PRELIMINARY PLAT OF KNIFEMAN SUBDIVISION TRACT 3C OF CERTIFICATE OF SURVEY NO. 1591 4TH AMENDED LOCATED IN THE NW1/4SE1/4 AND THE NE1/4SE1/4 OF SECTION 17, T.8S., R.20E., P.M.M., CARBON COUNTY, MT SURVEYED BY: RED LODGE SURVEYING LLC. PO BOX 986 | 606 S GRANT AVE RED LODGE, MT 59068 SURVEYED IN: AUGUST 2019 LANDOWNER: JON R. HORST AND ROD L. HORST QUARTER CORNER OF SECTIONS 16 & 17 FOUND BRASS CAP CERTIFICATE OF DEDICATION AND LEGAL DESCRIPTION: 30' ACCESS EASEMENT PER C.O.S. 974 2ND AM We, the undersigned landowners, do hereby certify that we have caused said Tract 3C to be surveyed, subdivided and platted, as shown by the plat hereunto included, in order to lift the agricultural covenant. The perimeter boundary of which is described as follows: Tract 3C of Certificate of Survey No. 1591 4th Amended, located in the NW1/4SE1/4 and the NE1/4SE1/4 of Section 17, T.8S. R.20E., P.M.M., Carbon County, Montana, on file in the office of the Clerk and Recorder of Carbon County under Document No. 282860. Containing 6.397 acres more or less and all according to the attached plat. Subject to easements and/or rights-of-way of record, apparent on the ground, and/or reserved Legal and physical access is provided to Lot 3C per 76-3-608(3)(d) MCA. The above described tract of land is to be known and designated as "KNIFEMAN SUBDIVISION", and the lands included in all roadways are hereby granted and donated to the use of the public forever. Unless specifically listed herein, the lands included in all roadways shown dedicated to the public are accepted for public use, but the County accepts no responsibility for maintaining the same. The owner agrees that the County has no obligation to maintain the lands included in all roadways shown hereby dedicated to public use. No parkland is being dedicated to the public. The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, electric power, gas, internet, 60' ACCESS EASEMENT PER C.O.S.1591 2ND AM cable television or other similar utility or service, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "utility easement" to have and to hold forever. CLAUDIA NEIBAUER 40 SUNDANCE ROAD SCALE: 1"=2000' RED LODGE, MT 59068 REMAINDER OF TRACT A AMENDED C.O.S. 1455 MTG "BEAR DANCE TRAIL" BEARTOOTH LAND HOLDINGS LLC 60' ACCESS EASEMENT 644 INDIAN MOUND ST SHOWN ON C.O.S.1591 2ND AM WAYZATA, MN 55391-1709 TRACT 2 3RD AM _ S87'43'53"E C.O.S. 1591 RB ROBERT F. OLSON 401 S 1ST ST UNIT 822 MINNEAPOLIS, MN 855401-2566 TRACT 3B C.O.S. 1591 FT 6.397 ACRES <u>LEGEND</u> \otimes FOUND REBAR □ REBAR WITH CAP S85*07'23"E ---- EDGE OF GRAVEL CARY MCCORMICK 4881 ENCHANTED VALLEY ROAD — OH — OVERHEAD POWER MIDDLETON, WI 53562-4118 TELEPHONE N1/2SW1/4SE1/4 JOEL W. TODD AND PAMELA J. TODD C.O.S. 1631 AM PO BOX 1614 0.55% EXISTING ROAD GRADE RED LODGE, MT 59068 SANDRA K. SEAMANS 2' CONTOUR INTERVALS 27402 HOLLOW PASS LANE E1/2SE1/4SE1/4 KATY, TX 77494-2736 C.O.S. 1631 AM VERTICAL DATUM ASSUMED W1/2SE1/4SE1/4 C.O.S. 1631 AM CORNER OI SECTIONS 16, 17, 20 & 21 FOUND BRASS CAP 17 20 21 PN 2382