

**AMENDED  
PLAT**  
to rearrange lots in and adjacent to  
the Republic Addition to the Town of Cooke,  
a subdivision of  
PARK COUNTY, MONTANA  
resulting in five lots  
in the NW 1/4 of Section 25  
T9S, R14E, MPM

Survey requested by Richard W. Edwards, it being his desire to rearrange 21 existing lots within and adjacent to the Republic Addition to the Town of Cooke into five lots. These lands include a portion of Block B of the Republic Addition, all of Block A, a portion of the Huston Mill Site (MS 40), and all of Government Lot 50 of Section 25.

Basis of bearings derived from C/S 522, SD 117, etc.

**HISTORY**

The location of the Republic Addition to the Town of Cooke is discussed in detail on Sheet 1 of SD 117. Subsequently, the Forest Service accepted my locations and placed monuments as shown at the northeast and northwest corners of the Republic Addition. SEE ADDITIONAL NOTE BELOW.

Miller Street, as created by the Republic Addition, was abandoned by Park County in 1968. The Edwards family owned all adjacent lands (See SD 117), so Miller Street reverted to them.

SD 117 consolidated Edwards lands in Lots 18, 19, & 20 of Block B into Lot 20A.

SD 123 added a portion of MS 40 to Lot 29 of Block B to create Lot 29A.

The "Blain cabin" was built mainly on National Forest land, with the access road running easterly along the alley in Block B; thence across MS 40, switching back up across Lots 30, 31, 32, 33, & 34 of Block A, as shown. In 1992, the U.S. Government created Govt. Lot 50 and sold it (1994) to Rodney A. & Mary K. Blain, which cleared up the encroachment. (The conveyance is recorded on Roll 100, Page 1517. The government survey is recorded as an exhibit on Page 1518.)

The Blain tract entered into an agreement with the Edwards, whereby the Blain Addition is to be added to the Blain cabin site (placing that portion of the access road which crosses the Republic Addition onto Blain property). An equal area (Edwards Addition) is to be removed from the westerly end of Lot 50 and added to Edwards property (Lot 35A of this survey). For this purpose, the Blain Addition and Edwards Addition tracts are hereby created for one-time-only transfer.

**TABLE OF COORDINATES**  
Also see table on SD 117

| MONUMENT DESCRIPTION         | NORTH     | EAST     |
|------------------------------|-----------|----------|
| NE Rap CP 70d spike & marker | 10,298.30 | 9,736.14 |
| Blain CP 70d spike & marker  | 10,477.04 | 9,524.34 |
| Cor 3, MS378 brass cap       | 10,321.20 | 9,345.43 |
| Cor 2, MS378 brass cap       | 10,382.82 | 9,715.24 |
| # MC cap (C/S 522)           | 10,384.29 | 9,718.03 |
| # MC cap (C/S 522)           | 10,247.44 | 9,535.89 |

**DESCRIPTION**  
**EDWARDS ADDITION TRACT**  
(for one-time-only transfer)

A tract of land in the NW 1/4 of Section 25, T9S, R14E, MPM, Park County, Montana, being a portion of Government Lot 50.

The point of beginning is the northwest corner of the Republic Addition to the Town of Cooke, which point is marked with a brass cap.

Thence N 63°06.0' E along the northwesterly line of the Republic Addition, a distance of 57.98 feet to a point marked with a Surv Kap.

Thence N 16°44.7' E along the westerly line of Lot 50, a distance of 79.92 feet to the point of beginning.

The above-described tract contains 4837 square feet, more or less.

Reserving therefrom, a 20-foot wide easement, extending ten feet either side of the centerline of an existing dozer trail, and extending from the westerly line to the easterly line of this tract, as shown.

**DESCRIPTION**  
**BLAIN ADDITION TRACT**  
(for one-time-only transfer)

A tract of land in the NW 1/4 of Section 25, T9S, R14E, MPM, Park County, Montana, being a portion of Block A of the Republic Addition to the Town of Cooke.

The point of beginning is the northeast corner of the Republic Addition to the Town of Cooke, which point is marked with a brass cap.

Thence S 65°06.0' W along the northwesterly line of the Republic Addition, a distance of 134.28 feet to a point marked with a Surv Kap.

Thence S 84°45.4' E a distance of 143.47 feet to a point marked with a Surv Kap.

Thence N 16°50.0' W along the easterly line of the Republic Addition, a distance of 72.77 feet to the point of beginning.

The above-described tract contains 4837 square feet, more or less.



Location

NOTE: C/S 522 attempted to reestablish the boundaries of the Republic Addition. This is reflected on detail on Plat SD 117. Subsequently, the Blain (as annexed by the Forest Service) accepted my arguments on SD 117 when the 1993 plat was filed in Section 25. The brass cap shown on the work for Cor 3 & Cor 1 of MS 378 are currently located. However, monuments "A" and "B" which were marked with aluminum caps during the field work for C/S 522 were left in place. Line marks are set for C/S 522 between "B" and "A", and blazes painted red on this line have not been removed or obliterated. I assume the was not changed, because the line runs near to federal lands. These monuments ("A" & "B") and line markings should be disregarded as relating to property boundaries.

**DISCLAIMER:** As stated on the face of SD 117, any lines shown herein outside of the heavy black lines are to be considered as informational only, and should be independently evaluated when addressed in subsequent surveys.

**THIS CORNER 25**



**CERTIFICATE OF DEDICATION & RESERVATION**

The land herein which Lots 20B, 29B, 30A, the Blain Addition, and Lot 35A was the Edwards Addition, are created as held in single undivided ownership by Richard Watson Edwards, Jr. and the Trustee Blain Family Revocable Trust. Government Lot 50 is owned by Rodney A. Blain and Mary K. Blain. The outside boundary of these lands may be described as follows:

**DESCRIPTION**

A lot of land in the NW 1/4 of Section 25, T9S, R14E, MPM, Park County, Montana

The point of beginning is the northeast corner of the Republic Addition to the Town of Cooke, which point is marked with a brass cap.

Thence N 16°45.5' W along the easterly line of Govt. Lot 50, a distance of 141.83 feet to a point marked with a brass cap.

Thence S 56°47.2' W along the northwesterly line of said Lot 50, a distance of 420.85 feet to a point marked with a brass cap.

Thence S 16°14.7' E along the westerly line of said Lot 50, a distance of 79.92 feet to a point marked with a brass cap at the northwesterly corner of the Republic Addition to the Town of Cooke.

Thence S 16°40.0' E along the westerly line of the Republic Addition, a distance of 140.44 feet to a point which is witnessed by a plastic-capped rebar which is N 73°20.0' E a distance of 30.53 feet from the true point.

Thence N 73°20.0' E along the northerly line of Lot 15A, Park County Plat No. SD 117 (SD 117), a distance of 210.95 feet to a point marked with a Surv Kap.

Thence S 19°02.7' E along the easterly line of SD 117, a distance of 95.54 feet to a point marked with a Surv Kap.

Thence N 71°11.0' E along the north side of a public alley, a distance of 278.74 feet to a point marked with a Surv Kap.

Thence N 71°10.0' E along the southerly line of Lot 29A, Park County Plat No. SD 123 (SD 123), a distance of 21.00 feet to a point marked with a Surv Kap.

Thence N 65°00.0' W along the easterly line of said Lot 29A, a distance of 125.00 feet to a point marked with a Surv Kap.

Thence S 73°10.0' W along the northerly line of said Lot 29A, a distance of 25.00 feet to a point marked with a Surv Kap.

Thence N 16°50.0' W along the easterly line of the Republic Addition, a distance of 158.73 feet to the point of beginning.

The above-described lot contains 141,713 square feet, more or less.

This is a rearrangement of lots within and adjacent to a platted subdivision resulting in five or fewer tracts. Public water is available. The undersigned, hereby acknowledge but deny to make this rearrangement. No additional lands are to be dedicated to public use by this action.

Richard Watson Edwards, Jr.  
Rodney A. Blain  
Mary K. Blain

STATE OF MONTANA  
Park County

On this 25th day of July 1996, before me, a Notary Public for the State of Montana, personally appeared Richard Watson Edwards, Jr., known to me to be the person whose name is subscribed to the Certificate of Dedication above, and acknowledged to me that he executed the same.

On this 25th day of July 1996, before me, a Notary Public for the State of Montana, personally appeared Rodney A. Blain and Mary K. Blain, known to me to be the persons whose names are subscribed to the Certificate of Dedication above, and acknowledged to me that they executed the same.

On this 25th day of July 1996, before me, a Notary Public for the State of Montana, personally appeared Rodney A. Blain and Mary K. Blain, known to me to be the persons whose names are subscribed to the Certificate of Dedication above, and acknowledged to me that they executed the same.

**PARK COUNTY PLANNING BOARD**

Examined and recommended for approval.

Dated this 25th day of July 1996.

*[Signature]*  
Chairman  
County Planning Board

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

Reviewed and approved.

Dated this 25th day of July 1996.

*[Signature]*  
Board of County Commissioners

**CERTIFICATE OF COUNTY TREASURER**

I, *[Signature]*, Treasurer of Park County, Montana, do hereby certify that the accompanying Certificate of Survey has been duly examined and that no real property taxes assessed and levied on the land to be divided are delinquent.

Dated this 25th day of July 1996.

*[Signature]*  
County Treasurer

**LEGEND**

- Monument found (See SD 117 & table here)
- Surv Kap set by Rate
- 70d spike & marker
- Unmarked corner
- Point of Beginning
- Boundary, this survey
- Property boundary to be relinquished
- (Other ownership see case disclaimer)
- Original lot line
- Original lot description
- Lot 20\* Lot revised this survey
- Easement side line
- Surface of existing roadway
- Power line

in  
**COOKE CITY**

|     |    |     |   |
|-----|----|-----|---|
| 1/4 | 5  | T   | R |
| 25  | 95 | 14E |   |

STATE OF MONTANA  
Park County

I, Henry A. Rate, Registered Land Surveyor No. 3766, hereby certify that I made the survey shown on the attached Amended Plat on July 1996 through January, 1996, and that the survey is correctly shown and described herein.

*[Signature]*  
County Clerk & Recorder

Document No. 25129  
Date July 22, 1996

SD 123

**EASEMENT DESCRIPTION  
WATERLINE ACROSS BLOCKS A and B  
of the REPUBLIC ADDITION**

A 10 foot non-exclusive waterline easement across Blocks A and B of the Republic Addition to the Town of Cooke, in the NW 1/4 of Section 25, T3S, R14E, MP4, Park County, Montana, extending 5 feet either side of the following described centerline:

From the SW corner of Lot 29A, as per Park County SD 123, which is an unmarked point, the point of Beginning is S 71°11.0' W along the southerly boundary of said Lot 29B (of this survey), a distance of 10.37 feet,

Thence N 10°55.2' E a distance of 32.94 feet.

Thence N 9°27.0' E a distance of 16.44 feet.

Thence N 12°55.1' W a distance of 37.95 feet.

Thence N 19°20.1' W a distance of 44.88 feet.

Thence N 8°45.5' W a distance of 35.73 feet.

Thence N 33°00.8' W a distance of 35.84 feet.

Thence N 38°23.4' W a distance of 11.92 feet.

Thence N 8°05.0' W a distance of 12.23 feet. (From the NE corner Lot 30A (of this survey), this point is N 84°45.4' W a distance of 18.03 feet.)

**DETAIL**

