



LINCOLN COUNTY MONTANA

312646 BOOK: PF PERM/FILES PAGE: 15251 Pages: 11
STATE OF MONTANA LINCOLN COUNTY
RECORDED: 10/16/2024 3:31 KOI: RESOLUTION
CORRINA BROWN CLERK AND RECORDER
FEE: \$0.00 BY: Teisha Starkson deputy
FOR: LINCOLN COUNTY BOARD OF COMMISSIONERS 512 CALIFORNIA AVE,

RESOLUTION 2024-26

A Resolution of Intent to Annex Lake Creek Ranch Subdivision into Troy Rural Fire District

THE BOARD OF COUNTY COMMISSIONERS FOR LINCOLN COUNTY, MONTANA FINDS:

1. The Board of County Commissioners of Lincoln County, Montana, has received a petition from the property owners of Lake Creek Ranch Subdivision for the annexation of the 16-lot subdivision into the Troy Rural Fire District, in accordance with MCA 7-33-2126; and
2. The Troy Rural Fire District has indicated its willingness and ability to provide fire protection services to the Lake Creek Ranch Subdivision, and the property owners desire to be included in the fire district; and
3. The Lincoln County Land Specialist has confirmed the property lies within the proposed annexation area (see exhibit A), meeting the requirements of MCA 7-33-2126; and
4. MCA 7-33-2126 provides that a board of county commissioners may annex adjacent territory of an existing fire district upon the request of property owners when such inclusion is determined to be in the best interest of the district and the property to be annexed; and
5. The Lake Creek Ranch Subdivision is closer the Troy Rural Fire District-Lake Creek barn, and its annexation would result in a better ISO rating and more efficient fire protection services for the area and the district as a whole;

NOW, THEREFORE, BE IT RESOLVED:

The Board of County Commissioners hereby declares its intent to annex the Lake Creek Ranch Subdivision into the Troy Rural Fire District. The attached Plats No. 7156, 7177 and 7244 provide the legal description of the property to be annexed.

A public hearing on this proposed annexation will be held at 11:15 AM November 13, 2024, at the Lincoln County Courthouse located at 512 California Ave. Libby, MT at which time all interested persons may appear and be heard on the matter of the proposed annexation of the Lake Creek Ranch Subdivision into the Troy Rural Fire District as per MCA 7-33-2126.



LINCOLN COUNTY MONTANA

Notice of the public hearing shall be published in the Kootenai Valley Record on October 23rd and November 6th, 2024, in accordance with the provisions of MCA 7-1-2121 and posted per MCA 7-1-2123 on the courthouse bulletin boards and the county website.

THE BOARD FURTHER RESOLVES:

1. If a provision of this resolution conflicts with a provision of a previously adopted resolution, this resolution will prevail.
2. This resolution and its various sections, clauses and paragraphs are severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder of the resolution will not be affected.
3. This resolution will be effective immediately upon adoption, in accordance with § 7-5-123, MCA.
4. This Board directs that this resolution be entered into the minutes and signed by the Chair of the Board in accordance with § 7-5-121, MCA.

END OF RESOLUTION

Approved as to Form:

Marcia Boris, County Attorney

Date presented to the Board 10/16/24 Approved Disapproved [] Amended []

Adopted this 16th day of October, 2024.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Josh Letcher, Chair

ATTEST:

Corrina Brown, Clerk of the Board

LINCOLN COUNTY, MONTANA
A PLAT OF:
LAKE CREEK RANCH PHASE 1
 LOT 1 OF LAKE CREEK VIEWS SUBDIVISION PLAT NO. 6643
 A MAJOR SUBDIVISION
 6 RESIDENTIAL LOTS
 TOTAL ACREAGE: 20.56 ACRES
 In the E 1/2 SE 1/4 Section 17, Twp. 30 N., R. 33 W., P.M.M.
 For: Douglas Jensen Thomas & Deann Thomas Joint Living Trust
 Date: February 2014

CERTIFICATE OF DEDICATION

We, Douglas Jensen Thomas & Deann Thomas, members of the Douglas Jensen Thomas & Deann Thomas Joint Living Trust, do hereby certify that we have caused to be surveyed, subdivided and platted in to lots and streets as shown by the Plat hereto annexed, the following described land near Troy in Lincoln County Montana to wit:

DESCRIPTION OF LAKE CREEK RANCH PHASE 1

A tract of land near Troy in Lincoln County Montana, being a portion of Lot 1 of Lake Creek Views per Plat No. 6643, lying in the E 1/2 SE 1/4 of Section 17, of Twp. 30 N., R. 33 W., P.M.M., containing Lots 1-6 for total acreage of 20.56 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east line of Section 17, Twp. 30 N., R. 33 W., P.M.M. which bears N00°18'23"E 956.34 feet from the southeast section corner of said Section 17; thence, along said east section line, N00°18'23"E 1193.06 feet to a computed point located on the centerline of Shoshone Trail, a 60 foot wide private access and utilities easement; thence along said centerline, S89°32'12"W 116.17 feet to a computed point; thence on the arc of a curve to the left, a distance of 283.20 feet, turning through a delta angle of 35°48'17", and having a radius of 480.00 feet, to a computed point; thence, S55°43'54"W a total distance of 468.99 feet to a computed point; thence on the arc of a curve to the right, a distance of 55.70 feet, turning through a delta angle of 21°16'27", and having a radius of 150.00 feet, to a computed point located at the intersection of said Shoshone Trail and Lakota Loop, a 60 foot wide private access and utilities easement; thence along the centerline of said Lakota Loop, S09°35'59"E 68.70 feet to a computed point; thence on the arc of a curve to the left a distance of 35.07 feet, turning through a delta angle of 13°23'46", and having a radius of 150.00 feet, to a computed point; thence, S22°59'45"E 55.05 feet to a computed point; thence on the arc of a curve to the right, a distance of 36.55 feet, turning through a delta angle of 29°54'57", and having a radius of 70.00 feet; thence, S06°55'12"W a total distance of 149.30 feet to a computed point; thence on the arc of a curve to the right, a distance of 35.38 feet, turning through a delta angle of 28°57'39", and having a radius of 70.00 feet; thence, S35°52'52"W 150.21 feet to a computed point; thence on the arc of a curve to the left, a distance of 129.03 feet, turning through a delta angle of 36°57'49", and having a radius of 200.00 feet, to a computed point; thence S01°04'57"E 84.11 feet to a computed point; thence on the arc of a curve to the right, a distance of 70.07 feet, turning through a delta angle of 26°45'52", and having a radius of 150.00 feet, to a computed point; thence, S25°40'55"W 66.12 feet, to a computed point; thence leaving said centerline, N89°58'57"E a total distance of 965.23 feet to the point of beginning.

The abovescribed Lake Creek Phase 1 contains Lots 1-6 for a total acreage of 20.56 acres more or less and is subject to and together with all appurtenant easements of record including Cheyenne Court a 60 foot wide private access and utilities easement, Shoshone Trail a 60 foot wide private access and utilities easement, and Lakota Loop a 60 foot wide private access and utilities easement, all as shown hereon.

The above described tract of land is to be known and designated as, Lake Creek Ranch Phase 1, Lincoln County, Montana.

Dated this 20th day of February, 2014 A.D.

Douglas Jensen Thomas and Deann Thomas
 Douglas Jensen Thomas & Deann Thomas Joint Living Trust

STATE OF MONTANA
 County of Lincoln

On this _____ day of _____, 2014 A.D. before me, a Notary Public in and for the State of Montana, _____ personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

See Notary Scanned as Doc # 2521099
 My Commission Expires _____
 Notary Public



CERTIFICATE OF SURVEYOR
 STATE OF MONTANA
 County of Lincoln

I, Kenneth E. Davis, do hereby certify that a survey was made of Lake Creek Ranch Phase 1, a major subdivision, during the month of January 2014. In accordance with the provisions of Sections 76-3-201 through 76-3-625 M.C.A. 2000; that the annexed plat is in accordance with such a survey; that the streets and dimensions of the lots are as shown hereon; and that the said platted area was laid out on the ground according to law.

Dated this 20th day of February, 2014 A.D.

Kenneth E. Davis
 Registered Land Surveyor No. 4975-S



LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to all lots within this subdivision is provided by Shoshone Trail, Cheyenne Court, & Lakota Loop. The driving surfaces are approximately _____ feet wide.

Kenneth E. Davis
 Registered Land Surveyor No. 4975-S

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 25th day of February, 2014
Janey Miller
 Treasurer
 Lincoln County, Montana



COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of and all lands shown on this plat as being dedicated to such use, this 15th day of June, 2014 A.D.

(Signatures of Commissioner) ATTEST:
Anthony J. Supt
 (Signature of Clerk and Recorder)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 12th day of June, 2014 A.D.

Ronald A. Pearson
 Registered Land Surveyor No. 9008LS

STATE OF MONTANA
 COUNTY OF LINCOLN

Filed on this 2nd day of July, 2014 A.D. at 2:55 o'clock p.m.

James D. Stearns
 County Clerk and Recorder
 by Deanna Stearns
 Deputy

A PLAT OF: LAKE CREEK RANCH PHASE 2 LOT 1 OF LAKE CREEK VIEWS SUBDIVISION PLAT NO. 6643

LOT 1 OF LAKE CREEK VIEWS SUBDIVISION
A MAJOR SUBDIVISION
5 RESIDENTIAL LOTS

TOTAL ACREAGE: 34.13 ACRES±

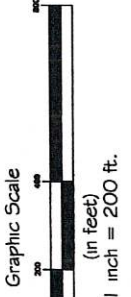
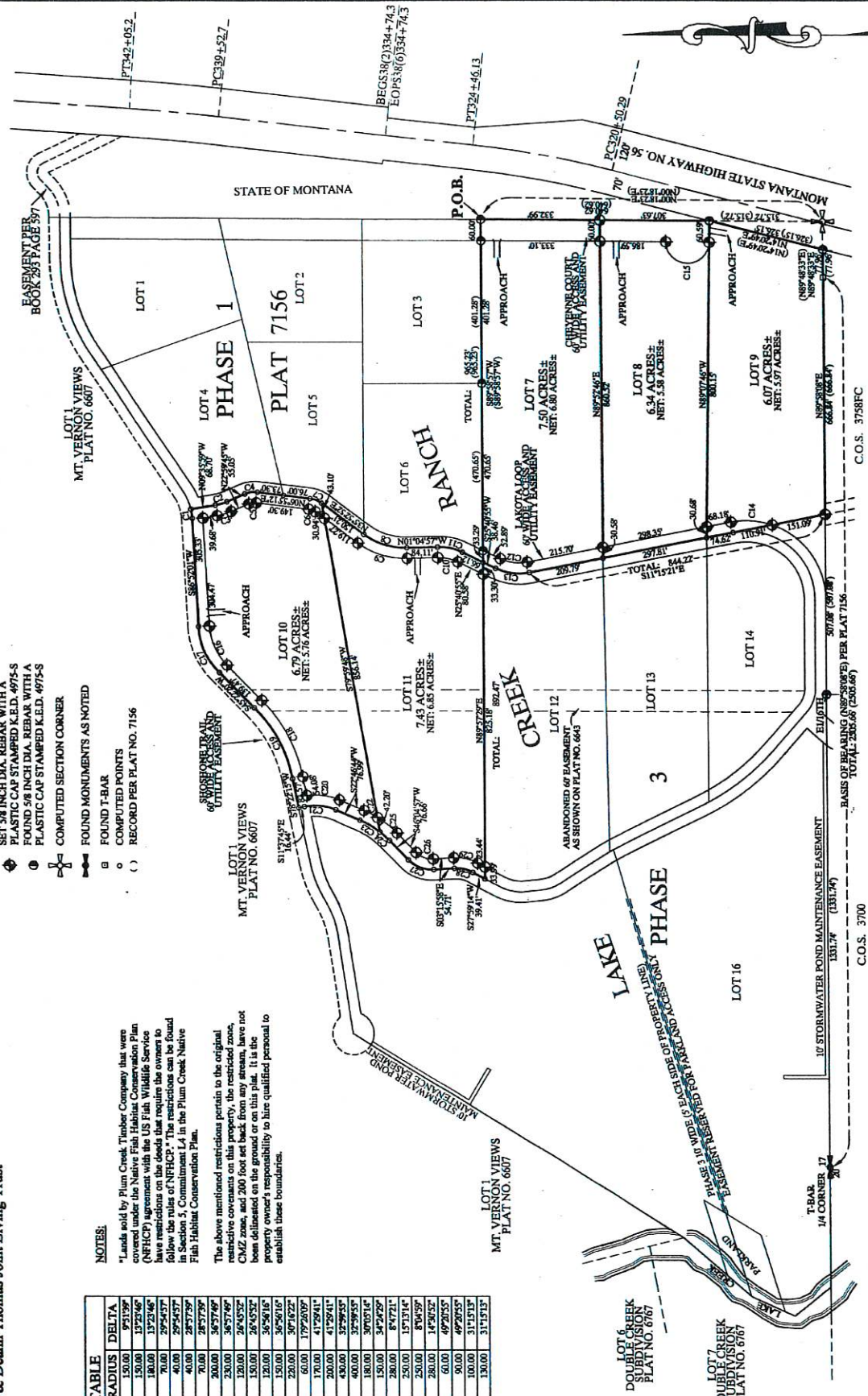
In the SE 1/4 Section 17, Twp. 30 N., R. 33 W., P.M.M.
For: Douglas Jensen Thomas & Deann Thomas Joint Living Trust
Date: September 2015

CURVE	LENGTH	RADIUS	DELTA
C1	25.82	150.00	9°31'59"
C2	35.07	150.00	13°25'46"
C3	42.09	180.00	15°25'46"
C4	36.45	70.00	29°54'57"
C5	20.89	40.00	28°57'59"
C6	20.22	40.00	28°57'59"
C7	35.38	70.00	28°57'59"
C8	129.03	200.00	36°37'49"
C9	148.38	230.00	36°37'49"
C10	56.06	120.00	26°45'52"
C11	70.07	150.00	26°45'52"
C12	77.36	120.00	36°38'16"
C13	96.70	150.00	36°38'16"
C14	116.24	220.00	30°16'22"
C15	187.50	60.00	179°20'09"
C16	123.12	170.00	41°29'41"
C17	144.84	200.00	41°29'41"
C18	247.65	430.00	32°39'55"
C19	230.37	400.00	32°39'55"
C20	94.52	180.00	30°07'14"
C21	42.08	150.00	34°24'29"
C22	66.41	250.00	8°47'21"
C23	66.41	250.00	15°33'14"
C24	35.27	250.00	8°04'59"
C25	70.93	280.00	14°30'52"
C26	51.68	60.00	49°20'55"
C27	77.52	100.00	31°15'13"
C28	54.55	100.00	31°15'13"
C29	70.91	130.00	31°15'13"

NOTES:
*Lands sold by Plum Creek Timber Company that were covered under the Native Fish Habitat Conservation Plan (NFHCP) agreement with the US Fish Wildlife Service have restrictions on the use of the land that require the owner to file a NFHCP or TNC application. The restrictions to be found in Section 5, Commitment L4 in the Plum Creek Native Fish Habitat Conservation Plan.
The above mentioned restrictions pertain to the original restrictive covenants on this property, the restricted zone, CMZ zone, and 200 foot set back from any stream, have not been delineated on the ground or on this plat. It is the property owner's responsibility to hire qualified personnel to establish these boundaries.

- Legend**
- ◆ SET 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 49755
 - FOUND 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 49755
 - ⊕ COMPUTED SECTION CORNER
 - FOUND MONUMENTS AS NOTED
 - FOUND T-BAR
 - COMPUTED POINTS
 - RECORDED PER PLAT NO. 7156

NOTE:
We Douglas Jensen Thomas & Deann Thomas, members of the Douglas Jensen Thomas & Deann Thomas Joint Living Trust, hereby grant unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on the plat as "Utility Easement" to have and hold forever.



Davis Surveying, Inc.
Troy, MT 59935
DATE: 8/2/15
DRAWN BY: MDM
Land Projects 2013
FILE: Phase 1 Lake Ck Ranch.dwg

A PLAT OF: LAKE CREEK RANCH PHASE 2 LOT 1 OF LAKE CREEK VIEWS SUBDIVISION PLAT NO. 6643 A MAJOR SUBDIVISION 5 RESIDENTIAL LOTS

TOTAL ACREAGE: 34.13 ACRES±

In the SE 1/4 of Section 17, Twp. 30 N., R. 33 W., P.M.M.
For: Douglas Jensen Thomas & Deann Thomas Joint Living Trust
Date: September 2015

CERTIFICATE OF DEDICATION

We, Douglas Jensen Thomas & Deann Thomas, members of the Douglas Jensen Thomas & Deann Thomas Joint Living Trust, do hereby certify that we have caused to be surveyed, subdivided and platted in to lots and streets as shown by the Plat hereto annexed, the following described land near Troy in Lincoln County Montana to wit:

DESCRIPTION OF LAKE CREEK RANCH PHASE 2

A tract of land near Troy in Lincoln County Montana, being a portion of Lot 1 of Lake Creek Views Subdivision per Plat No. 6643, lying in the E 1/2 SE 1/4 of Section 17, of Twp. 30 N., R. 33 W., P.M.M., containing Lots 7-11 for total acreage of 34.13 acres more or less and more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way line of a 60.00 foot wide Cheyenne Court which marks the northeast corner of Lot 7; thence, leaving said right-of-way line S89°58'57"W a total distance of 965.23 feet to a computed point located on the centerline of a 60.00 foot wide Lakota Loop; thence, continuing along said centerline N25°40'55"E 66.12 feet to a computed point; thence, on the arc of a curve to the left a distance of 70.07 feet, turning a delta angle of 26°45'52", and having a radius of 150.00 feet to a computed point; thence, N01°04'57"W 84.11 feet to a computed point; thence, on the arc of a curve to the right a distance of 129.03 feet, turning through a delta angle of 36°57'49", and having a radius of 200.00 feet to a computed point; thence, N35°52'52"E 150.21 feet to a computed point; thence, on the arc of a curve to the left a distance of 28°57'39", and having a radius of 70.00 feet to a computed point; thence, N06°55'12"E a total distance of 149.30 feet to a computed point; thence, on the arc of a curve to the left a distance of 36.55 feet, turning through a delta angle of 29°54'57", and having a radius of 70.00 feet to a computed point; thence, N22°59'45"W 55.05 feet to a computed point; thence, on the arc of a curve to the right a distance of 35.07 feet, turning through a delta angle of 1°32'34", and having a radius of 150.00 feet to a computed point; thence, N09°35'59"W 68.70 feet to a computed point located at the intersection of said centerline of Lakota Loop and the centerline of a 60.00 foot wide Shoshone Trail; thence, along said centerline of Shoshone Trail on the arc of a curve to the right a distance of 25.82 feet, turning through a delta angle of 09°51'39", and having a radius of 150.00 feet to a computed point; thence, S86°52'01"W 305.33 feet to a computed point; thence, on the arc of a curve to the left a distance of 144.84 feet, turning through a delta angle of 41°29'41", and having a radius of 200.00 feet to a computed point; thence, S45°22'20"W 139.47 feet to a computed point; thence, on the arc of a curve to the right a distance of 230.37 feet, turning through a delta angle of 32°59'55", and having a radius of 400.00 feet to a computed point; thence, S78°22'15"W 83.57 feet to a computed point located at the intersection of said Shoshone Trail and the centerline line of said Lakota Loop; thence, along said centerline of Lakota Loop S11°37'45"E 16.44 feet to a computed point; thence, on the arc of a curve to the right a distance of 90.08 feet, turning through a delta angle of 34°24'29", and having a radius of 150.00 feet to a computed point; thence, S22°46'44"W 76.99 feet to a computed point; thence, on the arc of a curve to the right a distance of 66.41 feet, turning through a delta angle of 1°15'13", and having a radius of 250.00 feet to a computed point; thence, on the arc of a curve to the right a distance of 35.27 feet, turning through a delta angle of 08°04'59", and having a radius of 250.00 feet to a computed point; thence, S46°04'57"W 76.66 feet to a computed point; thence, on the arc of a curve to the left a distance of 77.52 feet, turning through a delta angle of 49°20'55", and having a radius of 90.00 feet to a computed point; thence, S03°15'38"E 54.71 feet to a computed point; thence, on the arc of a curve to the right a distance of 54.55 feet, turning through a delta angle of 31°15'13", and having a radius of 100.00 feet to a computed point; thence, S27°59'14"W 39.41 feet to a computed point; thence, leaving said centerline N89°57'29"E a total distance of 892.47 feet to a computed point located on said centerline of Lakota Loop; thence, along said centerline S25°40'55"W 38.46 feet to a computed point; thence, on the arc of a curve to the left a distance of 96.70 feet, turning through a delta angle of 36°56'16", and having a radius of 150.00 feet to a computed point; thence, S11°15'21"E a total distance of 844.22 feet to a set 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said centerline N89°58'08"E 666.84 feet to a found T-bar; thence, N89°48'33"E 77.96 feet to a found 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way line of Montana State Highway No. 56; thence, along said right-of-way line N14°20'04"E 326.15 feet to a found 5/8 inch dia. rebar capped K.E.D. 4975-S located at the intersection of said west right-of-way line of Highway 56 and said east right-of-way line of Cheyenne Court; thence, leaving said Highway No. 56 along said Cheyenne Court N00°18'25"E a total distance of 640.62 feet to the point of beginning.

The aforescribed Lake Creek Ranch Phase 2 contains Lots 7-11 for a total acreage of 34.13 acres more or less and is subject to and together with all appurtenant easements of record including an easement recorded in Book 293 Page 597 of Lincoln County Records, and Cheyenne Court a 60 foot wide private access and utilities easement, Shoshone Trail a 60 foot wide private access and utilities easement, and Lakota Loop a 60 foot wide private access and utilities easement, all as shown hereon. The above described trust of land is to be known and designated as, Lake Creek Ranch Phase 2, Lincoln County, Montana.

Dated this 10th day of September, 2015 A.D.

 and 
Douglas Jensen Thomas and Deann Thomas Joint Living Trust
Lincoln County, Montana

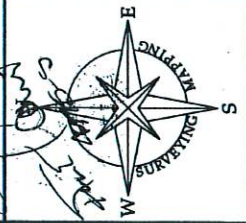
STATE OF MONTANA
County of Lincoln



On this 10th day of September, 2015 A.D. before me, a Notary Public in and for the State of Montana, Stephanie L. Oll does hereby personally appear known to me to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Stephanie L. Oll
Notary Public
My Commission Expires 9/30/17

Davis Surveying, Inc.
Troy, MT 59935
DATE: 9/21/15
DRAWN BY: JMD
Land Projects 2013
FILE: Phase 1 Lake Crk Ranch.dwg



Stephanie L. Oll
Notary Public
My Commission Expires 9/30/17

Handwritten notes: Hand Doc 25796 P.F. 1800
Comments Doc 25796 359/990

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, do hereby certify that a survey was made of Lake Creek Ranch Phase 2, a major subdivision, during the month of August 2015. In accordance with the provisions of Sections 76-3-201 through 76-3-625 M.C.A. 2000; that the annexed plat is in accordance with such a survey, that the streets and dimensions of the lots are as shown hereon; and that the said platted area was laid out on the ground in accordance with law.

Dated this 10th day of September, 2015 A.D.


Kenneth E. Davis
Registered Land Surveyor No. 4975-S

LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to all lots within this subdivision is provided by Shoshone Trail, Cheyenne Court, Lakota Loop, & Easement Book 293 Page 597. The depicted easements are approximately 24 feet wide.


Kenneth E. Davis
Registered Land Surveyor No. 4975-S

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 14th day of September, 2015.


Margaret H. Bergin
Treasurer
Lincoln County
Montana



COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of and all lands shown on this plat as being dedicated to such use, this 14th day of September, A.D.

(Signatures of Commissioner)


Mike Gole
ATTEST: 
(Signature of Clerk and Recorder)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 10th day of September, 2015 A.D.


Ronald A. Pearson
Registered Land Surveyor No. 9008LS

STATE OF MONTANA
County of Lincoln

Filled on this 10th day of September, 2015 A.D. at 12:30 O'clock P.M.


Robert A. Berra
County Clerk and Recorder
by 
Stephanie L. Bergin
Deputy

Doc 25797 SHEET 2 OF 2 PLAT NO. 7177

A PLAT OF: LAKE CREEK RANCH PHASE 3

LOT 1 OF LAKE CREEK VIEWS SUBDIVISION PLAT NO. 6643
A MAJOR SUBDIVISION
5 RESIDENTIAL LOTS

TOTAL ACREAGE: 48.14 ACRES

In the E 1/2 SE 1/4 Section 17, Twp. 30 N., R. 33 W., P.M.M.
For: Douglas Jensen Thomas & Deann Thomas Joint Living Trust
Date: August 2022

Line #	Length	Direction
L1	130.56	N24°39'23"E
L2	60.00	N31°55'10"E
L3	13.42	N60°27'32"E
L4	156.10	N78°22'15"E
L5	16.44	S11°37'45"E
L6	76.66	S22°46'44"W
L7	76.66	S46°04'57"W
L8	28.51	S03°15'58"E
L9	26.20	S03°15'58"E
L10	39.41	S27°59'14"W
L11	38.46	S25°40'55"W
L12	208.78	S11°15'21"E
L13	297.81	S11°15'21"E
L14	74.62	S11°15'21"E
L15	30.00	S00°01'42"E
L16	145.05	N49°11'32"W
L17	267.03	S29°33'10"E
L18	155.24	S32°34'23"E
L19	40.60	S06°19'08"E

Line #	Length	Direction
L20	46.84	N27°59'14"E
L21	30.00	S46°44'02"W
L22	138.91	S71°08'13"W
L23	76.04	N78°19'42"W
L24	42.84	N89°47'54"W
L25	42.00	S79°36'32"W
L26	210.66	S73°33'36"W
L27	53.93	S61°31'19"W
L28	286.06	S42°22'53"W
L29	141.28	S48°09'04"W
L30	72.72	S58°04'50"E
L31	74.65	N45°19'31"W
L32	33.85	N89°01'00"E
L33	30.66	N73°12'44"E
L34	26.51	S03°15'58"E
L35	26.20	S03°15'58"E
L36	23.53	S41°58'34"W
L37	74.05	S41°58'34"W
L38	110.10	N49°11'32"W

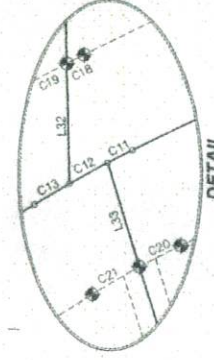
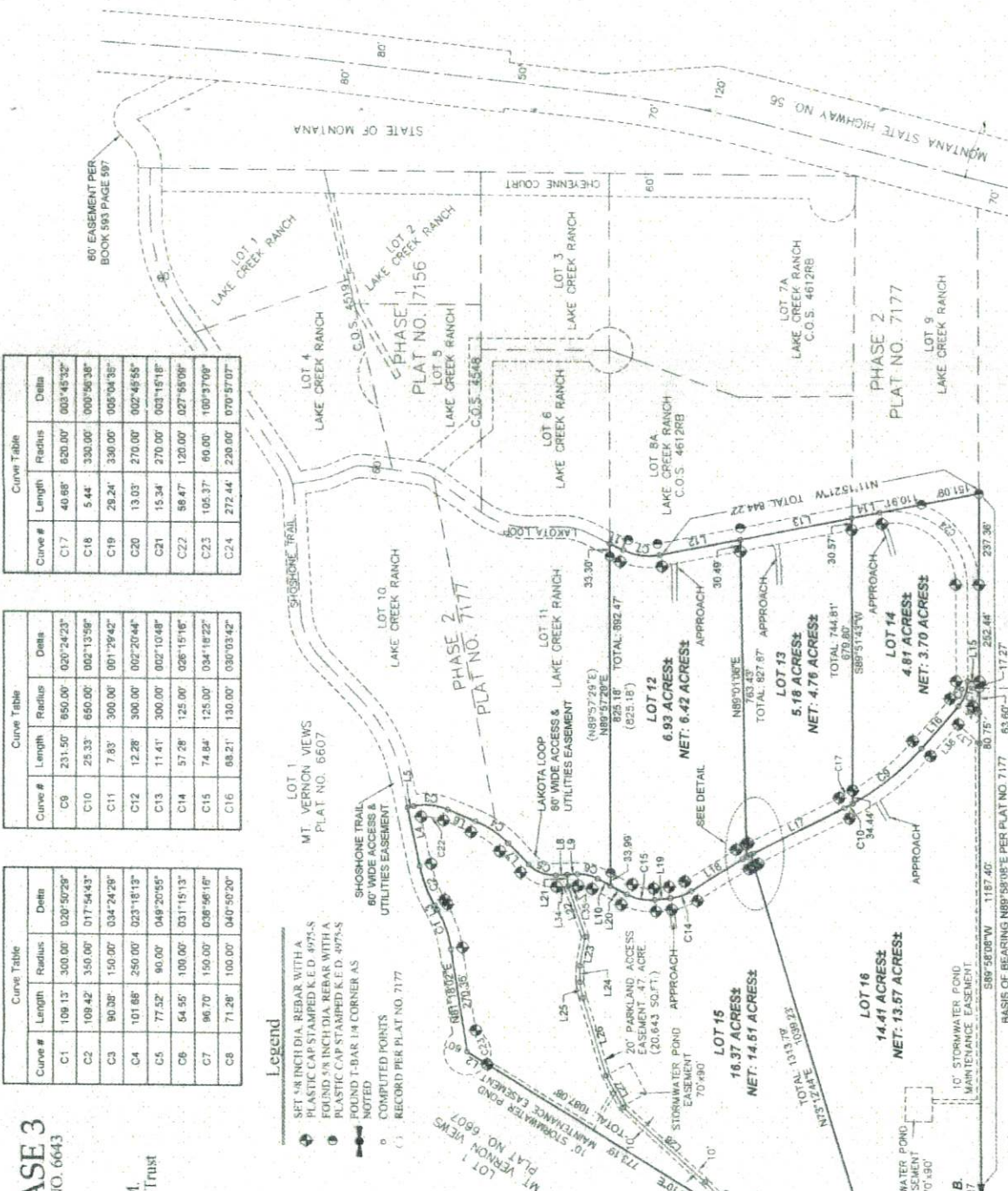
Curve #	Length	Radius	Delta
C17	40.88	620.00	003°45'32"
C18	5.44	330.00	000°56'36"
C19	29.24	330.00	005°04'36"
C20	13.03	270.00	002°45'58"
C21	15.34	270.00	003°15'18"
C22	58.47	120.00	027°58'09"
C23	105.37	60.00	100°37'09"
C24	272.44	220.00	070°57'07"

Curve #	Length	Radius	Delta
C6	231.50	650.00	020°24'23"
C10	25.33	650.00	002°13'58"
C11	7.83	300.00	001°29'42"
C12	12.28	300.00	002°20'44"
C13	11.41	300.00	002°10'48"
C14	57.28	125.00	026°15'16"
C15	74.84	125.00	034°18'22"
C16	68.21	130.00	036°03'42"

Curve #	Length	Radius	Delta
C1	109.13	300.00	020°50'28"
C2	109.42	350.00	017°54'43"
C3	90.38	150.00	034°24'28"
C4	101.86	250.00	023°18'13"
C5	77.52	90.00	049°20'55"
C6	64.35	100.00	031°15'13"
C7	96.70	150.00	018°56'16"
C8	71.28	100.00	040°50'20"

Legend

- SET 1/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-A
- FOUND 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-A
- FOUND T-DAR 1/4 CORNER AS NOTED
- COMPUTED POINTS
- RECORD PER PLAT NO. 7177



NOTE:
The stormwater access and maintenance easements, stormwater pond easements, and Park Land access easements as shown on Lots 1, 6, 16, along with the Park Land area, are to be dedicated to the Home Owners Association of Lake Creek Ranch.

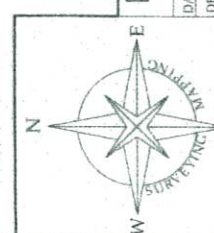
NOTES:
Lands sold by Plum Creek Timber Company that were covered under the Native Fish Habitat Conservation Plan (NFHCP) agreement with the US Fish Wildlife Service have restrictions on the deeds that require the owners to follow the rules of NFHCP. The restrictions can be found in Section 5, Commitment L1 in the Plum Creek Native Fish Habitat Conservation Plan.

The above mentioned restrictions pertain to the original restrictive covenants on this property, the restricted zone, CMZ zone, and 200 foot set back from any stream, have not been delineated on the ground or on this plat. It is the property owner's responsibility to use qualified personnel to establish these boundaries.

Graphic Scale
1 inch = 200 ft.

Davis Surveying, Inc.
Troy, MT 59935

DATE: 8/3/22
DRAWN BY: GJR
Lead Project: 2013
FILE: Phase 3 Lake Ck Ranch Inv



A PLAT OF: LAKE CREEK RANCH PHASE 3 LOT 1 OF LAKE CREEK VIEWS SUBDIVISION PLAT NO. 6643 A MAJOR SUBDIVISION 5 RESIDENTIAL LOTS

TOTAL ACREAGE: 48.14 ACRES

In the E 1/2 SE 1/4 of Section 17, Twp. 30 N., R. 33 W., P.M.M.
For: Douglas Jensen Thomas & Deann Thomas Joint Living Trust
Date: August 2022

CERTIFICATE OF DEDICATION

We, Douglas Jensen Thomas & Deann Thomas, members of the Douglas Jensen Thomas & Deann Thomas Joint Living Trust, do hereby certify that we have caused to be surveyed, subdivided and platted in to lots and streets as shown by the Plat hereto annexed, the following described land near Troy in Lincoln County Montana to wit:

DESCRIPTION OF LAKE CREEK RANCH PHASE 3

A tract of land near Troy in Lincoln County Montana, being a portion of Lot 1 of Lake Creek Views Subdivision per Plat No. 6643, lying in the E 1/2 SE 1/4 of Section 17, of Twp. 30 N., R. 33 W., P.M.M., containing Lots 12-16 and Park Land for total acreage of 48.14 acres more or less and more particularly described as follows:

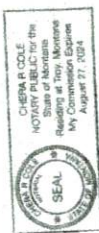
Beginning at a "T"-bar marking the S 1/4 corner of Section 17, Twp. 30 N., R. 33 W., P.M.M., thence along the south line of said Section 17, S89°57'42"W, a total distance of 337.91 feet to a computed point located on the approximate centerline of Lake Creek; thence downstream, along the approximate centerline of Lake Creek, N38°56'28"W, 129.09 feet to a computed point; thence, N24°39'23"E, 130.59 feet to a computed point; thence, N41°31'34"E, 249.41 feet to a computed point; thence leaving said approximate centerline, N31°55'10"E, a total distance of 1087.08 feet to a computed point located on the centerline of Shoshone Trail, a 60 foot wide private access and utilities easement; thence along said centerline, N81°18'02"E, 270.35 feet to a computed point; thence along the arc of a curve to the left a distance of 109.13 feet, turning through a delta angle of 20°50'29", and having a radius of 300.00 feet, to a computed point; thence, N60°27'32"E, 13.42 feet to a computed point, thence on the arc of a curve to the right a distance of 109.42 feet, turning through a delta angle of 17°54'43", and having a radius of 350.00 feet, to a computed point; thence, N78°27'15"E, 156.10 feet to a computed point located at the intersection of said Shoshone Trail and Lakota Loop, a 60 foot wide private access and utilities easement; thence along the centerline of said Lakota Loop, S11°37'45"E, 16.44 feet to a computed point; thence on the arc of a curve to the right a distance of 90.08 feet, turning through a delta angle of 34°24'29", and having a radius of 150.00 feet, to a computed point; thence, S22°46'44"E, 76.99 feet to a computed point; thence on the arc of a curve to the right a distance of 101.68 feet, turning through a delta angle of 23°18'13", and having a radius of 250.00 feet, to a computed point; thence, S46°04'57"W, 76.66 feet to a computed point; thence on the arc of a curve to the left a distance of 77.52 feet, turning through a delta angle of 49°20'55", and having a radius of 90.00 feet, to a computed point; thence, S03°15'58"E, 28.51 feet to a computed point; thence continuing, S03°15'58"E, 26.20 feet to a computed point; thence on the arc of a curve to the right a distance of 54.55 feet, turning through a delta angle of 31°15'13", and having a radius of 100.00 feet to a computed point; thence, S27°59'14"W, 39.41 feet to a computed point; thence leaving said centerline along the south line of Lot 1 of Lake Creek Ranch per Plat No. 7177, N89°57'29"E, a total distance of 892.47 feet to a computed point located on the centerline of said Lakota Loop; thence along said centerline, S25°40'55"W, 38.46 feet to a computed point; thence on the arc of a curve to the left a distance of 96.70 feet, turning through a delta angle of 36°56'16", and having a radius of 150.00 feet, to a computed point; thence, S11°15'21"E, a total distance of 844.22 feet to a 5.8 inch dia. rebar capped K.E.D. 4975-S located on the south line of said Section 17; thence along said south section line, S89°58'08"W, a total distance of 1838.82 feet to the point of beginning.

The abovesubscribed Lake Creek Ranch Phase 3 contains Lots 12-16 and Park Land for a total acreage of 48.14 acres more or less and is subject to and together with all appurtenant easements of record including Shoshone Trail a 60 foot wide private access and utilities easement, and Lakota Loop a 60 foot wide private access and utilities easement, 10 foot wide storm water pond maintenance easements, and a Park Land access easement, all as shown herein

The above described tract of land is to be known and designated as, Lake Creek Ranch Phase 3, Lincoln County, Montana, and we hereby grant unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric, power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on the plat as "Utility Easement" to have and hold forever.

Dated this 16 day of August, 2022 A.D.


Douglas Jensen Thomas and 
Deann Thomas
Douglas Jensen Thomas & Deann Thomas Joint Living Trust



Davis Surveying, Inc.
Troy, MT 59935
DATE: 8/22
DRAWN BY: GJB
Land Projects 2013
FILE: Phase 3 Lake Ck Ranch.dwg



STATE OF MONTANA
County of Lincoln

On this 16th day of AUGUST, 2022 A.D. before me, a Notary Public in and for the State of Montana, Douglas Jensen Thomas & Deann Thomas, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Chesa R. Cole
Notary Public
My Commission Expires August 27, 2024

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, do hereby certify that a survey was made of Lake Creek Ranch Phase 3, a major subdivision, during the month of August 2022. In accordance with the provisions of Sections 76-3-201 through 76-3-625 M.C.A. 2000, that the annexed plat is in accordance with such a survey, that the streets and dimensions of the lots are as shown hereon, and that the said-platted area was laid out on the ground according to the plat.



Dated this 16 day of August, 2022 A.D.
Kenneth E. Davis
Registered Land Surveyor No. 4975-S

LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to all lots within this subdivision is provided by Shoshone Trail, Lakota Loop, & Easement Book 293 Page 597. The distance between the easements is approximately 24 feet wide.



Kenneth E. Davis
Registered Land Surveyor No. 4975-S

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 16 day of August, 2022.


David A. Spahr
Lincoln County
Treasurer



COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, hereby approves it this 17 day of September, 2022 A.D.

(Signatures of Commissioner)


Jerry Bennett
Attest:
(Signature of Clerk and Recorder)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR

Examined this 17 day of September, 2022 A.D.



Steven A. Boyer
Registered Land Surveyor No. 9750 LS
STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 9 day of September, 2022 A.D. at 1:33 O'clock PM.


Robin A. Brown
County Clerk and Recorder

by 
Cassin Beaulieu
Deputy

Lake Creek Ranch Phases 1-3, Home owners as of 10/7/2024

Lot	Owner	Signed	DOR Value	Y Value	N Value
1	Manning, Timothy and Malissa	Y	\$118,166	\$118,166	
2	Manning, Timothy and Malissa	Y	\$111,966	\$111,966	
3	Waggoner, Charles and Oksana	N	\$115,686		\$115,686
4	Teegardin, Shawn and Tanya	Y	\$116,492	\$116,492	
5	Brandley, Curtis and Cecilia	Y	\$112,214	\$112,214	
6	Peterson, Michael and Charlotte	Y	\$115,748	\$115,748	
7	Owen, Sylvia	N	\$143,400		\$143,400
8	Ghen, Charles JR and Cheryl	N	\$130,008		\$130,008
9	Thomas, Douglass and Deann	Y	\$10,299	\$10,299	
10	Riddel Family	N	\$135,898		\$135,898
11	Teegardin TTE	Y	\$139,866	\$139,866	
12	Lloyd, Erin and Joshua	N	\$223,666		\$223,666
13	Berka, Vaclav and Zuzana	N	\$86,116		\$86,116
14	Thomas, Douglas and Deann	Y	\$8,161	\$8,161	
15	Thomas, Douglas and Deann	Y	\$27,349	\$27,349	
16	Thomas, Douglas and Deann	Y	\$21,966	\$21,966	
Totals:			\$1,617,001	\$782,227	\$834,774

Parcel ownership %	10/16	63%
Property Value % Yes	\$782,227/\$1,617,001	48.38%

Troy Rural Fire District

PO Box 583
Troy MT 59935
(406) 295-3030

Oct 3, 2024

To: Lincoln County Commissioners
Via: Lincoln County Clerk and Recorder

Subject: Petition Annex Properties into the Troy Rural Fire District

1, At the request of property owners of Lake Creek Ranch Subdivision to be re-annexed from the Bull Lake fire District to the Troy Rural Fire District due to ISO rating, Proximity to our Lake Creek Barn and Equipment. We Request the properties listed in the following Property description be re-annexed into the Troy Rural Fire District:

Lake Creek Ranch Phase 1, lots 1-6 as shown on PM 7156 via Lincoln County Montana Records
Lake Creek Ranch Phase 2, lots 7-11 as shown on PM 7177 via Lincoln County Montana Records
Lake Creek Ranch Phase 3, lots 12-16 as shown on PM 7244 via Lincoln County Montana Records

2. The property owners viewed side by side comparisons of both fire districts and voted to Re-annex into Troy rural Fire District. Vote results Page 2:

Herb Gregory
Chairman, Troy Rural Fire Board



From: Lake Creek Ranch HOA

To: Lincoln County MT commissioners

Date: September 24, 2024

Subject: Annexation into the Troy Volunteer Fire District (TVFD)

We currently have 16 lots in the Subdivision. A side-by-side comparison of the TVFD and the Bull Lake VFD was presented to the homeowners. The information for the comparison was obtained from both fire districts directly. Not all homeowners were available to sign the petition.

The voting went as follows:

Lot 1 Manning	TVFD	<u>Malissa Manning</u>
Lot 2 Manning	TVFD	<u>Malissa Manning</u>
Lot 3 Waggoner	did not vote	
Lot 4 Teegardin	TVFD	<u>Am</u>
Lot 5 Brandley	TVFD	<u>[Signature]</u>
Lot 6 Peterson	TVFD	<u>[Signature]</u>
Lot 7 Owen	TVFD	
Lot 8 Ghelen	did not vote	
Lot 9 Thomas	TVFD	<u>[Signature]</u>
Lot 10 Riddel	TVFD	
Lot 11 Teegardin	TVFD	<u>Ali TRUSTEE</u>
Lot 12 Lloyd	did not vote	
Lot 13 Berka	did not vote	
Lot 14 Thomas	TVFD	<u>[Signature]</u>
Lot 15 Thomas	TVFD	<u>[Signature]</u>
Lot 16 Thomas	TVFD	<u>[Signature]</u>