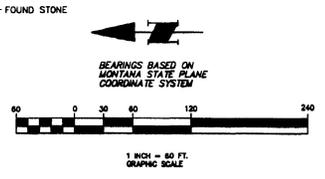
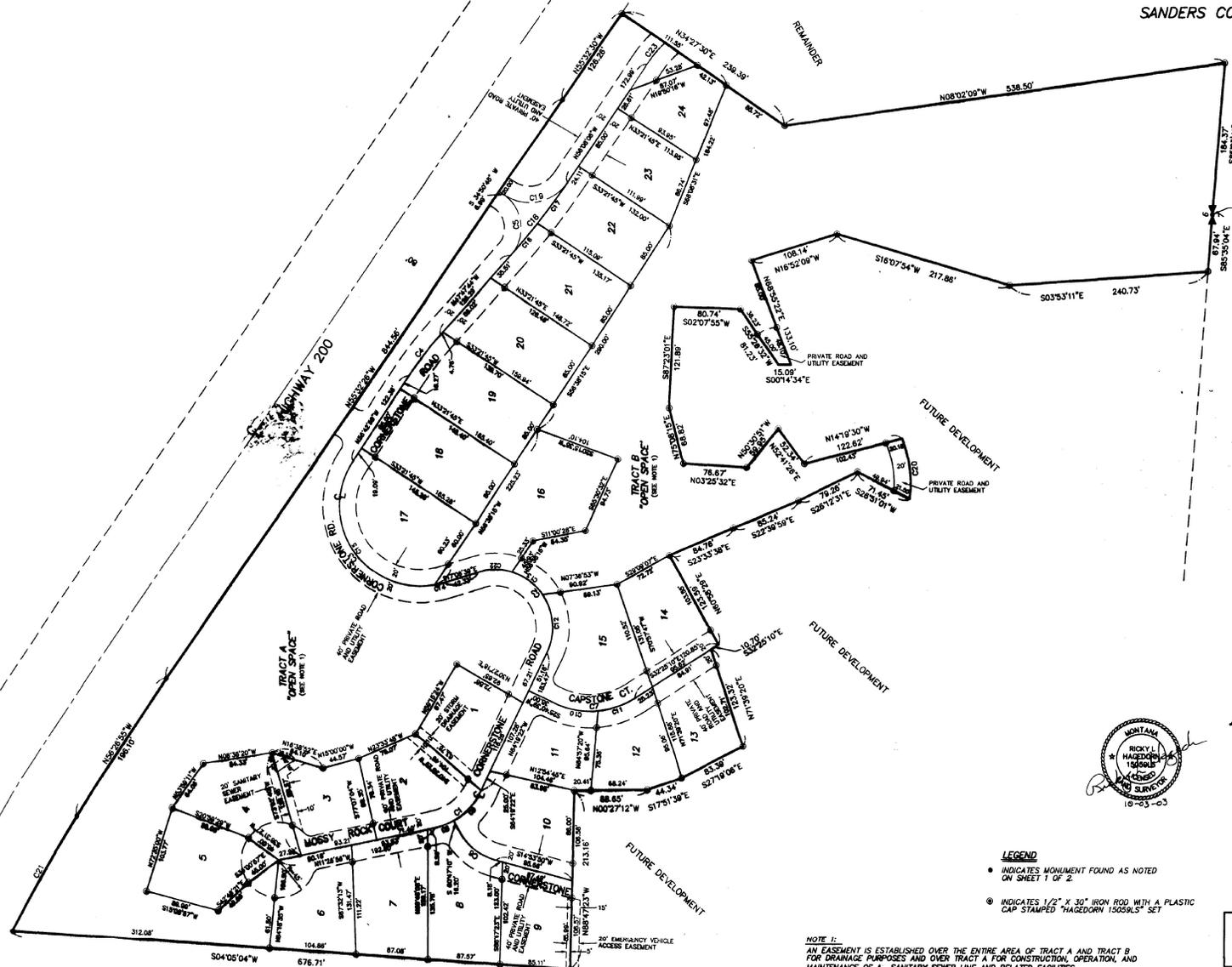


FINAL PLAT OF
SOLID ROCK ESTATES PHASE 1
 A PLANNED UNIT DEVELOPMENT IN THE SOUTH HALF OF SECTION 6,
 T. 21 N., R. 29 W., M.P.M., CITY OF THOMPSON FALLS,
 SANDERS COUNTY, MONTANA



LOT AND TRACT AREAS:

LOT 1	10383 SQ FT
LOT 2	11749 SQ FT
LOT 3	10044 SQ FT
LOT 4	11001 SQ FT
LOT 5	11271 SQ FT
LOT 6	11437 SQ FT
LOT 7	12873 SQ FT
LOT 8	12880 SQ FT
LOT 9	9757 SQ FT
LOT 10	12821 SQ FT
LOT 11	10426 SQ FT
LOT 12	9554 SQ FT
LOT 13	8843 SQ FT
LOT 14	10590 SQ FT
LOT 15	15769 SQ FT
LOT 16	18238 SQ FT
LOT 17	16705 SQ FT
LOT 18	14054 SQ FT
LOT 19	13840 SQ FT
LOT 20	13033 SQ FT
LOT 21	11937 SQ FT
LOT 22	11301 SQ FT
LOT 23	10453 SQ FT
LOT 24	8178 SQ FT
TRACT 'A'	3.82 ACRES
TRACT 'B'	4.56 ACRES
TOTAL AREA OF PHASE 1	= 15.01 ACRES

CURVE	DELTA	CURVE TABLE	CHORD BRG	CHORD DIST
C1	52.90°E	73.84	80.00	S37°57'00" 71.20
C2	105.21°E	188.23	80.00	S47°17'00" 188.20
C3	140.72°E	240.13	80.00	S43°05'11" 184.41
C4	09.05°E	82.28	80.00	N85°15'00" 82.28
C5	172.72°E	83.22	48.00	N43°31'32" 73.07
C6	253.22°E	26.86	70.00	S72°50'00" 26.86
C7	253.22°E	106.85	100.00	S72°50'00" 87.11
C8	17.90°E	24.80	80.00	S201°43'32" 24.71
C9	200.71°E	28.02	80.00	S48°45'00" 84.20
C10	31.90°E	84.11	100.00	S191°37'00" 84.01
C11	27.98°E	57.20	100.00	N163°14'12" 56.80
C12	07.04°E	13.20	70.00	N89°02'42" 13.20
C13	261.72°E	44.78	70.00	S36°32'00" 44.82
C14	07.04°E	13.20	70.00	S133°04'12" 13.20
C15	143.12°E	227.83	80.00	S54°36'14" 179.92
C16	33.18°E	20.20	70.00	S48°50'14" 20.20
C17	04.24°E	50.80	70.00	N50°21'00" 50.80
C18	08.20°E	111.27	70.00	S21°57'00" 111.17
C19	90.28°E	87.00	54.71	S103°02'00" 78.44
C20	282.28°E	73.88	148.45	S82°36'00" 73.84
C21	04.24°E	123.84	80.00	S52°26'00" 122.60
C22	34.24°E	33.88	80.00	N89°18'00" 33.81
C23	173.21°E	33.88	133.61	S49°10'00" 33.81

LEGEND

- INDICATES MONUMENT FOUND AS NOTED ON SHEET 1 OF 2
- INDICATES 1/2" X 30" IRON ROD WITH A PLASTIC CAP STAMPED "HAGEDORN 15059LS" SET

NOTE 1:
 AN EASEMENT IS ESTABLISHED OVER THE ENTIRE AREA OF TRACT A AND TRACT B FOR DRAINAGE PURPOSES AND OVER TRACT A FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LINE AND RELATED FACILITIES.



FOR ADDITIONAL SURVEY TIES AND NOTES SEE SHEET 1 OF 2

HAGEDORN, INC.
 Surveying and Engineering

5285 HIGHWAY 200, THOMPSON FALLS, MT 58873
 PH (406) 827-5400 FAX (406) 827-3194

SCALE: 1" = 60'
 DATE: 3-20-03
 JOB NO: 142-030

CALC: BR/ML
 DRAWN: BR/ML
 CHECKED: BY:

DWG # 12-03PH177/030
 SHEET 2 OF 2

ADDITIONAL NOTES:

- TRACT A AND TRACT B SHOWN HEREON ARE DESIGNATED AS OPEN SPACE OR COMMON AREA. BOTH TRACTS ARE UNDER 20 ACRES IN AREA, HAVE NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, OR SOLID WASTE DISPOSAL, AND NO NEW FACILITIES WILL BE CONSTRUCTED ON SAID TRACTS. THEREFORE, TRACT A AND TRACT B ARE EXEMPT FROM REVIEW UNDER THE SANITATION IN SUBDIVISIONS ACT PURSUANT TO SECTION 17.36.05(2)(a) A.R.M. TO WIT: "A PARCEL THAT HAS NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, AND SOLID WASTE DISPOSAL, IF NO NEW FACILITIES WILL BE CONSTRUCTED ON THE PARCEL."
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF THOMPSON FALLS ACROSS THE 40 FOOT PRIVATE ROAD AND UTILITY EASEMENTS, OPEN SPACE TRACTS A AND B, AND THE FRONTAGES OF ALL LOTS AS NEEDED FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWER LINES AND SERVICES AND WATER LINES AND SERVICES.
- THE LANDS CONTAINED IN TRACT A AND TRACT B OF THIS PLAT ARE SET ASIDE AS OPEN SPACE AND ARE INTENDED TO PROVIDE SUFFICIENT RECREATIONAL USES TO MEET THE NEEDS OF ALL PERSONS RESIDING IN ALL PHASES OF THIS PLANNED UNIT DEVELOPMENT.
- THIS DEVELOPMENT IS EXEMPT FROM THE PARK DEDICATION REQUIREMENT PRESENT TO 76-3-821(1)(b) MCA TO WIT: "THE LOCAL GOVERNING BODY SHALL WAIVE THE PARK DEDICATION REQUIREMENT IF THE PRELIMINARY PLAT PROVIDES FOR A PLANNED UNIT DEVELOPMENT OR OTHER DEVELOPMENT WITH LAND PERMANENTLY SET ASIDE FOR PARK AND RECREATIONAL USES SUFFICIENT TO MEET THE NEEDS OF THE PERSONS WHO WILL ULTIMATELY RESIDE IN THE DEVELOPMENT AND THE AREA OF THE LAND AND ANY IMPROVEMENTS SET ASIDE FOR PARK AND RECREATIONAL PURPOSES EQUALS OR EXCEEDS THE AREA OF THE DEDICATION REQUIREMENT UNDER SUBSECTION (1)."
- THE ROADS ON THIS PLAT ARE DEDICATED TO THE SOLID ROCK ESTATES HOMEOWNERS'S ASSOCIATION FOR THE USE AND BENEFIT OF THE LOTS DEVELOPED HEREON, AND ADJACENT PROPERTIES THAT MAY BE DEVELOPED BY THE OWNERS IN THE FUTURE.

CERTIFICATE OF DEDICATION --FINAL PLAT

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN SANDERS COUNTY TO WIT: THAT PORTION OF THE SOUTH HALF OF SECTION 6, T.21N.,R.29W.,M.P.M., SANDERS COUNTY, MONTANA DESCRIBED AS FOLLOWS: BEGINNING AT A STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE N85°33'04"W, ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 97.94 FEET; THENCE N02°11'14"E, 240.73 FEET; THENCE N16°07'54"E, 217.86 FEET; THENCE N18°52'07"E, 108.14 FEET; THENCE S68°52'27"W, 1133.10 FEET; THENCE N00°14'54"W, 15.08 FEET; THENCE N05°26'32"E, 81.23 FEET; THENCE S75°58'17"W, 68.83 FEET; THENCE N07°23'01"W, 121.80 FEET; THENCE S03°30'32"W, 76.61 FEET; THENCE S30°30'31"E, 59.95 FEET; THENCE S50°14'20"W, 52.34 FEET; THENCE S14°19'30"E, 122.62 FEET; THENCE S50°14'20"W, 52.34 FEET; THENCE S14°19'30"E, 122.62 FEET; THENCE ALONG THE ARC OF A 148.45 FOOT, NONTANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S82°36'38"W, 72.94 FEET, THROUGH A CENTRAL ANGLE OF 28°28'58" FOR AN ARC DISTANCE OF 73.69 FEET; THENCE N26°51'01"E, 71.45 FEET; THENCE N08°12'31"W, 78.28 FEET; THENCE N22°19'50"W, 85.24 FEET; THENCE N23°33'38"W, 94.78 FEET; THENCE S03°58'28"W, 123.59 FEET; THENCE N32°25'10"W, 10.70 FEET; THENCE S71°59'01"W, 123.32 FEET; THENCE N27°19'56"W, 83.39 FEET; THENCE N17°51'58"W, 44.34 FEET; THENCE N00°27'12"W, 88.84 FEET; THENCE N88°47'24"W, 213.16 FEET TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE "BABCOCK TRACT ON CERTIFICATE OF SURVEY NO. 548-1/2, RECORDS OF SANDERS COUNTY, MONTANA"; THENCE N04°05'04"E, ALONG THE WEST LINE OF SAID BABCOCK TRACT, 676.71 FEET TO THE SOUTHERLY LINE OF MONTANA STATE HIGHWAY 200; THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHWAY 200, THE FOLLOWING COURSES: THENCE ALONG THE ARC OF A 2003.48 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S82°26'56"E, 157.90 FEET, THROUGH A CENTRAL ANGLE OF 04°31'01" FOR AN ARC DISTANCE OF 137.94 FEET; THENCE ALONG THE CHORD OF A SPIRAL CURVE S55°32'30"E, 126.96 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID HIGHWAY 200, S142°12'01"W, 239.39 FEET; THENCE S08°02'09"E, 538.50 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE N85°24'16"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 184.37 FEET TO THE POINT OF BEGINNING, CONTAINING 15.01 ACRES, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS "SOLID ROCK ESTATES PHASE 1". SEE NOTE 5 FOR ROADWAY DEDICATION.

DATED THIS 17th DAY OF October, 2003

OWNER: Rick L. Hagedorn
 OWNER: Rick L. Hagedorn
 SUBSCRIBED AND SWORN BEFORE ME
 THIS 17th DAY OF October, 2003

NOTARY PUBLIC FOR THE STATE OF MONTANA

FINAL PLAT OF
SOLID ROCK ESTATES PHASE 1
 A PLANNED UNIT DEVELOPMENT IN THE SOUTH HALF OF SECTION 6
 T.21N.,R.29W., M.P.M., CITY OF THOMPSON FALLS
 SANDERS COUNTY, MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL - CITY

THE CITY COUNCIL OF THOMPSON FALLS, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT. THIS 18th DAY OF November, 2003

MAYOR OF THOMPSON FALLS

ATTEST: Kelly D. Clark
 CITY CLERK

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY PURSUANT TO SECTION 76-3-811(1)(b) MCA, THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED BELOW AND ENCOMPASSED BY THE PROPOSED "SOLID ROCK ESTATES PHASE 1" ARE DELINQUENT.

DATED THIS 12th DAY OF November, 2003

Anna P. Jelle, TREASURER
 SANDERS COUNTY, MONTANA

CERTIFICATE OF EXAMINING SURVEYOR - FINAL PLAT

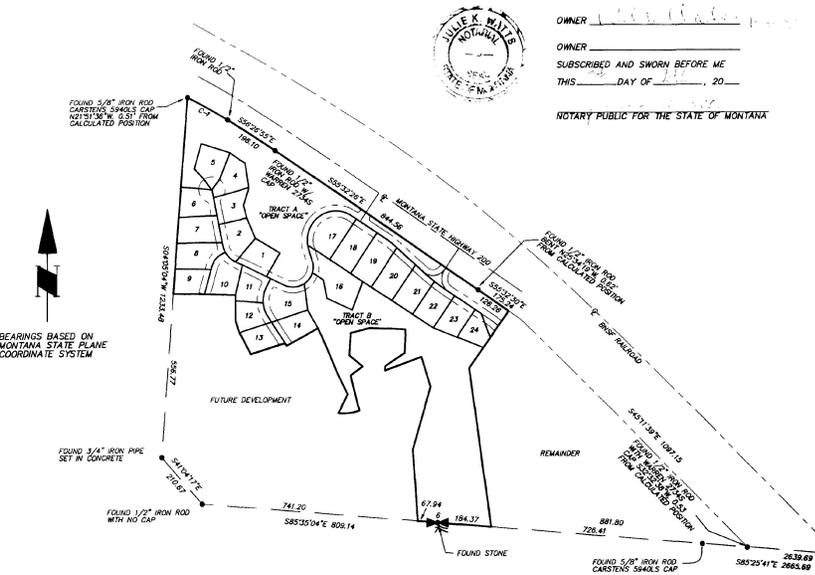
I, Rick L. Hagedorn, acting as examining land surveyor for Sanders County, Montana do hereby certify that I have examined the final plat of "SOLID ROCK ESTATES PHASE 1" and find that the survey data shown thereon meet the conditions set forth by or pursuant to title 76, part 4, MCA.

SIGNED

EXAMINING SURVEYOR

REGISTRATION NO.

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD
C-1	43°09"	2003.48	157.94	18028'58"W	157.90	



CERTIFICATE OF SURVEYOR - FINAL PLAT

STATE OF MONTANA } SS.
 COUNTY OF SANDERS

I, RICKY L. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF "SOLID ROCK ESTATES PHASE 1". THAT SUCH SURVEY WAS MADE BETWEEN OCTOBER, 2002 AND FEBRUARY, 2003. THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

DATED THIS 3rd DAY OF October, 2003

Ricky L. Hagedorn
 RICKY L. HAGEDORN PROFESSIONAL LAND SURVEYOR 15059LS

HOME OWNERS ASSN. (CCL+BY-LAWS) - 11/25/03 #5253
 EASEMENT - 4/3/95 (TRACED)

253256

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

STATE OF MONTANA } SS.
 COUNTY OF SANDERS

FILED FOR RECORD THIS 18th DAY OF November, 2003 AT 11:05 O'CLOCK AM

IN THE COUNTY CLERK AND RECORDER, SANDERS COUNTY, MONTANA

FEE \$ 1.00

FOR ADDITIONAL PERIMETER AND LOT DATA SEE SHEET 2 OF 2

HAGEDORN, INC.
 Surveying and Engineering
 5265 HIGHWAY 200, THOMPSON FALLS, MT 59873
 Ph: (406) 827-5400 FAX (406) 827-3194

SCALE: 1" = 200'
 DATE: 7-08-03
 JOB NO: 042-039

CALC. BY: RHL
 DRAWN BY: RHL
 CHECKED BY:

DWG #12-039PH1-SRT.DWG
 SHEET 1 OF 2