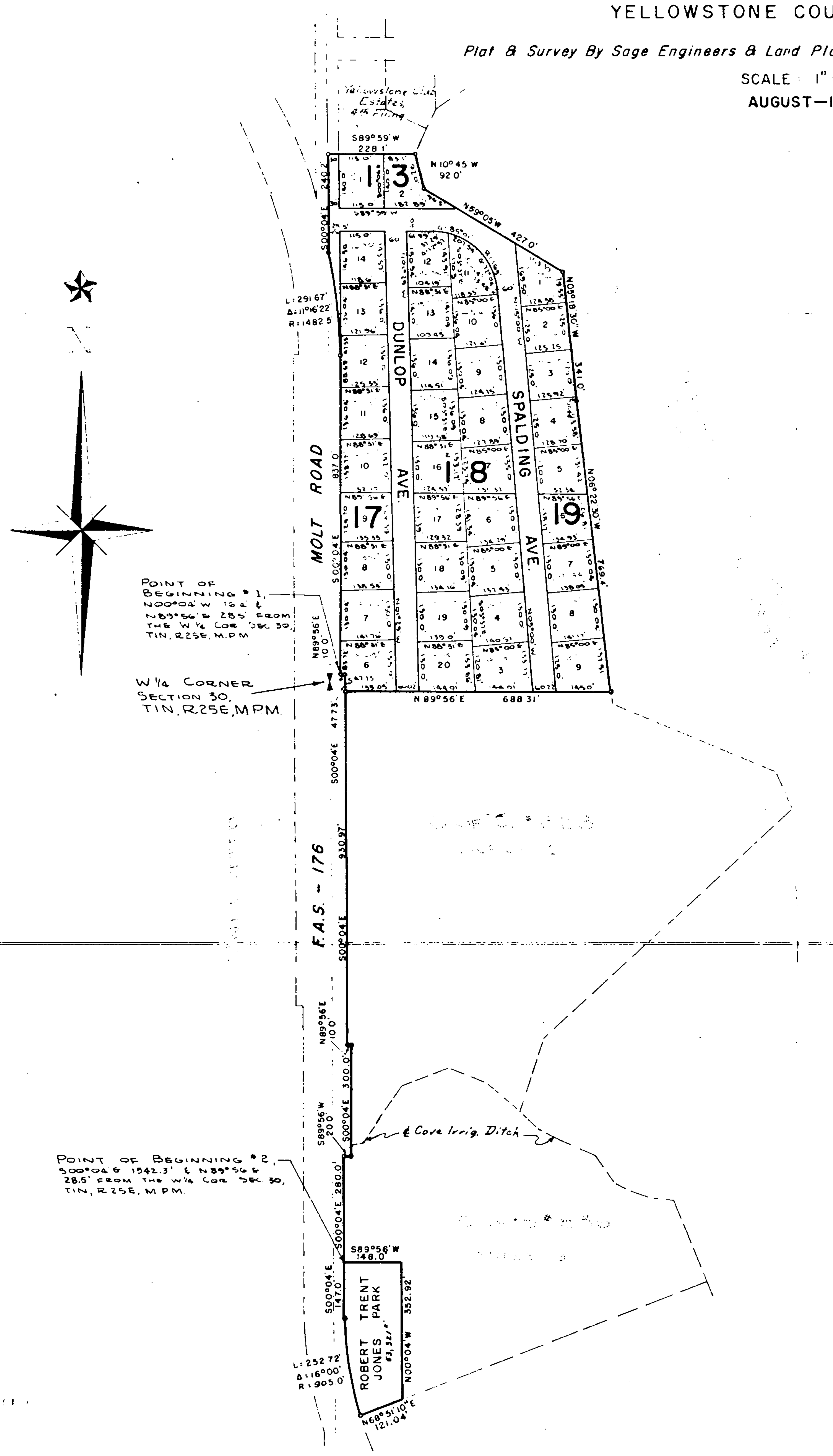
5TH FILING

YELLOWSTONE CLUB ESTATES

SITUATED IN THE WEST 1/2 OF SECTION 30, T IN , R 25E , M.P.M.
YELLOWSTONE COUNTY, MONTANA

Plat & Survey By Sage Engineers & Land Planners, Inc *Billings, Montana*

SCALE 1" = 200'
AUGUST—1960



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Clarence I. Culver and Geraldine J. Culver, husband and wife, George H. Selover and Patricia W. Selover, husband and wife, James H. Corning and Joanne S. Corning, husband and wife, and the **Yellowstone Country Club**, a Montana corporation, owners of the following described tracts of land do hereby certify that they have caused to be **surveyed**, subdivided and platted into lots, blocks, streets and parks as shown on the plat and the CERTIFICATE OF SURVEY hereunto annexed, said tracts of land situated in the West ½, Section 30, T.1N., R.25E., M.P.M., Yellowstone County, Montana, being more particularly described as follows, to wit: Beginning at point of beginning No. 1, being a point on the Easterly right-of-way of F.A.S. 176 (Molt Road), which is located N00°04'W 15.4 feet and N89°56'E 28.5 feet from the West ¼ Corner of Section 30, T.1N., R.25E., M.P.M.; thence from said point of beginning N89°56'E a distance of 10.0 feet along said right-of-way and S00°04'E a distance of 47.73 feet; thence N89°56'E a distance of 688.31 feet; thence N06°22'30"W a distance of 769.4 feet; thence N05°18'30"W a distance of 341.0 feet; thence N59°05'W a distance of 427.0 feet; thence N10°45'W a distance of 92.0 feet; thence S89°59'W a distance of 228.1 feet to the West line of said Section 30; thence S00°04'E a distance of 240.2 feet to a point on the Easterly right-of-way of F.A.S. 176 (Molt Road); thence following said right-of-way along a curve to the right with a radius of 1482.5 feet a distance of 291.67 feet to the point of tangency of said curve, and S00°04'E a distance of 837.0 feet to the point of beginning No. 1; and also beginning at point of beginning No. 2, being a point on the Easterly right-of-way of F.A.S. 176 (Molt Road) which is located S00°04'E **1542.3** feet and N89°56'E 28.5 feet from the West ¼ Corner of said Section 30; thence from said point of beginning along said **Easterly right-of-way of F.A.S. 176 (Molt Road)** S00°04'E a distance of **147.0** feet to the point of curve of a circular curve to the left with a radius of **905.0** feet; thence along said curve to the left a distance of 252.72 feet; thence N68°51'10"E a distance of **121.04** feet; thence N00°04'W a distance of **352.92** feet; thence **S89°56'W** a distance of **148.0** feet to the Easterly right-of-way of F.A.S. 176 (Molt Road); **which is also** to the point of beginning No. 2, said tracts to be known and designated as YELLOWSTONE CLUB ESTATES, FIFTH FILING and the land included in all streets and parks shown on the annexed plat are hereby granted and donated to the use of the public forever.

Dated this *1st* day of *November*, 1960.

YELLOWSTONE COUNTRY CLUB, a Montana Corporation

ATTEST: *Clark I. Israel* Secretary

John A. Sillers President

Clarence I. Culver *George H. Selover* *Jas. H. Corning*

Geraldine J. Culver *Patricia W. Selover* *Joanne S. Corning*

CONSENT TO PLATTING BY MORTGAGEES

THE UNDERSIGNED, Jacob Amend and Amalia Amend, husband and wife, Alberta M. Bair and Marguerite B. Lamb, **Charles Zimmerman and Mary Zimmerman, husband and wife,** hereby consent to the platting of the tracts of land herein described and included in mortgages to the undersigned, and hereby release from said mortgages all portions of the tracts dedicated to the public.

IN WITNESS WHEREOF, the undersigned have caused this consent and release to be executed and acknowledged. This Consent is made pursuant to Chapter 6, Title 11-607 of the Revised Codes of Montana of 1947.

Jacob Amend *Amalia Amend*

Charles Zimmerman *Alberta M. Bair*

Mary Zimmerman *Marguerite B. Lamb*

CONSENT TO PLATTING BY HOLDER OF CONTRACT FOR DEED

THE UNDERSIGNED, the Yellowstone Country Club, a Montana Corporation, her by consents to the platting of the tract of land her in described and included in a Contract for Deed to the undersigned, and hereby releases from said Contract all portions of the tract dedicated to the public.

IN WITNESS WHEREOF, the undersigned has caused this Consent and release to be executed and acknowledged. This Consent is made pursuant to Chapter 6, Title 11-607 of the Revised Codes of Montana of 1947.

YELLOWSTONE COUNTRY CLUB, a Montana Corporation

John A. Sillers
President

ATTEST: *Clark I. Israel*
Secretary

CERTIFICATE OF SURVEY

STATE OF MONTANA) ss.
County of Yellowstone)

James R. O'Brien, Montana Registered Land Surveyor # 613-S, being first duly sworn, deposes and says that during the month of August, 1960, a survey was made under his supervision of a tract of land to be known as YELLOWSTONE CLUB **ESTATES**, FIFTH FILING in accordance with the request of the owners thereof and in conformity with the provisions of Chapter 6, Title 11-601 to 11-616, inclusive, Revised Codes of Montana of 1947, said subdivision, description of boundaries and dimensions being in accordance with the CERTIFICATE OF DEDICATION and as shown on the annexed plat; that iron pipe monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus ⊤ ; that the plat conforms with the work on the ground; that the gross area of the said platted tract is 20.064 acres and the net area is 14.685 acres.

James R. O'Brien
Montana Registered Land Surveyor # 613-S

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this *18th* day of *August*, 19*60*.

Romilda J. Mueller
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires March 10, 1961.

CERTIFICATE OF APPROVAL

STATE OF MONTANA) ss.
County of Yellowstone)

We hereby certify that we have examined the annexed plat of YELLOWSTONE CLUB ESTATES, FIFTH FILING and the said plat conforms with the requirements of the laws of the State of Montana, that the requirements for park donation have been met by agreement with the City-County Planning Board. It is therefore approved and accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of Yellowstone County, Montana *9*, this *9* day of *March*, 19*62*.

BOARD OF COUNTY COMMISSIONERS:

Fred C. Plath Chairman

[signature] Commissioner

Thomas [signature] Commissioner

Jack F. Mueller County Surveyor

[signature] County Clerk & Recorder

By: __________

NOTICE OF APPROVAL

STATE OF MONTANA) ss.
County of Yellowstone)

This plat has been approved for filing by the City-County Planning Board and conforms to the recommendations of this Board.

~~Secretary of City-County Planning Board~~

H. K. [signature]
President of City-County Planning Board

STATE OF MONTANA) ss.
County of Yellowstone)

I hereby certify that the annexed plat of YELLOWSTONE CLUB ESTATES, FIFTH FILING was filed for record in my office at the *9* day of *March* A.D. 19*62* at *2:11* o'clock *P*.M.

680086

[signature]
County Clerk & Recorder

By: __________
Deputy

STATE OF MONTANA) ss.
County of Yellowstone)

On this *1st* day of *November*, 1960, before me, a Notary Public in and for the State of Montana, personally appeared Clarence I. Culver and Geraldine J. Culver, husband and wife, George H. Selover and Patricia W. Selover, husband and wife, James H. Corning and Joanne S. Corning, husband and wife, known to me to be the persons who signed the foregoing CERTIFICATE OF DEDICATION, and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Eleanor J. Bailey
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires *June 29, 1962*.

STATE OF MONTANA) ss.
County of Yellowstone)

On this *1st* day of *November* 1960, before me, a Notary Public in and for the State of Montana, personally appeared John A. Sillers and Clark I. Israel, President and Secretary, respectively, of the Yellowstone Country Club, a Montana Corporation, known to me to be the persons who signed the foregoing CERTIFICATE OF DEDICATION, and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Anne Pilcovich
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires *Dec. 13, 1961*

STATE OF MONTANA) ss.
County of Yellowstone)

On this ___ day of ________, 1960, before me, a Notary Public in and for the State of Montana, personally appeared Jacob Amend and Amalia Amend, husband and wife, known to me to be the persons who signed the foregoing CONSENT TO PLATTING BY MORTGAGEES, and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires ________.

STATE OF MONTANA) ss.
County of *Yellowstone*)

On this *1st* day of *November*, 1960, before me, a Notary Public in and for the State of Montana, personally appeared Alberta M. Bair and Marguerite B. Lamb, known to me to be the persons who signed the foregoing CONSENT TO PLATTING BY MORTGAGEES, and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Anne Pilcovich
Notary Public in and for the State of Montana
Residing at *Billings*, Montana.
My commission expires *Dec. 13, 1961*

STATE OF MONTANA) ss.
County of Yellowstone)

On this *1st* day of *November*, 1960, before me, a Notary Public in and for the State of Montana, personally appeared John A. Sillers and Clark I. Israel, President and Secretary, respectively, of the Yellowstone Country Club, a Montana Corporation, known to me to be the persons who signed the foregoing CONSENT TO PLATTING BY HOLDER OF CONTRACT FOR DEED, and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Anne Pilcovich
Notary Public in and for the State of Montana
Residing at *Billings*, Montana.
My commission expires *Dec. 13, 1961*.

STATE OF MONTANA) ss.
County of Yellowstone)

On this *1st* day of *November*, 1960, before me, a Notary Public in and for the State of Montana, personally appeared Charles Zimmerman and Mary Zimmerman, husband and wife, known to me to be the persons who signed the foregoing CONSENT TO PLATTING BY MORTGAGEES, and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Romilda J. Mueller
Notary Public in and for the State of Montana. Residing at Billings, Montana, My commission expires *3/10/61*.