

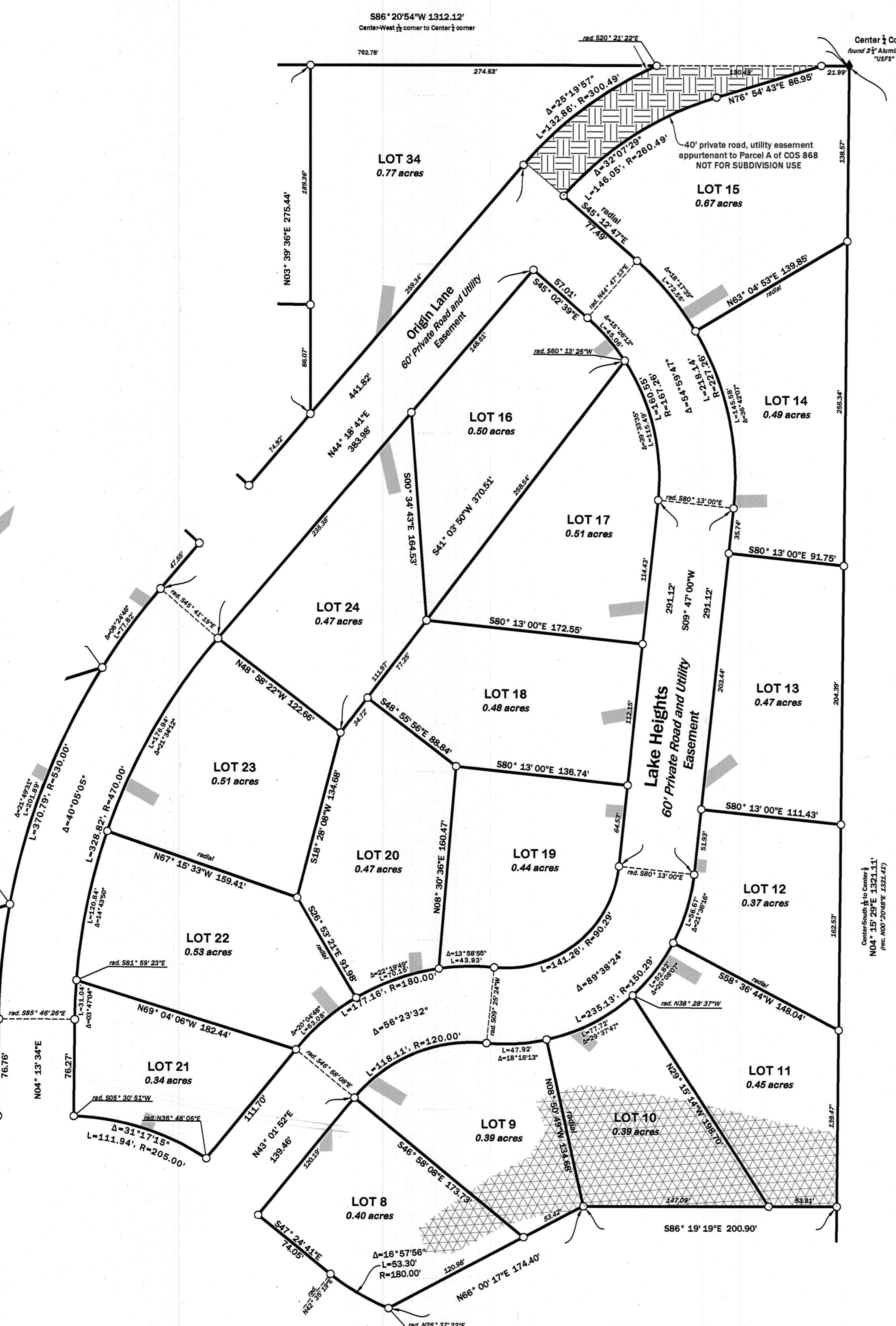


**Northstar Landing Subdivision**  
**SW<sup>1</sup> Section 6, T36N R27W, P.M., M.**  
**Lincoln County, Montana**  
**(Sheet 5)**

**Legend**

- Set  $\frac{1}{4}$  x 24" rebar with a 2" Aluminum Cap "Bekis 14731PLS"
- ▲ calculated position (nothing found or set)
- found 4" x 4" Concrete ROW Monument
- found  $\frac{3}{8}$ " rebar "MDL 4222s"
- found  $\frac{3}{8}$ " rebar (unless otherwise noted)
- quarter corner - rangeline (as noted)
- ◆ aliquot corner (as noted)
- × section corner - rangeline (as noted)
- quarter corner (as noted)
- Utility, Stormwater and Drainage Easement
- Slope > 30% (no build area)
- point of beginning

Existing Driveway



Basis of Bearing is NAD83 (CORS96) Montana State Plane Grid.

Distances are US Survey Feet at ground based at:  
 Latitude: N48°54'44.234201°  
 Longitude: W115°08'39.9805°  
 Ellipsoidal Height: 2555.390  
 Combined Scale Factor: 1.00046663  
 Convergence: .004° 07' 44.15'

SCALE

0' 30' 60'

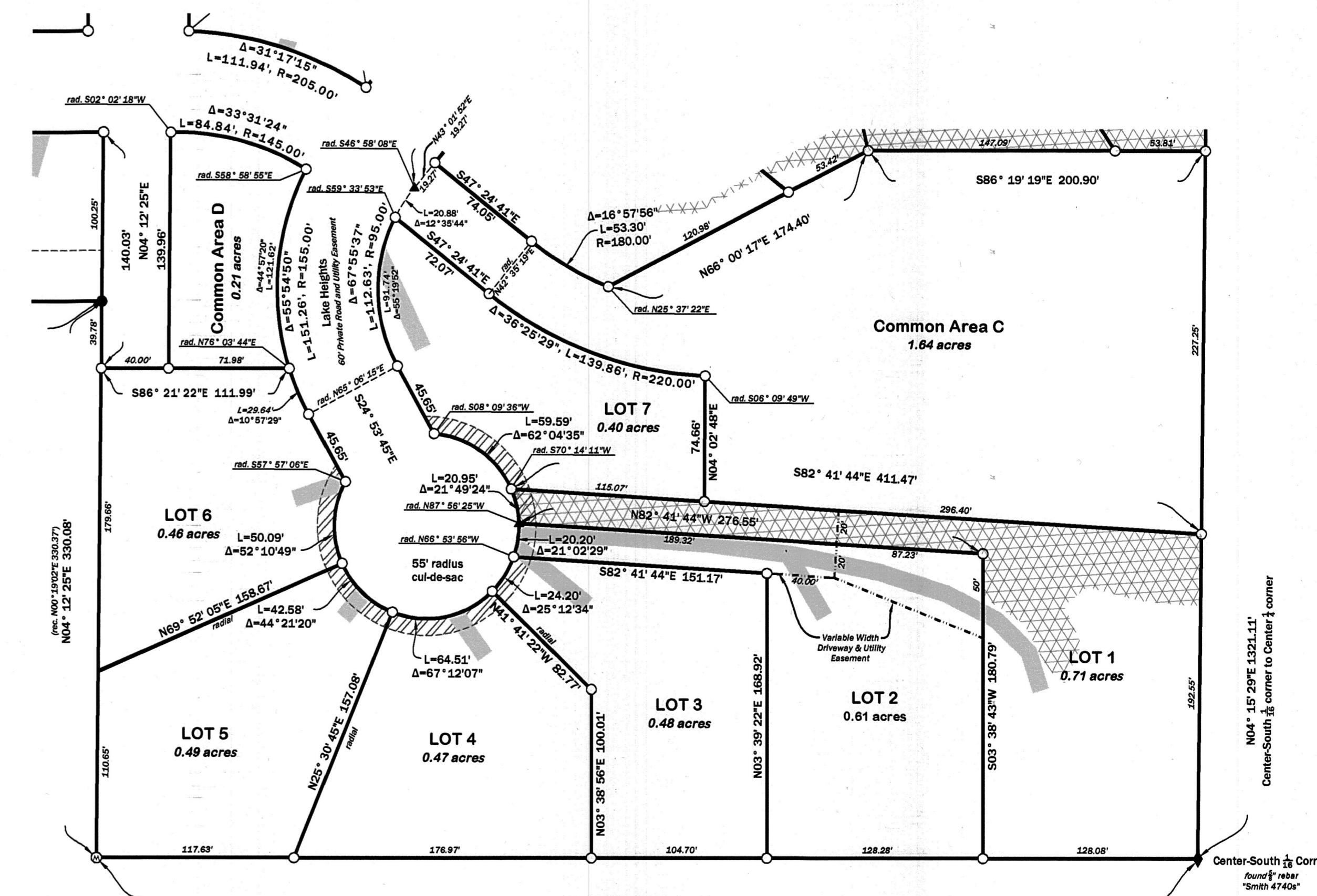
**SWCA**

ENVIRONMENTAL CONSULTANTS  
 Sound Science. Creative Solutions.

236 Wisconsin Avenue  
 Whitefish, MT 59873  
 tel: 406.862.4927  
 fax: 406.862.4963

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

**Region 4**

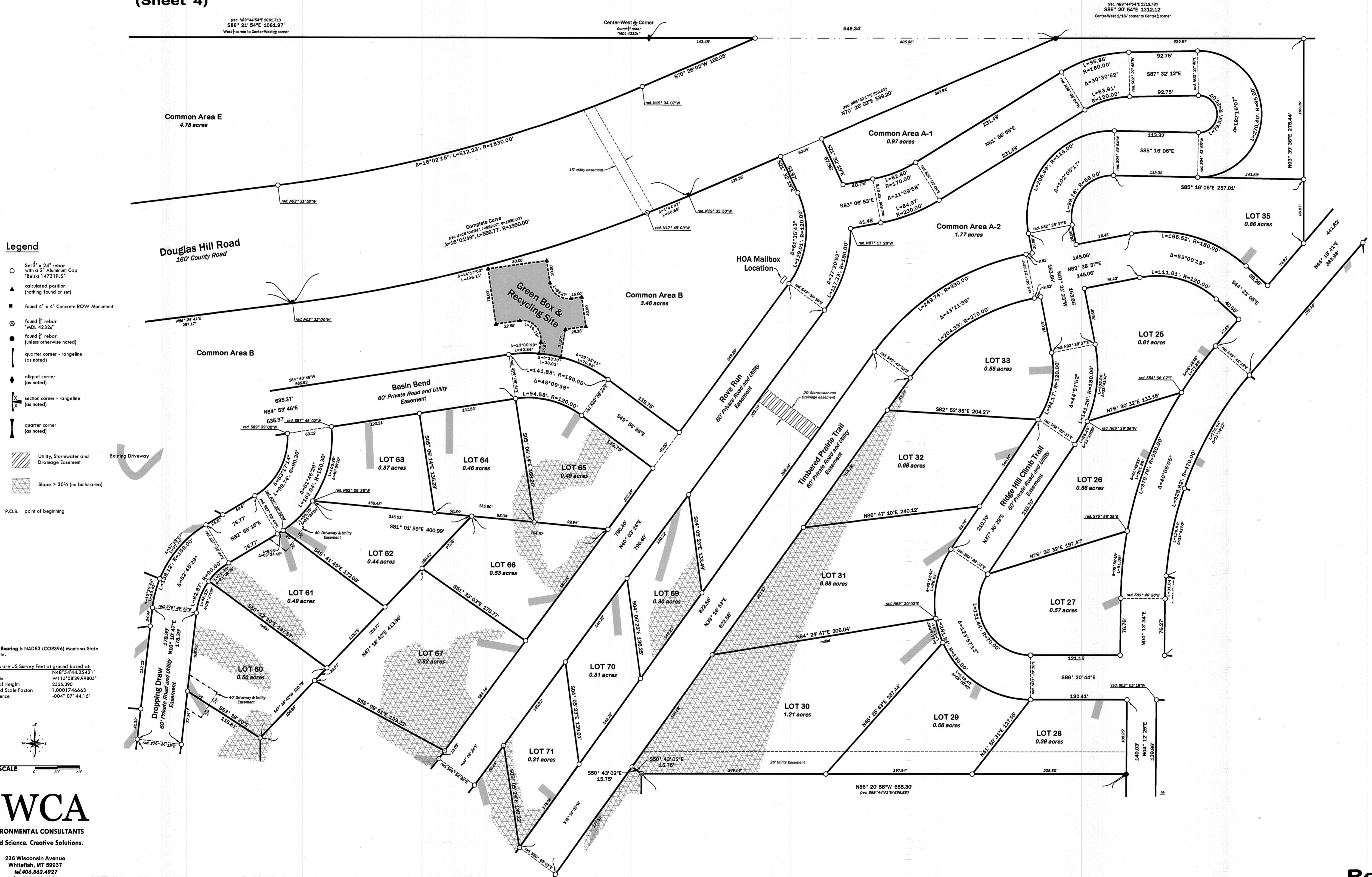


**Region 5**

PM 72.91

RDG-24-028 Northstar Subdivision

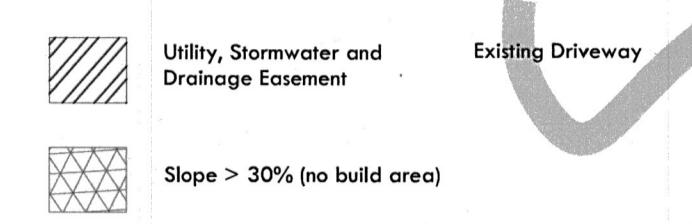
**Northstar Landing Subdivision**  
**SW<sup>1</sup><sub>4</sub> Section 6, T36N R27W, P.M., M.**  
**Lincoln County, Montana**  
**(Sheet 4)**



**Northstar Landing Subdivision  
SW $\frac{1}{4}$  Section 6, T36N R27W, P.M., M.  
Lincoln County, Montana  
(Sheet 3)**

### Legend

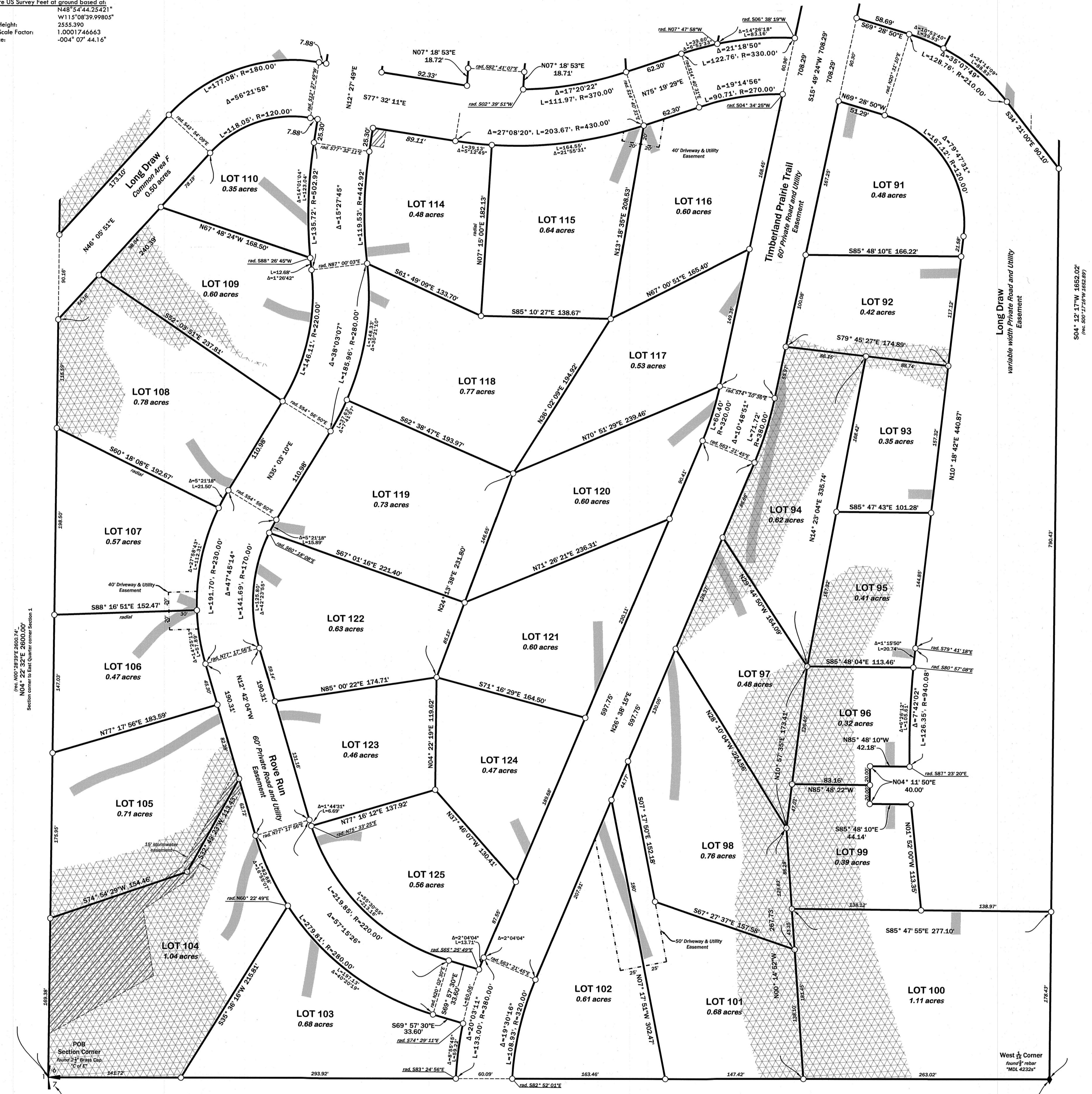
- Set  $\frac{5}{8}$ " x 24" rebar  
with a 2" Aluminum Cap  
"Belski 14731PLS"
- ▲ calculated position  
(nothing found or set)
- found 4" x 4" Concrete ROW Monument
- found  $\frac{5}{8}$ " rebar  
"MDL 4232s"
- found  $\frac{5}{8}$ " rebar  
(unless otherwise noted)
- |- quarter corner - rangeline  
(as noted)
- ◆ aliquot corner  
(as noted)
- X section corner - rangeline  
(as noted)
- |- quarter corner  
(as noted)



### point of beginning

**Basis of Bearing** is NAD83 (CORS96) Montana State Plane Grid.

Distances are US Survey Feet at ground based at:  
Latitude: N48°54'44.25421"  
Longitude: W115°08'39.99805"  
Ellipsoidal Height: 2555.390  
Combined Scale Factor: 1.0001746663  
Convergence: -004° 07' 44.16"



A scale bar at the top of the page, labeled 'SCALE' in bold capital letters, with markings for 0', 30', and 60'. Below the scale bar is the acronym 'SWCA' in a large, bold, sans-serif font.

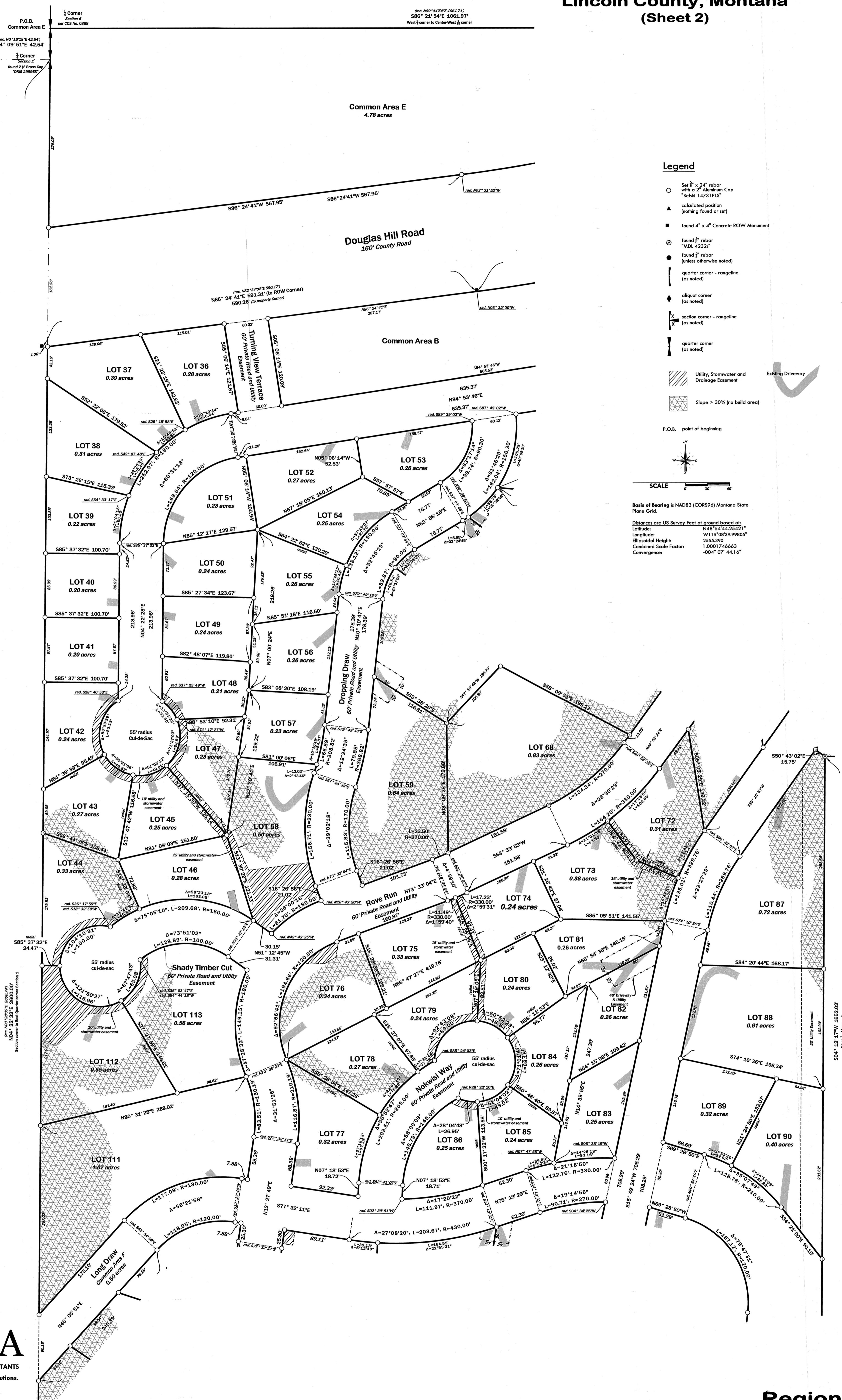
# SWCA

ENVIRONMENTAL CONSULTANTS

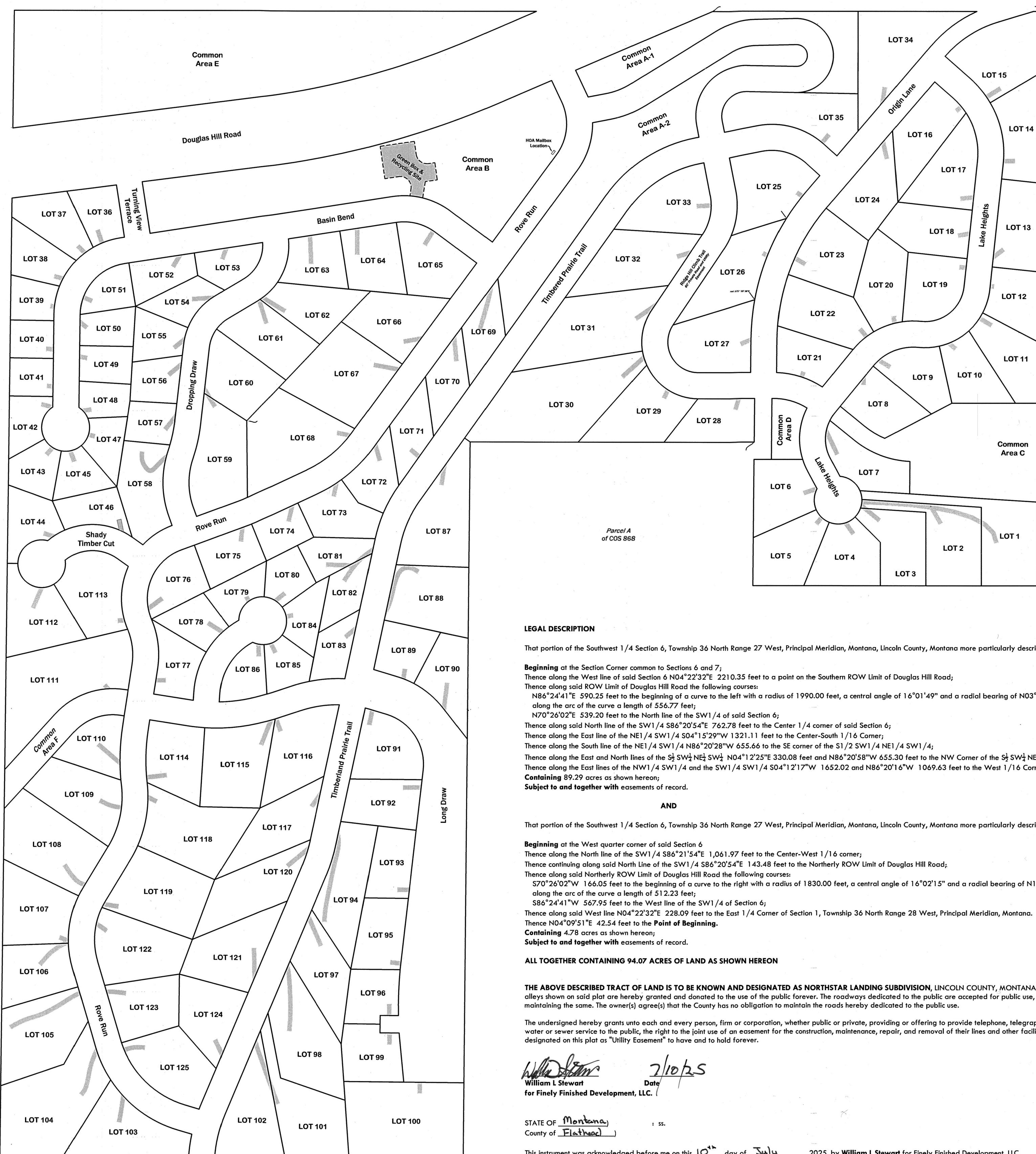
236 Wisconsin Avenue  
Whitefish, MT 59937

## Region 2

**North Star Landing Subdivision**  
**SW<sup>1</sup><sub>4</sub> Section 6, T36N R27W, P.M., M.**  
**Lincoln County, Montana**  
**(Sheet 2)**



**Northstar Landing Subdivision**  
**SW<sub>4</sub> Section 6, T36N R27W, P.M., M.**  
**Lincoln County, Montana**  
**(Sheet 1)**



**LEGAL DESCRIPTION**

That portion of the Southwest 1/4 Section 6, Township 36 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana more particularly described as follows:

Beginning at the Section Corner common to Sections 6 and 7;  
 Then along the West line of said Section 6 N04°22'32"E 2210.35 feet to a point on the Southern ROW Limit of Douglas Hill Road;  
 Thence along said ROW Limit of Douglas Hill Road the following courses:  
 N03°24'11"E 567.25 feet to the beginning of a curve to the left with a radius of 1990.00 feet, a central angle of 16°01'49" and a radial bearing of N03°32'00"W;  
 along said curve a length of 556.77 feet to the North line of the SW1/4 of said Section 6;  
 Then along said North line of the SW1/4 S86°20'54"E 762.78 feet to the Center 1/4 corner of said Section 6;  
 Then along the East line of the NE1/4 SW1/4 S04°15'29"W 1321.11 feet to the Center-South 1/16 corner;  
 Then along the South line of the NE1/4 SW1/4 N86°20'28"W 655.66 to the SE corner of the S1/2 SW1/4 NE1/4 SW1/4;  
 Then along the East and North lines of the S1/2 SW1/4 SW1/4 N04°12'25"E 330.08 feet and N86°20'58"W 655.30 feet to the NW corner of the S1/2 SW1/4 SW1/4;  
 Then along the East lines of the NW1/4 SW1/4 and the SW1/4 SW1/4 S04°12'17"W 1652.02 and N86°20'16"W 1069.63 feet to the West 1/16 corner and the Point of Beginning.  
 Containing 89.29 acres as shown herein;  
 Subject to and together with easements of record.

AND

That portion of the Southwest 1/4 Section 6, Township 36 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana more particularly described as follows:

Beginning at the West quarter corner of said Section 6  
 Then along the North line of the SW1/4 S86°21'54"E 1,061.97 feet to the Center-West 1/16 corner;  
 Then continuing along said North line of the SW1/4 S86°20'54"E 143.48 feet to the Northerly ROW Limit of Douglas Hill Road;  
 Then along said Northerly ROW Limit of Douglas Hill Road the following courses:  
 S70°26'02"W 166.03 feet to the beginning of a curve to the right with a radius of 1830.00 feet, a central angle of 16°02'15" and a radial bearing of N19°34'07"W;  
 along the arc of the curve a length of 521.23 feet;  
 S86°24'41"W 567.95 feet to the West line of the SW1/4 of Section 6;  
 Then along said West line N04°22'32"E 228.09 feet to the East 1/4 corner of Section 1, Township 36 North Range 28 West, Principal Meridian, Montana.  
 Thence N04°09'51"E 42.54 feet to the Point of Beginning.  
 Containing 4.78 acres as shown herein;  
 Subject to and together with easements of record.

ALL TOGETHER CONTAINING 94.07 ACRES OF LAND AS SHOWN HEREON

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS NORTHLAND LANDING SUBDIVISION, LINCOLN COUNTY, MONTANA, and the lands included in all roads, avenues and alleys shown on said plat are hereby granted and dedicated 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.

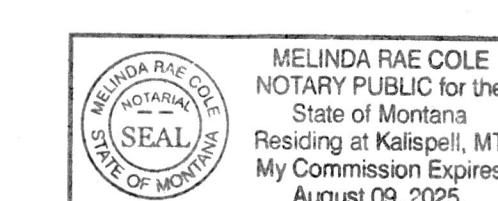
The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, internet, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction,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

*William L Stewart*  
 William L Stewart  
 for Finely Finished Development, LLC.

*7/10/25*  
 7/10/25  
 Date

STATE OF Montana : ss.  
 County of Flathead)

This instrument was acknowledged before me on this 10<sup>th</sup> day of July, 2025, by William L Stewart for Finely Finished Development, LLC.



ARM 24.183.1101 (1) (d) (i) (ii)  
 (d) The surveyor shall set all monuments prior to the filing of a plat or certificate of survey, except those monuments that will be disturbed by the installation of improvements, or because of severe weather conditions, may, in the surveyor's judgment, be more appropriately and accurately set after the weather has improved. In these two circumstances the surveyor may set monuments after the survey document is filed if the surveyor certifies on the survey document that the monuments will be set by a specified date. The surveyor shall set monuments, the placement of which has been deferred because of severe weather conditions, within 240 days of the date on which the survey document was filed.  
 (i) If during the late monumentation of the corners of a plat or certificate of survey that were not monumented before the plat or certificate was filed, the surveyor finds that it is necessary to set a reference monument to a corner, the surveyor shall prepare and file an amended certificate of survey or subdivision plat.  
 (ii) The failure of the surveyor to set the monuments by the date certified on the record of survey will be deemed a violation of these rules.

Due to Installation of improvements and pursuant to ARM 24.183.1101 (1) (d) (i) (ii) I hereby certify that all monuments will be set within 180 days of the filing date of Northstar Landing Subdivision.

**CERTIFICATE OF SURVEYOR**  
 I, Andrew P. Belski, a Professional Land Surveyor, do hereby certify that this survey was performed by me or under my direct supervision; that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the position shown thereon.

*Andrew Belski, PLS*  
 Andrew Belski, PLS  
 Registration No. 14731PLS  
 7-8-2025  
 Date

**CERTIFICATE OF EXAMINING SURVEYOR**

Approved: *31 Dec 2025*  
*Steve J. Peifer*  
 Steve J. Peifer  
 Examing Land Surveyor  
 Registration No. 975023  
 STATE OF MONTANA SURVEYOR



**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 herein are paid.

Dated this 9 day of December, 2025.

*Brianna Califf, by Deidra Carlberg*  
 Brianna Califf, by Deidra Carlberg  
 Treasurer of Lincoln County, Montana

STATE OF MONTANA  
 County of Lincoln

Filed on 15 day of December, 2025, at 12:24 o'clock p.m.

*Corrine Brown*  
 Corrine Brown  
 County Clerk & Recorder

By: *Deidra Carlberg*  
 Deidra Carlberg  
 Deputy

Instrument Record No. 318 868

**SWCA**  
 ENVIRONMENTAL CONSULTANTS  
 Sound Science. Creative Solutions.

236 Wisconsin Avenue  
 Whitefish, MT 59937  
 tel. 406.862.4927  
 fax. 406.862.4963

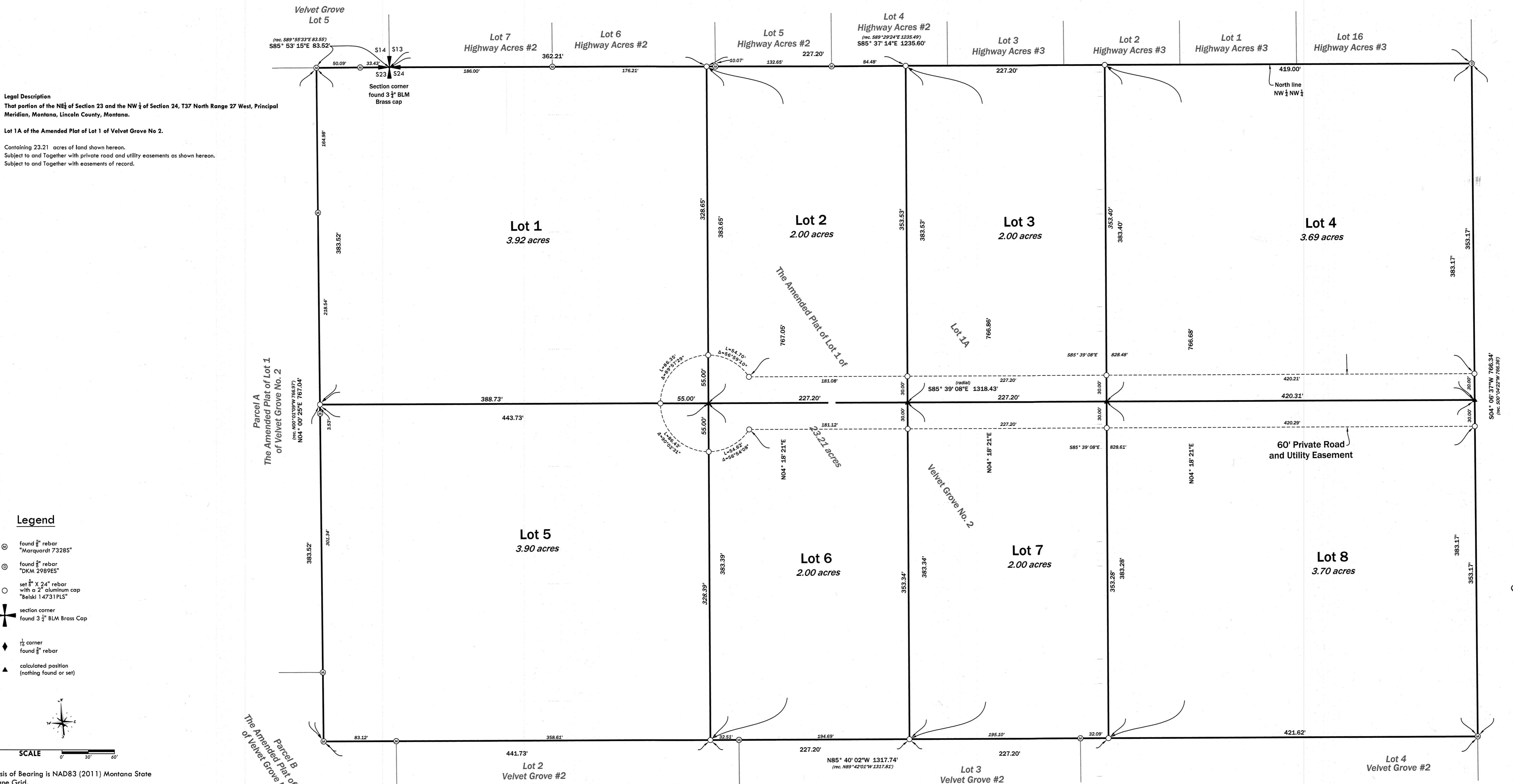
PM 7291

Guarantee 318863 DE 318865

Covenants 318869

RDG-24-028 Northstar Subdivision

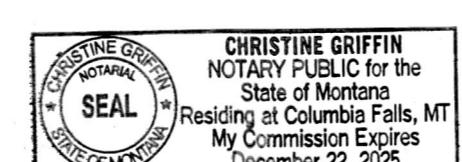
**Final Plat of:  
Industrial Approach Park**  
**being an Amended Plat of Lot 1A of The Amended Plat of Lot 1 of Velvet Grove No. 2**  
**NE  $\frac{1}{4}$  Section 23 & NW  $\frac{1}{4}$  Section 24, T37N R27W, P.M., M.**  
**Lincoln County, Montana**  
**2025/08/18**



**SWCA**

ENVIRONMENTAL CONSULTANTS  
Sound Science. Creative Solutions.

236 Wisconsin Avenue  
Whitefish, MT 59937  
tel. 406.862.4927  
fax. 406.862.4963



**CERTIFICATE OF COUNTY COMMISSIONERS**  
We, the undersigned, Chairperson of the Board of County Commissioners of Lincoln County, Montana and LINCOLN COUNTY TREASURER, County Clerk and Recorder of said county do hereby certify that this accompanying plat of Industrial Approach Park 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 3 day of Dec, 2025

*Christine Griffin*  
Chairperson  
Board of County Commissioners  
Lincoln County, Montana

**PHYSICAL ACCESS**  
Access to all lots within this subdivision are provided by: US Highway No. 93. The driving surface is 24 feet wide. As certified by: 406 Engineering, Inc.

Andrea Belski, PLS  
Registration No. 14731 PLS

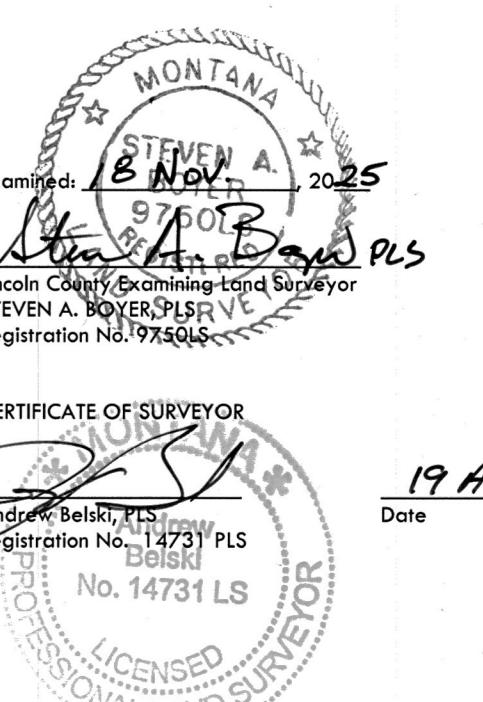
I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.  
Dated the 9 day of December, 2025  
Bianca Caley for Debrae Carlberg

Treasurer, Lincoln County, Montana

STATE OF MONTANA  
County of Lincoln  
Filed on the 9 day of December, 2025 A.D. at 4:28 o'clock P.M.

Corrina Brown  
County Clerk and Recorder  
By: *Christine Griffin*  
Deputy

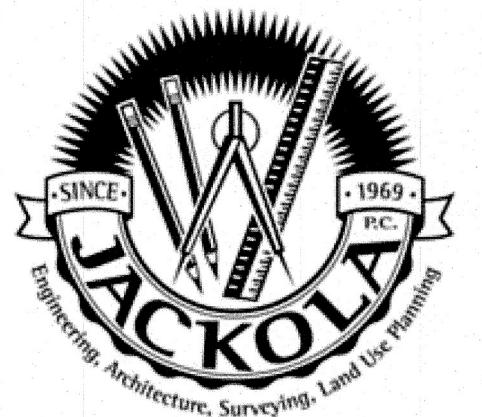
Instrument Record No. 318777  
PM 7290



19 Aug '25  
Date







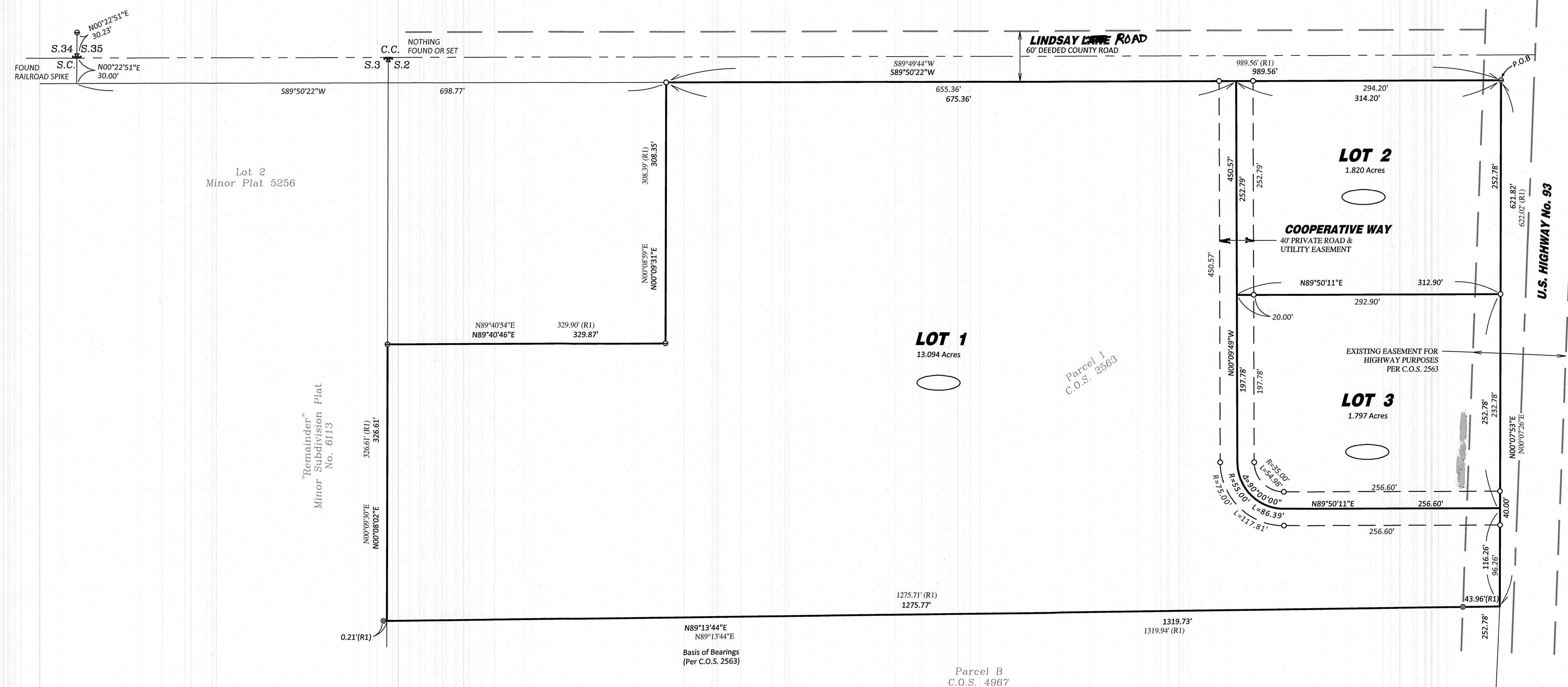
PREPARED BY:  
JACKOLA ENGINEERING & ARCHITECTURE, P.C.  
2250 HWY 93 SOUTH  
KAISERFELD, MT 59901  
406-755-3208

PREPARED FOR: RURAL PROPANE SERVICES  
PROPERTY OWNER(S): LINCOLN ELECTRIC COOPERATIVE, INC.  
PROJECT No: 200812  
DATE: APRIL 2025

# PLAT OF RURAL PROPANE SERVICES SUBDIVISION

GOVT. LOT 4, SECTION 2, TOWNSHIP 36 NORTH, RANGE 27 WEST, PM,M, LINCOLN COUNTY, MONTANA

SCALE: 1"=80'  
-20 0 20 40 80  
LEGEND:  
• FOUND 5/8" RE-BAR W/ PLASTIC CAP STAMPED "BURTON 5428S"  
• FOUND 5/8" RE-BAR W/ PLASTIC CAP STAMPED "MCCALLISTER 7828S"  
• SET 5/8" X 18" RE-BAR W/ PLASTIC CAP STAMPED "ERICKSON 15272LS"  
• 0123 PHYSICAL ADDRESS  
P.O.B. = POINT OF BEGINNING  
(R1) = C.O.S. 2563



## PERIMETER DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF U.S. GOVERNMENT LOT 4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF CERTIFICATE OF SURVEY NO. 2563, RECORDS OF LINCOLN COUNTY, MONTANA, AND GOING THENCE NORTHEAST, A DISTANCE OF 1319.73 FEET TO A POINT; THENCE NORTHEAST, A DISTANCE OF 621.82 FEET TO A POINT, WHICH POINT LIES ON THE NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 1319.73 FEET TO A POINT, WHICH POINT LIES ON THE WEST BOUNDARY OF PARCEL A, A DISTANCE OF 1319.73 FEET TO A POINT, WHICH POINT LIES ON THE WEST BOUNDARY OF SAID U.S. GOVERNMENT LOT 4; THENCE NOO'08'02"E, ON AND ALONG THE SAID WEST BOUNDARY OF U.S. GOVERNMENT LOT 4, A DISTANCE OF 326.61 FEET TO A POINT; THENCE LEAVING AND GOING SOUTHEAST, A DISTANCE OF 329.87 FEET TO A POINT; THENCE NOO'08'31"E, A DISTANCE OF 308.35 FEET TO A POINT, WHICH POINT LIES ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF LINDSAY LANE, 60' FOOT DEEDED COUNTY ROAD; THENCE N89°50'22"E ON AND ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 989.56 FEET TO THE TRUE POINT OF BEGINNING.

THIS TRACT CONTAINS 16.711 ACRES AND SUBJECT TO AND TOGETHER WITH EASEMENTS 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 RURAL PROPANE SERVICES SUBDIVISION.

## WAIVER OF PROTEST

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.

## CERTIFICATE OF CONSENT

THE UNDERSIGNED HEREBY GRANTS UNTO ALL PUBLIC UTILITY COMPANIES AS SUCH ARE DEFINED AND ESTABLISHED BY MONTANA LAW, AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES; UNDER THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT".

LINCOLN ELECTRIC COOPERATIVE, INC.

BY Rick C. Peterson  
PRESIDENT

STATE OF MONTANA )  
COUNTY OF LINCOLN )  
SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 8, 2025 BY  
PRESIDENT OF LINCOLN ELECTRIC COOPERATIVE, INC.

**MANDY WHITE**  
NOTARY PUBLIC FOR THE  
State of Montana  
Residing at Eureka, Montana  
My Commission Expires  
April 18, 2028

**Mandy White**  
NOTARY PUBLIC FOR THE STATE OF MONTANA

## PHYSICAL ACCESS

ACCESS TO ALL LOTS WITHIN THIS SUBDIVISION ARE PROVIDED BY COOPERATIVE WAY AND THE DRIVING SURFACE IS APPROXIMATELY 24 FEET WIDE AS CERTIFIED BY JACKOLA ENGINEERING & ARCHITECTURE, PC.

Robert Erickson  
ROBERT ERICKSON, PLS  
REGISTRATION No. 15272LS

## CERTIFICATE OF SURVEYOR

**ROBERT ERICKSON, PLS**  
REGISTRATION NUMBER 15272LS  
6/6/2025

ROBERT ERICKSON, PLS  
REGISTRATION NUMBER 15272LS  
6/6/2025

## CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, Steven A. Boyer, CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA DO HEREBY CERTIFY THAT HIS ACCOMPANYING PLAT OF RURAL PROPANE SERVICES COMMERCIAL PARK 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 THIS 26 DAY OF November, 2025

Steven A. Boyer  
CHAIRPERSON  
BOARD OF COUNTY COMMISSIONERS  
LINCOLN COUNTY, MONTANA

## 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 THIS 26 DAY OF November, 2025

Sedari's Carlberg by K. Ranson  
TREASURER  
LINCOLN COUNTY, MONTANA



EXAMINED: 29 JUN 2025  
MONTANA  
STEVEN A. BOYER  
9750 LS  
REGISTERED  
LINCOLN COUNTY EXAMINING LAND SURVEYOR  
LINCOLN COUNTY EXAMINING LAND SURVEYOR  
REGISTRATION NUMBER 9750 LS

REGISTRATION NUMBER 9750 LS

STATE OF MONTANA )  
COUNTY OF LINCOLN )  
SS  
FILED ON THE 26 DAY OF November, 2025  
AT 10:45 O'CLOCK A. M.

Carrie Brown  
COUNTY CLERK AND RECORDER  
BY Debra Stotter  
DEPUTY  
INSTRUMENT RECORD NO. 318587

PLAT NO. 7288

NOTE: NO SEARCH HAS BEEN MADE FOR EASEMENTS OTHER THAN THOSE SHOWN HEREON AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

road Maint. PLS rec 318584

Covenants

318588

Weed Management Plan 318585

DFQ 318584

Guarantee 318583

# A PLAT OF: LAKOTA RIDGE SUBDIVISION

AMENDED LOT 15 OF LAKE CREEK RANCH PHASE 3

SUBDIVISION PLAT NO. 7244

In the E 1/2 SE 1/4 Section 17, Twp. 30 N., R. 33 W., P.M.M.

For: Douglas Jensen Thomas &amp; Deann Thomas Joint Living Trust

Date: February 2023

CERTIFICATE OF DEDICATION

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

DESCRIPTION OF LAKOTA RIDGE SUBDIVISION

A tract of land near Troy in Lincoln County Montana, being Lot 15 of Lake Creek Ranch Phase 3 per Plat No. 7244, lying in the E 1/2 SE 1/4 of Section 17, of Twp. 30 N., R. 33 W., P.M.M., containing Lots 15A and 15B for total gross acreage of 16.37 acres more or less and more particularly described as follows:

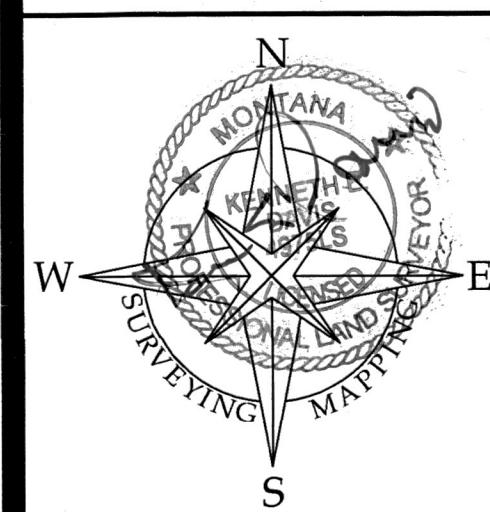
Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S, which bears N5°58'19"W 624.48 feet from the South 1/4 Corner of Section 17, Twp. 30N., R.33W., P.M.M., also being the northwest corner of parkland per Plat no. 7244; thence N31°55'10"E a total distance of 833.19 feet to a computed point being the center of the cul-de-sac located on Shoshone Trail; thence along the centerline of said Shoshone Trail easement, a 60 feet wide access and utilities easement, N81°18'02"E 270.35 feet to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the left a distance of 109.13 feet, turning through a delta angle of 20°50'29", and having a radius of 300.00 feet, to a computed point; thence continuing along the centerline of said easement N60°27'32"E 13.42 feet to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the right 109.42 feet, turning through a delta angle of 17°54'43", and having a radius of 350.00 feet, to a computed point; thence continuing along the centerline of said easement N78°22'15"E 156.10 feet to a computed point located at the intersection of Lakota Loop and Shoshone Trail; thence leaving the centerline of said Shoshone Trail easement along the centerline of Lakota Loop easement, a 60 feet wide access and utilities easement, S11°37'45"E 16.44 feet to a computed point; thence continuing along said easement along the arc of a curve to the right 90.08 feet, turning through a delta angle of 34°24'29", and having a radius of 150.00 feet, to a computed point; thence continuing along the centerline of said easement S22°46'44"W 76.99 feet to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the right a distance of 101.68 feet, turning through a delta angle of 23°18'13", and having a radius of 250.00 feet to a computed point; thence continuing along the centerline of said easement S46°04'57"W 76.66 feet to a computed point; thence continuing along the centerline of said easement along the arc of the curve the left a distance 77.52 feet, turning through a delta angle of 49°20'55", and having a radius of 90.00 feet to a computed point; thence continuing along the centerline of said easement S03°15'58"E 28.51 feet to a computed point; thence continuing along the centerline of said easement S03°15'58"E 26.20 feet to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the right a distance of 54.55 feet, turning through a delta angle of 31°15'13" and having a radius of 100.00 feet to a computed point; thence continuing along the centerline of said easement S27°59'14"W 39.41 feet to a computed point; thence continuing along the centerline of said easement S27°59'14"W 46.84 feet to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the left a distance of 74.84 feet, turning through a delta angle of 34°18'22", and having a radius of 125.00 feet, to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the left a distance of 57.28 feet, turning through a delta angle of 26°15'16", and having a radius of 125.00 feet, to a computed point; thence continuing along the centerline of said easement S32°34'23"E 155.24 feet to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the right a distance of 11.41 feet, turning through a delta angle of 2°10'48", and having a radius of 300.00 feet, to a computed point; thence continuing along the centerline of said easement along the arc of a curve to the right a distance of 12.28 feet, turning through a delta angle of 2°20'44", and having a radius of 300.00 feet, to a computed point; thence leaving said Lakota Loop easement S73°12'44"W a total distance of 1313.78 feet to a computed point located on the approximate centerline of Lake Creek; thence downstream, continuing along said approximate centerline of Lake Creek N41°31'34"E 249.41 feet to a computed point being the southwest corner of parkland per Plat no. 7244; thence leaving said approximate centerline, S45°19'31"E 74.56 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S being the southeast corner of said parkland; thence N31°55'10"E 270.36 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S being the northeast corner of said parkland; thence N58°04'50"W 72.72 feet to the point of beginning.

The aforesigned Lakota Ridge Subdivision contains Lots 15A and 15B for a total gross acreage of 16.37 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, Lakota Ridge Subdivision, Lincoln County, Montana, and we hereby grant unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric, power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on the plat as "Utility Easement" to have and hold forever.

Dated this 15 day of AUGUST 2025 A.D.

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



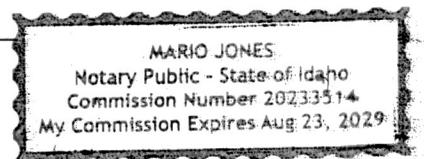
Davis Surveying, Inc.  
Troy, MT 59935  
DATE: 8/3/22  
DRAWN BY: CJR  
Land Projects 2013  
FILE: Phase 3 Lake Crk Ranch.dwg

STATE OF MONTANA  
County of Lincoln

On this 15<sup>th</sup> day of AUGUST, 2025 A.D. before me, a Notary Public in and for the State of Montana, Douglas Jensen Thomas & Deann Thomas, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Mario Jones  
Notary Public

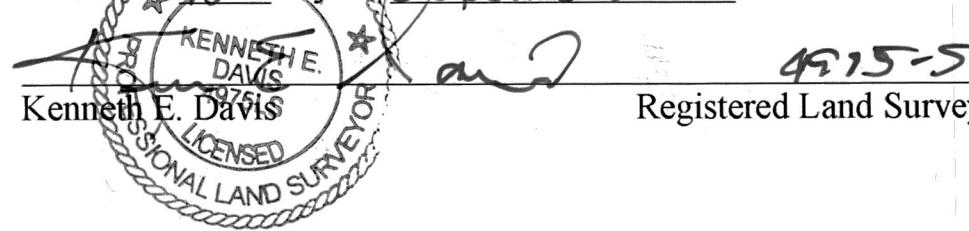
My Commission Expires

CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

I Kenneth E. Davis, do hereby certify that a survey was made of Lakota Ridge, a subsequent minor subdivision, during the month of February 2023, in accordance with the provisions of Sections 76-3-201 through 76-3-625 M.C.A. 2000; that the annexed plat is in accordance with such a survey, that the streets and dimensions of the lots are as shown hereon; and that the said platted area was laid out on the ground according to law.

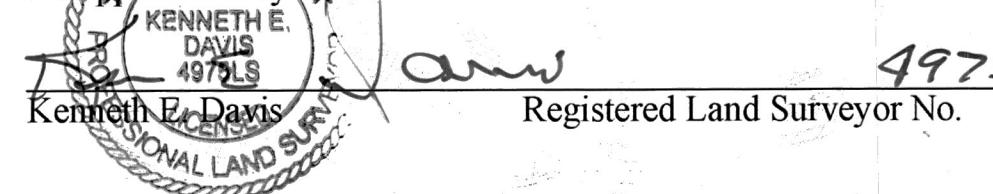
Dated this 15 day of October 2025 A.D.



Registered Land Surveyor No. 4975-S

LEGAL AND PHYSICAL ACCESS

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



Registered Land Surveyor No.

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 15 day of October, 2025 A.D.

Shane Whitfield Sedaris Caulfield  
Treasurer Lincoln County Montana

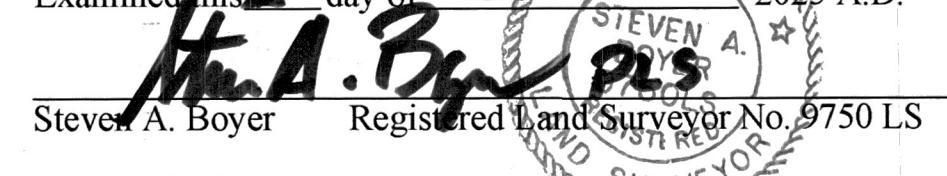
COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

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, hereby approves it this 15 day of October, 2025, A.D.

(Signatures of Commissioner)

ATTEST:

(Signature of Clerk and Recorder)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:Examined this 20<sup>th</sup> day of OCTOBER 2025 A.D.

Steven A. Boyer Registered Land Surveyor No. 9750 LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 17 day of November 2025 A.D. at 1:00 O'clock m.

Carolina Brown by Debbie Shanks  
County Clerk and Recorder Deputy

SHEET 2 OF 2 PLAT NO. 7287



LINCOLN COUNTY MONTANA

# 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 & 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

- ④ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- ⑤ FOUND A 3 1/4 INCH DIA. U.S.F.S. ALUM MONUMENT AS NOTED
- ⑥ FOUND A 5/8 INCH DIA. REBAR CAPPED ERICKSON 15272
- ⑦ FOUND A 5/8 INCH DIA. REBAR CAPPED HELPS 7939S
- ⑧ 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.

Barry G. Stidham  
Registered Land Surveyor No. 4975-S

## 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  
REGISTERED LAND SURVEYOR  
PROFESSIONAL LAND SURVEYOR  
LICENSED

4975-S  
Registered Land Surveyor No. 4975-S

## 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. 34 N., R. 25 W., 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. 4975; 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

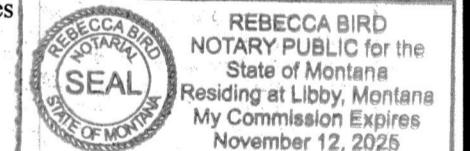
Robert T. White

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 for the  
State of Montana  
Residing at Libby, Montana  
My Commission Expires  
Nov 12, 2025



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RE



LINCOLN COUNTY MONTANA

# 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. & 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 3rd day of August, 2025 A.D.

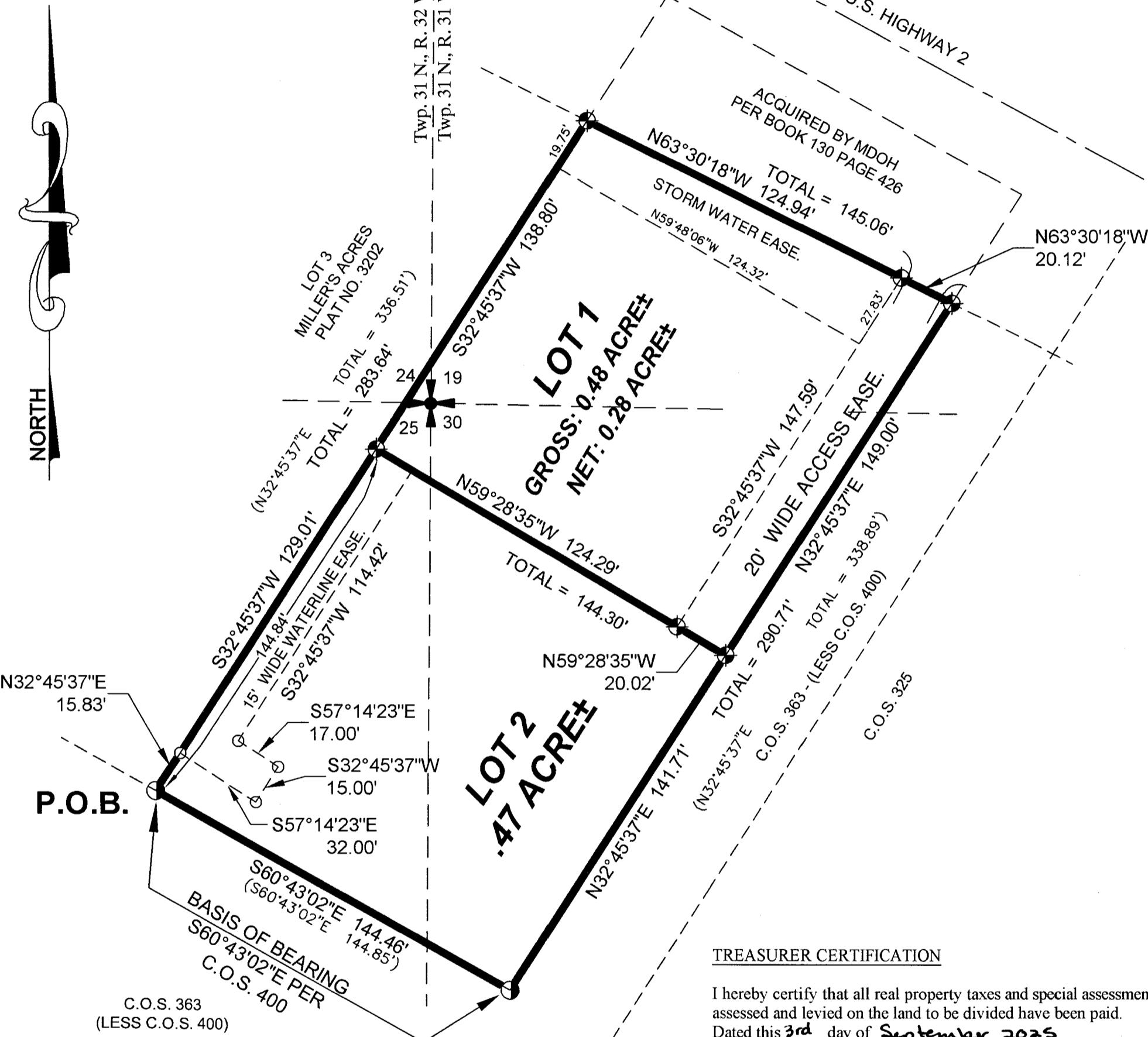
Kenneth E. Davis, Registered Land Surveyor No. 4975-S

## 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 14' feet wide.

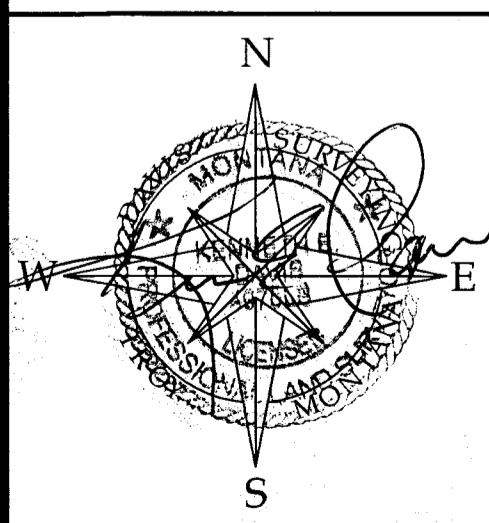
KENNETH E. DAVIS  
4975-S  
Kenneth E. Davis, Registered Land Surveyor No. 4975-S



## Graphic Scale:



(1 inch = 40 ft.)



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 9/16/22	REV: 8/14/2025
DRAWN BY: SM	
Land Projects 2022	
FILE: t313130ts-sm.dwg	

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 18th day of August, 2025 A.D.

Anthony R. Swanson

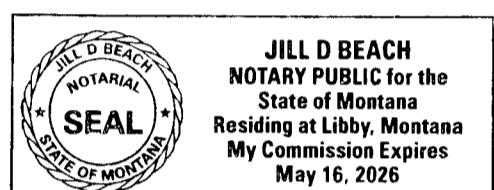
Tami G. Swanson

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.

Jill D. Beach  
Notary Public

May 16 2026  
My Commission Expires



## 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.

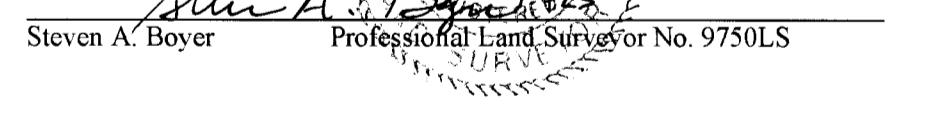
The aforescribed Yorkie Subdivision contains lots 1 and 2, for a total acreage of 0.95 acre more or less and is subject to and together with all appurtenant easements of record.

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

Sedaris Carlsberg by K. Randall  
Treasurer Lincoln County Montana

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 30th day of September, 2025 A.D. at 3:27  
O'clock p.m.

Carrie Brown  
County Clerk and Recorder  
by Jesse Sonnen  
Deputy

PLAT NO. 2284

## 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)

Title Guarantee Doc # 317671

DEQ Doc # 317677

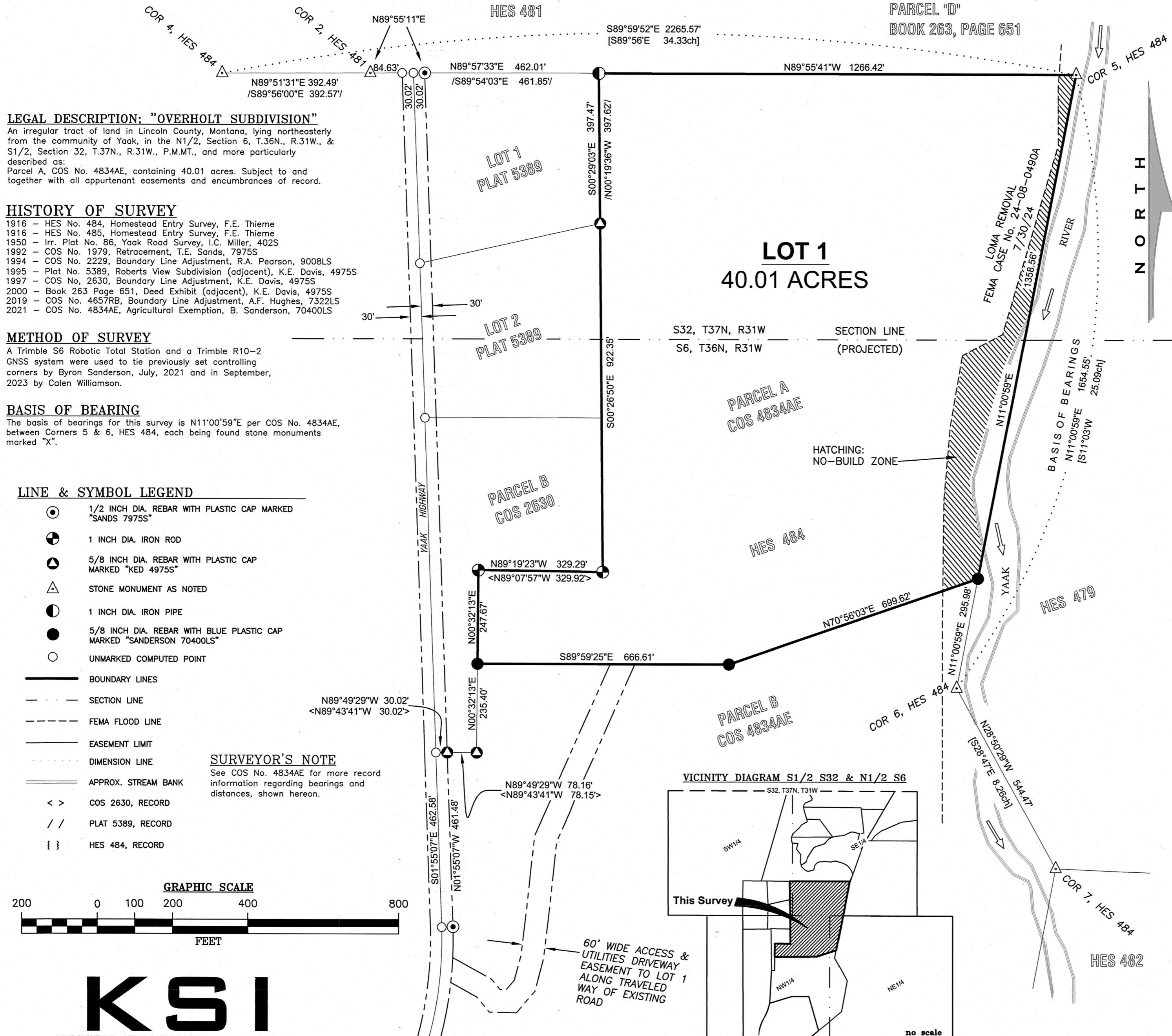
Concords Doc # 317679





# 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



**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. Schumm-Overholt*  
Dina A. Schumm-Overholt

*7-3-2025*  
Date

*David B. Overholt*  
David B. Overholt

*7-3-2025*  
Date

## 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

*Pierantonio Carloni*  
Pierantonio Carloni

**PIERANTONIO CARLONI**  
Notary Public  
State of Colorado  
Notary ID: 20104001575  
My Commission Expires Jan. 17, 2026

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*  
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*  
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*  
Byron Sanderson, PLS, 70400LS

*6-16-25*  
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 "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.

*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)(d), M.C.A.

*Sedars Carlborg by K. Randall*  
Lincoln County Treasurer

*8-28-25*  
Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 2<sup>nd</sup> day of September 2025, A.D. at 12:31 o'clock

*Caroline Brown*  
Lincoln County Clerk and Recorder

*by Teleisha Storkson*  
Deputy

DOCUMENT No. 317176

PLAT No. 7282

Guarantee 317175

Comments & Restrictions 317177

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

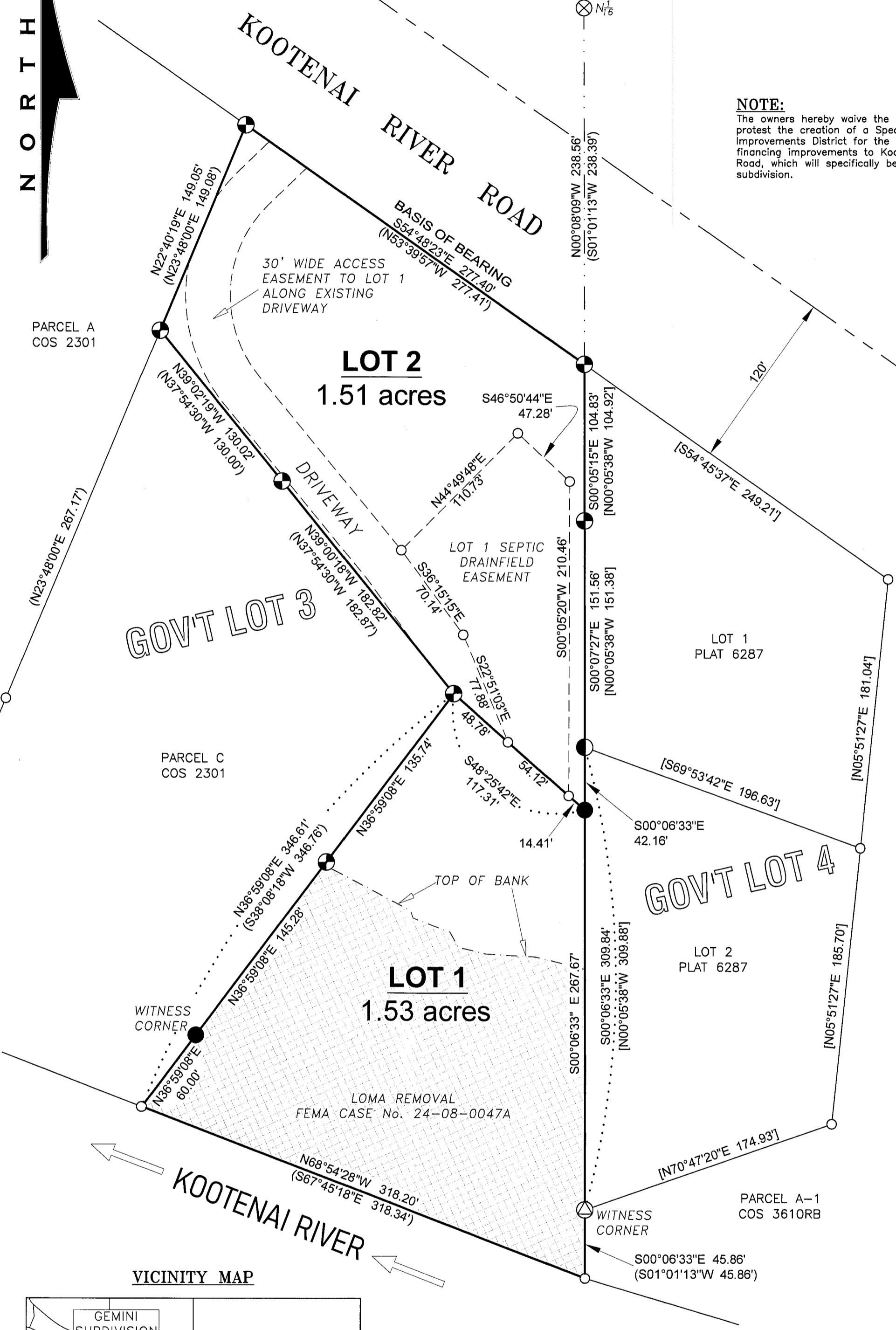
# PLAT OF GEMINI SUBDIVISION

PARCEL "E", COS No. 2301 in GOVT LOT 3, SECTION 33, T.31N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: TUNGSTEN HOLDINGS, INC. DATE: DECEMBER, 2024

NORTH



N<sup>1</sup>8

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

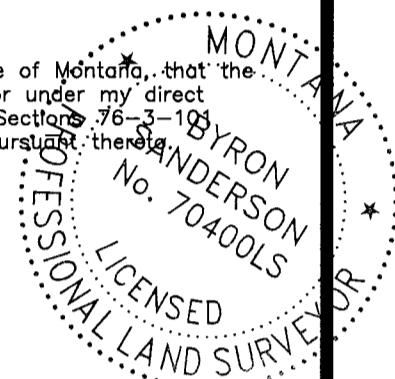


**ACKNOWLEDGMENT**

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.

*Byron Sanderson*

residing in: Libby, MT My Commission expires: March 5, 2021



**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 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

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

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

**EXAMINING LAND SURVEYOR'S CERTIFICATION**

Examined this day 13 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* 2/12/25 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.  
*Sedona Caliber for  
Lincoln County Treasurer* 1-21-25 SEAL Date

**CLERK AND RECORDER'S CERTIFICATION**

State of Montana, County of Lincoln, filed this 14 day

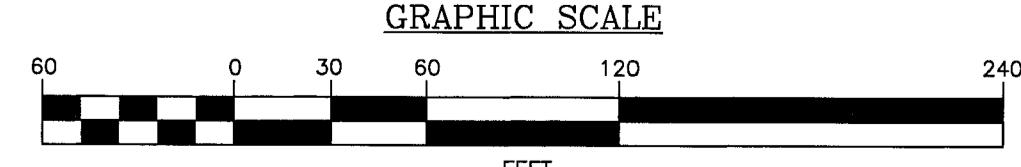
of February 2025 A.D. at 1:34 PM o'clock

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

DOCUMENT No. 314297

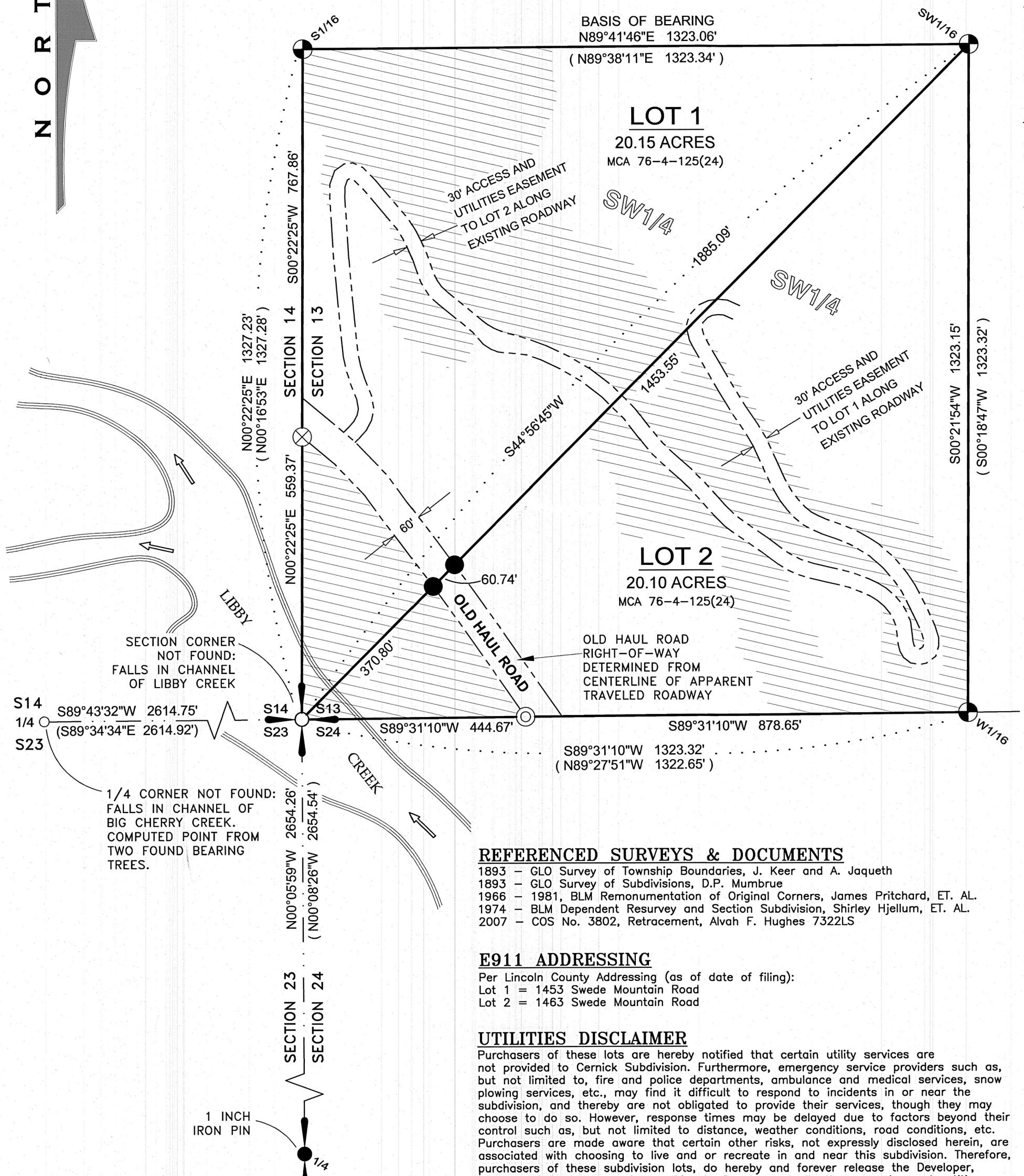
PLAT No. 7281

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	PROPERTY LINE, THIS SURVEY
GOVT LOT LINE	ROAD RIGHT-OF-WAY LIMITS
DIMENSION LINE	TOP OF BANK
( )	RECORD, COS No. 2301
[ ]	RECORD, PLAT No. 6287
NO-BUILD ZONE	





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

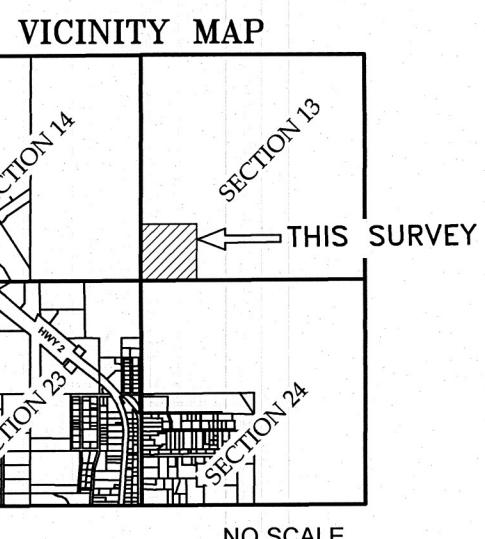
A tract of land, lying southwest of Libby, Lincoln County and more particularly described as: The SW1/4 SW1/4, Section 13, T.30N., R.31W., P.M.MT. containing 40.25 acres; subject to a 30 foot wide shared access and utilities easement for Lot 1 and Lot 2, and a 60 foot wide access easement known as Old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



SECTION 13  
SECTION 24

## LEGEND

- COMPUTED SECTION CORNER
- SECTION 1/4 CORNER AS NOTED
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- 3-1/4 INCH BLM BRASS MARKED AS NOTED
- BARE 5/8 INCH REBAR WITH NO CAP
- UNMARKED COMPUTED POINT
- COS No. 3802, RECORD
- SUBJECT PROPERTY BOUNDARY, THIS SURVEY
- EASEMENT BOUNDARIES
- DIMENSION LINE
- SECTION SUBDIVISION LINE
- APPROXIMATE BANK LIBBY CREEK
- NO BUILD ZONE

## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, NATHAN J. CERNICK AND TOBIAS CERNICK, record owners, hereby certify that the purpose of this CERNICK 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 M.C.A. 76-4-102(24). "A division of land divided that creates one or more parcels containing less than 20 acres, exclusive of roadways".

*Nathan J. Cernick* 12/23/24  
Nathan J. Cernick Date  
*Tobias Cernick* 12/23/24  
Tobias Cernick 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: 8/15/2028

## 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: 8/15/2028

## 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 25 of January 2025 A.D.  
*Steven A. Boyer* 12-20-24  
Steven A. Boyer, PLS 97500LS, 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), MCA.

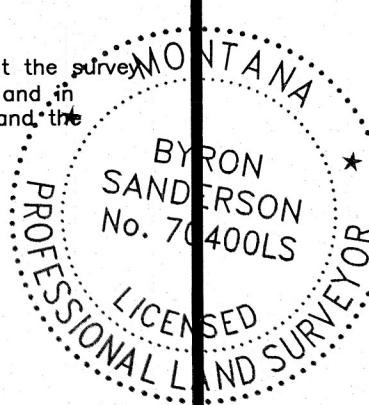
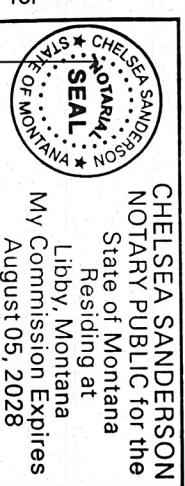
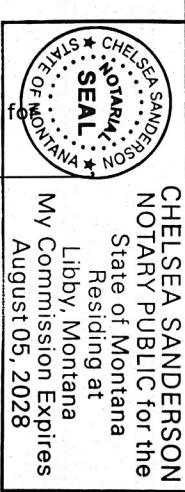
*Barbara S. Carlson* 1-9-25  
Barbara S. Carlson, for  
Lincoln County Treasurer Date

## 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  
*Corrine Brown* 1-9-25  
Corrine Brown, Lincoln County Clerk and Recorder by *Debbie Jackson* Deputy

DOCUMENT No. 313968

PLAT No. 7280



**KSI**

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

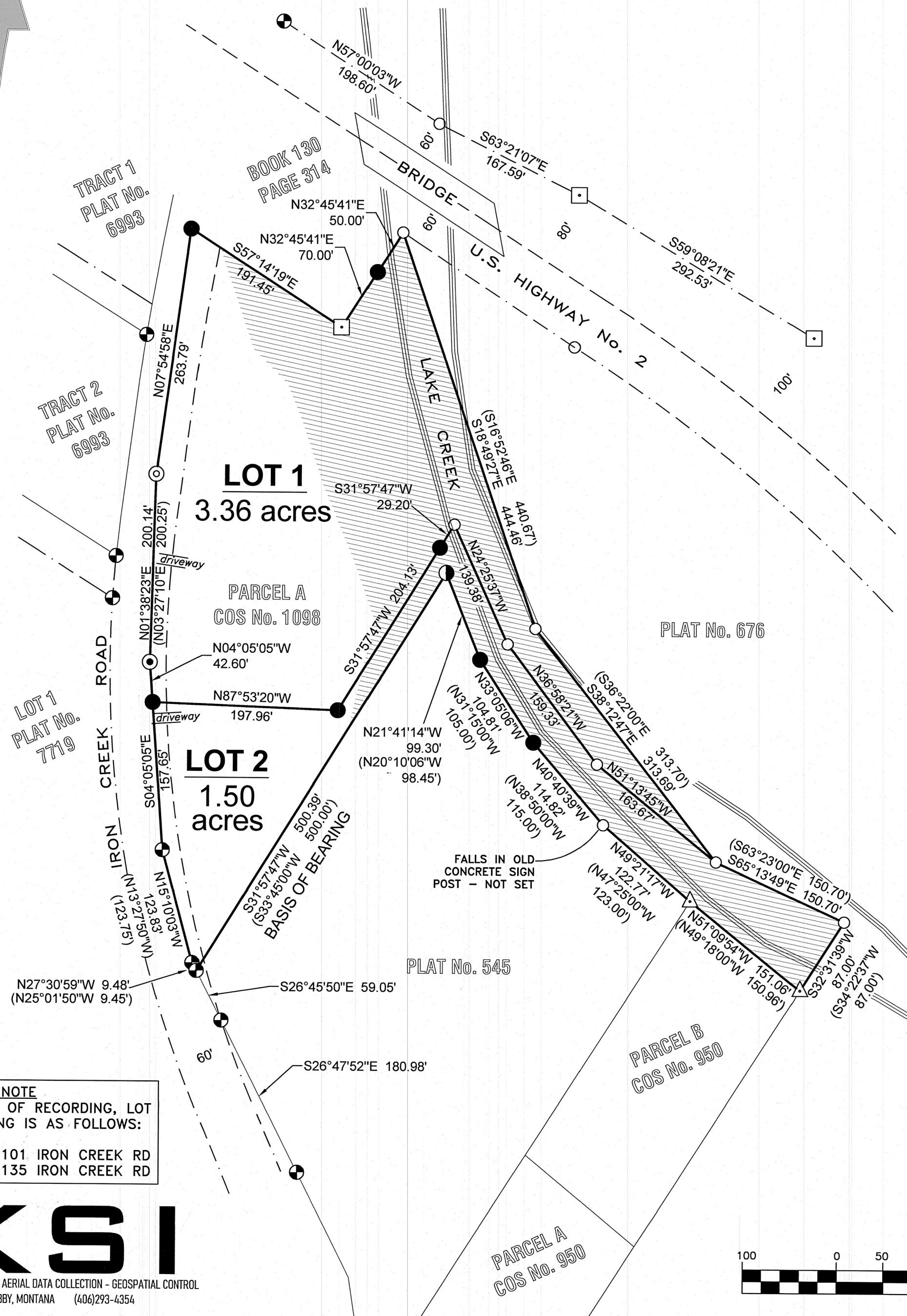
Guarantee 313967

Covenants & Restrictions 313969

# PLAT OF HENSON SUBDIVISION

AMENDED PARCEL A, COS No. 1098  
GOVT LOT 6, SECTION 18, T.31N., R.33W., P.M., MT. LINCOLN COUNTY, MONTANA  
FOR: HENSON DATE: OCTOBER, 2024

NORTH



## 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 - Plot No. 1959, Creation of Parcel, J.W. Ninneman, 574ES  
1960 - Plot 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

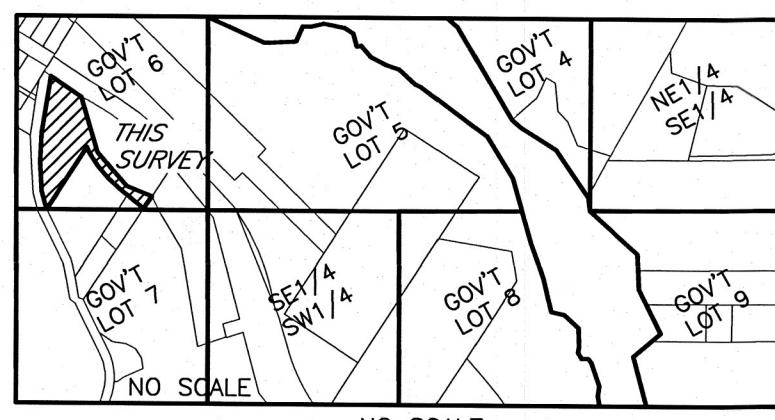
## METHOD OF SURVEY

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.

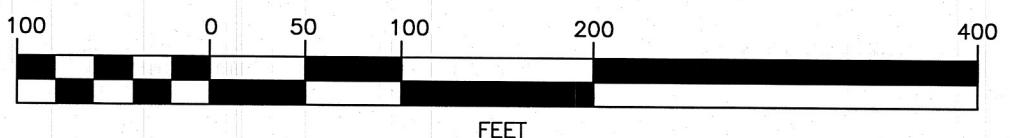
## VICINITY DIAGRAM: S1/2 SEC. 18



## 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 LINE
- DIMENSION LINE
- HIGHWAY CENTERLINE
- RIGHT-OF-WAY LIMIT
- 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

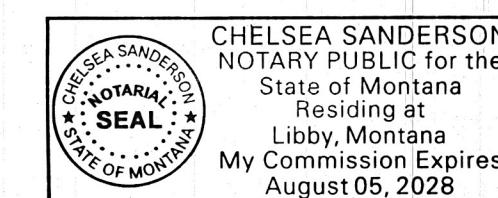
Date

## 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.

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.

10-23-24

Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 13 of November 2024.

Steven A. Boyer, 9750LS, Lincoln County Examiner and Surveyor

10-23-24

Date

## 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.

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 7:46pm o'clock.

2 Dec 2024

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)(o), M.C.A.

17-5-2024

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

by Debra Stockman  
Deputy

DOCUMENT No. 313 413

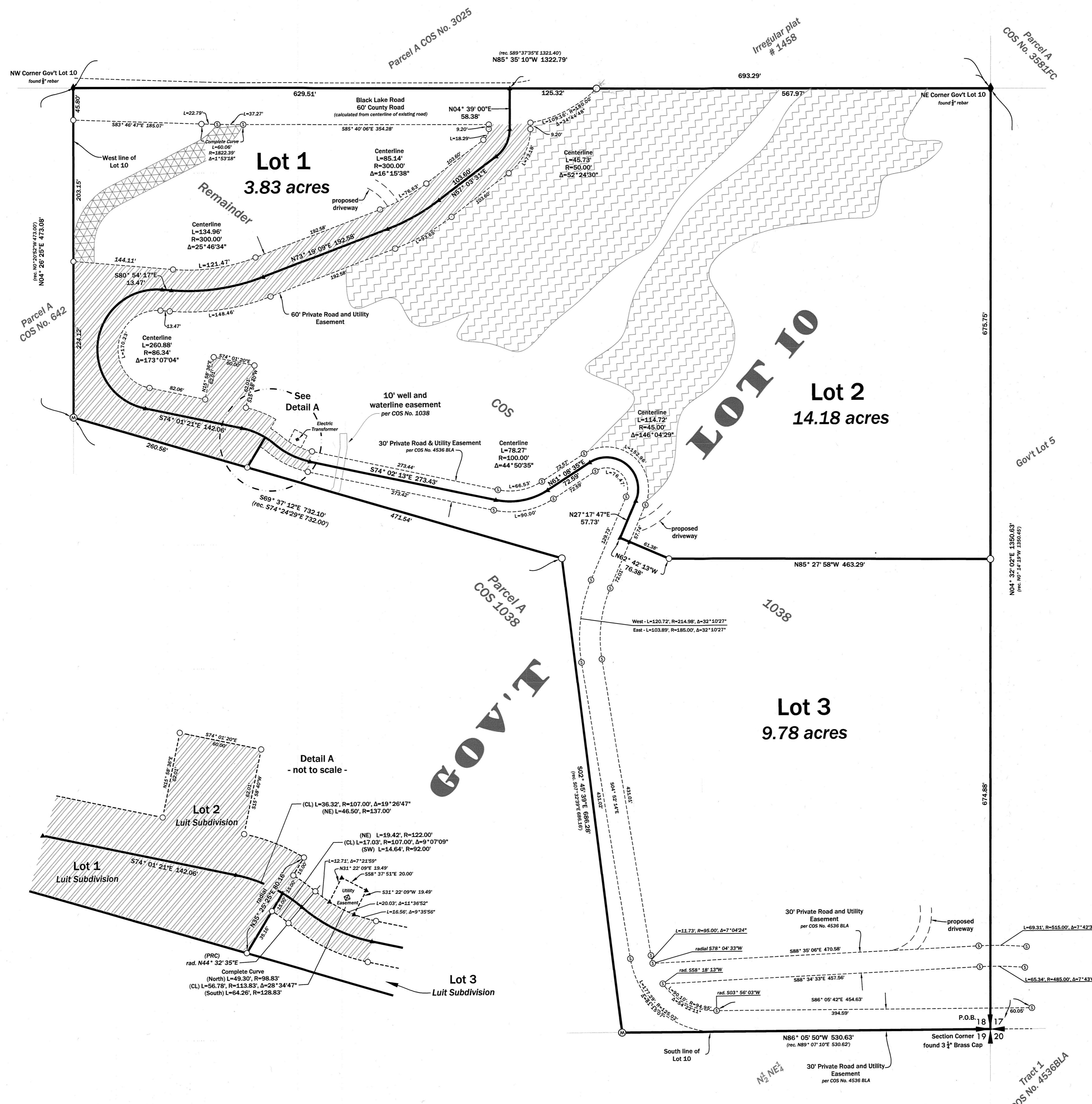
PLAT No. 7279

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

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 5/8" x 24" rebar with 1/2" aluminum cap  
"Belski 14731LS  
found 3/8" rebar  
"MDL 4232"
- found 3/8" rebar  
"Sand 7975"
- 18/17 section corner  
(as noted)
- 19/20 aliquot 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: Reclosing Lot COS No. 1038 located in Gov't Lot 10 Section 18, Township 36N Range 27W, P.M., M. Lincoln County Montana.  
More precisely 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 N02°37'29"W 732.10';  
Thence N04°26'29"W 732.10';  
Thence S85°31'07"E 1322.79' to the Northeast corner of Gov't Lot 10;  
Thence S04°32'07"W 1350.63' along the East line of said Section 18 to the Point Of Beginning.  
Containing 27.79 acres as described herein.  
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.

This instrument was acknowledged before me on January 10, 2024.

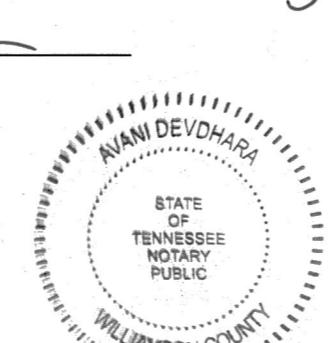
By Jayanta Lal Barua  
Notary Public

STATE OF Tennessee  
County of Williamson

STATE OF Tennessee  
County of Williamson

This instrument was acknowledged before me on January 10, 2024.

By Gina Barua  
Notary Public



CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-6-611(1)(b), MCA, that all real property taxes assessed and levied on the land described herein are paid.  
Dated this 11th day of July, 2024.

Andrew Belski, PLS  
Registration No. 14731PLS

24 Jan 24





## 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 & Judy M. Kauzlarich

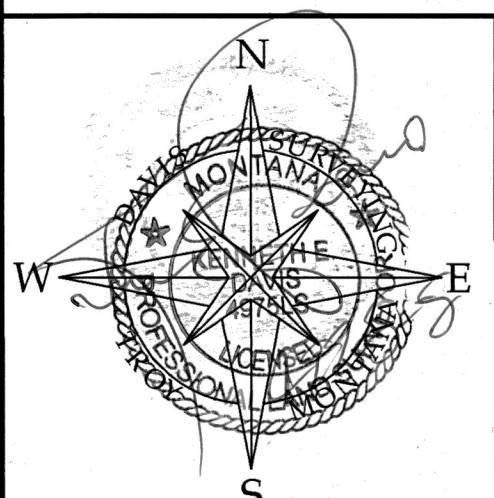
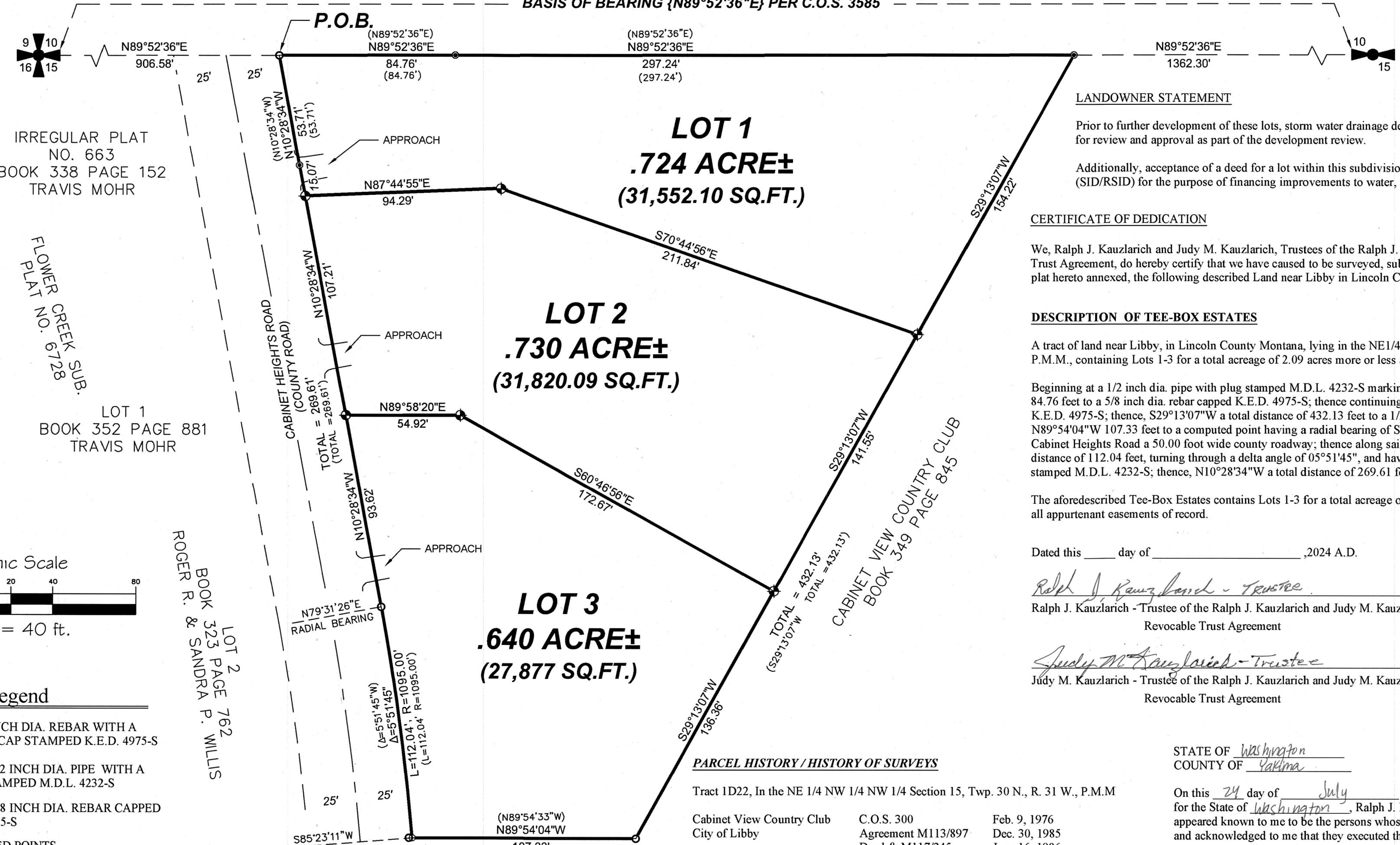
Date: June 2024

## 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



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

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

## 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 & Judy M. Kauzlarich

Date: June 2024

TOTAL ACREAGE: 2.09 ACRES±  
RESIDENTIAL LOTS

## 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, 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 aforesigned 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 19 day of September, 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 Yakima

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 to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

*Melissa Cervantes*  
Melissa Cervantes  
Notary Public

September 15, 2024  
My Commission Expires

MELISSA CERVANTES  
NOTARY PUBLIC #2301335  
STATE OF WASHINGTON  
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.

Cabinet View Country Club	C.O.S. 300	Feb. 9, 1976
City of Libby	Agreement M113/897	Dec. 30, 1985
Ralph J. & Judy Kauzlarich	Decd & M117/245	June 16, 1986
	GD M252/543	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.

*Barbara J. Amaya*  
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.

*Leanne Morgan*  
Signature of City Clerk

*Reggie Williams*  
Signature of Mayor

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 18 day of September, 2024 A.D.

*Steven A. Boyer*  
SEAL  
STATE OF MONTANA  
SURVEYOR

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.

*Carrie Brown*  
County Clerk and Recorder  
by *Debra Shuster*  
Deputy

PLAT NO. 7275

# 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

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  
Date

J. Ben Scott

6-20-24  
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.

Karen Baché

residing in: Libby

My Commission expires:

MONTANA  
NOTARY PUBLIC  
STATE OF MONTANA  
My Commission Expires September 14, 2026

## 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 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson

Byron Sanderson, PLS, 70400LS  
Date

6-14-24  
Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 26 of June 2024, A.D.

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

6-14-24  
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

Byron Sanderson, PLS, 70400LS  
Date

6-14-24  
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 Caleen 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 9:30 o'clock.

Chairperson, Board of Lincoln County Commissioners

6/17/24  
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.

Sedaris Carlberg by K. Randall

Lincoln County Treasurer  
Date

6-20-24  
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

Corraine Brown by A. Cleasha 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

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'	N55°28'24"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°35'35"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

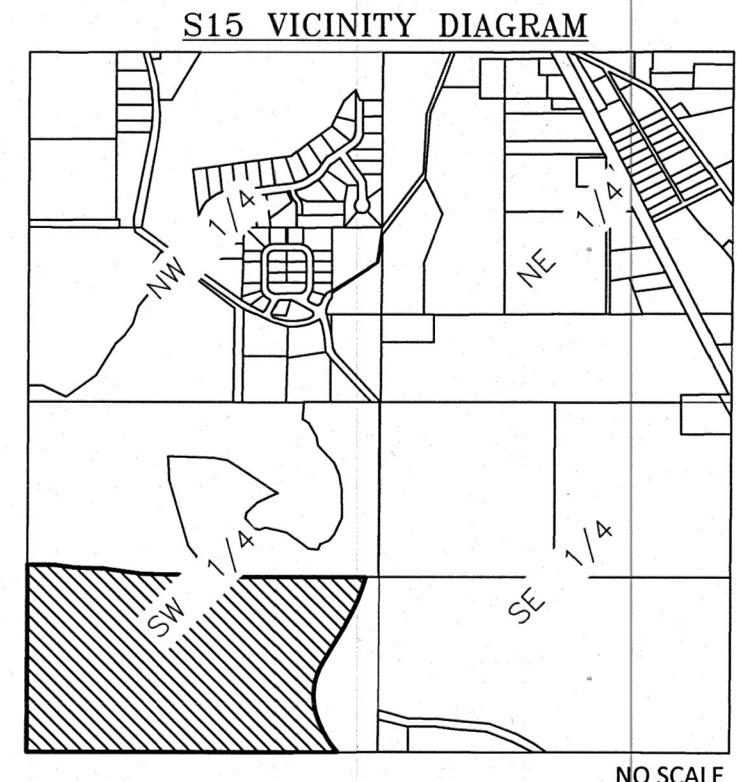
CURVE TABLE

3.25" DIAM.  
ALUMINUM CAP  
MONUMENT

S16

S15

NOTE:  
BEARINGS AND DISTANCES SHOWN HEREON ARE  
RECORD AND FOUND PER COS No. 4960RB.



USFS

SECTION CORNER to 1/4 CORNER  
S89°58'54"E 2670.95'

AS

S16

S15

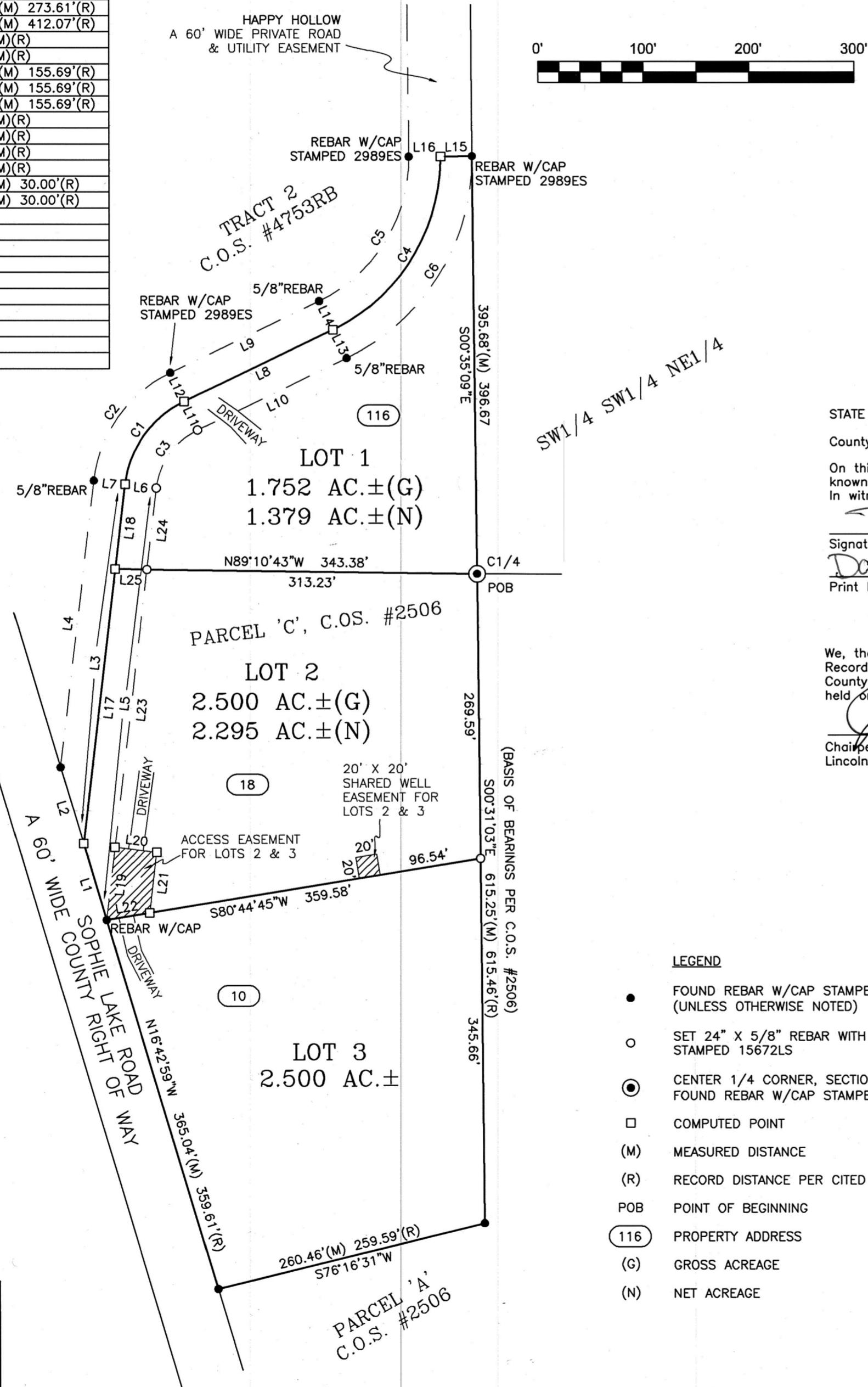
3.25" DIAM.  
ALUMINUM CAP  
MONUMENT

AS

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°44'45"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'
L21	S06°44'55"W	57.78'
L22	S80°44'45"W	41.60'
L23	N06°44'55"E	264.96'
L24	N06°44'55"E	77.74'
L25	N89°10'43"W	343.38'
		313.23'



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 South 00°31'03"East 615.25 feet along the easterly boundary of said West one-half (W1/2) of Section Thirty-three (33); thence South 76°16'31"West 260.46 feet to the easterly right of way of a 60-foot wide County right of way (Sophie Lake Road); thence the following two (2) courses and distances along said easterly right of way: North 16°38'35"West 365.04 feet, North 16°38'35"West 75.45 feet to the centerline of a 60-foot wide private road and utility easement (Happy Hollow); thence the following four (4) courses and distances along said centerline: North 06°44'27"East 342.72 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 100.00 feet and to which a radial line bears North 83°13'02"West, northeasterly 100.74 feet along said curve through a central angle of 57°43'21", on a non-tangent line North 64°23'56"East 156.75 feet to the beginning of a non-tangent curve concave northwest having a radius of 180.00 feet and to which a radial line bears South 25°35'23"East, northeasterly and northerly 203.98 feet along said curve through a central angle of 64°55'47"; thence on a non-tangent line North 89°30'00"East 29.94 feet to the easterly boundary of said West one-half (W1/2) of Section Thirty-three (33); thence South 00°35'09"East 395.68 feet along said easterly boundary to the point of beginning and containing 6.752 acres of land, gross measure, more or less. All as shown herein.

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  
Darla 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 OF NOTARY PUBLIC DO

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 11th 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 Cartberg by K. Randall  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

LEGEND

- FOUND REBAR W/CAP STAMPED 73285 (UNLESS OTHERWISE NOTED)
- SET 24" X 5/8" REBAR WITH PLASTIC CAP STAMPED 15672LS
- ◎ CENTER 1/4 CORNER, SECTION 33 FOUND REBAR W/CAP STAMPED 73285
- COMPUTED POINT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED SURVEYS HEREON
- POB POINT OF BEGINNING
- (116) PROPERTY ADDRESS
- (G) GROSS ACREAGE
- (N) NET ACREAGE

CERTIFICATE OF SURVEYOR

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

Thomas Sibson, RLS #15627LS

THOMAS SIBSON, RLS #15627LS  
STEVEN A. BOYER  
EXAMINING LAND SURVEYOR REG. NO. 97501

STATE OF MONTANA  
County of Lincoln  
SURVEYOR

Filed on the 13th day of August 2024

A.D. at 9:47 o'clock AM.

Corra Brown  
CLERK AND RECORDER

BY: CENTRAL DEPUTY

INSTRUMENT REC. NO. 311753



CERTIFICATE OF SURVEYOR

THOMAS SIBSON, RLS #15627LS  
STEVEN A. BOYER  
EXAMINING LAND SURVEYOR REG. NO. 97501

STATE OF MONTANA  
County of Lincoln  
SURVEYOR

Filed on the 13th day of August 2024

A.D. at 9:47 o'clock AM.

Corra Brown  
CLERK AND RECORDER

BY: CENTRAL DEPUTY

INSTRUMENT REC. NO. 311753

PLAT NO. 7273

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

**LEGAL DESCRIPTION**

The SE<sub>1</sub>, SW<sub>1</sub>, the S<sub>1</sub>, SE<sub>1</sub> and the NE<sub>1</sub>, SE<sub>1</sub> 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<sub>1</sub>, the SE<sub>1</sub> and the SW<sub>1</sub> 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<sub>1</sub>, NE<sub>1</sub> and E<sub>1</sub>, NW<sub>1</sub> 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<sub>1</sub>, SE<sub>1</sub> of Section 15;  
Thence along said West line S04°13'37"W 660.35 feet to the Southeast  $\frac{1}{4}$  Corner;  
Thence along the South line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15 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  $\frac{1}{16}$  Corner;  
Thence along the South line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15 N85°49'24"W 1327.26 feet to the Southwest  $\frac{1}{4}$  Corner of Section 15;  
Thence along the West line of the Southwest  $\frac{1}{4}$  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  $\frac{1}{16}$  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  $\frac{1}{16}$  Corner of Section 22;  
Thence along the West line of the Northeast  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , S04°15'42"W 1322.95 feet to the Center-West  $\frac{1}{16}$  Corner of Section 22;  
Thence along the West line of the Northeast  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$ , S04°18'07"W 1322.88 feet to the Southwest  $\frac{1}{16}$  Corner of Section 22;  
Thence S04°56'42"E 130.79 feet;  
Thence S1°52'31"4"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  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22 S04°16'03"W 1102.84 feet to the West  $\frac{1}{4}$  Corner common to Sections 22 and 27;  
Thence along the South line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22 S05°09'48"E 1333.75 feet to the  $\frac{1}{4}$  Corner common to Sections 22 and 27;  
Thence along the South line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , N04°01'57"E 2667.79 feet to the Southeast Corner of Section 22;  
Thence along the East line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , N04°01'57"E 2669.50 feet to the  $\frac{1}{4}$  Corner common to Sections 22 and 23;  
Thence along the East line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , N04°04'10"E 1334.69 feet to the North  $\frac{1}{16}$  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 herein.  
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, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under, and across each area designated on this plat as "Utility Easement to have and to hold forever."

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.

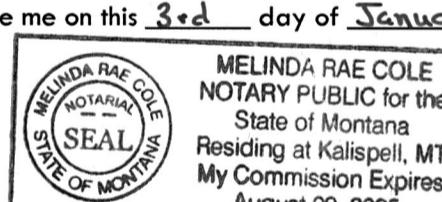
The Undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide, telephone, internet, electric power, gas, cable television, to the public the right to the joint use of an easement for the construction, maintenance, repair, and 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 : ss.  
County of Flathead

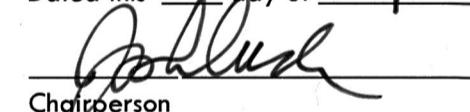
This instrument was acknowledged before me on this 3rd day of January, 2024, by Paul Wachholz for Talking Timbers, LLC.

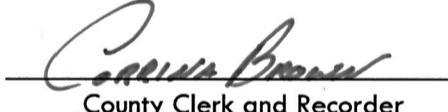
  
Melinda Rae Cole  
NOTARY PUBLIC for the  
State of Montana  
Residence: Whitefish, MT  
My Commission Expires  
August 08, 2025.

**CERTIFICATE OF COUNTY Commissioners**

We, the undersigned Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Caren 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.

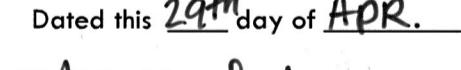
Dated this 24 day of April, 2024

  
Chairperson  
Board of County Commissioners  
Lincoln County, Montana

  
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 herein are paid.

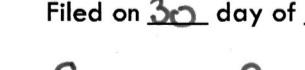
Dated this 29th day of APR, 2024

  
Caren Brown  
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.

  
Caren Brown  
County Clerk & Recorder

By: Debrah Shanks  
Deputy

Instrument Record No. 310321

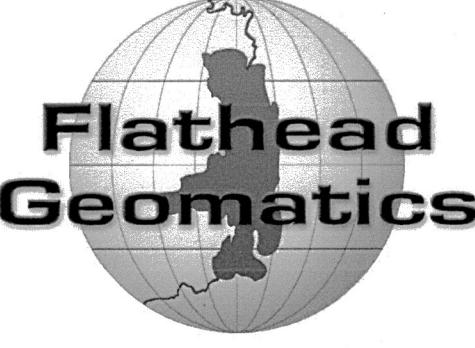
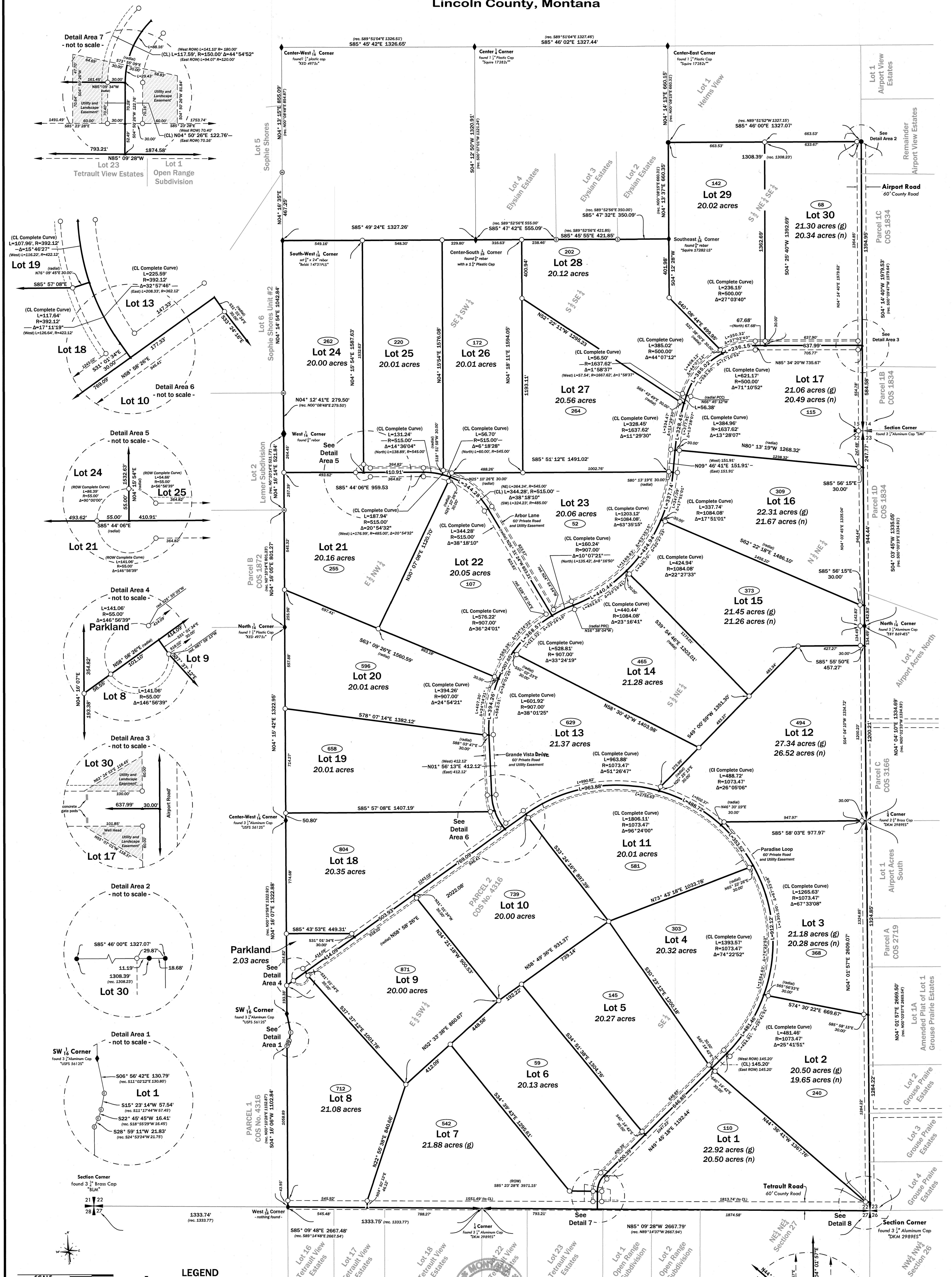
Guarantee: 310320

Covenants: 310322

Sheet 2 of 2

21-052 Talking Timbers, LLC

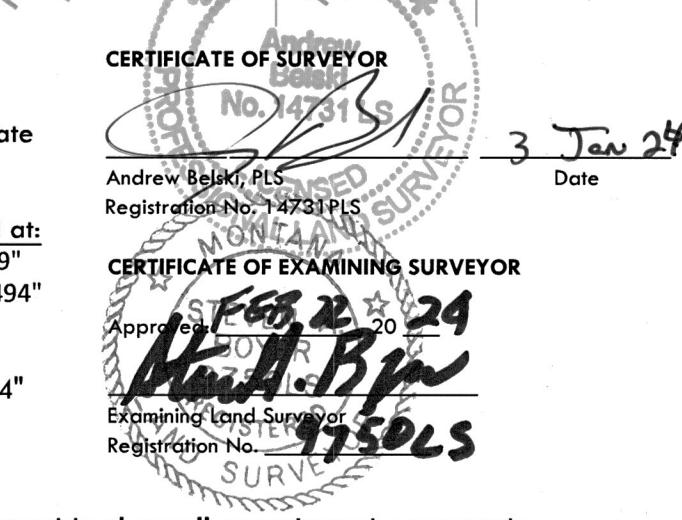
Final Plat of  
The Ranch at Eureka  
Sections 15 & 22, T37N R27W, P.M., M.  
Lincoln County, Montana



250 Wisconsin Ave.  
Whitefish, MT 59937  
406.869.2492

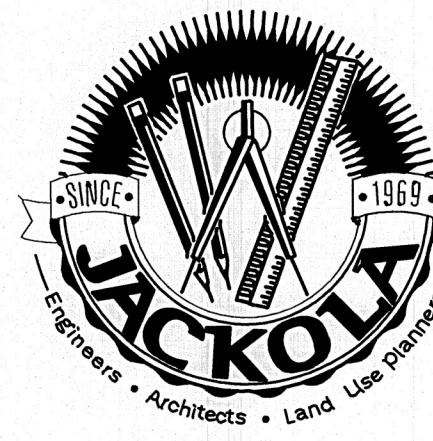
311 SW Jefferson Avenue  
Corvallis, OR 97333  
541.728.9990  
541.728.9994

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









PREPARED BY:  
JACKOLA ENGINEERING & ARCHITECTURE, P.C.  
2250 HWY 93 SOUTH  
P.O. BOX 1134  
KAISPELL, 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

PAGE 2 OF 2

SCALE: 1" = 100'

LEGEND:  
● FOUND 5/8" RE-BAR WITH PLASTIC CAP  
MARKED "BURTON 54285"  
● FOUND 5/8" RE-BAR WITH PLASTIC CAP  
MARKED "MARQUARDT 73285"  
● FOUND AX4 CONC. R/W MONUMENT  
● FOUND 5/8" RE-BAR W/ PLASTIC CAP  
MARKED "ERICSON 15272LS"  
○ SET 5/8" X 24" RE-BAR W/ PLASTIC CAP  
MARKED "ERICSON 15272LS"  
P.O.B. = POINT OF BEGINNING  
(R1) = PLAT OF INDIAN SPRINGS  
SUBDIVISION, PHASE 2A

**TOTAL AREA 25.925 AC.**

LOTS:  
ROADS:

23.573 AC.  
2.352 AC.

## INDIAN SPRINGS ROAD

EXISTING 60' WIDE PRIVATE  
ACCESS & UTILITY EASEMENT

Lot 69  
Indian Springs  
Subdivision,  
Phase 1

Lot 70A  
Amend. 170  
Indian Springs,  
Phase 1

Lot 71A  
Amended Plat of Lots  
70 & 72  
Indian Springs  
Subdivision, Phase 1

Amended  
Plat of Lots  
73, 76  
Indian Springs  
Subdivision, Phase 2

SEE DETAIL

574°59'30"E 149.26'  
S14°59'34"W 53.61'

R=280.00'

L=128.40'

Δ=26°16'24"

R=220.00'

L=100.88'

Δ=26°16'24"

R=530.00'

L=0.49'

Δ=0°03'10"

R=530.00'

L=0.49'

Δ=0°03'10"

R=220.00'

L=100.88'

Δ=26°16'24"

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R=220.00'

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R=530.00'

L=0.49'

Δ=0°03'10"

R=220.00'

L=100.88'

Δ=26°16'24"

R=280.00'

L=128.40'

Δ=26°16'24"

R=530.00'

L=0.49'

Δ=0°03'10"

R=220.00'

L=100.88'

Δ=26°16'24"

R=280.00'

L=128.40'

Δ=26°16'2



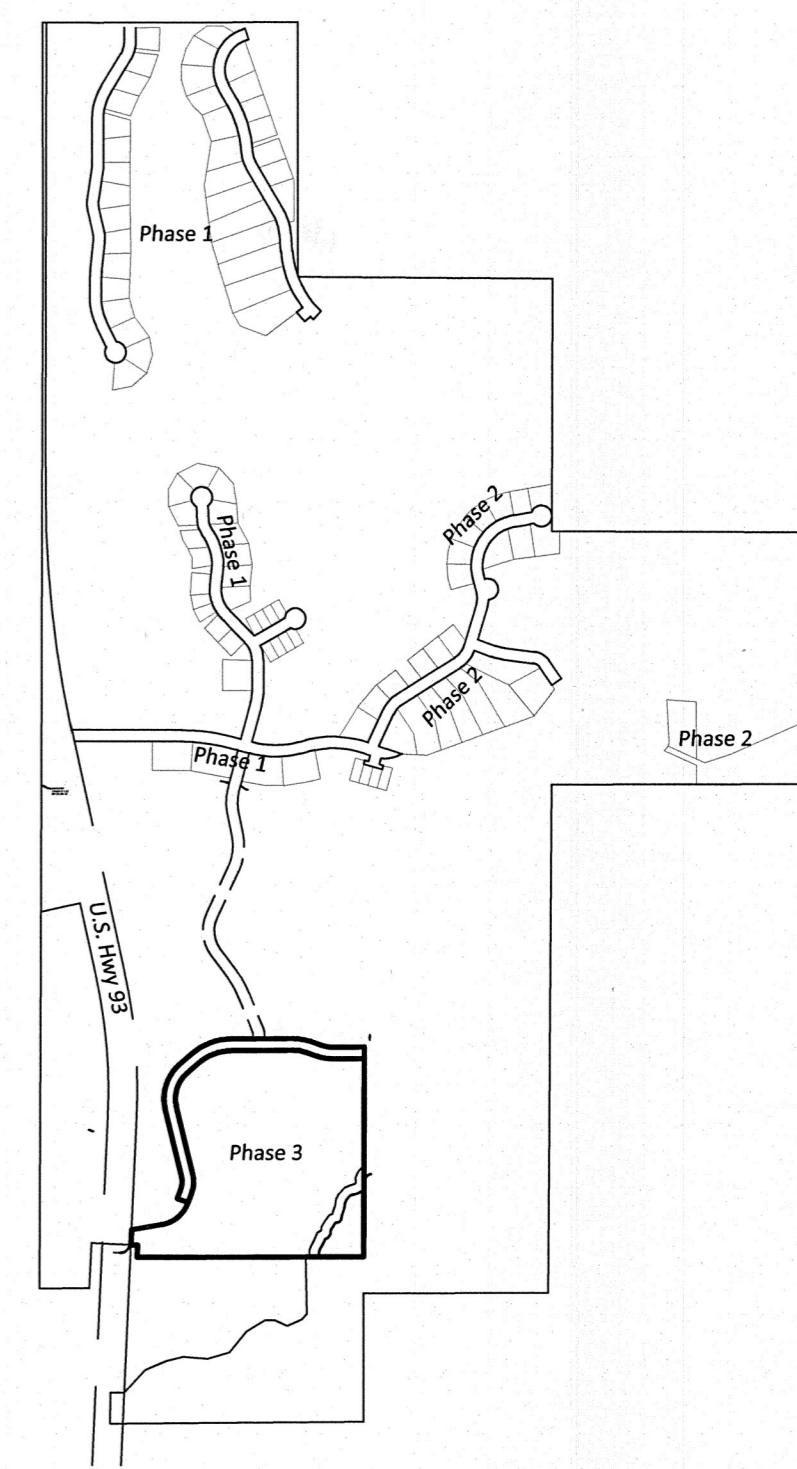
PREPARED BY:  
JACKOLA ENGINEERING & ARCHITECTURE, P.C.  
2250 HWY 93 SOUTH  
KAISPELL, MT 59903  
406-755-3208

PREPARED FOR: SCHICKEDANZ WEST  
PROPERTY OWNER(S): SCHICKEDANZ MONTANA, LLC  
PROJECT No: 190505  
DATE: FEBRUARY 2023  
PURPOSE OF SURVEY: SUBDIVISION

# 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

## 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 PORTION OF THE INDIAN SPRINGS SUBDIVISION, PHASE 2A LOCATED THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE E 1/2 OF THE NW 1/4 OF SECTION 36, THENCE ON AND ALONG THE WEST LINE OF SAID E 1/2 NW 1/4 500' 11" 29" W, A DISTANCE OF 2665.04 FEET; THENCE LEAVING SAID WEST LINE NORTH 00' 00" E, A DISTANCE OF 102.35' 48" E, A DISTANCE OF 236.03 FEET; THENCE S87° 73' 34" E, A DISTANCE OF 205.99 FEET TO A POINT LYING ON THE EASTERN BOUNDARY OF A HIGHWAY RIGHT-OF-WAY EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ON AND ALONG SAID EASEMENT BOUNDARY N02° 30' 05" E, A DISTANCE OF 76.11 FEET; THENCE N80° 11' 04" E, A DISTANCE OF 155.70 FEET; THENCE N09° 27' 30" W, A DISTANCE OF 180.00 FEET; THENCE CURVE TO THE LEFT THROUGH AN ANGLE OF 59° 55' 24", AN ARC DISTANCE OF 181.25 FEET; THENCE N69° 27' 30" W, A DISTANCE OF 60.00 FEET; THENCE N20° 22' 21" E, A DISTANCE OF 46.53 FEET; THENCE N09° 27' 30" W, A DISTANCE OF 120.00 FEET; THENCE CURVE TO THE LEFT THROUGH AN ANGLE OF 34° 00' 00", AN ARC DISTANCE OF 71.21 FEET; THENCE N13° 37' 39" W, A DISTANCE OF 362.33 FEET; THENCE N09° 27' 30" W, A DISTANCE OF 120.00 FEET; THENCE CURVE TO THE RIGHT THROUGH AN ANGLE OF 62° 22' 24", AN ARC DISTANCE OF 250.39 FEET; THENCE N09° 27' 30" W, A DISTANCE OF 120.00 FEET; THENCE CURVE TO THE RIGHT THROUGH AN ANGLE OF 40° 28' 04", AN ARC DISTANCE OF 233.08 FEET; THENCE N87° 74' 51" E, A DISTANCE OF 320.63 FEET; THENCE SOUTHEASTERLY ALONG A 280.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 19° 02' 22", AN ARC DISTANCE OF 93.04 FEET; THENCE S21° 00' 00" E, A DISTANCE OF 63.29 FEET; THENCE SOUTHEASTERLY ALONG A 220.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 19° 02' 22", AN ARC DISTANCE OF 149.98 FEET; THENCE S00° 07' 24" W, A DISTANCE OF 1087.32 FEET; THENCE S89° 51' 14" W, A DISTANCE OF 201.38 FEET TO A POINT LYING ON THE NORTH BOUNDARY OF PARCEL A OF CERTIFICATE OF SURVEY NO. 426886, RECORDS OF LINCOLN COUNTY, MONTANA; THENCE N00° 07' 24" W, A DISTANCE OF 880.00 FEET; THENCE N02° 13' 56" E, A DISTANCE OF 63.45 FEET; THENCE N87° 20' 34" W, A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING;

THIS TRACT CONTAINS 25.925 ACRES, TOGETHER WITH A 40-FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN HEREON, AND 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 IS TO BE KNOWN AND DESIGNATED AS INDIAN SPRINGS, PHASE 3.

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, OR OTHER UTILITIES, THE RIGHT AND FREEWAY EASEMENT FOR EACH CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES IN THE UNDERSIGNED ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

SCHICKEDANZ MONTANA, LLC  
By: *M. Schick*  
MANFRED (FRED) SCHICKEDANZ, MANAGER

### CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, *John L. Betscher*, CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA, AND *Debra L. Boyer*, 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.

*John L. Betscher*  
Chairperson, Board of County Commissioners  
Lincoln County, Montana

### 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.

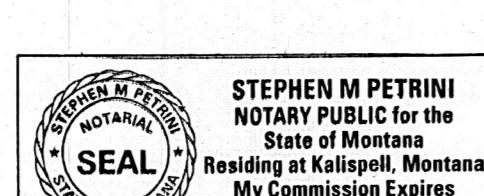
DATED THE 28 DAY OF February, 2023.

*Abigail J. Adams c/o Sedaris Carlberg*  
Treasurer, Lincoln County, Montana

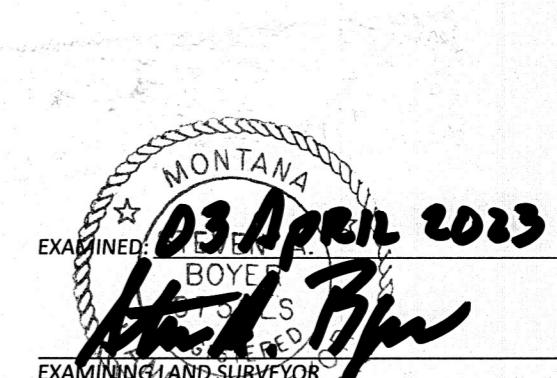


STATE OF MONTANA )  
COUNTY OF LINCOLN )  
ON THIS 23 DAY OF May, 2023 BEFORE ME THE UNDERSIGNED, A NOTARY  
PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED MANFRED (FRED) SCHICKEDANZ, MANAGER OF  
SCHICKEDANZ MONTANA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
WITHIN INSTRUMENT 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.

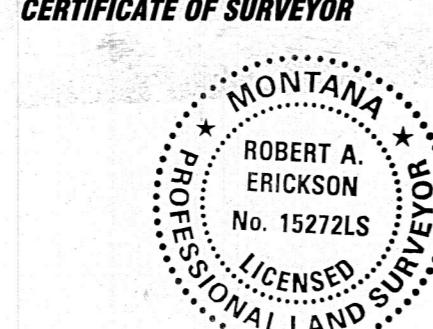


NOTARY PUBLIC FOR THE STATE OF MONTANA



I HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION  
OF ROADS WITHIN INDIAN SPRINGS RANCH, PHASE 3 MEET  
THE LINCOLN COUNTY SUBDIVISION REGULATIONS STANDARDS.

### CERTIFICATE OF SURVEYOR



*Robert A. Erickson* 3/20/23  
REGISTERED LAND SURVEYOR  
REGISTRATION NUMBER 15272LS

STATE OF MONTANA  
COUNTY OF LINCOLN

FILE ON THE 12 DAY OF March, 2024  
AT 4:42 O'CLOCK P.M.

*Corrina Brown*  
COUNTY CLERK AND RECORDER  
By: *Debra L. Boyer*  
DEPUTY

INSTRUMENT RECORD NO. 309711

PM 7 269

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 $\pm$

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

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(i))

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

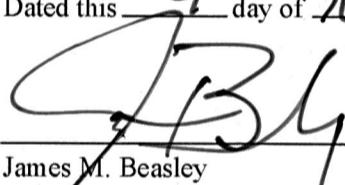
A tract of land, southeasterly of Libby, Montana in Lincoln County and in the SE 1/4 of the NE 1/4 of Section 23, Twp. 30 N., R. 31 W., P.M.M. within Lot 17 of "Darsow Homesites Plat 525, containing 2.71 acres more or less and more particularly described as follows:

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.

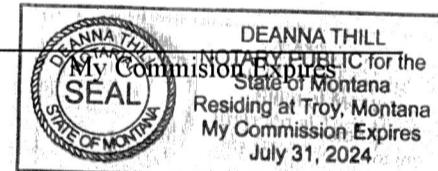
Dated this 9 day of November 2023 A.D.

  
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.

  
Deanna Thill  
Notary Public

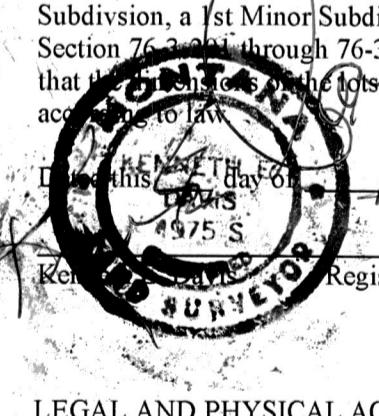


CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

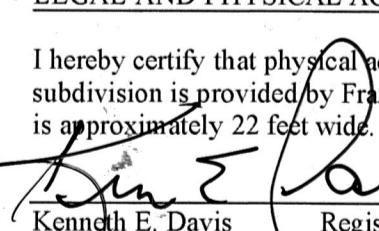
I, Kenneth E. Davis, a registered land surveyor do hereby certify that a survey was made of Southsider Subdivision, a 1st Minor Subdivision, during the month of June 2020, in accordance with the provisions of Section 76-2-205 through 76-3-625 M.C.A. 2021; that the annexed Plat is in accordance with such a survey, that the boundaries of the lots are as shown herein; and that the said platted area was laid out on the ground according to law.

Dated this 17th day of December 2023 A.D.

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

LEGAL AND PHYSICAL ACCESS

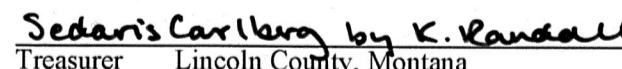
I hereby certify that physical access to all lots within this subdivision is provided by Frazey Loop Road. The driving surface is approximately 22 feet wide.

  
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.

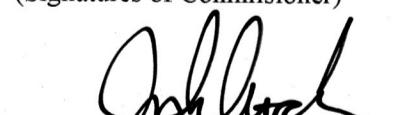
  
Steven A. Boyer  
Treasurer Lincoln County, Montana

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.

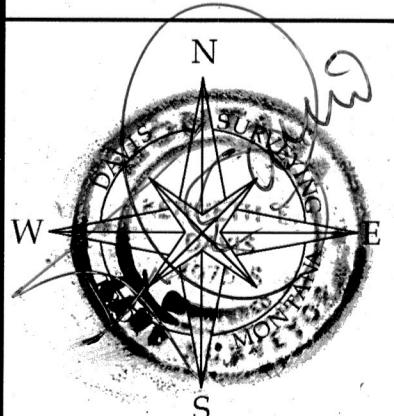
This 3 day of January, 2024 A.D.

(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

LEGEND

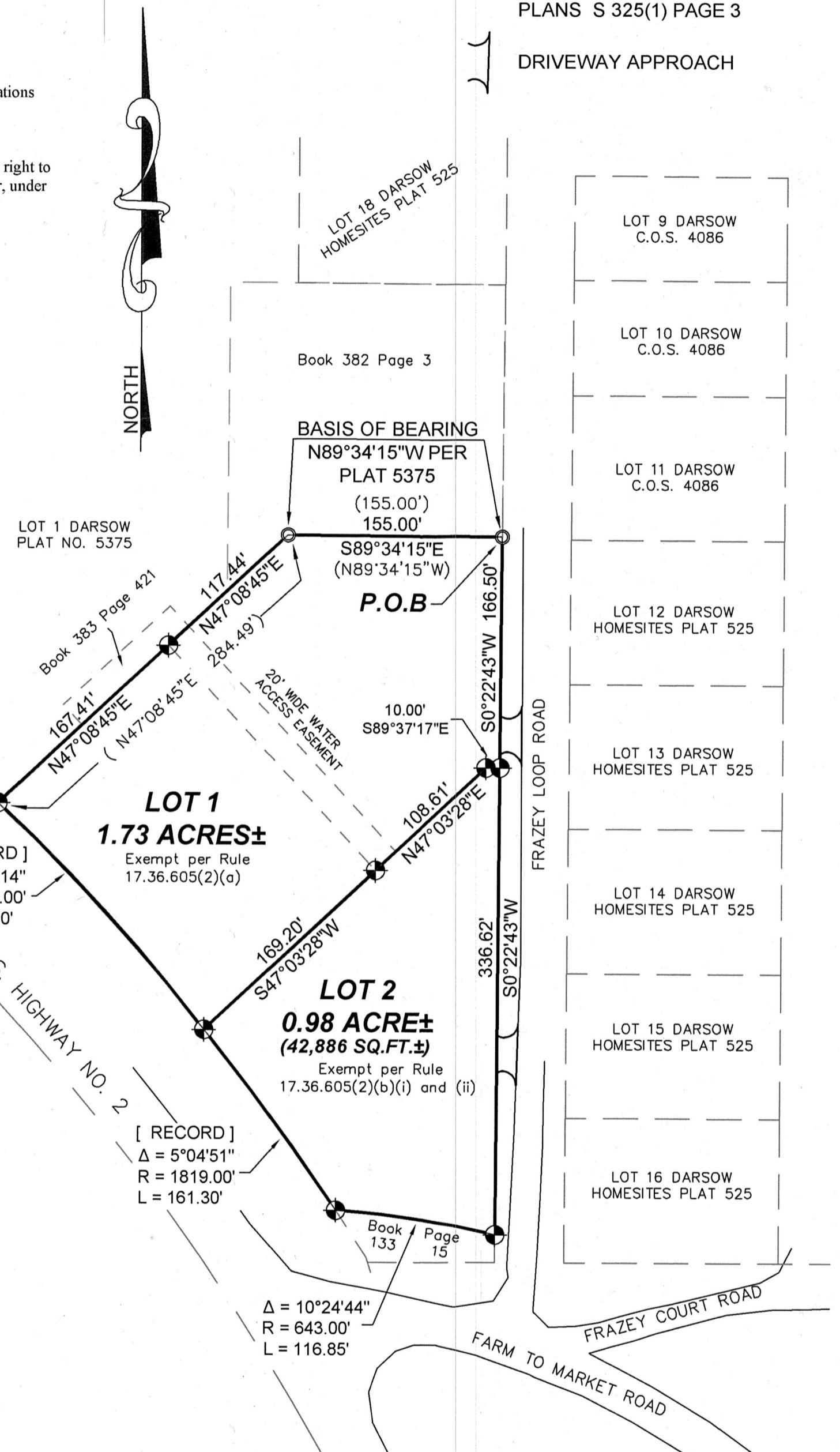
 SET 5/8 INCH DIA. REBAR  
CAPPED K.E.D. 4975-S

 FOUND 5/8 INCH DIA. REBAR  
CAPPED J.R.S. 9958-LS

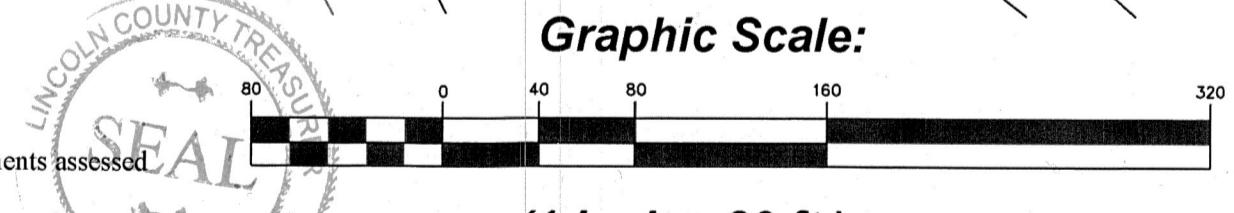
 RECORD PER PLAT 5375

 RECORD PER MONTANA DEPARTMENT  
OF TRANSPORTATION RIGHT-OF-WAY  
PLANS S 325(1) PAGE 3

 DRIVEWAY APPROACH



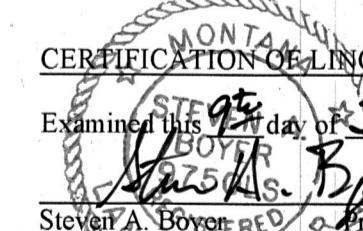
**Graphic Scale:**



(1 inch = 80 ft.)

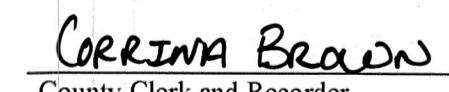
CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 9th 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  
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

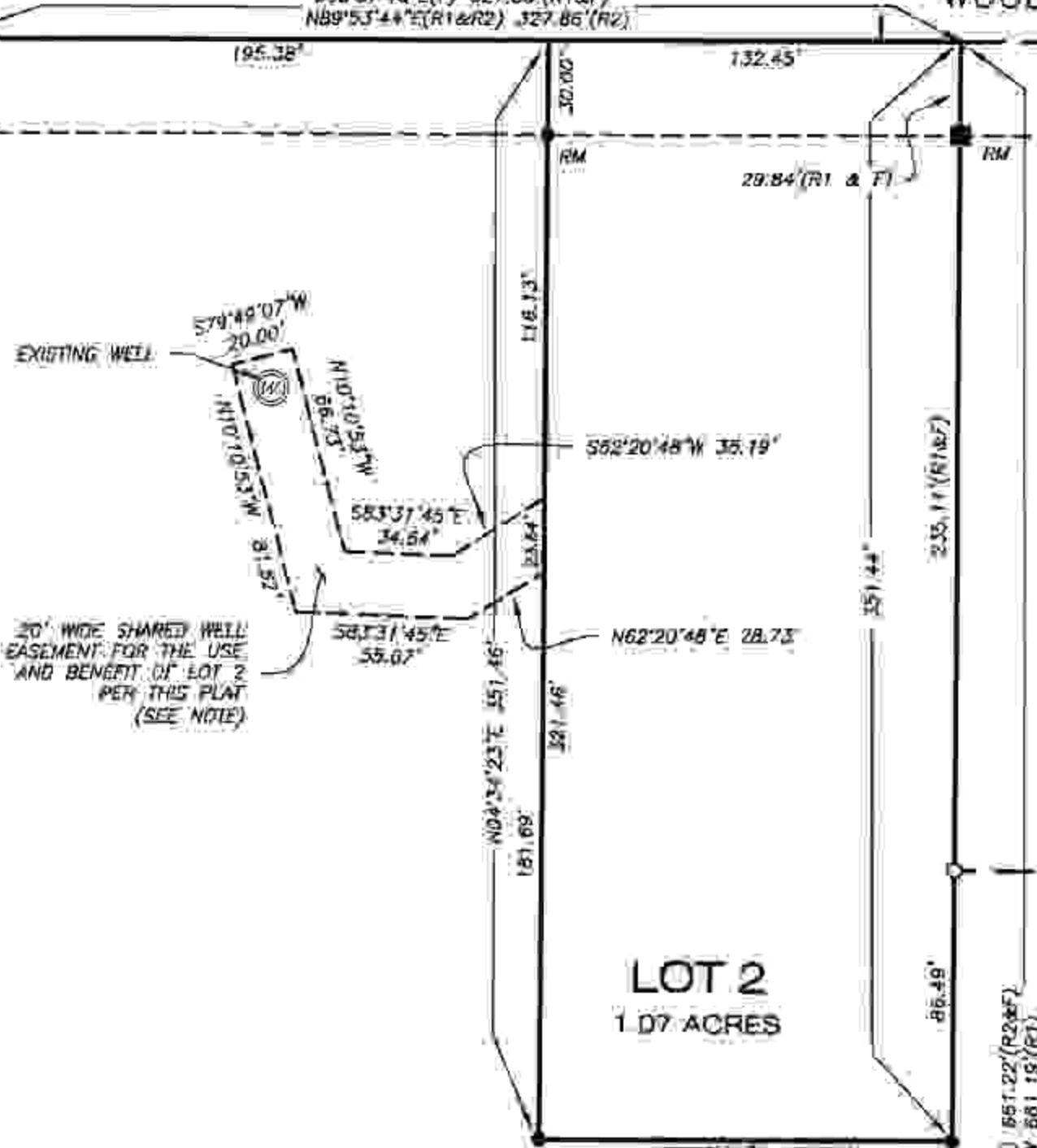
## WOODLAND HEIGHTS SUBDIVISION

LOT 17A

LOT 17B

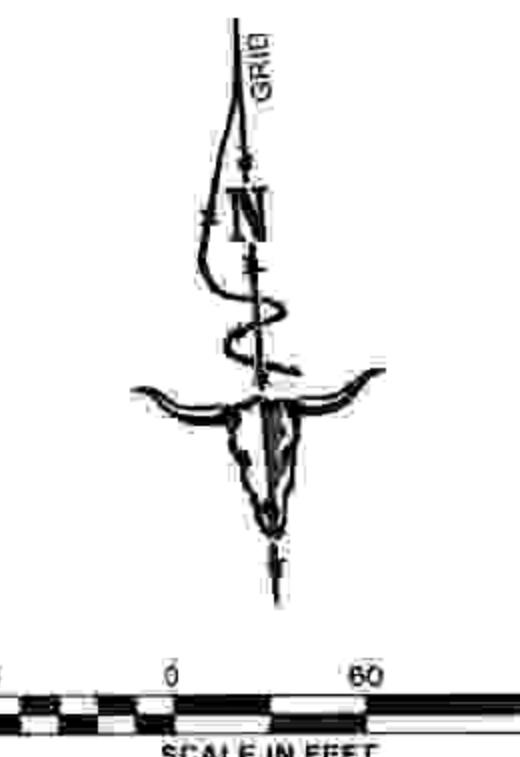
58537'48"E 327.83'(R1/4)  
N89°54'44"E 327.86'(R2)

WOODLAND HEIGHTS ROAD

LOT 1  
3.91 ACRESTREASUREVIEW ESTATES  
TRACT A  
LOT 5

## LEGEND

- = SET 3/8" X 24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
- ▲ = FOUND 1-1/4" YPC (13745)
- = FOUND 3/8" REBAR (NO CAP)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD ON ADDITIVE PER MELVIN'S SUBDIVISION
- (R2) = RECORD ON ADDITIVE PER COS 17B
- (R3) = RECORD ON ADDITIVE PER THROOP SUBDIVISION
- RM = REFERENCE MONUMENT
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- COS = CERTIFICATE OF SURVEY

BASIS OF BEARING:  
STATE PLANE MONTANA - ZONE 2500  
GROUND (TRUE) DISTANCES  
GRID NORTHDATE:  
MAY 2023RECORD OWNERS:  
TUNGSTEN HOLDINGS, INC.SURVEY COMMISSIONED BY:  
TUNGSTEN HOLDINGS INCAREA SUMMARY:  
4.98 ACRES (TOTAL SUBDIVISION)  
4.98 ACRES (LOTS)60 0 60 120  
SCALE IN FEET

## 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" OR CERTIFICATE OF SURVEY NO. 1194, RECORDS OF LINCOLN COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 31 WEST, PRINCIPAL MERIDIAN MONTANA: 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 17.38.605(2)(b), TO WIT: (b) A PARCEL THAT HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 4, 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 SecretarySTATE OF Montana  
COUNTY OF LincolnTHIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023 BY Tim Rooney  
AS Notary Public FOR TUNGSTEN HOLDINGS, INC.ss Tim Rooney  
(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 24.183.117(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 SecretarySTATE OF Montana  
COUNTY OF LincolnTHIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023 BY Tim Rooney  
AS Notary Public FOR TUNGSTEN HOLDINGS, INC.ss Tim Rooney  
(NOTARY PUBLIC)

## CERTIFICATION OF EXAMINING LAND SURVEYOR:

I, SEVEN A. BOYER PLS 9100, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SNOWY VALLEY SUBDIVISION AND FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-3-611(2)(e), MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.DATED THIS 9th DAY OF January, 2024ss Seven A. Boyer  
LINCOLN COUNTY EXAMINING LAND SURVEYOR

## CERTIFICATION OF COUNTY TREASURER:

Trishita 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, 2024ss Trishita Tamayo to Dennis Carlberg  
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, 2024ss John L. Brown  
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 EASEMENT CREATED BY THIS PLAT

Title Guarantee Doc # 308940

Covenants Doc # 308942

Shared Well Agreement Doc # 308943

PREPARED BY:  
**IMEG**  
1817 SOUTH AVE W STE A PH 406.721.0142  
MISSOULA, MT FAX 406.721.5224  
www.imegcorp.com  
IMEG PROJECT NO. 23000840.00



## 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 PLATING ACT AND THE REGULATIONS ADOPTED THEREUNDER

ss Matthew Jacobson 3/1/2024  
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR  
MONTANA LICENSE NO. 13748LS

## CLERK AND RECORDER'S CERTIFICATION:

STATE OF MONTANA, COUNTY OF LINCOLN

FILED FOR RECORD THIS 10th DAY OF January, 2024 AT 2:12 OCLOCK M. A.M.PLAT NO. 7267DOCUMENT NO. 308941ss Corrinia Brown  
LINCOLN COUNTY CLERK AND RECORDERDeputy Michelle Bond

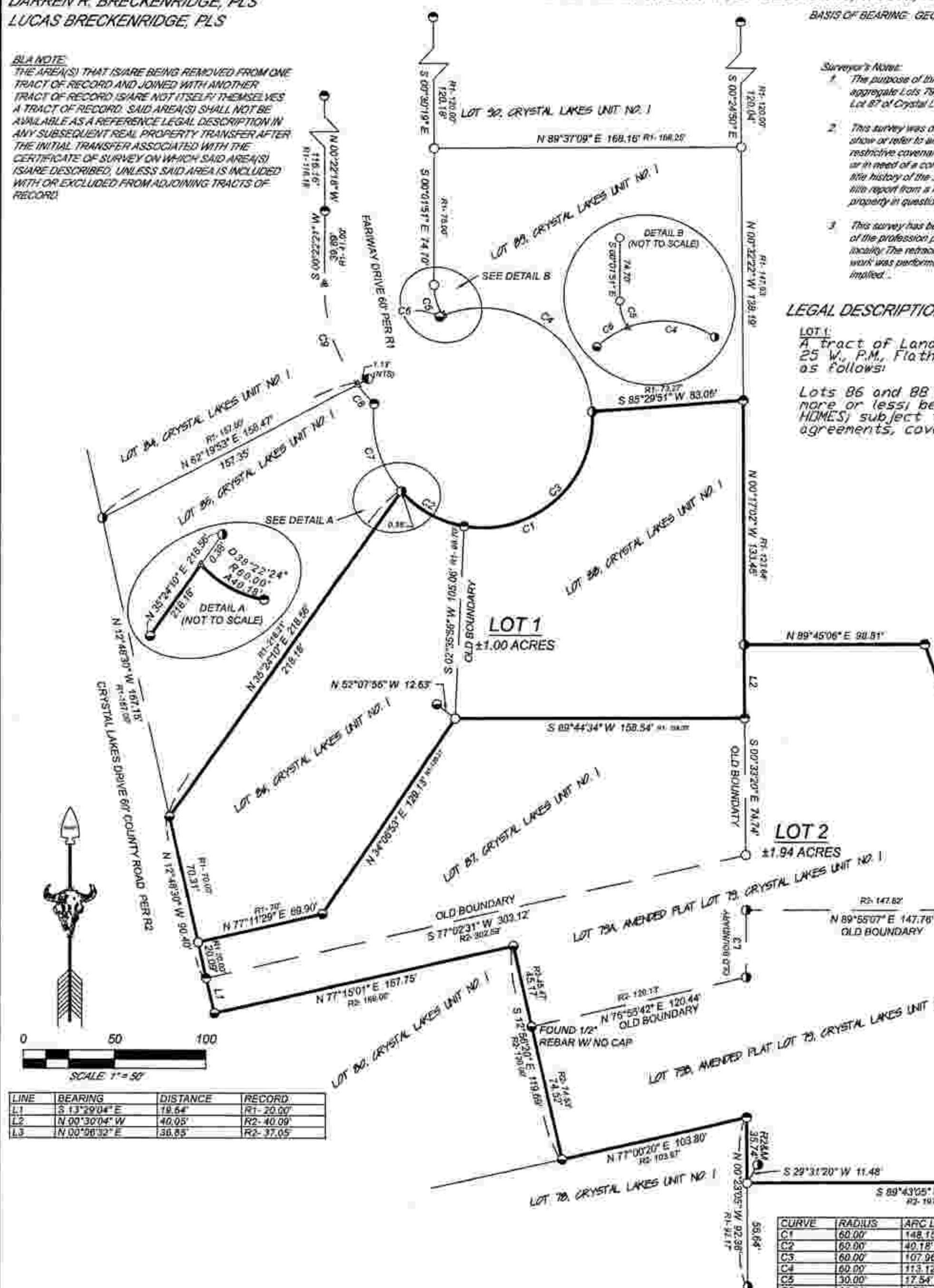
1A	SEC.	T.	R.
X	28	30N	31W

SHEET 1 OF 1

SNOWY VALLEY SUBDIVISION  
A SUBDIVISION OF LINCOLN COUNTY

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.

**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.



FOR: JERI K TALCOTT  
OWNERS: JAMES E SMITH, LYNN D SMITH, JERI K TALCOTT

DATE: 03/2023

DRAFTED BY: WDS

FILE: H:\BSMTREE\TALCOTT\DWG\230120-TREECE-TALCOTT-BLA.DWG

# 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: GEOGRAPHIC NORTH PER RTK GNSS/GPS. SINGLE POINT LOCALIZATION

**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 evident or of record, encumbrances, restrictive covenants, etc., impacting the subject property or its adjacents. 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 relocations 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

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

POB 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

PURPOSE: LOT AGGREGATION

## OWNERS 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 76-3-307(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 PROVISION 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 76-3-301 AND 76-3-307(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*  
JAMES E. SMITH

*Lynn D. Smith*  
LYNN D. SMITH

*Jeri K. Talcott*  
JERI K. TALCOTT

MASON GOEMAN  
NOTARY PUBLIC for the  
State of Montana  
Residing at  
Eureka, Montana  
My Commission Expires  
December 01, 2023

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) ARE SUBSCRIBED TO THIS DOCUMENT, AND HE(S) HAS(E) ACKNOWLEDGED THAT HE(S) HAS(E) 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

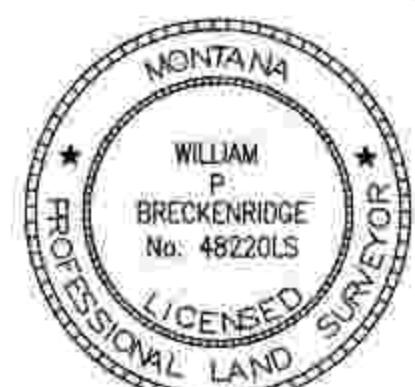
*E. Alamayo* for Sedaris Carlberg,  
Treasurer Lincoln County, Montana

LINCOLN COUNTY PLANNING DEPARTMENT

Examined this 3rd day of January 2024

*H. L. Smith* for Lincoln County, Montana

## CERTIFICATE OF SURVEYOR



LICENSE NUMBER: 48220LS

APPROVED 14 NOVEMBER 2023

*Michelle Byrd*

LINCOLN COUNTY EXAMINING LAND SURVEYOR LIC. NO.

STATE OF MONTANA

COUNTY OF Lincoln

FILED THIS 4th DAY OF Jan 2024 A.D.

AT 10:30 O'CLOCK A.M.

*Corrina Brown*

LINCOLN COUNTY CLERK AND RECORDER

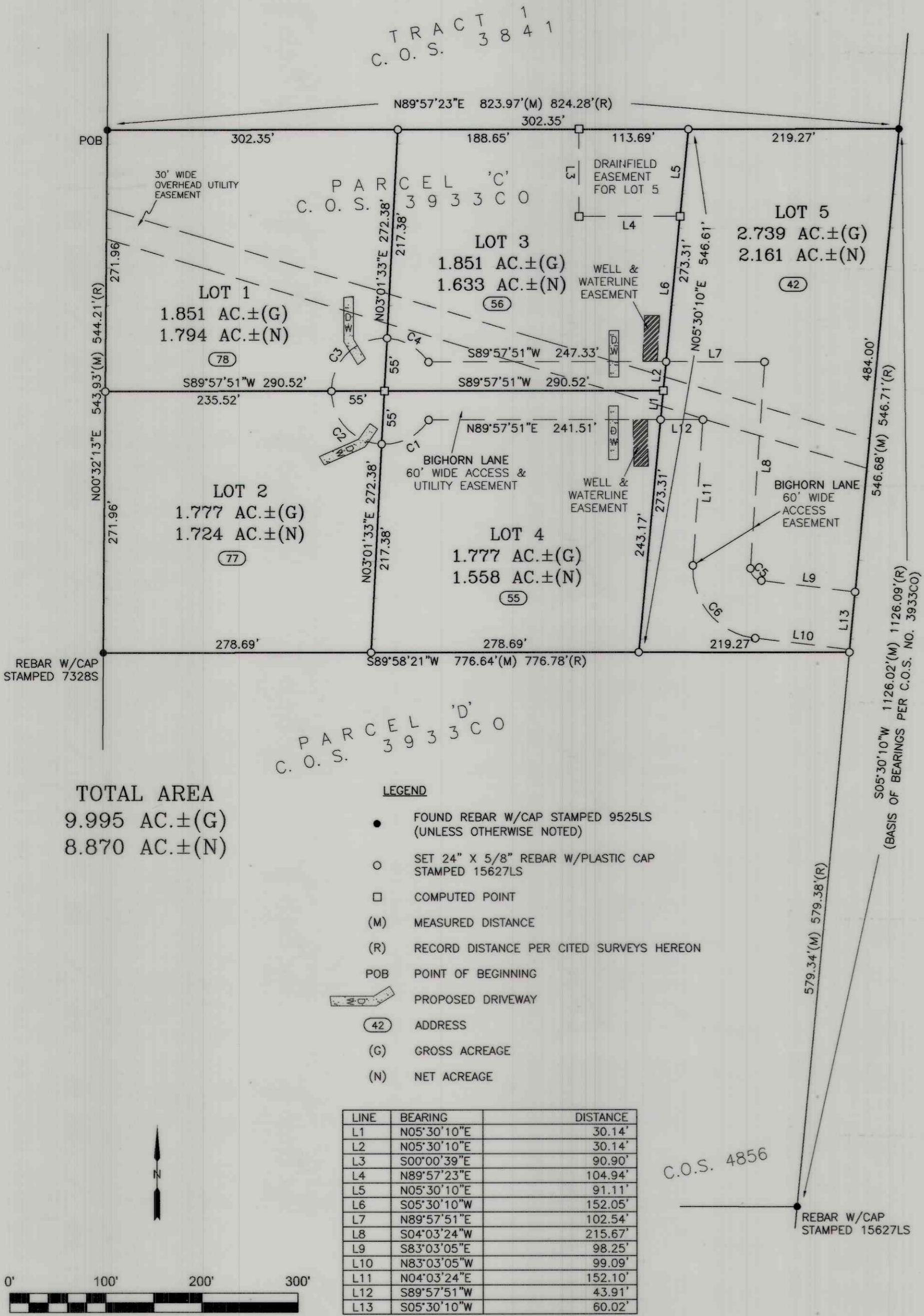
BY: *Michelle Byrd* Deputy

INSTRUMENT RECORD NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RADIAL BEARING-IN
C1	60.00'	148.15'	113.28'	N 57°18'52"E	141°28'15"	N 48°02'59"E
C2	60.00'	140.18'	108.83'	S 61°08'13"E	38°22'24"	N 48°02'59"E
C3	60.00'	107.06'	93.98'	N 48°07'40"E	103°05'51"	N 09°40'35"E
C4	60.00'	113.12'	97.10'	N 57°25'55"W	108°01'21"	S 88°34'44"W
C5	30.00'	17.54'	12.79'	S 160°53'31"E	33°30'23"	S 89°21'20"E
C6	60.00'	17.54'	12.79'	S 160°53'31"E	33°30'23"	S 89°21'20"E
C7	60.00'	51.58'	39.40'	S 17°10'26"E	1°41'45"	S 21°26'37"E
C8	90.00'	13.97'	10.00'	S 41°19'31"E	8°53'28"	S 82°41'51"E
C9	90.00'	59.77'	57.73'	S 18°10'20"E	37°24'53"	S 89°27'54"E

PM 7266

FINAL PLAT OF BIGHORN SUBDIVISION  
SW1/4, SEC. 1, T37N, R27W, P.M., M.,  
LINCOLN COUNTY, MONTANA



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

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

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.

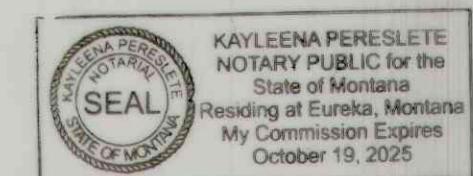
*Veikko Bakkila*  
VEIKKO BAKKILA, Managing member of Bakkila Plumbing and Heating, LLC

STATE OF Montana )  
County of Lincoln ) SS

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.

*Kayleena Pereslete*  
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 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 BIGHORN 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 on the 1st day of November, 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 21th day of November, 2023.

*Sedaris. Carberry, Jr.*  
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

*B. Caling*

CERTIFICATE OF SURVEYOR  
THOMAS SIBSON-REGISTRATION NO. 15627LS  
EXAMINED: 23 OCT 2023  
*Thomas Sibson*  
THOMAS SIBSON, RLS #15627LS

CERTIFICATE OF SURVEYOR

*Thomas Sibson* 9/14/2023

THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: 23 OCT 2023

*Thomas Sibson*

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

STATE OF MONTANA

County of Lincoln

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

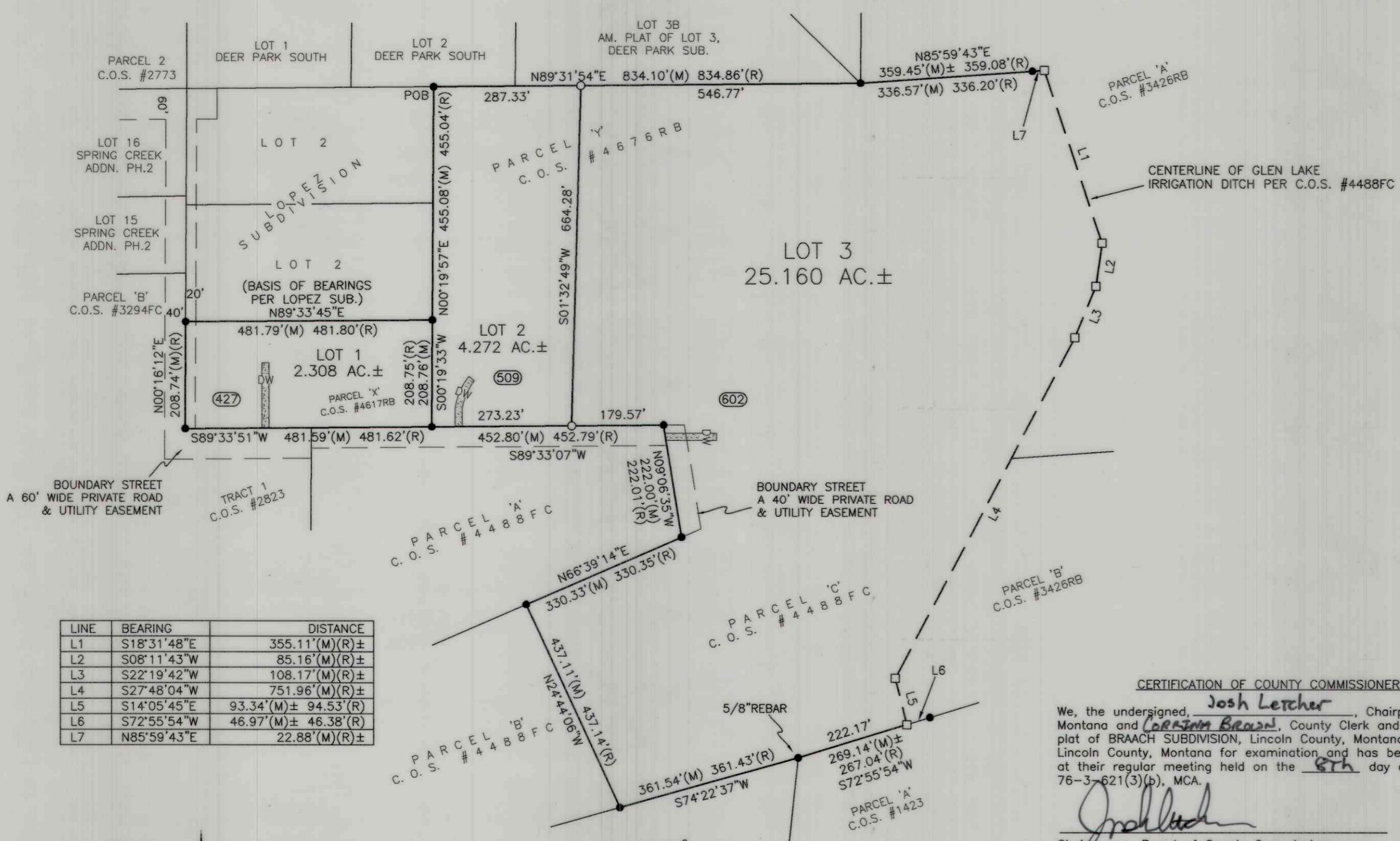
INSTRUMENT REC. NO. 308439

PLAT NO. 7265

# 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.±



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

0' 200' 400' 600'

## 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"E 834.10 feet; thence North85°59'43"E 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"E 355.11 feet, South08°11'43"W 85.16 feet, South22°19'42"W 108.17 feet, South27°48'04"W 751.96 feet, South14°05'45"E 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"W 222.17 feet, more or less; thence South74°22'37"W 361.54 feet; thence North24°44'06"W 437.11 feet; thence North66°39'14"E 330.33 feet; thence North09°08'35"W 222.00 feet; thence South89°33'07"W 452.80 feet; thence South89°33'51"W 481.59 feet; thence North00°16'12"E 208.74 feet; thence North89°33'45"E 481.79 feet; thence North00°19'57"E 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 )  
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.

*Tyra Braach*

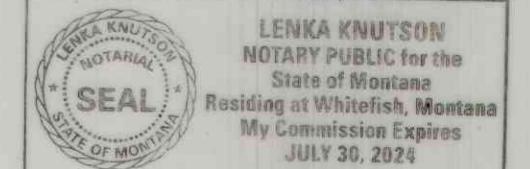
*Tyra Braach*

TYRA BRAACH

*Lenka Knutson*  
Signature  
LENKA KNUTSON

Print Name

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 8TH 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. Clamayo  
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* 11/2/2023  
THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED 29 OCT 2023

*Steven A. Boyer*

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 Bynum

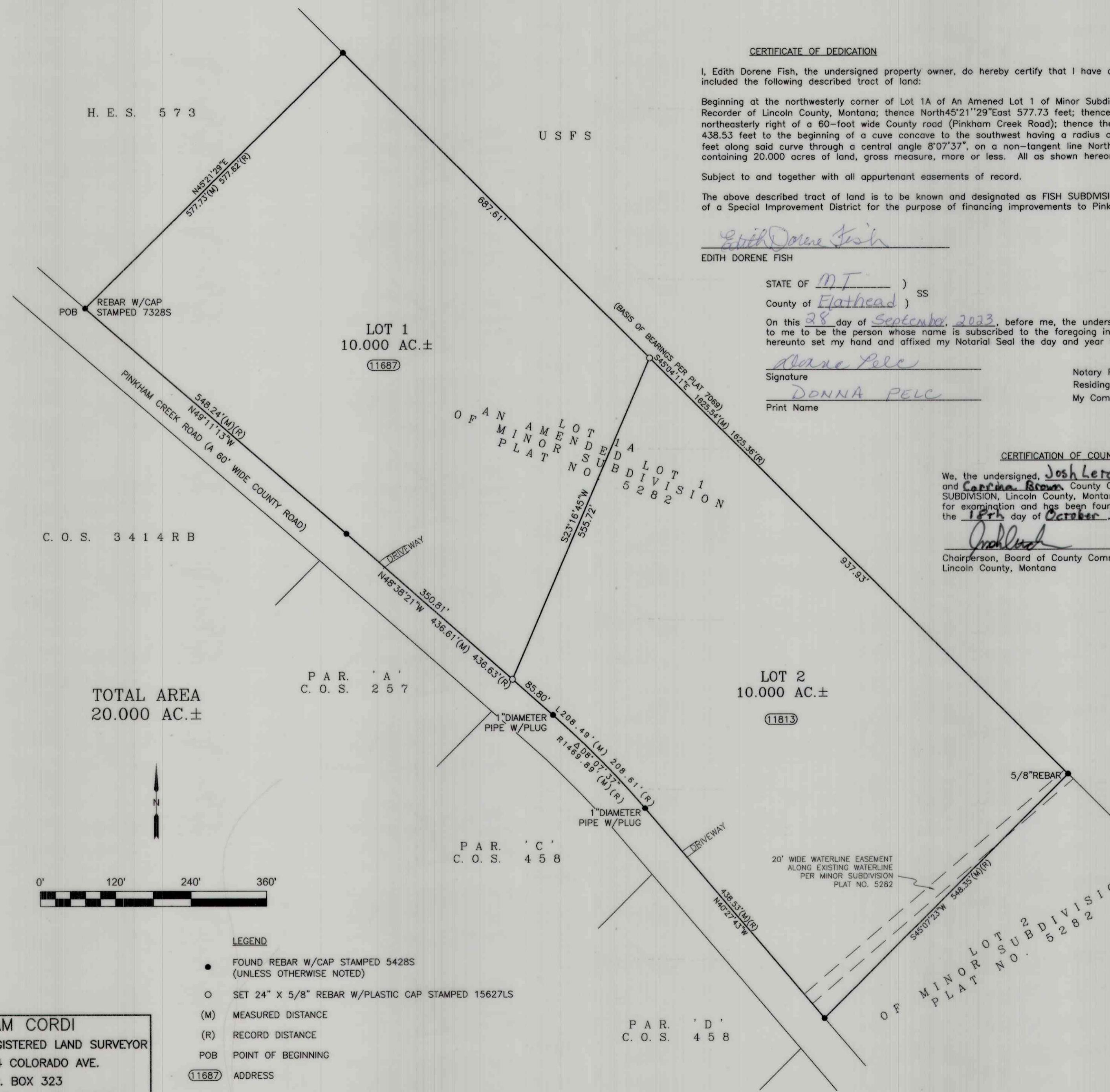
DEPUTY

INSTRUMENT REC. NO. 308292

PLAT NO. 7264

# 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"E 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

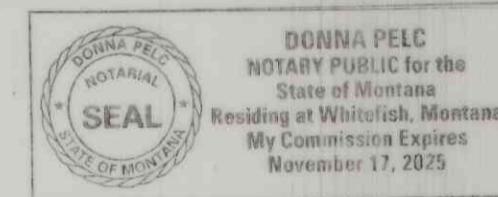
STATE OF MT )  
County of Flathead )  
SS

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 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 Carlberg, By: Plauthe 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 SISON, RLS #15627LS

## CERTIFICATE OF SURVEYOR

*Thomas Sison 9/28/2023*

THOMAS SISON REGISTRATION NO. 15627LS

EXAMINED: 20 OCT 2023

*Steven A. Boyer*

EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA

County of Lincoln

Filed on the 24th day of Oct

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

*Corrina Brown*

CLERK AND RECORDER

BY: *Michelle Byrd*

DEPUTY

INSTRUMENT REC. NO. 308006

PLAT NO. 7263

# Final Plat of Elk Camp Estates

SE<sup>1</sup> 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<sup>1</sup> 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";  
Along the arc of the curve a length of 359.94 feet;  
S88°32'39"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<sup>1</sup> SW<sup>4</sup>.

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.

## 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

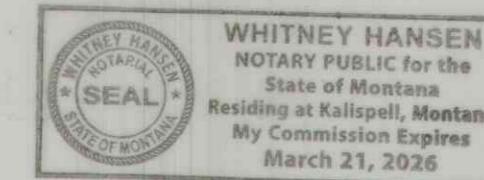
10/11/2023  
Date

STATE OF MONTANA : ss.

County of FLATHEAD : ss.

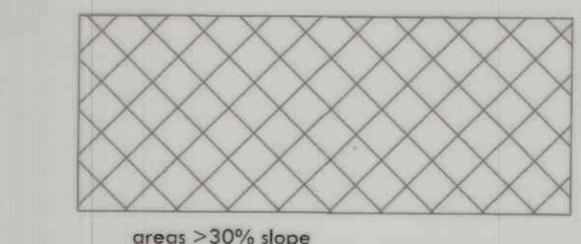
This instrument was acknowledged before me on 10/11/2023  
by Charles Ian Nash

Whitney Hansen  
Notary Public



## LEGEND

- Set  $\frac{1}{4}$ " x 2" rebar with a 2" Aluminum Cap "Belski 14731LS"
- found  $\frac{1}{4}$ " rebar "Belski 14731LS"
- ◆ oblique corner (as noted)
- ▲ section corner (as noted)
- quarter corner (as noted)
- POB Point of Beginning
- ### Property Address
- \* Record dimension per COS 47978



## 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

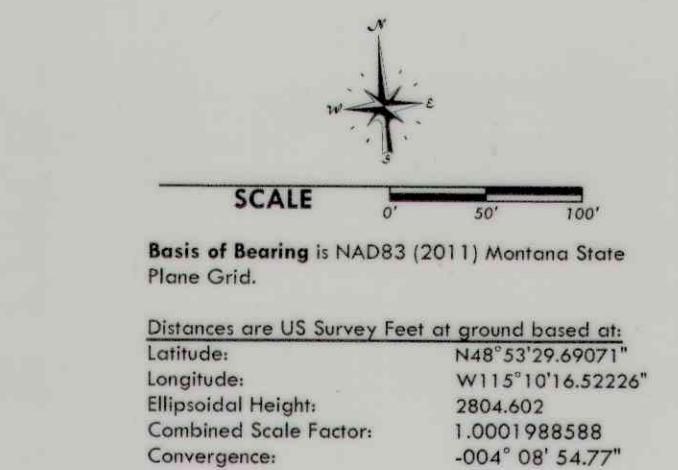
Joshua Letcher  
Chairperson  
Board of County Commissioners  
Lincoln County, Montana

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.

AB  
Andrew Belski, PLS  
Registration No. 14731PLS

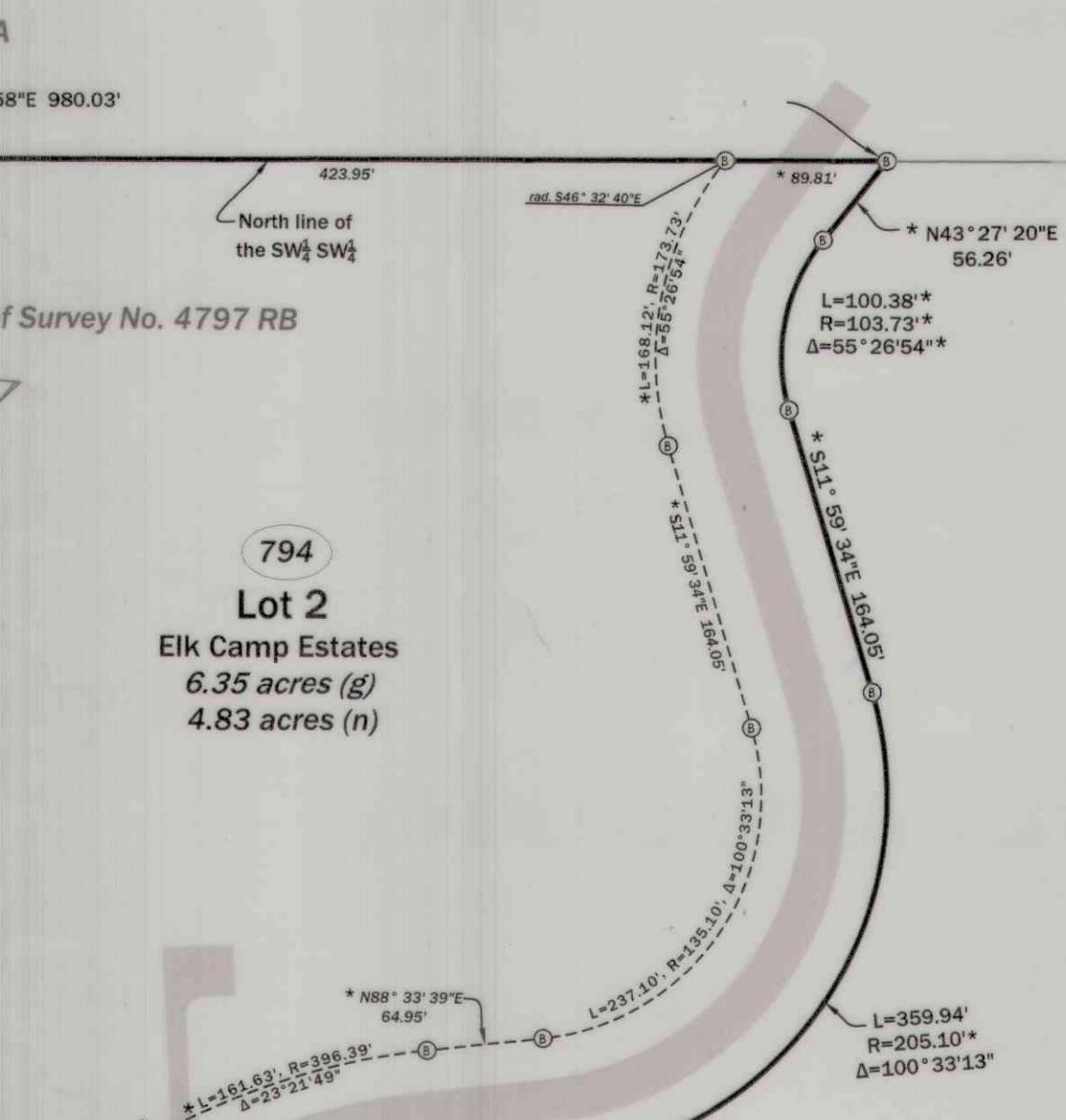
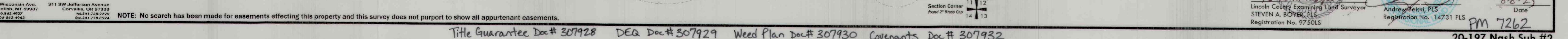


256 Wisconsin Ave.  
Whitefish, MT 59937  
406.862.4927  
406.862.4963

311 SW Jefferson Avenue  
Corvallis, OR 97333  
541.738.9920  
541.738.9924

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

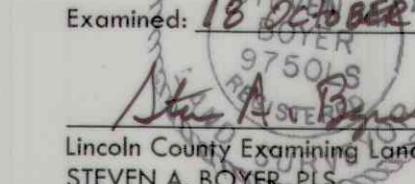
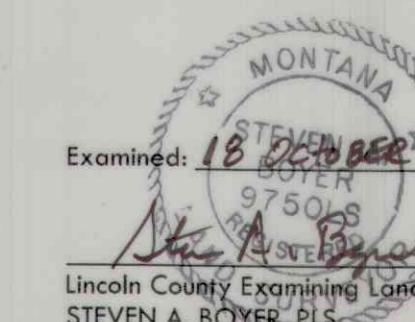
Title Guarantee Doc# 307928 DEQ Doc# 307929 Weed Plan Doc# 307930 Covenants Doc# 307932



Lot 1 Amended Subdivision Plat of Lot 1A-A of the Amended Plat of Lot 5-B Dukes Vista Ridge; Lot 5A and Lot 5-B-A the Amended Subdivision Plat of Amended Plat of Lot 5-B Dukes Vista Ridge; Lot 5A Certificate of Survey No. 4798R8

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.  
Sedaris Carriera by Christina Zamayo  
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 Byno  
Deputy  
Instrument Record No. 307981



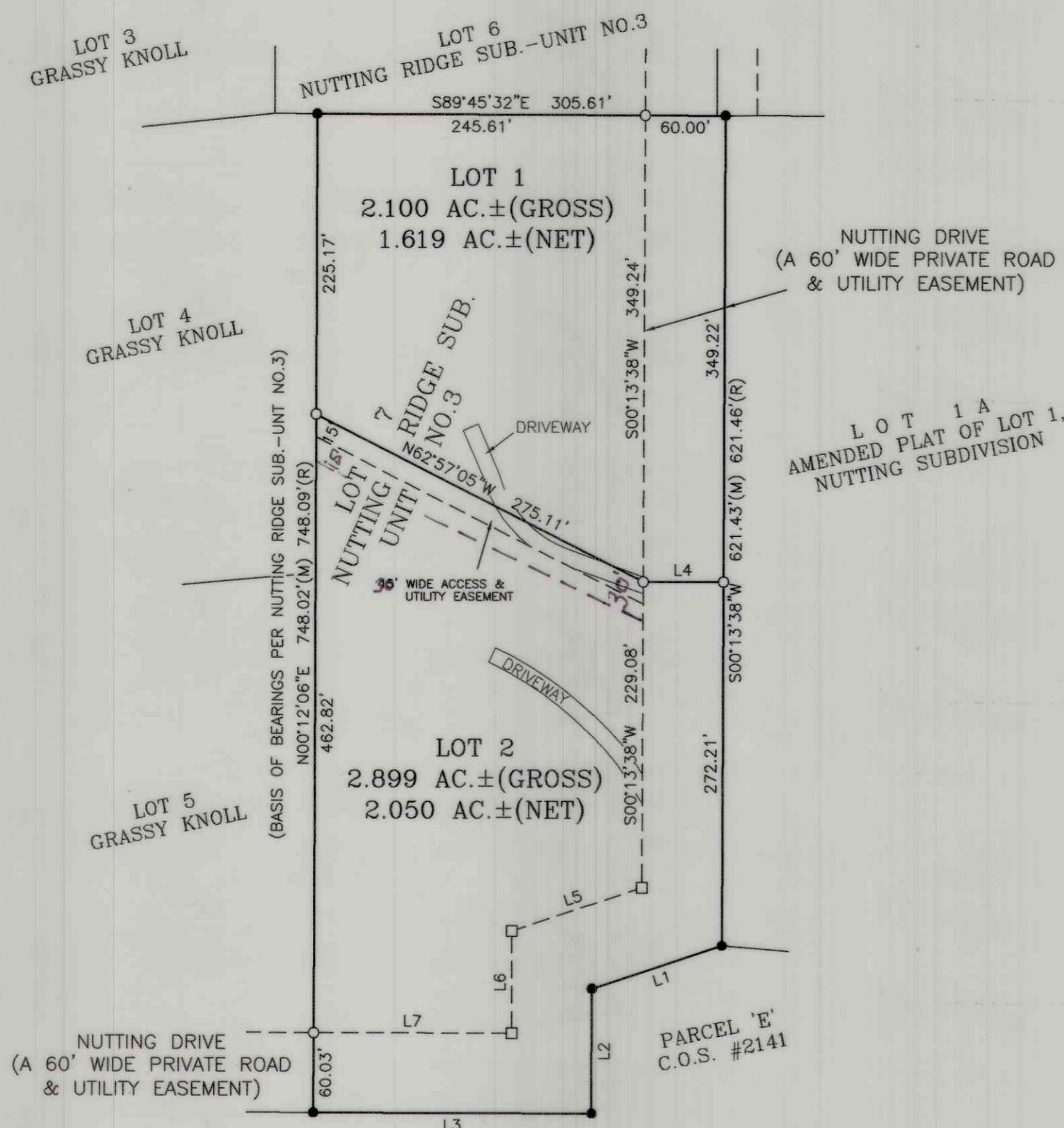
18 OCTOBER 2023  
STEVEN A. BOYER, PLS  
9750LS  
Examiner of Land Surveyor  
Lincoln County Examining Land Surveyor  
STEVEN A. BOYER, PLS  
Registration No. 9750LS

Andrew Belski, PLS  
Registration No. 14731PLS

8-8-23  
PM 7262

20-197 Nash Sub #2

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., M., LINCOLN COUNTY, MONTANA



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 herein.

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*

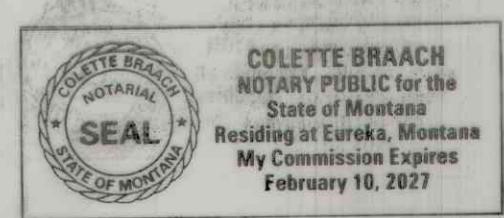
Kerry W. Hubbard

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  
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 *3rd* 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*.

*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*

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'

*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

FILED: *14 SEPT.* 2023

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

*Corrina Brown*

CLERK AND RECORDER

BY: *Michelle Byrd*

DEPUTY

INSTRUMENT REC. NO. *307531*



0' 100' 200' 300'

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



PLAT NO. *7261*

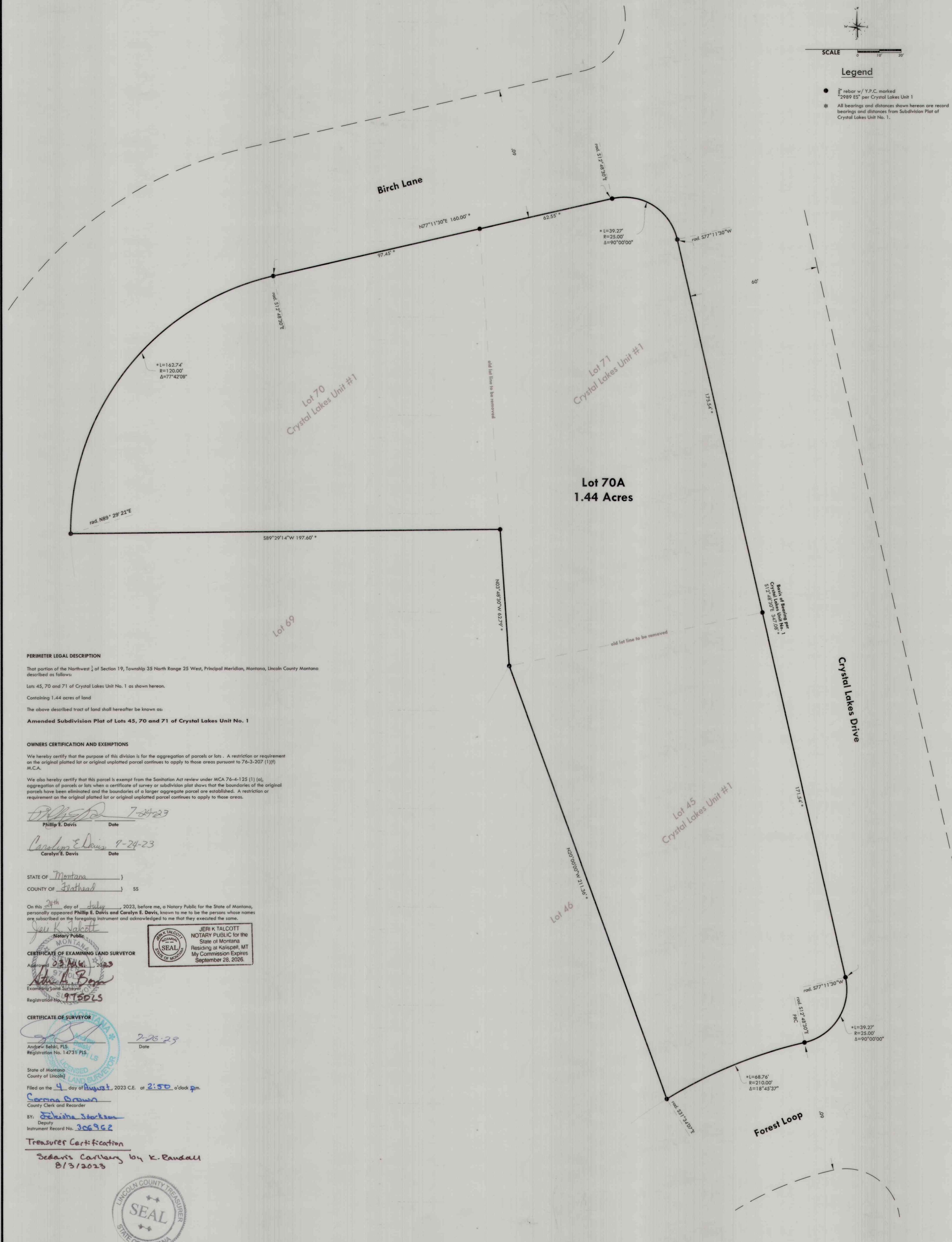
Title Guarantee Doc#307529

DEQ Doc# 307530

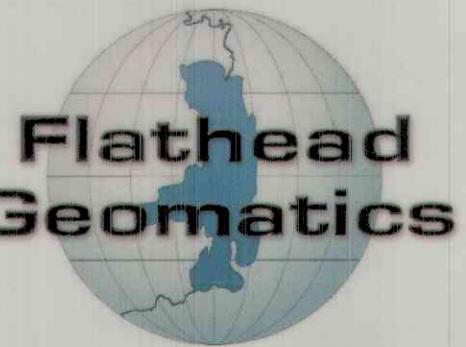
Covenants Doc# 307532

**Amended Subdivision Plat of Lots 45, 70, and 71 of Crystal Lakes Unit No. 1  
NW $\frac{1}{4}$  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



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



**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 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  
 Date: 06/21/23  
*Kurt Rayson*  
 Kurt Rayson, Managing Member, Mountain Flats, LLC  
 Date: 06/21/23  
*George Rayson*  
 George Rayson, Managing Member, Mountain Flats, LLC  
 Date: 06/21/23

**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 22<sup>nd</sup> day of June, 2023, A.D.

*Steven A. Boyer*  
 Steven A. Boyer, PLS #9958 LS  
 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.

*Joshua L. Stach*  
 Joshua L. Stach, Chairperson, Board of Lincoln County Commissioners  
 Date: 6/28/23

**ACCESS CERTIFICATION**

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

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

**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.

*Sebastian Curberg*  
 Sebastian Curberg, County  
 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 (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) 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 $\frac{1}{4}$  of the SE $\frac{1}{4}$  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 $\frac{1}{4}$  of the SE $\frac{1}{4}$ , marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence, along the north line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , 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 $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; 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 28 <sup>th</sup> DAY	
OF June, 2023, AT 4:05 O'CLOCK P.M.	
CORRINA BROWN	
LINCOLN COUNTY RECORDER	
BY Michelle Byrd	
DEPUTY	

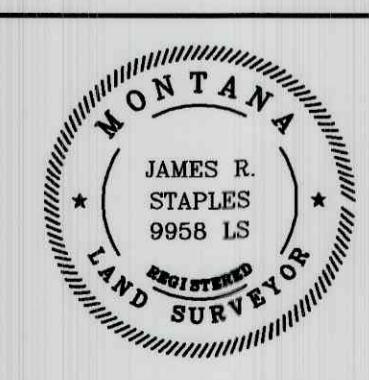
DATE: 05-23-2023
JOB NO. M17-07
DWN. BY: SO
REVISION:
SHEET: 2 OF 2

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.

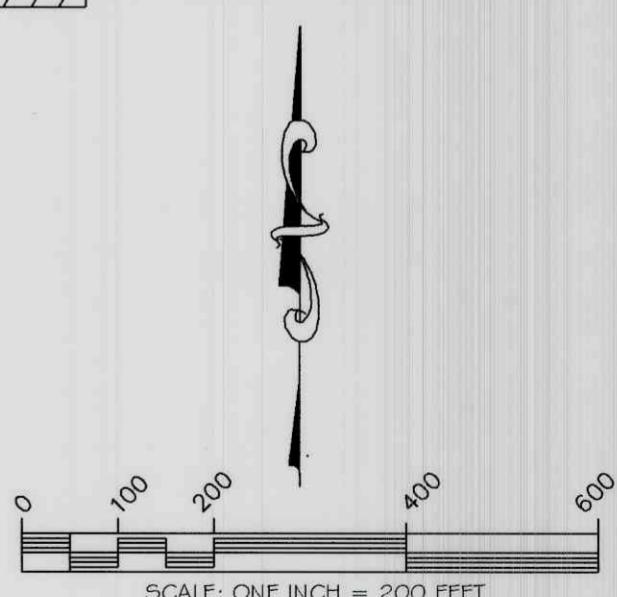
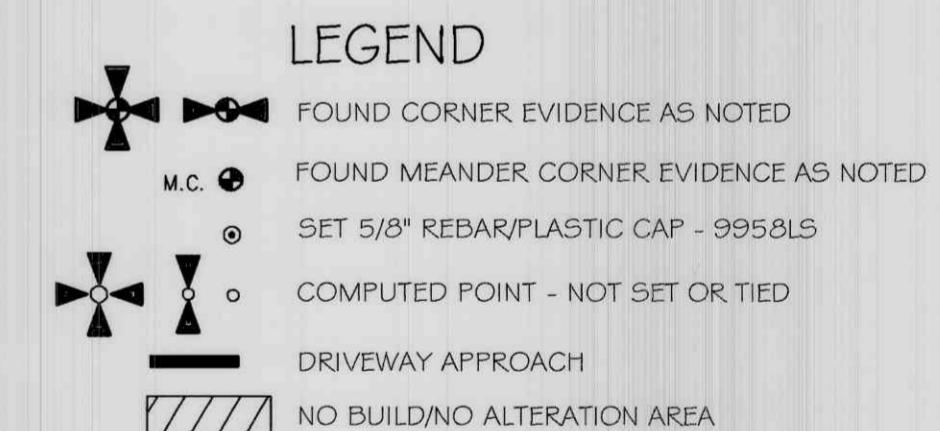
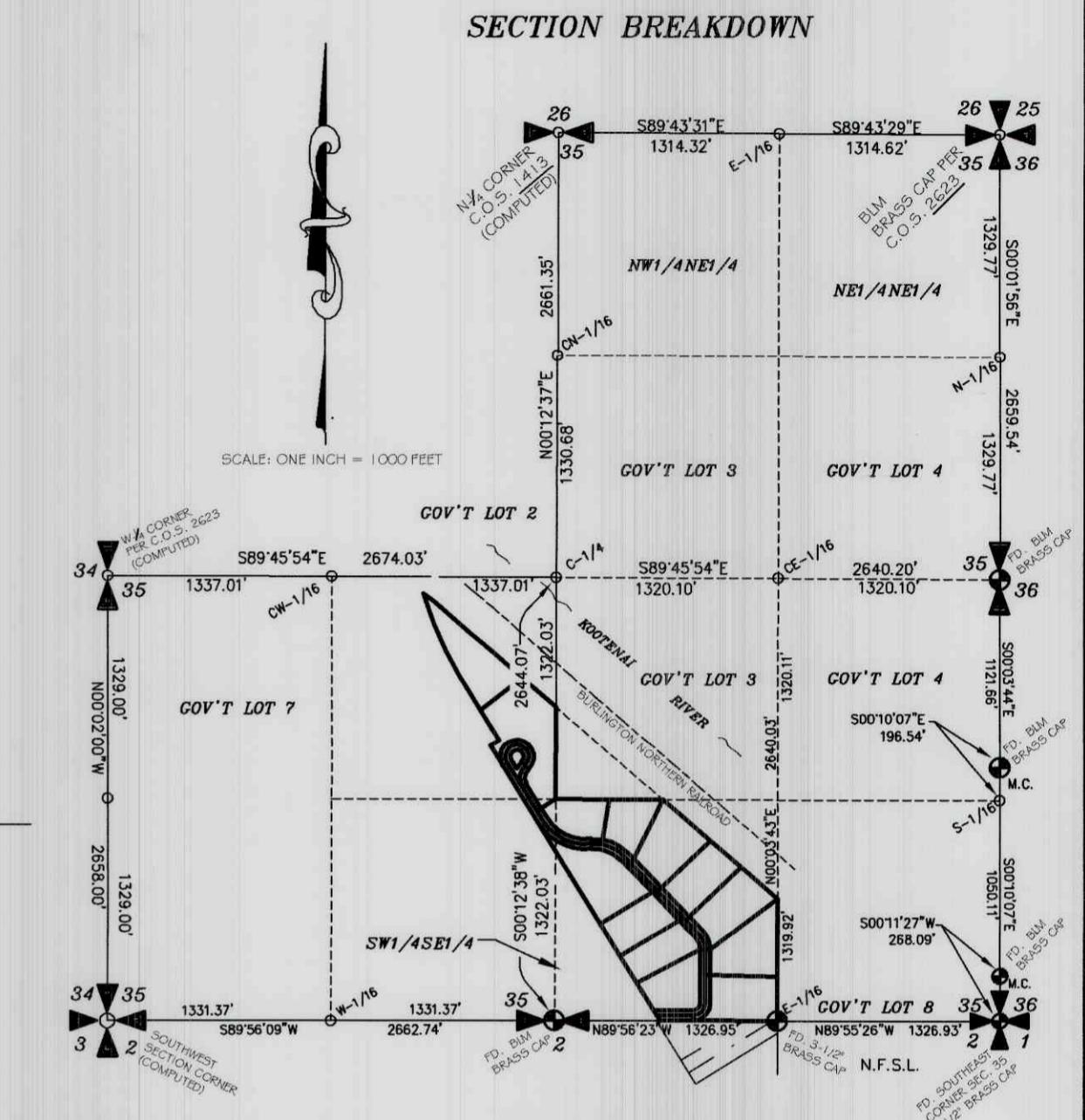
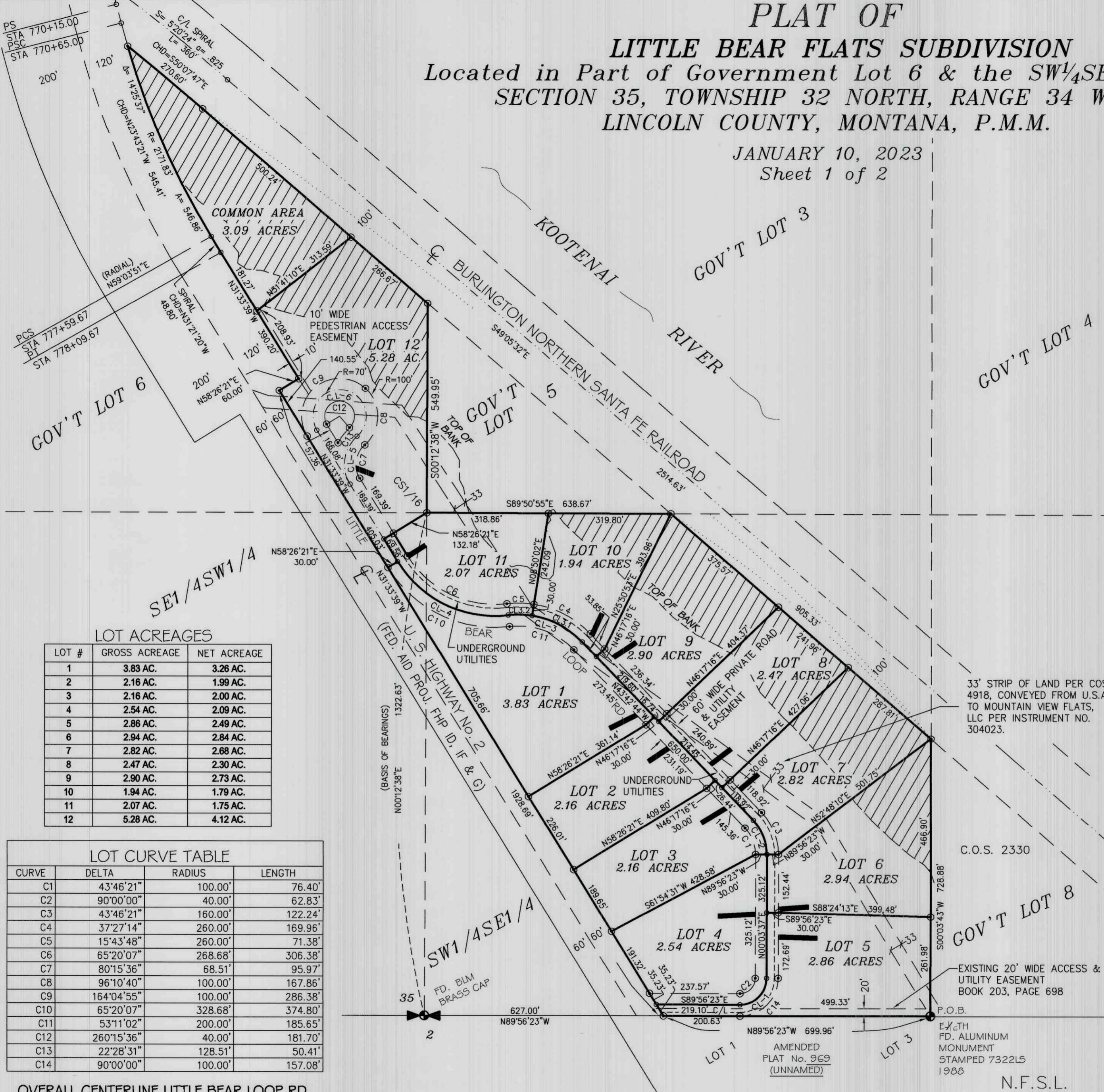
*James R. Staples*  
 James R. Staples, 9958LS  
 Date: 6/20/23



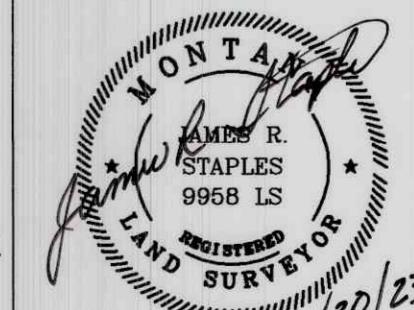
J.R.S. SURVEYING, INC.  
 P.O. BOX 1050  
 LIBBY, MONTANA 59923  
 (406) 293-5059

**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



PLAT NO. 7259

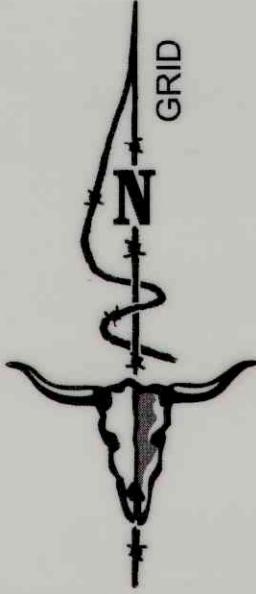
DATE: 05-23-2023	SECTION 35		<b>J.R.S. SURVEYING, INC.</b> P.O. BOX 1050 LIBBY, MONTANA 59923 (406) 293-5059
JOB NO. M17-07	TOWNSHIP 32N		
DWN. BY: SO	RANGE 34W		
REVISION:	PRINCIPAL MERIDIAN MT.		
LINCOLN COUNTY			
SHEET: 1 OF 2	6/20/23		







FINAL PLAT OF  
BIG WATER SUBDIVISION



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.

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

60 0 60 120  
SCALE IN FEET

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

DATE  
FEBRUARY 2023

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

AMENDED PLAT NO. 7143

AMENDED LOT 2A

AMENDED LOT 1A

FOUND 1.25'  
OPC (7322LS)

RM

105.37'

RM

133.56'

RM

105.06'

RM

118.11'

RM

102.88'

RM

111.35'

RM

112.83'

RM

205.16'

RM

189.53'

RM

60.00'

RM

59.70'

RM

205.16'

RM

265.16'

RM

84°39'56"E 265.16"

RM

FOUND 5/8" REBAR

EDGE OF WATER AS  
SURVEYED ON 03/17/2021

OBSERVED  
ORDINARY HIGH  
WATER MARK

FOUND 1.25'  
OPC (7322LS)

RM

105.37'

RM

133.56'

RM

105.06'

RM

118.11'

RM

102.88'

RM

111.35'

RM

112.83'

RM

205.16'

RM

189.53'

RM

60.00'

RM

59.70'

RM

205.16'

RM

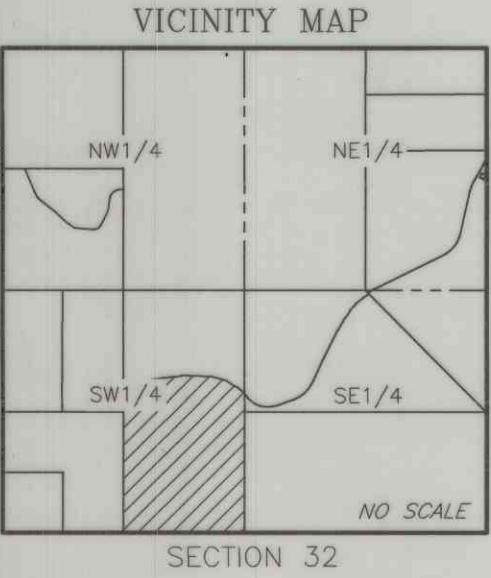
189.53'

RM

60.00'



NORTH



**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 know 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*  
Alan J. Erwert  
*Brenda S. Shepard* *1/10/2023*  
Brenda S. Shepard

**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 10<sup>th</sup> 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: 4/28/2025

**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 10<sup>th</sup> 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: 4/28/2025

**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 of 20<sup>th</sup> of MARCH, 2023, A.D.  
*John L. 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.

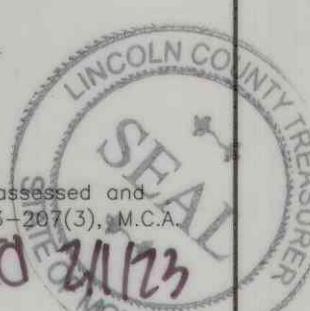
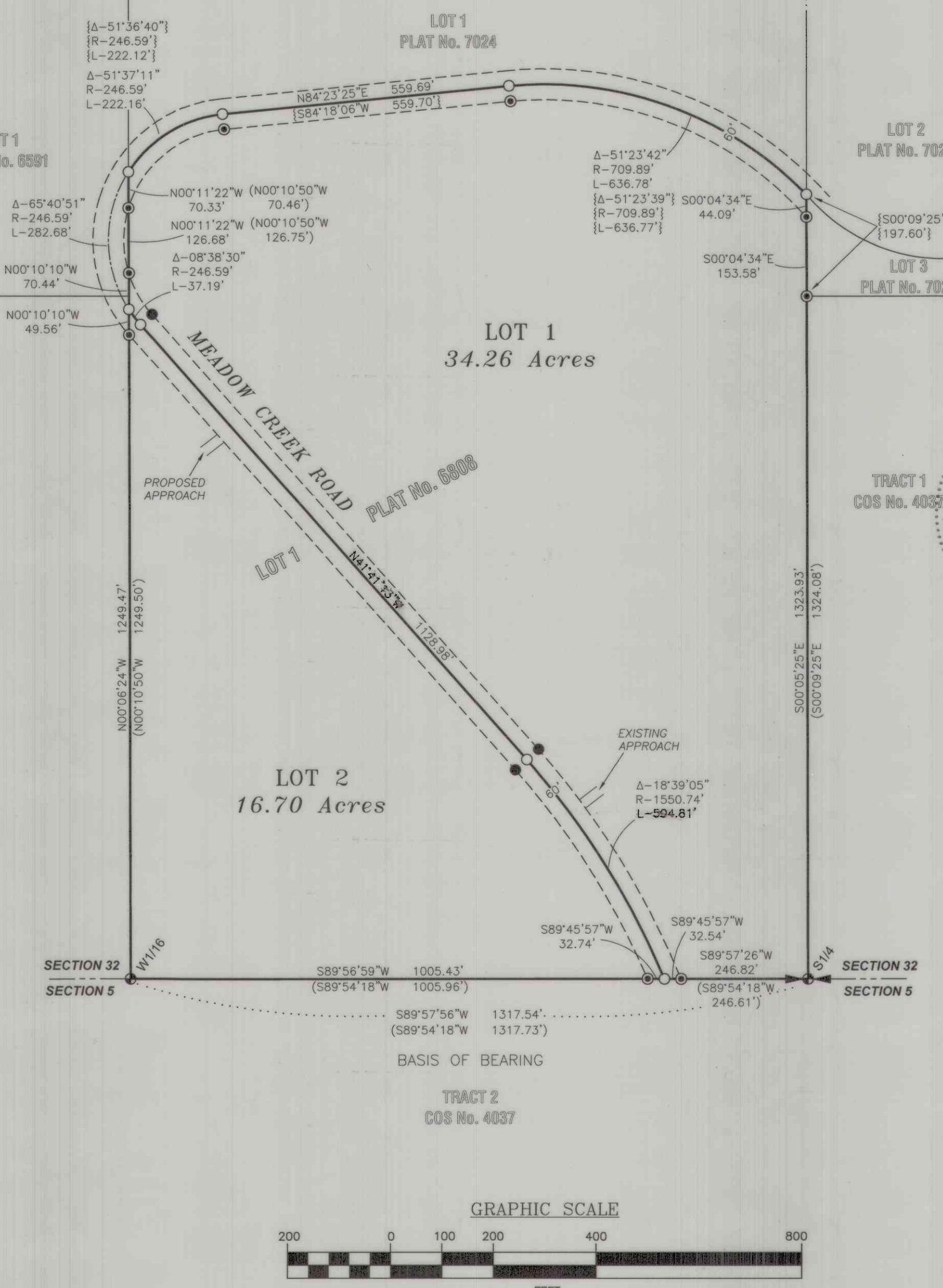
on the 1<sup>st</sup> day of March, 2023, at 1:30 o'clock.  
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.  
*Josh Litch* *3/1/23*  
Chairperson, Board of Lincoln County Commissioners Date

**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.  
*Sedars Corberg by Keira Ward* *3/1/23*  
Lincoln County Treasurer Date

**CLERK AND RECORDER'S CERTIFICATION**

State of Montana, County of Lincoln, filed this 3<sup>rd</sup> day of March, 2023, A.D. at 12:32 o'clock  
*Robin A. Benson* *3/1/23*  
Lincoln County Clerk and Recorder by *Carrie Brown* Deputy

DOCUMENT No. 304847PLAT No. 7254

**KSI**

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

Title Guarantee # 304845

DEQ # 304846

Concants # 304848

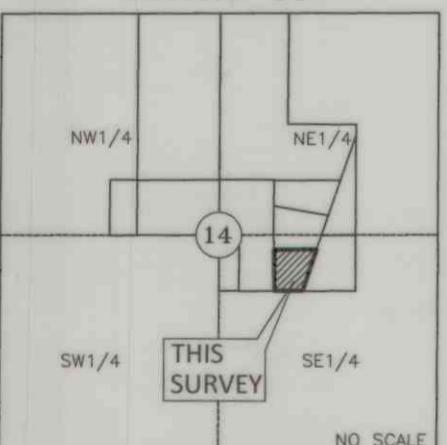
NORTH

# A PLAT OF OH DEER SUBDIVISION

PARCEL 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, 2023

VICINITY 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

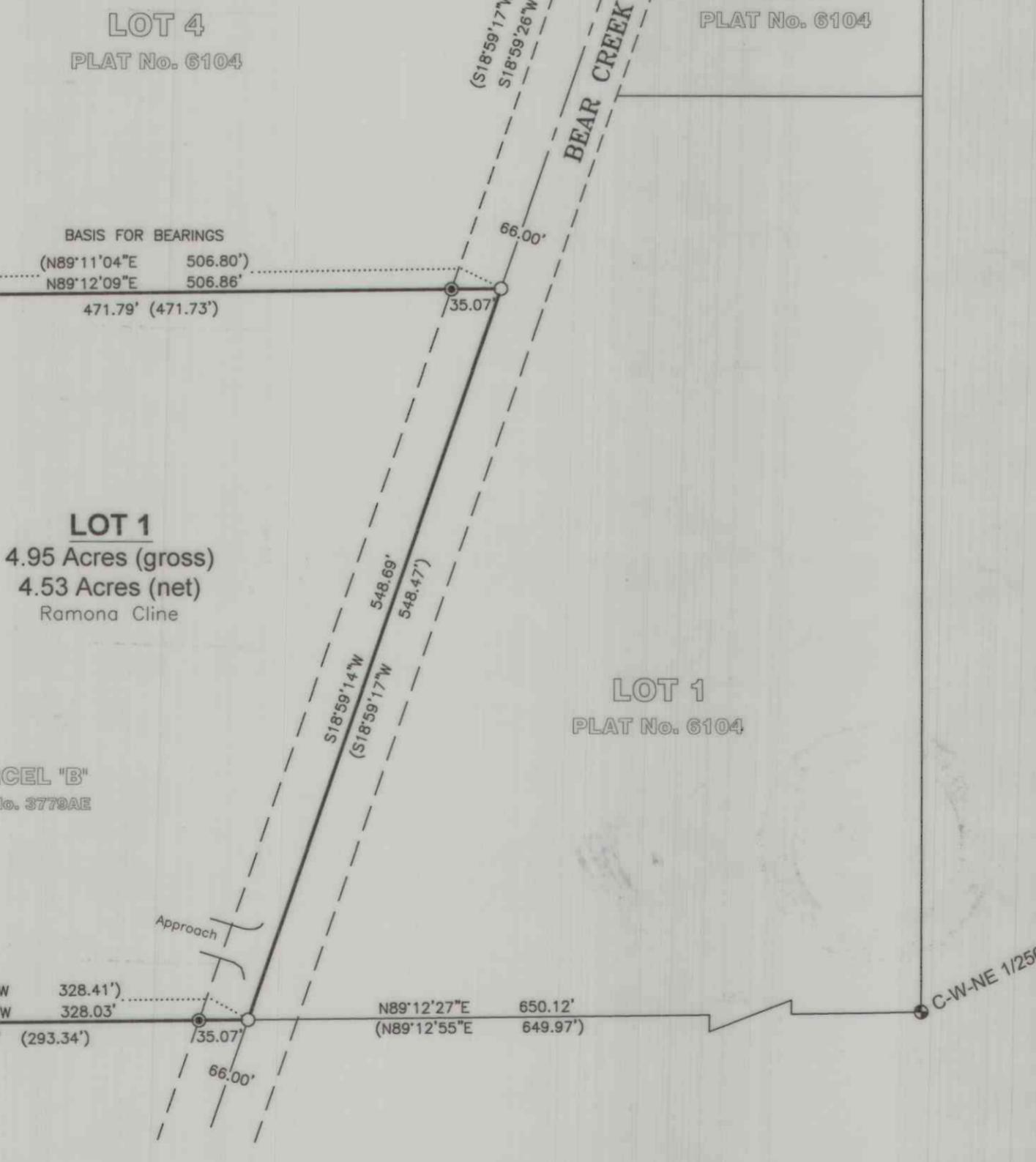
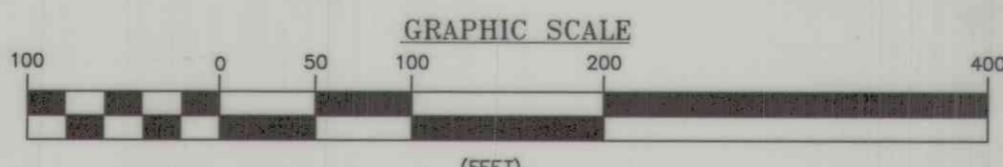
- FOUND 3 1/4 INCH DIAMETER USDA ALUMINUM CAP
- FOUND 5/8 INCH DIAMETER REBAR CAPPED JRS 9958LS
- FOUND 5/8 INCH DIAMETER BARE REBAR
- COMPUTED POINT NOT FOUND OR SET
- RECORD COS No. 3779AE
- PROPERTY BOUNDARY
- ADJOINING BOUNDARY
- ROAD CENTERLINE
- EASEMENT LIMITS
- PROPOSED APPROACH
- DIMENSION LINES

(S89°12'55"W 432.28')  
(S89°13'59"W 432.83')

PARCEL "A"  
COS No.  
3779AE

LOT 1  
4.95 Acres (gross)  
4.53 Acres (net)  
Ramona Cline

PARCEL "B"  
COS No. 3779AE



# K S I

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

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

1-30-2023  
Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

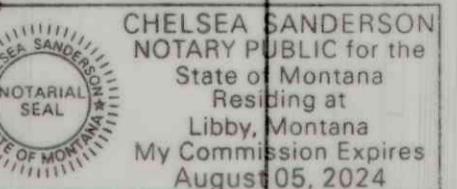
a Notary Public for the State of Montana

County of Lincoln, by Ramona V. Cline

on this 30 day of January 2023 In witness whereof  
I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

residing in: Libby, MT My Commission expires: 8-5-24



HISTORY OF SURVEY

1893 - Original GLO survey by D.P. Mumbrue.  
1894 - Certificate of Survey No. 1367, by Thomas C. Hill 5612S  
1895 - 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

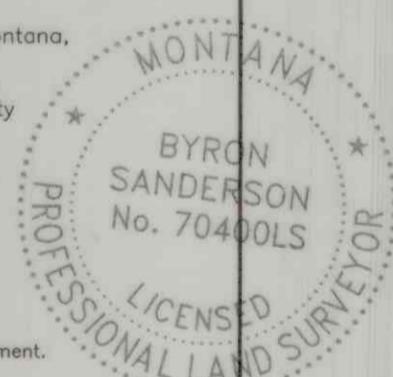
The basis of bearing for this survey is N89°12'09"E derived from Survey Grade GPS system calibrated to local control between the southwest corner Lot 4 Plat 6104, a 5/8 inch diameter iron rebar, and the southeast corner said Lot 4, a 5/8 inch diameter iron rebar capped JRS, 9958LS.

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, 70400LS

1-30-23  
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, 70400LS

1-30-23  
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

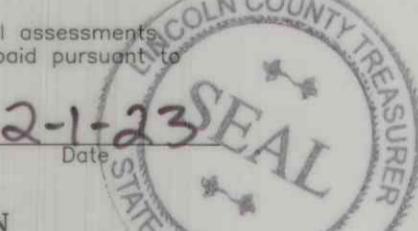
Examined this 30 day of MARCH 2023 A.D.

Steve A. Boyer  
Steve 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)(a) M.C.A.

Audrae Cenkey  
Audrae Cenkey, Lincoln County Treasurer



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 1:30 pm o'clock.

Joshua L. Ladd  
Chairperson, Board of Lincoln County Commissioners

3/1/23  
Date

CLERK AND RECORDER'S CERTIFICATION

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

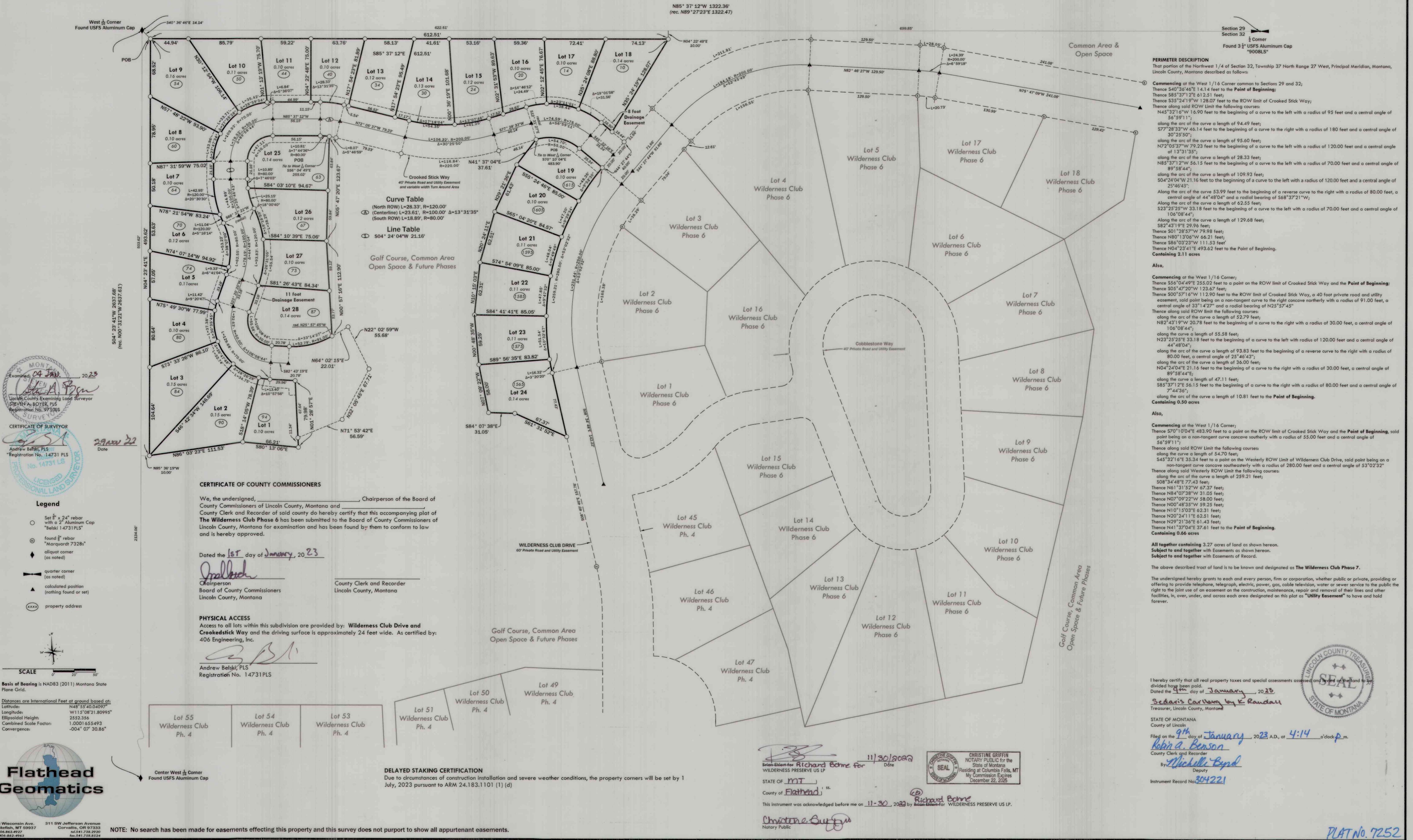
of March 2023 A.D. at 2:32 o'clock

Lincoln County Clerk Recorder by Michelle Beyd  
Deputy

PLAT No. 7253 DOCUMENT No. 304835

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

**The Wilderness Club Phase 7**  
**NW  $\frac{1}{4}$  Section 32, T37N R27W, P.M., M.**  
**Lincoln County, Montana**



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

