

PRELIMINARY PLAT OF SOUTHWEST SANCTUARY ESTATES

BEING LOT 1 OF THE DANWALT SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 1 SOUTH, RANGE
25 EAST, P.M.M., YELLOWSTONE COUNTY, STATE OF MONTANA

SURVEYED FOR: 2K ENTERPRISES LLC

SURVEYED BY: EGGART ENGINEERING COMPANY

November, 2017

SUBDIVISION DETAILS:

GROSS AREA: 19.324 ACRES
NET AREA: 15.880 ACRES
ROAD AREA: 3.444 ACRES
NUMBER OF LOTS: 10
MAXIMUM LOT SIZE: 7.342 ACRES
MINIMUM LOT SIZE: 0.825 ACRES
PARKLAND AREA: 7.342 ACRES
EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: RESIDENTIAL
ZONING: UNZONED / SPECIAL ZONING
DISTRICT #20 ELK RIVER ROAD

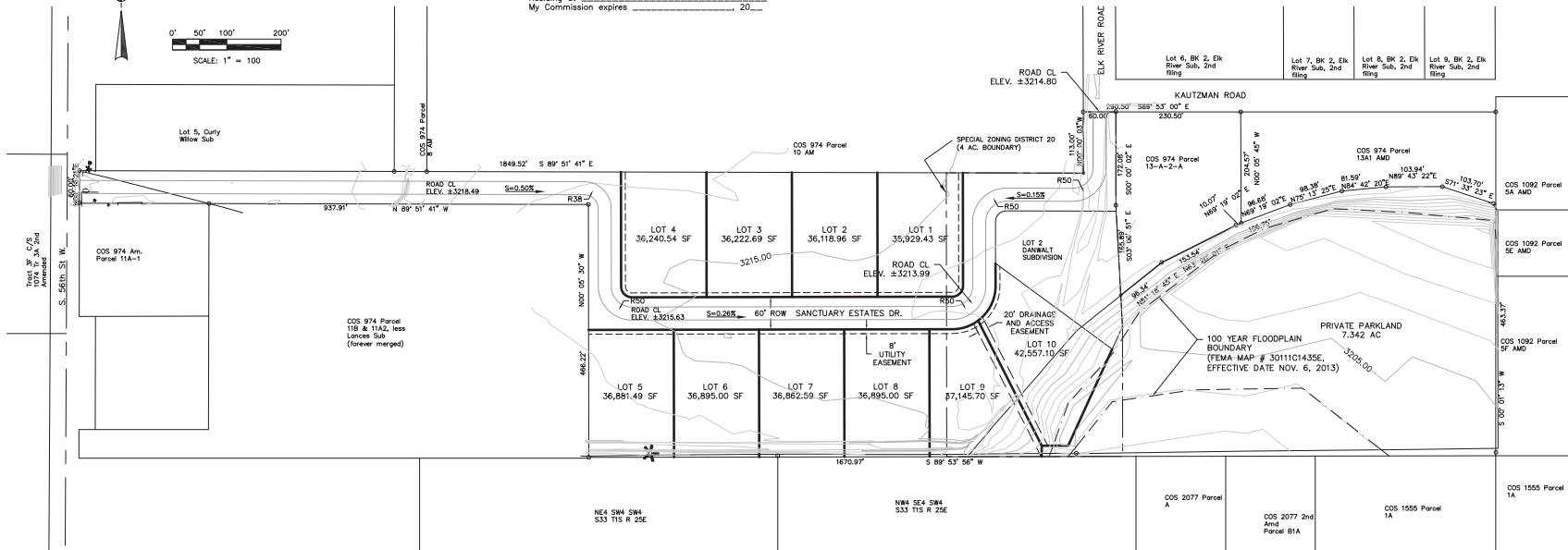
- Notes:**
- PRIVATE PARKLAND FOR USE BY MEMBERS OF THE SOUTHWEST SANCTUARY ESTATES HOMEOWNERS ASSOCIATION.
 - SPECIAL ZONING DISTRICT #20 ELK RIVER ROAD APPLIES TO LOTS 1, 9, AND 10 ONLY; BEING THE ONLY LOTS WHICH CROSS THE 4-ACRE AREA WEST OF ELK RIVER ROAD, AS DESCRIBED IN THE LANGUAGE OF THE SPECIAL ZONING DISTRICT.

LEGEND

- LOT LINE
- PROPERTY BOUNDARY
- ZONING BOUNDARY
- UTILITY EASEMENT
- ACCESS AND DRAINAGE EASEMENT
- 100 YEAR FLOODPLAIN



0' 50' 100' 200'
SCALE: 1" = 100'



CERTIFICATE OF SURVEYOR AND PROPERTY DESCRIPTION

This is to certify that Scott Swanson, a Licensed Professional Engineer and Land Surveyor, Montana License No. 13100ES, performed a survey in November, 2017, within the SW1/4 of Section 33, T15S, R25E, P.M.M. in Yellowstone County, Montana, more particularly described as follows, to wit: Lot 1 of Danwalt Subdivision as recorded under document # _____ in the office of the County Clerk and Recorder of Yellowstone County, Montana, containing an area of 19.323 Acres. That the monuments found and set are of the character and occupy the position shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

By: _____ Scott Swanson,
Licensed Professional Engineer and Land Surveyor Montana
License No. 13100ES Subscribed and sworn to before me, a
Notary Public for the State of Montana, this _____ Day of
_____, 20____.

Notary Public for the State of Montana _____

Printed Name of Notary _____
Residing at _____, 20____
My Commission expires: _____, 20____

CERTIFICATE OF DEDICATION

The undersigned property owner does hereby certify that they have caused to be surveyed, subdivided and platted into lots as shown by the plat hereunto annexed, said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Surveyor and Property Description, and as shown on the annexed plat.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as SOUTHWEST SANCTUARY ESTATES SUBDIVISION, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Owner of Lot 1, Danwalt Subdivision

2K Enterprises LLC

By: _____ (Printed Name)

_____, (Signature)

Title: _____

STATE OF MONTANA)

County of _____) ss

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of 2K Enterprises LLC, the corporation which executed the forgoing instrument, and acknowledged to me that said corporation executed the same.

Notary Public for the State of Montana _____
Printed Name of Notary _____
Residing at _____, 20____
My Commission expires _____, 20____

COUNTY TREASURER'S CERTIFICATION OF TAX PAYMENT

I hereby certify that all real property taxes and special assessments assessed and levied on the land above described are paid pursuant to MCA 76-3-207(3).

Dated this _____ day of _____, 20____.

Yellowstone County Treasurer _____

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by the Riverstone Health.

Dated this _____ day of _____, 20____.

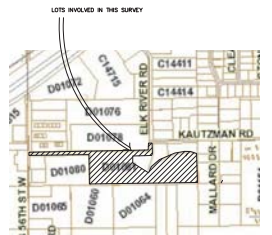
Health officer / Authorized representative
Yellowstone City/County Health Department

CERTIFICATE OF COUNTY ATTORNEY

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

Dated this _____ day of _____, 20____.

Reviewed by: _____



VICINITY MAP

CLERK AND RECORDER FILING INFORMATION