PLAT NO. PRELIMINARY

PRELIMINARY PLAT

"HILLBROOK ESTATES MAJOR SUBDIVISION – FOURTH PHASE"
LOCATED IN LOT 40 OF PLAT NO. 357758,
"HILLBROOK ESTATES – FIRST PHASE" LYING IN THE S1/2SW1/4
OF SECTION 28, T.2S., R.23E., P.M.M.,
STILLWATER COUNTY, MONTANA

SURVEYED BY: RED LODGE SURVEYING LLC
PO BOX 986 | 606 S GRANT AVE
RED LODGE, MT 59068

DURING: JUNE OF 2020

LANDOWNERS: MYRON S. GROSS AND NANCY J. GROSS

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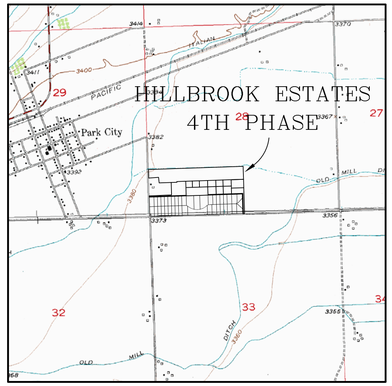
SCALE 1"= 100'
0 100 200

QUARTER CORNER OF SECTIONS 28 & 29 FOUND 2" ALUMINUM CAP VIA MCGEE 5157S

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP VIA RED LODGE SURVEYING, INC AND UNDERSIGNED PLS
- FOUND YELLOW PLASTIC CAP VIA KARAS 13602LS
- FOUND YELLOW PLASTIC CAP VIA BRATTON 9519LS
- FOUND YELLOW PLASTIC CAP VIA MCGEE 5157S
- FOUND 1-1/2" ALUMINUM CAP VIA MCGEE 5157S
- FOUND YELLOW PLASTIC CAP VIA KLS
- FOUND BALD REBAR
- NO MONUMENT SET OR FOUND
- QUARTER AND SECTION CORNERS
- OVERHEAD POWER
- UNDERGROUND POWER
- GAS
- SANITARY SEWER
- MANHOLE

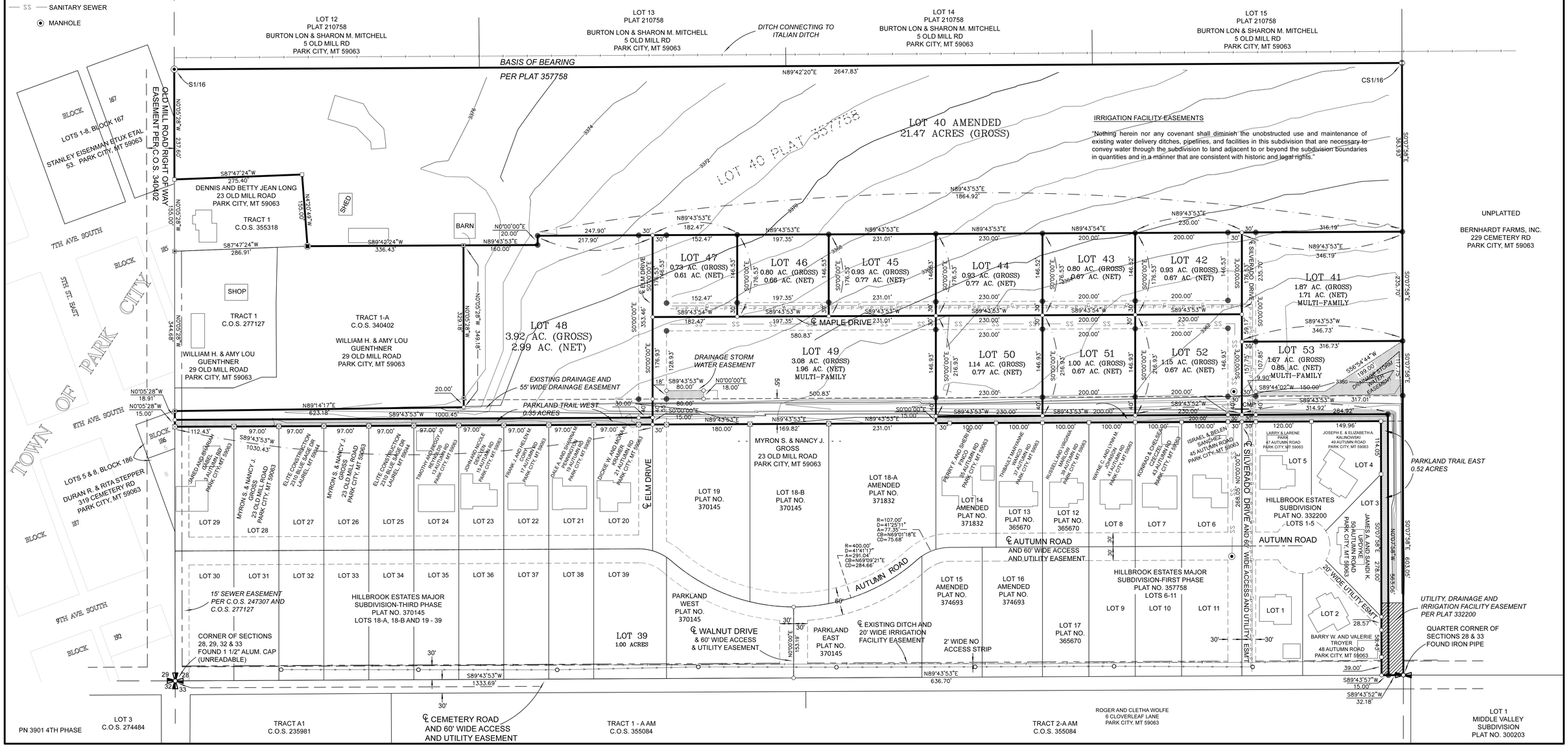
VICINITY MAP



SCALE:1"=2000'

CERTIFICATE OF DEDICATION AND LEGAL DESCRIPTION:
We, the undersigned landowners do hereby certify that we have caused to be surveyed, subdivided and platted into lots, as shown by the plat hereto annexed, a tract of land located in S1/2SW1/4 Section 28, T.2S., R.23E., Stillwater County, Montana, the perimeter boundary of which is described as follows:

That part of the S1/2SW1/4 Section 28, T.2S., R.23E., Stillwater County, Montana, described as Lot 40. Containing 41.51 acres, more or less, and all according to the attached plat. Subject to easements and/or rights-of-way of record, apparent on the ground, and/or reserved per this survey.

Legal and physical access is provided each lot per MCA 76-3-608(3)(d) and Section II.B.4.p.

The above described tract of land is to be known and designated as "HILLBROOK ESTATES SUBDIVISION – FOURTH PHASE". The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer service to the public, the right to joint use of an easement for the construction, maintenance, repair and removal of their lines and other facility, in, over, under and across each area designated on this plat as "utility easement" to have and to hold f.