

# A PLAT OF: SUNDAY CREEK RANCH:

BOOK 333 PAGE 448

In the NW 1/4 of Section 36, Twp. 34 N., R. 25 W., P.M.M.

For: Barry G. Stidham &amp; Robert T. White

Date: November 2023

## UTILITY EASEMENT

The Undersigned hereby grants 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 this plat as "Utility Easement" to have and hold forever.

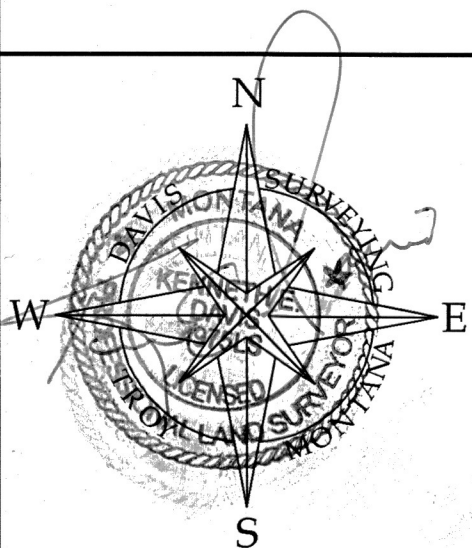
## LEGEND

- ◆ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- ⊙ FOUND A 3 1/4 INCH DIA. U.S.F.S. ALUM MONUMENT AS NOTED
- ⊙ FOUND A 5/8 INCH DIA. REBAR CAPPED ERICKSON 15272
- ⊙ FOUND A 5/8 INCH DIA. REBAR CAPPED HELPS 7939S
- COMPUTED POINT
- ( ) RECORD PER C.O.S. 1553
- { } RECORD PER C.O.S. 120
- [ ] RECORD PER C.O.S. 3086

## LEGAL AND PHYSICAL ACCESS

I hereby certify that legal and physical access to all lots within this subdivision is provided by Sunday Creek Road, a County Road.

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



## DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 12/6/23

REV: 7/20/25

DRAWN BY: SM

Land Projects 2023

FILE: t342536sw-sm

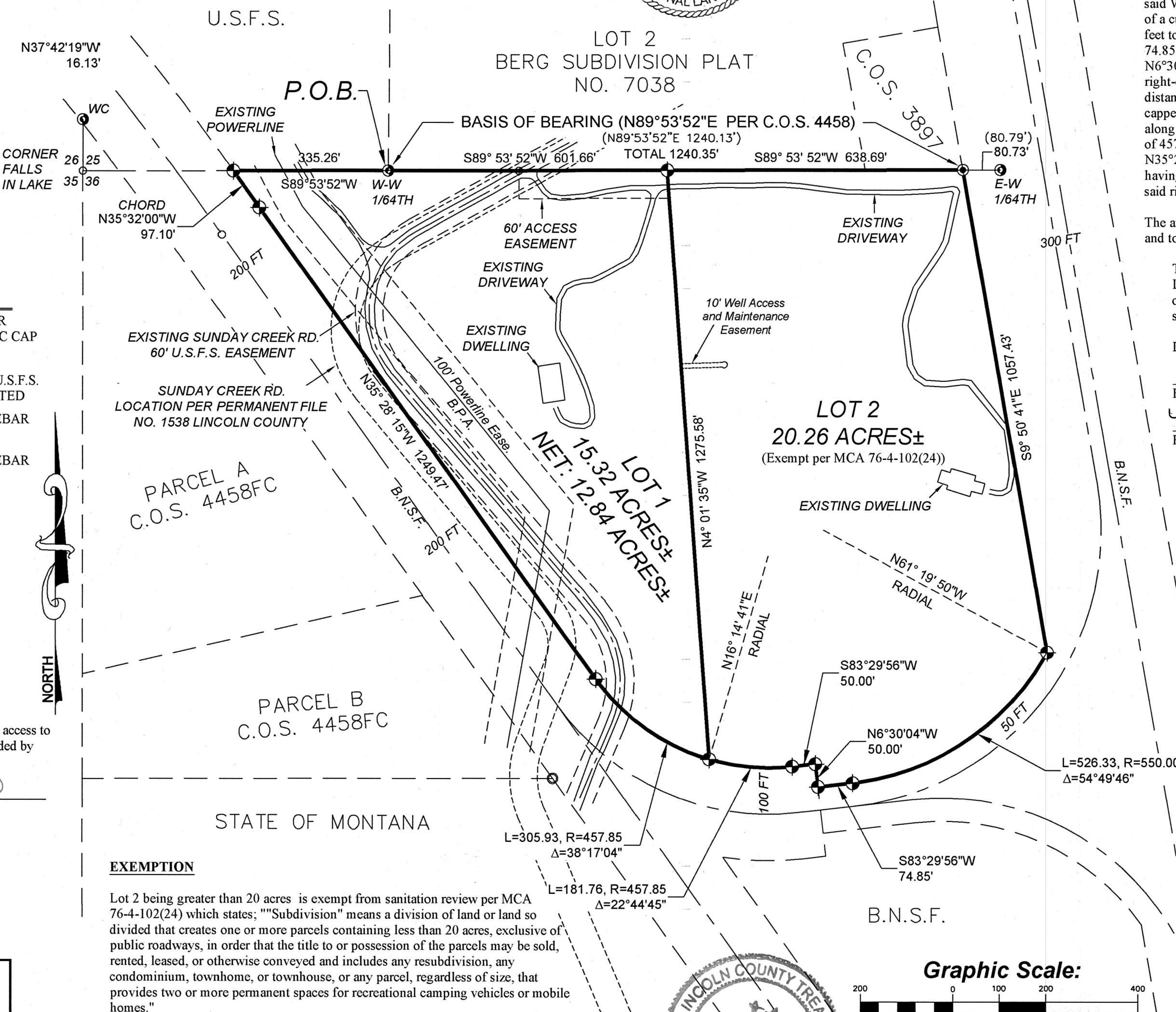
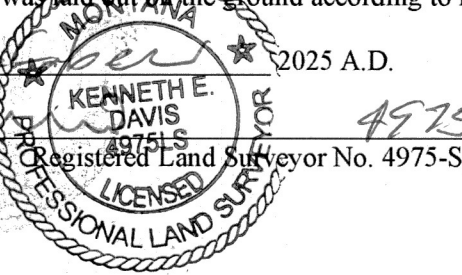
## CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

I Kenneth E. Davis, do hereby certify that a survey was made of Sunday Creek Ranch Subdivision, a minor subdivision, during the month of November 2023, in accordance with the provisions of Sections 76-3-101 through 76-3-625 M.C.A. 2019; 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 30 day of September, 2025 A.D.

Kenneth E. Davis



## 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 2nd day of October, 2025.

Shirley Whitfield de Sedaris Carlsberg  
Treasurer Lincoln County Montana

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 2nd day of October, 2025 A.D.

Steven A. Boyer  
Professional Land Surveyor No. 9750S

## CERTIFICATE OF DEDICATION

We, Barry G. Stidham and Robert T. White 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 Stryker, in Lincoln County, Montana, to wit:

## DESCRIPTION OF SUNDAY CREEK RANCH SUBDIVISION

A tract of land located near Stryker, Lincoln County, Montana, being in the NW 1/4 of Section 36, Twp. 32 N., R. 34 W., P.M.M. containing Lot 1 and Lot 2 with their respective acreage's for a total acreage of 35.58 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 5612-S marking the W-W64th corner of Section 36, Twp. 34N., R. 25W, P.M.M.; thence, along the North line of said Section, S89°53'52"W a total distance of 1240.35 feet to a 5/8 inch dia. rebar capped ERICKSON 15272 located on the West line of BNSF Railway right-of-way; thence, continuing along West line of said right-of-way, S9°50'41"E 1057.43 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence, leaving said West line right-of-way along North line of said right-of-way, having a radial bearing of N61°19'50"W, along the arc of a curve to the right a distance of 526.33 feet turning through a delta angle of 54°49'46" and having a radius of 550.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence, continuing along North line of said right-of-way S83°29'56"W 74.85 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence continuing along North line of said right-of-way N6°30'04"W 50.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence continuing along North line of said right-of-way S83°29'56"W 50.00 feet to a 5/8 inch dia. rebar capped K.E.D.; thence along the arc of a curve to the right a distance of 181.76 feet turning through a delta angle of 22°44'45" and having a radius of 457.85 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence, continuing along North line of said right-of-way, having a radial bearing of N16°14'41"E, along the arc of a curve to the right a distance of 305.93 feet turning through a delta angle of 38°17'04" and having a radius of 457.85 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence, continuing along the East line of said right-of-way, N35°28'15"W 1249.47 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence, on the arc of a spiral curve to the left, having a chord bearing N35°32'00"W 97.10 feet to a 5/8 inch dia. rebar capped K.E.D. 4975; thence leaving East line of said right-of-way, S89°53'52"W 335.26 feet to the point of beginning.

The aforescribed Sunday Creek Ranch Lot 1 and Lot 2 for a total acreage of 35.58 acres more or less and is subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as, Sunday Creek Ranch Subdivision, Lincoln County, Montana, and we the undersigned owners, hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision.

Dated this 30 day of September, 2025 A.D.

Barry G. Stidham  
Barry G. Stidham

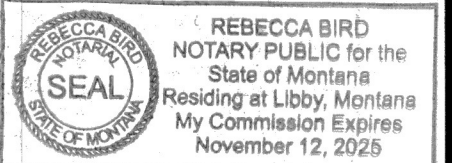
Robert T. White  
Robert T. White

STATE OF MONTANA  
County of Lincoln

On this 30 day of September, 2025 A.D. before me, a Notary Public in and for the State of Montana, Barry G. Stidham, personally appeared known to me to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Rebecca Bird  
Notary Public

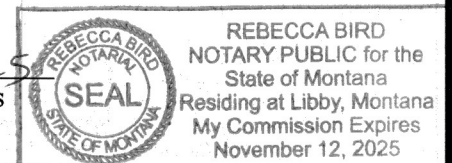
Nov 12, 2025  
My Commission Expires

STATE OF MONTANA  
County of Lincoln

On this 30 day of September, 2025 A.D. before me, a Notary Public in and for the State of Montana, Robert T. White, personally appeared known to me to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Rebecca Bird  
Notary Public

Nov 12, 2025  
My Commission Expires



## 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 30 day of September, 2025, A.D.

Barry G. Stidham  
(Signatures of Commissioner)

ATTEST:  
(Signature of Clerk and Recorder)

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 27 day of October, 2025 A.D. at 2:51 O'clock P.M.

Corrina Brown by Jessica Junn  
County Clerk and Recorder Deputy

PLAT NO. 7286

DEQ 318120  
GUARANTEE 318119

COVENANTS 318122

WELL AGREEMENT 318123  
ROAD AGREEMENT 318124



Weed Plan Doc # 317684



# A PLAT OF: YORKIE SUBDIVISION:

C.O.S. 400

In the SW 1/4 SW 1/4 of Section 19, the NW 1/4 NW 1/4 Section 30,  
Twp. 31 N., R. 31 W., P.M.M. & the NE 1/4 NE 1/4 Section 25,  
the SE 1/4 SE 1/4 Section 24, Twp. 31 N., R. 32 W., P.M.M.

For: Anthony R. &amp; Tami G. Swanson

Date: December 2023

## LEGEND

-  SET A 5/8 INCH DIA. REBAR WITH  
A 1 1/4 INCH PLASTIC CAP  
STAMPED K.E.D. 4975-S
-  FOUND DEPARTMENT OF HIGHWAYS  
3-1/4 INCH DIA. ALUM. CAP
-  FOUND 5/8 INCH DIA. BARE REBAR
-  COMPUTED POINT
-  RECORD PER C.O.S. 400

## CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 18th day of August, 2025 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 U.S. Highway 2.  
The driveway surface is 15 feet wide.

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

SURVEYOR'S NOTE: Flathead Electric Cooperative, Inc. easement per Book 409 Page 63.

The Undersigned hereby grants 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 services 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 this plat as "Utility Easement" to have and hold forever.

## CERTIFICATE OF DEDICATION

We, Anthony R. & Tami G. Swanson, husband and wife, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described land near Libby in Lincoln County, MT.

Dated this 18 day of August, 2025 A.D.

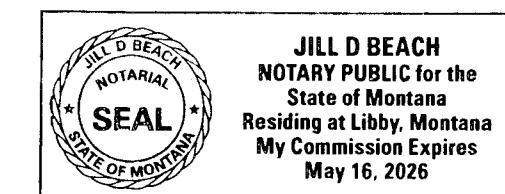
Anthony R. Swanson

Tami G. Swanson

STATE OF Montana  
County of Lincoln

On this 18th day of August, 2025 A.D. before me, a Notary Public in and for the State of Montana, Anthony R. Swanson and Tami G. Swanson, husband and wife, 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.

Notary Public

My Commission Expires May 16, 2026

## DESCRIPTION OF YORKIE SUBDIVISION

A tract of land near Libby, Lincoln County, Montana, lying within Sections 19 and 30 of Twp. 31 N., R. 31 W., P.M.M., and Sections 24 and 25 of Twp. 31 N., R. 32 W., P.M.M., containing lots 1 and 2, for a total acreage of 0.95 acre more or less and more particularly described as follows:

Beginning at a bare 5/8 inch dia. rebar marking the SW corner of C.O.S. 400; thence, S60°43'02"E 144.46 feet to a bare 5/8 inch dia. rebar marking the SE corner of C.O.S. 400; thence, N32°45'37"E a total of 290.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N63°30'18"W a total of 145.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, S32°45'37"W a total of 283.64 feet to the point of beginning.

The aforescribed Yorkie Subdivision contains lots 1 and 2, for a total acreage of 0.95 acre more or less and is subject to and together with all appurtenant easements of record.

The above tract of land is to be known and designated as Yorkie Subdivision, Lincoln County, Montana.

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 3rd day of September, 2025 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

## 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 3rd day of September, 2025

Sedavis Carlsberg by K. Randall  
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.  
This 30th day of September, 2025 A.D.

(Signatures of Commissioner)

ATTEST: Carrie Brown  
(Signature of Clerk and Recorder)STATE OF MONTANA  
COUNTY OF LINCOLNFiled on this 30th day of September, 2025 A.D. at 3:27 O'clock P.m.County Clerk and Recorder by Josco Jensen DeputyPLAT NO. 7284

## DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 9/16/22 REV: 8/14/2025

DRAWN BY: SM

Land Projects 2022

FILE: t313130ts-sm.dwg

## Graphic Scale:



(1 inch = 40 ft.)

Title Guarantee Doc# 317676

DEQ Doc# 317677

Conservation Doc# 317679



NORTH

PIPE CREEK PROPERTIES



# A PLAT OF SHELLEY SUBDIVISION

AMENDING LOT 7-E2, PLAT No. 6370

NW1/4 SE1/4 & NE1/4 SW1/4, SECTION 28, T.33N., R.31W., P.M.,MT.

LINCOLN COUNTY, MONTANA

FOR: SHELLEY DATE: JUNE, 2025

## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

I, Kenneth R. Shelley, record owner, hereby certifies that the purpose of this survey and division of land is to create a 3 Lot Minor Subdivision, to be known as "SHELLEY SUBDIVISION", pursuant to M.C.A. 76-4-103(1)(b).

Kenneth R. Shelley

Date

9/3/25

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Florida County of Marlin

by KENNETH R. SHELLEY on this 9th day of July 2025.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Samantha A. Damen

residing in: Florida My Commission expires: 08/16/2027

SAMANTHA A. DAMEN  
Notary Public  
State of Florida  
Commit #H434566  
Expires 8/16/2027

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, and that the survey shown on this Plat of "SHELLEY SUBDIVISION", has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson, PLS, 70400LS

6-16-25  
Date

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1, 2, & 3 are provided by a variable width access and utility easement off of Pipe Creek Road.

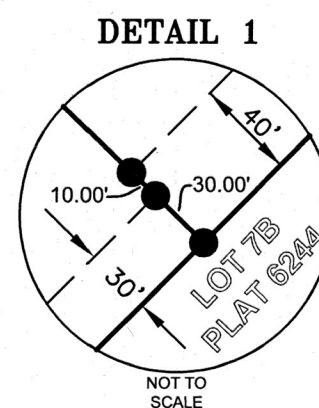
Byron Sanderson, PLS, 70400LS

6-16-25  
Date

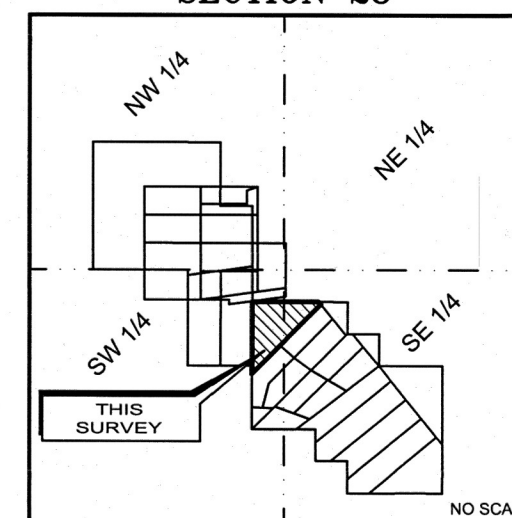
## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 21 of August 2025, A.D.

Steven A. Boyer, PLS 9750LS, Lincoln County, Registered Land Surveyor



VICINITY MAP  
SECTION 28



BASIS OF BEARING  
(N89°50'05"E 694.08')  
(S89°58'53"E 694.22')

NE-NE-SW  
1/256

(N89°50'05"E 295.88')  
(S89°55'23"E 295.75')

C-N-NW-SE 1/256

LOT 7E-1  
PLAT 6370

LOT 1  
2.48 ACRES

LOT 2  
2.01 ACRES

LOT 3  
1.95 ACRES

LOT 7C  
PLAT 6244

## E911 ADDRESSING

Per Lincoln County Addressing (as of date of filing):

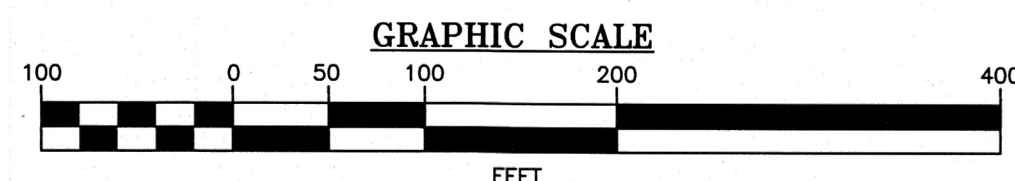
Lot 1 = 22 Treverts Way  
Lot 2 = 52 Treverts Way  
Lot 3 = 60 Treverts Way

## UTILITIES DISCLAIMER

Purchasers of these lots are hereby notified that certain utility services are not provided to Shelley Subdivision. Furthermore, emergency service providers such as, but not limited to, fire and police departments, ambulance and medical services, snow plowing services, etc., may find it difficult to respond to incidents in or near the subdivision, and thereby are not obligated to provide their services, though they may choose to do so. However, response times may be delayed due to factors beyond their control such as, but not limited to distance, weather conditions, road conditions, etc. Purchasers are made aware that certain other risks, not expressly disclosed herein, are associated with choosing to live and or recreate in and near this subdivision. Therefore, purchasers of these subdivision lots, do hereby and forever release the Developer, subdivider, surveyors, engineers, Lincoln County, and all other agencies and entities involved in the creation of this subdivision, and indemnify them against any possible loss, damage, claims, or liability whatsoever. Lincoln County Subdivision Regulations VI-L.5.

## LEGEND

- 2.25 INCH DIAMETER BRASS CAP MARKED SHAW, 2343-S
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- ( ) PLAT 6370, RECORD
- SUBJECT PROPERTY BOUNDARY, THIS SURVEY
- - - EASEMENT BOUNDARIES
- ..... DIMENSION LINE
- /// NO BUILD ZONE



Commissioner's Certification

27 AUG 25

Guarantee 317195

DEQ 317196

Covenants 317198

DOCUMENT No. 317197

PLAT No. 7283

SHEET 1 OF 1

# KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354





A PLAT OF  
**OVERHOLT SUBDIVISION**  
AMENDED PARCEL A, COS No. 4834AE  
N1/2, SECTION 6, T.36N., R.31W. & S1/2, SECTION 32, T.37N, R.31W., P.M.MT.  
LINCOLN COUNTY, MONTANA  
FOR: OVERHOLT DATE: JUNE, 2025

**LEGAL DESCRIPTION: "OVERHOLT SUBDIVISION"**

An irregular tract of land in Lincoln County, Montana, lying northeasterly from the community of Yaak, in the N1/2, Section 6, T.36N., R.31W., & S1/2, Section 32, T.37N., R.31W., P.M.MT., and more particularly described as:  
Parcel A, COS No. 4834AE, containing 40.01 acres. Subject to and together with all appurtenant easements and encumbrances of record.

**HISTORY OF SURVEY**

1916 - HES No. 484, Homestead Entry Survey, F.E. Thieme  
1916 - HES No. 485, Homestead Entry Survey, F.E. Thieme  
1950 - Irr. Plat No. 86, Yaak Road Survey, I.C. Miller, 402S  
1992 - COS No. 1979, Retracement, T.E. Sands, 7975S  
1994 - COS No. 2229, Boundary Line Adjustment, R.A. Pearson, 9008LS  
1995 - Plat No. 5389, Roberts View Subdivision (adjacent), K.E. Davis, 4975S  
1997 - COS No. 2630, Boundary Line Adjustment, K.E. Davis, 4975S  
2000 - Book 263 Page 651, Deed Exhibit (adjacent), K.E. Davis, 4975S  
2019 - COS No. 4657RB, Boundary Line Adjustment, A.F. Hughes, 7322LS  
2021 - COS No. 4834AE, Agricultural Exemption, B. Sanderson, 70400LS

**METHOD OF SURVEY**

A Trimble S6 Robotic Total Station and a Trimble R10-2 GNSS system were used to tie previously set controlling corners by Byron Sanderson, July, 2021 and in September, 2023 by Calen Williamson.

**BASIS OF BEARING**

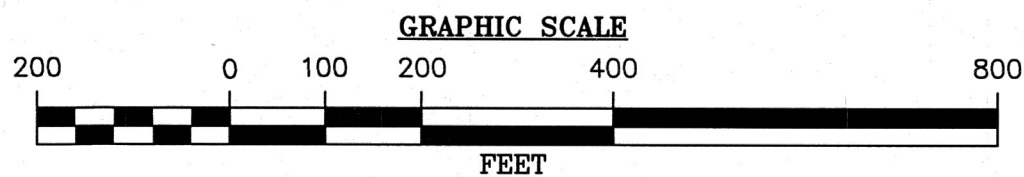
The basis of bearings for this survey is N11°00'59"E per COS No. 4834AE, between Corners 5 & 6, HES 484, each being found stone monuments marked "X".

**LINE & SYMBOL LEGEND**

- 1/2 INCH DIA. REBAR WITH PLASTIC CAP MARKED "SANDS 7975S"
- 1 INCH DIA. IRON ROD
- 5/8 INCH DIA. REBAR WITH PLASTIC CAP MARKED "KED 4975S"
- STONE MONUMENT AS NOTED
- 1 INCH DIA. IRON PIPE
- 5/8 INCH DIA. REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- UNMARKED COMPUTED POINT
- BOUNDARY LINES
- SECTION LINE
- FEMA FLOOD LINE
- EASEMENT LIMIT
- DIMENSION LINE
- APPROX. STREAM BANK
- COS 2630, RECORD
- PLAT 5389, RECORD
- HES 484, RECORD

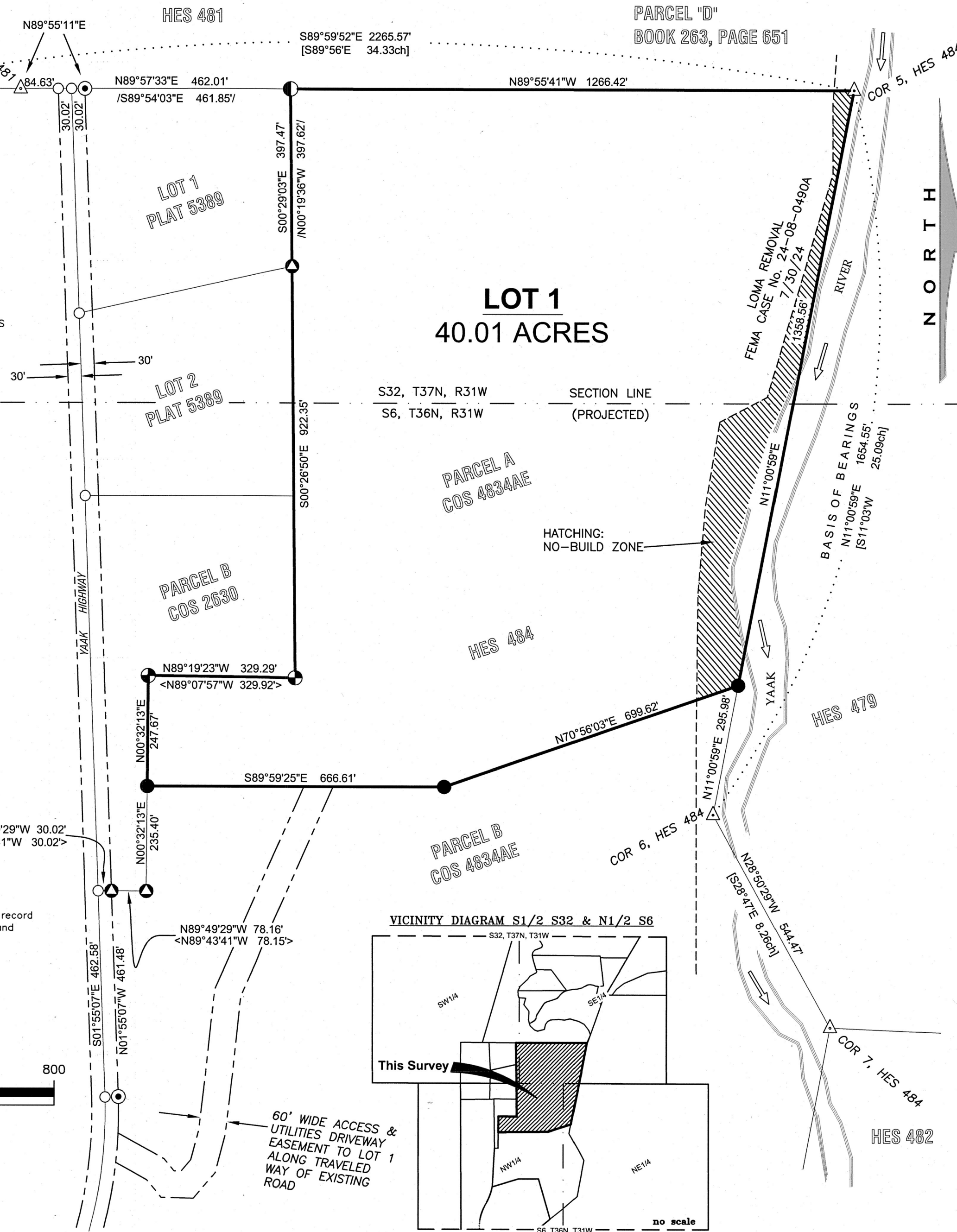
**SURVEYOR'S NOTE**

See COS No. 4834AE for more record information regarding bearings and distances, shown hereon.



**KSI**

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354



**PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION**

We, DINA A. SCHEMM-OVERHOLT AND DAVID B. OVERHOLT, record owners, hereby certify that the purpose of this survey and division of land is to create a 1 Lot Minor Subdivision, to be known as "OVERHOLT SUBDIVISION", pursuant to M.C.A. 76-4-103.

Dina A. Schemm-Overholt Date 7-3-2025  
David B. Overholt Date 7-3-2025

**ACKNOWLEDGMENT**

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of COLORADO County of LARIMER

by DINA A. SCHEMM-OVERHOLT and DAVID B. OVERHOLT

on this 3<sup>rd</sup> day of July, 2025.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal of the State of Colorado

**PIERANTONIO CARLONI**  
Notary Public  
Notary ID: 20104001575  
My Commission Expires Jan. 17, 2028

residing in: LOVE/LAND My Commission expires: 1-17-2028

**LAND SURVEYOR'S CERTIFICATION**

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson Date 6-16-25  
Byron Sanderson, PLS, 70400LS

**EXAMINING LAND SURVEYOR'S CERTIFICATION**

Examined this day 21 of August, 2025, A.D.

Steven A. Boyer  
Steven A. Boyer, 9750LS, Lincoln County Examining Land Surveyor

**ACCESS CERTIFICATION**

I hereby certify that physical and legal access to Lot 1 is provided by an existing 60' wide access and utilities easement crossing Parcel B, COS No. 4834AE.

Byron Sanderson Date 6-16-25  
Byron Sanderson, PLS, 70400LS

**COUNTY COMMISSIONER'S CERTIFICATION**

We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "Overholt Subdivision", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting

on the 27 day of Aug, 2025, at 11:30 o'clock.  
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.

[Signature]  
Chairperson, Board of Lincoln County Commissioners

**COUNTY TREASURER'S CERTIFICATION**

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3)(a), M.C.A.

Sedaris Carlsberg by K. Randall Date 8-28-25  
Lincoln County Treasurer

**CLERK AND RECORDER'S CERTIFICATION**

State of Montana, County of Lincoln, filed this 2nd day

of September, 2025, A.D. at 12:31 o'clock

Carolina Davis by F. Leisha Jackson  
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 317176

PLAT No. 7282

Guarantee 317175

Covenants & Restrictions 317177



# PLAT OF GEMINI SUBDIVISION

PARCEL "E", COS No. 2301 in GOV'T LOT 3, SECTION 33, T.31N., R.31W., P.M.,MT.  
LINCOLN COUNTY, MONTANA  
FOR: TUNGSTEN HOLDINGS, INC. DATE: DECEMBER, 2024

NORTH

## NOTE:

The owners hereby waive the right to protest the creation of a Special Improvements District for the purpose of financing improvements to Kootenai River Road, which will specifically benefit this subdivision.

## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Tungsten Holdings, Inc., owner of record, hereby certifies that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision, to be known as "GEMINI SUBDIVISION", pursuant to M.C.A. 76-4-103.

*Tim Rooney, Secretary, Tungsten Holdings, Inc.*  
Tim Rooney, Secretary, Tungsten Holdings, Inc.



DONNIE L. SEE  
NOTARY PUBLIC for the  
State of Montana  
Residing at Libby, Montana  
My Commission Expires  
March 5, 2027

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln  
by Tim Rooney, Secretary, Tungsten Holdings, Inc.

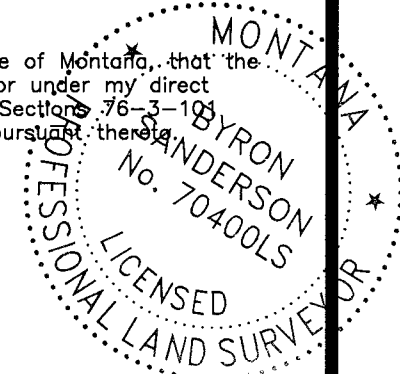
on this 2nd day of January, 2025.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Donnie L. See*  
residing in: Libby, MT My Commission expires: March 5, 2027

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Subdivision Plat has been prepared by me or under my direct supervision and in accordance with the Montana Code Annotated, Sections 76-3-103 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

*Byron Sanderson*  
Byron Sanderson, PLS, 70400LS Date 12-13-24



## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 & 2 is provided by an existing driveway from Kootenai River Road.

*Byron Sanderson*  
Byron Sanderson, PLS, 70400LS Date 12-13-24

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 30 of January, 2025, A.D.

*Steven A. Boyer*  
Steven A. Boyer, 9750LS, Lincoln County, Examining Land Surveyor

## LEGAL DESCRIPTION: GEMINI SUBDIVISION

A tract of land, lying north of Libby, Montana in Lincoln County, being Parcel E, Certificate of Survey No. 2301 in the SE1/4NW1/4, Section 33, T.31N., R.31W., P.M.,MT., containing Lot 1 being 1.53 acres and Lot 2 being 1.51 acres.

## REFERENCED SURVEYS

1995 - COS No. 2301 - Boundary Line Adjustment - Dawn Marquardt, 7328S  
2000 - Plat No. 6287 - "Beller's Bluff Subdivision" - James R. Staples, 9958LS

## METHOD OF SURVEY

A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners and road alignments by Eric Stafford, February, 2022.

## BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is True North based on a static GNSS observation. Angular variation between between this survey and COS No. 2301 is 01°08'26" between the NW and NE corners of Parcel E, COS 2301.

## COUNTY COMMISSIONER'S CERTIFICATION

I, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby certify that this accompanying Plat of "Gemini Subdivision", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting

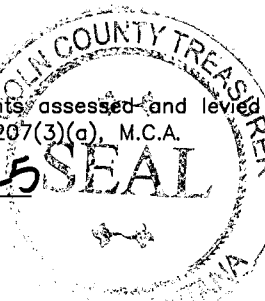
on the 12 day of Feb, 2025, at 2 o'clock.  
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.

*Chairperson, Board of Lincoln County Commissioners*  
Chairperson, Board of Lincoln County Commissioners Date 2/12/25

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown herein are paid pursuant to Section 76-3-207(3)(a), M.C.A.

*Deanna Calberg*  
Deanna Calberg, Lincoln County Treasurer Date 1-21-25



## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 14th day  
of February, 2025, A.D. at 1:24 PM o'clock

*Cecilia Brown*  
Lincoln County Clerk and Recorder by *Cecilia Brown* Deputy

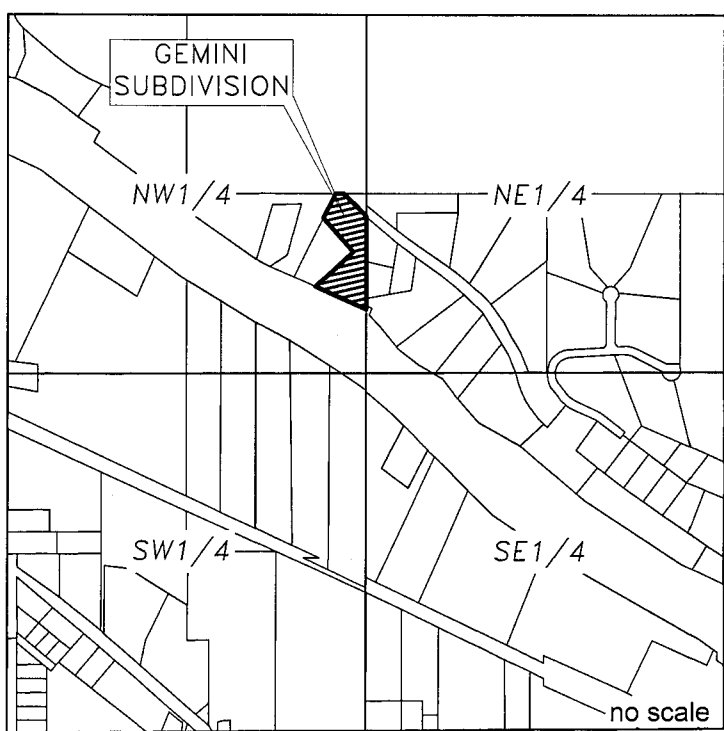
DOCUMENT No. 314297

PLAT No. 7281

GOV'T LOT 3

GOV'T LOT 4

## VICINITY MAP

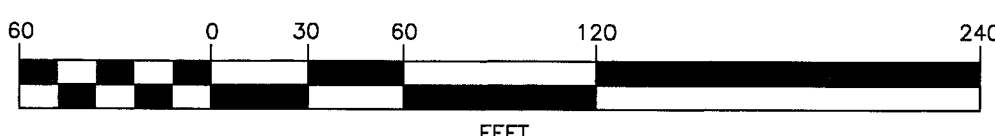


SECTION 33

## LINE & SYMBOL LEGEND

- |  |                                                                             |
|--|-----------------------------------------------------------------------------|
|  | 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 7328S                       |
|  | UNCAPPED 5/8 INCH DIAMETER REBAR                                            |
|  | 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 9958LS                      |
|  | USFS 3.25 INCH DIAMETER ALUM. CAPPED MONUMENT MARKED 9008LS                 |
|  | SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS |
|  | AN UNMARKED COMPUTED POINT                                                  |
|  | EASEMENT LIMIT                                                              |
|  | GOV'T LOT LINE                                                              |
|  | DIMENSION LINE                                                              |
|  | NO-BUILD ZONE                                                               |
|  | PROPERTY LINE, THIS SURVEY                                                  |
|  | ROAD RIGHT-OF-WAY LIMITS                                                    |
|  | TOP OF BANK                                                                 |
|  | ( ) RECORD, COS No. 2301                                                    |
|  | [ ] RECORD, PLAT No. 6287                                                   |

## GRAPHIC SCALE



# KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

Guarante #314295

DEQ # 314296

Covenants #314298



NORTH



# A PLAT OF CERNICK SUBDIVISION

SW1/4 SW1/4, SECTION 13, T.30N., R.31W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: CERNICK DATE: DECEMBER, 2024

## LEGAL DESCRIPTION: CERNICK SUBDIVISION

A tract of land, lying southwest of Libby, Montana, Lincoln County and more particularly described as: The SW1/4 SW1/4, Section 13, T.30N., R.31W., P.M.MT. containing 40.25 acres; subject to a 30 foot wide shared access and utilities easement for Lot 1 and Lot 2, and a 60 foot wide access easement known as Old Haul Road, together with all other appurtenant easements of record.

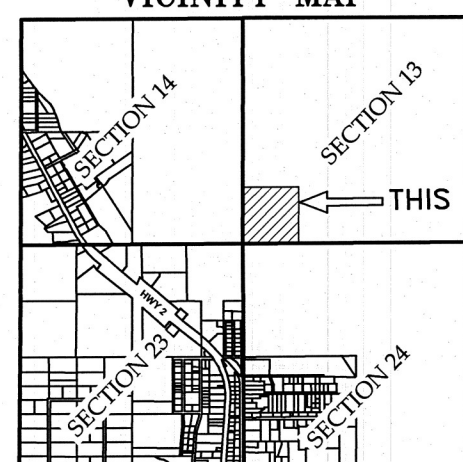
## BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on survey grade GPS observation. Angular variation between this survey and COS No. 3802 is 00°03'35" along the north boundary line of the SW1/4 SW1/4, Section 13.

## METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson, August, 2023.

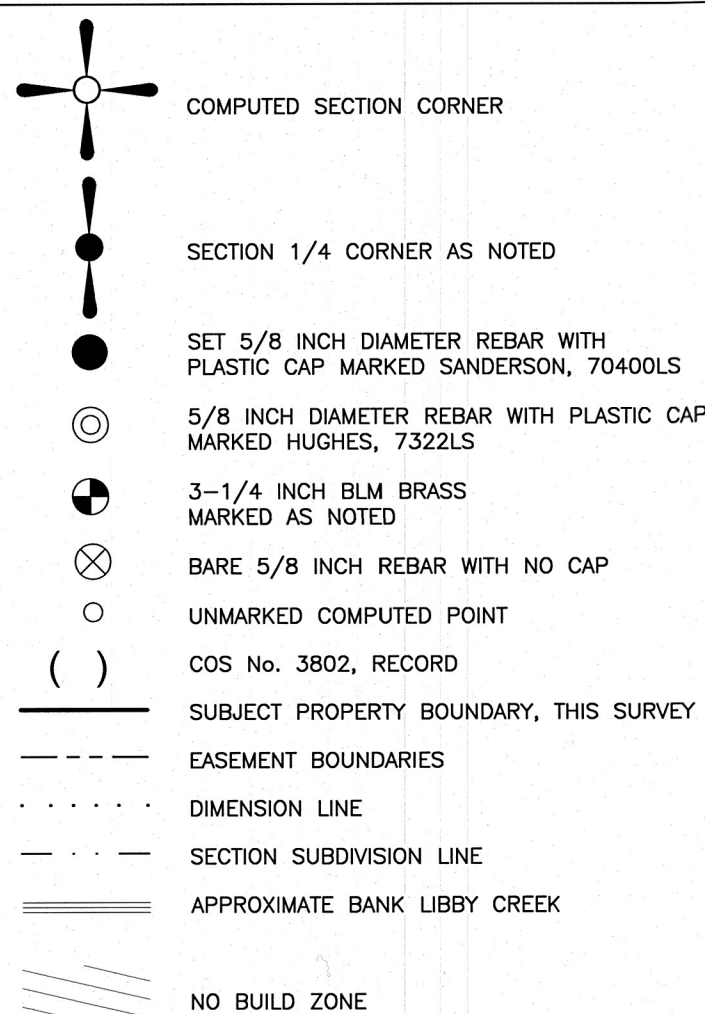
## VICINITY MAP



NO SCALE

SECTION 13  
SECTION 24

## LEGEND

BASIS OF BEARING  
N89°41'46"E 1323.06'  
(N89°38'11"E 1323.34')LOT 1  
20.15 ACRES  
MCA 76-4-125(24)LOT 2  
20.10 ACRES  
MCA 76-4-125(24)

## REFERENCED SURVEYS & DOCUMENTS

1893 - GLO Survey of Township Boundaries, J. Keer and A. Jaqueth  
1893 - GLO Survey of Subdivisions, D.P. Mumbrue  
1966 - 1981, BLM Remonumentation of Original Corners, James Pritchard, ET. AL.  
1974 - BLM Dependent Resurvey and Section Subdivision, Shirley Hjelum, ET. AL.  
2007 - COS No. 3802, Retracement, Alvah F. Hughes 7322LS

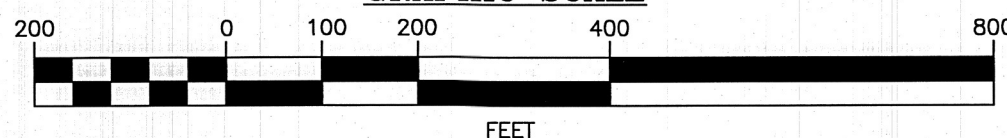
## E911 ADDRESSING

Per Lincoln County Addressing (as of date of filing):  
Lot 1 = 1453 Swede Mountain Road  
Lot 2 = 1463 Swede Mountain Road

## UTILITIES DISCLAIMER

Purchasers of these lots are hereby notified that certain utility services are not provided to Cernick Subdivision. Furthermore, emergency service providers such as, but not limited to, fire and police departments, ambulance and medical services, snow plowing services, etc., may find it difficult to respond to incidents in or near the subdivision, and thereby are not obligated to provide their services, though they may choose to do so. However, response times may be delayed due to factors beyond their control such as, but not limited to distance, weather conditions, road conditions, etc. Purchasers are made aware that certain other risks, not expressly disclosed herein, are associated with choosing to live and or recreate in and near this subdivision. Therefore, purchasers of these subdivision lots, do hereby and forever release the Developer, subdivider, surveyors, engineers, Lincoln County, and all other agencies and entities involved in the creation of this subdivision, and indemnify them against any possible loss, damage, claims, or liability whatsoever. Lincoln County Subdivision Regulations VI-L.5.

## GRAPHIC SCALE



## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, NATHAN J. CERNICK AND TOBIAS CERNICK, record owners, hereby certify that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision, to be known as "CERNICK SUBDIVISION", pursuant to M.C.A. 76-4-103(16). We furthermore certify that Lot 1 and Lot 2 are exempt from review by Montana DEQ pursuant to MCA 76-4-102(24): "A division of land or land so divided that creates one or more parcels containing less than 20 acres, exclusive of public roadways".

Nathan J. Cernick 12/23/24  
Tobias Cernick 12/23/24  
Date Date

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln

by NATHAN J. CERNICK on this 23 day of December 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

residing in: Libby My Commission expires: 8/5/2028

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln

by TOBIAS CERNICK on this 23 day of December 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

residing in: Libby My Commission expires: 8/5/2028

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lot 1 and Lot 2 is provided by a shared 30 foot wide access and utilities driveway easement from the 60' wide access and utilities easement known as "Old Haul Road".

Byron Sanderson 12-20-24  
Byron Sanderson, PLS, 70400LS Date

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, and that the survey shown on this Plat of "CERNICK SUBDIVISION", has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 12-20-24  
Byron Sanderson, PLS, 70400LS Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 7th of January 2025 A.D.

Steven A. Boyer 12-20-24  
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Sharon Campbell 1-9-25  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

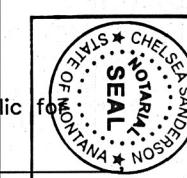
State of Montana, County of Lincoln, filed this 23 day

of January 2025, A.D. at 10:40 o'clock

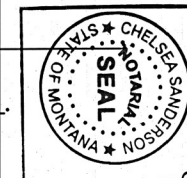
Cecilia Dawn by Debbie Jackson  
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 313967

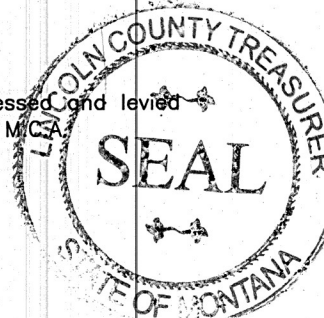
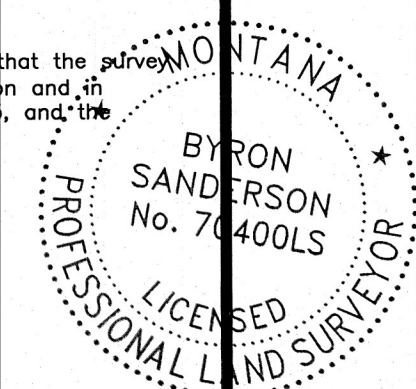
PLAT No. 7280



CHELSEA SANDERSON  
NOTARY PUBLIC for the  
State of Montana  
Residing at  
Libby, Montana  
My Commission Expires  
August 05, 2028



CHELSEA SANDERSON  
NOTARY PUBLIC for the  
State of Montana  
Residing at  
Libby, Montana  
My Commission Expires  
August 05, 2028



**KSI**  
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

Guarantee 313967

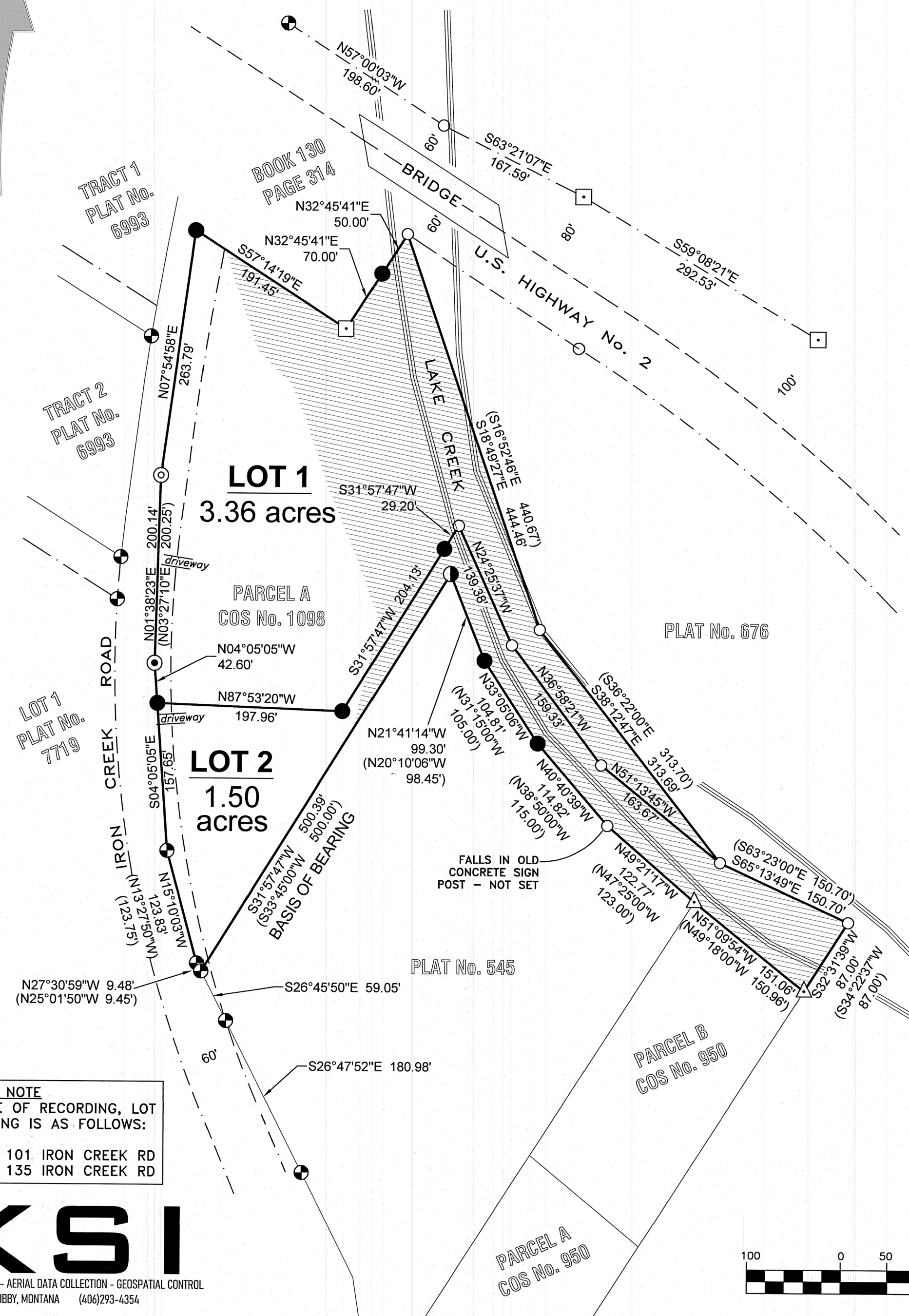
Covenants &amp; Restrictions 313969



NORTH

# PLAT OF HENSON SUBDIVISION

AMENDED PARCEL A, COS No. 1098  
GOV'T LOT 6, SECTION 18, T.31N., R.33W., P.M.,MT. LINCOLN COUNTY, MONTANA  
FOR: HENSON DATE: OCTOBER, 2024



## LEGAL DESCRIPTION: HENSON SUBDIVISION

A tract of land lying within the municipal boundaries of Troy, Montana, Lincoln County, in Gov't Lot 6, Section 18, T.31N., R.33W., P.M.,MT. and more particularly described as:  
Parcel A, COS No. 1098, excepting therefrom Book 130, Page 314, Lincoln County, Montana records. Lot 1 being 3.36 acres and Lot 2 being 1.50 acres. Subject to and together with all appurtenant easements of record.

## REFERENCED SURVEYS

1959 - Plat No. 1959, Creation of Parcel, J.W. Ninneman, 574ES  
1960 - Plat No. 676, Rives Survey, J.W. Ninneman, 574ES  
1981 - COS No. 950, Occasional Sale, Melvin D. Lauteren, 4232S  
1983 - COS No. 1098, Retracement Survey, Melvin D. Lauteren, 4232S  
2015 - Plat No. 7719, "Flat Iron Subdivision", Kenneth E. Davis, 4975S

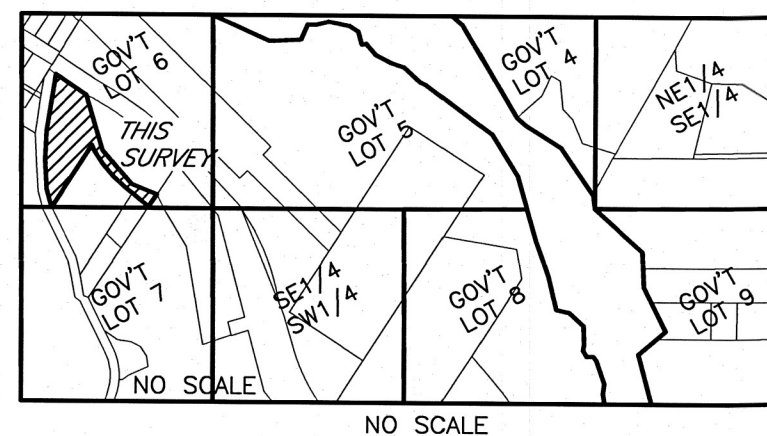
## METHOD OF SURVEY

A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Eric Stafford, December, 2021.

## BASIS OF BEARING REFERENCE & VARIATION

The basis of bearing for this survey is true north based on a static GNSS observation. Angular variation between this survey and COS 1098 is 01°47'13" between the northeast corner and northwest corner of Plat No. 545.

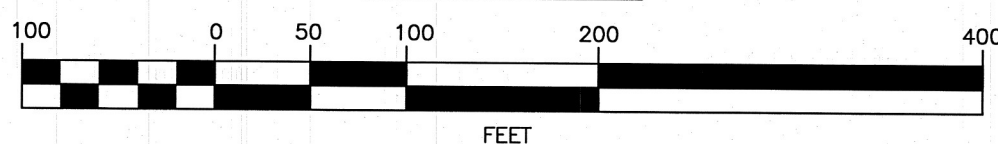
## VICINITY DIAGRAM: S1/2 SEC. 18



## LEGEND

- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
- UNCAPPED 1/2 INCH DIAMETER REBAR
- UNCAPPED 5/8 INCH DIAMETER REBAR
- △ ORIGINAL STONE MARKED X
- ⊙ GIN SPIKE
- 2 INCH DIAMETER MDOT ALUMINUM MONUMENT
- SET A 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- UNMARKED COMPUTED POINT
- SUBJECT PROPERTY
- HIGHWAY CENTERLINE
- DIMENSION LINE
- RIGHT-OF-WAY LIMIT
- NO-BUILD ZONE
- APPROX BANK, LAKE CREEK
- ( ) COS No. 1098, RECORD

## GRAPHIC SCALE



## PURPOSE OF SURVEY AND EXEMPTION CERTIFICATION

I, Robert E. Henson, owner of record, hereby certifies that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision to be known as "HENSON SUBDIVISION", pursuant to M.C.A. 76-4-103.

Robert E. Henson

11-5-24  
Date

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln

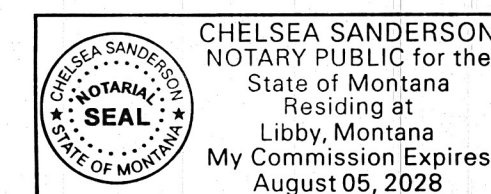
by ROBERT E. HENSON

on this 5 day of November 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

residing in: Libby My Commission expires: Aug 5, 2028



## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, and the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson, PLS, 70400LS

10-23-24  
Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 13 of November 2024.

Steven A. Boyer, 9750LS, Lincoln County Examining and Registering Surveyor

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 and 2 are provided by existing individual approaches from Lake Creek Road.

Byron Sanderson, PLS, 70400LS

10-23-24  
Date

## MAYOR OF TROY, MONTANA CERTIFICATION

I, the undersigned Mayor of Troy, Montana, does hereby certify that this accompanying plat of Henson Subdivision, has been submitted to the Troy City Council for examination and has been found to conform to city regulations and is therefore approved at the regular held meeting

on the 2nd day of December, 2024, at 7:41pm o'clock.

Mayor, City of Troy, Montana

2 Dec 2024  
Date

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed on the parcel shown hereon are paid pursuant to Section 76-3-207(3)(a), M.C.A. 76-3-207(3)(a).

Lincoln County Treasurer

12-5-2024  
Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 11 day

of December 2024, A.D. at 2:40 o'clock

Corrine Brown by Debra Storkson  
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 313413

PLAT No. 7279

Guarantee 313411

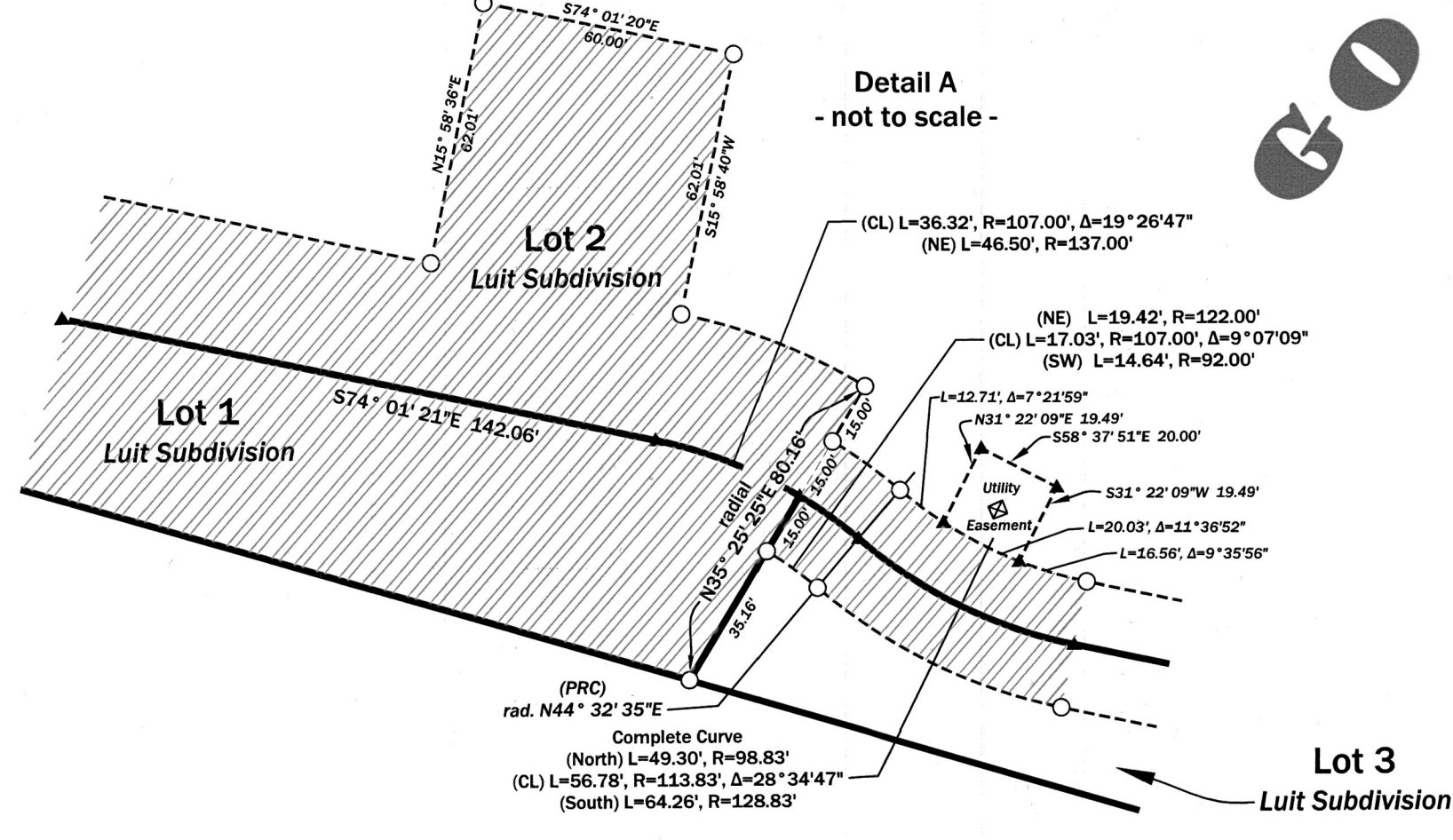
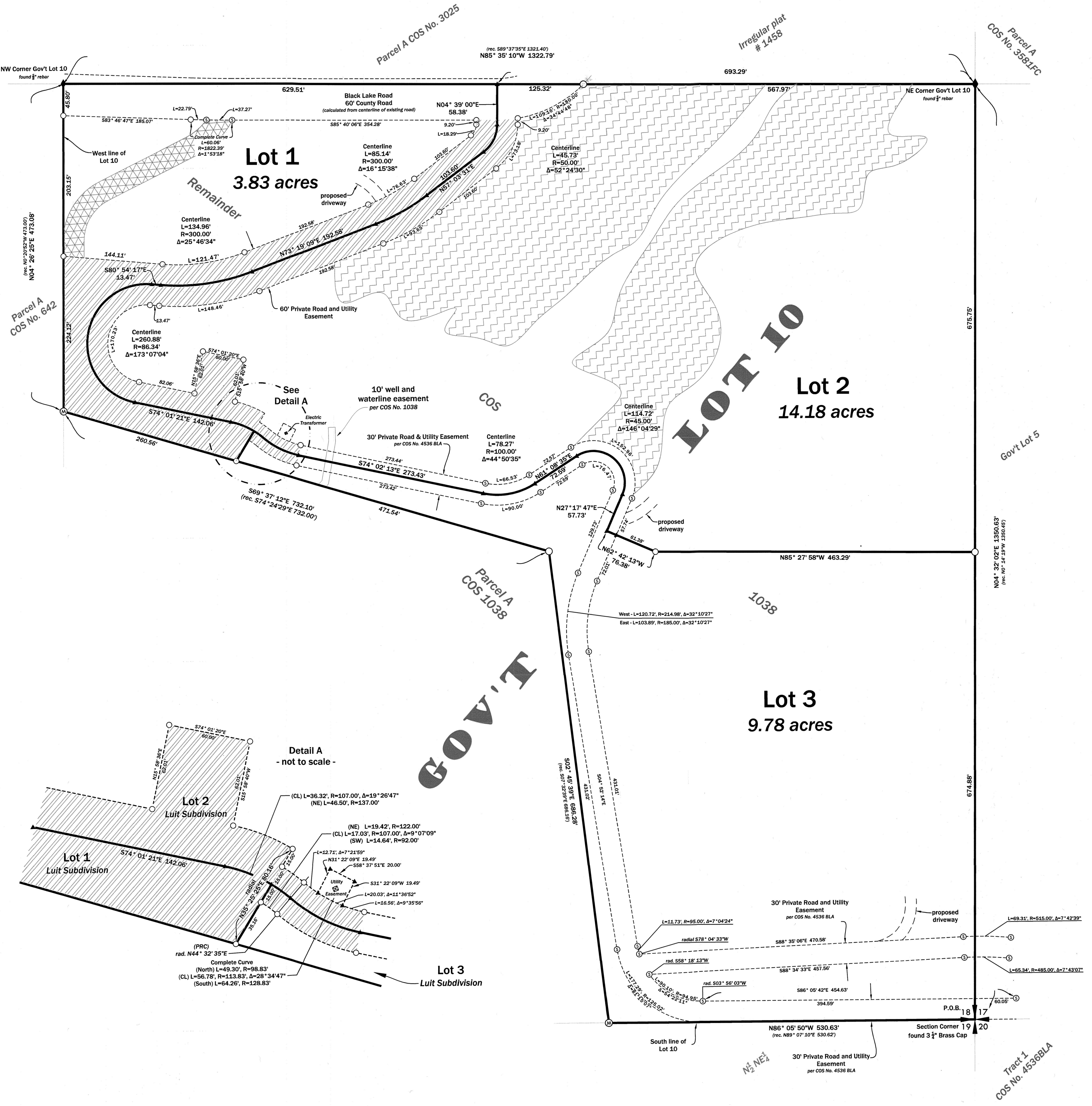
DEQ 313412

Covenants 313414



Final Plat of:  
LUIT SUBDIVISION  
Gov't Lot 10 Section 18, T36N R27W, P.M., M.  
Lincoln County, Montana

For: Jayanta Lal Barua  
Owner: Jayanta Lal Barua & Gina Barua  
Date: 2024-01-25  
Purpose: Minor Subdivision



Legend

- Set 8" x 24" rebar with a 2" aluminum cap "Belski 1473115"
- found 8" rebar "MDL 42325"
- found 8" rebar "Sands 79754"
- section corner (as noted)
- allotment corner (as noted)
- calculated position
- new variable width ROW
- portion of 30' Private Road and Utility Easement per COS No. 4536 BLA to be abandoned
- areas with slopes > 30 percent no building allowed in this area

**OWNERS CERTIFICATION AND EXEMPTIONS**  
Legal Description: Remainder Lot 1038 located in Gov't Lot 10 Section 18, Township 36N Range 27W, P.M., Lincoln County, Montana.  
More particularly described as:  
Beginning at the Southeast corner of said Section 18;  
Thence N86°05'50"W 530.63' along the South line of said Section 18;  
Thence N02°45'39"W 686.28';  
Thence N69°37'12"W 732.10';  
Thence N04°26'25"E 473.08';  
Thence S85°35'10"E 1322.79' to the Northeast corner of Gov't Lot 10;  
Thence S04°32'02"W 1350.63' along the East line of said Section 18 to the Point Of Beginning.  
Containing 27.79 acres as shown hereon.  
Subject to and Together with easements of record.

The above described tract of land is to be known and designated as Luit Subdivision.  
The undersigned hereby grants to 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 on 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 hold forever.

*J. Barua* 1/30/2024  
Jayanta Lal Barua Date  
*Gina Barua* 1/30/2024  
Gina Barua Date  
STATE of Tennessee, ss.  
County of Williamson, ss.  
This instrument was acknowledged before me on January 30, 2024, by Jayanta Lal Barua  
Notary Public  
STATE of Tennessee, ss.  
County of Williamson, ss.  
This instrument was acknowledged before me on January 30, 2024, by Gina Barua  
Notary Public

**PHYSICAL ACCESS**  
Access to all lots within this subdivision is provided by Private Drive.

The driving surface of the constructed road is as certified by Foley Engineering.  
The additional road is 20 feet wide from the end of the 24-foot wide section to the south end of Lot 3 with pull-outs above and below the sidewalk and has been approved by the Eureka Volunteer Fire Department.

*Andrew Belski*  
Andrew Belski, PLS  
Registration No. 14731 PLS

**CERTIFICATE OF COUNTY TREASURER**  
I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes assessed and levied on the land described hereon are paid.

Dated this 11th day of July, 2024  
*Sandra J. Amayo* c/o Sedaris Carberry  
Treasurer of Lincoln County, Montana

**CERTIFICATE OF COUNTY COMMISSIONER**  
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 any and all lands shown on this plat as being dedicated to such use, this

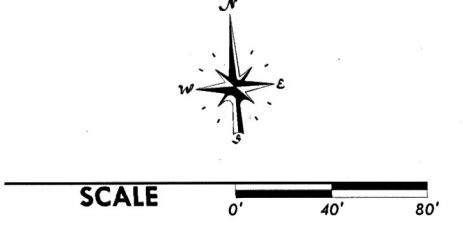
4th day of December, 2024 at 11:32 o'clock A.M.  
Commissioner - chair  
State of Montana  
County of Lincoln  
Filed on the 10 day of December, 2024 C.E. at 10:56 o'clock A.M.  
*Corina Brown*  
Lincoln County Clerk and Recorder  
By: *Elizabeth Johnston*  
Deputy  
Instrument Record No. 313320

**CERTIFICATE OF SURVEYOR**  
Andrew Belski, PLS  
Registration No. 14731 PLS

**CERTIFICATE OF EXAMINING SURVEYOR**  
Approved: 10 July 2024  
*Matthew J. Pyle*  
Examining Surveyor  
Registration No. 14731 PLS

STATE OF MONTANA  
County of Lincoln  
Filed on \_\_\_\_ day of \_\_\_\_, 20\_\_ C.E., at \_\_\_\_ o'clock \_\_\_\_m.  
County Clerk & Recorder  
By: \_\_\_\_\_  
Deputy  
Instrument Record No. \_\_\_\_\_

24 June 24  
Date



Basis of Bearing is NAD83 (2011) Montana State Plane Grid.  
Distances are US Survey Feet at ground based at:  
Latitude: N48°52'37.92782"  
Longitude: W115°07'51.56093"  
Ellipsoidal Height: 2997.118  
Combined Scale Factor: 1.0002163929  
Convergence: -004°07'08.73"



230 Wisconsin Ave.  
Whitfish, MT 59937  
406.863.2917  
406.863.4953  
311 SW Jefferson Avenue  
Corvallis, OR 97333  
541.778.9390  
541.778.8354

NOTE: No search has been made for easements effecting this property and this survey does not purport to show all appurtenant easements.

NOTE: This plat has not been reviewed or approved for individual sewer facilities, water facilities, or stormwater drainage.

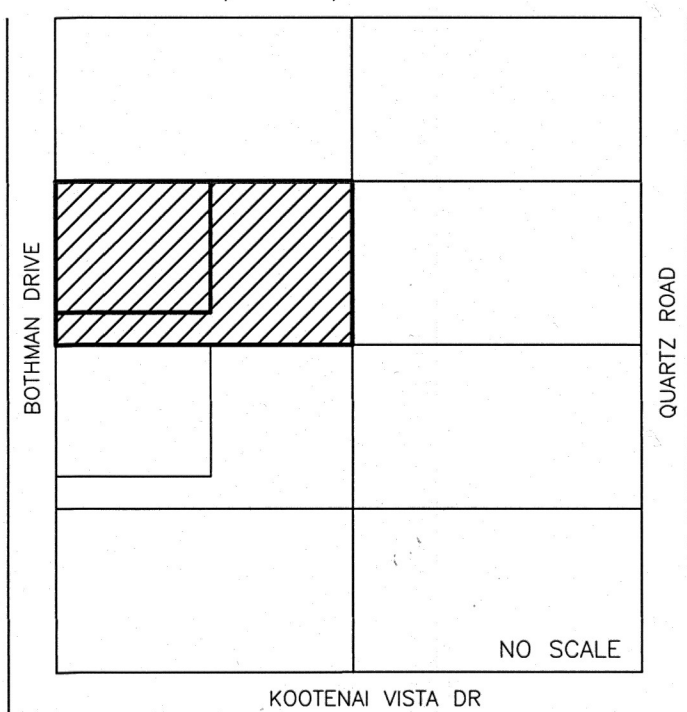
Guarantee 313378 Weed Dept. 313371 Road Agreement 313373  
DEQ 313379 Exemptions 313372 21-204 Barua



NORTH



VICINITY MAP  
SW1/4 NW1/4 SECTION 9



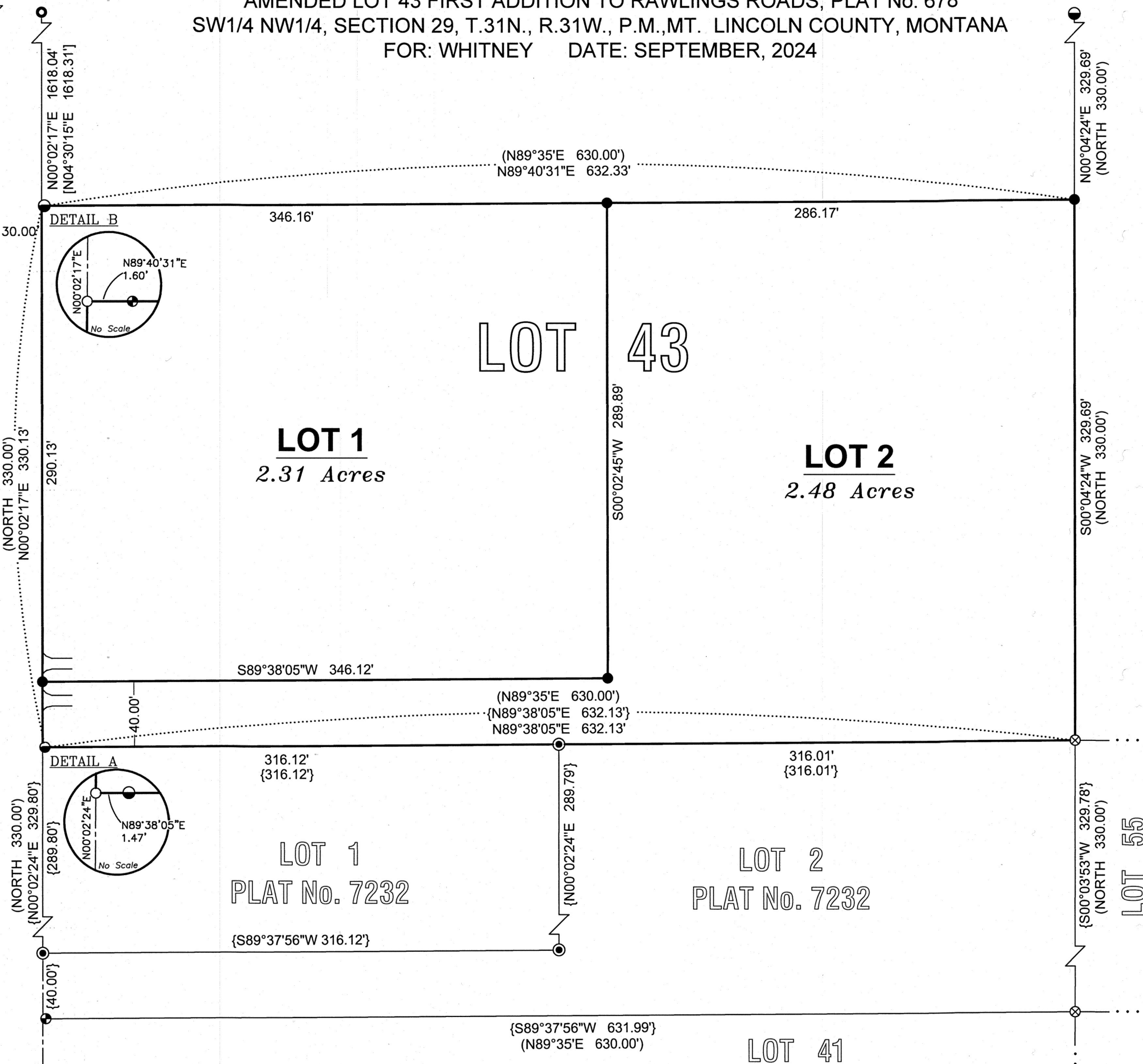
LEGEND

- FOUND 1/2 INCH DIAMETER REBAR FOR SECTION CORNER
- FOUND 3 1/4 INCH DIAMETER ALUMINUM CAP MARKED 4740S
- FOUND 3/4 INCH DIAMETER STEEL ROD
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- FOUND 1 1/4 INCH DIAMETER PIPE
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- FOUND 3/4 INCH DIAMETER REBAR
- FOUND 5/8 INCH REBAR
- COMPUTED POINT
- SUBJECT PROPERTY BOUNDARY, THIS SURVEY
- ADJOINING PROPERTY LINES
- DIMENSION LINE
- SECTION LINES
- EASEMENT LIMITS
- DRIVE WAY APPROACH
- ( ) RECORD PLAT 678
- [ ] RECORD COS 3887
- { } RECORD PLAT 7232

A PLAT OF  
**WHITNEY SUBDIVISION**  
AMENDED LOT 43 FIRST ADDITION TO RAWLINGS ROADS, PLAT No. 678  
SW1/4 NW1/4, SECTION 29, T.31N., R.31W., P.M., MT. LINCOLN COUNTY, MONTANA  
FOR: WHITNEY DATE: SEPTEMBER, 2024

PLAT No. 7205

BOTHMAN DRIVE  
QUARTZ ROAD  
KOOTENAI VISTA DR



REFERENCED SURVEYS & DOCUMENTS

1893 - GLO Original Township Survey and Subdivision, D.P. Mumbrue  
1960 - Plat No. 678, First Addition to Rawlings Roads, Robert F. Burdick, 649S  
2002 - Plat No. 6469, "Bothman Subdivision No. 3", Dawn Marquardt, 7328S  
2002 - Plat No. 6491, "Bothman Subdivision No. 2", Dawn Marquardt, 7328S  
2008 - COS No. 3887, Easement Retracement, Donald M. Roedel, 10999S  
2018 - Plat No. 7205, "Dolly Varden Estates", Kenneth E. Davis, 4975S  
2020 - Plat No. 7232, "Carlock Subdivision", Byron Sanderson, 70400LS

UTILITY STATEMENT

The developer hereby grants 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 this plat as "Utility Easement" to have and hold forever.

BASIS OF BEARING

The basis of bearing for this survey is N00°02'24"E, derived from survey grade GPS system calibrated to local control between the west quarter corner (W1/4) a 3 1/4 inch diameter aluminum cap marked 4740-S and the northwest section corner a 1/2 rebar both section 29.

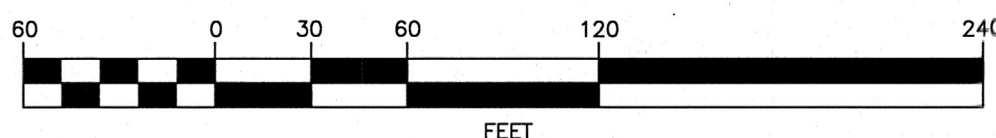
METHOD OF SURVEY

A Trimble R8 GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Eric Stafford, January, 2022.

LEGAL DESCRIPTION: WHITNEY SUBDIVISION

An irregular tract of land, lying northwesterly from Libby, Montana, Lincoln County and more particularly described as follows: Lot 43, First Addition to Rawlings Roads, Plat No. 678, in the SW1/4 NW1/4, Section 29, T.31N., R.31W., P.M., MT., containing Lot 1 being 2.31 acres; Lot 2 being 2.48 acres.

GRAPHIC SCALE



PURPOSE OF SURVEY AND LANDOWNERS CERTIFICATION

I, Dean Andrew Whitney, owner of record, hereby certify that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision, to be known as "Whitney Subdivision", containing: Lot 1, 2.31 acres and Lot 2, 2.48 acres pursuant to M.C.A. 76-4-103.

Dean Andrew Whitney 9-24-2024  
Dean Andrew Whitney Date

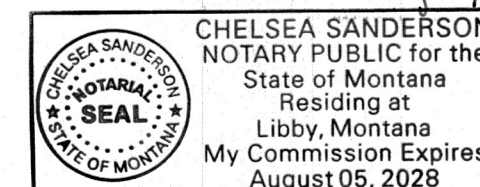
ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln

by DEAN ANDREW WHITNEY on this 24 day of September, 2024.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson  
residing in: Libby My Commission expires: Aug. 5, 2028



LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of MONTANA that the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations, adopted pursuant thereto.

Byron Sanderson 9-23-24  
Byron Sanderson, PLS, 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 01 day of OCTOBER, 2024, A.D.

Steven A. Boyer  
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 & 2 shall be provided by individual approaches and driveways from Bothman Drive.

Byron Sanderson 9-23-24  
Byron Sanderson, PLS, 70400LS Date

SID STATEMENT

The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision.

COUNTY COMMISSIONER'S CERTIFICATION

We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "Whitney Subdivision", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting

on the 23rd day of October, 2024 at 11:45AM o'clock.  
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.

Joshua 10/23/24  
Chairperson, Board of Lincoln County Commissioners Date

COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-611(1)(b), M.C.A.  
Brianne Carlberg 10-1-2024  
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 06 day  
of November, 2024, A.D. at 3:54 o'clock

Corrina Brown by Edelise Starkson  
Lincoln County Clerk Recorder Deputy

DOCUMENT NO. 312981

PLAT NO. 7277





# A PLAT OF MONTANA LAKES No. 3 SUBDIVISION

AMENDING LOT 11, MONTANA LAKES No. 2., PLAT No. 7249  
in the E1/2 W1/2, SECTION 19, T.27N., R.27W., P.M.MT.  
LINCOLN COUNTY, MONTANA  
FOR: MONTANA LAKES, LLC DATE: SEPTEMBER, 2024

S18  
S19  
STONE  
MONUMENT

## PURPOSE OF SURVEY AND OWNER'S CERTIFICATIONS

Montana Lakes, LLC, owner of record, hereby certifies that the purpose of this survey and division of land is to create a 3 Lot Subdivision, to be known as "MONTANA LAKES No. 3 SUBDIVISION", pursuant to M.C.A. 76-4-103.

*Gregory A. Sandon* MANAGER-24-24  
Gregory A. Sandon, Manager, Montana Lakes, LLC Date

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana County of Lincoln  
by GREGORY A. SANDON, MANAGER, MONTANA LAKES, LLC

on this 24 day of September 2024.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby My Commission expires: Aug 5, 2024

## HISTORY OF SURVEYS

2022 - Plat No. 7249, "Montana Lakes No. 2 Subdivision", Corstens 5940LS

## METHOD OF SURVEY

A Trimble R10 Model 2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners and road alignments by Calen Williamson, March, 2023.

## BASIS OF BEARING VARIATION

The basis of bearing for this survey is true north derived from a static GNSS observation. Angular variation between this survey and Plat No. 7249 is 04°07'01" between the north one-quarter corner, Section 19, a found stone monument, and the southeast corner, Lot 11, Plat No. 7249, a found 5/8 inch diameter rebar with plastic cap marked 5940LS. Note: Plat No. 7249 utilized a Montana State Plane bearing and therefore has a large angular variation compared to this survey.

## PERIMETER LEGAL DESCRIPTION: MONTANA LAKES No. 3 SUBDIVISION

An irregular tract of land lying southeasterly from Libby, Montana, Lincoln County, described as Lot 11, Plat No. 7249 within E1/2 W1/2, Section 19, T.27N., R.27W., P.M.MT. Subject to easements shown on the plat map of Montana Lakes No. 2 Subdivision, and together with all appurtenant easements of record.

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lot 1 is provided by a 30 foot wide access and utilities easement with a minimum driving surface of 14 feet. Access to Lots 2 and 3 is provided by "ACM Road", a 60 foot wide public access and utilities easement with a 24 foot wide driving surface.

*Byron Sanderson* 9-20-24  
Byron Sanderson, PLS, 70400LS Date

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Plat of "MONTANA LAKES No. 3 SUBDIVISION", has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

*Byron Sanderson* 9-20-24  
Byron Sanderson, PLS, 70400LS Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 25<sup>th</sup> of September 2024, A.D.

*Steven A. Boyer* PLS 9750LS  
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-611(1)(b), M.C.A.

*Brianne C. Calkins*  
Lincoln County Treasurer

## COUNTY COMMISSIONER'S CERTIFICATION

I, the undersigned Chairperson of the Board of County Commissioners of Lincoln County, Montana, does hereby Certify that this accompanying Plat of "MONTANA LAKES No. 3 SUBDIVISION" has been submitted to the Board of County Commissioners, Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting.

on this 23rd day of October, 2024, at 11:45 AM o'clock.

*John H. Hulse* 10/23/24  
Chairperson, Board of Lincoln County Commissioners Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 06 day of November 2024, A.D. at 1:42 o'clock

*Cecilia Brown* by *Debrae Stokman*  
Lincoln County Clerk Recorder Deputy

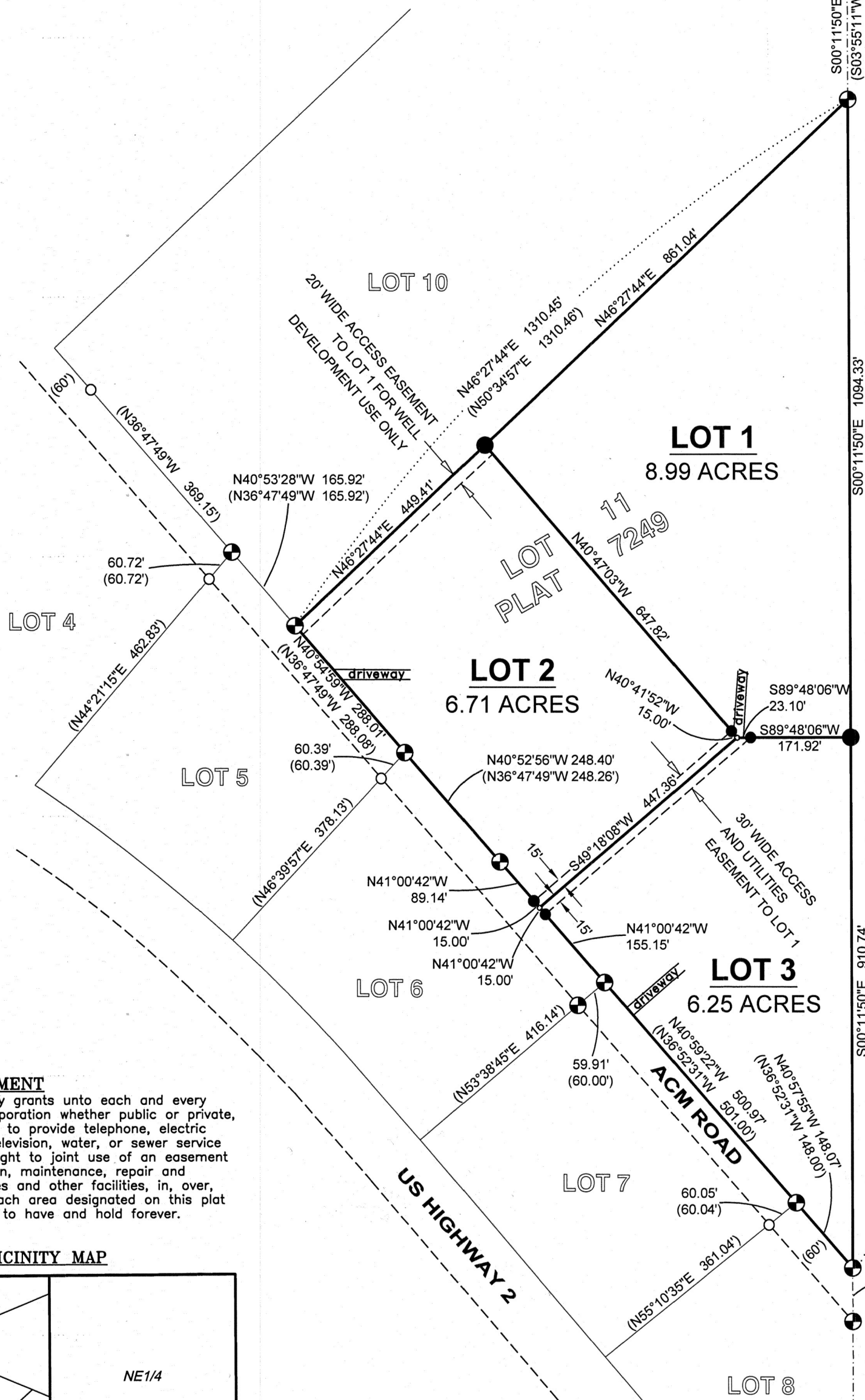
## SID STATEMENT

The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision.

DOCUMENT No. 312971

PLAT No. 7276

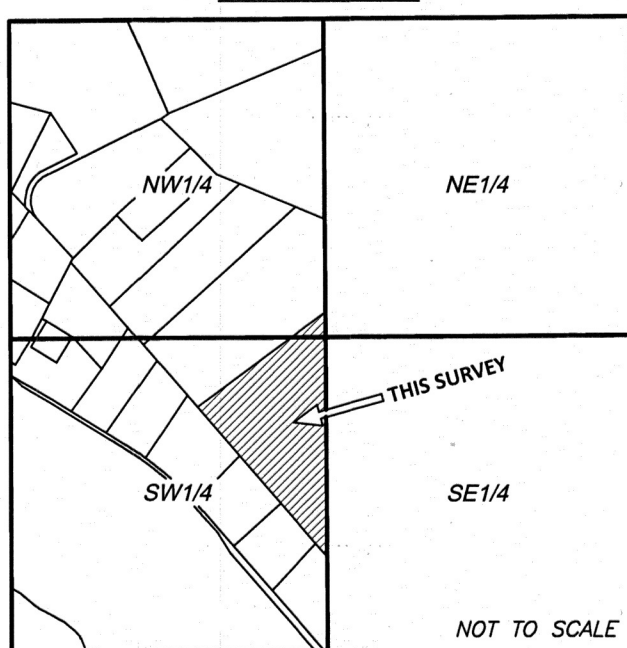
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## UTILITY STATEMENT

The developer hereby grants 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 this plat as "Utility Easement" to have and hold forever.

## VICINITY MAP



SECTION 19

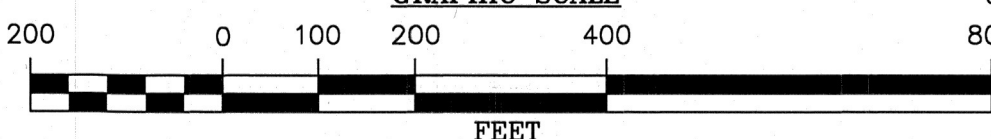
## LEGEND

- UNMARKED COMPUTED POINT
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "CARSTENS 5940LS"
- ✕ FOUND ONE-QUARTER CORNER AS NOTED
- PROPERTY BOUNDARY - THIS SURVEY
- - - SECTION SUBDIVISION LINE
- - - EASEMENT OR RIGHT-OF-WAY
- ..... DIMENSION LINE
- ( ) RECORD DATA, PLAT No. 7249

**KSI**

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

## GRAPHIC SCALE





## A PLAT OF: TEE-BOX ESTATES

TRACT 1 PER C.O.S. 4613AL

In the NE1/4 NW1/4 NW1/4 of Section 15, Twp. 30 N., R. 31 W., P.M.M.

For: Ralph J. Kauzlarich &amp; Judy M. Kauzlarich

Date: June 2024

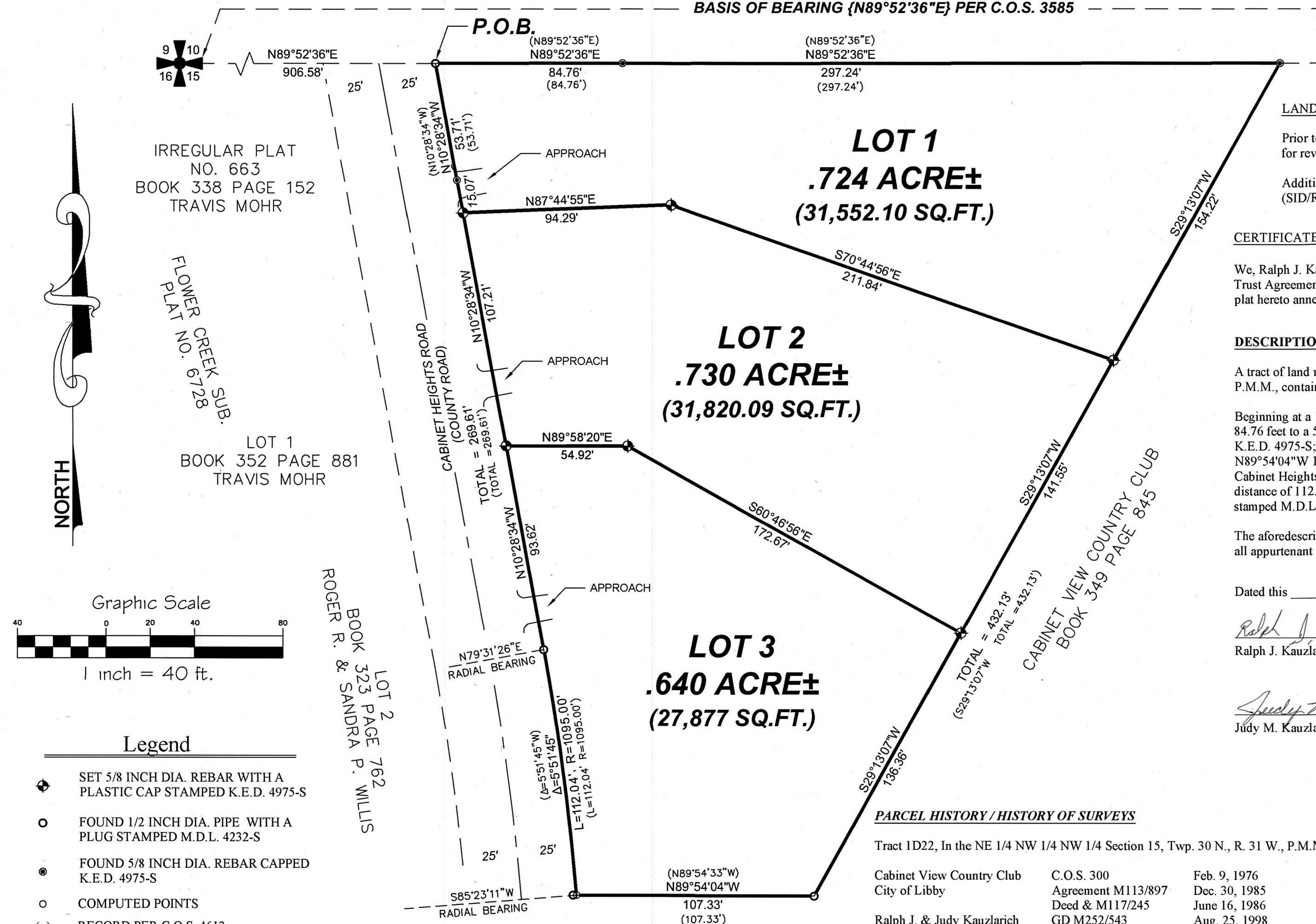
TOTAL ACREAGE: 2.09 ACRES±  
RESIDENTIAL LOTS

## SUBDIVISION NOTES:

All lots in this subdivision have existing water and sewer hook-ups provided by the City of Libby and will be exempt from D.E.Q. review pursuant to 76-4-125(1)(d)(i) which states: "as certified pursuant to 76-4-127: new divisions subject to review under the Montana Subdivision and Platting Act;"

C.O.S. 3585  
BOOK 341 PAGE 202  
DARRELL & GALE E. SHOEMAKER

BASIS OF BEARING {N89°52'36"E} PER C.O.S. 3585



## LANDOWNER STATEMENT

Prior to further development of these lots, storm water drainage design shall be completed and submitted to the City of Libby for review and approval as part of the development review.

Additionally, acceptance of a deed for a lot within this subdivision constitutes assent to a future Special Improvement District (SID/RSID) for the purpose of financing improvements to water, sewer, and road improvements as identified for district.

## CERTIFICATE OF DEDICATION

We, Ralph J. Kauzlarich and Judy M. Kauzlarich, Trustees of the Ralph J. Kauzlarich and Judy M. Kauzlarich Revocable Trust Agreement, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described Land near Libby in Lincoln County, Montana.

## DESCRIPTION OF TEE-BOX ESTATES

A tract of land near Libby, in Lincoln County Montana, lying in the NE1/4 NW1/4 NW1/4 of Section 15, Twp. 30 N., R. 31 W., P.M.M., containing Lots 1-3 for a total acreage of 2.09 acres more or less and more particularly described as follows:

Beginning at a 1/2 inch dia. pipe with plug stamped M.D.L. 4232-S marking the northwest corner of C.O.S. 300; thence, N89°52'36"E 84.76 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N89°52'36"E 297.24 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S29°13'07"W a total distance of 432.13 feet to a 1/2 inch dia. pipe with plug stamped M.D.L. 4232-S; thence, N89°54'04"W 107.33 feet to a computed point having a radial bearing of S85°23'11"W and located on the east right-of-way line of Cabinet Heights Road a 50.00 foot wide county roadway; thence along said east right-of-way line on the arc of a curve to the left, a distance of 112.04 feet, turning through a delta angle of 05°51'45", and having a radius of 1095.00 feet, to a 1/2 inch dia. pipe with plug stamped M.D.L. 4232-S; thence, N10°28'34"W a total distance of 269.61 feet to the point of beginning.

The aforescribed Tee-Box Estates contains Lots 1-3 for a total acreage of 2.09 acres more or less and is subject to and together with all appurtenant easements of record.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

*Ralph J. Kauzlarich - Trustee*  
Ralph J. Kauzlarich - Trustee of the Ralph J. Kauzlarich and Judy M. Kauzlarich  
Revocable Trust Agreement

*Judy M. Kauzlarich - Trustee*  
Judy M. Kauzlarich - Trustee of the Ralph J. Kauzlarich and Judy M. Kauzlarich  
Revocable Trust Agreement

STATE OF Washington  
COUNTY OF Kalama

On this 24 day of July, 2024 A.D., before me, a Notary Public in and for the State of Washington, Ralph J. Kauzlarich and Judy M. Kauzlarich, 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.

*Melissa Cervante*  
Notary Public  
My Commission Expires September 15, 2026

## PARCEL HISTORY / HISTORY OF SURVEYS

Tract 1D22, In the NE 1/4 NW 1/4 NW 1/4 Section 15, Twp. 30 N., R. 31 W., P.M.M.

| City of Libby                                                         | C.O.S. 300                         | Feb. 9, 1976  |
|-----------------------------------------------------------------------|------------------------------------|---------------|
| Agreement M113/897 <td>Dec. 30, 1985<td></td></td>                    | Dec. 30, 1985 <td></td>            |               |
| Deed & M117/245 <td>June 16, 1986<td></td></td>                       | June 16, 1986 <td></td>            |               |
| Ralph J. & Judy Kauzlarich <td>GD M252/543<td>Aug. 25, 1998</td></td> | GD M252/543 <td>Aug. 25, 1998</td> | Aug. 25, 1998 |

## 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 19 day of Sept, 2024, A.D.

*Armando Amayo*  
Treasurer  
Lincoln County, Montana

## CITY CERTIFICATE OF FINAL PLAT APPROVAL

The Council of the City of Libby, Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it.  
This 16 day of September, 2024 A.D.

*Lauren Maynard*  
Signature of City Clerk

*Seamus Williams*  
Signature of Mayor

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 20 day of September, 2024 A.D.

*Steven A. Boyer*  
Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 24 day of September, 2024 A.D. at 12:13 O'clock P.m.

*Corrine Brown*  
County Clerk and Recorder  
by *Frederick Stokan*  
Deputy

PLAT NO. 7275

## CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that a survey was made of Tee-Box Estates, a 1st Minor Subdivision, during the month of June 2024, in accordance with the provisions of Section 76-3-201 through 76-3-625 M.C.A. 2021; that the annexed Plat is in accordance with such a survey, that the 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 19 day of August, 2024 A.D.

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

## DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 6/12/24 REV:

DRAWN BY: SM

Land Projects 2021

FILE: t303115k.dwg

## LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to all lots within this subdivision is provided by Cabinet Heights Road.

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



# A PLAT OF NORDIC WAY SUBDIVISION

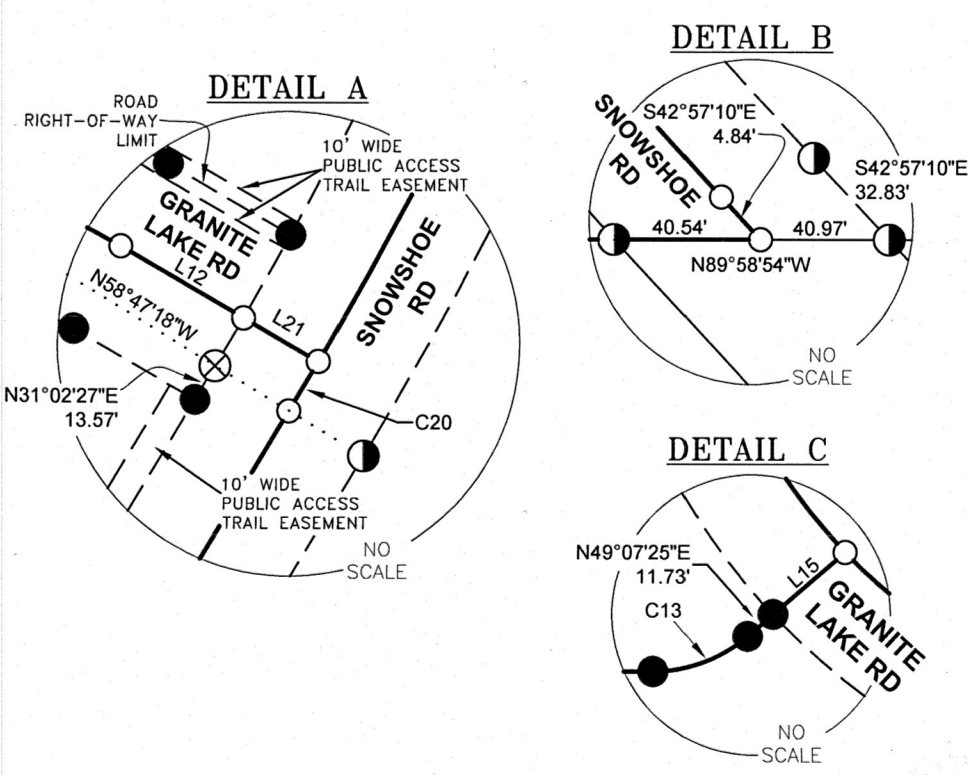
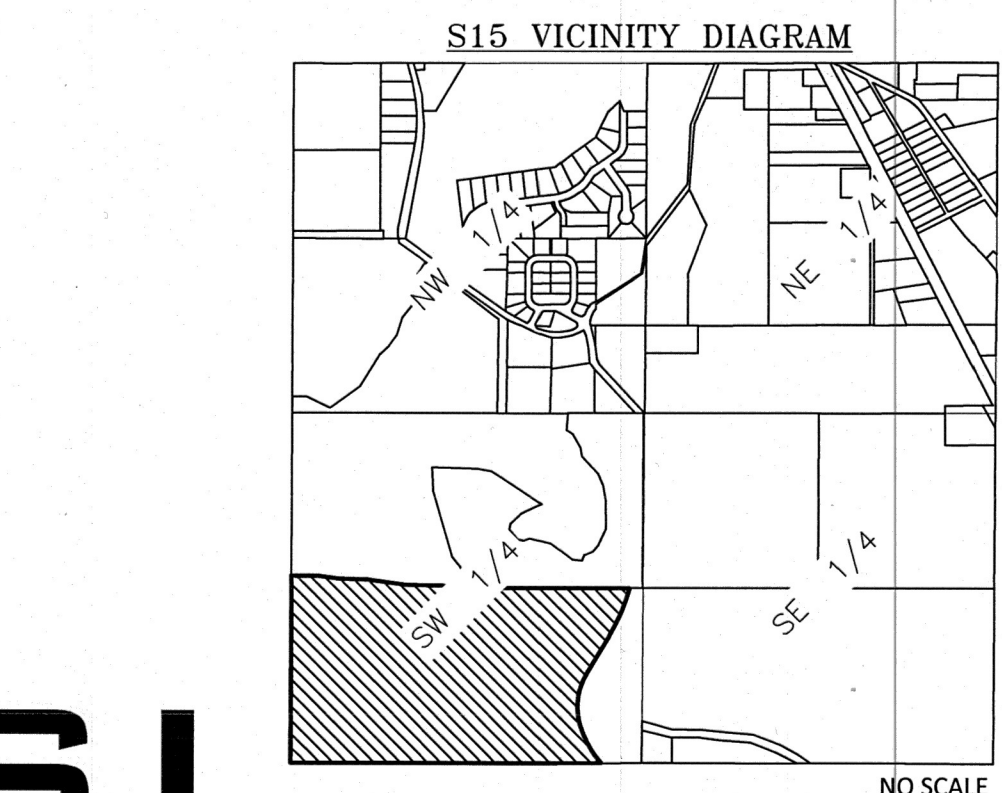
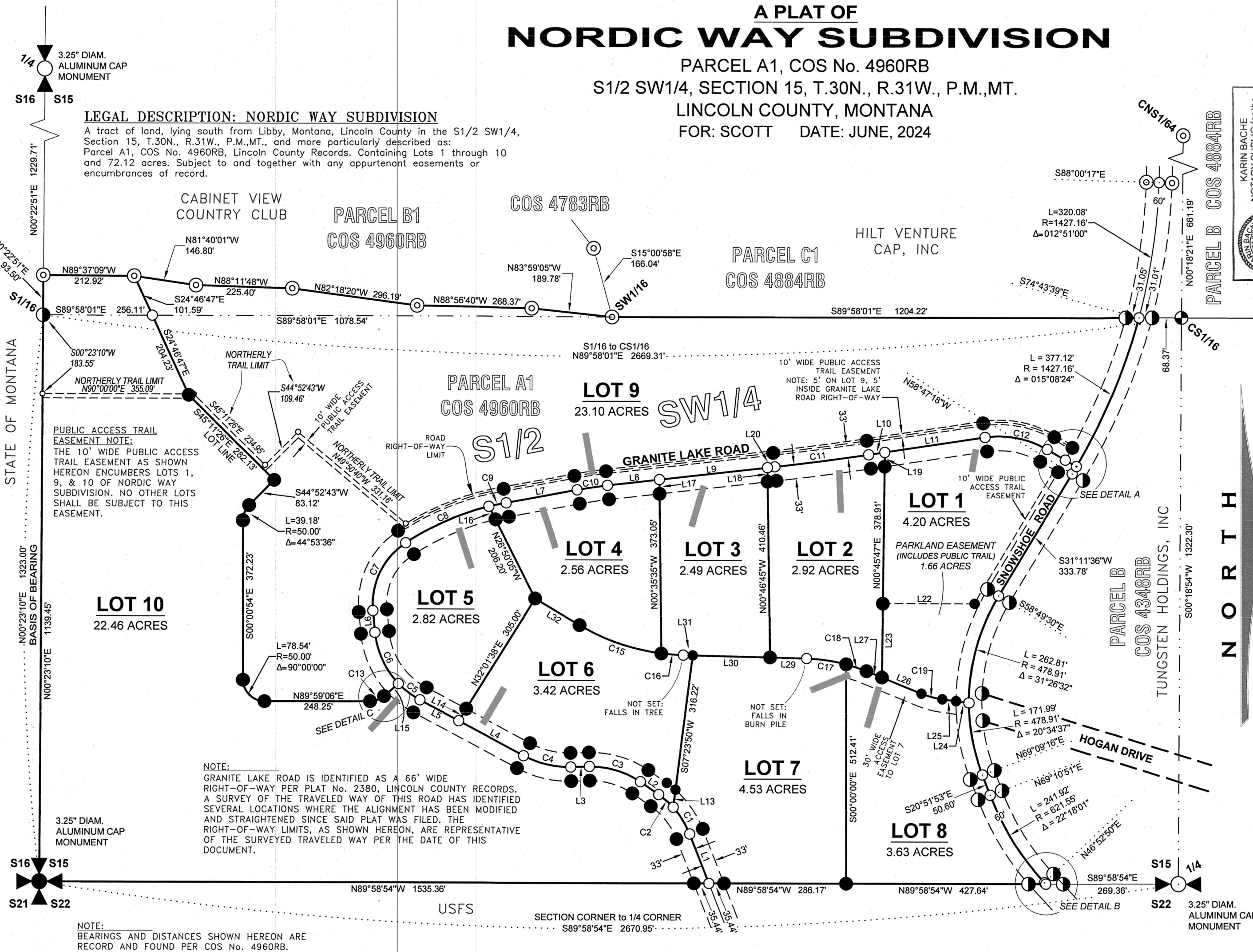
PARCEL A1, COS No. 4960RB  
S1/2 SW1/4, SECTION 15, T.30N., R.31W., P.M., MT.  
LINCOLN COUNTY, MONTANA  
FOR: SCOTT DATE: JUNE, 2024

## LEGAL DESCRIPTION: NORDIC WAY SUBDIVISION

A tract of land, lying south from Libby, Montana, Lincoln County in the S1/2 SW1/4, Section 15, T.30N., R.31W., P.M., MT., and more particularly described as: Parcel A1, COS No. 4960RB, Lincoln County Records. Containing Lots 1 through 10 and 72.12 acres. Subject to and together with any appurtenant easements or encumbrances of record.

| LINE TABLE |          |             |
|------------|----------|-------------|
| No.        | LENGTH   | DIRECTION   |
| L1         | 124.01'  | S21°21'55"E |
| L2         | 52.58'   | S55°25'31"E |
| L3         | 43.57'   | N88°28'15"E |
| L4         | 171.92'  | S62°03'25"E |
| L5         | 102.98'  | S62°03'57"E |
| L6         | 50.88'   | S05°28'49"E |
| L7         | 169.58'  | S79°27'27"W |
| L8         | 121.75'  | S83°36'18"W |
| L9         | 255.19'  | S83°36'18"W |
| L10        | 38.03'   | S81°28'50"W |
| L11        | 237.71'  | S81°28'50"W |
| L12        | 49.43'   | N59°58'24"W |
| L13        | 41.16'   | S07°23'50"W |
| L14        | 33.08'   | N32°01'38"E |
| L15        | 33.04'   | N49°07'25"E |
| L16        | 33.78'   | N26°50'05"W |
| L17        | 33.17'   | N00°33'35"W |
| L18        | 33.16'   | N00°46'45"W |
| L19        | 33.44'   | N00°45'47"E |
| L20        | 16.93'   | S83°36'18"W |
| L21        | 30.00'   | S59°58'24"E |
| L22        | 215.75'  | N90°00'00"E |
| L23        | 172.68'  | N00°45'47"E |
| L24        | 30.26'   | S82°29'22"E |
| L25        | 32.57'   | S82°29'22"E |
| L26        | 100.53'  | S67°53'38"E |
| L27        | 38.92'   | S67°53'38"E |
| L28        | NOT USED |             |
| L29        | 85.18'   | S88°35'50"E |
| L30        | 181.38'  | S88°35'50"E |
| L31        | 22.37'   | S88°35'50"E |
| L32        | 121.15'  | S59°17'21"E |

| CURVE TABLE |         |          |            |
|-------------|---------|----------|------------|
| No.         | LENGTH  | RADIUS   | DELTA      |
| C1          | 73.81'  | 200.00'  | 021°08'41" |
| C2          | 45.08'  | 200.00'  | 012°54'55" |
| C3          | 126.03' | 200.00'  | 036°06'14" |
| C4          | 115.74' | 225.00'  | 029°28'20" |
| C5          | 63.42'  | 200.00'  | 018°10'07" |
| C6          | 134.07' | 200.00'  | 038°24'29" |
| C7          | 185.68' | 170.00'  | 062°34'47" |
| C8          | 214.02' | 666.99'  | 018°23'04" |
| C9          | 41.34'  | 612.79'  | 003°51'55" |
| C10         | 72.39'  | 1000.00' | 004°08'51" |
| C11         | 222.45' | 6000.00' | 002°07'27" |
| C12         | 151.37' | 225.00'  | 038°32'45" |
| C13         | 35.66'  | 50.00'   | 040°51'42" |
| C15         | 203.84' | 500.00'  | 023°21'29" |
| C16         | 51.93'  | 500.00'  | 005°57'01" |
| C17         | 94.29'  | 400.00'  | 013°30'24" |
| C18         | 50.24'  | 400.00'  | 007°11'48" |
| C19         | 50.95'  | 200.00'  | 014°35'44" |
| C20         | 19.90'  | 1427.16' | 000°47'57" |



- ### LEGEND
- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
  - ⊙ 1.5 INCH DIAMETER ALUMINUM CAP MARKED "HUGHES 7322LS"
  - ⊙ 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS" (FOUND)
  - UNMARKED COMPUTED POINT
  - 5/8 INCH DIAMETER REBAR WITH RED PLASTIC CAP MARKED "HUGHES 7322LS"
  - ⊙ ONE-QUARTER CORNER - 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT
  - ⊙ SECTION CORNER - 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT
  - RIGHT-OF-WAY OR EASEMENT LIMITS
  - ..... DIMENSION/RADIAL LINE
  - SECTION SUBDIVISION LINE
  - PROPERTY BOUNDARY, THIS SURVEY
  - ADJACENT PROPERTY BOUNDARY
  - PROPOSED DRIVEWAY

### PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Heather D. Scott and J. Ben Scott, owners of record, hereby certify that the purpose of this survey and division of land is to create a 10 Lot Major Subdivision, to be known as "NORDIC WAY SUBDIVISION", pursuant to M.C.A. 76-4-103.

Heather D. Scott 6/20/24  
Heather D. Scott  
J. Ben Scott 6-20-24  
J. Ben Scott  
Date

### ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me, a Notary Public for the State of Montana, by HEATHER D. SCOTT and J. BEN SCOTT on this 20 day of June 2024. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Karin Baehre  
residing in: Libby My Commission expires:

### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Professional Land Surveyor in the State of Montana, that the survey shown hereon has been prepared by me or under my supervision and is in accordance with the Montana Code Annotated, Sections 76-3-625, and the Lincoln County Regulations adopted pursuant to M.C.A. 76-3-625, and the Lincoln County Regulations adopted pursuant to M.C.A. 76-3-625.

Byron Sanderson, PLS, 70400LS 6-14-24  
Byron Sanderson, PLS, 70400LS  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 20th of June 2024 A.D. at Libby, Montana.

Steven A. Boyer, PLS, 70400LS  
Steven A. Boyer, PLS, 70400LS  
Date

### ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1-6 & 9-10 is provided by individual approaches and driveways from Granite Lake Rd. I also certify that physical and legal access to Lots 7 & 8 is from a shared driveway from Snowshoe Rd.

Byron Sanderson, PLS, 70400LS 6-14-24  
Byron Sanderson, PLS, 70400LS  
Date

### REFERENCED SURVEYS & DOCUMENTS

1981 - Plat No. 2380, Right-of-Way Plat, USDA Forest Service  
2015 - COS 4348RB, Boundary Line Adjustment, A.F. Hughes, 7322LS  
2021 - COS 4783RB, Boundary Line Adjustment, B. Sanderson, 70400LS  
2022 - COS 4884RB, Boundary Line Adjustment, B. Sanderson, 70400LS  
2023 - COS 4960RB, Boundary Line Adjustment, B. Sanderson, 70400LS

### METHOD OF SURVEY

A Trimble R10-2 GNSS GPS system was used to tie previously established controlling corners by Calen Williamson, June, 2023.

### BASIS OF BEARING

The basis of bearing for this survey is N00°23'10"E between the SW Section Corner, and the S1/16 Corner, Section 15, per COS No. 4960RB.

### COUNTY COMMISSIONER'S CERTIFICATION

I, the undersigned Chairperson of the Board of County Commissioners of Lincoln County, Montana, does hereby Certify that this accompanying Plat of Nordic Way Subdivision, has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to state and county regulations and was approved by them at their regular held meeting on the 7 day of August 2024 at 9:50 o'clock.

Chairperson, Board of Lincoln County Commissioners 6/7/24  
Chairperson, Board of Lincoln County Commissioners  
Date

### COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3)(a), M.C.A.

Sedans Carlsberg by K. Randall 6-20-2024  
Lincoln County Treasurer  
Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15 day of August 2024, A.D. at 12:50 o'clock.

Corrina Brown by E. Clarke Storkson  
Lincoln County Clerk and Recorder  
Deputy

### SUBDIVISION NOTE:

The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to Snowshoe Road and Granite Lake Road, which will specifically benefit this subdivision.

DOCUMENT No. 311797  
PLAT No. 7274

**KSI**  
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

Covenants & Restrictions 311798 DEQ 311796 Guarantee 311795

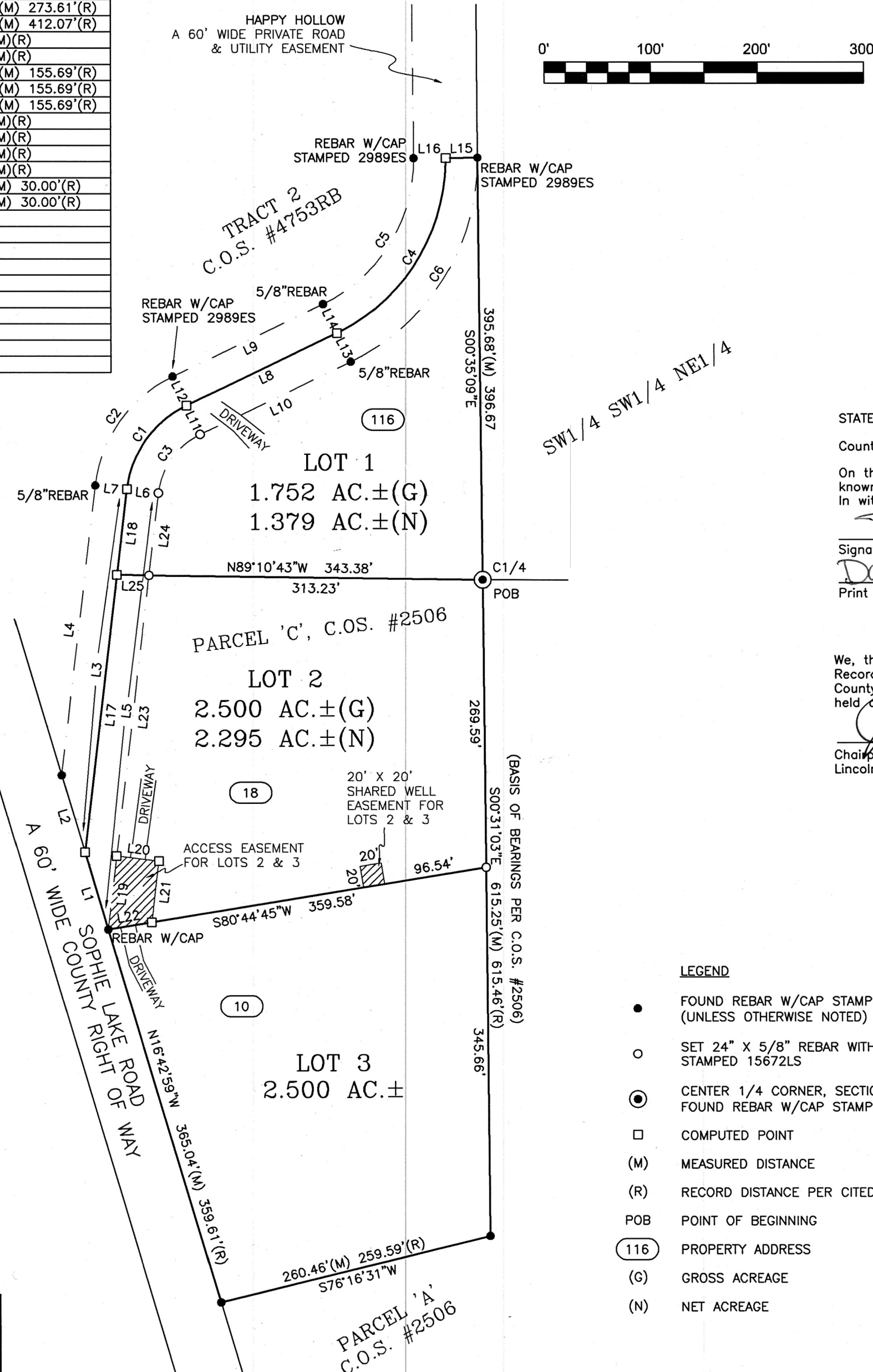


OWNER: ISIAH J. LINNELL  
PURPOSE: SUBDIVISION  
DATE: JUNE 4, 2024

# FINAL PLAT OF MOUNTAIN VIEWS SUBDIVISION SE1/4 NW1/4 & NE1/4 SW1/4, SEC. 33, T37N, R27W, P.M.,M., LINCOLN COUNTY, MONTANA

| CURVE | RADIUS        | ARC LENGTH            | DELTA ANGLE | RADIAL BEARING-IN | RADIAL BEARING-OUT |
|-------|---------------|-----------------------|-------------|-------------------|--------------------|
| C1    | 100.00'(M)(R) | 100.74'(M) 100.65'(R) | 57°43'21"   | S25°29'41"E       | S83°13'02"E        |
| C2    | 130.00'(M)(R) | 130.97'(M) 130.84'(R) | 57°43'21"   | S25°29'41"E       | S83°13'02"E        |
| C3    | 70.00'(M)(R)  | 70.52'(M) 70.46'(R)   | 57°43'21"   | S25°29'41"E       | S83°13'02"E        |
| C4    | 180.00'(M)(R) | 203.98'(M) 204.05'(R) | 64°55'47"   | N25°35'23"W       | S89°28'49"W        |
| C5    | 150.00'(M)(R) | 170.01'(M) 170.04'(R) | 64°56'26"   | N25°34'17"W       | S89°29'17"W        |
| C6    | 210.00'(M)    | 237.95'(M) 238.06'(R) | 64°55'20"   | N25°36'11"W       | S89°28'29"W        |

| LINE | BEARING     | DISTANCE              |
|------|-------------|-----------------------|
| L1   | N16°38'35"W | 75.45'(M)(R)          |
| L2   | S16°38'35"E | 75.45'(M)(R)          |
| L3   | N06°44'27"E | 342.72'(M) 342.94'(R) |
| L4   | N06°43'45"E | 273.49'(M) 273.61'(R) |
| L5   | N06°44'55"E | 411.95'(M) 412.07'(R) |
| L6   | N83°13'02"W | 30.00'(M)(R)          |
| L7   | S83°13'02"E | 30.00'(M)(R)          |
| L8   | N64°23'56"E | 156.75'(M) 155.69'(R) |
| L9   | N64°23'55"E | 156.72'(M) 155.69'(R) |
| L10  | N64°23'58"E | 156.78'(M) 155.69'(R) |
| L11  | N25°29'41"W | 30.00'(M)(R)          |
| L12  | S25°29'41"E | 30.00'(M)(R)          |
| L13  | N25°32'51"W | 30.00'(M)(R)          |
| L14  | S25°32'51"E | 30.00'(M)(R)          |
| L15  | S89°30'00"W | 29.94'(M) 30.00'(R)   |
| L16  | N89°30'00"E | 29.94'(M) 30.00'(R)   |
| L17  | N06°44'27"E | 261.85'               |
| L18  | N06°44'27"E | 80.87'                |
| L19  | N06°44'55"E | 69.25'                |
| L20  | S83°15'05"E | 39.99'                |
| L21  | N35°24'19"E | 54.54'                |
| L22  | S06°44'55"W | 57.78'                |
| L23  | S80°44'45"W | 41.60'                |
| L24  | N06°44'55"E | 264.96'               |
| L25  | N89°10'43"W | 30.15'                |



TOTAL AREA  
6.752 AC.±(G)  
6.174 AC.±(N)

SAM CORDI  
REGISTERED LAND SURVEYOR  
974 COLORADO AVE.  
P.O. BOX 323  
WHITEFISH, MT 59937  
PHONE: (406)-862-9977

## CERTIFICATE OF DEDICATION

I, Isiah J. Linnell, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided, and platted into lots as shown by the plat hereunto included the following described tract of land:

That portion of the West one-half (W1/2) of Section Thirty-three (33), Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Center One-quarter (C1/4) corner of said Section Thirty-three (33); thence South00°31'03\"/>

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as MOUNTAIN VIEWS SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grants 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 this plat as \"Utility Easement\" to have and hold forever.

ISIAH J. LINNELL

STATE OF California  
County of Riverside, SS

On this 13 day of June, 2024, before me, the undersigned, a Notary Public for the State of California, personally appeared, Isiah J. Linnell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature  
Daria Marie Garcia  
Print Name

Notary Public for the State of California  
Residing at Cathedral City  
My Commission expires Sept. 3, 2026

PLEASE SEE ATTACHED  
CERTIFICATE  
NOTARY INITIALS

## CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, \_\_\_\_\_, Chairperson of the Board of County Commissioners of Lincoln County, Montana and \_\_\_\_\_, County Clerk and Recorder of said County do hereby certify that this accompanying plat of MOUNTAIN VIEWS SUBDIVISION, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln 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 13 day of July, 2024. Parkland dedication is exempt per section 76-3-621(3)(a), MCA.

Chairperson, Board of County Commissioners  
Lincoln County, Montana

County Clerk and Recorder  
Lincoln County, Montana

## CERTIFICATION OF COUNTY TREASURER

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 12th day of August, 2024.

Sedaris Carlberg by K. Randall  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

## CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

THOMAS SIBSON, RLS #15627LS

## CERTIFICATE OF SURVEYOR

THOMAS SIBSON, RLS #15627LS  
EXAMINED 22 July 2024

STEVEN A. BOYER  
EXAMINING LAND SURVEYOR REG. NO. 9750LS  
STATE OF MONTANA  
County of Lincoln

Filed on the 13th day of August  
A.D. 2024 at 9:47 o'clock P. M.

CLERK AND RECORDER  
DEPUTY

INSTRUMENT REC. NO. 311753

PLAT NO. 7273

## LEGEND

- FOUND REBAR W/CAP STAMPED 7328S (UNLESS OTHERWISE NOTED)
- SET 24\"/>



Final Plat of  
The Ranch at Eureka  
Sections 15 & 22, T37N R27W, P.M., M.  
Lincoln County, Montana

LEGAL DESCRIPTION

The SE $\frac{1}{4}$  SW $\frac{1}{4}$ , the S $\frac{1}{2}$  SE $\frac{1}{4}$  and the NE $\frac{1}{4}$  SE $\frac{1}{4}$  all in Section 15, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County Montana  
Excepting therefrom Lot 1 of Helms View Subdivision Plat 5297  
and  
That portion of the NE $\frac{1}{4}$ , the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 22, Township 37 North Range 27 West, Principal Meridian, Montana and more particularly described as Parcel 2 on COS No. 4316 RB  
and  
The N $\frac{1}{2}$  NE $\frac{1}{4}$  and E $\frac{1}{2}$  NW $\frac{1}{4}$  all in Section 22, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana.

The above described parcels being more particularly described in the following Perimeter Description.

That portion of the Southeast  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of Section 15 and the Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$  and Northwest  $\frac{1}{4}$  of Section 22, Township 37 North Range 27 West, Principal Meridian, Montana,  
Lincoln County Montana described as follows:

Beginning at the Southeast Corner of Section 15;  
Thence along the East line of the Southeast  $\frac{1}{4}$  of said Section 15 N04°14'40"E 1979.53 feet to the Southerly line of Lot 1 Helms View.  
Thence along said Southerly line N85°46'00"W 1327.07 feet to the West line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 15;  
Thence along said West line S04°13'37"W 660.35 feet to the Southeast  $\frac{1}{8}$  Corner;  
Thence along the South line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  N85°47'32"W 350.09 feet, N85°45'55"W 421.85 feet, N85°47'42"W 555.09 feet to the Center South  $\frac{1}{8}$  Corner;  
Thence along the South line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15 N85°49'24"W 1327.26 feet to the Southwest  $\frac{1}{8}$  Corner of Section 15;  
Thence along the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15 S04°14'54"W 1042.84 feet and S04°12'41"W 279.50 feet to the West  $\frac{1}{8}$  Corner common to Sections 15 and 22;  
Thence along the West line of the Northeast  $\frac{1}{4}$  Northwest  $\frac{1}{4}$  S04°16'14"W 521.84 feet and S04°16'05"W 801.27 feet to the North  $\frac{1}{8}$  Corner of Section 22;  
Thence along the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  S04°15'42"W 1322.95 feet to the Center-West  $\frac{1}{8}$  Corner of Section 22;  
Thence along the West line of the Northeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  S04°16'07"W 1322.88 feet to the Southwest  $\frac{1}{8}$  Corner of Section 22;  
Thence S06°56'42"E 130.79 feet;  
Thence S15°23'14"W 57.54 feet;  
Thence S22°45'45"W 16.41 feet;  
Thence S28°59'11"W 21.83 feet to the West line of the Southeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  of Section 22;  
Thence along the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  S04°16'06"W 1102.84 feet to the West  $\frac{1}{8}$  Corner common to Sections 22 and 27;  
Thence along the South line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22 S85°09'48"E 1333.75 feet to the  $\frac{1}{8}$  Corner common to Sections 22 and 27;  
Thence along the South line of the Southeast  $\frac{1}{4}$  N85°09'28"E 2667.79 feet to the Southeast Corner of Section 22;  
Thence along the East line of the Southeast  $\frac{1}{4}$  N04°01'57"E 2669.50 feet to the  $\frac{1}{8}$  Corner Common to Sections 22 and 23;  
Thence along the East line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  N04°04'10"E 1334.69 feet to the North  $\frac{1}{8}$  Corner common to Sections 22 and 23;  
Thence along the East line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 22 N04°03'45"E 1335.05 feet to the Point of Beginning.

Containing 627.78 acres of land as shown hereon.  
Subject to and together with Easements of Record.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS THE RANCH AT EUREKA, LINCOLN COUNTY, MONTANA and the lands included in all roads, avenues and alleys  
shown on said plat are hereby granted and donated to the use of the public forever. The roadways dedicated to the public are accepted for public use, but the County accepts no responsibility for  
maintaining the same. The owner(s) agree(s) that the County has no obligation to maintain the roads hereby dedicated to the public use.

"The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, internet, electric power, gas, cable  
television, ater 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."

We hereby certify that Lots 1-30 are larger than 20 acres and thereby pursuant to 76-4-103, MCA, this division is exempt from review by the Montana Department of Environmental Quality.

The Undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide, telephone, internet, electric power, gas, cable television, 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

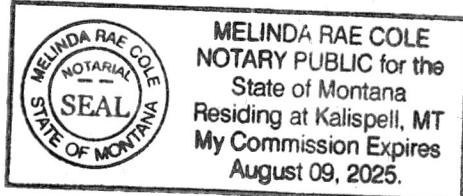
Paul Wachholz,  
for Talking Timbers, LLC.

Date

STATE OF Montana  
County of Flathead : ss.

This instrument was acknowledged before me on this 3rd day of January, 2024, by Paul Wachholz for Talking Timbers, LLC.

Melinda Rae Cole  
Notary Public



CERTIFICATE OF COUNTY Commissioners

We, the undersigned Josh Letcher Chairperson of the Board of County Commissioners of Lincoln County Montana and Corinna Brown County Clerk and Recorder of said  
county do hereby certify that this accompanying plat of THE RANCH, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has  
been found by them to conform to law and is hereby approved. Parkland Dedication is exempt per Section 76-3-321(3)(a), MCA.

Dated this 24 day of April, 2024

Josh Letcher  
Chairperson  
Board of County Commissioners  
Lincoln County, Montana

Corinna Brown  
County Clerk and Recorder  
Lincoln County, Montana

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property  
taxes assessed and levied on the land described hereon are paid.

Dated this 29th day of APR, 2024

Sandra Jaramayo c/o Sedaris Carthage  
Treasurer of Lincoln County, Montana



STATE OF MONTANA  
County of Lincoln

Filed on 30 day of April, 2024 A.D., at 2:52 o'clock P.m.

Corinna Brown  
County Clerk & Recorder

By: Saleisha Storkson  
Deputy

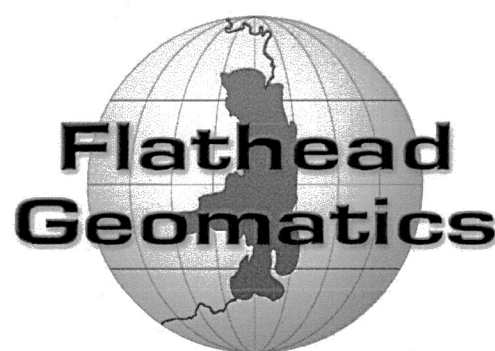
Instrument Record No. 310321

PLAT NOTES:

The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing  
improvements to area roads with will specifically benefit this subdivision.

All lots are subject to Ordinance to Limit Height of Objects around Eureka Airport dated 12 February, 2003.

NOTE: Lot Addresses as shown hereon are subject to possible change due to actual constructed driveway locations.



238 Wisconsin Ave.  
Bozeman, MT 59707  
406.462.4977  
406.462.4982

311 SW Jefferson Avenue  
Coeur d'Alene, ID 83814  
208.762.7333  
208.762.7330  
208.762.7332

NOTE: No search has been made for easements effecting this property and this survey does not purport to show all appurtenant easements.

PM 7:22  
Guarantee: 310320  
Covenants: 310322



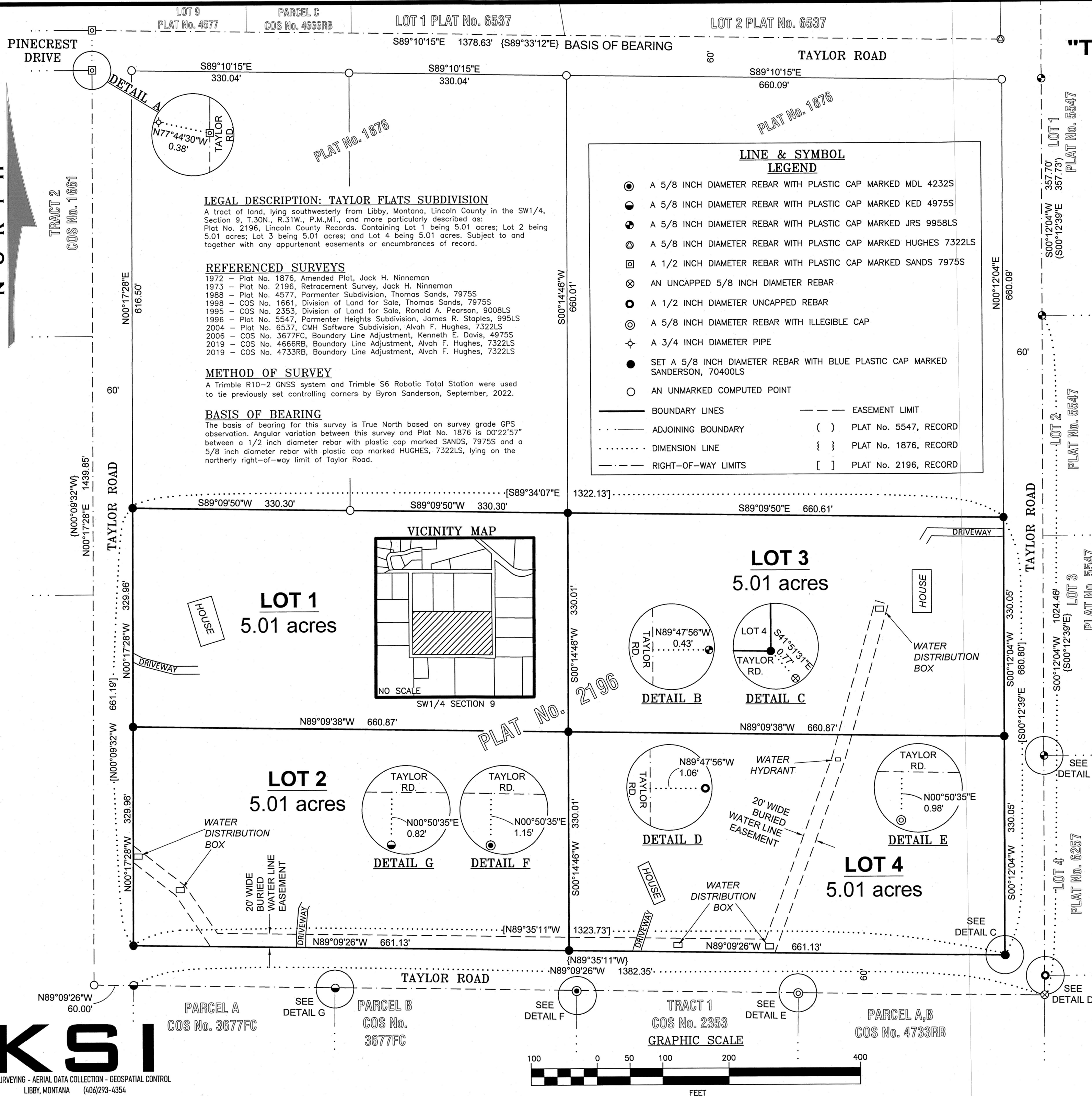
[illegible]

Sheet 1 of 2

**21-052 Talking Timbers, LLC**



NORTH



# A PLAT OF "TAYLOR FLATS SUBDIVISION"

AMENDING PLAT No. 2196  
SW1/4, SECTION 9, T.30N., R.31W., P.M.,MT.  
LINCOLN COUNTY, MONTANA  
FOR: BENNETT DATE: JANUARY, 2024

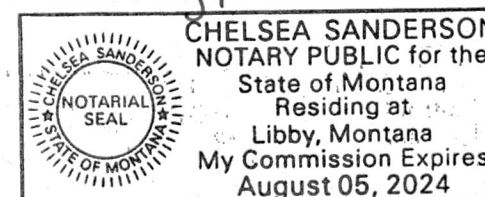
**PURPOSE OF SURVEY AND OWNER'S CERTIFICATION**  
We, Gerald A. Bennett and M. Malia Bennett, owners of record, hereby certify that the purpose of this survey and division of land is to create a 4 Lot Minor Subdivision, to be known as "TAYLOR FLATS SUBDIVISION", pursuant to M.C.A. 76-4-103.

*Gerald A. Bennett* 1/24/2024  
Gerald A. Bennett Date

*M. Malia Bennett* 1-24-24  
M. Malia Bennett Date

**ACKNOWLEDGMENT**  
The foregoing certification was subscribed and acknowledged before me, a Notary Public for the State of Montana, by GERALD A. BENNETT and M. MALIA BENNETT on this 24 day of January, 2024.  
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby, MT My Commission expires: Aug. 5, 2024



**LAND SURVEYOR'S CERTIFICATION**  
I hereby certify that I am a Registered Land Surveyor in the State of Montana and the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

*Byron Sanderson* 2-27-24  
Byron Sanderson, PLS, 70400LS Date

**EXAMINING LAND SURVEYOR'S CERTIFICATION**  
Examined this day of March, 2024, A.D.  
*Steven A. Boyer*  
Steven A. Boyer, PLS, 7956LS, Lincoln County Examining Land Surveyor

**ACCESS CERTIFICATION**  
I hereby certify that physical and legal access to Lots 1-4 is provided by existing individual approaches and driveways from Taylor Road.  
*Byron Sanderson* 2-27-24  
Byron Sanderson, PLS, 70400LS Date

**COUNTY COMMISSIONER'S CERTIFICATION**  
I, the undersigned Chairperson of the Board of County Commissioners of Lincoln County, Montana, does hereby Certify that this accompanying Plat of Taylor Flats Subdivision, has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to state and county regulations and was approved by them at their regular held meeting on the 13 day of March, 2024, at 9:20 o'clock.  
Parkland dedication is exempt per M.C.A. 76-3-621(3)(a),  
*Chelsea Sanderson* 3/13/24  
Chairperson, Board of Lincoln County Commissioners Date

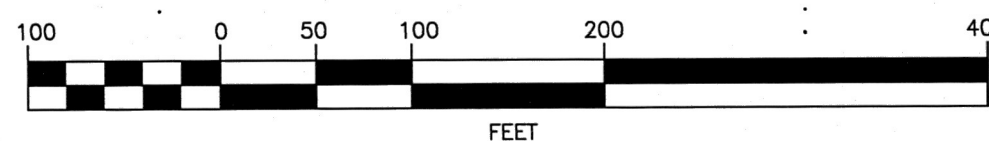
**COUNTY TREASURER'S CERTIFICATION**  
I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown herein are paid pursuant to Section 76-3-207(3)(a), M.C.A.  
*A. Amayo* 3-27-24  
Lincoln County Treasurer Date

**CLERK AND RECORDER'S CERTIFICATION**  
State of Montana, County of Lincoln, filed this 15 day of March, 2024, A.D. at 3:04 o'clock.  
*Carina Brown* by *Debra Stokson*  
Lincoln County Clerk and Recorder Deputy

**SUBDIVISION NOTE:**  
The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to Taylor Flat Road, which will specifically benefit this subdivision.

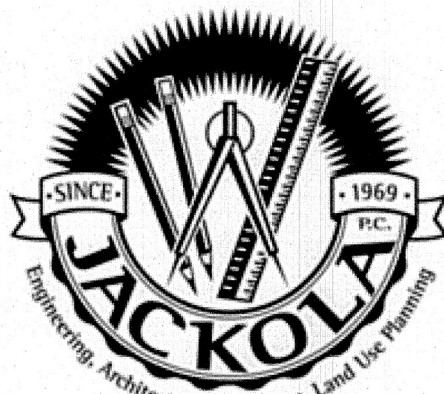
DOCUMENT No. 309768  
PLAT No. 7271

**KSI**  
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354



Guarantee 309766 DEQ 309767 Covenants 309769





PREPARED BY:  
JACKOLA ENGINEERING & ARCHITECTURE, P.C.  
2250 93 HWY SOUTH  
KALISPELL, MT 59903  
406-755-3208

PREPARED FOR: SCHICKEDANZ WEST  
PROPERTY OWNER(S): SCHICKEDANZ MONTANA, LLC  
PROJECT NO: 211006  
DATE: FEBRUARY 2023  
PURPOSE OF SURVEY: SUBDIVISION

# PLAT OF INDIAN SPRINGS RANCH, PHASE 4

SE1/4 NW1/4 AND S1/2 OF SECTION 36, T. 37 N., R. 27 W., P.M., M., LINCOLN COUNTY, MONTANA

**TOTAL AREA: 5.989 AC.**

LOTS: 3.789 AC.  
ROADS: 2.200 AC.



SCALE: 1"= 60'  
-10 0 10 30 60

LEGEND:

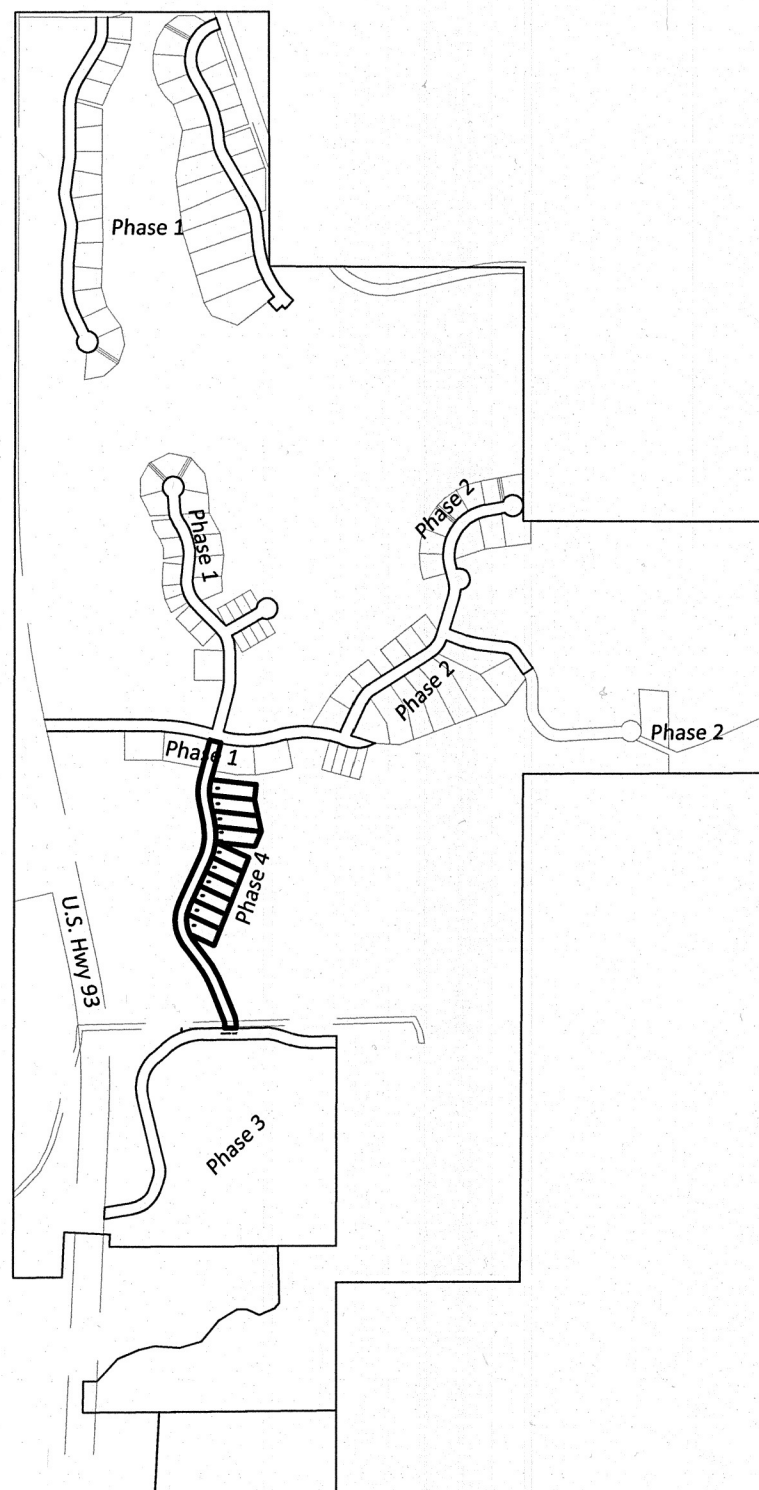
- FOUND 5/8" RE-BAR WITH PLASTIC CAP MARKED "MARQUARDT 73285"
- FOUND 5/8" RE-BAR W/ PLASTIC CAP MARKED "ERICKSON 15272LS"
- SET 5/8" X 24" RE-BAR W/ PLASTIC CAP MARKED "ERICKSON 15272LS"

Ⓜ PHYSICAL ADDRESS

P.O.B. = POINT OF BEGINNING

(R) = AMENDED PLAT OF LOTS 70-72, INDIAN SPRINGS SUBDIVISION, PHASE 1

VICINITY MAP  
INDIAN SPRINGS RANCH



## CERTIFICATE OF DEDICATION

SCHICKEDANZ MONTANA, LLC, THE UNDERSIGNED PROPERTY OWNER, DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE SURVEYED AND PLATTED INTO LOTS ALL THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND SHOWN BY THE ANNEXED PLAT OR MAP AND SITUATED IN LINCOLN COUNTY, MONTANA:

A TRACT OF LAND LOCATED IN THE SE1/4 NW1/4 AND THE SW1/4 NE1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 70A OF THE AMENDED PLAT OF LOTS 70-72, INDIAN SPRINGS SUBDIVISION, PHASE 1, RECORDS OF LINCOLN COUNTY, MONTANA;

THENCE S74°59'30"E ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INDIAN SPRINGS ROAD, A DISTANCE OF 59.51 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N14°59'29"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 0°03'10", AN ARC DISTANCE OF 0.49 FEET; THENCE S14°59'31"W AND LEAVING SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 196.27 FEET; THENCE S83°39'23"E, A DISTANCE OF 236.00 FEET; THENCE S06°20'37"W, A DISTANCE OF 80.00 FEET; THENCE S11°56'37"E, A DISTANCE OF 168.50 FEET; THENCE S23°32'18"W, A DISTANCE OF 83.74 FEET; THENCE N83°39'23"W, A DISTANCE OF 205.00 FEET; THENCE S65°11'55"E, A DISTANCE OF 190.00 FEET; THENCE S21°38'10"W, A DISTANCE OF 491.22 FEET; THENCE N65°11'35"W, A DISTANCE OF 141.56 FEET TO THE BEGINNING OF A 157.50 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N63°23'44"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 10°33'52", AN ARC DISTANCE OF 29.04 FEET; THENCE S37°10'08"E, A DISTANCE OF 137.98 FEET TO THE BEGINNING OF A 517.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 15°00'00", AN ARC DISTANCE OF 135.48 FEET; THENCE S22°10'08"E, A DISTANCE OF 190.96 FEET TO THE BEGINNING OF A 92.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 24°52'02", AN ARC DISTANCE OF 40.15 FEET; THENCE S01°03'45"E, A DISTANCE OF 19.95 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF BRINTON WAY; THENCE S89°24'28"W AND ALONG SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 60.02 FEET; THENCE N01°03'45"E AND LEAVING SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 22.76 FEET TO THE BEGINNING OF A 32.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 25°29'28", AN ARC DISTANCE OF 14.74 FEET; THENCE N22°10'08"W, A DISTANCE OF 190.96 FEET TO THE BEGINNING OF A 457.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 61°58'32", AN ARC DISTANCE OF 235.26 FEET; THENCE N24°48'25"E, A DISTANCE OF 266.82 FEET TO THE BEGINNING OF A 257.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 35°02'18", AN ARC DISTANCE OF 162.19 FEET; THENCE N11°16'53"W, A DISTANCE OF 123.45 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 26°16'24", AN ARC DISTANCE OF 128.40 FEET; THENCE N14°59'31"E, A DISTANCE OF 202.87 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.989 ACRES, SUBJECT TO AND TOGETHER WITH ALL EASEMENTS SHOWN HEREON AND ALL APPURTENANT EASEMENTS AND ENCUMBRANCES APPARENT AND OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS THE INDIAN SPRINGS SUBDIVISION, PHASE 4.

THE UNDERSIGNED HEREBY GRANTS 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 THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

SCHICKEDANZ MONTANA, LLC

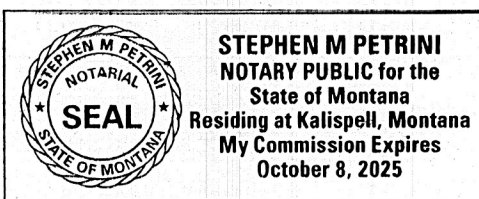
BY: *M. Schickedanz*  
MANFRED (FRED) SCHICKEDANZ, MANAGER

STATE OF MONTANA )  
COUNTY OF LINCOLN )

ON THIS 23 DAY OF MAY, 2023 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED MANFRED (FRED) SCHICKEDANZ, MANAGER OF SCHICKEDANZ MONTANA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA



Open Space, Golf Course and Future Phases of Indian Springs Subdivision, Phase 2A

(NOT INCLUDED IN THIS PLAT)

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE #     | DELTA     | RADIUS  | LENGTH |
| C-1         | 0°03'10"  | 530.00' | 0.49'  |
| C-2         | 7°02'30"  | 220.00' | 27.04' |
| C-3         | 3°01'52"  | 317.50' | 16.80' |
| C-4         | 14°35'39" | 317.50' | 80.87' |
| C-5         | 14°45'07" | 317.50' | 81.75' |
| C-6         | 3°42'40"  | 317.50' | 20.57' |
| C-7         | 11°57'18" | 157.50' | 32.86' |
| C-8         | 10°33'52" | 157.50' | 29.04' |

EXISTING 30' GLEN LAKE IRRIGATION DISTRICT SIPHON EASEMENT

Indian Springs Ranch, Phase 3

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

## CERTIFICATE OF COUNTY COMMISSIONERS

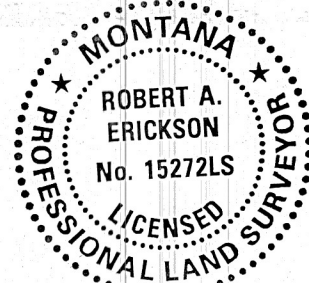
WE, THE UNDERSIGNED, *Josh Lercher*  
CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA, AND COUNTY CLERK AND RECORDER OF SAID COUNTY DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF SCHICKEDANZ WEST, LLC, LINCOLN COUNTY, MONTANA HAS BEEN SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA FOR EXAMINATION AND HAS BEEN FOUND BY THEM TO CONFORM TO LAW AND HEREBY APPROVED.

DATED THE 3 DAY OF January, 2023.

*Josh Lercher*  
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS  
LINCOLN COUNTY, MONTANA

I HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE ROADS WITHIN INDIAN SPRINGS RANCH, PHASE 4 MEET THE LINCOLN COUNTY SUBDIVISION REGULATIONS STANDARDS.

## CERTIFICATE OF SURVEYOR



*Robert A. Erickson*  
REGISTERED LAND SURVEYOR  
REGISTRATION NUMBER 15272LS

## CERTIFICATE OF COUNTY TREASURER

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 28 DAY OF February, 2023.

*Sedaris Canberg*  
TREASURER, LINCOLN COUNTY, MONTANA



STATE OF MONTANA  
COUNTY OF LINCOLN

FILE ON THE 14 DAY OF March, 2024  
AT 11:43 O'CLOCK A.M.

*Cecilia Brown*  
COUNTY CLERK AND RECORDER  
BY: *Deleisha Stockton*  
DEPUTY

INSTRUMENT RECORD No. 309741

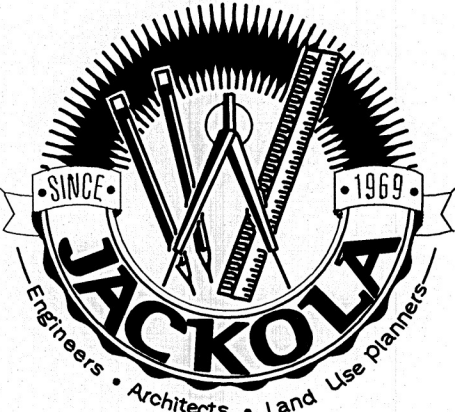
PM 7270

Guarantee 309739

DEQ 309740

Covenants 309742





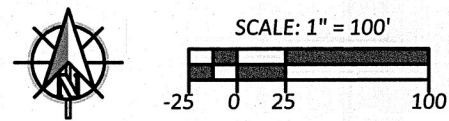
PREPARED BY:  
JACKOLA ENGINEERING & ARCHITECTURE, P.C.  
2250 HWY 93 SOUTH  
P.O. BOX 1134  
KAUSSELL, MT 59903  
406-755-3208

PREPARED FOR:  
INDIAN SPRINGS RANCH LLC. (OWNERS)

# PLAT OF INDIAN SPRINGS RANCH, PHASE 3

BEING A PORTION OF THE OPEN SPACE, GOLF COURSE & FUTURE PHASES OF  
INDIAN SPRINGS SUBDIVISION, PHASE 2A  
LOCATED IN THE SE 1/4 SW 1/4 AND SW 1/4 SE 1/4  
SECTION 36, T 37 N, R 27 W, P.M., M., LINCOLN COUNTY, MONTANA

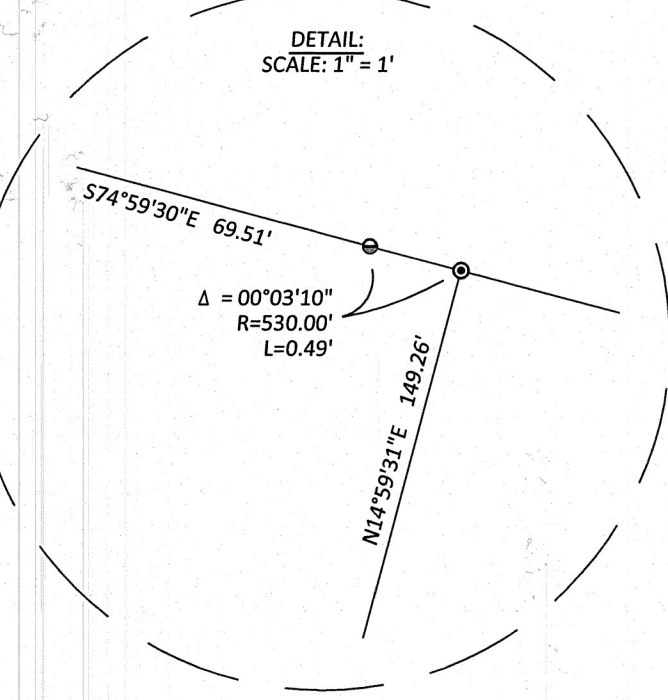
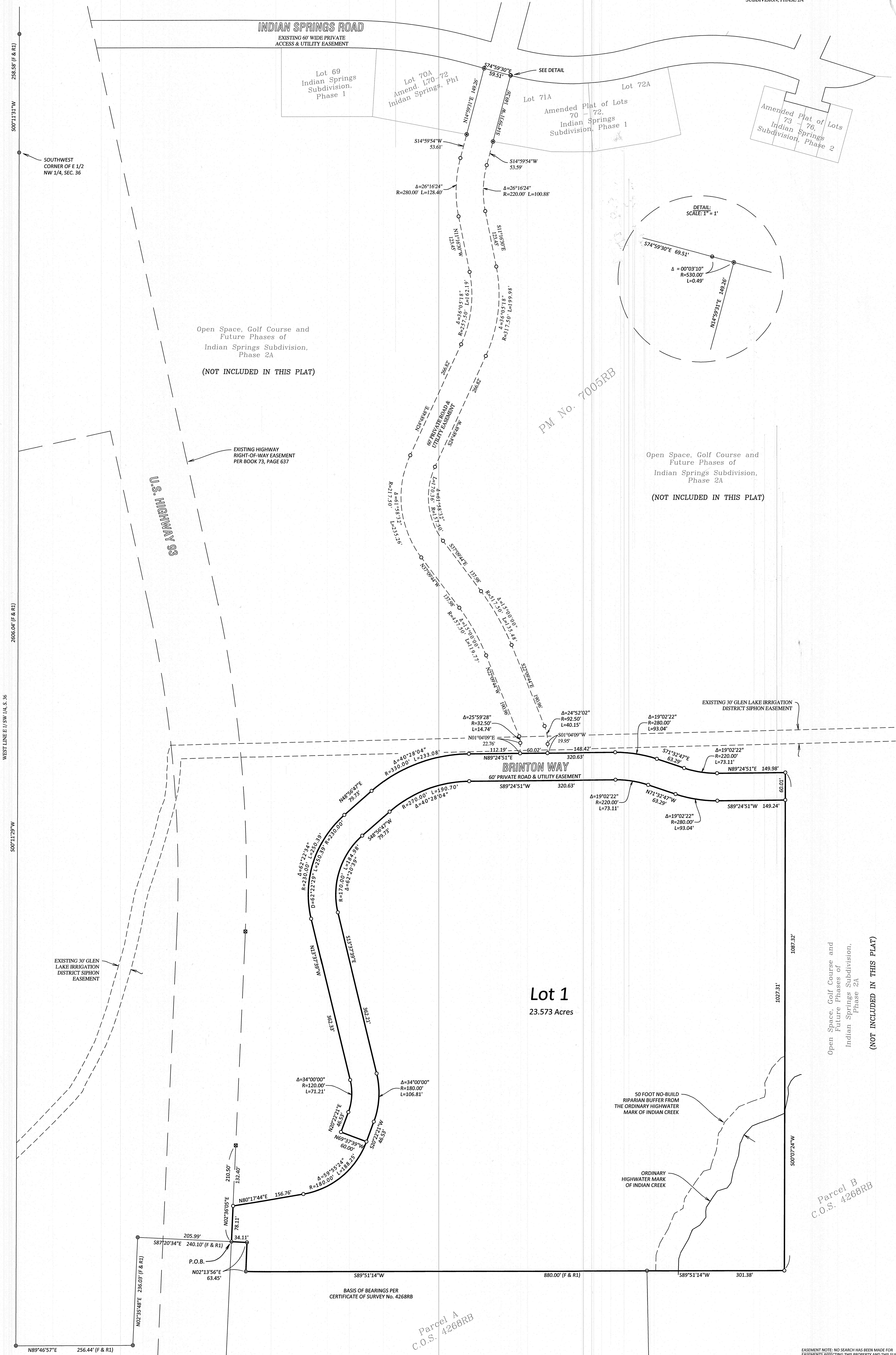
**TOTAL AREA 25.925 AC.**  
LOTS: 23.573 AC.  
ROADS: 2.352 AC.



## LEGEND:

- FOUND 5/8" RE-BAR WITH PLASTIC CAP MARKED "BURTON 54285"
- FOUND 5/8" RE-BAR WITH PLASTIC CAP MARKED "MARQUARDT 73285"
- FOUND 4X4 CONC. R/W MONUMENT
- FOUND 5/8" RE-BAR W/ PLASTIC CAP MARKED "ERICKSON 15272LS"
- SET 5/8" X 24" RE-BAR W/ PLASTIC CAP MARKED "ERICKSON 15272LS"

P.O.B. = POINT OF BEGINNING  
(RI) = PLAT OF INDIAN SPRINGS SUBDIVISION, PHASE 2A



PM No. 7005RB

**Lot 1**  
23.573 Acres

Open Space, Golf Course and  
Future Phases of  
Indian Springs Subdivision,  
Phase 2A  
(NOT INCLUDED IN THIS PLAT)

Parcel B  
C.O.S. 4268RB

Parcel A  
C.O.S. 4268RB

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



PURPOSE OF SURVEY: SUBDIVISION

BEING A PORTION OF THE OPEN SPACE, GOLF COURSE & FUTURE PHASES OF  
INDIAN SPRINGS SUBDIVISION, PHASE 2A  
LOCATED IN THE SE 1/4 SW 1/4 AND SW 1/4 SE 1/4  
SECTION 36, T 37 N, R 27 W, P.M., M., LINCOLN COUNTY, MONTANA

The map illustrates the proposed development site, divided into three phases. Phase 1 is a large rectangular area on the left. Phase 2 is a smaller area on the right, connected to Phase 1 by a road. Phase 3 is a large rectangular area at the bottom, connected to Phase 1 by a road. The map also shows the U.S. 101 highway and the 50th Avenue road.

PM 7269



Lincoln County, Montana  
**A PLAT OF:  
SOUTHSIDER SUBDIVISION**  
LOT 17 OF THE DARSOW HOMESITES PLAT NO. 525

1ST MINOR SUBDIVISION  
2 COMMERCIAL LOTS  
TOTAL ACREAGE: 2.71 ACRES±  
In the SE 1/4 of NE 1/4 of Section 23, Twp. 30 N., R. 31 W., P.M.M.  
For: Lincoln Lanes LLC  
Date: November 2023

**LEGEND**

- SET 5/8 INCH DIA. REBAR  
CAPPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR  
CAPPED J.R.S. 9958-LS
- ( ) RECORD PER PLAT 5375
- [ ] RECORD PER MONTANA DEPARTMENT  
OF TRANSPORTATION RIGHT-OF-WAY  
PLANS S 325(1) PAGE 3
- DRIVEWAY APPROACH

**CERTIFICATE OF DEDICATION**

I, James M. Beasley, signing member of Lincoln Lanes LLC, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described land near Libby in Lincoln County, MT.

**LANDOWNER STATEMENT**

The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to Frazey Loop Road which will specifically benefit this subdivision. (Lincoln County Subdivision Regulations III.A.4.i(ii))

Additionally, the Undersigned hereby grants 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 this plat as "Utility Easement" to have and hold forever.

**DESCRIPTION SOUTHSIDER SUBDIVISION**

A tract of land, southeasterly of Libby, Montana in Lincoln County and in the SE 1/4 of the NE 1/4 of Section 23, Twp. 30 N., R. 31 W., P.M.M. within Lot 17 of "Darsow Homesites Plat 525, containing 2.71 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch diameter rebar capped J.R.S. 9958LS, which marks the north east corner of Lot 17 of the Darsow Homesites Subdivision per Plat No. 525; thence S0° 22'43"W 166.50 feet to a set 5/8 inch diameter rebar capped K.E.D. 4975-S; thence continuing S0° 22'43"W 336.62 feet to a set 5/8 inch diameter rebar capped K.E.D. 4975-S; thence along Farm to Market road right-of-way on the arc of a curve to the left, a distance of 116.85 feet, turning through a delta angle of 10°24'44", and having a radius of 643.00 feet to a set 5/8 inch diameter rebar capped K.E.D. 4975-S; thence along the east US Highway No. 2 right-of-way on the arc of a curve to the left, a distance of 161.30 feet, turning through a delta angle of 5°04'51", and having a radius of 1819.00 feet to a set 5/8 inch diameter rebar capped K.E.D. 4975-S; thence continuing along said right-of-way on the arc of a curve to the left, a distance of 221.30 feet, turning through a delta angle of 6°58'14", and having a radius of 1819.00 feet to a set 5/8 inch diameter rebar capped K.E.D. 4975-S; thence N47°08'45"E 167.41 feet to a set 5/8 inch diameter rebar capped K.E.D. 4975-S; thence continuing N47°08'45"E 117.44 feet to a 5/8 inch diameter rebar capped J.R.S. 9958LS; thence S89°34'15"E 155.00 feet to the point of beginning.

The aforescribed Southsider Subdivision contains Lot 1 and Lot 2 for a total acreage of 2.71 acres of land more or less and is subject to easement here on and together with all appurtenant easements of records

The above described tract of land is to be known and designated as, Southsider Subdivision, Lincoln County, Montana.

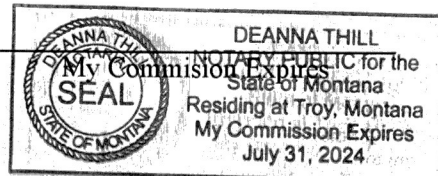
Dated this 9 day of November 2023 A.D.

James M. Beasley  
Lincoln Lanes LLC

STATE OF MONTANA  
COUNTY OF LINCOLN

On this 9 day of November, 2023 A.D., before me, a Notary Public in and for the State of Montana, James M. Beasley 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.

Notary Public



**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA  
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that a survey was made of Southsider Subdivision, a 1st Minor Subdivision, during the month of June 2020, in accordance with the provisions of Section 76-3-623 M.C.A. 2021; that the annexed Plat is in accordance with such a survey, that the boundaries of the lots are as shown hereon; and that the said platted area was laid out on the ground according to the same.

Dated this 9 day of November 2023 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 Frazey Loop Road. The driving surface is approximately 22 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 17th day of January 2023, A.D.

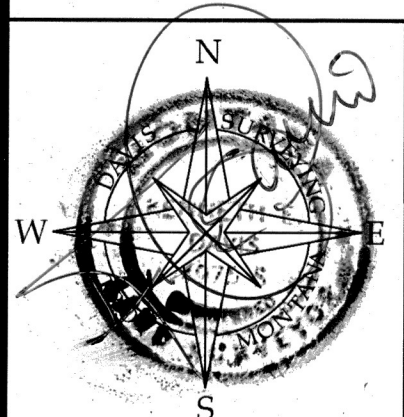
Sedaris Carlsberg by K. Randall  
Treasurer Lincoln County, Montana

**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.  
This 3 day of January, 2024 A.D.

(Signatures of Commissioner)

ATTEST:  
(Signature of Clerk and Recorder)



**DAVIS SURVEYING INC.**

TROY, MONTANA

DATE: 7/26/22

REV:

DRAWN BY: SM

Land Projects 2021

FILE: Southsider-Final-Plat-SM.dwg

**CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:**

Examined this 17th day of January 2024 A.D.

Steven A. Boyer  
Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 17th day of January 2024 A.D. at 2:22 O'clock p.m.

Corrina Brown  
County Clerk and Recorder

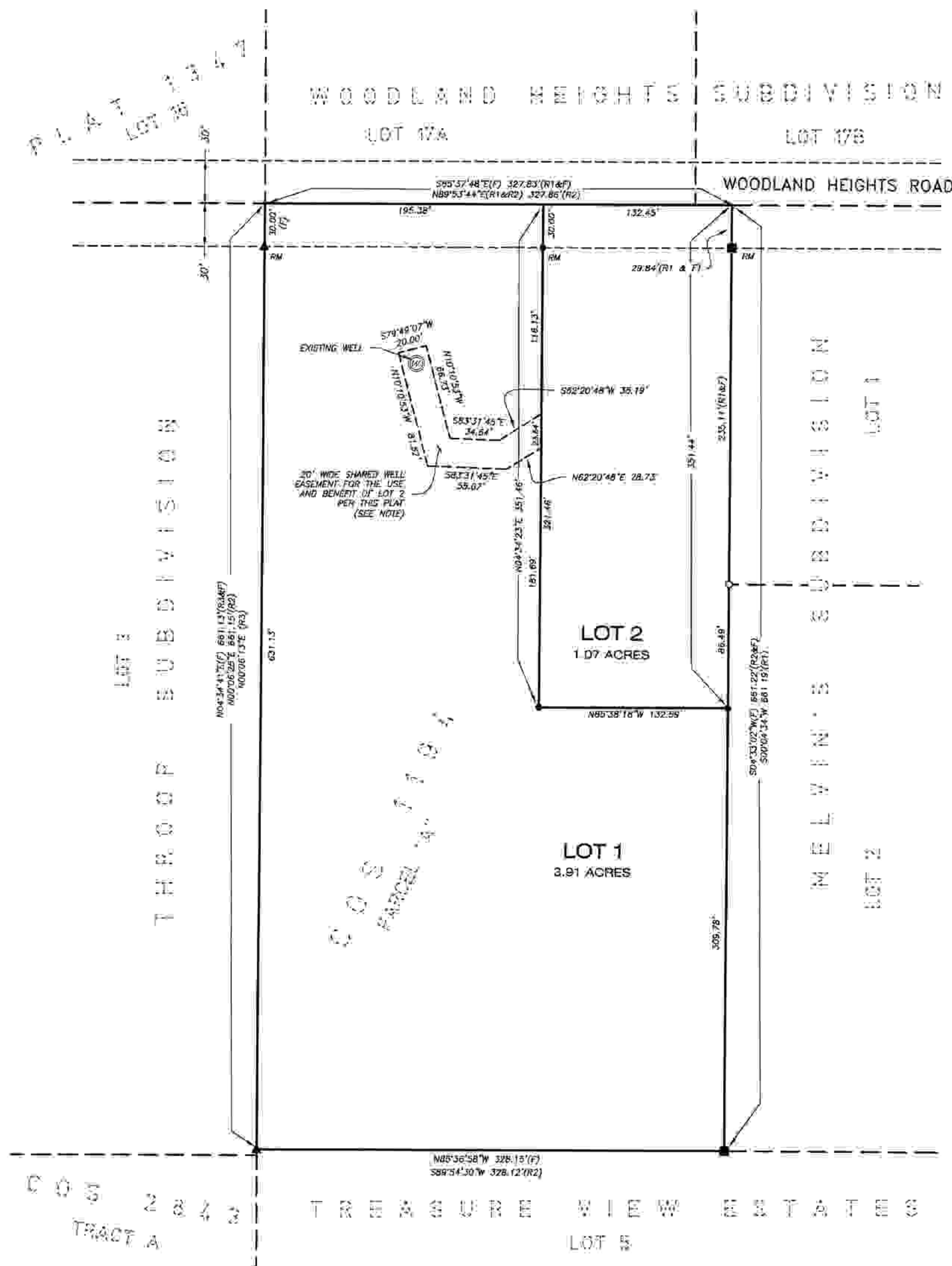
by Michelle Boyd  
Deputy

PLAT NO. 7268



FINAL PLAT AND CONDITIONS OF APPROVAL OF:  
**SNOWY VALLEY SUBDIVISION**

LOCATED IN THE NW1/4 OF SECTION 26, T.30N., R.31W., P.M.M., LINCOLN COUNTY, MONTANA



**LEGEND**

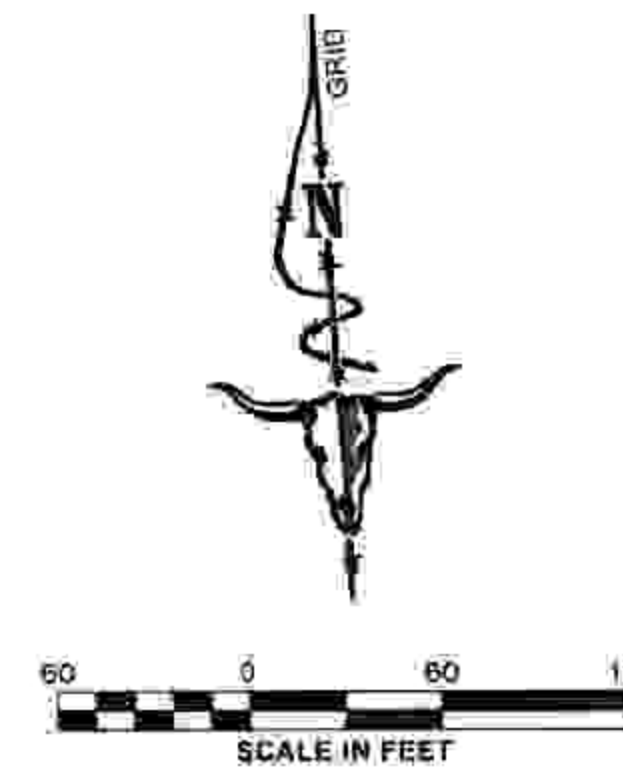
- SET 5/8\"X24\" REBAR WITH 1-1/4\" YPG (JACOBSON, 13748LS)
- ▲ FOUND 1-1/4\" YPG (4574S)
- FOUND 5/8\" REBAR (NO CAP)
- (7) FOUND THIS SURVEY
- (R1) RECORD ON ADJUTIVE PER MEDIAN'S SUBDIVISION
- (R2) RECORD ON ADJUTIVE PER COS 1794
- (R3) RECORD ON ADJUTIVE PER THROOP SUBDIVISION
- RM REFERENCE MONUMENT
- YPG YELLOW PLASTIC CAP
- RPG RED PLASTIC CAP
- COS CERTIFICATE OF SURVEY

**BASIS OF BEARING:**  
STATE PLANE MONTANA - ZONE 2500  
GROUND (TRUE) DISTANCES  
GRID NORTH

**DATE:**  
MAY 2023

**RECORD OWNERS:**  
TUNGSTEN HOLDINGS, INC.  
**SURVEY COMMISSIONED BY:**  
TUNGSTEN HOLDINGS, INC.

**AREA SUMMARY:**  
4.98 ACRES (TOTAL SUBDIVISION)  
4.98 ACRES (LOTS)



**CERTIFICATION OF EXAMINING LAND SURVEYOR:**

I, Steven A. Buyer PLS 9780LS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SNOWY VALLEY SUBDIVISION AND I FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-5-811(2)(a) MCA AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS 29th DAY OF January, 2024

SS Matthew Jacobson  
LINCOLN COUNTY EXAMINING LAND SURVEYOR

**CERTIFICATION OF COUNTY TREASURER:**

I, Tabitha Tamayo

COUNTY ATTORNEY OF LINCOLN COUNTY, DO HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE SUBDIVIDED HAVE BEEN PAID.

DATED THIS 9th DAY OF January, 2024

SS Christina A. Tamayo Co Secretary  
(LINCOLN COUNTY TREASURER)

**CERTIFICATION OF COUNTY COMMISSIONERS:**

WE, THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF LINCOLN, MONTANA, DO HEREBY APPROVE THIS PLAT IN THE PUBLIC INTEREST.

DATED THIS 3 DAY OF January, 2024

SS Christina A. Tamayo  
CHAIRPERSON, BOARD OF LINCOLN COUNTY COMMISSIONERS

**SHARED WELL EASEMENT NOTE:**

THE LOCATION OF THE SHARED WELL EASEMENT SHOWN ON LOT 1 IS BASED ON THE APPROXIMATE LOCATION OF AN EXISTING WATER LINE. IN THE EVENT THAT SAID WATER LINE IS REPLACED, THE REPLACEMENT LINE IS TO BE CONSTRUCTED WITHIN THE BASEMENT CREATED BY THIS PLAT.

**CERTIFICATE OF DEDICATION AND PERIMETER LEGAL DESCRIPTION:**

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN HEREON, THE FOLLOWING DESCRIBED LAND:

PARCEL "A" OF CERTIFICATE OF SURVEY NO. 1114, RECORDS OF LINCOLN COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 31 WEST, PRINCIPAL MERIDIAN, LINCOLN COUNTY, MONTANA.

CONTAINING A TOTAL OF 4.98 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD, AND

FURTHER, LOTS 1 AND 2 ARE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.38.05(2)(b), TO WIT: (i) A PARCEL THAT HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 2, PART 1, MCA, IF (i) NO FACILITIES OTHER THAN THOSE PREVIOUSLY APPROVED EXIST OR WILL BE CONSTRUCTED ON THE PARCEL; AND (ii) THE DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES TO DEVIATE FROM THE CONDITIONS OF APPROVAL IN VIOLATION OF 76-4-130, MCA.

FURTHER, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 1 OF 1) OR AS OTHERWISE STATED, AND

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING, AND

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507, MCA, SECURE THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED HAVE BEEN MET, AND

FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS SNOWY VALLEY SUBDIVISION, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

TUNGSTEN HOLDINGS, INC.  
BY Tim Rooney  
AS Secretary  
STATE OF Montana  
COUNTY OF Lincoln

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023 BY Tim Rooney  
AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS Bonnie L. Brown  
(NOTARY PUBLIC)



**CERTIFICATION OF LANDOWNER**

THE UNDERSIGNED HEREBY CERTIFIES THAT PORTIONS OF THE TEXT AND/OR GRAPHICS SHOWN HEREON REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24-183.1107(4)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR LOCAL REGULATIONS.

TUNGSTEN HOLDINGS, INC.  
BY Tim Rooney  
AS Secretary  
STATE OF Montana  
COUNTY OF Lincoln

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023 BY Tim Rooney  
AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS Bonnie L. Brown  
(NOTARY PUBLIC)



**CLERK AND RECORDER'S CERTIFICATION:**

STATE OF MONTANA, COUNTY OF LINCOLN

FILED FOR RECORD THIS 10th DAY OF January, 2024 AT 2:12 O'CLOCK P.M. AS:

PLAT NO. 7267

DOCUMENT NO. 308941

SS CORRINA BROWN  
LINCOLN COUNTY CLERK AND RECORDER

Michelle Boyd  
DEPUTY

| 1/4                                 | SEC. | T.  | R.  |
|-------------------------------------|------|-----|-----|
| <input checked="" type="checkbox"/> | 26   | 30N | 31W |

SHEET 1 OF 1  
**SNOWY VALLEY SUBDIVISION**  
A SUBDIVISION OF LINCOLN COUNTY

PREPARED BY:  
**IMEG**  
1817 SOUTH AVE. W. STE. A. PH: 408.721.0142  
MISSOULA, MT. FAX: 408.721.5224  
59801 www.imegcorp.com  
IMEG PROJECT NO. 23000940.00



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS Matthew Jacobson 9/19/23  
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR  
MONTANA LICENSE NO. 13748LS

Title Guarantee Doc # 308940

Covenants Doc # 308942

Shared Well Agreement Doc # 308943



BY: BRECKENRIDGE SURVEYING AND MAPPING, PLLC

2302 US HIGHWAY 2 EAST, STE 6

KALISPELL, MT 59901

(406) 752-3539

WM. BRECKENRIDGE, PLS

DARREN R. BRECKENRIDGE, PLS

LUCAS BRECKENRIDGE, PLS

# TALCOTT HOMES

BEING THE AMENDED PLAT OF

LOTS 86, 87, & 88 OF CRYSTAL LAKES UNIT NO. 1 AND LOTS 79A & 79B OF THE AMENDED PLAT OF LOT 79, CRYSTAL LAKES UNIT NO. 1  
LOCATED IN THE NW 1/4 OF SECTION 19, T. 35 N., R. 25 W., PRINCIPAL MERIDIAN, LINCOLN COUNTY, MONTANA

BASIS OF BEARING: GEODETIC NORTH PER RTK GNSSIGPS, SINGLE POINT LOCALIZATION

PURPOSE: LOT AGGREGATION

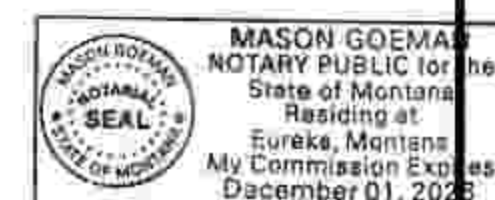
OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS FOR THE AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS. THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW PURSUANT TO SECTION 76-3-207(1)(b), MCA.

WE CERTIFY THAT LOTS 1 & 2 ARE EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO MCA 76-4-125(1) A SUBDIVISION EXCLUDED FROM THE PROVISIONS OF CHAPTER 3 MUST BE SUBMITTED FOR REVIEW ACCORDING TO THE PROVISIONS OF THIS PART, EXCEPT THAT THE FOLLOWING DIVISION OF PARCELS, UNLESS THE EXCLUSIONS ARE USED TO EVADE THE PROVISIONS OF THIS PART, ARE NOT SUBJECT TO REVIEW: (a) THE EXCLUSIONS CITED IN 76-3-201 AND 76-3-207(1)(b);

WE ALSO ACKNOWLEDGE THAT THE SURVEYOR HAS MADE NO INVESTIGATIVE OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

*James E. Smith* *Lynn D. Smith* *Jeri K. Talcott*  
JAMES E. SMITH LYNN D. SMITH JERI K. TALCOTT



NOTARY ACKNOWLEDGEMENTS

STATE OF Montana COUNTY OF Lincoln  
ON THIS 2 DAY OF November, 2023

James E. Smith, Lynn D. Smith, Jeri K. Talcott

PERSONALLY APPEARED BEFORE ME, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS DOCUMENT, AND HE/SHE ACKNOWLEDGED THAT HE/SHE SIGNED IT.

MY COMMISSION EXPIRES: 12-1-2026

NOTARY SIGNATURE

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA that all real property taxes and special assessments assessed and levied on the land to be surveyed have been paid.

Dated this 21st day of Dec., 2023

*A. Amayo* for *Sedaris Carlberg*  
Treasurer Lincoln County, Montana

LINCOLN COUNTY PLANNING DEPARTMENT

Examined this 3 day of January, 2024

*Lincoln County, Montana*

CERTIFICATE OF SURVEYOR



11/5/23  
LICENSE NUMBER: 48220LS  
APPROVED: 14 November 2023  
*Lincoln County*  
LINCOLN COUNTY EXAMINING LAND SURVEYOR LIC. NO.  
STATE OF MONTANA  
COUNTY OF Lincoln

FILED THIS 4th DAY OF Jan 2024 A.D.  
AT 10:32 O'CLOCK A.M.

*Corrina Brown*  
LINCOLN COUNTY CLERK AND RECORDER

BY: *Michelle Byrd* Deputy

INSTRUMENT RECORD NUMBER

## BLA NOTE

THE AREA(S) THAT IS/ARE BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS/ARE NOT ITSELF/ THEMSELVES A TRACT OF RECORD. SAID AREA(S) SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA(S) IS/ARE DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

## Surveyor's Note:

- The purpose of this survey is to aggregate Lots 86 & 88 of Crystal Lakes Unit No. 1 and to aggregate Lots 79A and 79B of the Amended Plat of Lot 79, Crystal Lakes Unit No. 1 and Lot 87 of Crystal Lakes Unit No. 1.
- This survey was done specifically to accomplish the purpose stated in Note 1, and it may not show or refer to all title issues, such as, easements, encumbrances, restrictive covenants, etc., impacting the subject property or its neighbors. Those concerned with or in need of a comprehensive understanding of all available facts and evidence regarding the title history of the subject property or lands adjoining thereto, are advised to obtain a complete title report from a licensed agency and to commission a complete title (ALTA) survey for any property in question.
- This survey has been performed and depicted to a degree of care ordinarily used by members of the profession practicing under similar conditions, at the same time and in the same locality. The retracements shown herein represent the opinion of the surveyor at the time the work was performed using the evidence available to him/her, and no guarantee is expressed or implied.

## LEGAL DESCRIPTIONS:

### LOT 1:

A tract of Land located in the NW 1/4 of Section 19, T. 35 N., R. 25 W., P.M., Flathead County, Montana; more particularly described as follows:

Lots 86 and 88 of Crystal Lakes Unit No. 1, containing 1.00 acres, more or less, being surveyed and monumented according to TALCOTT HOMES; subject to and together with any existing easements, agreements, covenants, conditions or restrictions.

### LOT 2:

A tract of Land located in the NW 1/4 of Section 19, T. 35 N., R. 25 W., P.M., Lincoln County, Montana; more particularly described as follows:

Lots 79A and 79B of the Amended Plat of Lot 79, Crystal Lakes Unit No. 1 and Lot 87 of Crystal Lakes Unit No. 1, containing 1.94 acres, more or less, being surveyed and monumented according to TALCOTT HOMES; subject to and together with any existing easements, agreements, covenants, conditions or restrictions.

## LEGEND

- ① FOUND 5/8" REBAR WITH CAP MARKED "MARQUARDT 2989ES"
- ② FOUND 5/8" REBAR WITH CAP ILLEGIBLE
- ③ FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
- ④ FOUND 3/4" IRON PIPE
- ⑤ SET 1/2" X 24" REBAR WITH YPC MARKED "BRECKENRIDGE 48220LS"
- △ ANGLE POINT, NOTHING FOUND OR SET

PQB POINT OF BEGINNING

R1- CRYSTAL LAKES UNIT NO. 1, RECORDS, LINCOLN COUNTY

R2- AMENDED PLAT OF LOT 79, CRYSTAL LAKES- UNIT NO. 1, RECORDS, LINCOLN COUNTY

| LINE | BEARING      | DISTANCE | RECORD     |
|------|--------------|----------|------------|
| L1   | S 13°29'04"E | 19.64'   | R1- 20.00' |
| L2   | N 00°30'04"W | 40.05'   | R2- 40.09' |
| L3   | N 00°58'32"E | 38.85'   | R2- 37.05' |

FOR: JERI K TALCOTT  
OWNERS: JAMES E SMITH, LYNN D SMITH, JERI K TALCOTT  
DATE: 03/2023  
DRAFTED BY: WDS  
FILE: H:\BSMTREECENTALCOTT\DWG\230120-TREECE-TALCOTT-BLA.DWG

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | RADIAL BEARING-IN |
|-------|--------|------------|--------------|---------------|-------------|-------------------|
| C1    | 60.00' | 148.15'    | 113.28'      | N 67°18'52"E  | 141°28'15"  | N 48°02'59"E      |
| C2    | 60.00' | 40.18'     | 39.44'       | S 67°08'13"E  | 38°22'24"   | N 48°02'59"E      |
| C3    | 60.00' | 107.96'    | 93.98'       | N 48°07'40"E  | 103°05'51"  | N 09°40'35"E      |
| C4    | 60.00' | 113.12'    | 97.10'       | N 57°25'58"W  | 108°01'21"  | S 86°34'44"W      |
| C5    | 30.00' | 17.54'     | 17.29'       | S 16°08'31"E  | 33°30'23"   | S 89°21'20"E      |
| C6    | 60.00' | 1.79'      | 1.78'        | S 67°42'31"W  | 1°41'45"    | S 21°26'37"E      |
| C7    | 60.00' | 51.58'     | 51.01'       | S 17°10'26"E  | 48°15'10"   | S 82°41'51"E      |
| C8    | 90.00' | 13.97'     | 13.95'       | S 41°19'31"E  | 8°53'28"    | N 53°07'13"E      |
| C9    | 90.00' | 58.77'     | 57.73'       | S 18°10'20"E  | 37°24'53"   | S 89°21'54"E      |

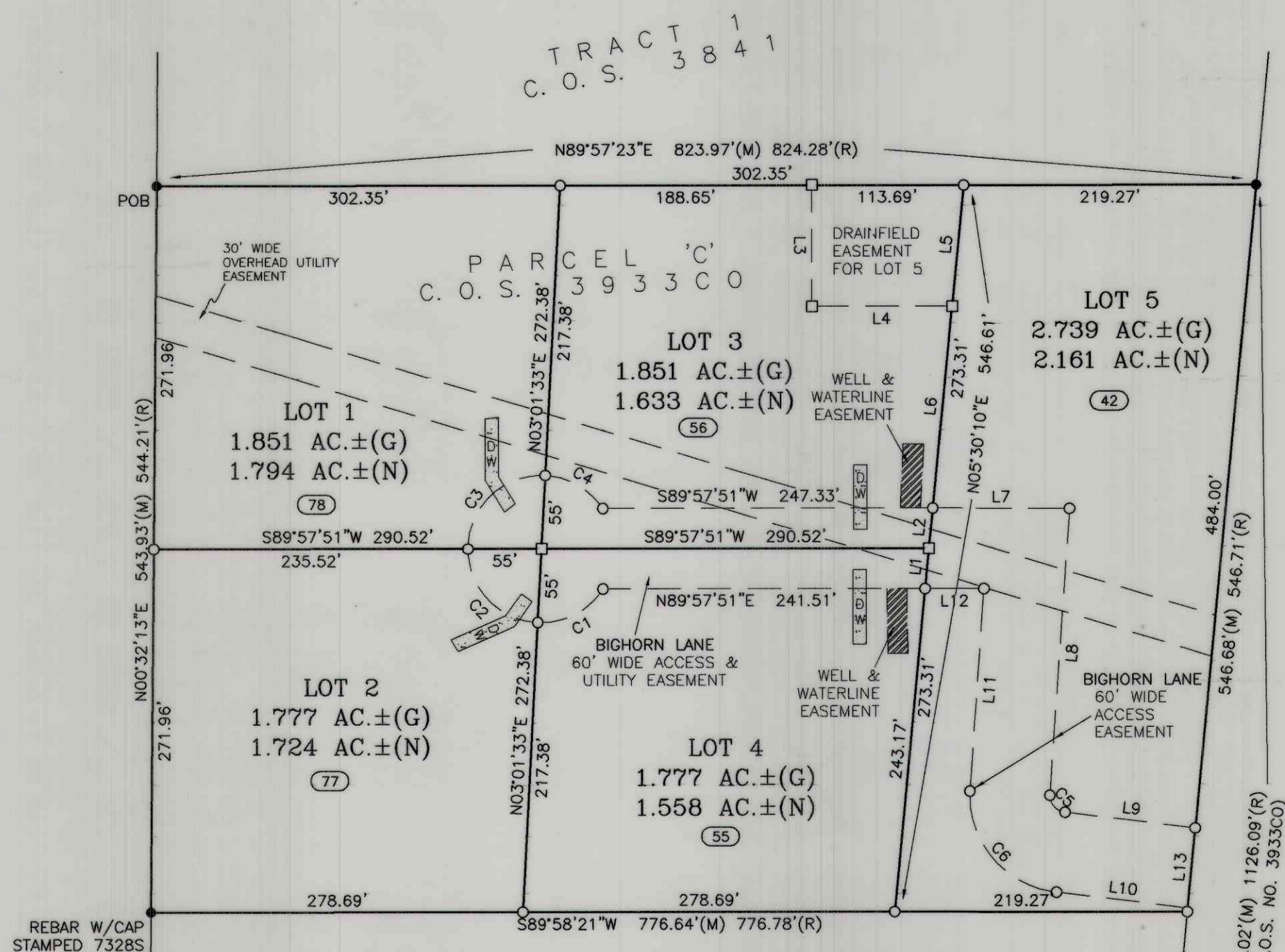
PM 7266



OWNER: BAKKILA PLUMBING & HEATING, LLC  
PURPOSE: SUBDIVISION  
DATE: SEPTEMBER 14, 2023

# FINAL PLAT OF BIGHORN SUBDIVISION

SW1/4, SEC. 1, T37N, R27W, P.M.,M.,  
LINCOLN COUNTY, MONTANA



U. S. HIGHWAY 93

## CERTIFICATE OF DEDICATION

I, Veikko Bakkila, managing member of Bakkila Plumbing & Heating, LLC, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided, and platted into lots as shown by the plat hereunto included the following described tract of land:

That portion of the Southwest one-quarter (SW1/4) of Section One (1), Township Thirty-seven North (37N), Range Twenty-seven West (T27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwesterly corner of Parcel 'C' of Certificate of Survey No. 3933CO, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County Montana; thence North89°57'23"East 823.97 feet to the westerly right of way of U.S. Highway 93; thence South05°30'10"West 546.68 feet along said westerly right of way; thence South89°58'21"West 776.64 feet; thence North00°32'13"East 543.93 feet to the point of beginning and containing 9.995 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as BIGHORN SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grants 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 this plat as "Utility Easement" to have and hold forever.

*Veikko Bakkila*

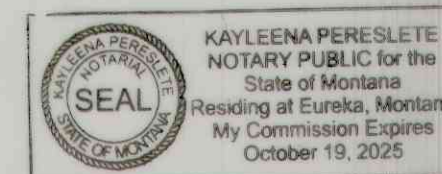
VEIKKO BAKKILA, Managing member of Bakkila Plumbing and Heating, LLC

STATE OF Montana )  
County of Lincoln )

On this 20 day of September, 2023, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Veikko Bakkila, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature Kayleena Pereslete  
Print Name

Notary Public for the State of Montana  
Residing at Eureka, Montana  
My Commission expires Oct 19, 2025



## CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Corrina Brown, County Clerk and Recorder of said County do hereby certify that this accompanying plat of BIGHORN SUBDIVISION, Lincoln County, Montana has been submitted to the Board of held County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and was approved by them at their regular meeting on the 18 day of November, 2023. Parkland dedication is exempt per section 76-3-621(3)(a), MCA.

*Josh Letcher*  
Chairperson, Board of County Commissioners  
Lincoln County, Montana

*Corrina Brown*  
County Clerk and Recorder  
Lincoln County, Montana

## CERTIFICATION OF COUNTY TREASURER

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 27th day of November, 2023.

*Sedaris Carlberg*  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

## CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

*Thomas Sibson*  
THOMAS SIBSON, RLS #15627LS

## CERTIFICATE OF SURVEYOR

*Thomas Sibson* 9/14/2023  
THOMAS SIBSON REGISTRATION NO. 15627LS

EXAMINED: 03 OCT, 2023

*Thomas Sibson*

STEVEN A. BOYER, EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA

County of Lincoln SS

Filed on the 27th day of Nov

A.D. 2023 at 2:40 o'clock P.M.

*Corrina Brown*

CLERK AND RECORDER

BY: *Michelle Byrd*

DEPUTY

INSTRUMENT REC. NO. 308439

PLAT NO. 7265

TOTAL AREA  
9.995 AC.±(G)  
8.870 AC.±(N)

## LEGEND

- FOUND REBAR W/CAP STAMPED 9525LS (UNLESS OTHERWISE NOTED)
- SET 24" X 5/8" REBAR W/PLASTIC CAP STAMPED 15627LS
- COMPUTED POINT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED SURVEYS HEREON
- POB POINT OF BEGINNING
- PROPOSED DRIVEWAY
- (42) ADDRESS
- (G) GROSS ACREAGE
- (N) NET ACREAGE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N05°30'10"E | 30.14'   |
| L2   | N05°30'10"E | 30.14'   |
| L3   | S00°00'39"E | 90.90'   |
| L4   | N89°57'23"E | 104.94'  |
| L5   | N05°30'10"E | 91.11'   |
| L6   | S05°30'10"W | 152.05'  |
| L7   | N89°57'51"E | 102.54'  |
| L8   | S04°03'24"W | 215.67'  |
| L9   | S83°03'05"E | 98.25'   |
| L10  | N83°03'05"W | 99.09'   |
| L11  | N04°03'24"E | 152.10'  |
| L12  | S89°57'51"W | 43.91'   |
| L13  | S05°30'10"W | 60.02'   |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | RADIAL BEARING-IN | RADIAL BEARING-OUT |
|-------|--------|------------|-------------|-------------------|--------------------|
| C1    | 55.00' | 57.60'     | 60°00'22"   | N03°01'33"E       | N56°58'48"W        |
| C2    | 55.00' | 83.45'     | 86°56'18"   | N89°57'51"E       | N03°01'33"E        |
| C3    | 55.00' | 89.33'     | 93°03'42"   | S03°01'33"W       | N89°57'51"E        |
| C4    | 55.00' | 51.72'     | 53°52'57"   | S56°54'30"W       | S03°01'33"W        |
| C5    | 12.39' | 18.70'     | 86°28'31"   | S88°47'48"E       | N04°43'41"E        |
| C6    | 72.39' | 109.72'    | 86°50'47"   | S87°07'25"E       | N06°01'48"E        |

SAM CORDI  
REGISTERED LAND SURVEYOR  
974 COLORADO AVE.  
P.O. BOX 323  
WHITEFISH, MT 59937  
PHONE: (406)-862-9977

Title Guarantee Doc# 308438 DEQ Doc# 307379 Covenants Doc# 308440 Water Well Agreements Doc# 308441 & 308442

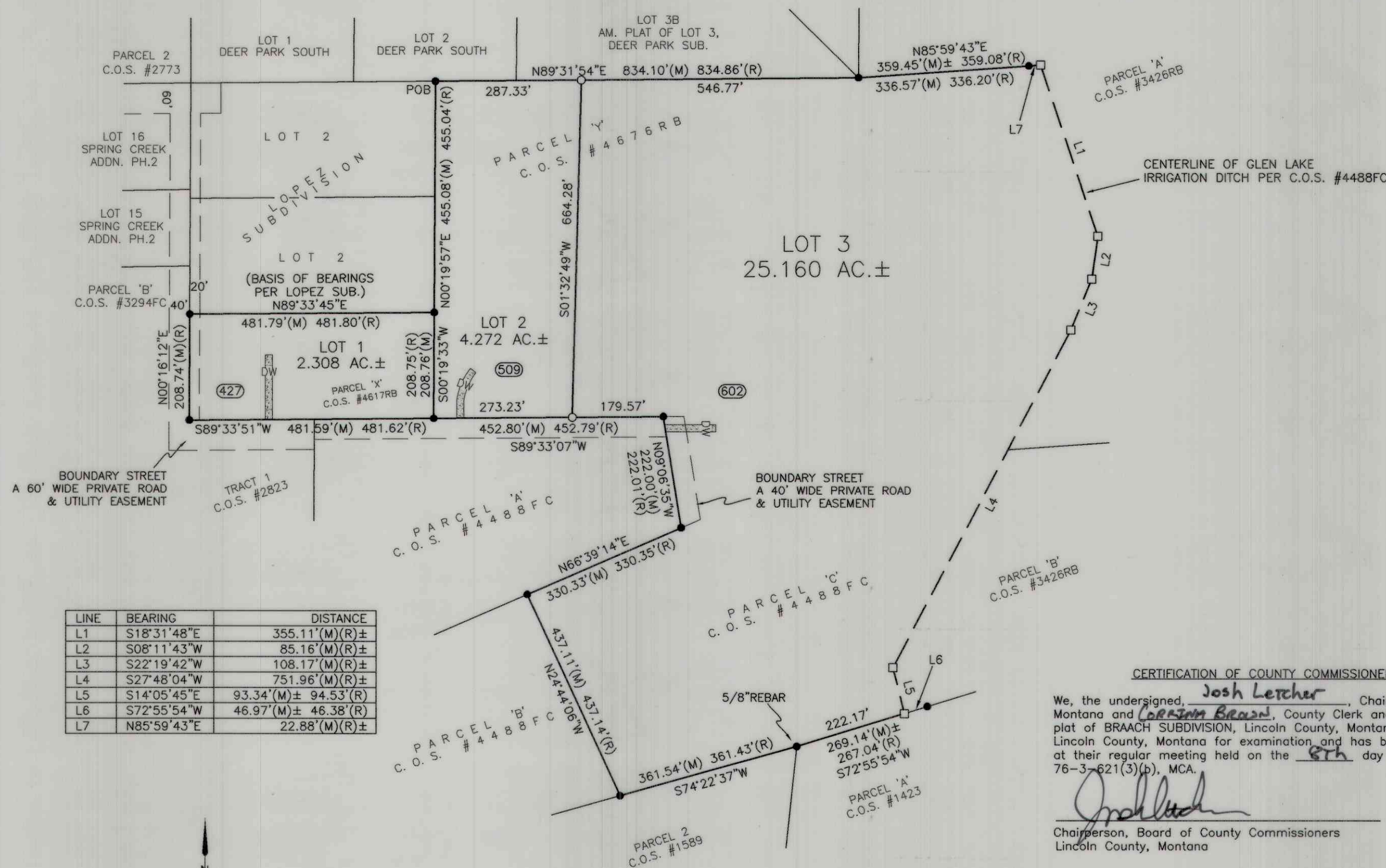


OWNERS: BERT BRAACH & TYRA BRAACH  
DATE: NOVEMBER 2, 2023

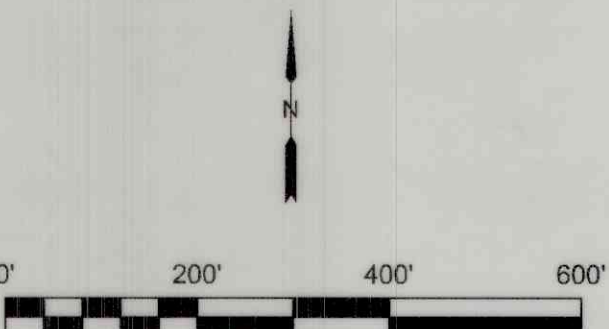
# FINAL PLAT OF BRAACH SUBDIVISION

A SUBDIVISION OF PARCEL 'C' OF CERTIFICATE OF SURVEY NO. 4488FC, PARCEL 'X' OF AN AMENDED PLAT OF LOT 1A OF THE AMENDED PLAT OF LOT 1 OF PARA MIS AMIGOS LOS CABALLOS AND PARCEL 'Y' OF AN AMENDED PLAT OF LOT 1 OF THE AMENDED PLAT OF LOT 1A OF THE AMENDED PLAT OF LOT 1 OF PARA MIS AMIGOS LOS CABALLOS SE1/4, SEC. 2, T36N, R27W, P.M.,M., LINCOLN COUNTY, MONTANA

TOTAL AREA  
31.740 AC.±



| LINE | BEARING     | DISTANCE             |
|------|-------------|----------------------|
| L1   | S18°31'48"E | 355.11'(M)(R)±       |
| L2   | S08°11'43"W | 85.16'(M)(R)±        |
| L3   | S22°19'42"W | 108.17'(M)(R)±       |
| L4   | S27°48'04"W | 751.96'(M)(R)±       |
| L5   | S14°05'45"E | 93.34'(M)± 94.53'(R) |
| L6   | S72°55'54"W | 46.97'(M)± 46.38'(R) |
| L7   | N85°59'43"E | 22.88'(M)(R)±        |



SAM CORDI  
REGISTERED LAND SURVEYOR  
974 COLORADO AVE.  
P.O. BOX 323  
WHITEFISH, MT 59937  
PHONE: (406)-862-9977

## LEGEND

- FOUND REBAR WITH CAP STAMPED 7328S (UNLESS OTHERWISE NOTED)
- SET 24" X 5/8" REBAR WITH PLASTIC CAP STAMPED 15627LS
- COMPUTED POINT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- POB POINT OF BEGINNING
- PROPOSED DRIVEWAY
- 602 PROPERTY ADDRESS

## CERTIFICATE OF DEDICATION

We, Bert and Tyra Braach, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots as shown by the plat hereunto included the following described tract of land:

That portion of the Southeast one-quarter (SE1/4) of Section Two (2), Township Thirty-six North (36N), Range Twenty-seven West (T27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwesterly corner of Parcel 'Y' of Certificate of Survey number 4676RB, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North89°31'54"East 834.10 feet; thence North85°59'43"East 359.45 feet, more or less, to the centerline of the Glen Lake Irrigation Ditch & Easement; thence the following five (5) courses and distances along said centerline: South18°31'48"East 355.11 feet, South08°11'43"West 85.16 feet, South22°19'42"West 108.17 feet, South27°48'04"West 751.96 feet, South14°05'45"East 93.34 feet, more or less, to the southerly boundary of Parcel 'C' of Certificate of Survey number 4488FC, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence South72°55'54"West 222.17 feet, more or less; thence South74°22'37"West 361.54 feet; thence North24°44'06"West 437.11 feet; thence North66°39'14"East 330.33 feet; thence North09°06'35"West 222.00 feet; thence South89°33'07"West 452.80 feet; thence South89°33'51"West 481.59 feet; thence North00°16'12"East 208.74 feet; thence North89°33'45"East 481.79 feet; thence North00°19'57"East 455.08 feet to the point of beginning and containing 31.740 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as BRAACH SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned 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 this plat as "Utility Easement" to have and hold forever. Also, Lot Three (3) of this subdivision is exempt from environmental review by the Montana State Department of Environmental Quality pursuant to Section 76-3-103, M.C.A., as it is greater than 20 acres.

Bert Braach  
BERT BRAACH

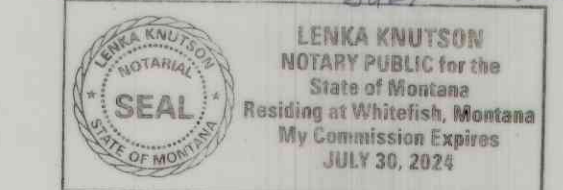
STATE OF MONTANA )  
County of FLATHEAD ) SS

On this 6th day of NOVEMBER, 2023, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Bert and Tyra Braach, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature  
LENKA KNUTSON  
Print Name

Tyra Braach  
TYRA BRAACH

Notary Public for the State of MONTANA  
Residing at WHITEFISH, MT  
My Commission expires JULY 30, 2024



## CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Corrina Brown, County Clerk and Recorder of said County do hereby certify that this accompanying plat of BRAACH SUBDIVISION, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln 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 6th day of November, 2023. Parkland dedication is exempt per Section 76-3-621(3)(b), MCA.

Josh Letcher  
Chairperson, Board of County Commissioners  
Lincoln County, Montana

Corrina Brown  
County Clerk and Recorder  
Lincoln County, Montana

## CERTIFICATION OF COUNTY TREASURER

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 13th day of November, 2023  
Sedaris Carlberg, By: A. Camayo  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

## CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

Thomas Sibson  
THOMAS SIBSON, RLS #15627LS



## CERTIFICATE OF SURVEYOR

THOMAS SIBSON, REGISTRATION NO. 15627LS  
EXAMINED: 09 OCT 2023  
11/2/2023

STEVEN A. BOYER  
EXAMINING LAND SURVEYOR REG. NO. 9750LS  
STATE OF MONTANA  
County of Lincoln SS

Filed on the 13th day of Nov  
A.D. 2023 at 3:19 o'clock P.M.

Corrina Brown  
CLERK AND RECORDER

BY: Michelle Boyd  
DEPUTY

INSTRUMENT REC. NO. 308292

PLAT NO. 7264

Title Guarantee Doc# 308290

DEQ Doc# 308291

Covenants Doc# 308293



OWNER: EDITH DORENE FISH  
PURPOSE: SUBDIVISION  
DATE: JULY 20, 2023

# FINAL PLAT OF FISH SUBDIVISION

AN AMENDED PLAT OF LOT 1A OF AN AMENDED LOT 1 OF MINOR SUBDIVISION PLAT NO. 5282  
N1/2 OF SECTION 28, T35N, R27W, P.M.,M., LINCOLN COUNTY, MONTANA

## CERTIFICATE OF DEDICATION

I, Edith Dorene Fish, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided, and platted into lots as shown by the plat hereunto included the following described tract of land:

Beginning at the northwesterly corner of Lot 1A of An Amended Lot 1 of Minor Subdivision Plat No. 5282, according to the plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North45°21'29"East 577.73 feet; thence South45°04'11"East 1625.53 feet; thence South45°07'23"West 548.35 feet to the northeasterly right of a 60-foot wide County road (Pinkham Creek Road); thence the following four (4) courses and distances along said right of way: North40°27'43"West 438.53 feet to the beginning of a curve concave to the southwest having a radius of 1469.89 feet and to which a radial line bears North49°31'49"East, northwesterly 208.49 feet along said curve through a central angle 8°07'37", on a non-tangent line North48°38'21"West 436.61 feet, North49°11'13"West 548.24 feet to the point of beginning and containing 20.000 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as FISH SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to Pinkham Creek Road which will specifically benefit this subdivision.

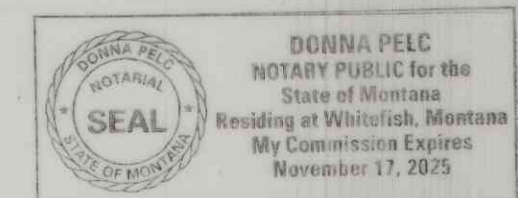
Edith Dorene Fish  
EDITH DORENE FISH

STATE OF MT )  
County of Flathead ) SS

On this 28 day of September, 2023, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Edith Dorene Fish, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Donna Pelc  
Signature  
DONNA PELC  
Print Name

Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_



## CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, Josh Lercher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Corrina Brown, County Clerk and Recorder of said County do hereby certify that this accompanying plat of FISH SUBDIVISION, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln 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 18th day of October, 2023. Parkland dedication is exempt per section 76-3-621(3)(a), MCA.

Josh Lercher  
Chairperson, Board of County Commissioners  
Lincoln County, Montana

Corrina Brown  
County Clerk and Recorder  
Lincoln County, Montana

## CERTIFICATION OF COUNTY TREASURER

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 18th day of October, 2023.

Sedaris Carberg, By: Alapurna Jaramayo  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

## CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

Thomas Sison  
THOMAS SIBSON, RLS #15627LS

## CERTIFICATE OF SURVEYOR

Thomas Sison 9/28/2023  
THOMAS SIBSON REGISTRATION NO. 15627LS

EXAMINED 02 OCT 4, 2023

STEVEN A. BOYER

EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA

County of Lincoln SS

Filed on the 24th day of Oct

A.D. 2023 at 2:09 o'clock P.M.

Corrina Brown  
CLERK AND RECORDER

BY: Nichelle Byrd  
DEPUTY

INSTRUMENT REC. NO. 308006

PLAT NO. 7263

H. E. S. 573

USFS

LOT 1  
10.000 AC.±  
(11687)

OF AN AMENDED LOT 1A OF MINOR SUBDIVISION 5282

C. O. S. 3414RB

TOTAL AREA  
20.000 AC.±

P A R. 'A'  
C. O. S. 257

LOT 2  
10.000 AC.±  
(11813)

P A R. 'C'  
C. O. S. 458

P A R. 'D'  
C. O. S. 458

## LEGEND

- FOUND REBAR W/CAP STAMPED 5428S (UNLESS OTHERWISE NOTED)
- SET 24" X 5/8" REBAR W/PLASTIC CAP STAMPED 15627LS
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- POB POINT OF BEGINNING
- (11687) ADDRESS

SAM CORDI  
REGISTERED LAND SURVEYOR  
974 COLORADO AVE.  
P.O. BOX 323  
WHITEFISH, MT 59937  
PHONE: (406)-862-9977

Title Guarantee Doc# 308004

DEQ Doc# 308005

Covenants Doc# 308007



Final Plat of Elk Camp Estates  
SE $\frac{1}{4}$  Section 12, Township 36 North Range 28 West  
Lincoln County, Montana

CERTIFICATE OF DEDICATION

I Charles Ian Nash, the undersigned property owner do hereby certify that we have caused to be surveyed, subdivided and platted into lots and road as shown by the plat hereto annexed, the following described land situated in Lincoln County, to-wit:

PERIMETER DESCRIPTION

That portion of the SW $\frac{1}{4}$  Section 12, Township 36 North Range 28 West, P.M., Montana, Lincoln County, Montana described as follows:

Beginning at the South  $\frac{1}{4}$  Corner;  
Thence S85°19'58"E 980.03 feet to the easterly ROW line of a Variable Width Private Road and Utility Easement;  
Thence along said ROW line the following courses:  
S43°27'20"W 56.26 feet to the beginning of a 103.73 foot radius curve to the left with a central angle of 55°26'54"  
Along the arc of the curve a length of 100.38 feet;  
S11°59'34"E 164.05 feet to the beginning of a curve to the right with a radius of 205.10 and a central angle of 100°33'13";  
S88°33'39"W 64.95 feet to the beginning of a curve to the left with a radius of 326.39 feet and a central angle of 23°21'49";  
Along the arc of the curve a length of 133.09 feet;  
S65°11'51"W 106.80 feet to the beginning of a curve to the right with a radius of 223.58 feet and a central angle of 75°39'21";  
Along the arc of the curve a length of 295.23 feet;  
N39°08'48"W 244.89 feet to the beginning of a curve to the left with a radius of 71.07 feet and a central angle of 61°13'28";  
Along the arc of the curve a length of 75.94 feet to the West line of the SW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Thence along said West line N04°02'29"E 422.31 feet to the Point of Beginning.

Containing 12.70 acres of land as shown hereon.

Subject to and Together with a variable width Private Road and Utility Easement as shown hereon.  
Subject to and Together with Easements of record;

The above described tract of land is to be known and designated as Elk Camp Estates.

PLAT NOTES:

The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision.

OWNERS CERTIFICATION AND EXEMPTIONS

The undersigned hereby grants to 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 on 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 hold forever.

Charles Ian Nash

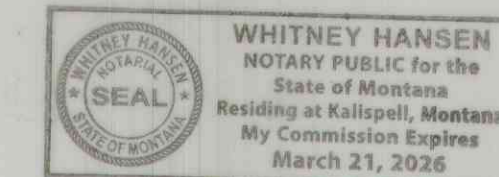
STATE OF MONTANA

County of FLATHEAD

This instrument was acknowledged before me on 10/11/2023

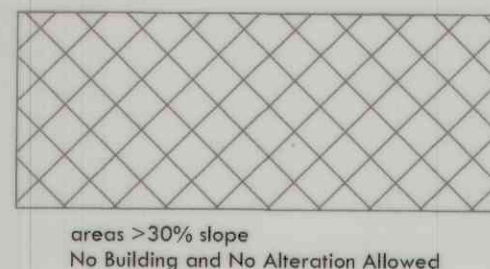
by Charles Ian Nash

Whitney Hansen  
Notary Public



LEGEND

- Set 1" x 24" rebar with a 2" Aluminum Cap "Belski 1473115"
- found 1" rebar "Belski 1473115"
- aliquot corner (as noted)
- section corner (as noted)
- quarter corner (as noted)
- POB Point of Beginning
- ### Property Address
- \* Record dimension per COS 479788



CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, Joshua Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Corrina Brown, County Clerk and Recorder of said county do hereby certify that this accompanying plat of Elk Camp Estates has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and is hereby approved.

Dated the 13 day of September 2023

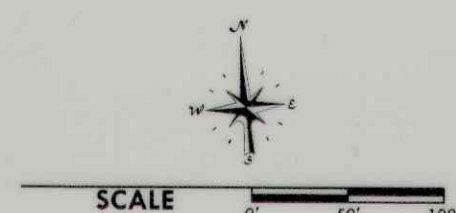
Joshua Letcher  
Chairperson  
Board of County Commissioners  
Lincoln County, Montana

Corrina Brown  
County Clerk and Recorder  
Lincoln County, Montana

PHYSICAL ACCESS

Access to all lots within this subdivision are provided by: Bugling Elk Way and Madden Lake Road and the driving surface is approximately 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belski, PLS  
Registration No. 14731PLS



Basis of Bearing is NAD83 (2011) Montana State Plane Grid.

Distances are US Survey Feet at ground based on:  
Latitude: N48°53'29.69071"  
Longitude: W115°10'16.52226"  
Ellipsoidal Height: 2804.602  
Combined Scale Factor: 1.000198588  
Convergence: -004°08'54.77"

Lot 5  
Elk View Estates

Lot 2  
Elk View Estates

Lot 3  
Elk View Estates

Lot 4  
Elk View Estates

Lot 1  
Elk View Estates

1418  
Lot 1  
Elk Camp Estates  
6.35 acres (g)  
5.35 acres (n)

794  
Lot 2  
Elk Camp Estates  
6.35 acres (g)  
4.83 acres (n)

of the Amended Plat of Lot 1A-A of the Amended Plat of  
Lot 1A Amended Subdivision Plat of Amended Lot 1, Canadian Views  
and Lot 5-B-A the Amended Plat of Lot 5-B Dukes Vista Ridge: Lot 5A  
Certificate of Survey No. 4798RB

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 18th day of October, 2023  
Steven A. Boyer, PLS  
Treasurer, Lincoln County, Montana

STATE OF MONTANA  
County of Lincoln

Filed on the 18th day of October, 2023, at 3:30 o'clock p.m.

Corrina Brown  
County Clerk and Recorder

By: Michelle Bond  
Deputy

Instrument Record No. 307931



Examined: 18th day of October 2023  
Lincoln County Examining Land Surveyor  
STEVEN A. BOYER, PLS  
Registration No. 9750LS

CERTIFICATE OF SURVEYOR  
Andrew Belski, PLS  
Registration No. 14731 PLS

8-8-23  
Date

20-197 Nash Sub #2

Flathead  
Geomatics

230 Wisconsin Ave.  
Whitefish, MT 59937  
Tel: 406.862.4927  
Fax: 406.862.4963

311 SW Jefferson Avenue  
Corvallis, OR 97333  
Tel: 541.738.2950  
Fax: 541.738.8234

NOTE: No search has been made for easements effecting this property and this survey does not purport to show all appurtenant easements.

Title Guarantee Doc# 307928 DEQ Doc# 307929 Weed Plan Doc# 307930 Covenants Doc# 307932

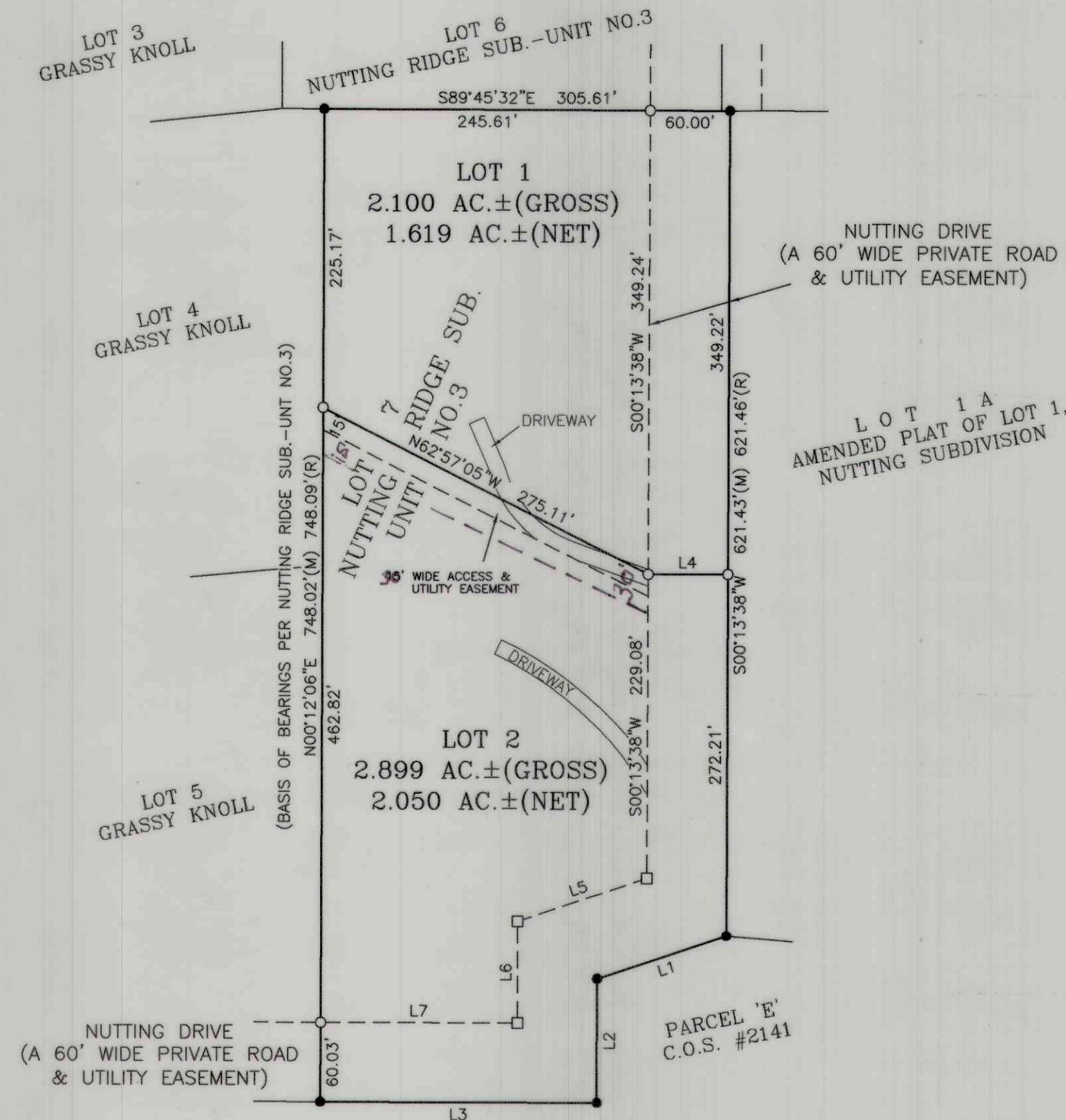


OWNERS: KERRY W. HUBBARD AND MARY L. HUBBARD  
PURPOSE: SUBDIVISION  
DATE: NOVEMBER 17, 2022

# FINAL PLAT OF HUBBARD SUBDIVISION

## AN AMENDED PLAT OF LOT 7 OF NUTTING RIDGE SUBDIVISION-UNIT NO. 3

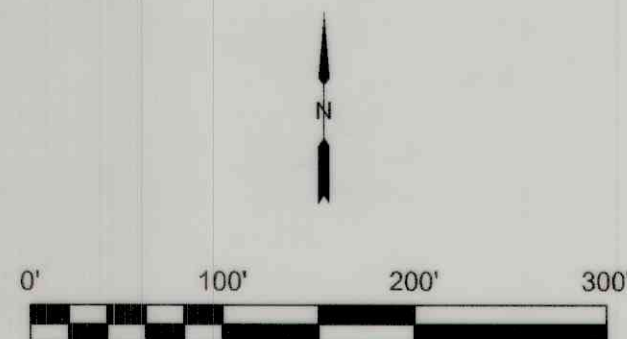
### SE1/4, SEC. 4, T36N, R27W, P.M., LINCOLN COUNTY, MONTANA



TOTAL AREA  
4.999 AC.± (GROSS)  
3.669 AC.± (NET)

#### LEGEND

- FOUND REBAR W/CAP STAMPED 7328S (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED 15627LS
- COMPUTED POINT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED SURVEYS HEREON



**SAM CORDI**  
REGISTERED LAND SURVEYOR  
974 COLORADO AVE.  
P.O. BOX 323  
WHITEFISH, MT 59937  
PHONE: (406)-862-9977

#### CERTIFICATE OF DEDICATION

We, Kerry W. Hubbard and Mary L. Hubbard, the undersigned property owner, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots as shown by the plat hereunto included the following described tract of land:

That portion of the Southeast one-quarter (SE1/4) of Section Four (4), Township Thirty-six North (36N), Range Twenty-seven West (T27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Lot Seven (7) of Nutting Ridge Subdivision - Unit No. 3, according to the plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana, and containing 4.999 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as HUBBARD SUBDIVISION, Lincoln County, Montana. The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned 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 this plat as "Utility Easement" to have and hold forever. Also, we, the undersigned property owners, hereby certify that Lot 2 of the above described tract of land is a parcel that has previous approval issued under Title 76, chapter 4, part 1, MCA, and is therefore exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)(ii), if no facilities other than those previously approved exist or will be constructed on the parcel; and the division of land will not cause approved facilities to deviate from the conditions of approval.

Kerry W. Hubbard  
Kerry W. Hubbard

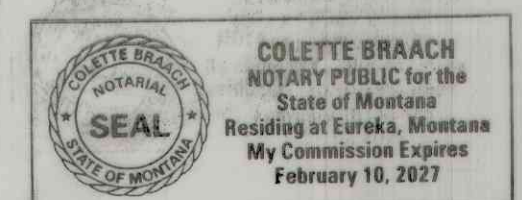
Mary L. Hubbard  
Mary L. Hubbard

STATE OF Montana )  
County of Lincoln ) SS

On this 9 day of June, 2023, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Kerry W. Hubbard and Mary L. Hubbard, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Colette Braach  
Signature  
Colette Braach  
Print Name

Notary Public for the State of Montana  
Residing at Eureka, Montana  
My Commission expires Feb 10, 2027



#### CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, Joshua Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Corrina Brown, County Clerk and Recorder of said County do hereby certify that this accompanying plat of HUBBARD SUBDIVISION, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln 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 13th day of September, 2023. Parkland dedication is exempt per section 76-3-621(3)(d), MCA.

Joshua Letcher  
Chairperson, Board of County Commissioners  
Lincoln County, Montana

Corrina Brown  
County Clerk and Recorder  
Lincoln County, Montana

#### CERTIFICATION OF COUNTY TREASURER

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, 2023.

Sedavis Caribay by K. Randall  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

#### CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

Thomas Sibson  
THOMAS SIBSON, RLS #15627LS

| LINE | BEARING     | DISTANCE              |
|------|-------------|-----------------------|
| L1   | S71°38'32"W | 102.36'(M) 102.50'(R) |
| L2   | S00°07'57"W | 93.66'(M) 93.32'(R)   |
| L3   | N89°50'14"W | 208.41'(M) 208.77'(R) |
| L4   | N89°46'22"W | 60.00'                |
| L5   | S71°38'32"W | 102.43'               |
| L6   | S00°07'57"W | 76.82'                |
| L7   | N89°49'46"W | 148.34'               |

#### CERTIFICATE OF SURVEYOR

Thomas Sibson 8/10/2023

THOMAS SIBSON, REGISTRATION NO. 15627LS

EXAMINED: 14 SEPT. 2023

Steven A. Boyer

EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA

County of Lincoln

SS

Filed on the 14th day of Sept

A.D. 2023 at 4:19 o'clock P. M.

Corrina Brown

CLERK AND RECORDER

BY: Nichelle Boyd

DEPUTY

INSTRUMENT REC. NO. 307531

PLAT NO. 7261

Title Guarantee Doc# 307529

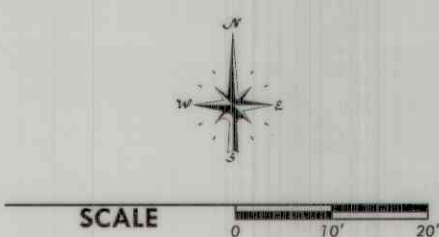
DEQ Doc# 307530

Covenants Doc# 307532



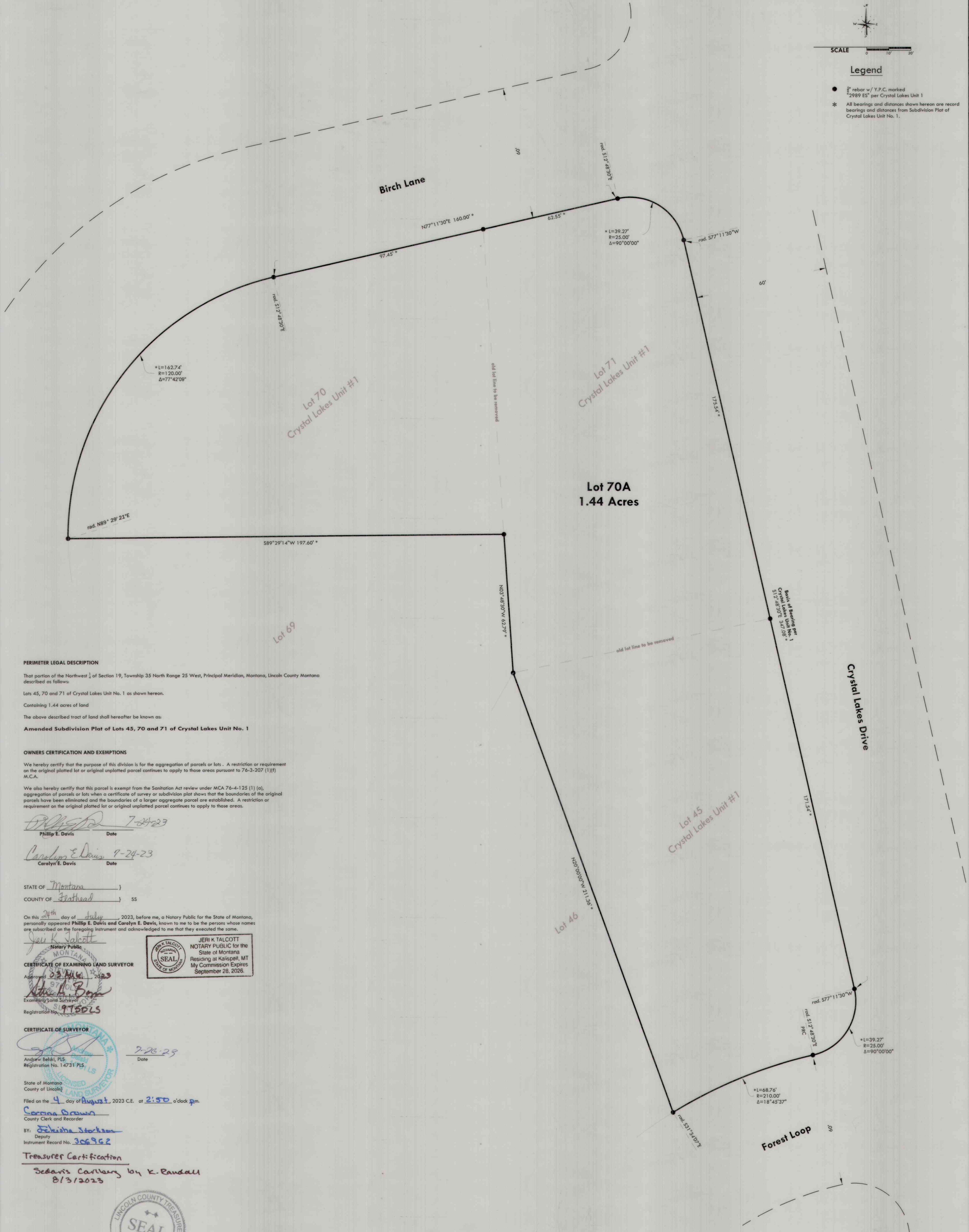
Amended Subdivision Plat of Lots 45, 70, and 71 of Crystal Lakes Unit No. 1  
NW<sup>1</sup>/<sub>4</sub> Section 19, T35N R25W, P.M., M.  
Lincoln County, Montana

For: Phillip E. and Carolyn E. Davis  
Owner: Phillip E. and Carolyn E. Davis  
Date: 2022-09-29  
Purpose: Lot Aggregation



Legend

- 2" rebar w/ Y.P.C. marked  
"2989 ES" per Crystal Lakes Unit 1
- \* All bearings and distances shown hereon are record  
bearings and distances from Subdivision Plat of  
Crystal Lakes Unit No. 1.



PERIMETER LEGAL DESCRIPTION

That portion of the Northwest <sup>1</sup>/<sub>4</sub> of Section 19, Township 35 North Range 25 West, Principal Meridian, Montana, Lincoln County Montana described as follows:

Lots 45, 70 and 71 of Crystal Lakes Unit No. 1 as shown hereon.  
Containing 1.44 acres of land

The above described tract of land shall hereafter be known as:

Amended Subdivision Plat of Lots 45, 70 and 71 of Crystal Lakes Unit No. 1

OWNERS CERTIFICATION AND EXEMPTIONS

We hereby certify that the purpose of this division is for the aggregation of parcels or lots. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas pursuant to 76-3-207 (1)(f) M.C.A.

We also hereby certify that this parcel is exempt from the Sanitation Act review under MCA 76-4-125 (1) (a), aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas.

*Phillip E. Davis* 7-24-23  
Phillip E. Davis Date

*Carolyn E. Davis* 9-24-23  
Carolyn E. Davis Date

STATE OF Montana )  
COUNTY OF Flathead ) SS

On this 24th day of July, 2023, before me, a Notary Public for the State of Montana, personally appeared Phillip E. Davis and Carolyn E. Davis, known to me to be the persons whose names are subscribed on the foregoing instrument and acknowledged to me that they executed the same.

*Jeri K. Talcott*  
Notary Public  
JERI K. TALCOTT  
NOTARY PUBLIC for the  
State of Montana  
Residing at Kalispell, MT  
My Commission Expires  
September 28, 2026

CERTIFICATE OF EXAMINING LAND SURVEYOR

Approved: *Andrew Belki* 7-26-23  
Andrew Belki, PLS  
Registration No. 14731 PLS

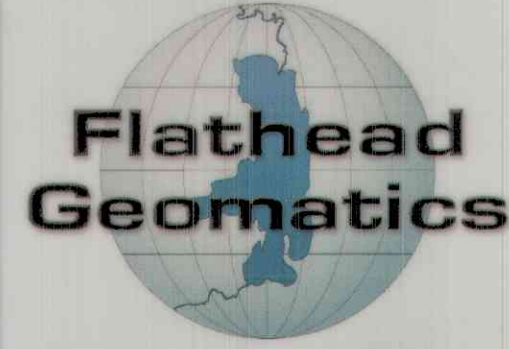
CERTIFICATE OF SURVEYOR

State of Montana  
County of Lincoln  
Filed on the 4 day of August, 2023 C.E. at 2:50 o'clock pm.

By: *Corrina Brown*  
County Clerk and Recorder  
Deputy  
Instrument Record No. 306962

Treasurer Certification

*Sedavis Carlsberg by K. Randall*  
8/3/2023



NOTE:  
No search has been made for easements affecting this property and this survey does not  
purport to show all appurtenant easements.

PM No. 7260



PLAT OF  
LITTLE BEAR FLATS SUBDIVISION  
Located in Part of Government Lot 6 & the SW1/4SE1/4, all in  
SECTION 35, TOWNSHIP 32 NORTH, RANGE 34 WEST,  
LINCOLN COUNTY, MONTANA, P.M.M.

JANUARY 10, 2023

Sheet 2 of 2

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

Mountain View Flats, LLC, the owner of record, does hereby certify that the purpose of the survey and division of land is to create a 12 lot major subdivision known as "LITTLE BEAR FLATS SUBDIVISION" pursuant to M.C.A. 76-4-103.

Wayne Hirst  
Wayne Hirst, Managing Member, Mountain Flats, LLC  
Kurt Rayson  
Kurt Rayson, Managing Member, Mountain Flats, LLC  
Georgia Rayson  
Georgia Rayson, Managing Member, Mountain Flats, LLC

06/21/23  
Date  
06/21/23  
Date  
06/21/23  
Date

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of Montana, County of Lincoln by Wayne Hirst on this 21 day of JUNE, 2023, in

witness whereof, I have hereunto set my hand and affixed my notarial seal  
Jamie Paulsen, Notary Public for the State of Montana  
residing at Libby, MT Lincoln My Commission Expires December 8, 2026

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of Montana, County of Lincoln by Kurt Rayson on this 21 day of JUNE, 2023, in

witness whereof, I have hereunto set my hand and affixed my notarial seal  
Jamie Paulsen, Notary Public for the State of Montana  
residing at Libby, MT Lincoln My Commission Expires December 8, 2026

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of Montana, County of Lincoln by Georgia Rayson on this 21 day of JUNE, 2023, in

witness whereof, I have hereunto set my hand and affixed my notarial seal  
Jamie Paulsen, Notary Public for the State of Montana  
residing at Libby, MT Lincoln My Commission Expires December 8, 2026

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 22nd day of JUNE, 2023, A.D.

Steven A. Boyer  
Steven A. Boyer, PLS 9750  
Lincoln County Examining Land Surveyor

BASIS OF BEARINGS

Bearings and Section Subdivision are based on Certificate of Survey No. 2623.

METHOD OF SURVEY

This survey was conducted utilizing GPS and conventional methods of surveying. GPS was calibrated to controlling corners from previous surveys of record.

HISTORY OF SURVEYS

1905 - Original GLO Survey - Allen Benedict  
1992 - Certificate of Survey No. 1936 by 49755 - Government Lot 5 southwest of the railroad  
1995 - Certificate of Survey No. 2330 by 49755 - Government Lot 8 southwest of the railroad  
2021 - Certificate of Survey No. 4918 by 9958LS - Abandon 33' strip through subject property

COUNTY COMMISSIONER'S CERTIFICATION

We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "Little Bear Flats", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to state and county regulations and was approved by them at their regular held meeting on the 28th day of June, 2023, at 1:30 o'clock.

Jophelucha  
Chairperson, Board of Lincoln County Commissioners  
6/28/23  
Date

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 through 12 as shown hereon, is provided by a 60 foot wide private road as shown on the plat hereon.

James R. Staples  
James R. Staples - 9958LS  
6/20/23  
Date

LINCOLN COUNTY TREASURER

I hereby certify, pursuant to section 79-3-611(1)(b), mca, that no real property taxes assessed and levied on the land to be divided hereon described are delinquent.

Sedarius Careberg  
Brianne Califf  
Treasurer, Lincoln County



LEGAL DESCRIPTION-LITTLE BEAR FLATS SUBDIVISION

An irregular tract of land lying west of Troy, Montana in Lincoln County, in Government Lot Six (6), and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-five (35), Township Thirty-two (32) North, Range Thirty-four (34) West, P.M.M., known as Little Bear Flats Subdivision and more particularly described as follows:

Beginning at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 35 which is marked on the ground by an aluminum rod and cap stamped 7322LS; thence along the south line of Section 35, N 89°56'23" W, 699.96 feet to a 5/8 inch rebar and plastic cap stamped 9958LS on the Northeasterly right of way of U.S. Highway No. 2; thence, along the highway right of way the following five (5) courses; N 31°33'39" W, 1928.69 feet, to a 5/8 inch rebar and plastic cap stamped 9958LS; thence N 58°26'21" E, 60.00 feet to a 5/8 inch rebar and plastic cap stamped 9958LS; thence N 31°33'39" W, 390.20 feet; thence on a spiral curve to the right with a chord bearing and distance of N 31°21'20" W, 48.80 feet; thence on a circular curve to the right with a radial bearing of N 59°03'51" E and a central angle of 14°25'37", with a radius of 2171.83 feet and an arc distance of 546.86 feet (chord = N 23°43'21" W, 545.41 feet), to the intersection of the Southwesterly right of way of the Burlington Northern Santa Fe Railroad, which is marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence, along said railroad right of way on a spiral curve to the left with a chord bearing and distance of S 50°07'47" E, 270.60 feet, to a 5/8 inch rebar and plastic cap stamped 9958LS; thence continuing along the railroad right of way, S 49°05'32" E, 766.91 feet, to a 5/8 inch rebar and plastic cap stamped 9958LS on the East line of Government Lot 6; thence, leaving the railroad right of way and along the East line of Government Lot 6, S 00°12'38" W, 549.95 feet to the Northwest corner of the SW 1/4 of the SE 1/4, marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence, along the north line of the SW 1/4 of the SE 1/4, S 89°50'55" E, 638.67 feet to the Southwesterly right of way of the Burlington Northern Santa Fe Railroad, marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence, along the Railroad right of way, S 49°05'32" E, 905.33 feet to a 5/8 inch rebar and plastic cap stamped 9958LS on the East line of the SW 1/4 of the SE 1/4; thence, along said East line, S 00°03'43" W, 728.88 feet to the TRUE POINT OF BEGINNING; encompassing an area of 37.09 acres.

SUBJECT TO and TOGETHER WITH all appurtenant easements of record.

UTILITY EASEMENT

The undersigned hereby grants 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 this plat as "Utility Easement" to and to hold forever.

PLAT NO. 7259

CERTIFICATE OF RECORDER  
FILED FOR RECORD THIS 28th DAY  
OF JUNE, 2023, AT  
4:06 O'CLOCK P.M.

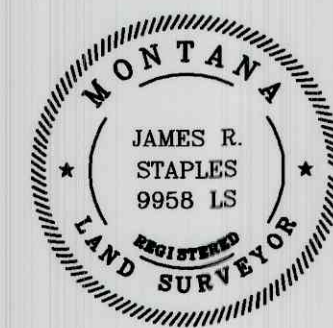
CORRINA BROWN  
LINCOLN COUNTY RECORDER  
BY Michelle Byrd  
DEPUTY

DATE: 05-23-2023  
JOB NO. M17-07  
DWN. BY: SO  
REVISION:  
SHEET: 2 OF 2

SECTION 35  
TOWNSHIP 32N  
RANGE 34W  
PRINCIPAL MERIDIAN MT.  
LINCOLN COUNTY

SURVEYOR'S CERTIFICATE  
I, JAMES R. STAPLES, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN CONFORMANCE TO THE MONTANA SUBDIVISION & PLATTING ACT (SECTIONS 76-3-101 THRU 76-3-614 M.C.A.) AND THE REGULATIONS ADOPTED PURSUANT THERETO, AND THAT THE MAP SHOWN HEREON IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

James R. Staples  
JAMES R. STAPLES, 9958LS  
6/20/23  
DATE



J.R.S. SURVEYING, INC.

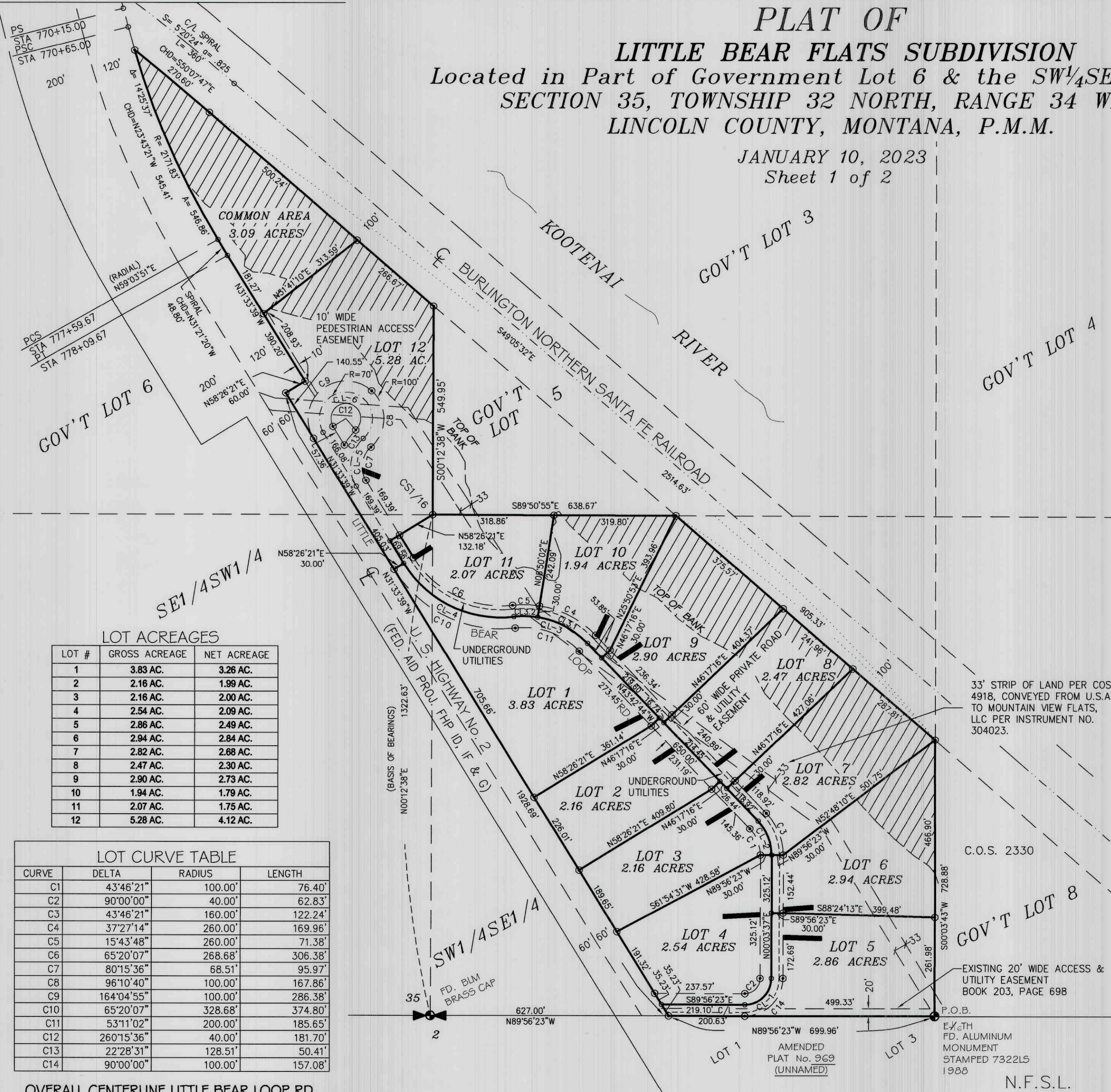
P.O. BOX 1050  
LIBBY, MONTANA 59923  
(406) 293-5059



# PLAT OF LITTLE BEAR FLATS SUBDIVISION

Located in Part of Government Lot 6 & the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , all in  
SECTION 35, TOWNSHIP 32 NORTH, RANGE 34 WEST,  
LINCOLN COUNTY, MONTANA, P.M.M.

JANUARY 10, 2023  
Sheet 1 of 2



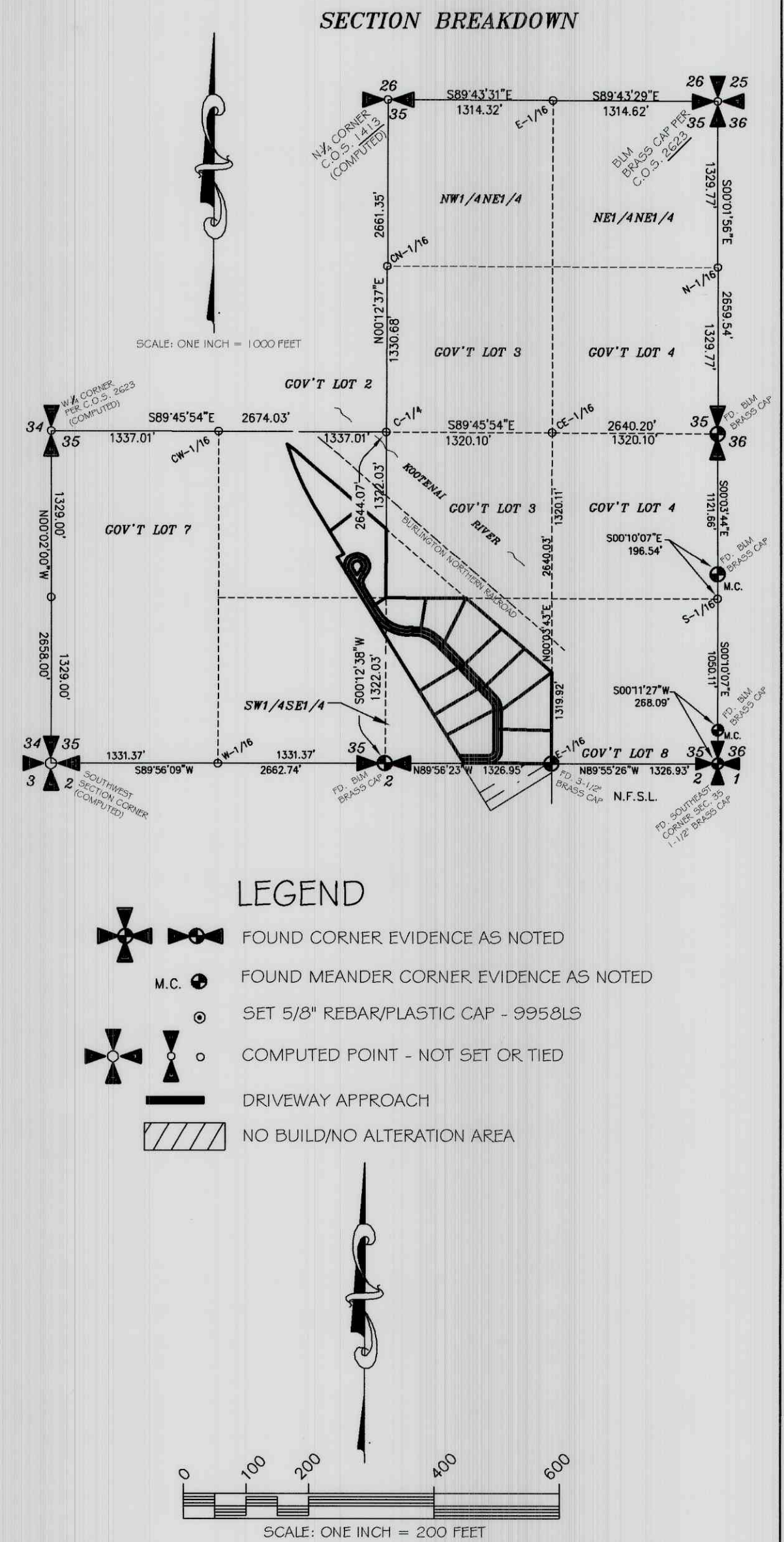
| LOT ACREAGES |               |             |
|--------------|---------------|-------------|
| LOT #        | GROSS ACREAGE | NET ACREAGE |
| 1            | 3.83 AC.      | 3.26 AC.    |
| 2            | 2.16 AC.      | 1.99 AC.    |
| 3            | 2.16 AC.      | 2.00 AC.    |
| 4            | 2.54 AC.      | 2.09 AC.    |
| 5            | 2.86 AC.      | 2.49 AC.    |
| 6            | 2.94 AC.      | 2.84 AC.    |
| 7            | 2.82 AC.      | 2.68 AC.    |
| 8            | 2.47 AC.      | 2.30 AC.    |
| 9            | 2.90 AC.      | 2.73 AC.    |
| 10           | 1.94 AC.      | 1.79 AC.    |
| 11           | 2.07 AC.      | 1.75 AC.    |
| 12           | 5.28 AC.      | 4.12 AC.    |

| LOT CURVE TABLE |            |         |         |
|-----------------|------------|---------|---------|
| CURVE           | DELTA      | RADIUS  | LENGTH  |
| C1              | 43°46'21"  | 100.00' | 76.40'  |
| C2              | 90°00'00"  | 40.00'  | 62.83'  |
| C3              | 43°46'21"  | 160.00' | 122.24' |
| C4              | 37°27'14"  | 260.00' | 169.96' |
| C5              | 15°43'48"  | 260.00' | 71.38'  |
| C6              | 65°20'07"  | 268.68' | 306.38' |
| C7              | 80°15'36"  | 68.51'  | 95.97'  |
| C8              | 96°10'40"  | 100.00' | 167.86' |
| C9              | 164°04'55" | 100.00' | 286.38' |
| C10             | 65°20'07"  | 328.68' | 374.80' |
| C11             | 53°11'02"  | 200.00' | 185.65' |
| C12             | 260°15'36" | 40.00'  | 181.70' |
| C13             | 22°28'31"  | 128.51' | 50.41'  |
| C14             | 90°00'00"  | 100.00' | 157.08' |

OVERALL CENTERLINE LITTLE BEAR LOOP RD.

| CURVE TABLE |            |         |         |
|-------------|------------|---------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  |
| CL-1        | 90°00'00"  | 70.00'  | 109.96' |
| CL-2        | 43°46'21"  | 130.00' | 99.32'  |
| CL-3        | 53°11'02"  | 230.00' | 213.49' |
| CL-3.1      | 37°27'14"  | 230.00' | 150.35' |
| CL-3.2      | 15°43'48"  | 230.00' | 63.14'  |
| CL-4        | 65°20'07"  | 298.68' | 340.59' |
| CL-5        | 80°15'36"  | 98.51'  | 137.99' |
| CL-6        | 260°15'36" | 70.00'  | 317.97' |

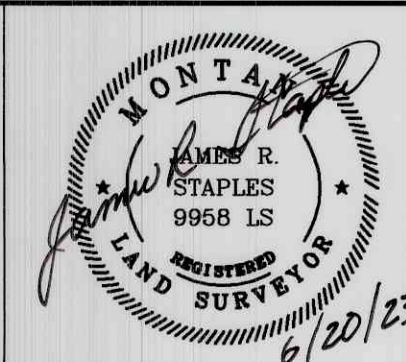
**COMMON AREA EXCLUSION**  
17.36.605(2)(a) A parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel.



## LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND MEANDER CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR/PLASTIC CAP - 9958LS
- COMPUTED POINT - NOT SET OR TIED
- DRIVEWAY APPROACH
- NO BUILD/NO ALTERATION AREA

|                  |                        |
|------------------|------------------------|
| DATE: 05-23-2023 | SECTION 35             |
| JOB NO. M17-07   | TOWNSHIP 32N           |
| DWN. BY: SO      | RANGE 34W              |
| REVISION:        | PRINCIPAL MERIDIAN MT. |
| SHEET: 1 OF 2    | LINCOLN COUNTY         |



J.R.S. SURVEYING, INC.

P.O. BOX 1050  
LIBBY, MONTANA 59923  
(406) 293-5059

PLAT NO. 7259



LINCOLN COUNTY, MONTANA

# A PLAT OF: DUTTON ACRES

PARCEL A OF C.O.S. NO. 1638

In the SE 1/4 NW 1/4 of Section 36, Twp. 30 N., R. 31 W., P.M.M.

For: Douglas Barry Dutton

Date: December 2022

TOTAL ACREAGE: 4.09 ACRES±

RESIDENTIAL LOT

## CERTIFICATE OF DEDICATION

I, Douglas Barry Dutton, do hereby certify that I 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 Libby, in Lincoln County, Montana, to wit:

## DESCRIPTION OF DUTTON ACRES

A tract of land near Libby, Lincoln County Montana, lying in the SE 1/4 NW 1/4 of Section 36, Twp. 30 N., R. 31 W., P.M.M., being Parcel A of C.O.S. No. 1638 containing 4.09 acres more or less and more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped Shaw 2343 which marks the southeast corner of Lot 1; thence, N00°05'50"E a total distance of 700.76 feet to a computed point located on the approximate centerline of a 60.00 foot wide Honeysuckle Lane; thence, along said centerline S85°44'32"W 149.57 feet to a computed point; thence, leaving said centerline S00°11'36"W a total distance of 280.13 feet to a found 1 inch dia. pipe; thence, S85°46'17"W 175.07 feet to a found 1 inch dia. pipe; thence, S00°13'46"W 420.55 feet to a found 5/8 inch dia. rebar capped Shaw 2343; thence, N85°47'21"E 326.07 feet to the point of beginning.

The aforescribed Dutton Acres contains Lot 1 for a total acreage of 4.09 acres more or less and is subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as Dutton Acres, Lincoln County, Montana, and I the undersigned owner, do hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision.

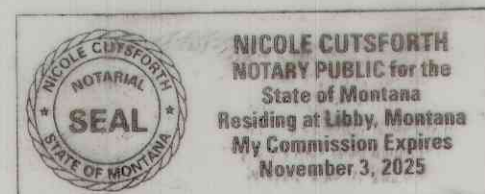
Dated this 3 day of FEB, 2023 A.D.

Douglas Barry Dutton

STATE OF MONTANA  
County of Lincoln

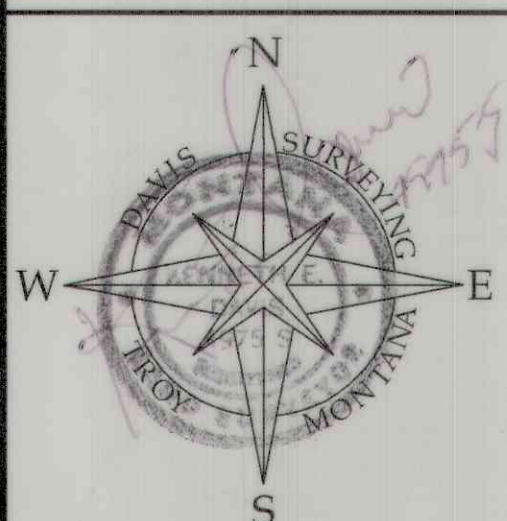
On this 3 day of February, 2023 A.D. before me, a Notary Public in and for the State of Montana, Douglas Barry Dutton, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Nicole Cutsforth Nov. 3, 2025  
Notary Public My Commission Expires



## Legend

- FOUND 5/8 INCH DIA. REBAR CAPPED SHAW 2343
- FOUND 1 INCH DIA. PIPE
- COMPUTED POINT
- ( ) RECORD PER C.O.S. NO. 1638
- || APPROACH



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 1/15/18

REV: SM 1/5/23

DRAWN BY: MDM

Land Projects 2018

FILE: T30R31S36d-2021.dwg

Plat No. 4732

S0°13'46"W 420.55'  
(S0°13'07"W 420.57')

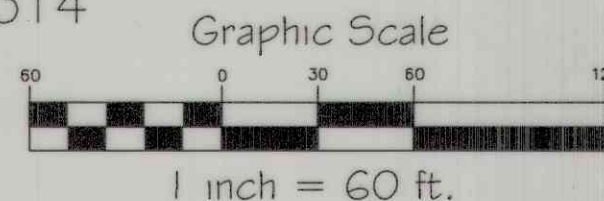
C.O.S. 512

(175.05')  
175.07'  
S85°46'17"W  
(S85°44'53"W)

**LOT 1**  
**4.09 GROSS ACRES±**  
**3.99 NET ACRES±**

C.O.S. 4314

(N85°47'03"E 326.18')  
N85°47'21"E 326.07'



(S85°45'10"E 149.65')  
S85°44'32"W 149.57'

EXIST. EASEMENT

(S0°13'07"W)  
S0°11'36"W  
30.09'  
(30.34')

(280.34')

TOTAL = 280.13'

S0°11'36"W 250.04'  
(S0°13'07"W 250.00')

(N0°05'50"E 670.67')  
N0°05'50"E 670.67'

TOTAL = 700.76'  
(700.99')

BASIS OF BEARING N0°05'50"E PER C.O.S. 1638

C.O.S. 228

P.O.B.

## PARCEL HISTORY / HISTORY OF SURVEYS

Parcel A of C.O.S. No. 1638 SE 1/4 NW 1/4 Section 36,  
Twp. 30 N., R. 31 W., P.M.M.

- 1988 Felix Fahland C.O.S. No 1638
- 1990 Lee B. & Jacque N. Dutton WD M156/462
- 2007 Lee B. Dutton Book 316 Page 501
- 2017 Douglas Barry Dutton Book 367 Page 143

## CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 14 day of MARCH, 2023 A.D.

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

## LEGAL AND PHYSICAL ADDRESS

I hereby certify that legal and physical access to all lots within this subdivision is provided by Honeysuckle Lane, a County Road.

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

## 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 as such use, this 14 day of June, 2023 A.D.

(Signatures of Commissioner)

ATTEST:

(Signature of Clerk and Recorder)

## 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 14 day of June, 2023 A.D.

Reira Wambuseda's Carbera 3/13/2023  
Treasurer Lincoln County Montana

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 03 day of MARCH, 2023 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 14 day of June, 2023 A.D. at 11:10  
O'clock A.m.

Cecilia Brown by Felisha Stockton  
County Clerk and Recorder Deputy

PLAT NO. 7258

Title Guarantee Dec # 306232

DEQ Dec# 306233

Covenants Dec# 306235



NORTH

# PLAT OF "CANNON SUBDIVISION"

AMENDED LOT 1, SHARPTAIL PRAIRIE ESTATES, PLAT No. 6257

NW1/4 SW1/4 NW1/4, SECTION 11, T.37N., R.27W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: CANNON DATE: MARCH, 2023

LOT 4  
PLAT No. 5856

(N89°36'39"W 662.66')  
(S89°35'34"E 662.30')

HUNTER LANE

(S89°35'34"E 632.29')  
(N89°36'39"W 632.64')

S00°09'55"W  
30.00'

S89°35'35"E 662.80'

LOT 1  
5.02 acres

20' x 20' WELL ACCESS  
EASEMENT FOR LOT 1

LOT 1  
PLAT No. 6257

LOT 2  
5.02 acres

## LEGAL DESCRIPTION: "CANNON SUBDIVISION"

A tract of land, lying north of Eureka, Montana in Lincoln County and being Lot 1, Sharptail Prairie Estates, Plat No. 6257 in the SW1/4NW1/4, Section 11, T.37N., R.27W., P.M., MT., containing Lot 1 being 5.02 acres; Lot 2 being 5.02 acres.

## REFERENCED SURVEYS

1997 - Plat No. 5856 - "Border Meadow Subdivision" - Dawn Marquardt, 7328S  
1999 - Plat No. 6257 - "Sharptail Prairie Estates" - Dawn Marquardt, 7328S  
2008 - Plat No. 6917 - "Vick Subdivision" - Dawn Marquardt, 7328S

## METHOD OF SURVEY

A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Eric Stafford, January, 2022.

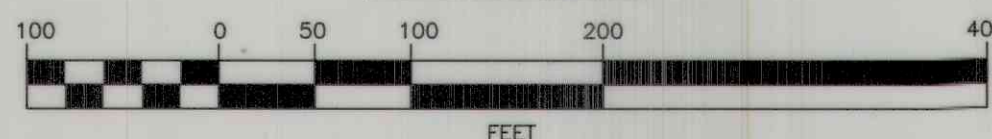
## BASIS OF BEARING

The basis of bearing for this survey is S00°08'55"W between the NW Section corner and W1/4 corner of Section 11, T.37N., R.27W. as established with a Trimble R10-2 GNSS system calibrated to True North. The bearing between these corners is shown as S00°07'27"W on Plat No. 6257. Angular variation between these surveys is 00°01'28".

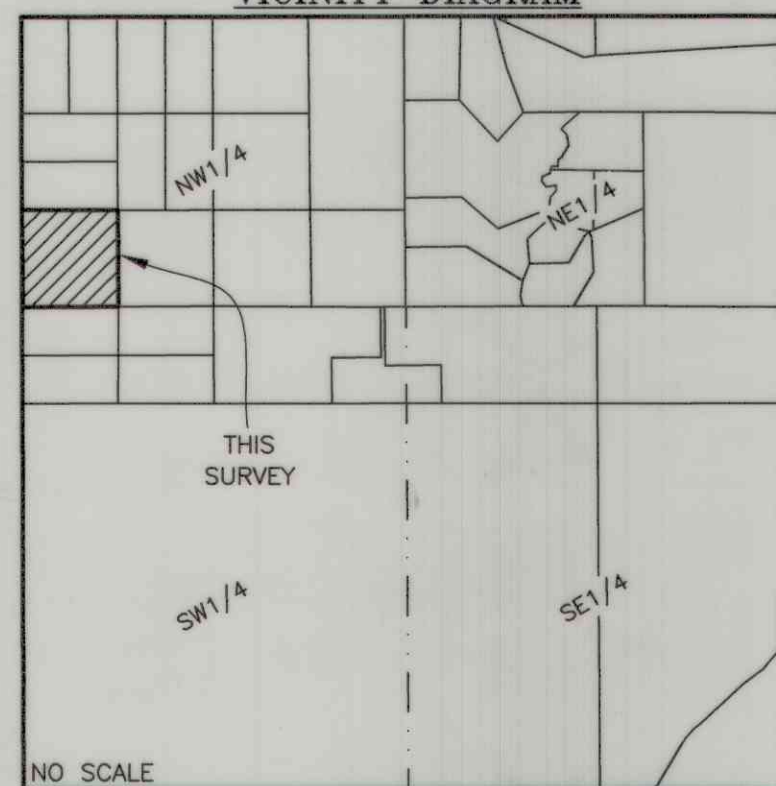
## LINE & SYMBOL LEGEND

- SECTION CORNER, A 5/8 INCH DIAMETER UNCAPPED REBAR
- ONE-QUARTER CORNER, A 5/8 INCH DIAMETER UNCAPPED REBAR
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 7328S
- AN UNCAPPED 5/8 INCH DIAMETER REBAR
- SET A 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT
- BOUNDARY LINES
- EASEMENT LIMIT
- SECTION LINE
- ROAD RIGHT-OF-WAY LIMITS
- DIMENSION LINE
- ( ) PLAT No. 6257, RECORD

## GRAPHIC SCALE



## VICINITY DIAGRAM



NO SCALE

SECTION 11

## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Jennifer J. Cannon and Leo N. Cannon, owner of record, hereby certify that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision, to be known as "CANNON SUBDIVISION", pursuant to M.C.A. 76-4-103.

Jennifer J. Cannon  
Date: 3/29/23

Leo N. Cannon  
Date: 3-29-23

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana.

the State of Montana County of Lincoln

by JENNIFER J. CANNON and LEO N. CANNON

on this 29 day of MARCH 2023

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

[Signature]  
residing in: Libby

My Commission expires: 9.17.2023

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

[Signature]  
Byron Sanderson, PLS, 70400LS

3-17-23  
Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 29 of March 2023 A.D.

[Signature] 9750LS  
Steven A. Boyer, 9750LS, Lincoln County Examining Land Surveyor

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lot 1 is provided by existing individual approaches and driveways from Hunter Road and Lot 2 is provided by existing individual approaches and driveways from Airport Road.

[Signature]  
Byron Sanderson, PLS, 70400LS

3-17-23  
Date

## COUNTY COMMISSIONER'S CERTIFICATION

We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "Cannon Subdivision", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting

on the 26 day of April, 2023, at 10:00 o'clock.  
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.

[Signature]  
Chairperson, Board of Lincoln County Commissioners

4/26/23  
Date

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3)(a), M.C.A.

[Signature] 41  
Lincoln County Treasurer

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 27th day of April, 2023, A.D. at 11:41 o'clock

[Signature] by [Signature]  
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 305562

PLAT No. 7257

**KSI**

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

Title Guarantee Doc# 305560 DEQ Doc# 305561 Covenants Doc# 305563 Water Well Agreement Doc# 305564



LOCATED IN THE SE 1/4 OF SECTION 27, T.32N., R.34W., P.M.M., LINCOLN COUNTY, MONTANA

DATE  
FEBRUARY 2023

**TOTAL ACREAGE OF SUBDIVISION:**  
**10.23 ACRES ± (GROSS)**  
**8.00 ACRES ± (NET) LESS ROADWAY EASEMENTS**

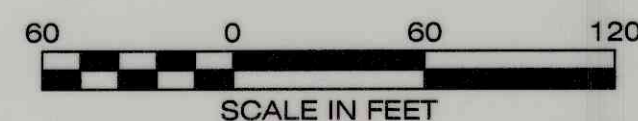
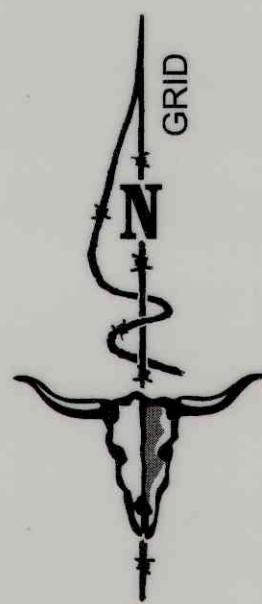
| 1/4                                                                                 | SEC. | T.  | R. |
|-------------------------------------------------------------------------------------|------|-----|----|
|  | 27   | 32N | 34 |

**BASIS OF BEARING:**  
STATE PLANE MONTANA - ZONE 2500  
GROUND (TRUE) DISTANCES  
GRID NORTH  
CONVERGENCE AT NORTHEAST CORNER OF LOT 1 = 4°42'05"

**DATE OF SURVEY:**  
SEPTEMBER 2021 TO FEBRUARY 2023

**RECORD OWNERS:**  
TUNGSTEN HOLDINGS, INC.

**SURVEY COMMISSIONED BY:**  
TUNGSTEN HOLDINGS, INC.



### LEGEND

COS = CERTIFICATE OF SURVEY  
P.R.E. = PRIVATE ROAD EASEMENT  
P.A.E. = PRIVATE ACCESS EASEMENT  
U.E. = UTILITY EASEMENT  
(E) = EXISTING

AMENDED PLAT NO. 7143

AMENDED LOT 2A

AMENDED LOT 1A

**E) 40' ACCESS  
AND UTILITY  
EASEMENT**

PROPOSED PRIVATE ROAD,  
& DRIVEWAY APPROACHES

- RIPPLE / ROAD

RIVER  
 BEING

TAMPAK TRAIL

HOMES

(E) 60' ACCESS &  
UTILITY EASEMENT  
AS SHOWN ON  
COS # 104

~~EXISTING GRAVEL ROAD~~

WATER WELL AND UTILITY  
EASEMENT FOR THE USE  
AND BENEFIT OF LOTS 1-9

EDGE OF WATER AS  
SURVEYED ON 03/17/2021

OBSERVED  
ORDINARY HIGH  
WATER MARK

APPROXIMATE ZONE A  
FLOODPLAIN BOUNDARY PER  
FIRM PANEL 30001570585B  
EFFECTIVE DATE AUG. 1, 1980

EASEMENT LINE TABLE

| LINE | BEARING     | DIST    | LINE | BEARING     | DIST   |
|------|-------------|---------|------|-------------|--------|
| L1   | N5°20'03"E  | 35.08'  | L23  | S84°39'58"E | 15.24' |
| L2   | S5°20'03"W  | 25.06'  | L24  | N66°26'48"E | 54.96' |
| L3   | S58°30'0"E  | 50.94'  | L25  | S2°48'8"E   | 80.00' |
| L4   | S88°34'34"E | 138.10' | L26  | N26°26'48"E | 26.31' |
| L5   | N88°35'15"E | 11.00'  | L27  | N88°50'00"W | 21.13' |
| L6   | S88°34'34"E | 138.10' | L28  | N83°48'08"W | 22.63' |
| L7   | N1°25'24"E  | 14.00'  | L29  | S5°20'02"E  | 5.91'  |
| L8   | N1°25'24"E  | 43.17'  | L30  | S5°20'02"E  | 57.65' |
| L9   | S88°36'36"E | 16.70'  | L31  | S2°48'27"E  | 60.04' |
| L10  | N1°23'20"E  | 16.64'  | L32  | S88°34'34"E | 10.02' |
| L11  | N1°23'20"E  | 10.01'  | L33  | S5°20'02"E  | 52.45' |
| L12  | N88°34'36"W | 74.94'  | L34  | S24°02'03"E | 38.07' |
| L13  | S1°25'24"W  | 10.01'  | L35  | N66°11'33"E | 22.07' |
| L14  | S1°25'24"W  | 59.82'  | L36  | S23°48'27"E | 60.04' |
| L15  | N88°34'35"W | 161.86' | L37  | S66°26'48"E | 58.50' |
| L16  | S5°20'02"E  | 9.01'   | L38  | N75°28'25"W | 26.31' |
| L17  | N5°20'03"E  | 11.03'  | L39  | N75°28'25"W | 7.20'  |
| L18  | S88°34'36"E | 144.96' | L40  | N66°26'48"E | 51.50' |
| L19  | S1°25'15"W  | 9.02'   | L41  | N66°26'48"E | 51.50' |
| L20  | S1°25'15"W  | 9.02'   | L42  | N65°41'40"E | 82.18' |
| L21  | N88°34'01"W | 146.33' | L43  | N5°20'02"E  | 80.70' |
| L22  | S5°20'01"W  | 21.60'  |      |             |        |

### CONDITIONS OF APPROVAL NOTES

ANY DEVELOPMENT WITHIN THE FLOODPLAIN BOUNDARIES ON LOTS 7-9, AND THE COMMON AREA, ARE REQUIRED TO SECURE A FLOODPLAIN PERMIT (AND ANY OTHER LOCAL, STATE AND/OR FEDERAL PERMITS), PRIOR TO ANY DEVELOPMENT WITHIN THAT BOUNDARY. CONTACT THE LINCOLN COUNTY LOCAL FLOODPLAIN ADMINISTRATOR FOR EXECUTION OF SAID PERMITTING PROCESS.

CERTIFICATION OF LANDOWNER

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SUBMITTED ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2 OF THIS PLAN) REPRESENTS REQUIREMENTS BY THE GOVERNING BODY FOR A FINAL PLAT APPROVAL AND THAT ALL INFORMATION OF CORRECTION OF INFORMATION OR INFORMATION THAT THE DIVISION HAS BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24 183.1107(d)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR LOCAL REGULATIONS.

TUNGSTEN HOLDINGS, INC.

BY: Tim Cooper

AS Secretary

STATE OF Montana

COUNTY OF Lincoln

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 2, 2023, BY Tim Rooney

AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS Bonnie (See)

(NOTARY PUBLIC)



PREPARED BY:



1817 SOUTH AVE. W. STE. A PH: 406.721.0142  
MISSOULA, MT FAX: 406.721.5224  
59801 [www.imegcorp.com](http://www.imegcorp.com)  
IMEG PROJECT NO. 20004952

IMEG PROJECT NO. 20004952

SHEET 2 OF 2  
BIG WATER SUBDIVISION  
LINCOLN COUNTY, MONTANA



FINAL PLAT OF  
**BIG WATER SUBDIVISION**

A 10 LOT SUBDIVISION OF PARCEL B OF COS # 3726  
LOCATED IN THE SE 1/4 OF SECTION 27, T.32N., R.34W., P.M.M., LINCOLN COUNTY, MONTANA

| 1/4                                 | SEC. | T.  | R.  |
|-------------------------------------|------|-----|-----|
| <input checked="" type="checkbox"/> | 27   | 32N | 34W |

**BASIS OF BEARING:**  
STATE PLANE MONTANA - ZONE 2500  
GROUND (TRUE) DISTANCES  
GRID NORTH  
CONVERGENCE AT NORTHEAST CORNER OF LOT 1 = 4'42.05"

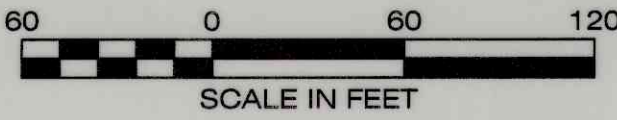
**DATE OF SURVEY:**  
SEPTEMBER 2021 TO FEBRUARY 2023

**RECORD OWNERS:**  
TUNGSTEN HOLDINGS, INC.

**SURVEY COMMISSIONED BY:**  
TUNGSTEN HOLDINGS, INC.

**DATE**  
FEBRUARY 2023

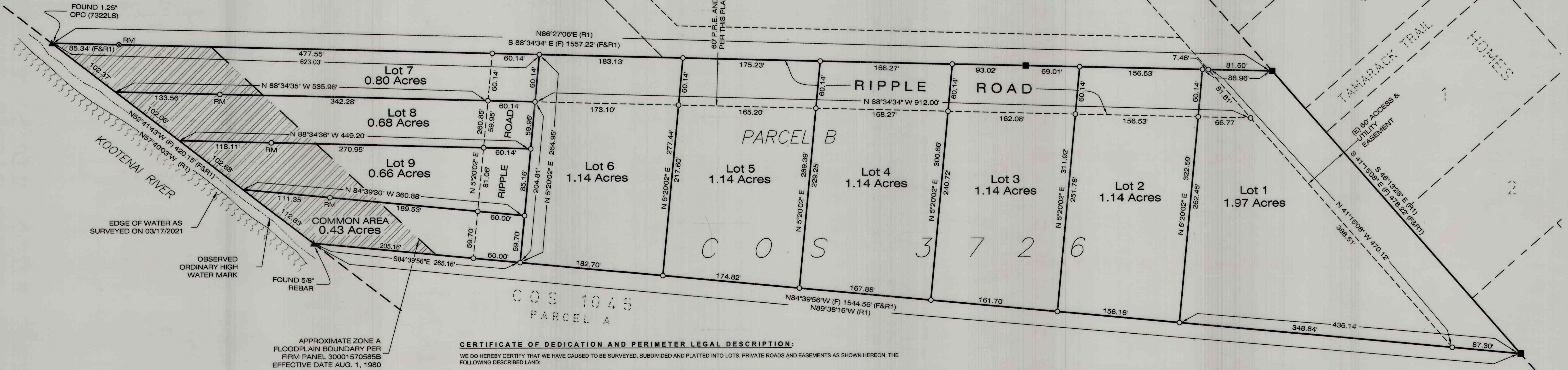
**TOTAL ACRES OF SUBDIVISION:**  
10.23 ACRES ± (GROSS)  
8.00 ACRES ± (NET) LESS ACCESS/UTILITY EASEMENTS



AMENDED PLAT NO. 7143

AMENDED LOT 2A

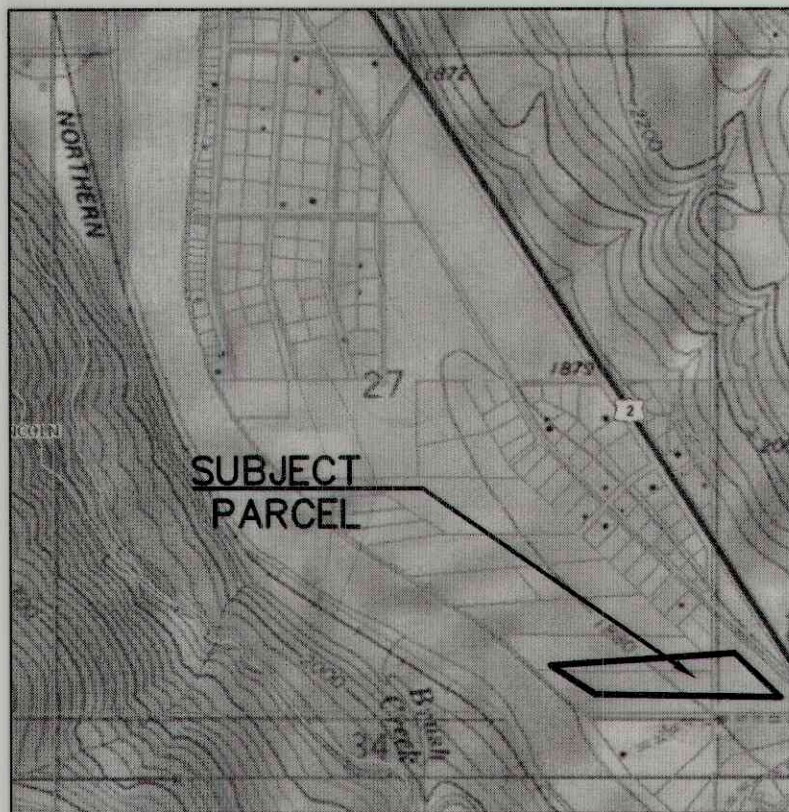
AMENDED LOT 1A



**LEGEND**

- = SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
- = SET 5/8"x24" REBAR WITH 1-1/4" RPC (JACOBSON, 13748LS)
- ⊙ = FOUND YPC (ILLEGIBLE)
- = FOUND YPC MARKED "4975 S"
- ▲ = FOUND MONUMENT (AS NOTED)
- (R1) = RECORD PER COS # 3652
- COS = CERTIFICATE OF SURVEY
- YPC = YELLOW PLASTIC CAP
- OPC = ORANGE PLASTIC CAP
- RPC = RED PLASTIC CAP
- (F) = FOUND THIS SURVEY
- (E) = EXISTING
- (P.R.E.) = PRIVATE ROAD EASEMENT
- (U.E.) = UTILITY EASEMENT
- RM = REFERENCE MONUMENT

**VICINITY MAP**  
(NO SCALE)



**CERTIFICATE OF DEDICATION AND PERIMETER LEGAL DESCRIPTION:**

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, PRIVATE ROADS AND EASEMENTS AS SHOWN HEREON, THE FOLLOWING DESCRIBED LAND:

PARCEL B OF CERTIFICATE OF SURVEY NO. 3726, LOCATED IN A PORTION OF THE S1/2 SE1/4, SECTION 27, TOWNSHIP 32 NORTH, RANGE 34 WEST, P.M.M., LINCOLN COUNTY, MONTANA, CONTAINING 10.23 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS EXISTING OR OF RECORD.

FURTHER, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2) OR AS OTHERWISE STATED, AND

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING, AND

FURTHER, ALL OR PART OF THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507, MCA, SECURE THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED HAVE BEEN MET, AND

FURTHER, RIPLE ROAD, A PRIVATE ROAD EASEMENT IS HEREBY DEDICATED TO THE BIG WATER SUBDIVISION HOMEOWNER'S ASSOCIATION AND THE LOTS WITHIN THIS SUBDIVISION, AND

FURTHER, THE COMMON AREA IS DEDICATED AND DONATED TO THE BIG WATER SUBDIVISION HOMEOWNER'S ASSOCIATION, AND

FURTHER, THE ATTACHED PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY, AND

FURTHER, THE UNDERSIGNED HEREBY GRANTS 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 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,

AND FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS **BIG WATER SUBDIVISION**, AND THAT THE PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

TUNGSTEN HOLDINGS, INC.

BY: Tim Rooney

AS Secretary

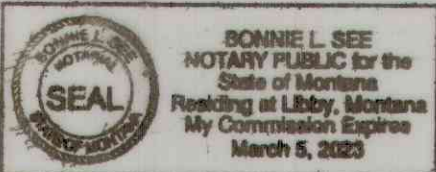
STATE OF Montana

COUNTY OF Lincoln

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 2, 2023, BY Tim Rooney, AS Secretary, TUNGSTEN HOLDINGS, INC.

SS Bonnie Lee

(NOTARY PUBLIC)



**COUNTY COMMISSIONERS CERTIFICATION:**

WE, THE UNDERSIGNED CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF BIG WATER SUBDIVISION, HAS BEEN SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA FOR EXAMINATION AND HAS BEEN FOUND BY THEM TO CONFORM TO LAW AND COUNTY REGULATIONS AND WAS APPROVED BY THEM AT THEIR REGULAR HELD MEETING.

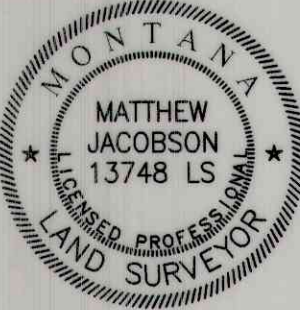
DATED THIS 12 DAY OF April, 2023

SS Matthew Jacobson  
CHAIRPERSON, BOARD OF LINCOLN COUNTY COMMISSIONERS

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS Matthew Jacobson 7/27/23 DATE  
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR  
MONTANA LICENSE NO. 13748LS



**EXAMINING LAND SURVEYOR'S CERTIFICATION**

I, Steven A. Boyer, EXAMINING LAND SURVEYOR OF LINCOLN COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BIG WATER SUBDIVISION AND I FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-3-611(2)(a) MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THEREOF.

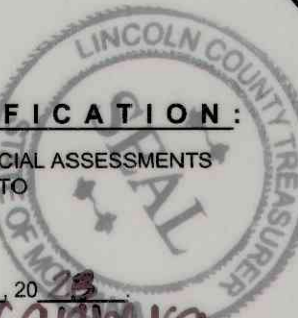
DATED THIS 3<sup>rd</sup> DAY OF April, 2023

SS Steven A. Boyer  
STEVEN A. BOYER, PLS 9750 LS

**COUNTY TREASURER'S CERTIFICATION:**

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THIS PARCEL ARE PAID PURSUANT TO SECTION 76-3-611(1)(b), MCA.

APPROVED THIS 13<sup>th</sup> DAY OF April, 2023  
SS Kendra Wadsworth  
LINCOLN COUNTY TREASURER



**CLERK AND RECORDER'S CERTIFICATION:**

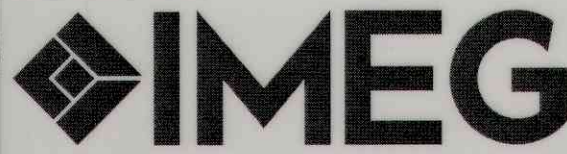
STATE OF MONTANA, COUNTY OF LINCOLN, FILED THIS 13<sup>th</sup> DAY OF April, 2023, A.D. AT 3:05 O'CLOCK.

Christina Brown by Michelle Rypal Deputy  
LINCOLN COUNTY CLERK AND RECORDER

DOCUMENT NO. 305405

PLAT NO. 7256

PREPARED BY:



1817 SOUTH AVE. W. STE. A PH: 406.721.0142  
MISSOULA, MT FAX: 406.721.5224  
59801 www.imegcorp.com  
IMEG PROJECT NO. 20004952

Title Guarantee Doc# 305403 DEQ Doc# 305404 Covenants Doc# 305406 Road Maintenance Doc# 305407 Articles of Incorporation Doc# 305408



# AMENDED SUBDIVISION PLAT

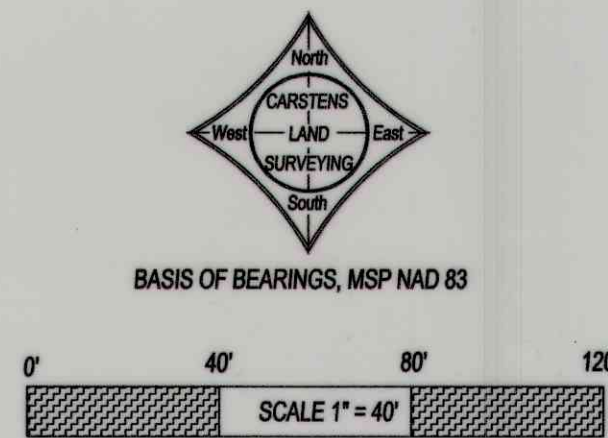
OF

LOTS 2 & 3, LAVON ESTATES SUBDIVISION,  
AMENDED LOT 1, HAPPY'S INN SUBDIVISION PLAT No. 6876  
LOCATED IN A PORTION OF THE NE 1/4, SE 1/4, SECTION 24,  
T.27 N., R.28 W., P.M.M., LINCOLN COUNTY MT.

DATE OF SURVEY 7-22-2022 REV. 2/22/2023

SURVEY PREPARED AT THE REQUEST OF RECORD OWNER:

PATRICK J. GILROY JR.



## LEGEND

- DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS"
- DENOTES FOUND 5/8" REBAR WITH NO CAP
- Ⓜ DENOTES FOUND 5/8" REBAR WITH YPC MARKED "HUGHS 7322LS"
- ▲ DENOTES ANGLE POINT, NOTHING FOUND OR SET.
- Ⓢ DENOTES FOUND MAGNETIC NAIL
- DENOTES OWNERSHIP TIE
- DENOTES OLD LOT LINE

THE FOLLOWING LINE TYPES INDICATE EASEMENTS AS PER LAVON ESTATES' SUBDIVISION PLAT

--- DENOTES UTILITY EASEMENT

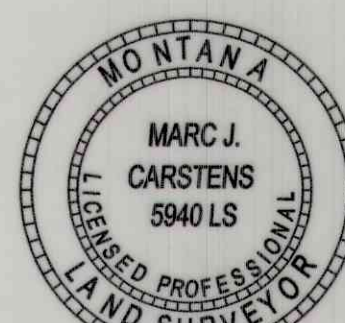
--- DENOTES SEPTIC AND WATER EASEMENT

--- DENOTES HAPPY'S BORDER LAND EASEMENT (TWO LAKES LOT 1)

LOT 4 WELL AND WATER LINE EASEMENT AS PER LAVON ESTATES SUBDIVISION



TREASURER'S CERTIFICATE  
STATE OF MONTANA  
COUNTY OF Lincoln  
I HEREBY CERTIFY THAT REAL PROPERTY TAXES ASSESSED AND  
LEVIED ON THE LANDS DESCRIBED IN THE WITHIN PLAT ARE PAID.  
THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207 (3) MCA.  
DATED THIS 14<sup>TH</sup> DAY OF March 2023  
Treasurer *Sandra Carlsson*  
by *K. Randall*



## CERTIFICATE OF SURVEYOR

*Marc J. Carstens* 2/22/23  
MARC J. CARSTENS A PROFESSIONAL LAND SURVEYOR

## PURPOSE OF SURVEY

BOUNDARY LINE ADJUSTMENT WITHIN A PLATTED SUBDIVISION:  
I THE UNDERSIGNED LANDOWNER DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARIES FOR FIVE  
OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES THIS DIVISION IS EXEMPT FROM REVIEW AS A  
SUBDIVISION PURSUANT TO SECTION 76-3-207 (1) (d) MCA

AMENDED LOTS 2 & 3 ARE EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605 (2)  
(b) AS A PARCEL THAT HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, M.C.A. IF: (i) NO FACILITIES OTHER THAN THOSE  
PREVIOUSLY APPROVED EXIST OR WILL BE CONSTRUCTED ON THE PARCEL; AND (ii) THE DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES  
TO DEVIATE FROM THE CONDITIONS OF APPROVAL, IN VIOLATION OF 76-4-130, MCA;

THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF  
RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE  
INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR  
EXCLUDED FROM ADJOINING TRACTS OF RECORD.

## LEGAL DESCRIPTION:

LOTS 2 & 3, LAVON ESTATES SUBDIVISION, AMENDED LOT 1, HAPPY'S INN SUBDIVISION PLAT No. 6876 LOCATED IN A PORTION OF THE NE 1/4, SE 1/4,  
SECTION 24, T.27 N., R.28 W., P.M.M., LINCOLN COUNTY MT. CONTAINING 1.80 ACRES, SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND  
EASEMENTS, APPARENT OR OF RECORD.

PATRICK J. GILROY JR.

STATE OF *MT*

COUNTY OF *Lincoln*

ON THIS *22* DAY OF *July* 2023

BEFORE ME PERSONALLY APPEARED

PATRICK J. GILROY JR. KNOWN TO ME TO BE THE PERSONS

WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND

ACKNOWLEDGED TO ME HE EXECUTED THE SAME.

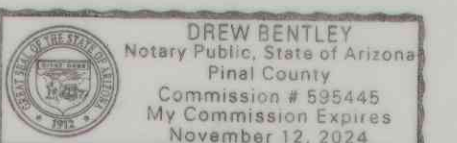
(NOTARY SIGNATURE) *Drew Bentley*

(NOTARY PRINTED)

NOTARY PUBLIC FOR THE STATE OF *Montana*

RESIDING AT *Local Lincoln*

MY COMMISSION EXPIRES *01/15/2024*



## EXAMINING LAND SURVEYOR'S CERTIFICATION

EXAMINED THIS *12* DAY OF *August* 2023, AD

STEVEN A. BOYER PLS 9750 LS, LINCOLN COUNTY EXAMINING LAND SURVEYOR

## LINCOLN COUNTY PLANNING DEPT.

EXAMINED THIS *14* DAY OF *MAR* 2023, AD

*Naah Pyle*

NOAH PYLE LAND SPECIALIST, LINCOLN COUNTY CLERK & RECORDER OFFICE

## CLERK & RECORDER CERTIFICATION

STATE OF MONTANA, COUNTY OF LINCOLN, FILED THIS *15<sup>th</sup>* DAY  
OF *March* 2023, A.D. AT *11:02* O'CLOCK

*Robin A. Benson* BY *Nichelle Boyd*  
LINCOLN COUNTY CLERK & RECORDER DEPUTY

SURVEY PREPARED BY:  
CARSTENS & ASSOC.  
38863 DUBAY ROAD  
POLSON, MT. 59860  
(406) 863-2672



THIRTON

# A PLAT OF ERWERT SUBDIVISION

AMENDED LOT 1, UPPER O'BRIEN CREEK, PLAT No. 6808  
NE1/4 SW1/4, SE1/4 SW1/4, SECTION 32, T.35N., R.26W., P.M.,MT.  
LINCOLN COUNTY, MONTANA  
FOR: ERWERT & SHEPARD DATE: JANUARY, 2023

## PURPOSE OF SURVEY AND OWNER'S EXEMPTION

We, Alan J. Erwert and Brenda S. Shepard, record owners, hereby certify that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision, to known as "Erwert Subdivision", containing: Lot 1, 34.26 acres and Lot 2, 16.70 acres pursuant to M.C.A. 76-4-103.

Alan J. Erwert 1/10/2023  
Brenda S. Shepard 1/10/23

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public

for the State of Montana County of Lincoln

by Alan J. Erwert

on this 10th day of January 2023

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

1/10/23  
residing in: Eureka, MT My Commission expires: 4/29/2025

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public

for the State of Montana County of Lincoln

by Brenda S. Shepard

on this 10th day of January 2023

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

1/10/23  
residing in: Eureka, MT My Commission expires: 4/29/2025

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lot 1 & Lot 2 is provided by existing individual approaches and driveways from Meadow Creek Road, a 60' wide County Road.

Byron Sanderson 1-2-23  
Byron Sanderson, PLS, 70400LS Date

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson 1-2-23  
Byron Sanderson, PLS, 70400LS Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 2nd of MARCH 2023, A.D.

Steven A. Boyer  
Steven A. Boyer, PLS 19740LS, Lincoln County Examining Land Surveyor

## COUNTY COMMISSIONER'S CERTIFICATION

We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "ERWERT SUBDIVISION", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting

on the 1st day of March 2023, at 1:30 o'clock.  
Parkland Dedication is exempt per Section 76-3-621(3)(a), M.C.A.

Joshua 3/1/23  
Chairperson, Board of Lincoln County Commissioners Date

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Sedans Carberg Mykera Ward 2/1/23  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

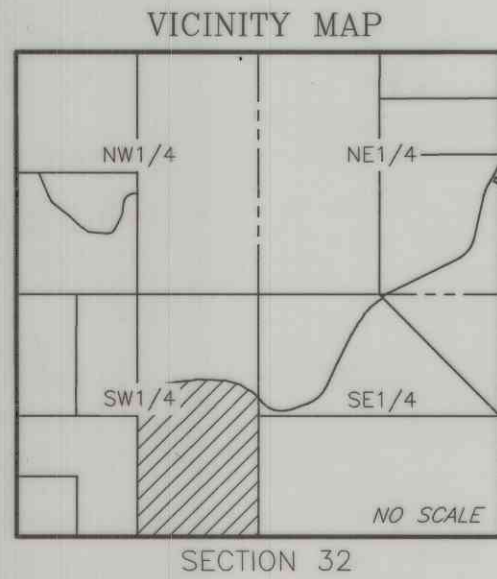
State of Montana, County of Lincoln, filed this 3rd day

of March 2023, A.D. at 12:32 o'clock

Robin A. Benson by Corrin Brown  
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 304847

PLAT No. 7254



## LEGAL DESCRIPTION, ERWERT SUBDIVISION

An irregular tract of land, lying southerly from Eureka, Montana, Lincoln County, being Lot 1, Upper O'Brien Creek Subdivision in the NE1/4 SW1/4, SE1/4 SW1/4, Section 32, T.35N., R.26W., P.M.,MT., Containing Lot 1 being 34.26 acres & Lot 2 being 16.70 acres. Subject to and together with all appurtenant easements and encumbrances of record.

## HISTORY OF SURVEY

2009 - Plat No. 7024, Subdivision Plat of Little O'Brien, Dawn Marquardt, 7832S  
2007 - Plat No. 6808, Subdivision Plat of Upper O'Brien Creek, Dawn Marquardt, 7832S

## BASIS OF BEARING

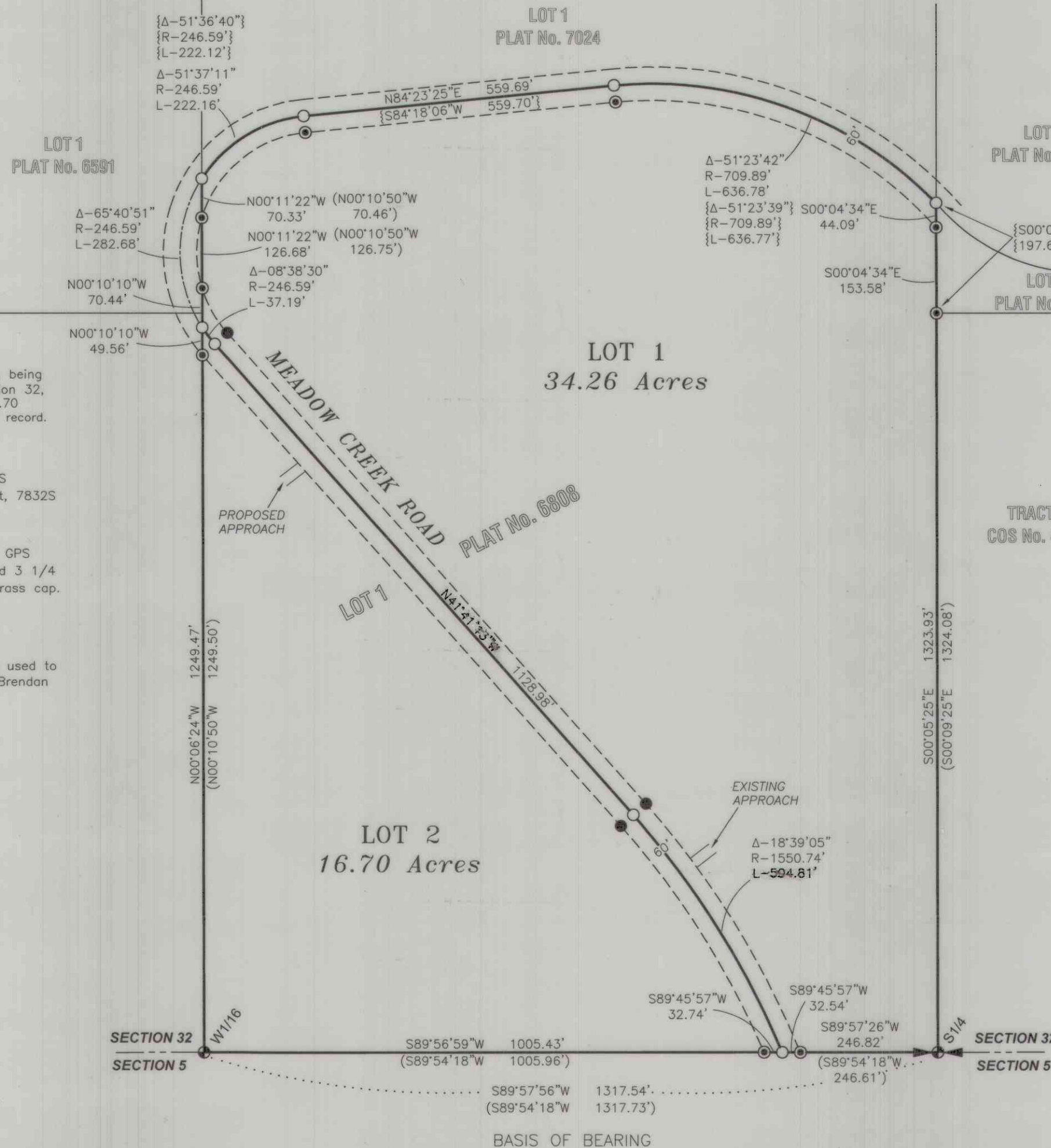
The basis of bearing for this survey is S89°57'56"W, derived from Survey Grade GPS system calibrated to local control between the S1/4 corner, Section 32, a found 3 1/4 inch diameter brass cap and the W1/4 corner, a found 3 1/4 inch diameter brass cap. Angular variation between this survey and Plat No. 6808 is 0°04'47".

## METHOD OF SURVEY

A Trimble R10 model 2 GNSS system and Trimble S6 Robotic total station were used to tie previously set controlling corners and road alignments by Eric Stafford and Brendan Hunter, April, 2021.

## LEGEND

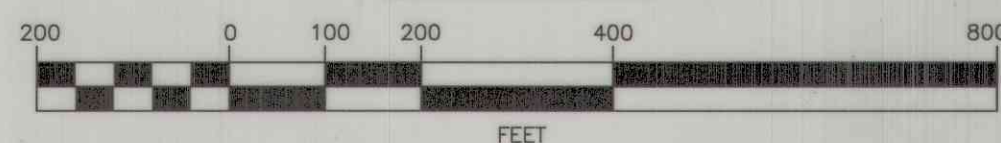
- FOUND 3 1/4 INCH DIAMETER BRASS CAP MARKED HAIGES 2520S
- FOUND 3 1/4 INCH DIAMETER BRASS CAP MARKED HAIGES 2520S
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT 7328S
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- COMPUTED POINT
- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- SECTION SUBDIVISION LINE
- EASEMENT LIMITS
- CENTERLINE ROAD
- DIMENSION LINE
- ( ) PLAT No. 6808, RECORD
- { } PLAT No. 7024, RECORD



BASIS OF BEARING

TRACT 2  
COS No. 4037

## GRAPHIC SCALE



**KSI**

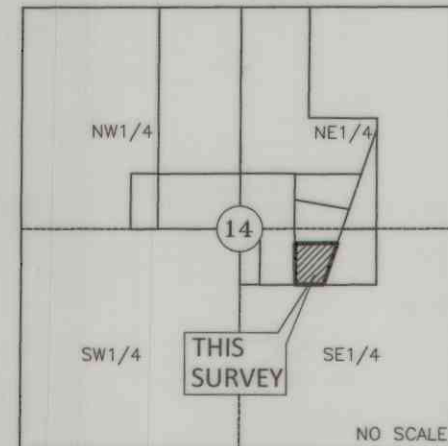
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

Title Guarantee # 304845

DEQ # 304846

Covenants # 304848



N  
O  
R  
T  
HA PLAT OF  
OH DEER SUBDIVISIONPARCEL B, COS No. 3779AE  
NE1/4 NW1/4 SE1/4, SECTION 14, T.29N., R.31W., P.M.,MT.,  
LINCOLN COUNTY, MONTANA  
FOR: RAMONA CLINE DATE: JANUARY, 2023VICINITY MAP  
SECTION 14

## LEGAL DESCRIPTION: LOT 1

An irregular tract of land lying south of Libby, in Lincoln County, Montana, more particularly described as:  
Parcel B, COS No. 3779AE, Lincoln County records, lying in the NE1/4 NW1/4 SE1/4 of Section 14, T.29N., R.31W., P.M.,MT.  
Subject to the right of way of Bear Creek Road, and together with all other appurtenant easements of record.

## SUBDIVISION NOTES:

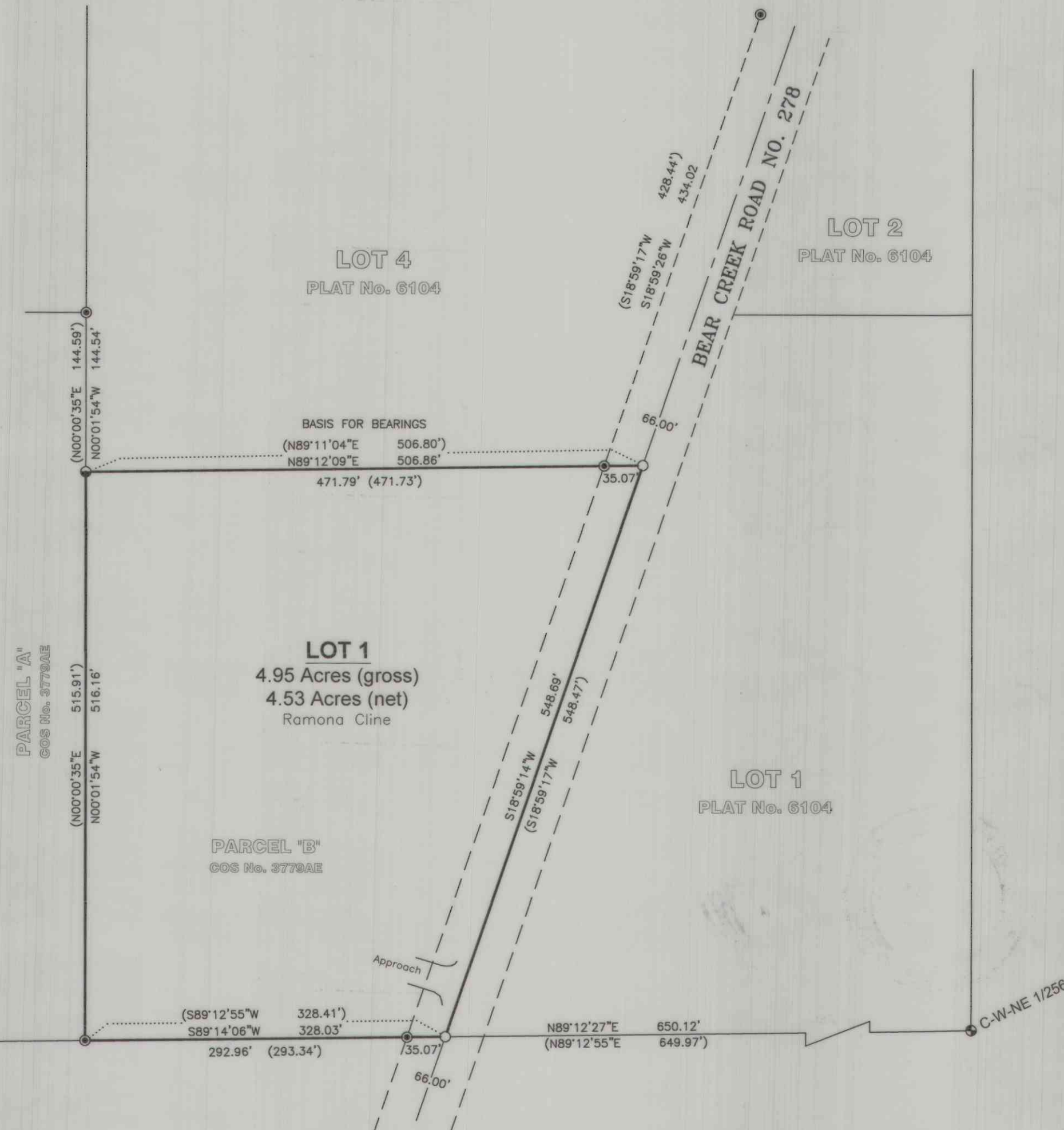
- The intent of this subdivision is to lift agricultural restrictions imposed on Parcel "B", COS No. 3779AE, Lincoln County records and hereby changes the status of the subject property to Lot 1, "OH DEER" Subdivision. No new tracts or lots are created by this survey.
- The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision.

## LEGEND

- FOUND 3 1/4 INCH DIAMETER USDA ALUMINUM CAP
- FOUND 5/8 INCH DIAMETER REBAR CAPPED JRS 9958LS
- FOUND 5/8 INCH DIAMETER BARE REBAR
- COMPUTED POINT NOT FOUND OR SET

( ) RECORD COS No. 3779AE

- PROPERTY BOUNDARY
- ADJOINING BOUNDARY
- ROAD CENTERLINE
- EASEMENT LIMITS
- PROPOSED APPROACH
- DIMENSION LINES



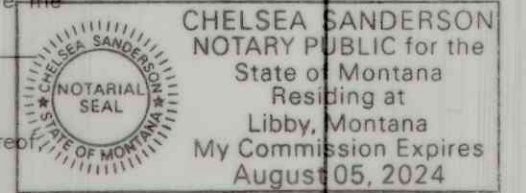
## PURPOSE OF SURVEY AND OWNER'S CERTIFICATIONS

I, Ramona V. Cline owner of record, hereby certify that the purpose of this survey and division of land is to create a 1 Lot Minor Subdivision, to be known as "OH DEER" Subdivision, containing: Lot 1, ±4.95 acres; pursuant to M.C.A. 76-4-103.

Ramona V. Cline  
Ramona V. Cline1-30-2023  
Date

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of MontanaCounty of Lincoln, by Ramona V. Clineon this 30 day of January, 2023. In witness whereof,  
I have hereunto set my hand and affixed my notarial seal.Chelsea Sandersonresiding in: Libby, MT My Commission expires: 8-5-24

## HISTORY OF SURVEY

1893 - Original GLO survey by D.P. Mumbrue.  
1984 - Certificate of Survey No. 1367, by Thomas C. Hill 5612S  
1985 - Certificate of Survey No. 1375, by Thomas C. Hill 5612S  
1993 - Certificate of Survey No. 2085, by Ronald A. Pearson 9008LS  
1997 - Certificate of Survey No. 2635, by James R. Staples 9958LS  
1998 - Plat No. 6104 by James R. Staples 9958LS  
2007 - Certificate of Survey No. 3779AE, by James R. Staples 9958LS

## METHOD OF SURVEY

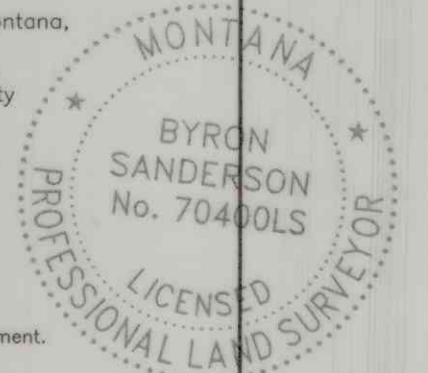
A Trimble R8 GNSS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Eric Stafford and Brendon Hunter June 2021.

## BASIS OF BEARING

The basis of bearing for this survey is N89°12'09"E derived from Survey Grade GPS system calibrated to local control between the southwest corner Lot 4 Plat 6104, a 5/8 inch diameter iron rebar, and the southeast corner said Lot 4, a 5/8 inch diameter iron rebar capped JRS, 9958LS.

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Plat of "OH DEER" Subdivision has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson  
Byron Sanderson, PLS, 70400LS1-30-23  
Date

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to "Lot 1" as shown hereon is provided by a private approach off Bear Creek Road, a 66 foot wide public easement.

Byron Sanderson  
Byron Sanderson, PLS, 70400LS1-30-23  
Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 2nd day of March, 2023 A.D.Steven R. Boyer  
Steven R. Boyer, PLS, 9750LS, Lincoln County, Examining Land Surveyor

## COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-611(1)(b), M.C.A.

Didous Cembry  
Lincoln County Treasurer2-1-23  
Date

## COUNTY COMMISSIONER'S CERTIFICATION

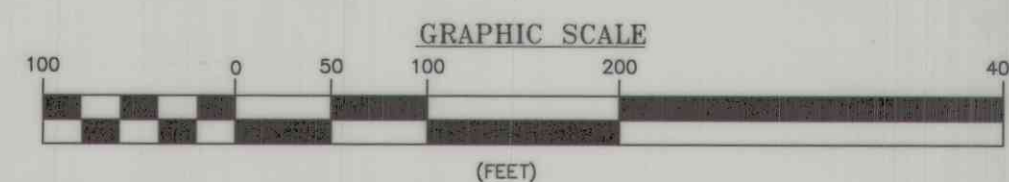
We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "OH DEER" Subdivision, has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting

on the 1st day of March, 2023, at 1:30pm o'clock.  
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.Joshua  
Chairperson, Board of Lincoln County Commissioners3/1/23  
Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 2nd dayof March, 2023 A.D. at 2:32 o'clockRobin A. Benson by Michelle Boyd  
Lincoln County Clerk Recorder DeputyPLAT No. 7253 DOCUMENT No. 304835

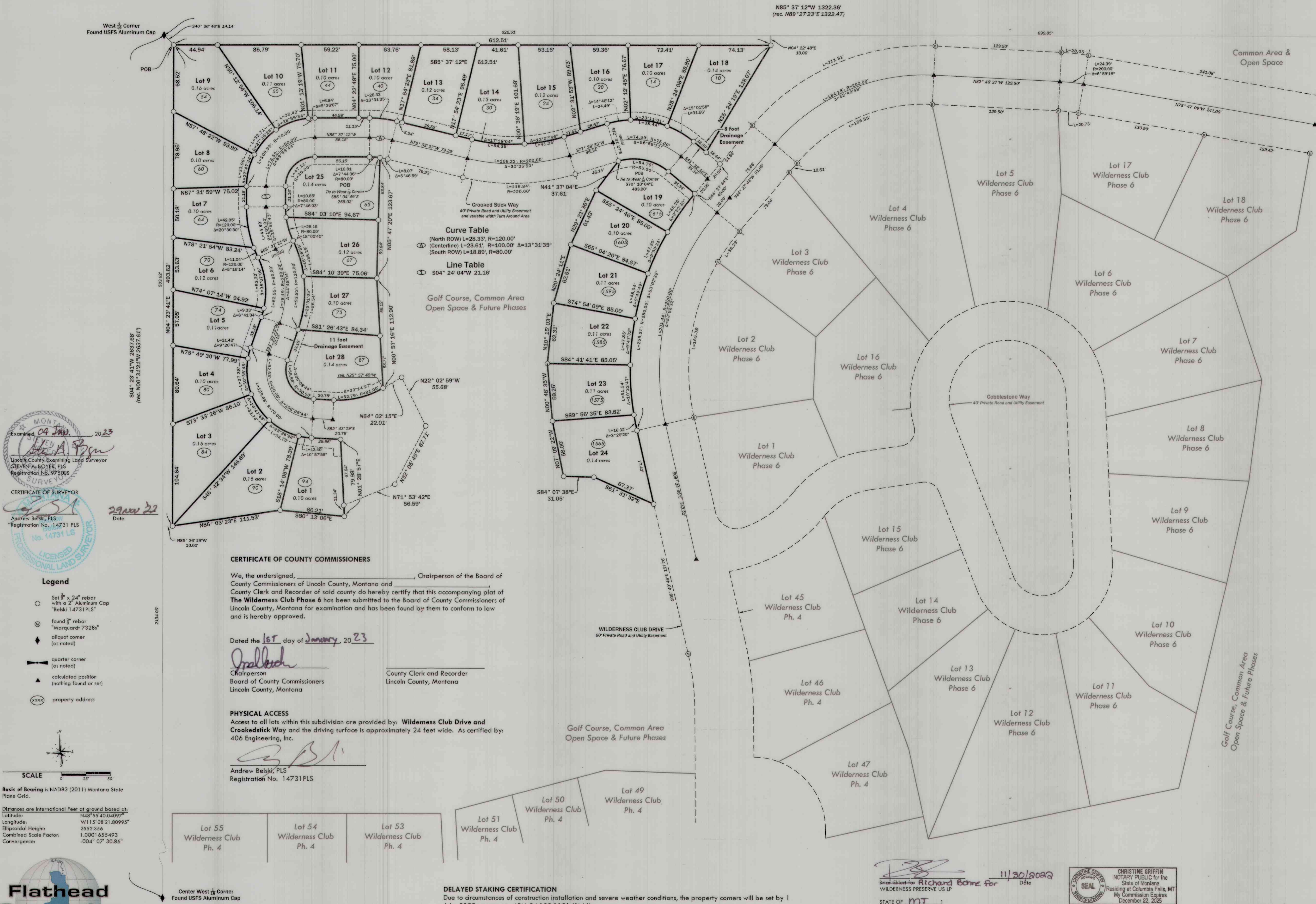
KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL  
LIBBY, MONTANA (406)293-4354

Title Guarantee Doc# 304833 DEQ Doc# 304834 Covenants Doc# 304836



The Wilderness Club Phase 7  
NW 1/4 Section 32, T37N R27W, P.M., M.  
Lincoln County, Montana



PERIMETER DESCRIPTION  
That portion of the Northwest 1/4 of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Commencing at the West 1/4 Corner common to Sections 29 and 32;  
Thence S40°30'45\"E 141.4 feet to the Point of Beginning;  
Thence S83°37'12\"E 612.51 feet;  
Thence S33°24'19\"W 128.07 feet to the ROW limit of Crooked Stick Way;  
Thence along said ROW limit the following courses:  
N45°32'16\"W 16.90 feet to the beginning of a curve to the left with a radius of 95 feet and a central angle of 54°59'11\";  
along the arc of the curve a length of 94.49 feet;  
S77°28'33\"W 46.14 feet to the beginning of a curve to the right with a radius of 180 feet and a central angle of 30°25'50\";  
along the arc of the curve a length of 95.60 feet;  
N72°05'37\"W 79.23 feet to the beginning of a curve to the left with a radius of 120.00 feet and a central angle of 13°31'33\";  
along the arc of the curve a length of 28.33 feet;  
N85°37'12\"W 56.15 feet to the beginning of a curve to the left with a radius of 70.00 feet and a central angle of 89°58'44\";  
along the arc of the curve a length of 109.93 feet;  
S04°24'04\"W 21.16 feet to the beginning of a curve to the left with a radius of 120.00 feet and a central angle of 25°46'43\";  
Along the arc of the curve 53.99 feet to the beginning of a reverse curve to the right with a radius of 80.00 feet, a central angle of 44°48'04\" and a radial bearing of S68°37'21\"W;  
Along the arc of the curve a length of 62.55 feet;  
S23°25'25\"W 33.18 feet to the beginning of a curve to the left with a radius of 70.00 feet and a central angle of 106°08'44\";  
Along the arc of the curve a length of 129.68 feet;  
S82°43'19\"E 29.96 feet;  
Thence S01°28'57\"W 79.98 feet;  
Thence N80°13'00\"W 66.21 feet;  
Thence S86°02'23\"W 111.53 feet;  
Thence N04°23'41\"E 493.62 feet to the Point of Beginning.  
Containing 2.11 acres

Also,  
Commencing at the West 1/4 Corner;  
Thence S56°04'49\"E 255.02 feet to a point on the ROW limit of Crooked Stick Way and the Point of Beginning;  
Thence S05°47'20\"W 123.67 feet;  
Thence S00°57'16\"W 112.90 feet to the ROW limit of Crooked Stick Way, a 40 foot private road and utility easement, said point being on a non-tangent curve to the right concave northerly with a radius of 91.00 feet, a central angle of 33°14'27\" and a radial bearing of N25°57'45\";  
Thence along said ROW limit the following courses:  
along the arc of the curve a length of 32.79 feet;  
N82°43'19\"W 20.78 feet to the beginning of a curve to the right with a radius of 30.00 feet, a central angle of 106°08'44\";  
along the curve a length of 55.58 feet;  
N23°25'25\"W 33.18 feet to the beginning of a curve to the left with radius of 120.00 feet and a central angle of 44°48'04\";  
along the arc of the curve a length of 93.83 feet to the beginning of a reverse curve to the right with a radius of 80.00 feet, a central angle of 25°46'43\";  
along the arc of the curve a length of 36.00 feet;  
N04°24'04\"E 21.16 feet to the beginning of a curve to the right with a radius of 30.00 feet, a central angle of 89°58'44\";  
along the curve a length of 47.11 feet;  
S85°37'12\"E 56.15 feet to the beginning of a curve to the right with a radius of 80.00 feet and a central angle of 7°44'36\";  
along the arc of the curve a length of 10.81 feet to the Point of Beginning.  
Containing 0.50 acres

Also,  
Commencing at the West 1/4 Corner;  
Thence S70°10'04\"E 483.90 feet to a point on the ROW limit of Crooked Stick Way and the Point of Beginning, said point being on a non-tangent curve concave southerly with a radius of 55.00 feet and a central angle of 54°59'11\";  
Thence along said ROW limit the following courses:  
S45°32'16\"E 33.34 feet to a point on the Westerly ROW limit of Wilderness Club Drive, said point being on a non-tangent curve concave southerly with a radius of 280.00 feet and a central angle of 53°02'32\";  
Thence along said Westerly ROW limit the following courses:  
along the arc of the curve a length of 259.21 feet;  
S08°34'48\"E 77.43 feet;  
Thence N61°31'52\"W 67.37 feet;  
Thence N84°07'38\"W 31.05 feet;  
Thence N07°09'22\"W 58.00 feet;  
Thence N00°48'35\"W 59.25 feet;  
Thence N10°15'03\"E 62.31 feet;  
Thence N20°24'11\"E 62.51 feet;  
Thence N29°21'36\"E 61.43 feet;  
Thence N41°37'04\"E 37.61 feet to the Point of Beginning.  
Containing 0.66 acres

All together containing 3.27 acres of land as shown hereon.  
Subject to and together with Easements as shown hereon.  
Subject to and together with Easements of Record.  
The above described tract of land is to be known and designated as The Wilderness Club Phase 7.  
The undersigned hereby grants to 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 on 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 hold forever.

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 4th day of January, 2023.  
Seth A. Carlson by E. Randall  
Treasurer, Lincoln County, Montana  
STATE OF MONTANA  
County of Lincoln  
Filed on the 9th day of January, 2023 A.D., at 4:14 o'clock P.M.  
Robin A. Benson  
County Clerk and Recorder  
By Michelle Boyd  
Deputy  
Instrument Record No. 204221



238 Wisconsin Ave.  
Whitefish, MT 59907  
Tel: 406.862.4927  
Fax: 406.862.4923

311 SW Jefferson Avenue  
Corvallis, OR 97338  
Tel: 541.738.2920  
Fax: 541.738.8124

NOTE: No search has been made for easements affecting this property and this survey does not purport to show all appurtenant easements.

Title Guarantee Doc#304218 DEQ Doc# 304219 SIA Doc#304220

21-058 Wilderness Club Phase 7



Final Plat of:  
The Wilderness Club Phase 6  
NW  $\frac{1}{4}$  Section 32, T37N R27W, P.M., M.  
Lincoln County, Montana

West  $\frac{1}{2}$  Corner  
Found USFS Aluminum Cap

N85° 37' 12"W 1322.36'  
(rec. N89° 27' 23"E 1322.47')

Golf Course, Common Area  
Open Space & Future Phases

Common Area &  
Open Space

Section 29  
Section 32  
Found 3" USFS Aluminum Cap  
"9008LS"

PERIMETER DESCRIPTION

That Portion of the Northwest  $\frac{1}{4}$  of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Commencing at the  $\frac{1}{2}$  corner common to Sections 32 and 29;  
Thence along the North line of the NW  $\frac{1}{4}$  N85°37'12"W 136.36 feet;  
Thence S04°22'48"W 61.18 feet;  
Thence S14°12'51"W 60.00 feet to the Point of Beginning;  
Thence continuing S14°12'51"W 80.53 feet;  
Thence S60°47'58"W 84.53 feet;  
Thence S14°07'15"E 112.15 feet;  
Thence S11°24'05"W 104.78 feet;  
Thence S16°32'37"W 107.15 feet;  
Thence S17°29'30"W 215.96 feet;  
Thence S82°53'58"W 262.24 feet;  
Thence N07°51'07"W 94.41 feet;  
Thence N15°39'49"W 51.11 feet;  
Thence N15°41'44"W 79.72 feet;  
Thence N15°25'52"W 123.72 feet to the beginning of a non-tangent curve to the right with a radius of 72.60, a central angle of 42°55'21" and a radial bearing of S47°00'47"E;  
Thence along the arc of the curve a length of 54.39 feet;  
Thence S85°54'34"E 54.62 feet to the beginning of a curve to the right with a radius of 16.00 feet and a central angle of 77°14'39";  
Thence along the arc of the curve a length of 21.57 feet;  
Thence S16°50'47"E 107.91 feet to the beginning of a curve to the left with a radius of 72.00 feet and a central angle of 161°28'05";  
Thence along the arc of the curve a length of 202.90 feet;  
Thence N01°41'08"E 171.62 feet to the beginning of a curve to the left with a radius of 100.00 feet and a central angle of 193°34'58";  
Thence along the arc of the curve a length of 337.87 feet to the beginning of a tangent curve to the right with a radius of 16.00 feet, a central angle of 97°48'24" and a radial bearing of S78°06'10"W;  
Thence along the arc of the curve a length of 27.31 feet;  
Thence S85°54'34"W 38.77 feet to the beginning of a curve to the left with a radius of 112.60 feet, and a central angle of 42°55'21"W;  
Thence along the arc of the curve a length of 84.35 feet to the beginning of a tangent curve to the right with a radius of 117.20 feet and a central angle of 31°22'47";  
Thence along the arc of the curve a length of 64.19 feet to the beginning of a non-tangent curve to the right with a radius of 22.25 feet, a central angle of 97°03'12" and a radial bearing of N15°37'59"E;  
Thence along the arc of the curve a length of 37.69 feet;  
Thence N08°34'48"W 99.24 feet to the beginning of a curve to the right with a radius of 220.00 feet and a central angle of 53°02'32";  
Thence along the arc of the curve a length of 203.67 feet;  
Thence N44°27'44"E 91.66 feet to the beginning of a curve to the right with a radius of 170.00 feet and a central angle of 52°45'49";  
Thence along the arc of the curve a length of 156.55 feet;  
Thence S82°46'27"E 129.50 feet to the beginning of a curve to the right with a radius of 170.00 feet and a central angle of 6°59'18";  
Thence along the arc of the curve a length of 20.73 feet;  
Thence S75°47'09"E 241.08 feet to the Point of Beginning.

Containing 6.16 acres as shown hereon.  
Subject to and together with easements as shown hereon.  
Subject to and together with easements of record.

The above described tract of land is to be known and designated as The Wilderness Club Phase 6.

The undersigned hereby grants to 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 on 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 hold forever.

11/30/2022  
Brian Ehler for Richard Bohne for  
WILDERNESS PRESERVE US LP  
Date

STATE OF MT  
County of Flathead

This instrument was acknowledged before me on 11-30-2022  
by Brian Ehler for WILDERNESS PRESERVE US LP  
Richard Bohne

Notary Public

Lot 55  
Wilderness Club  
Ph. 4

Lot 54  
Wilderness Club  
Ph. 4

Lot 53  
Wilderness Club  
Ph. 4

Lot 51  
Wilderness Club  
Ph. 4

Lot 50  
Wilderness Club  
Ph. 4

Lot 49  
Wilderness Club  
Ph. 4

- Legend
- Set 2" x 3/4" rebar with a 2" Aluminum Cap "Belski 14731PLS"
  - found 3/4" rebar "Marquardt 7328"
  - allot corner (as noted)
  - quarter corner (as noted)
  - property address



SCALE 0 25 50'

Base of Bearing is NAD83 (2011) Montana State Plane Grid.

Distances are International Feet at ground based on:  
Latitude: N48°53'40.04097"  
Longitude: W115°08'21.80995"  
Ellipsoidal Height: 2552.356  
Combined Scale Factor: 1.0001655493  
Convergence: -004°07'30.86"



236 Wisconsin Ave.  
Whitefish, MT 59907  
406-862-8922  
406-862-8963

311 SW Jefferson Avenue  
Corvallis, OR 97333  
503-841-2382  
503-841-738-8324

NOTE: No search has been made for easements affecting this property and this survey does not purport to show all appurtenant easements.

DELAYED STAKING CERTIFICATION

Due to circumstances of construction installation and severe weather conditions, the property corners will be set by 1 July, 2023 pursuant to ARM 24.183.1101 (1) (d)

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana, and County Clerk and Recorder of said county do hereby certify that this accompanying plat of **The Wilderness Club Phase 6** has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and is hereby approved.

Dated the 1st day of January, 2023

Josh Letcher  
Chairperson  
Board of County Commissioners  
Lincoln County, Montana

County Clerk and Recorder  
Lincoln County, Montana

PHYSICAL ACCESS

Access to all lots within this subdivision are provided by: **Wilderness Club Drive** and **Cobblestone Way** and the driving surface is approximately 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belski, PLS  
Registration No. 14731PLS

Examined: 04 Jan, 2023

Steven A. Boyer, PLS  
Lincoln County Examining Land Surveyor  
STEVEN A. BOYER, PLS  
Registration No. 9750LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS  
Registration No. 14731 PLS

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 9th day of January, 2023.

Sedaris Carlbom by K. Randall  
Treasurer, Lincoln County, Montana

STATE OF MONTANA  
County of Lincoln

Filed on the 9th day of January, 2023 A.D., at 3:12 o'clock  
P.m.

Robin A. Benson  
County Clerk and Recorder

By: Nichelle Byrd  
Deputy

Instrument Record No. 304213



Title Guarantee Doc#304210 DEQ Doc#304211 SIA Doc#304212

Plat No. 7251  
21-058 Wilderness Club Phase 6