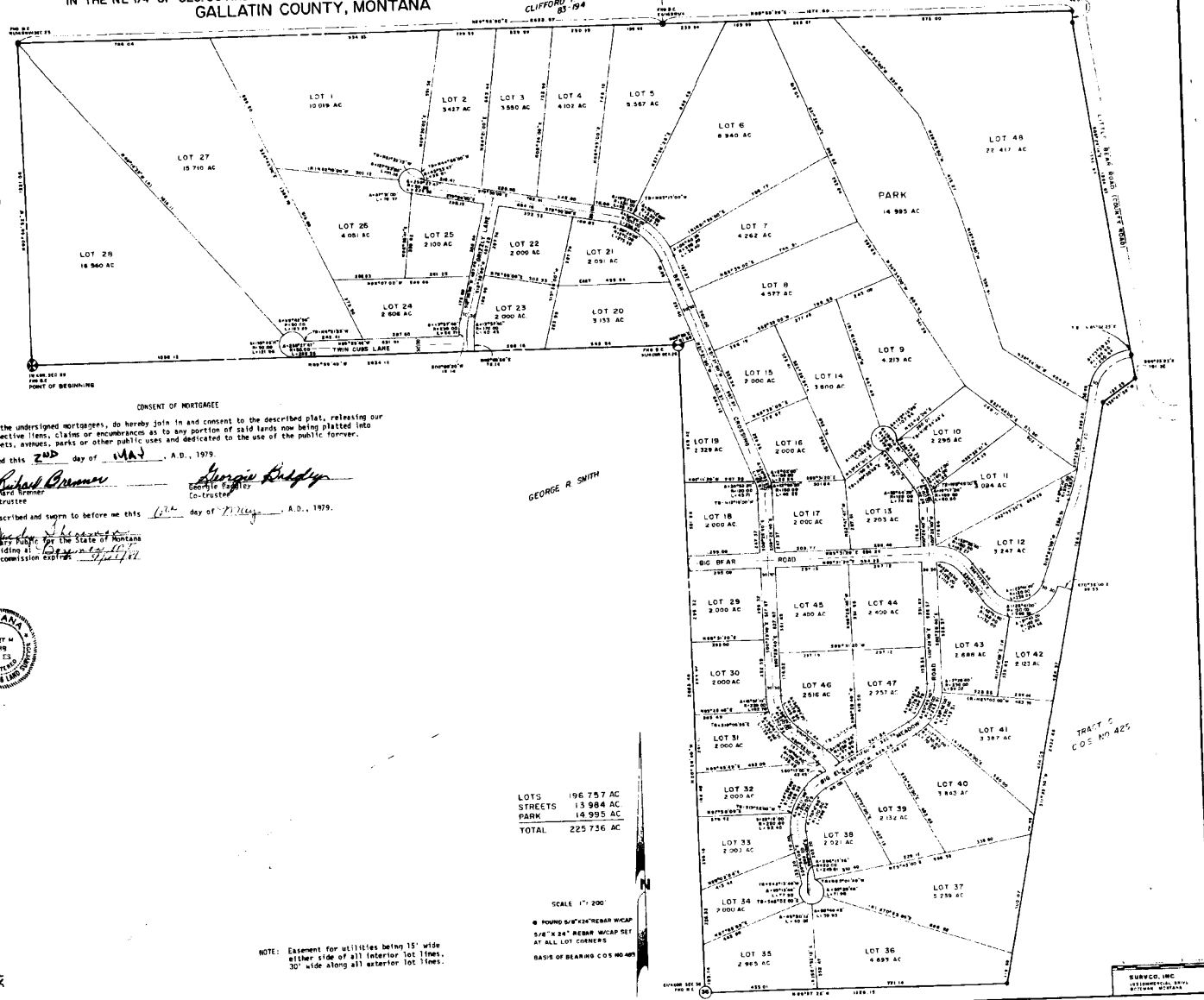
*Cassidy J. Sargent*  
Cassidy J. Sargent  
Clerk and Recorder

NOTE: Easement for utilities below 15' wide either side of all interior lot lines, 30' wide along all exterior lot lines.

LOTS 196.757 AC  
STREETS 15.984 AC  
PARK 14.995 AC  
TOTAL 225.736 AC

SCALE 1"=200'

8" ROUND SPLITTER WEIR  
5/8" X 3/4" REBAR W/ CAP SET  
AT ALL LOT CORNERS  
BASIS OF BEARING CO S NO 483



This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.