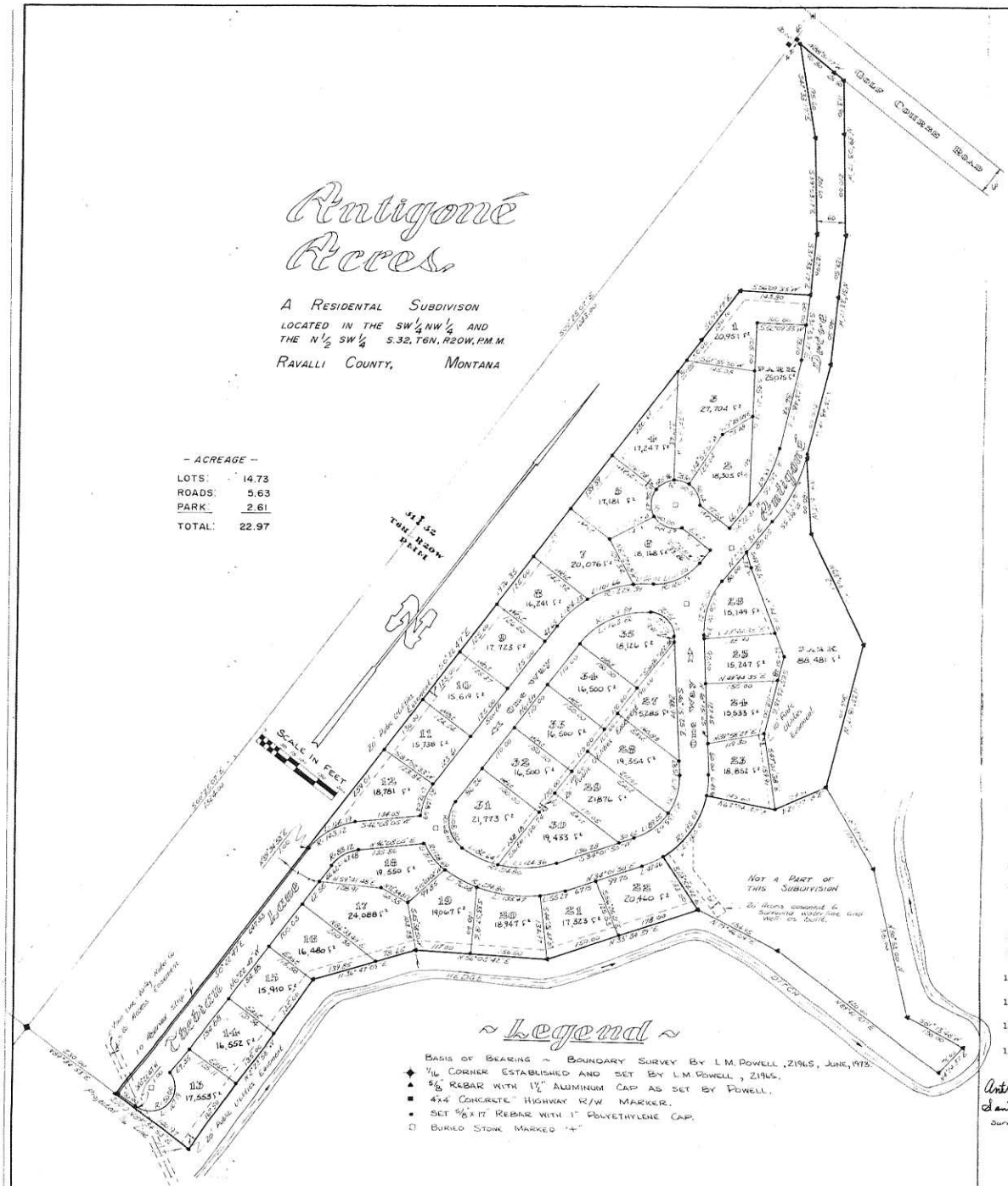
A-Tigone Acres

Antigoné Acres

A Residental Subdivison
Located in the SW¼ NW¼ and the N½ SW¼ S.32, T6N, R20W, P.M.M.
Ravalli County, Montana

– ACREAGE –

LOTS:	14.73
ROADS:	5.63
PARK:	2.61
TOTAL:	22.97



R. David Schurian — Registered Surveyor & Land Use Planner

CERTIFICATE OF DEDICATION

Jack D. Blahnik and Patricia Blahnik, husband and wife of Hamilton, Montana; and Robert M. Bielenberg and Mary Brome Bielenberg, husband and wife, of Hamilton, Montana, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, streets and parks as shown by the plat and certificate of survey hereunto annexed, the following described tract of land, to wit:

Commencing at the S 1/16 corner common to Sections 31 and 32, T 6 N, R 20 W, PMM; thence, N89°34'53"E, 230.00 feet to the point of beginning; thence, N89°34'53"E, 192.00 feet; thence, along the West line of the Hedge Ditch, N02°23'58"W, 437.50 feet; N36°47'09"E, 218.50 feet; N56°02'42"E, 273.50 feet; and N33°34'39"E, 328.00 feet; thence, N89°54'42"W, 133.80 feet; thence, 160.01 feet along a non-tangent curve to the left being concaved to the West having a radius of 195.02 feet and a long chord bearing N3°24'58"W; thence, N63°04'37"E, 145.60 feet; thence, N29°27'08"E, 109.56 feet; thence, N23°18'17"W, 305.00 feet; thence, N63°03'17"W, 253.00 feet; thence, N41°18'17"W, 160.00 feet; thence, N29°48'17"W, 200.00 feet; thence, N31°33'17"W, 270.00 feet; thence, N39°03'17"W, 323.90 feet; thence, N88°51'17"W, 116.30 feet along the South line of a paved public road; thence, S47°33'17"E, 195.80 feet; thence, S39°03'17"E, 201.80 feet; thence, S31°33'17"E, 127.90 feet; thence, S56°09'33"W, 143.80 feet; thence, S04°17'27"E, 130.10 feet; thence, S00°22'47"E, 1976.35 feet to the point of beginning. Containing 22.97 acres more or less. According to monuments and survey data as shown hereon,

to be known and designated ANTIGONÉ ACRES, and the lands included in all drives, courts, lanes, and parks shown on said plat are hereby granted and donated to the use of the public forever. Dated this 14th day of June, A.D. 1974.

Jack D. Blahnik — Patricia Blahnik
Robert M. Bielenberg — Mary Brome Bielenberg

STATE OF MONTANA
SS
County of Ravalli

On this 14th day of June in the year of one thousand nine hundred-seventy four, before me Shelley A. Keith, a Notary Public in and for said county and state personally appeared Jack D. Blahnik, Patricia Blahnik, Robert M. Bielenberg and Mary Brome Bielenberg, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Shelley A. Keith
Notary Public for the State of Montana.
Residing at Hamilton
My commission expires Jan. 4 1977

CERTIFICATE OF SURVEY

STATE OF MONTANA
SS
County of Ravalli

R. David Schurian being duly sworn on his oath deposeth and says that the annexed survey and plat of Antigoné Acres was made according to the provisions of the Montana Subdivision and Platting Act of 1973, that he is a Registered Land Surveyor in the State of Montana and said survey was made under his supervision during the year 1973.

R. David Schurian
R. David Schurian
Reg. No. 3102G

Sworn and subscribed before me this 5th day of June, 1974.

Dorothy A. Harlan
Notary Public for the State of Montana.
Residing at Hamilton, Mont.
My commission expires Oct 15 1974

Approved this ___ day of _____, 1973 — Ravalli County Attorney

Approved this ___ day of _____, 1973 — Chairman, Hamilton City Council

Approved this ___ day of _____, 1973 — Examining Land Surveyor

Approved this ___ day of _____, 1974 — Ravalli County Clerk & Recorder

Approved this ___ day of _____, 1974 — Chairman, Ravalli County Commissioners

Sanitary restrictions lifted this 14th day of June, 1974. Filed in Bk. ___, Pg. ___ Per File #6163

RESTRICTIVE COVENANTS

1. No trailers, mobile homes, or modular homes may be used as a dwelling or parked on any lot for any reason excepting camp type trailers which may be stored in a neat and orderly fashion.
2. No more than one dwelling shall be erected on any one lot.
3. No lot may be subdivided in any manner, and no lot shall be broken up by sale of a portion or portions thereof. This paragraph shall not prohibit joint or common ownership of any lot.
4. No basement without a superstructure, shack, garage, barn or other out-buildings shall be used as a residence and the exterior of all buildings must be completed including siding, within 18 months from start of construction.
5. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No junk or inoperable cars or trucks shall be kept on any lot unless they are kept within a garage or shop and out of public view.
7. All lots shall be used strictly for residential purposes and no business, trade or manufacture of any sort or nature shall be conducted thereon; no farming or ranching pursuits shall be conducted on a commercial basis; and no noxious or offensive activities shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. Easements for existing ditches and rights-of-way are reserved.
9. Buildings on lots shall not be located nearer than 15 feet from roadways or nearer than five feet from any adjoining property line.
10. No dwelling shall be constructed on any lot or lots which has ground floor area of the main structure which is less than one hundred square feet exclusive of porches, patios and attached garages.
11. No old building whether intended for use in whole or in part as a residential structure, garage or other out-building, shall be moved upon said premises.
12. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the minimum requirements, standards and recommendations of the State Department of Health.
13. These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 10 years from the date these covenants are recorded at which time said covenants shall automatically extend for an additional period of 10 years unless by vote of a majority of the then owners of the property included, it is agreed to change the same in whole or in part.

Antigone Drive-Co Road - Per file #6259
Sanitary Restrictions Lifted - Per file #6272
Surveyor's Affidavit (Lot 20) #539049

205113
Filed this 14th day of June 1974 at 9:35 o'clock P.M.
Eileen S. Quigley
Clerk & Recorder
Fee $20.00

Amend Cove #552498 (455723) & 552750
173-950 Amend Cove
#465817 - Covenants
#465816 - By-Laws

PROJECT No. 73-202

Victor, Montana