

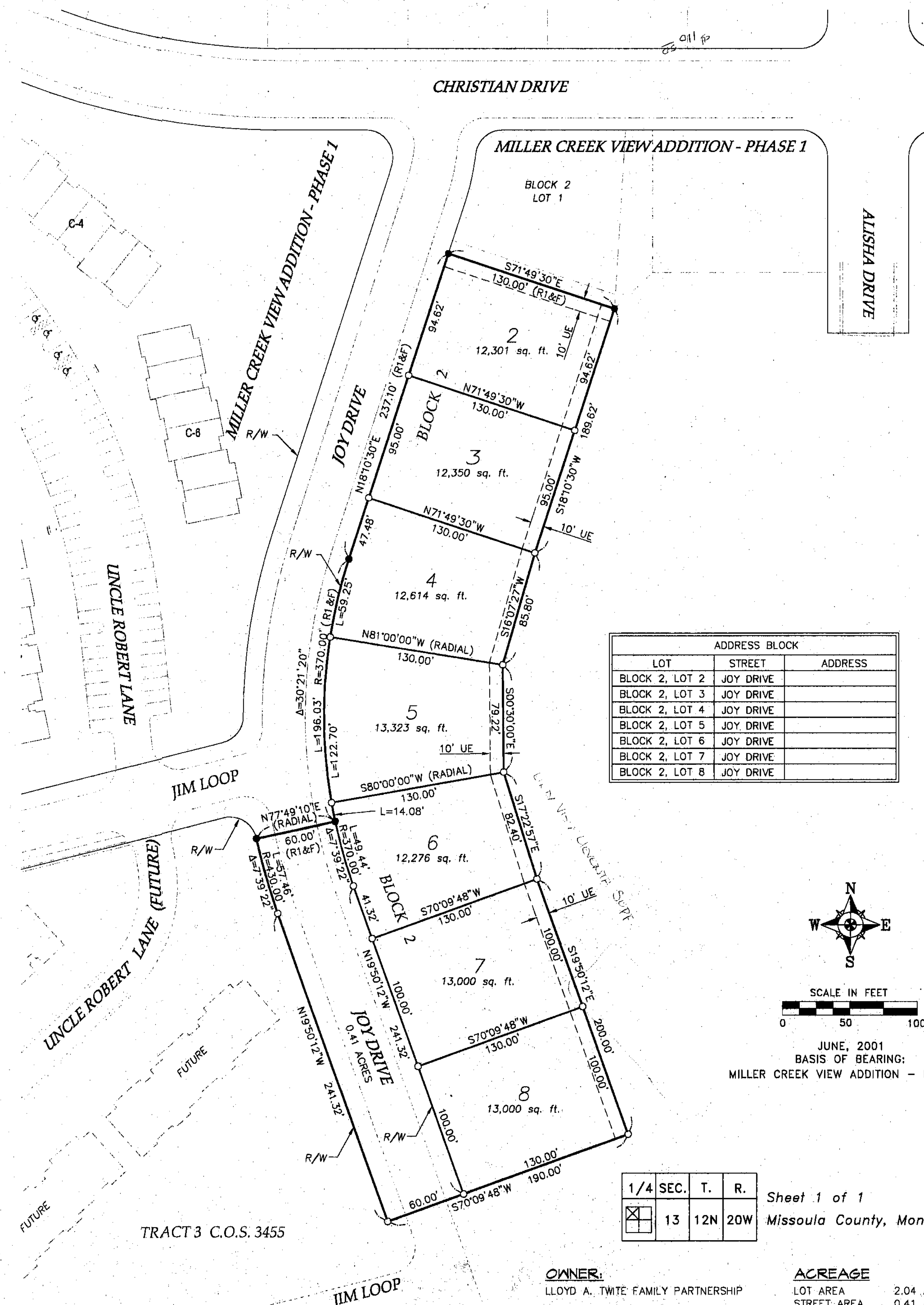
PLAT OF LINDA VISTA - ELEVENTH SUPPLEMENT

A 7 LOT SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 13, T12N, R20W, P11M, MISSOULA COUNTY, MONTANA.

24-78

LEGEND

- FOUND 1 1/4" YPC MARKED " G. LARSON 8990 ES"
- SET 5/8" x24" REBAR WITH 1 1/4" YPC MARKED " G. LARSON 8990 ES"
- (R1) RECORD, MILLER CREEK VIEW ADDITION - PHASE 1
- (F) FOUND
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY



Acceptance of a deed for a lot within this subdivision constitutes assent of the lot owner to waive the right to protest a future RSID/SID for any improvements to a drainage system; improvements to Linda Vista Boulevard, Miller Creek Road and Lower Miller Creek Road and all on-site roads including, but not limited to, paving, dust abatement, sidewalk, and road surface, and easement widening, based on benefit; maintenance of fire hydrants; improvement of any future dedicated public parks in the SW 1/4 of section 12 or in section 13, T12N, R20W, P.M.M. Missoula County, Montana and may be used in lieu of their signatures on an SID/RSID petition. The waiver shall run with the land and shall be binding on the transferees, successors, and assigns of the owners of the land depicted herein.

Acceptance of a deed to lots and assessable land depicted on this plat shall constitute a waiver of the statutory right of protest to the creation of one or more City special improvement districts or County rural special improvement districts for the purpose of financing the design and construction of a municipal sewer system to serve the subdivision. **Acceptance of a deed to lots and assessable land depicted on this plat shall also constitute a waiver of the right to protest any annexation proceedings by the City of Missoula, said waiver is contingent upon the provision of sewer service by the City of Missoula.**

The waiver shall run with the land and shall be binding on the transferees, successors and assigns of the owners of the land depicted herein.

All documents of conveyance shall contain a reference to the covenants and waivers contained herein.

PROFESSIONAL CONSULTANTS INCORPORATED
 ENGINEERING, PLANNING & SURVEYING
 3118 RUSSELL ST., P.O. BOX 1790
 MISSOULA, MONTANA 59806
 (406)728-1880 FAX (406)728-0276

PREPARED AT THE REQUEST OF: LLOYD A. TWITE FAMILY PARTNERSHIP
 PCI PROJECT NO. 6430-01 Z19-06

CERTIFICATE OF DEDICATION

We do hereby certify that we have caused to be surveyed and subdivided and platted into lots, and streets as shown on this plat the following tract of land: a tract of land located in the NW 1/4 of Section 13, Township 12 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana; being more particularly described as follows:

PERIMETER LEGAL DESCRIPTION

Beginning at the Southwest corner of Lot 1, Block 2 of Miller Creek View Addition - Phase 1, a recorded subdivision of Missoula County, Montana, said corner being on the easterly right of way of Joy Drive; thence S71°49'30"E, 130.00 feet; thence S18°10'30"W, 189.62 feet; thence S16°07'27"W, 85.80 feet; thence S00°30'00"E, 79.22 feet; thence S17°22'57"E, 82.40 feet; thence S19°50'12"E, 200.00 feet; thence S70°09'48"W, 190.00 feet; thence N19°50'12"W, 241.32 feet; thence upon a tangent curve to the right having a radius of 430.00 feet through a central angle of 07°39'22" an arc distance of 57.46 feet; thence N77°49'10"E, 60.00 feet to a point on a non-tangent curve; thence Northerly upon said curve to the right having a radius point which lies N77°49'10"E, 370.00 radial feet along the easterly right of way of Joy Drive through a central angle of 30°21'20" an arc distance of 196.03 feet; thence continuing along said right of way, N18°10'30"E, 237.10 feet to the point of beginning. Containing 2.45 acres, more or less, subject to all easements and/or dedications existing, shown or of record.

Further that the above parcel is to be known and designated as "Linda Vista - Eleventh Supplement". This plat conforms to the preliminary plat of Miller Creek View Addition as previously reviewed by this governing body, and all or part of the required public improvements have been installed and/or a subdivision improvements agreement exists which is acceptable to the County of Missoula securing the future construction of the public improvements.

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, cable television, water, storm water drainage or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities in, over, under and across each area designated on this plat as "utility easement" to have and to hold forever.

In witness whereof, I have set my hand and seal this 9th day of July, 2001.
 Lloyd A. Twite, Managing Partner
 Lloyd A. Twite Family Partnership

ACKNOWLEDGMENT

State of Montana
 County of Missoula
 On this 9th day of July in the year 2001, before me a notary public in and for the State of Montana, personally appeared Lloyd A. Twite, managing partner for the Lloyd A. Twite Family Partnership, known to me to be the person who executed the within instrument on behalf of the partnership therein named, and acknowledged to me that such partnership executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.
 Notary Public for the State of Montana
 Residing in Missoula, Montana
 My commission expires Aug 1, 2003

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is a true representation of a survey conducted by me or under my direct supervision during the month of July, 2001, and that all monuments, angles and distances shown hereon are as found or set in the field and that said survey was made according to applicable state and county regulations.
 By: Gilbert M. Larson
 Gilbert M. Larson, P.E., P.L.S.
 Montana Registration No. 8990 ES

EXAMINED AND APPROVED

State of Montana
 County of Missoula
 Certificate of County Surveyor

I, Harvey S. Brown county surveyor of Missoula County, Montana, do hereby certify that I have examined this plat of Linda Vista - Eleventh Supplement, and I find that this plat conforms to the requirements prescribed by the Montana Subdivision and Platting Act, Section 76-3-611(2)(A)MCA, and state and local regulations enacted pursuant therein.

Dated this 20th day of August, 2001.
 County Surveyor

Final Approval of this plat has been granted by:
 Missoula Office of Planning and Grants 10/9/01 Date
 Missoula City-County Health Department 8/23/01 Date

CERTIFICATE OF ATTORNEY

I, Fred Van Valkenburg, County Attorney of Missoula County, Montana, do hereby certify that I have examined the certificate of the title of this plat of Linda Vista - Eleventh Supplement and I find that it conforms to the requirements prescribed by the regulations enacted pursuant therein.

Dated this 10th day of September, 2001.
 County Attorney

We, the Board of County Commissioners, for the County of Missoula, Montana, do hereby approve this plat in the public interest.

Dated this 9th day of October, 2001
 Chairman
 Commissioner
 Commissioner

Attorney
 Clerk and Recorder

PLAT003074
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 10/10/2001 10:30:00
 Missoula County Vickie R. Zeller, P.L.
 BK-24 Pg-78
 BOOK 24 PLATS Pg. 78
 SAC - BOOK 669 Pg. 324
 OR - BOOK 669 Pg. 325
 SPA - BOOK 669 Pg. 326
 CPA - BOOK 669 Pg. 327
 ATTORNEY'S CERTIFICATE - BK 669 Pg. 328
 COI - BOOK 669 Pg. 328

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