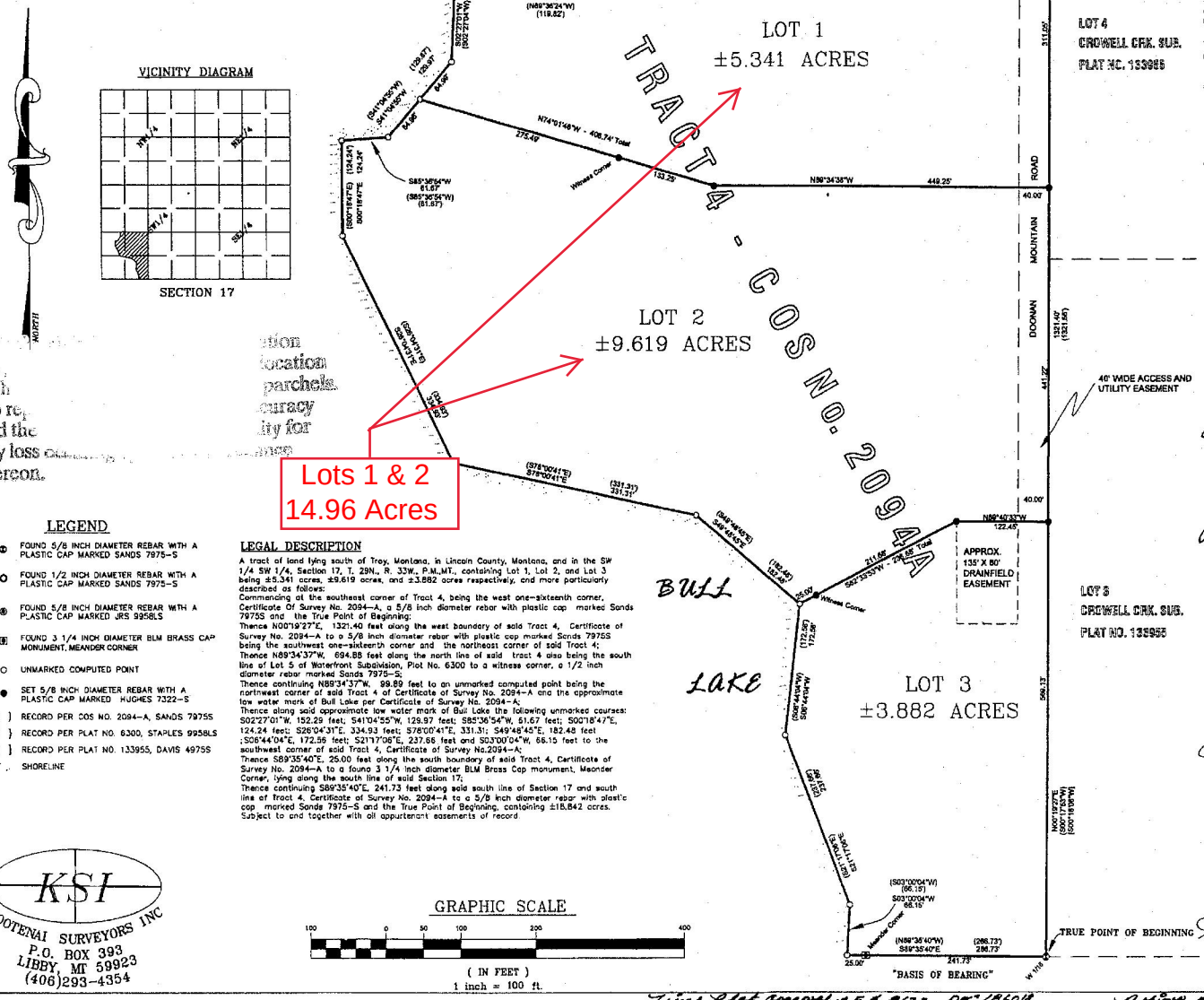
A PLAT OF "CEDAR CAYS"

SW 1/4 SW 1/4, SECTION 17 T. 29N.,R. 33W., P.M.,MT.
FOR: BOB POTTER DATE: APRIL 2005
LINCOLN COUNTY, MONTANA



LEGEND

- FOUND 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP MARKED SANDS 7975-S
- FOUND 1/2 INCH DIAMETER REBAR WITH A PLASTIC CAP MARKED SANDS 7975-S
- FOUND 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP MARKED JRS 9958LS
- FOUND 3 1/4 INCH DIAMETER BLM BRASS CAP MONUMENT, MEANDER CORNER
- UNMARKED COMPUTED POINT
- SET 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP MARKED HUGHES 7322-S
- ( ) RECORD PER COS NO. 2094-A, SANDS 7975S
- { } RECORD PER PLAT NO. 6300, STAPLES 9958LS
- [ ] RECORD PER PLAT NO. 133955, DAVIS 4975S
- SHORELINE

LEGAL DESCRIPTION

A tract of land lying south of Troy, Montana, in Lincoln County, Montana, and in the SW 1/4 SW 1/4, Section 17, T. 29N., R. 33W., P.M.,MT., containing Lot 1, Lot 2, and Lot 3 being ±5.341 acres, ±9.619 acres, and ±3.882 acres respectively, and more particularly described as follows:

Commencing at the southeast corner of Tract 4, being the west one-sixteenth corner, Certificate Of Survey No. 2094-A, a 5/8 inch diameter rebar with plastic cap marked Sands 7975S and the True Point of Beginning:

Thence N00°19'27"E, 1321.40 feet along the west boundary of said Tract 4, Certificate of Survey No. 2094-A to a 5/8 inch diameter rebar with plastic cap marked Sands 7975S being the southwest one-sixteenth corner and the northeast corner of said Tract 4;

Thence N89°34'37"W, 694.85 feet along the north line of said tract 4 also being the south line of Lot 5 of Waterfront Subdivision, Plat No. 6300 to a witness corner, a 1/2 inch diameter rebar marked Sands 7975-S;

Thence continuing N89°34'37"W, 99.89 feet to an unmarked computed point being the northwest corner of said Tract 4 of Certificate of Survey No. 2094-A and the approximate low water mark of Bull Lake per Certificate of Survey No. 2094-A;

Thence along said approximate low water mark of Bull Lake the following unmarked courses: S02°27'01"W, 152.29 feet; S41°04'55"W, 129.97 feet; S85°36'54"W, 61.67 feet; S00°18'47"E, 124.24 feet; S26°04'31"E, 334.93 feet; S78°00'41"E, 331.31; S49°48'45"E, 182.48 feet ;S06°44'04"E, 172.56 feet; S21°17'06"E, 237.66 feet and S03°00'04"W, 66.15 feet to the southwest corner of said Tract 4, Certificate of Survey No.2094-A;

Thence S89°35'40"E, 25.00 feet along the south boundary of said Tract 4, Certificate of Survey No. 2094-A to a found 3 1/4 inch diameter BLM Brass Cap monument, Meander Corner, lying along the south line of said Section 17;

Thence continuing S89°35'40"E, 241.73 feet along said south line of Section 17 and south line of Tract 4, Certificate of Survey No. 2094-A to a 5/8 inch diameter rebar with plastic cap marked Sands 7975-S and the True Point of Beginning, containing ±18.842 acres.

Subject to and together with all appurtenant easements of record

KSI
KOOTENAI SURVEYORS INC
P.O. BOX 393
LIBBY, MT 59923
(406)293-4354

PURPOSE OF SURVEY

We, Robert B. Potter and Katherine G. Potter co trustees of the Potter Family Trust, owners of record, hereby certify that the purpose of this survey is to create a 3 Lot Minor Subdivision, to be known as "Cedar Cays"; Lot 1 containing ±5.341 acres, Lot 2 containing ±9.620 acres and Lot 3 containing ±3.882 acres, pursuant to M.C.A. 76-4-103. We further certify that Lot 2 is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605 Exclusions 2(a)(i)(ii): a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, Chapter 4, Part 1, MCA, or that were exempt from review, if: (i) no new facilities will be constructed on the parcel and (ii) the division of land will not cause approved facilities to violate any conditions of approval and will not cause exempt facilities to violate any conditions of exemption.

Robert B. Potter Date

Katherine G. Potter Date

ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me, a Notary Public for the State of Montana, County of Lincoln, by the above named person(s), on this ____ day of ____ 2005. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Notary Public for the State of Montana,

residing in: ____ my Commission expires: ____

ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me, a Notary Public for the State of ____, County of ____, by the above named person(s), on this ____ day of ____ 2005. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Notary Public for the State of ____

residing in: ____ my Commission expires: ____

HISTORY OF SURVEY

1993 – COS No. 2094, Retracement, Sands 7975S
1996 – COS No. 2094-A, Correction, Sands 7975S
1996 – COS No. 2493, Boundary Adjustment & Easement, Davis 4975S
1997 – Plat No. 133955, Crowell Creek Subdivision, Davis 4975S
1997 – Plat No. 6300, Waterfront Subdivision, Staples 9958LS

METHOD OF SURVEY

A total station and data collector were used with closed traverse procedures to tie previously set controlling corners by Kenneth Kern.

BASIS OF BEARING

The basis of bearing for this survey is S89°35'40"E along the south boundary of Tract 4, C.O.S. No. 2094-A, between a found 3 1/4 inch diameter BLM brass cap Meander Corner and a found 5/8 inch diameter rebar with plastic cap marked 7975S.

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1, 2, and 3 shown hereon, is provided by a 40.00 foot private road and utility easement and that the driving surface is a minimum of 20 feet wide.

Alvah F. Hughes, 7322LS 07/15/2005
Alvah F. Hughes, PLS, 7322LS Date

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Certificate of Survey has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County regulations adopted pursuant thereto.

Alvah F. Hughes, 7322LS 07/15/2005
Alvah F. Hughes, Montana Reg. No. 7322LS Date

MONTANA ALVAH F. HUGHES 7322 LS REGISTERED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

Approved this 8th day of July 2005 A.D.

Examining Land Surveyor

DONALD H. ELLIOTT 4130 S REGISTERED LAND SURVEYOR

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15th day of July 2005, A.D. at 1:30 o'clock p.m.

Carol A. Cummings by Jeanni Dunn
Lincoln County Clerk Recorder Deputy

COUNTY COMMISSIONER'S CERTIFICATION

Approved this 15 day of July 2005 A.D.

Marianne B. Roper
Chairman, Lincoln County Commissioner's Date

COUNTY TREASURER'S CERTIFICATION

I hereby certify, pursuant to section 76-3-511(1)(b), MCA, that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid.

Lincoln County Treasurer, Lincoln County, Montana Date

P.F. PLAT NO. 6624 Doc 186023

Final Plat Approval p.F. # 8122 Doc # 186018
Sanitary Restriction Removal p.F. # 8123 Doc # 186019
Platting Certificate p.F. # 8124 Doc # 186020
Rights Used p.F. # 8125 Doc # 186021
Final Rd Inspection p.F. # 8126 Doc # 186022