CERTIFICATE OF SURVEY NO. 2383

YELLOWSTONE RIVER RANCH ESTATES

BEING LOCATED IN SECTION 23, THE SW 1/4 SECTION 25, SECTION 26, THE NE 1/4 SECTION 27, AND THE N 3/4 OF SECTION 35, T. 5 S., R. 8 E., P. M. M., PARK COUNTY MONTANA

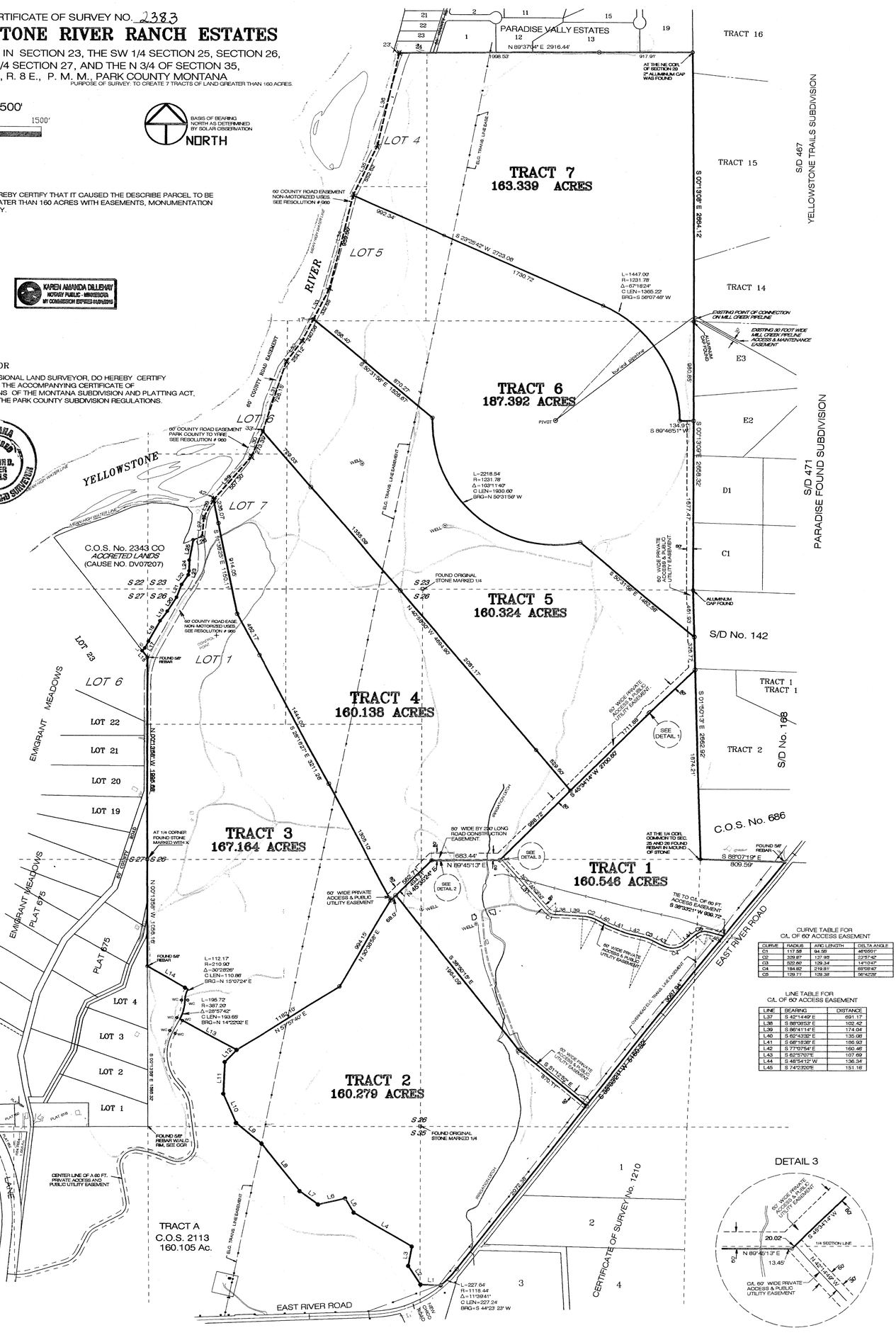
PURPOSE OF SURVEY: TO CREATE 7 TRACTS OF LAND GREATER THAN 160 ACRES.

SCALE: 1" = 500'

0' 500' 1000' 1500'

BASIS OF BEARING NORTH AS DETERMINED BY SOLAR OBSERVATION

NORTH



CERTIFICATE OF CONSENT

YELLOWSTONE RIVER RANCH ESTATES, LLC., DOES HEREBY CERTIFY THAT IT CAUSED THE DESCRIBE PARCEL TO BE SURVEYED, MAPPED AND PLATTED INTO 7 TRACTS GREATER THAN 160 ACRES WITH EASEMENTS, MONUMENTATION AS INDICATED AND DESCRIBED ON THIS PLAT OF SURVEY.

X _____
JERRY DODD
YELLOWSTONE RIVER RANCH ESTATES, LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF April, 2011

X _____
NOTARY PUBLIC FOR THE STATE OF Minnesota
RESIDING AT Minneapolis
MY COMMISION EXPIRES 01/31/2015

KAREN AMANDA DILLEHAY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2015

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, DONATHON D. PALMER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT ON THE 4th DAY OF MAY 2011 I SURVEYED THE ACCOMPANYING CERTIFICATE OF SURVEY, THAT I HAVE COMPLIED WITHE THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTIONS 76-3-101 THROUGH 76-3-625, M.C.A., AND THE PARK COUNTY SUBDIVISION REGULATIONS.

DATED THIS 4th DAY OF MAY 2011

Donathon D. Palmer
DONATHON D. PALMER
MONTANA REGISTRATION #10607LS

MONTANA REGISTERED DONATHON D. PALMER 10607LS PROFESSIONAL LAND SURVEYOR

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°04'51" W	205.42'
L2	N 33°24'12" W	221.61'
L3	N 10°57'48" E	194.55'
L4	N 59°53'55" W	671.66'
L5	N 31°15'49" W	163.78'
L6	S 77°08'55" W	269.76'
L7	N 53°48'06" W	221.85'
L8	N 38°56'00" W	602.99'
L9	N 50°07'30" W	316.64'
L10	N 22°34'40" W	315.15'
L11	N 02°11'19" E	314.23'
L12	N 43°08'35" E	164.55'
L13	N 61°09'07" W	630.08'
L14	N 59°38'23" W	451.30'
L15	N 37°55'15" W	82.79'
L16	N 42°33'11" E	39.43'
L17	N 27°46'34" E	75.08'
L18	N 28°19'28" E	228.61'
L19	N 36°38'12" E	118.61'
L20	N 32°52'32" E	164.05'
L21	N 20°13'32" E	134.93'
L22	N 34°23'45" E	114.70'
L23	N 09°48'02" E	40.87'
L24	N 00°09'57" E	104.64'
L25	N 10°21'54" E	203.58'
L26	N 68°18'14" E	95.32'
L27	N 04°48'57" E	191.94'
L28	N 28°45'46" E	194.46'
L29	N 39°53'29" E	557.30'
L30	N 23°16'09" E	273.39'
L31	N 18°30'49" E	728.15'
L32	N 37°00'48" E	254.12'
L33	N 26°49'42" E	571.49'
L34	N 14°00'57" E	959.31'
L35	N 26°52'16" E	552.62'
L36	N 13°09'17" E	941.53'

LEGEND:

- WC FOUND 5/8" REBAR W/BPC, SEE C.O.S. 2113
- SET 5/8" X 18" REBAR WITH 2" ALUMINUM CAP
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP
- UNDER GROUND ELECTRIC CABLE
- EXISTING WELL
- EXISTING BUILDING
- RANCH TRAIL

OTHERS AS NOTED

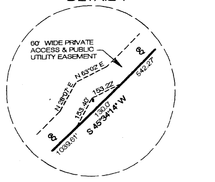
CURVE TABLE FOR C/L OF 60' ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	117.58	94.56	46°05'01"
C2	325.67	137.98	23°37'42"
C3	325.60	129.34	14°10'43"
C4	184.82	219.81	68°08'47"
C5	139.71	138.38	56°42'58"

LINE TABLE FOR C/L OF 60' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L37	S 42°14'49" E	691.17
L38	S 88°08'53" E	102.42
L39	S 86°41'14" E	174.04
L40	S 62°43'32" E	135.08
L41	S 68°16'36" E	186.92
L42	S 77°07'54" E	160.46
L43	S 62°57'07" E	107.69
L44	S 48°54'12" W	136.34
L45	S 74°23'20" E	151.16

DETAIL 1



DETAIL 2

DETAIL 3

DESCRIPTION

A TRACT OF LAND BEING THE NE1/4, THE SE 1/4, A PART OF THE E1/2 OF THE SW1/4, A PORTION OF GOVERNMENT LOTS 4, 5, 6, AND 7 OF SECTION 23, A PART OF THE NW1/4 OF SECTION 25, THE NE1/4, THE NE1/4 OF THE NW1/4, A PART OF THE SE1/4, A PART OF THE SW1/4 AND ALL OF GOVERNMENT LOT 1 OF SECTION 26; A PART OF GOVERNMENT LOT 6 OF SECTION 27; A PART OF THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4, THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NW1/4, THE SE1/4 OF THE NW1/4 OF SECTION 35, ALL IN T. 5 S., R. 8 E., P.M.M., PARK COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 26 AND 27, THENCE NORTH 00-13-58 WEST ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 1994.65 FEET; THENCE NORTH 37-55-15 WESTALONG THE NORTHEASTERLY LINE OF LOT 23 OF EMIGRANT MEADOWS SUBDIVISION, 82.79 FEET TO THE SOUTHERLY MOST POINT OF CAUSE NUMBER DV07207; THENCE NORTH 42-33-11 EAST ALONG A MEANDER ALONG THE EASTERLY BOUNDARY OF SAID CAUSE NUMBER DV07207, BEING THE MEAN HIGH WATER LINE OF THE FORMER YELLOWSTONE RIVER BED AS SUCH EXISTED IN 1888, A DISTANCE OF 39.43 FEET; THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 27-46-34 EAST 75.08 FEET; NORTH 28-19-28 EAST 228.61 FEET; NORTH 36-38-12 EAST 118.61 FEET; NORTH 32-52-32 EAST 164.05 FEET; NORTH 20-13-32 EAST 134.93 FEET; NORTH 34-23-45 EAST 114.70 FEET; NORTH 09-48-02 EAST 40.87 FEET; NORTH 00-09-57 EAST 104.64 FEET; NORTH 10-21-54 EAST 203.58 FEET AND THE END OF SAID MEANDER LINE; THENCE NORTH 68-18-14 EAST 95.32 FEET; THENCE NORTH 04-48-57 EAST 191.94 FEET; THENCE NORTH 28-45-46 EAST ALONG A MEANDER LINE ALONG THE EAST BANK OF THE YELLOWSTONE RIVER, 194.48 FEET; THENCE ALONG SAID MEANDER LINE ALONG THE EAST BANK OF THE YELLOWSTONE RIVER THE FOLLOWING COURSES AND DISTANCES; NORTH 39-53-29 EAST 557.30 FEET; NORTH 23-16-09 EAST 273.39 FEET; NORTH18-30-49 EAST 728.15 FEET; NORTH 37-00-48 EAST 254.12 FEET; NORTH 26-49-42 EAST 571.49 FEET; NORTH 14-00-57 EAST 959.31 FEET; NORTH 26-52-16 EAST 552.62 FEET; NORTH 13-09-17 EAST 941.53 FEET AND THE END OF THE MEANDER LINE DESCRIBED; THENCE NORTH 89-37-04 EAST ALONG THE SOUTH LINE OF PARADISE VALLEY ESTATES, 2916.44 FEET; THENCE SOUTH 00-13-08 EAST ALONG THE WEST LINE OF YELLOWSTONE TRAILS SUBDIVISION 2664.12 FEET; THENCE SOUTH 00-13-09 EAST ALONG THE WEST LINE OF PARADISE FOUND SUBDIVISION, 2658.32 FEET; THENCE SOUTH 01-50-13 EAST ALONG THE WEST LINE OF SUBDIVISIONS NO. 142, NO. 168, AND C.O.S. NO. 686, A DISTANCE OF 2662.92 FEET; THENCE SOUTH 88-07-19 EAST ALONG THE SOUTH LINE OF SAID C.O.S. NO. 686, A DISTANCE OF 809.59 FEET; THENCE SOUTH 38-33-21 WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST RIVER ROAD, 5160.32 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1118.44 FEET, 227.64 FEET ALONG CURVE TO A POINT WHICH IS SOUTH 44-23-23 WEST 227.24 FEET FROM LAST DESCRIBED POINT; THENCE ALONG THE NORTHEASTERLY LINE OF C.O.S. NO. 2113 THE FOLLOWING COURSES AND DISTANCES; NORTH 88-04-21 WEST, 205.42 FEET; NORTH 33-24-12 WEST, 221.61 FEET; NORTH 10-57-48 EAST, 194.55 FEET; NORTH 59-53-05 WEST, 671.66 FEET, NORTH 31-15-49 WEST 163.78 FEET; SOUTH 77-08-55 WEST, 269.76 FEET; NORTH 53-48-06 WEST, 221.82 FEET; NORTH 38-56-30 WEST, 602.99 FEET; NORTH 50-07-30 WEST, 316.64 FEET; NORTH 22-34-40 WEST, 315.15 FEET; NORTH 02-11-19 EAST, 314.23 FEET; NORTH 43-08-39 EAST, 164.55 FEET; NORTH 61-09-07 WEST, 630.08; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 387.20 FEET, 195.72 FEET ALONG CURVE TO A POINT WHICH IS NORTH 14-22-02 EAST 193.65 FEET FROM LAST DESCRIBED POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.90 FEET, 112.17 FEET ALONG CURVE TO A POINT WHICH IS NORTH 15-07-24 EAST, 110.86 FEET FROM LAST DESCRIBED POINT; THENCE NORTH 59-38-23 WEST 451.30 FEET TO THE NORTHERLY MOST POINT OF AFORE SAID C.O.S. NO. 2113; THENCE NORTH 00-13-58 WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORE SAID SECTION 27, A DISTANCE OF 1056.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 1159.244 ACRES ALONG WITH AND INCLUDING ALL THAT LAND LYING BETWEEN THE DESCRIBED MEANDER LINE ALONG AFORE SAID EAST BANK OF THE YELLOWSTONE RIVER AND ITS MEAN HIGH WATER LINE AS MEASURED NORMAL THERE TO. THE ABOVE DESCRIBED IS SUBJECT TO ANY EXISTING EASEMENTS.

CERTIFICATE OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY MONTANA HEREBY CERTIFY THAT IT HAS EXAMINED THIS ACCOMMPANYING CERTIFICATE OF SURVEY AND HAVE FOUND THE SAME TO CONFORM TO THE LAW, APPROVES IT, AND HEREBY ACCEPTS ANY DEDICATION ON THIS PLAT AS BEING DEDICATED TO SUCH USE.

DATED THIS 7th DAY OF June, 2011.

Randy Taylor
CHARIMAN, PARK COUNTY COMMISSION

CERTIFICATE OF COUNTY TREASURER

I, Kevin J Larkin, TREASURE OF PARK COUNTY, MONTANA HEREBY CERTIFY THAT THE ACCOMPANYING CERTIFICATE OF SURVEY HAS BEEN DULY EXAMINED AND THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND ARE DELINQUENT.

DATED THIS 16 DAY OF May, 2011

Kevin J Larkin
TREASURER OF PARK COUNTY, MONTANA.

COUNTY TREASURER MONTANA PARK COUNTY

CLERK AND RECORDER

I, Denise Nelson CLERK AND RECORDER OF PARK COUNTY, MONTANA DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 7 DAY OF June, 2011, AT 10:58 A.M., AND RECORDED IN BOOK ____, ON PAGE ___, RECORDS OF THE CLERK AND RECORDER, PARK COUNTY, MONTANA.

DOCUMENT NUMBER 366259

Denise Nelson fee: 850
PARK COUNTY CLERK AND RECORDER

PREPARED BY
PALMER SURVEYING & MAPPING
1900 TAYABESHOCKUP ROAD
BOZEMAN, MONTANA 59715

C/S 2383