Owners: Pat D. Warner

Date: March 1, 2007

Job#: WA06-141

F & H Land Surveying, Inc.
144 Second Street East
P.O. Box 114
Whitefish, Mt. 59937
406-862-2386

A SUBDIVISION PLAT OF
WARNER HILLS
E1/2 SE1/4 SECTION 1, T.29 N., R.22 W., P.M.,M.
FLATHEAD COUNTY, MONTANA

LEGEND

- Section Corner (as noted)
- Quarter Corner (as noted)
- Center Quarter Corner (as noted)
- Sixteenth Corner (as noted)
- Found (as noted)
- Set 5/8" X 24" Rebar w/plastic cap marked "SULLIVAN 9093 LS"
- Addresses

1" = 200'

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned Chairman of the Board of County Commissioners and the Clerk and Recorder of Flathead County, Montana, hereby certify that this accompanying plat of Flathead County, Montana, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and has been found by them to conform to law and was approved by them at their regular meeting held on the 15th day of July 2008.

Chairman, Board of County Commissioners

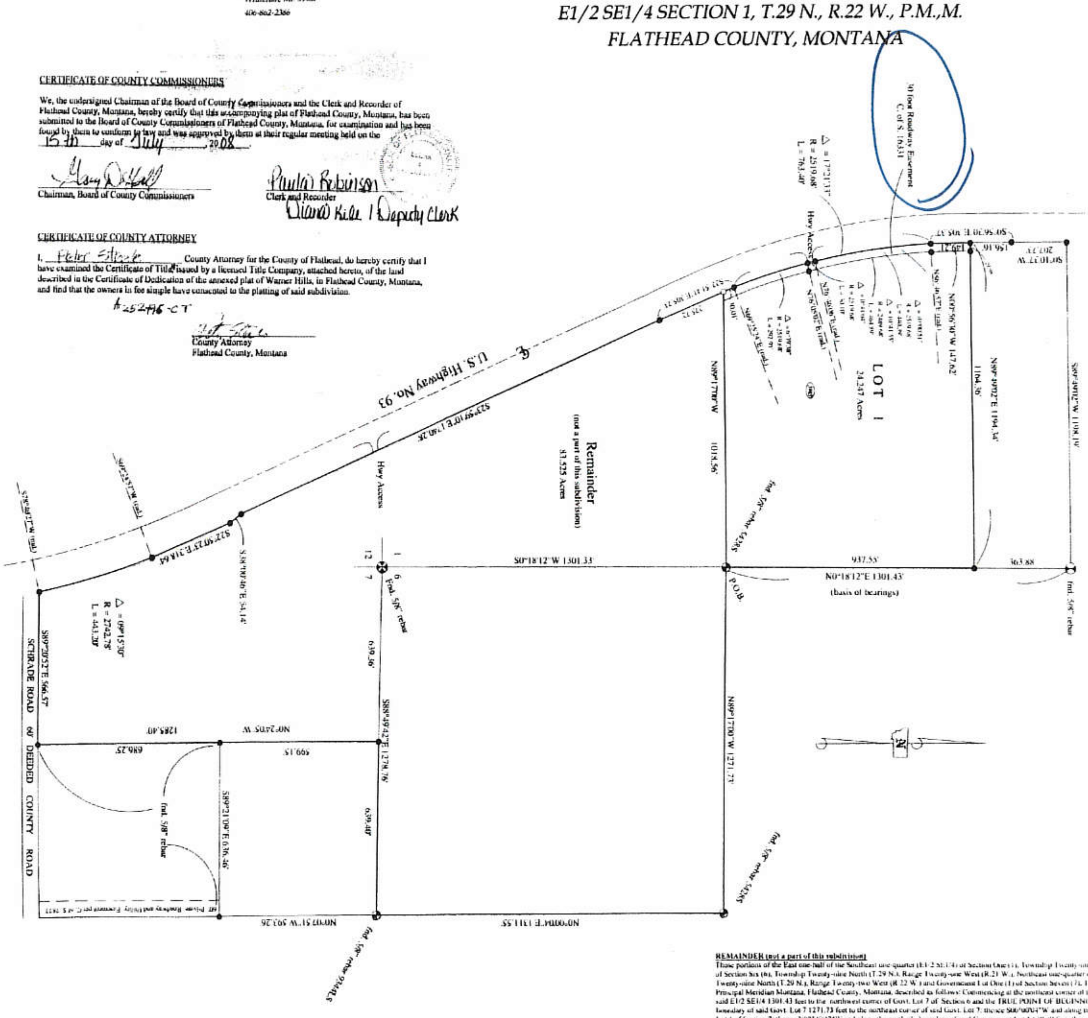
Paula Robinson
Clerk and Recorder
Diana Kile / Deputy Clerk

CERTIFICATE OF COUNTY ATTORNEY

I, Peter Steele, County Attorney for the County of Flathead, do hereby certify that I have examined the Certificate of Title issued by a licensed Title Company, attached hereto, of the land described in the Certificate of Dedication of the annexed plat of Warner Hills, in Flathead County, Montana, and find that the owners in fee simple have consented to the platting of said subdivision.

#252496-CT

County Attorney
Flathead County, Montana



CERTIFICATE OF CONSENT

We, Pat D. Warner, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to wit:

That portion of the Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) of Section One (1), Township Twenty-nine North (T.29 N.), Range Twenty-two West (R.22 W.), Principal Meridian Montana, Flathead County, Montana, described as follows: BEGINNING at the southeast corner of said NE1/4 SE1/4; thence N89°17'00"W 1018.56 feet to the easterly R/W of U.S. Highway No 93; thence along said easterly R/W the following three courses: N22°51'41"W 70.01 feet to a 2519.68 foot radius curve to the right; thence along said curve through a central angle of 17°21'13" an arc length of 763.40 feet; thence N00°56'30"W 149.21 feet; thence S89°49'02"E and leaving said R/W 1194.34 feet to the easterly boundary of said NE1/4 SE1/4; thence S00°18'12"W and along the easterly boundary of said NE1/4 SE1/4 937.55 feet to the point of beginning and containing 24.243 acres of land more or less.

We, Pat D. Warner, the undersigned property owners, hereby waive any and all right to protest which we may have in regard to any attempt to be made by a local governmental entity, to initiate a Special Improvement District which includes WARNER HILLS, shown on the plat therefore, for any of the purposes related to roads, water facilities and systems, and sewer facilities and systems, set forth in Sections 7-12-2102 and 7-12-4102, M.C.A. We understand that we retain the ability to object to the amount of assessment imposed as a result of the formation of a Special Improvement District, including the right to object on the basis that the property is not benefited by the Special Improvement District. We agree that this covenant shall run to, with and be binding on the title of the real property described above and shall be binding on the heirs, assigns, successors in interest, purchasers, and any and all subsequent holders or owners of the real property shown on the subdivision plat for WARNER HILLS.

Pat D. Warner
Pat D. Warner

STATE OF MONTANA)
) ss
County of Flathead)

On this 30 day of April 2008, before me, a Notary Public for the State of Montana, personally appeared Pat D. Warner, whose names are subscribed to the within instrument and acknowledged to me that they were authorized to execute the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal the day and year in this certificate first hereinabove written.

NOTARY SEAL

NOTARY PUBLIC for the State of Montana
Printed Name: Roxanne Hill
Residing at: Kalispell, MT
My Commission Expires: [illegible]

PLAT STATEMENTS

Address numbers shall be posted at the commencement of construction and be clearly visible at all times thereafter. Numbers shall be placed at the driveway entrance and at any subsequent divergent points of access for shared driveways. All address numbers shall be displayed on a contrasting background using a minimum four-inch vertical height.

All utilities shall be placed underground. Utility placement is allowed within the 30 foot access easement as shown on the face of the final plat.

Solid waste removal for all lots shall be provided by a contracted solid waste hauler.

Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed.

The owners of Lot 1 shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after all construction and development activities.

This subdivision is located in an agricultural area and potential nuisances such as noise, dust, odors, and irregular hours of operation are commonplace. As such, the right to farm on adjoining properties will not be restricted as a result of the development or occupancy of this subdivision.

CERTIFICATE OF SURVEYOR

Brian F. Sullivan
Registration No. [illegible]

APPROVED [illegible] 2008

Examining Land Surveyor Reg. No. [illegible]

STATE OF MONTANA
County of Flathead

Filed on the 15 day of July 2008 at 3:45 o'clock P.M.

Paula Robinson
Clerk and Recorder
By [illegible] Deputy

INSTRUMENT REC. NO. 200800019924

SHEET 1 of 1 SHEETS 6

Plat # 07-09-46 Abstract# 2455
200800019924 Fees: $6.00 by: JS
by F&H LAND SURV
Date 7/15/2008 Time 3:47 PM
Paula Robinson, Flathead County Montana

REMAINDER (not a part of this subdivision)

Those portions of the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section One (1), Township Twenty-nine North (T.29 N.), Range Twenty-two West (R.22 W.), Government Lot Seven (7) of Section Six (6), Township Twenty-nine North (T.29 N.), Range Twenty-one West (R.21 W.), Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) of Section Twelve (12), Township Twenty-nine North (T.29 N.), Range Twenty-two West (R.22 W.) and Government Lot One (1) of Section Seven (7), Township Twenty-nine North (T.29 N.), Range Twenty-one West (R.21 W.), Principal Meridian Montana, Flathead County, Montana, described as follows: Commencing at the northeast corner of the E1/2 SE1/4 of Section 1; thence S00°18'12"W and along the easterly boundary of said E1/2 SE1/4 1301.43 feet to the northwest corner of Govt. Lot 7 of Section 6 and the TRUE POINT OF BEGINNING of the tract of land herein described; thence S89°17'00"E and along the northerly boundary of said Govt. Lot 7 1271.73 feet to the northeast corner of said Govt. Lot 7; thence S00°00'04"W and along the easterly boundary of said Govt. Lot 7 1311.55 feet to the northeast corner of Govt. Lot 1 of Section 7; thence N88°49'42"W and along the northerly boundary of said Government Lot 1 639.40 feet; thence S00°24'05"E 1285.40 feet to the northerly R/W of Schrade Road, a 60.00 foot deeded county road; thence N89°20'52"W and along the northerly R/W of Schrade Road 566.57 feet to the easterly R/W of U.S. Highway No. 93, said point being on a 2742.78 foot curve concave southwest and having a radial bearing of S78°40'27"W; thence along said easterly R/W the following five courses: northwesterly and along said curve through a central angle of 09°15'30" an arc length of 443.20 feet; thence N22°50'23"W 318.64 feet; thence N38°00'46"W 51.14 feet; thence N23°59'10"W 1740.28 feet; thence N22°51'41"W 275.72; thence S89°17'00"E 1018.56 feet to the point of beginning and containing 43.525 acres of land more or less. All as shown hereon.

Abst #2455 07-09-45.

WARNER