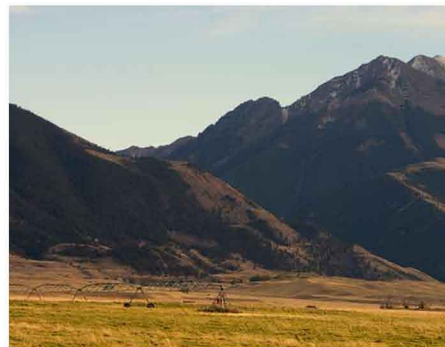
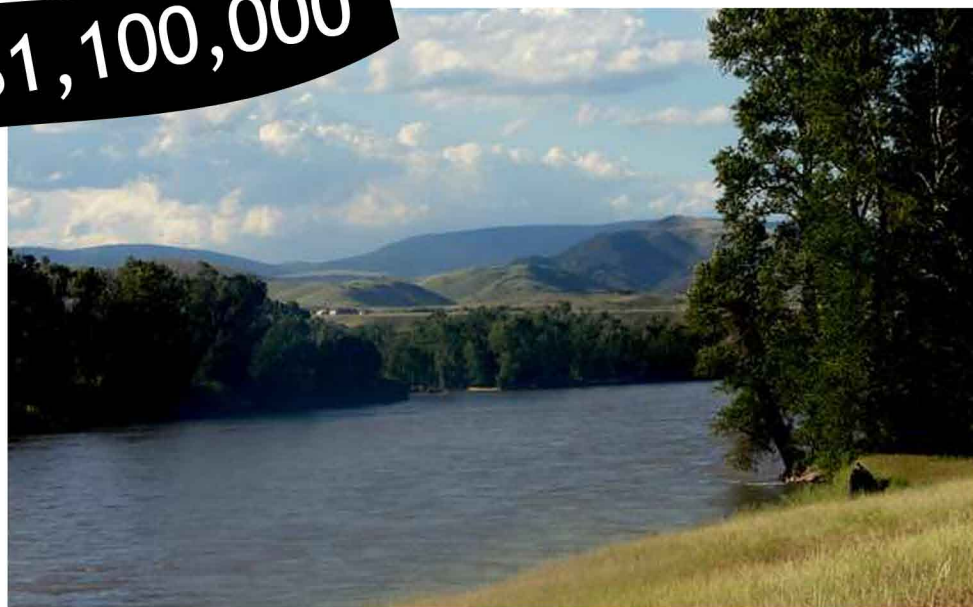


Tract 7 of the Yellowstone River Ranch

Paradise Valley, Montana

\$1,100,000



**163 Acres with 1,494 Feet
of Yellowstone River
Frontage**

Excellent build sites on the property

Prime Paradise Valley location

River frontage is smooth and has no
evidence of flooding

This is the end tract of the Montana River
Ranch

The entire ranch is currently listed for
\$7.9Million - 1,344 total acres

MLS#179182

Visit BruceLay.com for more information

Bruce Lay, Broker

(406)223-7835 Cell (406)222-0304 Office

**MAVERICK
REALTY**

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.

SCALE: 1" = 500'
0' 500' 1000' 1500'



CERTIFICATE OF CONSENT

YELLOWSTONE RIVER RANCH ESTATES, L.L.C. DOES HEREBY CERTIFY THAT IT CAUSED THE DESCRIBE PARCEL TO BE SURVEYED, MAPPED AND PLATTED INTO 7 TRACTS GREATER THAN 100 ACRES WITH EASEMENTS, MONUMENTATION AS INDICATED AND DESCRIBED IN THIS PLAT OF SURVEY.

JERRY D. WILSON
SUBSCRIBED AND SWORN TO BEFORE ME THIS
15th DAY OF APRIL 2011
IN THE COUNTY OF PARK COUNTY
MONTANA
RESIDING AT
MY COMMISSION EXPIRES 01/31/2015



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, DONATHON D. PALMER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT ON THE 15th DAY OF APRIL 2011 I SURVEYED THE ACCOMPANYING CERTIFICATE OF SURVEY, THAT I HAVE COMPILED WITH 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.

DONATHON D. PALMER
MONTANA REGISTRATION #10807LS



LINE	BEARING	DISTANCE
L1	N 89°55'11" W	200.32
L2	N 33°24'12" W	221.61
L3	N 1°12'57" E	134.02
L4	N 59°33'05" W	671.52
L5	N 31°17'00" W	183.79
L6	S 77°08'07" W	206.72
L7	N 53°48'00" W	273.52
L8	N 38°56'00" W	602.00
L9	N 50°07'30" W	316.64
L10	N 22°04'00" W	315.12
L11	N 02°11'15" E	314.23
L12	N 43°00'00" E	104.07
L13	N 51°30'07" W	630.00
L14	N 50°08'00" W	491.57
L15	N 37°50'15" W	85.79
L16	N 42°32'15" E	39.42
L17	N 27°46'05" E	75.08
L18	N 20°19'05" E	228.61
L19	N 30°28'05" E	104.07
L20	N 30°28'05" E	104.07
L21	N 20°19'05" E	104.07
L22	N 34°22'40" E	114.70
L23	N 00°48'00" E	40.07
L24	N 00°09'07" E	104.64
L25	N 12°01'30" E	203.63
L26	N 06°11'15" E	95.32
L27	N 04°48'07" E	101.04
L28	N 09°40'07" E	134.02
L29	N 30°28'05" E	567.30
L30	N 27°16'09" E	273.39
L31	N 14°30'04" E	728.12
L32	N 37°00'04" E	254.12
L33	N 20°40'25" E	571.49
L34	N 14°00'07" E	669.31
L35	N 20°21'07" E	550.62
L36	N 13°00'17" E	941.62

LEGEND:

- FOUND 5/8" REBAR WITH #2 ALUMINUM CAP
- 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

DETAIL 1



DETAIL 2



DESCRIPTION

A TRACT OF LAND BEING THE NE 1/4, THE SE 1/4, A PART OF THE E 1/2 OF THE SW 1/4, A PORTION OF GOVERNMENT LOTS 4, 5, 6, AND 7 OF SECTION 23, A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, THE NE 1/4, THE NW 1/4 OF THE NW 1/4, A PART OF THE SE 1/4, A PART OF THE NE 1/4, AND ALL OF GOVERNMENT LOT 1 OF SECTION 26, A PART OF GOVERNMENT LOT 6 OF SECTION 27, A PART OF THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NW 1/4 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 196.00 FEET; THENCE NORTH 07-55-15 WEST ALONG THE NORTHEASTERLY LINE OF LOT 23 OF EMIGRANT MEADOWS SUBDIVISION, 82.79 FEET TO THE SOUTHERLY MOST POINT OF CAUSE NUMBER 0707207; THENCE NORTH 42-33-11 EAST ALONG A MEANDER ALONG THE EASTERLY BOUNDARY OF SAID CAUSE NUMBER 0707207, BEING THE MEAN HIGH WATER LINE OF THE FORMER YELLOWSTONE RIVER BED AS SAID EXISTED IN 1888, A DISTANCE OF 39-43 FEET; THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 27-48-34 EAST 75.08 FEET; NORTH 28-19-29 EAST 228.61 FEET; NORTH 36-38-32 EAST 118.61 FEET; NORTH 32-52-32 EAST 164.05 FEET; NORTH 20-13-02 EAST 134.03 FEET; NORTH 04-22-45 EAST 114.70 FEET; NORTH 09-48-02 EAST 40.97 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 66-18-14 EAST 95.32 FEET; THENCE NORTH 04-48-57 EAST 191.94 FEET; THENCE NORTH 29-45-46 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 38-53-28 EAST 567.30 FEET; NORTH 23-16-09 EAST 273.39 FEET; NORTH 18-30-49 EAST 728.12 FEET; NORTH 37-00-48 EAST 254.12 FEET; NORTH 26-49-42 EAST 571.49 FEET; NORTH 14-00-07 EAST 669.31 FEET; THENCE SOUTH 00-09-07 EAST ALONG THE WEST LINE OF PARADISE VALLEY ESTATES, 2918.44 FEET; THENCE SOUTH 00-13-08 EAST ALONG THE WEST LINE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST RIVER ROAD, 1660.22 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 ALONG THE WEST LINE OF 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, 134.55 FEET; NORTH 59-53-05 WEST, 671.06 FEET; NORTH 31-15-48 WEST 163.78 FEET; SOUTH 77-08-55 WEST, 208.76 FEET; NORTH 03-48-06 WEST, 221.82 FEET; NORTH 38-56-30 WEST, 602.99 FEET; NORTH 59-30-07 WEST, 316.64 FEET; NORTH 32-44-40 WEST, 315.15 FEET; NORTH 02-11-19 EAST, 314.23 FEET; NORTH 43-08-38 EAST, 154.55 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 AFORESAID C.O.S. NO. 2113; THENCE NORTH 00-13-58 WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORESAID 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 AFORESAID 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 ACCOMPANYING 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 Tomber
 CHAIRMAN, PARK COUNTY COMMISSION

CERTIFICATE OF COUNTY TREASURER

Kew J. Lark
 TREASURER 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 16th DAY OF May 2011
Kew J. Lark
 TREASURER OF PARK COUNTY, MONTANA.



Denise Nelson
 CLERK AND RECORDER OF PARK COUNTY, MONTANA DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 15th DAY OF May 2011, AT 10:58 A.M. AND RECORDED IN BOOK _____ ON PAGE _____ RECORDS OF THE CLERK AND RECORDER, PARK COUNTY, MONTANA.

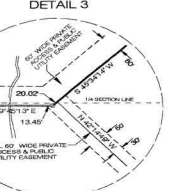
DOCUMENT NUMBER *3161259*
 PARK COUNTY CLERK AND RECORDER

CURVE TABLE FOR C.L. OF 80' ACROSS EASEMENT

CURVE	CHORD	ARC LENGTH	CURVE PERCENT
C1	117.89	62.28	27.52%
C2	241.41	141.28	29.52%
C3	137.89	82.28	27.52%
C4	117.89	62.28	27.52%

LINE TABLE FOR C.L. OF 80' ACROSS EASEMENT

LINE	BEARING	DISTANCE
L1	S 87°11'15" E	100.42
L2	S 89°53'05" E	100.42
L3	S 84°14'15" E	134.04
L4	S 87°42'30" E	130.08
L5	S 89°53'05" E	100.42
L6	S 87°11'15" E	100.42
L7	S 74°52'30" W	136.34
L8	S 74°52'30" W	136.34



15 2383