

**Final Plat of:
 BITTERROOT ESTATES
 NW1/4, Section 14, T27N R24W, P.M., M.
 Flathead County, Montana**

604/716
 DRAHO HILL ROAD 60' DECLARED COUNTY ROAD

LOT 3
 1.67 GROSS ACRES
 1.61 NET ACRES

LOT 4
 1.20 GROSS ACRES
 1.13 NET ACRES

LOT 5
 1.09 GROSS ACRES
 0.95 NET ACRE

LOT 6
 1.09 GROSS ACRES
 1.02 NET ACRES

LOT 7
 1.09 GROSS ACRES
 1.02 NET ACRES

LOT 2
 1.37 GROSS ACRES
 1.25 NET ACRES

LOT 17
 1.15 GROSS ACRES
 0.82 NET ACRE

LOT 18
 1.00 GROSS ACRE
 0.81 NET ACRE

LOT 8
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 19
 1.19 GROSS ACRES
 1.05 NET ACRES

LOT 16
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 9
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 1
 2.33 GROSS ACRES
 2.00 NET ACRES

LOT 15
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 10
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 20
 1.11 GROSS ACRES
 0.99 NET ACRE

LOT 14
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 11
 1.15 GROSS ACRES
 1.01 NET ACRES

LOT 21
 1.30 GROSS ACRES
 1.22 NET ACRES

LOT 13
 1.04 GROSS ACRE
 0.88 NET ACRES

LOT 12
 1.04 GROSS ACRES
 0.95 NET ACRE

C. O. F. S. # 2640

TRACT C. O. F. S. # 8184
 60' Private Road & Utility Easement

TRACT C. O. F. S. # 6224
 60' Private Road & Utility Easement

C. O. F. S. # 2631

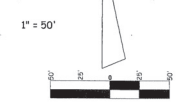
C. O. F. S. # 2631

PLEASANT VALLEY ROAD 60' DECLARED COUNTY ROAD

BITTERROOT ESTATES DRIVE

5-0663625
 5H 0970589

65-1-8



- Legend**
- Set 5/8" X 24" Rebar With Plastic Cap Stamped (DOYLE 2516 S)
 - Found point As Noted
 - Address

Notes: All house numbers will be visible from the road, either at the driveway entrance or on the house.
 All utilities shall be extended underground.
 Lot owners are responsible for the eradication and control of noxious weeds upon their property.
 Only Class A and Class B Fire resistant roofing materials are allowed. Wood shake shingles, treated or otherwise, are prohibited.
 Defensible Space Standards shall be incorporated around all primary structures, as described in Appendix G of the Flathead County Subdivision Regulations and as attached to this document.
 Lot owners are advised that those are moving into an area that may be frequented by wild animals. As such, lot owners are strongly encouraged to contact the Montana Department of Fish, Wildlife, and Parks to obtain information on living with wildlife.

SHEET 1 OF 2

Date: JULY 13, 2004	Revision Date: n/a
Project Name: LEATZOW #2	Project Number: 03-171
Filename: working	Drawn By: SHERA



8-1-39

OWNERS: HERITAGE HOME & PROPERTIES LLC
DATE: JULY 13, 2004
PURPOSE: SUBDIVISION

Final Plat of: BITTERROOT ESTATES NW1/4, Section 14, T27N R24W, P.M., M. Flathead County, Montana

Certificate of Dedication

HERITAGE HOME & PROPERTIES LLC, the undersigned property owner does hereby certify that it has caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described land situated in Flathead County, to-wit:

That portion of the Northeast 1/4 of the Northwest 1/4, Section 14, Township 27 North, Range 24 West, P.M., M., Flathead County, Montana described as follows:
Beginning at the Northeast corner of Tract 2 as shown on Certificate of Survey No. 8284, which point is on the North line of the Northwest 1/4, Section 14;
Thence along said North line South 89°48'32" West 363.43 feet and South 89°44'14" West 523.29 feet to the Southeastery line of Hahoe Hill Road;
Thence along the Southeastery line of the road South 89°09'25" West 143.81 feet to the West line of the Northwest 1/4 of the Northwest 1/4;
Thence along the West line of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 South 00°09'01" East 824.86 feet to the Northery line of Pleasant Valley Road;
Thence along the Northery line of the road South 89°09'25" East 958.82 feet to the South line of the Northwest 1/4 of the Northwest 1/4;
Thence along said South line North 89°41'19" East 128.91 feet;
Thence North 07°12'00" West 1211.20 feet to the Point of Beginning containing 25.72 acres of land all as shown hereon.
Subject to and together with easements of record.

The above described tract of land to be known and designated as BITTERROOT ESTATES. The roadways as shown hereon are private but shall remain open to the public. The County shall have no obligation to maintain the roadways shown hereon.

Dated this 21st day of October, 2004

HERITAGE HOME AND PROPERTIES LLC

Wesley J. Leatzow
WESLEY J. LEATZOW, MANAGING MEMBER

STATE OF Montana
County of Flathead

This instrument was acknowledged before me on Oct. 21, 2004
by WESLEY J. LEATZOW, Managing Member of HERITAGE HOME AND PROPERTIES LLC.

David J. Eaton
Printed Name: David J. Eaton

Notary Public for the State of Montana
Residing at *Somers*

My Commission Expires 8-00-08



Approved: 10/17/04
John H. Burt
Notary Public for the State of Montana
Registration No. 5428

CERTIFICATE OF SURVEYOR
DAWN MARGOLIS
Registration No. 1288



CERTIFICATE OF COUNTY COMMISSIONERS
We, the undersigned *Paula Robinson* representatives of the Board of County Commissioners of Flathead County, Montana and *Buck Rein* County Clerk and Recorder of said county do hereby certify that this accompanying plat of BITTERROOT ESTATES, Flathead County, Montana has been submitted to the Board of County Commissioners of Flathead County, Montana for examination and has been found by them to conform to law and is hereby approved.
Paula Robinson Paula Robinson, *Wesley J. Leatzow* Wesley J. Leatzow
Chairman County Clerk and Recorder
Board of County Commissioners Flathead County, Montana



CERTIFICATE OF WAIVER OF FARMLAND DEDICATION AND ACCEPTANCE OF CASH IN LIEU THEREOF
I, _____ County Clerk and Recorder of Flathead County, Montana, do certify that the following order was made by the County Commissioners of Flathead County at a meeting thereof held on the ____ day of _____, 200__, and entered into the proceedings of said body to-wit: "Inasmuch as the dedication of park land within the platted area of BITTERROOT ESTATES is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the County Commissioners that land dedication for park purposes be waived and that cash in lieu of park land be accepted in accordance with the provisions of Title 79, Chapter 3, MCA."
In witness whereof, I have hereunto affixed the seal of Flathead County, Montana this ____ day of _____, 200__.

County Clerk and Recorder
Flathead County, Montana

CERTIFICATE OF COUNTY ATTORNEY
This instrument, prepared by the Office of the County Attorney according to Section 76-3-412(2), MCA, relying upon Title Report No. 4358941 and approved based on information submitted by the developer or his agent.
John Steele
John Steele
Attorney of the County Attorney
Flathead County, Montana

STATE OF MONTANA
County of Flathead
Filed for record this 23rd day of November, 2004, A.D., at 11:36 A.M.

Paula Robinson
County Clerk and Recorder
By: *Wesley J. Leatzow*
Deputy
Instrument Record No. 200432811360

\$15.00
File 8-1-39
Abst 1965

8-1-39

8-1-39



Date: JULY 13, 2004	Field Crew: JD & Crew
Project Name: LEATZOW #2	Revision Date: n/a
Filename: working	Project Number: 03-171
	Drawn By: SHERM