

OWNERS/  
FOR: INDIAN SPRINGS RANCH LLC

PURPOSE: AMENDED PLAT

DATE: APRIL 23, 2013

Plat of  
THE AMENDED PLAT OF LOTS 17 THROUGH 26,  
INDIAN SPRINGS SUBDIVISION, PHASE 1

SW1/4, Section 25, NW1/4, NE1/4, SE1/4 & SW1/4, Section 36, T37N R27W, P.M., M.  
and NW1/4, Section 2, T36N R27W, P.M., M. Lincoln County, Montana

CERTIFICATE OF DEDICATION  
I, MANFRED (FRED) SCHICKEDANZ, MANAGER of SCHICKEDANZ MONTANA, LLC as MANAGER of INDIAN SPRINGS RANCH, LLC, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots and streets as shown by the plat hereto annexed, the following described land in Lincoln County, to-wit:

Those portions of the Southeast 1/4 of the Southwest 1/4, Section 25 & Section 36, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:

Beginning at the North 1/4 Corner, Section 36;

Thence along the North and East lines of the Northwest 1/4 of the Northeast 1/4, Section 36, South 89°35'23" East 124.92 feet, South 00°07'49" West 655.91 feet and South 00°08'27" West 656.32 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4, Section 36;

Thence along the North, East and South Lines of the Southeast 1/4 of the Northeast 1/4, Section 36, South 89°53'11" East 1326.74 feet, South 00°01'28" West 652.82 feet, South 00°01'43" West 652.08 feet and South 89°49'28" West 1328.87 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4;

Thence along the East line of the West 1/2 of the Southeast 1/4, South 00°23'22" West 1396.83 feet;

Thence continuing along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 36, South 00°21'10" West 370.87 feet;

Thence South 70°44'31" West 315 feet, more or less, to the centerline of the Irrigation ditch;

Thence along the centerline of the ditch, Northwestly 527 feet, more or less, to the most Northerly boundary of Tract 2 per C. of S. No. 34158R, Records of Lincoln County, Montana;

Thence along said most Northerly boundary, South 89°51'07" West 136 feet, more or less, to a found rebar;

Thence South 00°14'10" West 578.48 feet;

Thence South 89°37'08" West 299.61 feet;

Thence South 00°07'20" West 468.72 feet;

Thence South 89°51'14" West 1181.38 feet;

Thence North 02°13'56" East 63.45 feet;

Thence North 87°20'34" West 240.10 feet;

Thence North 02°35'48" West 236.03 feet to the North line of Lindsay Lane;

Thence along the North line of the road, South 89°46'57" West 256.44 feet to the West line of the East 1/2 of the Southwest 1/4, Section 36;

Thence along the West line of the East 1/2 of the Southwest 1/4, Section 36, North 00°11'29" East 2606.04 feet to the Southwest corner of the East 1/2 of the Northwest 1/4, Section 36;

Thence along the West line of the East 1/2 of the Northwest 1/4, Section 36, North 00°11'31" East 1317.68 feet, North 00°01'51" East 659.12 feet and North 00°01'46" East 659.34 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4, Section 25;

Thence along the West, North and East lines of the Southeast 1/4 of the Southwest 1/4, Section 25, North 00°02'24" West 1320.31 feet, North 89°52'01" East 1325.47 feet and South 00°00'11" East 1319.27 feet to the Point of Beginning, EXCEPTING THEREFROM LOTS 1-16 & 27-72, INDIAN SPRINGS SUBDIVISION, PHASE 1 & ALSO EXCEPTING THEREFROM LOTS 73-123 & 201-210, INDIAN SPRINGS SUBDIVISION, PHASE 2, containing 330.08 acres of land as shown hereon.

Subject to and together with easements of record.

Subject to and together with public right of way as shown hereon.


Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOTS 17 THROUGH 26, INDIAN SPRINGS SUBDIVISION, PHASE I.

I hereby certify that the purpose of this division of land is to aggregate parcels or lots when a certificate of survey or subdivision is shown that the boundaries of the original parcels have been eliminated and the boundaries of a larger parcel are established. A restriction or requirement on the original plat(s) or original unplatted parcel continues to apply to the areas. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(i), MCA.

I certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, if:

no new facilities will be constructed on the parcels (Lots 17A-26A); and the division of land will not cause approved facilities to violate any conditions of approval. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

INDIAN SPRINGS RANCH, LLC  
  
 MANFRED (FRED) SCHICKEDANZ, MANAGER of SCHICKEDANZ MONTANA, LLC as MANAGER of INDIAN SPRINGS RANCH, LLC

STATE OF MONTANA  
County of LINCOLN : ss.

This instrument was signed and acknowledged before me on 08/13, 2013,  
by MANFRED (FRED) SCHICKEDANZ, MANAGER of SCHICKEDANZ MONTANA, LLC as MANAGER of INDIAN  
SPRINGS RANCH, LLC.

Printed Name: JOHN M. ACORD  
Notary Public for the State of MONTANA  
Residing at TREGO, MONTANA  
My Commission Expires JULY 27, 2014

Examined: May 28, 2013  
Ronald A. Pearson  
 Examining Land Surveyor  
 Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT  
Registration No. 73285

8-19-2013  
Date

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.  
Dated the 20 day of August, 2013.

Nancy Trotter Higgins by Joni Kinden, Clerk  
Treasurer, Lincoln County, Montana

STATE OF MONTANA  
County of Lincoln,

Filed on the 20<sup>th</sup> day of August, 2013, A.D., at 2:30 o'clock p m.

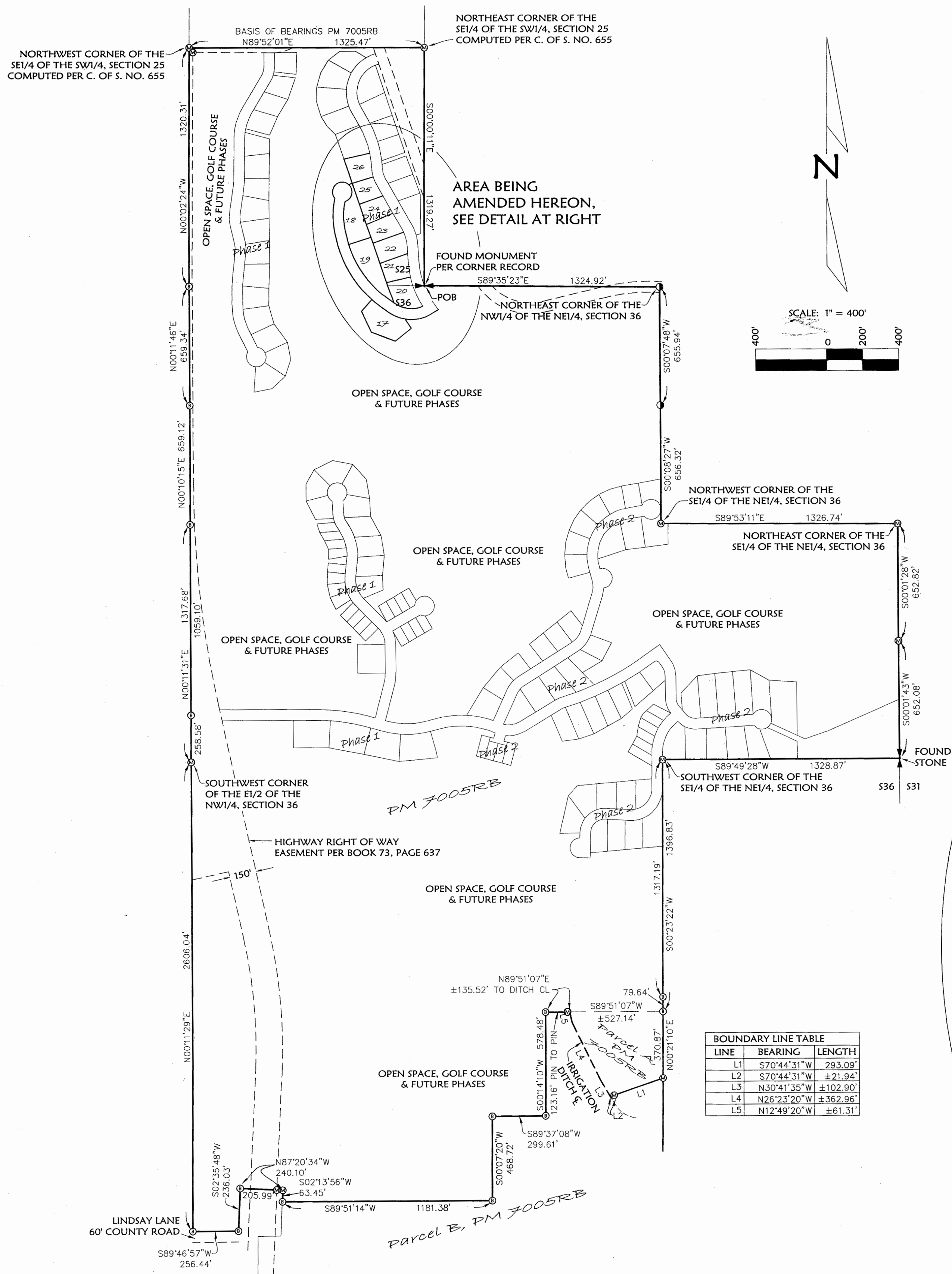
Tammy D. Lauer  
County Clerk and Recorder

By: Jeannie Benson  
Deputy

Instrument Record No. 246859  
DMA # 4210

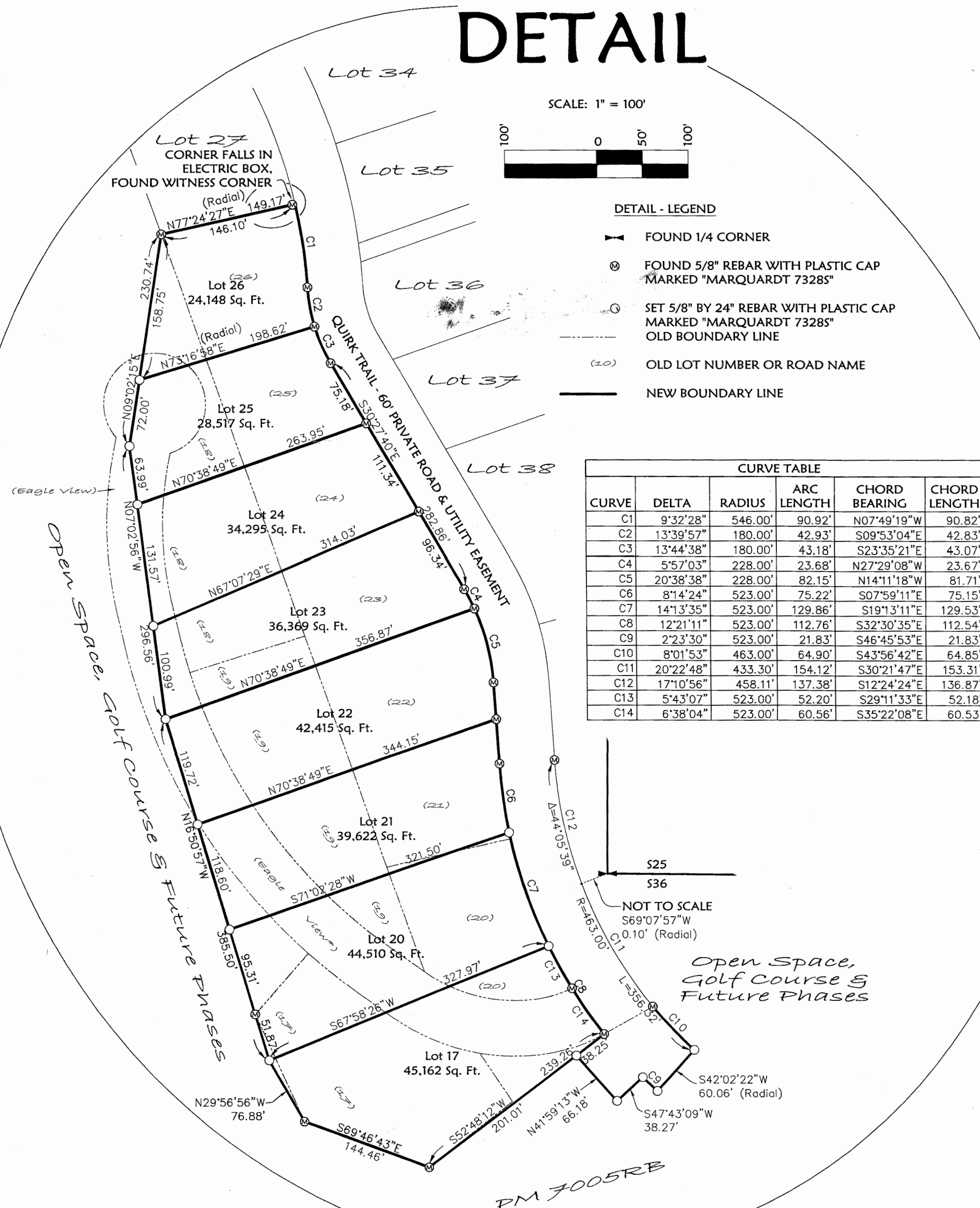
	Field Crew:
Date: March 15, 2013	Revision Date: n/a
Project Name: Indian Springs Amd	Project Number: 13-019
Filename: Final-Amd17-26	Drawn By: A

## INDIAN SPRINGS



**NOTE:** THE FOLLOWING EASEMENTS CREATED ON INDIAN SPRINGS SUBDIVISION, PHASE 1 ARE HEREBY EXTINGUISHED:

- \*EAGLE VIEW, A 60' PRIVATE ROAD & UTILITY EASEMENT
- \*20' UTILITY EASEMENT ALONG LINE COMMON TO LOT 21 & 22
- \*20' UTILITY EASEMENT ALONG LINE COMMON TO LOT 22 & 23
- \*20' UTILITY EASEMENT ALONG LINE COMMON TO LOT 23 & 24
- \*20' UTILITY EASEMENT ALONG LINE COMMON TO LOT 24 & 25



 Marquardt  
Surveying

201 3rd Ave. West (406) 755-6285  
Kalispell, MT 59901 info@mmsurvey.net

NOTE:  
NO SEARCH HAS BEEN MADE FOR EASEMENTS AFFECTING THIS PROPERTY AND  
THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.