

28-23

28-23

PLAT OF HAWTHORN SPRINGS

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 15 NORTH,
RANGE 20 WEST, THE NORTHEAST ONE-QUARTER OF SECTION 12 AND THE SOUTHEAST
ONE-QUARTER OF SECTION 1 TOWNSHIP 14 NORTH, RANGE 21 WEST AND SECTION 6,
TOWNSHIP 14 NORTH, RANGE 20 WEST, PMM, MISSOULA COUNTY, MONTANA

CERTIFICATE OF DEDICATION:

We, the undersigned owners of record, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, common area, and public roadways as shown on the accompanying plat the following described property:

LEGAL DESCRIPTION:

Parcels of land located in the Southwest one-quarter of Section 31, Township 15 North, Range 20 West; the Southeast one-quarter of Section 1 and the Northeast one-quarter Section 12, Township 14 North, Range 21 West; and Section 6, Township 14 North, Range 20 West, Principle Meridian, Montana, Missoula County, Montana, and being further described as follows:

Beginning at the corner common to Township 14 & 15 North and Range 20 & 21 West; thence N00°12'02"W, 2650.18 feet; thence N89°44'15"E, 2582.57 feet; thence S00°07'17"W, 2649.46 feet; thence N89°25'02"E, 16.71 feet; thence S00°28'52"W, 1033.61 feet; thence N89°55'17"E, 1228.78 feet; thence S00°56'57"W, 2827.46 feet; thence N89°49'09"W, 1204.30 feet; thence S00°32'27"W, 1285.68 feet; thence N89°45'03"W, 1295.13 feet; thence N89°44'19"W, 1261.79 feet; thence S00°18'54"W, 644.01 feet; thence N40°52'58"W, 249.71 feet; thence N54°39'16"W, 247.14 feet; thence N40°52'58"W, 433.99 feet; thence N49°46'57"E, 190.41 feet; thence N30°17'03"W, 245.49 feet; thence N23°04'26"E, 509.81 feet; thence N04°59'03"W, 180.75 feet; thence S89°48'16"E, 449.64 feet; thence N00°12'25"E, 1566.42 feet; thence N00°11'07"E, 1277.25 feet; thence S89°58'34"E, 1237.21 feet; thence N00°22'40"E, 1281.72 feet; thence S89°41'55"W, 1242.48 feet, to the point of beginning, containing 518.88 acres.

Furthermore, the above parcel is to be known and designated as HAWTHORN SPRINGS; and the lands included in the public roadways easements on said plat are hereby dedicated, granted, and donated to the public forever; and the lands included in the common area are hereby dedicated and granted to the Hawthorn Springs Property Owners' Association. This plat conforms to the preliminary plat previously reviewed by this governing body; and all the required public improvements have been installed and/or a subdivision improvements agreement exists which is acceptable to the County of Missoula securing the future construction of the public improvements.

Patchy Inc.

by Tom W. Deveny
Tom W. Deveny, President

State of Montana
County of Missoula

On this 3rd day of May, 2004, before me personally appeared Tom W. Deveny for Patchy, Inc., known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

ss Mary Inabnit
Mary Inabnit

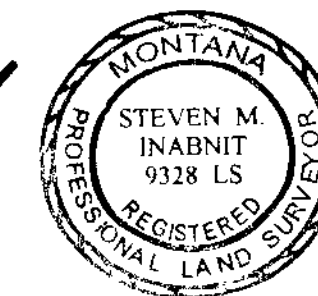
Notary Public for the State of Montana; Residing at Missoula, Montana

My commission expires October 20, 2005

CERTIFICATE OF SURVEYOR:

I certify that this survey represents work done by me or under my direction between the months of October, 2002 and April 2004. Because of road and utility construction, final monuments will not be set until six months after this plat is recorded.

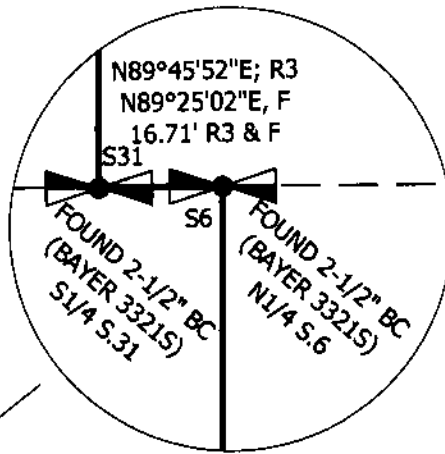
ss Steven M. Inabnit, PLS, May 3, 2004
Steven M. Inabnit, PLS, Montana Registration No. 9328LS
President, Eli & Associates, Inc.



ADDRESS BLOCK

NOTE: ADDRESSES ARE UNAVAILABLE UNTIL THIS PLAT IS FILED; HOWEVER, ALL LOTS WILL HAVE AN ADDRESS OF BUNCHGRASS LANE, JUNGGRASS LANE, BUNCHGRASS COURT OR WILSON LANE.

DETAIL 1 NOT TO SCALE



SCALE IN FEET
0 500 1000

BASIS OF BEARING
COS 5451

SUBDIVISION AREA
518.88 ACRES

DEVELOPER
PATCHY, INC

OWNERS OF RECORD
PATCHY, INC
H LAZY HEART, LLC (SW 1/4 S. 31 ONLY)

HAWTHORN SPRINGS
Eli & Associates, Inc.
PROFESSIONAL LAND SURVEYORS,
ENGINEERS, & LAND PLANNERS
P.O. BOX 16462, MISSOULA, MONTANA 59808
(406) 549-5022; FAX (406) 549-5088

ELI PROJECT NO. 02-5829
SURVEY DATE: OCTOBER, 2002
PLAT DRAWN: FEBRUARY 25, 2004
REVISED: APRIL 27, 2004

- LEGEND**
- SET 5/8" X 24" REBAR W/ 1-1/4" YPC (ELI 9328 LS)
 - ⊗ 40.0' RM SET 5/8" X 24" REBAR W/ 1-1/4" YPC (ELI 9328 LS)
 - ⊙ FOUND 1-1/4" YPC MK'D (9328 LS)
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 - R3 RECORD PER COS 5451
 - R4 RECORD PER COS 358
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 - R6 RECORD PER HIGHWAY R/W PROJECT I-90-2(29)84
 - F FOUND THIS SURVEY
 - RM REFERENCE MONUMENT
 - UE UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - COS CERTIFICATE OF SURVEY
 - PAE PRIVATE ACCESS EASEMENT
 - PPE PRIVATE PEDESTRIAN EASEMENT
 - NBZ NO BUILD ZONE - 25%+ SLOPE
 - RIPZ RIPARIAN BUFFER - NO IMPROVEMENT ZONE
 - AREA OF RIPARIAN RESOURCE / NO IMPROVEMENT ZONE (SEE COVENANTS FOR MORE INFORMATION)

	GROSS AREA	NET AREA
Lot 1	2.33 acres	1.92 acres
Lot 2	1.68 acres	1.42 acres
Lot 3	1.23 acres	0.99 acres
Lot 4	1.07 acres	0.90 acres
Lot 5	0.96 acres	0.79 acres
Lot 6	0.82 acres	0.67 acres
Lot 7	0.80 acres	0.68 acres
Lot 8	0.72 acres	0.59 acres
Lot 9	0.92 acres	0.55 acres
Lot 10	2.22 acres	1.63 acres
Lot 11	1.00 acres	0.81 acres
Lot 12	0.74 acres	0.58 acres
Lot 13	0.81 acres	0.50 acres
Lot 14	0.87 acres	0.55 acres
Lot 15	0.77 acres	0.60 acres
Lot 16	0.90 acres	0.71 acres
Lot 17	1.01 acres	0.82 acres
Lot 18	0.99 acres	0.82 acres
Lot 19	1.17 acres	0.98 acres
Lot 20	1.32 acres	1.14 acres
Lot 21	1.41 acres	1.15 acres
Lot 22	1.32 acres	1.13 acres
Lot 23	0.86 acres	0.70 acres
Lot 24	0.86 acres	0.70 acres

	GROSS AREA	NET AREA
Lot 25	1.06 acres	0.90 acres
Lot 26	1.09 acres	0.91 acres
Lot 27	1.82 acres	1.19 acres
Lot 28	1.49 acres	1.30 acres
Lot 29	1.65 acres	1.45 acres
Lot 30	3.06 acres	3.00 acres
Lot 31	1.58 acres	1.38 acres
Lot 32	1.19 acres	1.00 acres
Lot 33	1.16 acres	0.97 acres
Lot 34	1.24 acres	0.93 acres
Lot 35	1.93 acres	1.33 acres
Lot 36	0.76 acres	0.61 acres
Lot 37	0.83 acres	0.66 acres
Lot 38	0.82 acres	0.66 acres
Lot 39	0.82 acres	0.66 acres
Lot 40	1.15 acres	1.05 acres
Lot 41	1.62 acres	1.48 acres
Lot 42	1.32 acres	1.18 acres
Lot 43	1.22 acres	1.05 acres
Lot 44	0.96 acres	0.79 acres
Lot 45	2.42 acres	1.64 acres
Lot 46	0.96 acres	0.79 acres
Lot 47	1.22 acres	1.05 acres
Lot 48	1.59 acres	1.44 acres

	GROSS AREA	NET AREA
Lot 49	1.60 acres	1.37 acres
Lot 50	0.88 acres	0.72 acres
Lot 51	0.88 acres	0.72 acres
Lot 52	1.00 acres	0.82 acres
Lot 53	0.82 acres	0.66 acres
Lot 54	0.82 acres	0.66 acres
Lot 55	1.06 acres	0.89 acres
Lot 56	1.12 acres	0.95 acres
Lot 57	1.03 acres	0.86 acres
Lot 58	1.23 acres	1.01 acres
Lot 59	1.12 acres	0.97 acres
Lot 60	1.12 acres	0.97 acres
Lot 61	1.00 acres	0.85 acres
Lot 62	1.63 acres	1.11 acres
Lot 63	1.05 acres	0.80 acres
Lot 64	0.99 acres	0.86 acres
Lot 65	1.12 acres	0.99 acres
Lot 66	1.15 acres	1.01 acres
Lot 67	0.92 acres	0.77 acres
Lot 68	0.91 acres	0.76 acres
Lot 69	1.05 acres	0.88 acres
Lot 70	0.94 acres	0.77 acres
Lot 71	0.87 acres	0.71 acres
Lot 72	0.93 acres	0.79 acres

	GROSS AREA	NET AREA
Lot 73	0.76 acres	0.67 acres
Lot 74	0.92 acres	0.83 acres
Lot 75	0.96 acres	0.87 acres
Lot 76	0.94 acres	0.81 acres
Lot 77	0.83 acres	0.69 acres
Lot 78	0.96 acres	0.81 acres
Lot 79	1.04 acres	0.90 acres
Lot 80	1.03 acres	0.89 acres
Lot 81	1.39 acres	1.00 acres
Lot 82	1.05 acres	0.71 acres
Lot 83	0.85 acres	0.71 acres
Lot 84	0.86 acres	0.72 acres
Lot 85	0.94 acres	0.79 acres
Lot 86	0.98 acres	0.83 acres
Lot 87	1.32 acres	0.89 acres
Lot 88	1.02 acres	0.74 acres
Lot 89	0.99 acres	0.80 acres
Lot 90	0.97 acres	0.83 acres
Lot 91	0.97 acres	0.83 acres
Lot 92	0.91 acres	0.66 acres
Lot 93	1.02 acres	0.78 acres
Lot 94	4.06 acres	4.06 acres
Lot 95	40.34 acres	39.73 acres
Lot 96	30.30 acres	30.30 acres
Lot 97	296.77 acres	296.38 acres

	GROSS AREA	NET AREA
TOTAL LOTS	477.16 ACRES	456.84 ACRES
COMMON AREA	41.72 ACRES	41.54 ACRES
TOTAL AREA	518.88 ACRES	

CERTIFICATE OF EXAMINING LAND SURVEYOR:

I, Charles A. Wright, Examining Land Surveyor of Missoula County, Montana, do hereby certify that I have examined this plat and find that it conforms to surveying and roadway requirements of Section 76-3-611(2)(a) M.C.A., and state and local regulations enacted pursuant thereto.

Dated this 10th day of May, 2004
Charles A. Wright
Missoula County - Department of Public Works

CERTIFICATE OF COUNTY ATTORNEY:

I, Fred Van Valkenburg, Missoula County Attorney, do hereby certify that I have examined this plat of HAWTHORN SPRINGS and find this plat conforms to the requirements of Section 76-3-612, MCA, and local regulations adopted pursuant thereto.

ss Fred Van Valkenburg 5-16-04

CERTIFICATE OF COUNTY COMMISSIONERS:

We, the Board of County Commissioners for the County of Missoula, Montana, do hereby approve this plat in the public interest.

Barbara Evans
NOT AVAILABLE FOR SIGNATURE

Chairman
ss Bill Cough

Commissioner
ss David Curtis

Attest: State of Montana; County of Missoula

Dated this 18th day of May, 2004.
VICKIE M. ZELER, Missoula County Clerk

ss Frank R. Thomas
Clerk and Recorder, Missoula County, Montana

FINAL APPROVAL OF THIS PLAT HAS BEEN GRANTED BY:

ss Don Ryan 5/14/04
Missoula City/County Health Department

ss Tim Wolay 5/17/04
Missoula Office of Planning & Grants

"The above signed owners of record hereby grant unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities in, over, under, and across each area designated on this plat as "utility easement" to have and to hold forever."

"Acceptance of a deed for a lot within this subdivision shall constitute assent of the lot owners to any future SID/RSID, based on benefit, for upgrading the Frenchtown Frontage Road, Junegrass Way, Bunchgrass Lane and Bunchgrass Court, including but not limited to paving, curbs and gutters, non-motorized facilities, street widening, and drainage facilities, and may be used in lieu of their signatures on an SID/RSID petition. The waiver shall run with the land and shall be binding on the transferees, successors, and assigns of the owners of the land depicted herein."

"The purchaser and/or owner of the lot or parcel understands and agrees that private road construction, maintenance, and snow removal shall be the obligation of the owner or the Hawthorn Springs Property Owners' Association and that the County of Missoula is in no way obligated to perform such maintenance or upkeep until the roads are brought up to standards and accepted by the County of Missoula for maintenance."

1/4	SEC	T	R
X	31	15N	20W
X	6	14N	20W
X	1	14N	21W
X	12	14N	21W

PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 1 OF 10
03-4497



28-23

HAWTHORN SPRINGS

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 20 WEST, THE NORTHEAST ONE-QUARTER OF SECTION 12 AND THE SOUTHEAST ONE-QUARTER OF SECTION 1 TOWNSHIP 14 NORTH, RANGE 21 WEST AND SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 WEST, PMM, MISSOULA COUNTY, MONTANA

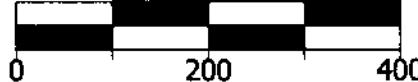
COS NO. 376
SW 1/4, SECTION 31,
TOWNSHIP 15 NORTH, RANGE 20 WEST
ROCKY MOUNTAIN ELK FOUNDATION
CONSERVATION EASEMENT
BOOK 730 MICRO, PAGE 2284

LEGEND

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- NBZ NO BUILD ZONE - 25%+ SLOPE
- RIPARIAN BUFFER - NO IMPROVEMENT ZONE
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SCALE IN FEET



BASIS OF BEARING
COS 5451

SUBDIVISION AREA
518.88 ACRES

DEVELOPER
PATCHY, INC

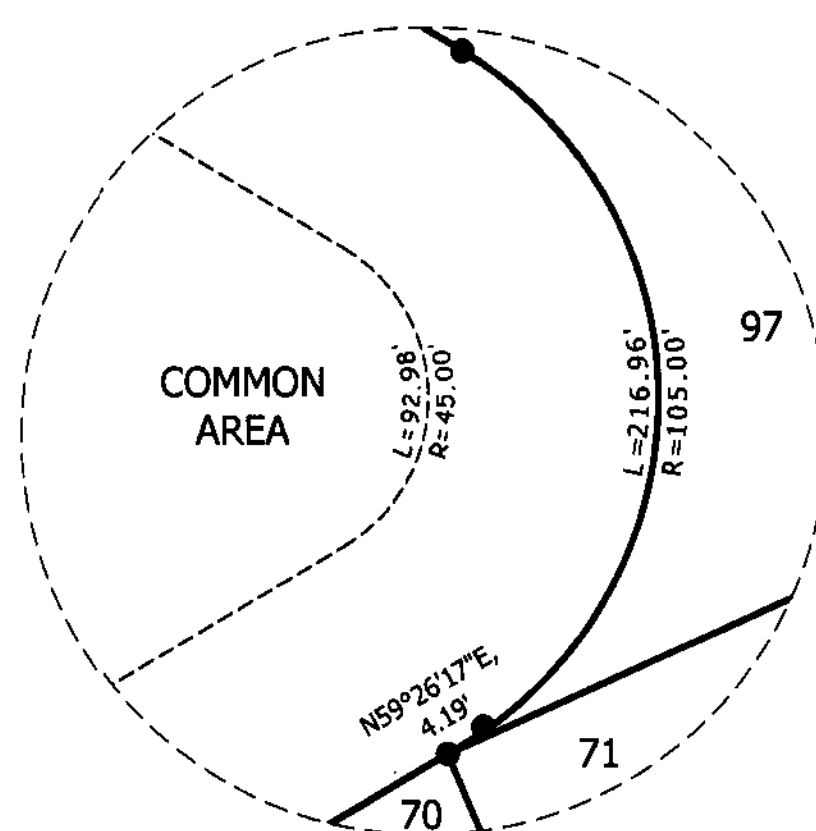
OWNERS OF RECORD
PATCHY, INC
H LAZY HEART, LLC (SW 1/4 S. 31 ONLY)

HAWTHORN SPRINGS

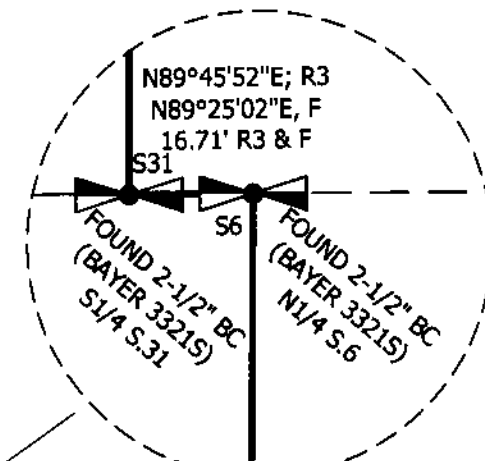
EL & Associates, Inc.
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P.O. BOX 16462, MISSOULA, MONTANA 59808
(406) 549-5022; FAX (406) 549-5088

ELI PROJECT NO. 02-5829
SURVEY DATE: OCTOBER, 2002
PLAT DRAWN: FEBRUARY 25, 2004
REVISED: APRIL 27, 2004

DETAIL 2
NOT TO SCALE



DETAIL 1
NOT TO SCALE



GOV. LOT 4
UNITED STATES OF
AMERICA

TRACT 4B, COS 5451

1/4	SEC	T	R
X	31	15N	20W
X	6	14N	20W
X	1	14N	21W
X	12	14N	21W

PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 2 OF 10
03-4497



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(SEE COVENANTS FOR MORE INFORMATION)



SCALE IN FEET

BASIS OF BEARING
COS 5451SUBDIVISION AREA
518.88 ACRESDEVELOPER
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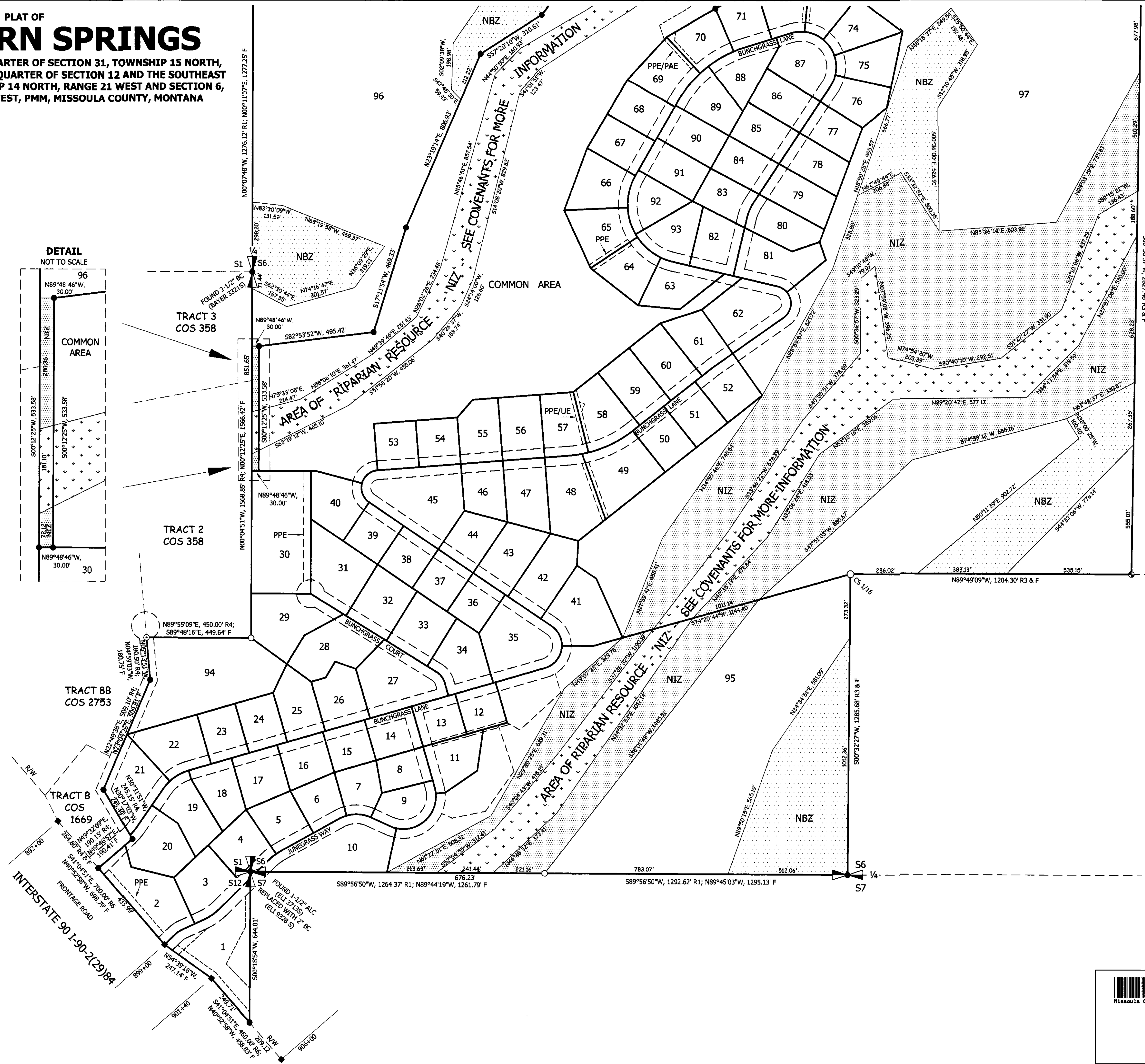
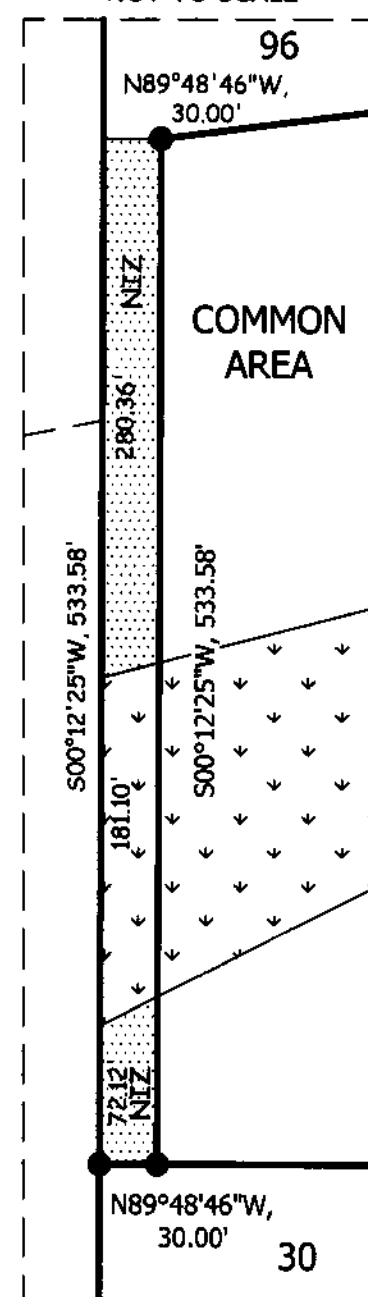
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ELI PROJECT NO. 02-5829

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PLAT DRAWN: FEBRUARY 25, 2004

REVISED: APRIL 27, 2004

DETAIL
NOT TO SCALETRACT 48
COS 5451

1/4	SEC	T	R
X	31	15N	20W
X	6	14N	20W
X	1	14N	21W
X	12	14N	21W

PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 3 OF 10
03-4497

PLAT 003419
Page: 3 of 10
06/19/2004 10:21A
Missoula County Vickie M Zeier Pl.
Bk-28 Pg-23

28-23

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COMMON AREA

LEGEND

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H LAZY HEART, LLC (SW 1/4 S. 31 ONLY)
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PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 4 OF 10			
03-4497			



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PLAT OF HAWTHORN SPRINGS

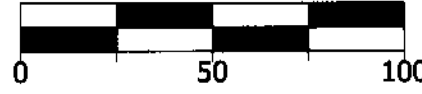
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PROFESSIONAL LAND SURVEYORS,
ENGINEERS, & LAND PLANNERS
P.O. BOX 16462, MISSOULA, MONTANA 59808
(406) 549-5022; FAX (406) 549-5088
ELI PROJECT NO. 02-5829
SURVEY DATE: OCTOBER, 2002
PLAT DRAWN: FEBRUARY 25, 2004
REVISED: APRIL 27, 2004

COMMON AREA

1/4	SEC	T	R
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<input checked="" type="checkbox"/>	6	14N	20W
<input checked="" type="checkbox"/>	1	14N	21W
<input checked="" type="checkbox"/>	12	14N	21W
PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 5 OF 10			
03-4497			

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Missoula County Vickie H Zeiler PL
BK-28 Pg-23

28-23 2-5829 (SHEET 5)

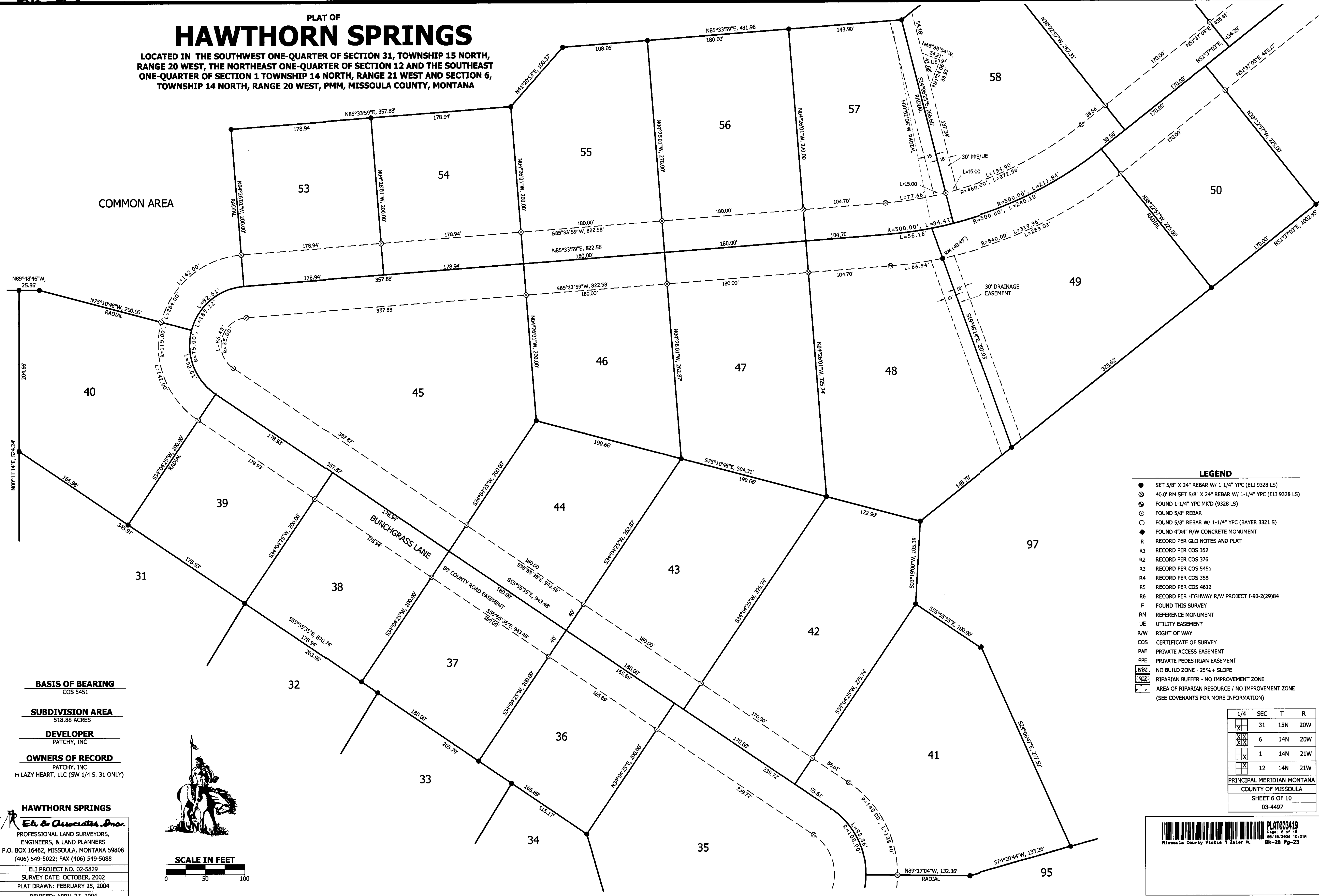
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HAWTHORN SPRINGS

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 20 WEST, THE NORTHEAST ONE-QUARTER OF SECTION 12 AND THE SOUTHEAST ONE-QUARTER OF SECTION 1 TOWNSHIP 14 NORTH, RANGE 21 WEST AND SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 WEST, PMM, MISSOULA COUNTY, MONTANA

COMMON AREA



BASIS OF BEARING
COS 5451

SUBDIVISION AREA
518.88 ACRES

DEVELOPER
PATCHY, INC

OWNERS OF RECORD
PATCHY, INC
H LAZY HEART, LLC (SW 1/4 S. 31 ONLY)

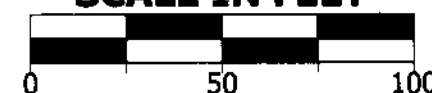
HAWTHORN SPRINGS

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REVISED: APRIL 27, 2004



SCALE IN FEET



LEGEND

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- ⊗ 40.0' RM SET 5/8" X 24" REBAR W/ 1-1/4" YPC (ELI 9328 LS)
- ⊕ FOUND 1-1/4" YPC MK'D (9328 LS)
- ⊙ FOUND 5/8" REBAR
- FOUND 5/8" REBAR W/ 1-1/4" YPC (BAYER 3321 S)
- ◆ FOUND 4"x4" R/W CONCRETE MONUMENT
- R RECORD PER GLO NOTES AND PLAT
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- R6 RECORD PER HIGHWAY R/W PROJECT I-90-2(29)84
- F FOUND THIS SURVEY
- RM REFERENCE MONUMENT
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- COS CERTIFICATE OF SURVEY
- PAE PRIVATE ACCESS EASEMENT
- PPE PRIVATE PEDESTRIAN EASEMENT
- NBZ NO BUILD ZONE - 25%+ SLOPE
- RIPARIAN BUFFER - NO IMPROVEMENT ZONE
- AREA OF RIPARIAN RESOURCE / NO IMPROVEMENT ZONE
(SEE COVENANTS FOR MORE INFORMATION)

1/4	SEC	T	R
X	31	15N	20W
X	6	14N	20W
X	1	14N	21W
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PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 6 OF 10			
03-4497			



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Missoula County Vickie H Zeier PL
Bk-28 Pg-23

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28-23

PLAT OF HAWTHORN SPRINGS

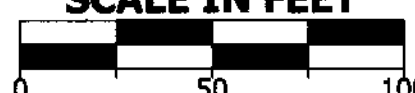
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SCALE IN FEET



BASIS OF BEARING

COS 5451

SUBDIVISION AREA

518.88 ACRES

DEVELOPER

PATCHY, INC

OWNERS OF RECORD

PATCHY, INC
H LAZY HEART, LLC (SW 1/4 S. 31 ONLY)

HAWTHORN SPRINGS

El & Associates, Inc.
PROFESSIONAL LAND SURVEYORS,
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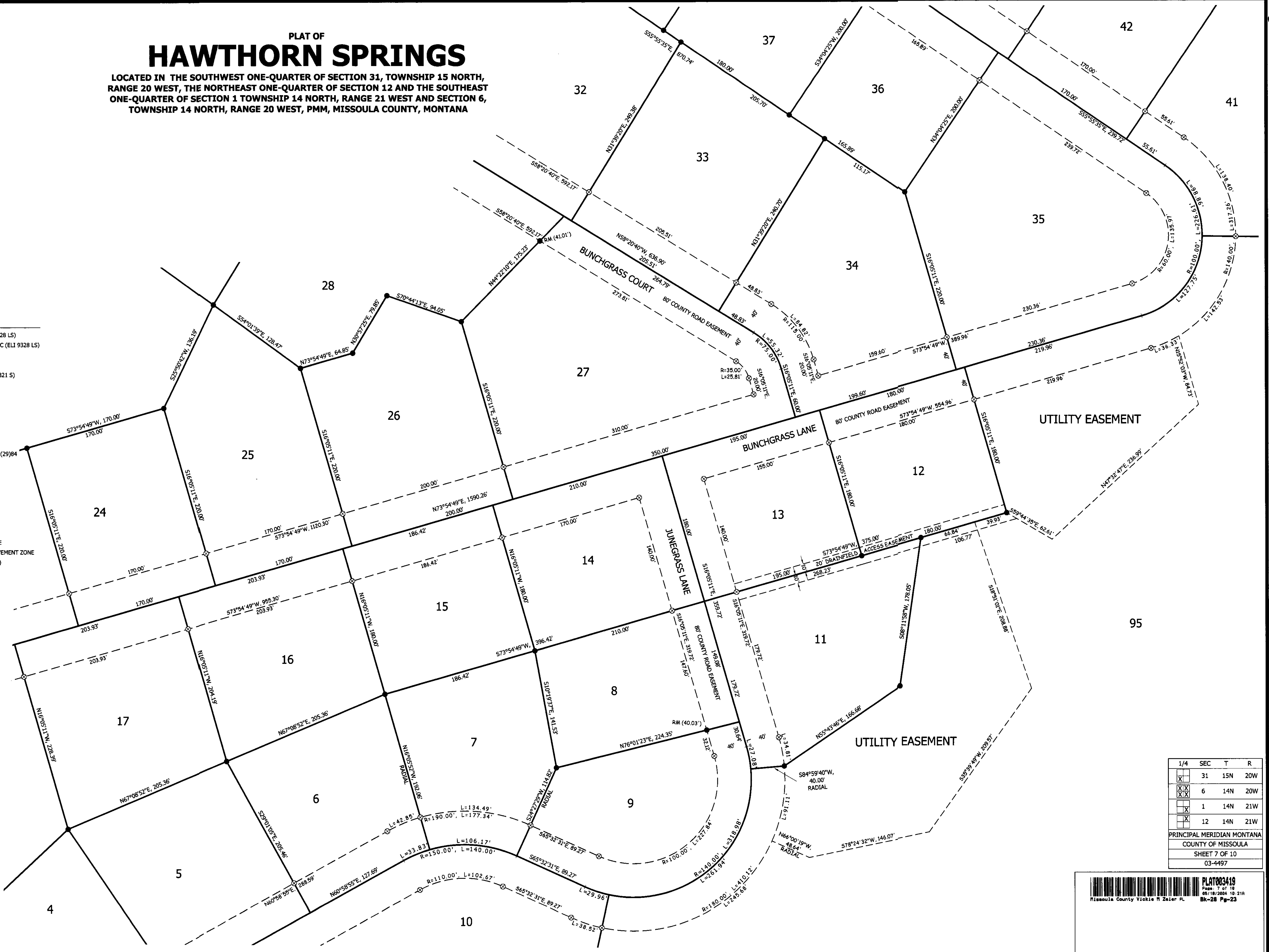
P.O. BOX 16462, MISSOULA, MONTANA 59808
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ELI PROJECT NO. 02-5829

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PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 7 OF 10
03-4497

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Missoula County Vickie H Zeiler PL Bk-28 Pg-23

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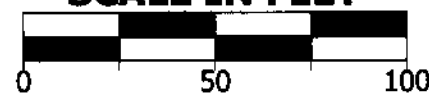
PLAT OF
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SCALE IN FEET



BASIS OF BEARING

COS 5451

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DEVELOPER

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HAWTHORN SPRINGS

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PRINCIPAL MERIDIAN MONTANA			
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SHEET 8 OF 10			
03-4497			



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PLAT OF HAWTHORN SPRINGS

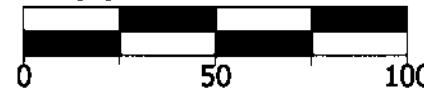
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SCALE IN FEET



BASIS OF BEARING

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SUBDIVISION AREA

518.88 ACRES

DEVELOPER

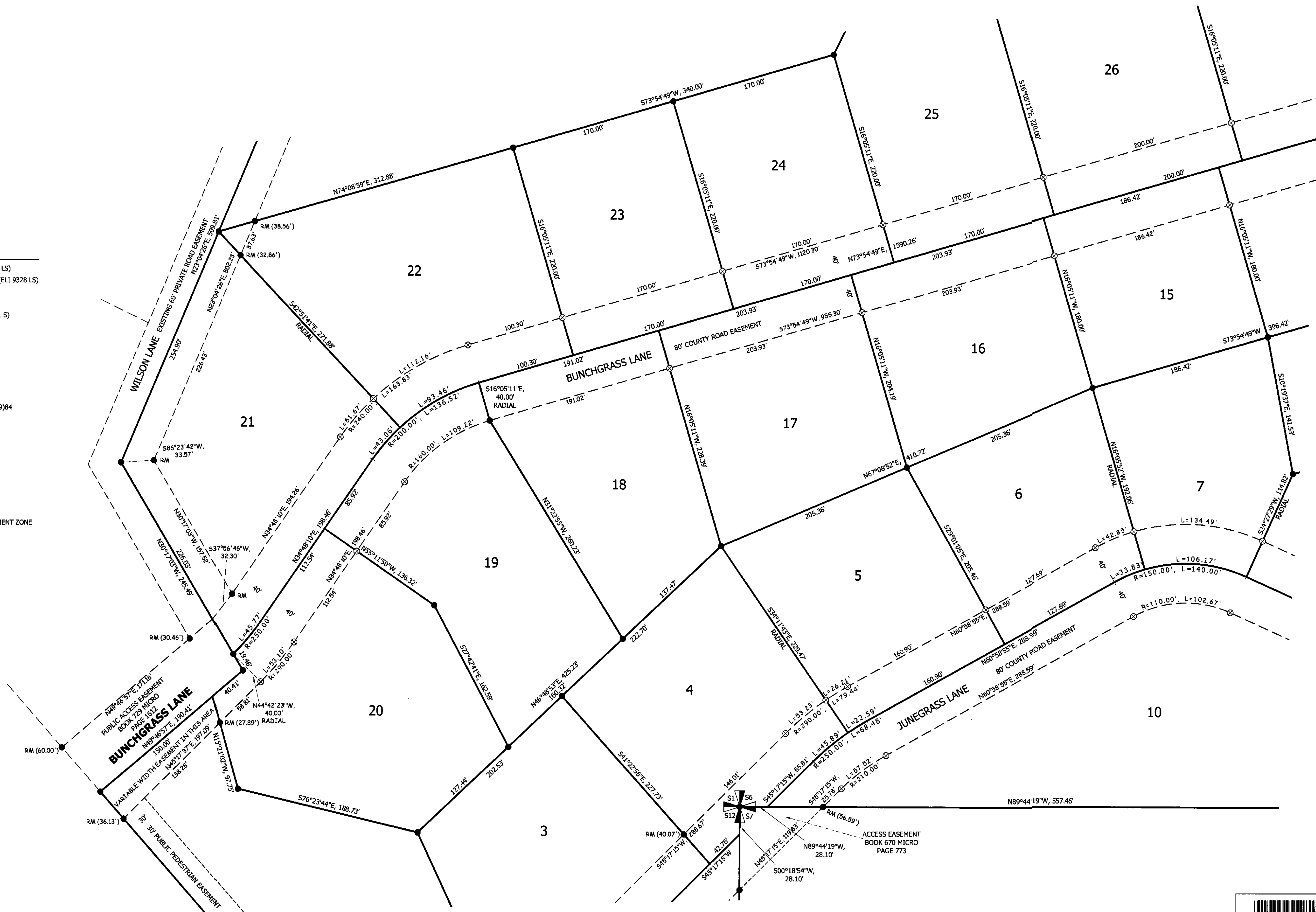
PATCHY, INC

OWNERS OF RECORD

PATCHY, INC
H LAZY HEART, LLC (SW 1/4 S. 31 ONLY)

HAWTHORN SPRINGS

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PRINCIPAL MERIDIAN MONTANA
COUNTY OF MISSOULA
SHEET 9 OF 10
03-4497



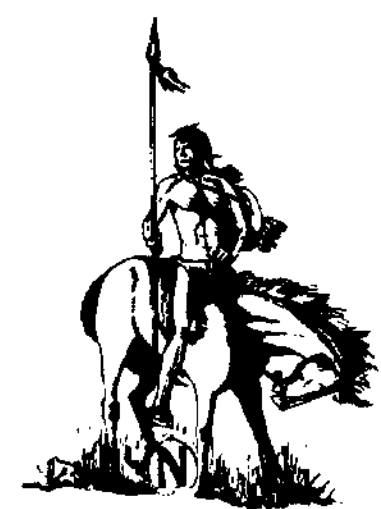
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SPA Book 732 Page 676
OR Book 732 Page 677
CTP Book 732 Page 678
CTP Book 732 Page 679
CTP Book 732 Page 680
BL Book 732 Page 681
CCA Book 732 Page 682
CUV Book 732 Page 683
NPI Book 732 Page 684
WD Book 732 Page 685
QLD Book 732 Page 686
MT6 Book 732 Page 687
AS Book 732 Page 688
PR Book 732 Page 689
FR Book 732 Page 690
PR Book 732 Page 691

1/4	SEC	T	R
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