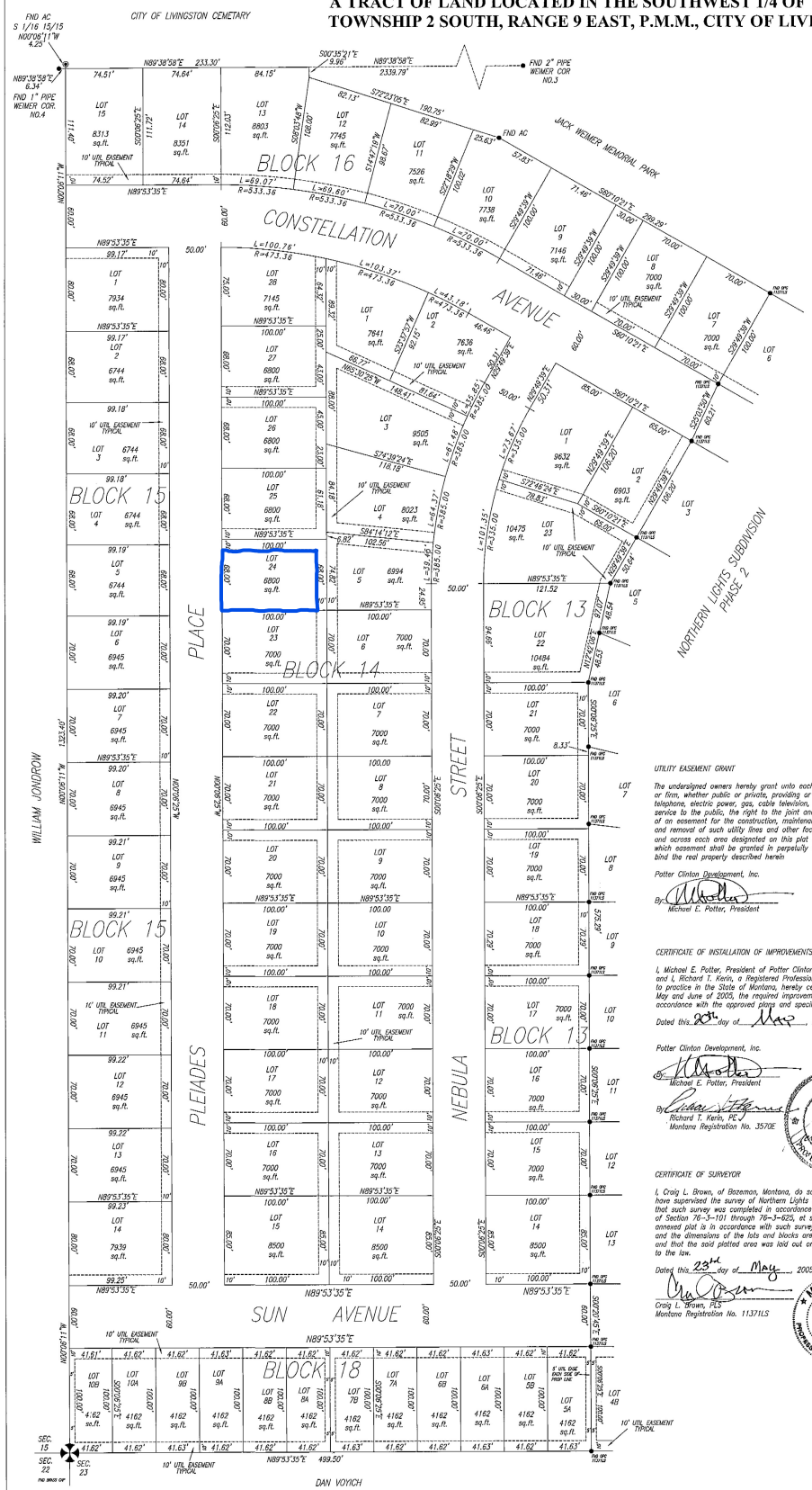
NORTHERN LIGHTS SUBDIVISION PHASE 3
SUBDIVISION PLAT NO. 473

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 9 EAST, P.M.M., CITY OF LIVINGSTON, PARK COUNTY, MONTANA



LEGEND:

- ● = FOUND MONUMENT AS DESCRIBED
- AC = ALUMINUM CAP
- (R) = RECORD INFORMATION
- ✠ = SEC CORNER AS NOTED

NOTE:
A 5/8" REBAR WITH PLASTIC CAP MARKED CB & ASSOCIATES, 11371LS, SET AT ALL PROPERTY CORNERS.

BASIS OF BEARING:
SOUTH LINE OF STAR SUBDIVISION UNIT II PER PLAT #27

SCALE 1"= 50'

CERTIFICATE OF DEDICATION

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

LEGAL DESCRIPTION

A tract of land located in the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 2 South, Range 9 East, Principal Meridian Montana, Park County, Montana, more particularly described as follows:

Beginning at the Southwest Corner of said Section 14; thence North 00°06'11" West, 1323.40 feet, along the west line of said Section to a point on the South line of the Weimer Tract, said point being South 00°06'11" East, 4.25 feet from the South 1/16 Corner between Sec. 14 and 15; thence along the south line of said Weimer Tract, North 89°38'58" East, 233.30 feet, to a point at the Northwest corner of Jack Weimer Memorial Park; thence commencing southerly along said Park boundary, South 00°35'21" East, 9.96 feet; thence South 72°23'05" East, 190.75 feet; thence South 60°10'21" East, 299.29 feet, to the northwest corner of Lot 6, Block 16, Phase 2 of Northern Lights Subdivision; thence commencing along the westerly boundary of said Phase 2, the following seven(7) courses:
South 29°49'39" West, 100.00 feet;
South 25°03'50" West, 60.21 feet;
South 29°49'39" West, 156.84 feet;
South 12°42'06" West, 97.07 feet;
South 00°06'25" East, 575.29 feet;
South 00°20'45" East, 60.00 feet;
South 00°06'25" East, 100.00 feet, to the southwest corner of said Phase 2; thence westerly along the South line of said Section 14, South 89°53'35" West, 499.50 feet, to the point of beginning.

Said tract contains 15.691 acres, more or less, and is subject to any easements either of record or implied.

The above described tract if land is to be known and designated as Northern Lights Subdivision, Phase 3, City of Livingston, Park County, Montana, and the lands included in all roads, avenues, alleys and parks or public squares shown on this plat are hereby granted and donated to the public forever.

Dated this 20th day of May, 2005.

Potter Clinton Development, Inc.

By: Michael E. Potter, President

State of Montana
County of Gallatin

On this 20 day of May, 2005, before me personally appeared, Michael E. Potter, President, Potter Clinton Development, Inc., know to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same. Connie Thompson

Notary Public for the State of Montana
Residing at Bozeman, MT
My Commission Expires 1-9-2009

UTILITY EASEMENT GRANT

The undersigned owners hereby grant unto each and every person or firm, whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to the joint and non-exclusive use of an easement for the construction, maintenance, repair, replacement, and removal of such utility lines and other facilities in, over, under and across each area designated on this plat as a "Utility Easement", which easement shall be granted in perpetuity and shall run with and bind the real property described herein

Potter Clinton Development, Inc.

By: Michael E. Potter, President

CERTIFICATE OF INSTALLATION OF IMPROVEMENTS

I, Michael E. Potter, President of Potter Clinton Development, Inc., and I, Richard T. Kerin, a Registered Professional Engineer, licensed to practice in the State of Montana, hereby certify that between May and June of 2005, the required improvements were installed in accordance with the approved plans and specifications.

Dated this 20th day of May, 2005.

Potter Clinton Development, Inc.

By: Michael E. Potter, President

By: Richard T. Kerin, PE
Montana Registration No. 3570E

MONTANA RICHARD T. KERIN 3570E REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

I, Craig L. Brown, of Bozeman, Montana, do solemnly swear that I have supervised the survey of Northern Lights Subdivision Phase 3; that such survey was completed in accordance with the provisions of Section 76-3-101 through 76-3-625, et seq. M.C.A.; that the annexed plat is in accordance with such survey; that the streets and the dimensions of the lots and blocks are as thereon designated; and that the said platted area was laid out on the ground according to the law.

Dated this 23rd day of May, 2005.

Craig L. Brown, PLS
Montana Registration No. 11371LS

MONTANA CRAIG L. BROWN No 11371LS LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF CITY COMMISSION

I, Vicki Blakeman, do hereby certify that the accompanying subdivision plat has been duly reviewed and has been found to conform to law and is approved.

Dated this 6th day of June, 2005.

Vicki Blakeman, Chair, Livingston City Commission

CERTIFICATE OF COUNTY TREASURER

I, Bert R. Holland, Treasurer of Park County, Montana, do hereby certify that the accompanying subdivision plat has been duly examined and that all real property taxes assessed and levied on the land to be divided have been paid.

Dated this 7 day of June, 2005.

Bert R. Holland, Treasurer of Park County, Montana

COUNTY TREASURER MONTANA PARK COUNTY

CERTIFICATE OF COUNTY COMMISSIONERS

I, Chairman of the Board of County Commissioners, do hereby certify that we have examined the accompanying subdivision plat and find that it conforms with the requirements of the Montana Subdivision and Platting Act and Park County Subdivision regulations.

Dated this 8th day of June, 2005.

Chairman, Park County Commissioners

CERTIFICATE OF FILING BY CLERK AND RECORDER
STATE OF MONTANA
COUNTY OF PARK

Filed for record this 8 day of June, 2005,

at 2:10 O'clock p.m. Document # 316372

County Clerk and Recorder
Park County, Montana

Fee: $ 42.50

KERIN & ASSOCIATES, P.C.
CONSULTING ENGINEERS/PLANNERS
2409 WEST MAIN, SUITE 2, BOZEMAN, MONTANA 59718

1/4	Sec.	T.	R.
SW	14	2S	9E

SHEET 1 OF 1

CB & ASSOCIATES
Professional Land Surveyors

2409 West Main, Suite 2
Bozeman, MT 59718

Ph. 406-586-8407