

A PLAT OF AMENDED LOT 2, IVAR SUBDIVISION

AMENDING LOT 2, IVAR SUBDIVISION, PLAT No. 5971

NE1/4 NE1/4, SECTION 8, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA

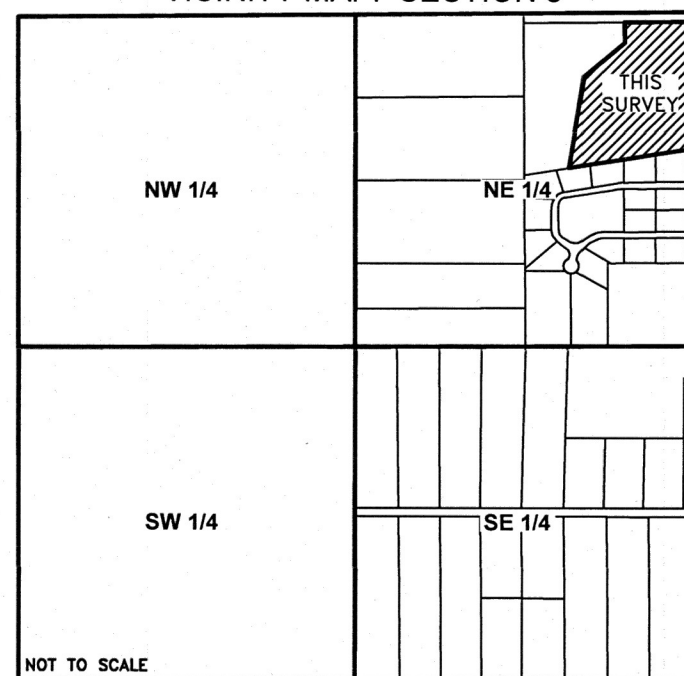
FOR: ROBERTS DATE: JULY, 2025

2.25 INCH
DIAMETER
BRASS CAP
JHN, 4661S

E1/16

LOT ADDRESSING
PER LINCOLN COUNTY, EACH LOT HAS BEEN ASSIGNED
THE FOLLOWING ADDRESSES AT THE TIME OF FILING:
LOT 2A = 163 BOBTAIL LANE
LOT 2B = 115 BOBTAIL LANE
LOT 2C = 30 LIBERTY LANE
LOT 2D = 58 LIBERTY LANE

VICINITY MAP: SECTION 8



PER LINCOLN COUNTY PLAT CONDITIONS:
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

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR
- ⊙ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
- UNMARKED COMPUTED POINT
- () PLAT No. 5971, RECORD
- { } PLAT No. 3390, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- - - SECTION LINE
- - - ADJACENT BOUNDARIES
- DIMENSION OR RADIAL LINE
- - - EASEMENT RIGHT-OF-WAY LIMIT

KSI

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

BASIS OF BEARING
(S89°43'58"E 1325.13')
(N89°48'35"E 1325.01')



2.25 INCH
DIAMETER
BRASS CAP
JHN, 4661S

BOBTAIL LANE

LOT 1
PLAT No. 5971

LOT 2A
5.99 ACRES

LOT 2B
3.63 ACRES

LOT 2D
4.99 ACRES

LOT 2C
4.70 ACRES

PLAT No. 5971

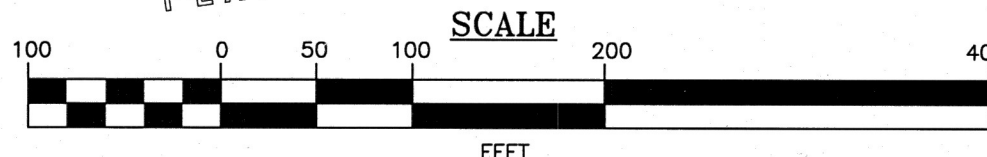
40.00 FOOT WIDE
PRIVATE ACCESS
EASEMENT

20.00 FOOT WIDE
"T" INTERSECTION
TURNAROUND

LIBERTY LANE

ROAD

BOBTAIL



PURPOSE OF SURVEY AND CERTIFICATION

Jon H. Roberts and Sherri K. Roberts, record owners, hereby certify that the purpose of this survey and division of land is to create a 4 Lot Minor Subdivision, to be known as "Amended Lot 2, Ivar Subdivision", pursuant to M.C.A. 76-4-103.

Jon H. Roberts

Date

11-24-25

Sherri K. Roberts

Date

11-24-25

ACKNOWLEDGMENT

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

of Montana County of Lincoln by

Jon. H. Roberts and Sherri K. Roberts

on this 19 day of November

202

5. In witness whereof, I have hereunto

set my hand and affixed my notarial seal.

Libby Montana

residing in: Libby Montana

My Commission expires: 8-20-26

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" 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

7-14-25
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 25 of November 2025, A.D.

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

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 2A and 2B is provided by an existing 60' wide county road known as "Bobtail Lane". I further certify that legal and physical access to Lots 2C and 2D is by an existing 40' wide private road known as "Liberty Lane".

Byron Sanderson
Byron Sanderson, PLS, 70400LS

7-14-25
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 "Amended Lot 2, Ivar 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 14 day of Jan, 2026 at 3 o'clock.
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.

Chairperson, Board of Lincoln County Commissioners

Date

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson September, 2024.

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on a static GNSS system observation. Angular variation between this survey and Plat No. 5971 is 0°27'27" along the north line of Section 8, T.31N., R.31W., P.M.MT., Lincoln County, Montana.

REFERENCED SURVEYS

1979 - Plat No. 3390, Verna Meadows First Addition, Jack H. Ninnemen, 4661S
1997 - Plat No. 5971, Ivar Subdivision, Kenneth E. Davis, 4975S

LEGAL DESCRIPTION: AMENDED LOT 2, IVAR SUBDIVISION

An irregular tract of land in Lincoln County, Montana, lying northerly from the Libby, Montana, in the NE1/4 NE1/4, Section 8, T.31N., R.31W., P.M.MT., and more particularly described as:
Lot 2, Plat No. 5971, containing 19.33 acres. Subject to and together with all appurtenant easements and encumbrances of record.

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), M.C.A.

Sedana Carlsberg by K. Randall 11-24-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 21 day of January
2026, A.D. at 12:28 o'clock

Carrie Dean
Lincoln County Clerk and Recorder

by Selesha Jackson
Deputy

DOCUMENT No. 319315

PLAT No. 7292

Covenants 319316

DEQ 319314

Guarantee 319313

Northstar Landing Subdivision

SW¹/₄ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 5)

Legend

- Set 3" x 24" rebar with a 2" Aluminum Cap "Basis" 1423179.5'
- ▲ calculated position (nothing found or set)
- found 4" x 4" Concrete ROW Monument
- ⊙ found 3" rebar "MOL 42231"
- found 3" 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

Basis of Bearing is NAD83 (COR98) Montana State Plane Grid.

Distances are US Survey Feet at ground based at:
Latitude: N48° 54' 44.25421"
Longitude: W111° 08' 39.99805"
Ellipsoidal Height: 2555.390
Combined Scale Factor: 1.0001746663
Convergence: -004° 07' 44.16"

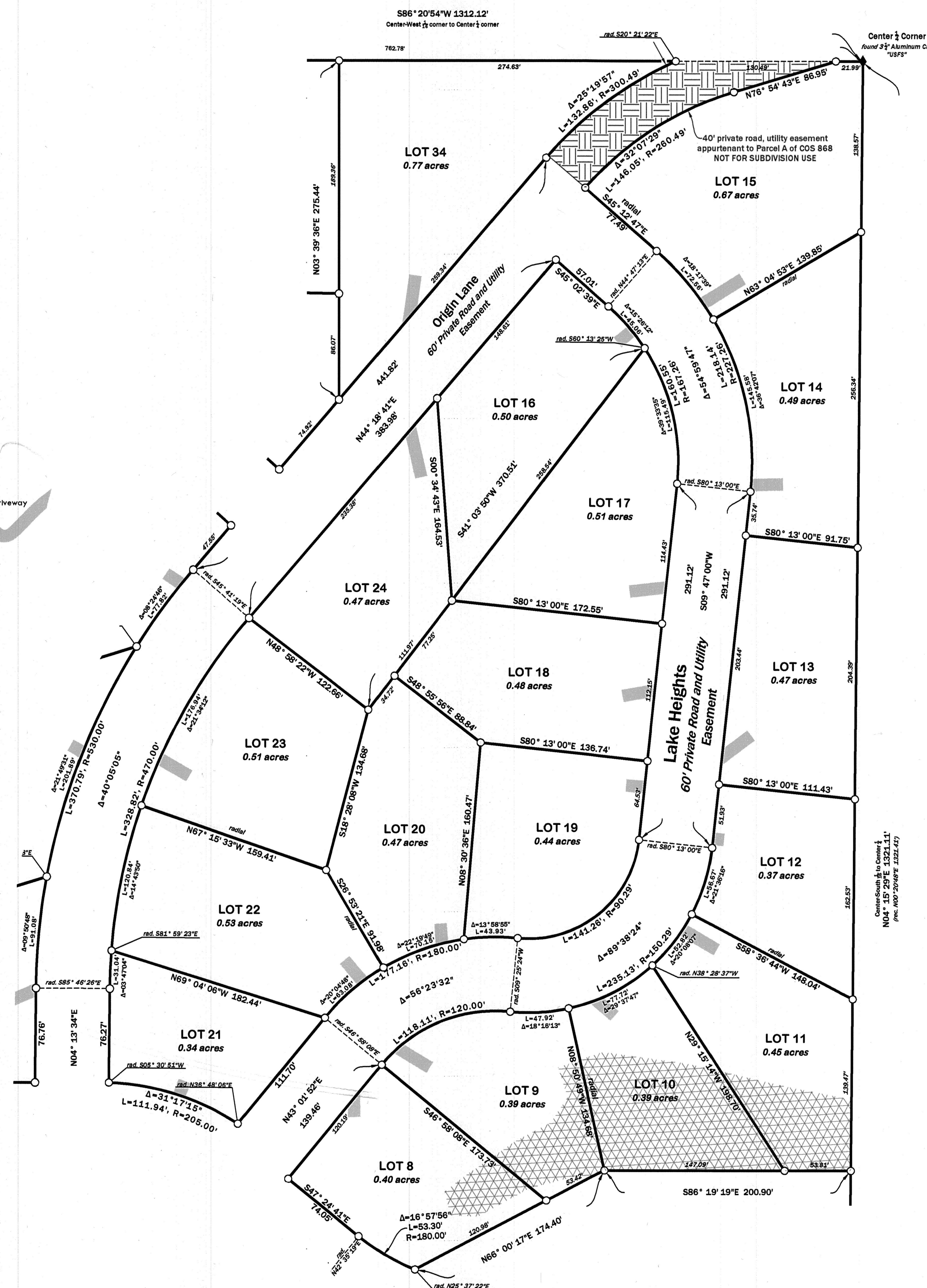


SCALE 0 30 60

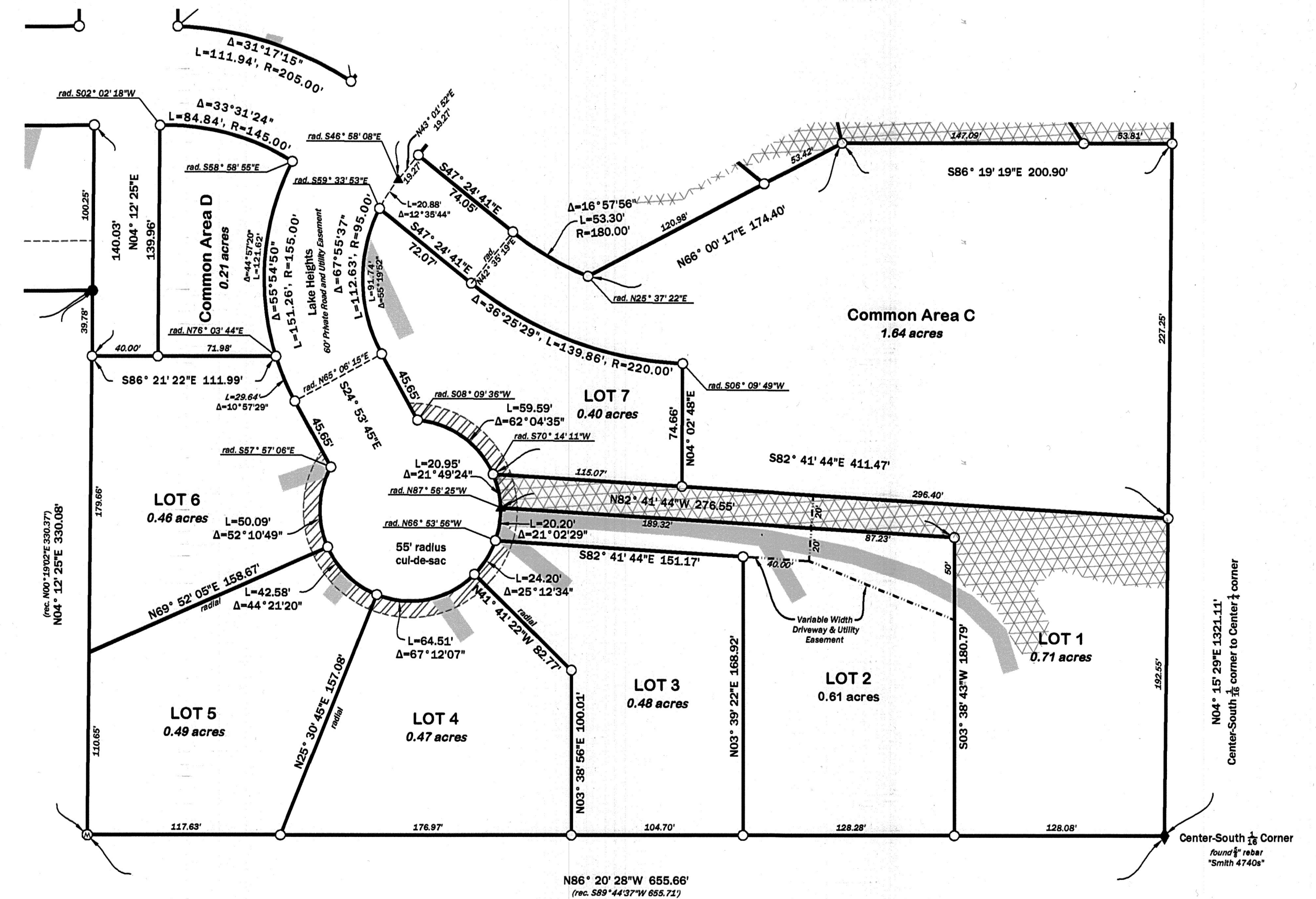
SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

236 Wisconsin Avenue
Whitefish, MT 59937
Tel: 406.862.4927
Fax: 406.862.4963

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

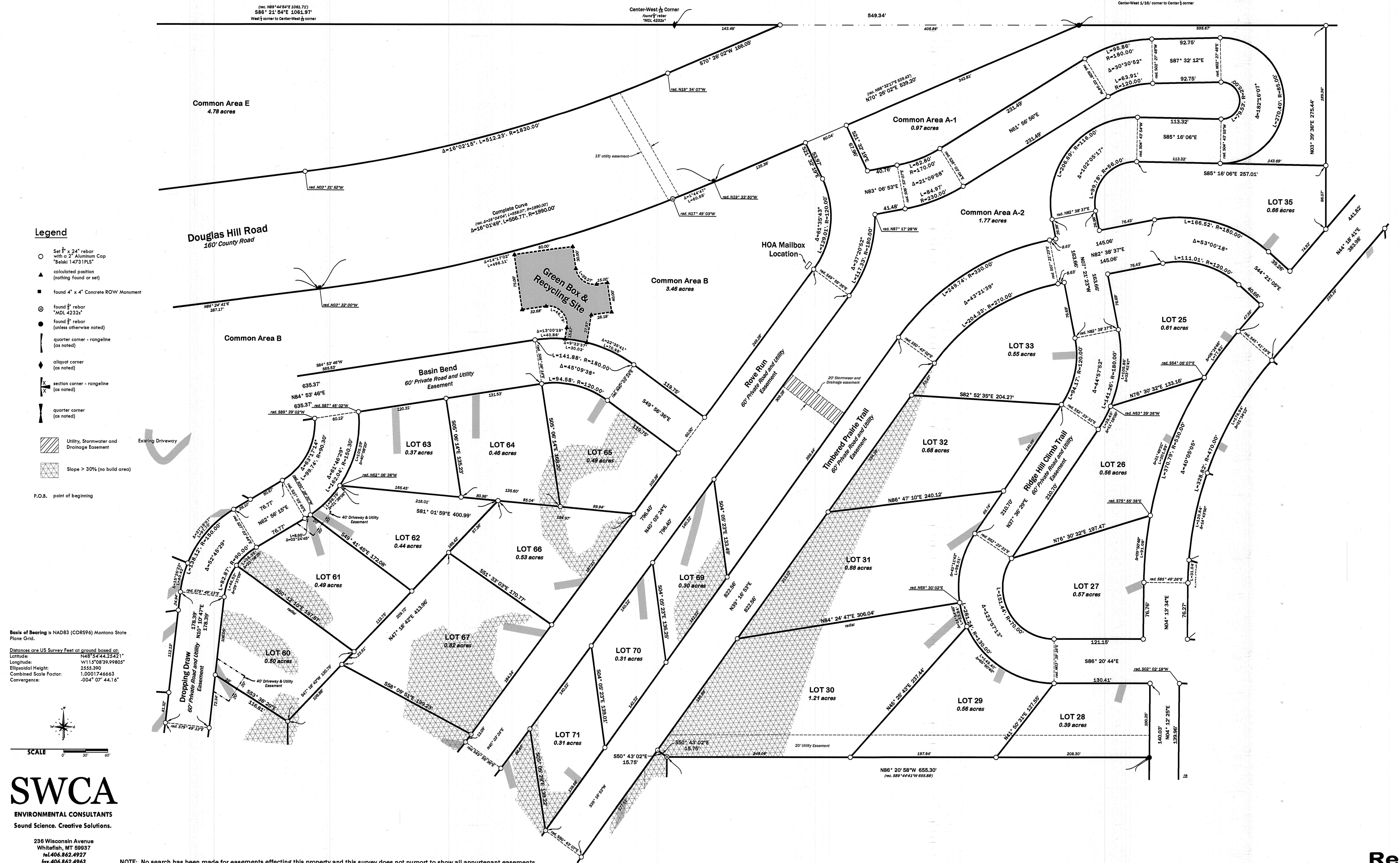


Region 4



Region 5

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



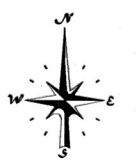
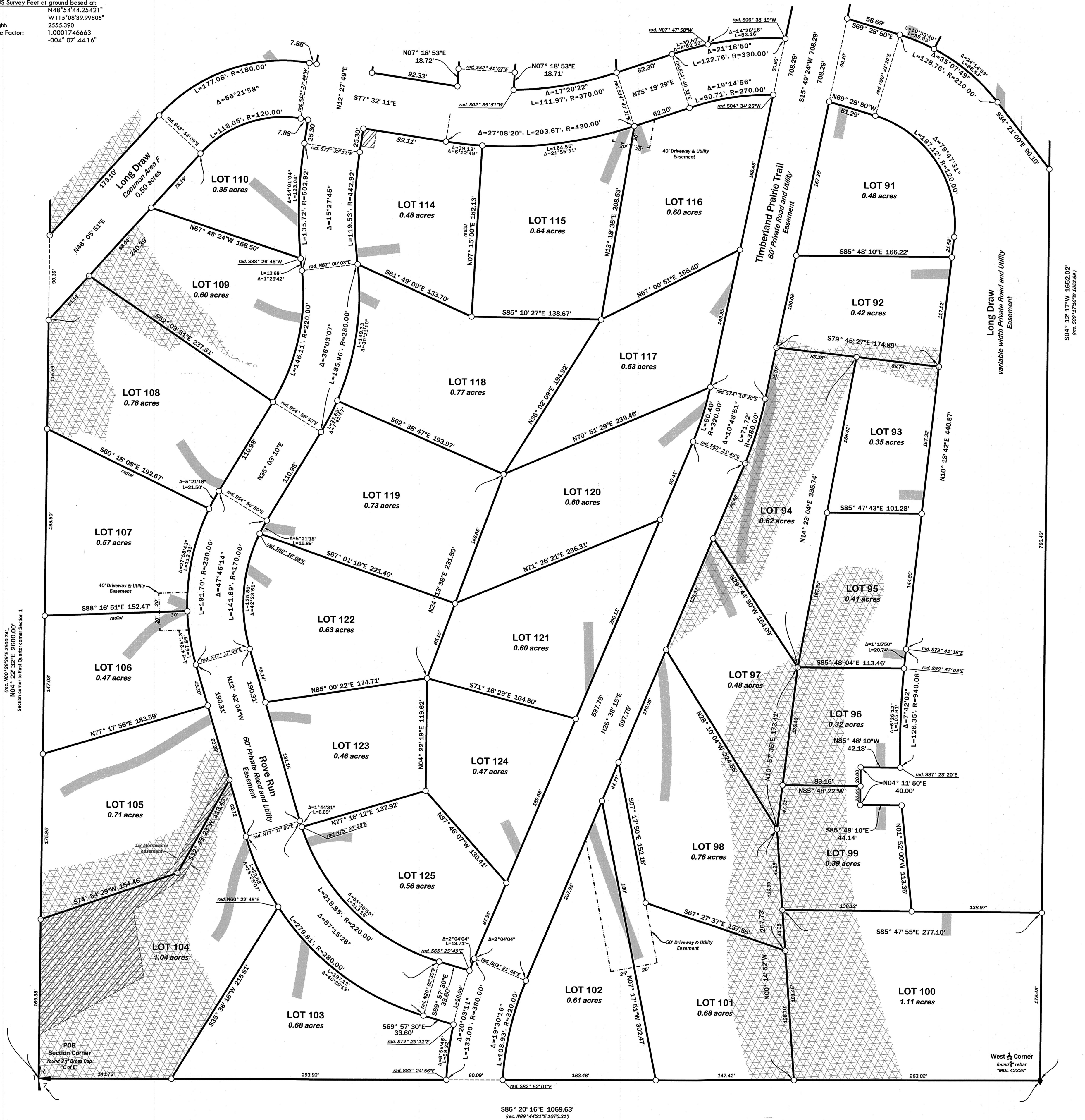
Northstar Landing Subdivision
SW₄ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 3)

Legend

- Set 3/4" x 24" rebar with 2" Aluminum Cap "Belski 14731PLS"
- calculated position (nothing found or set)
- found 4" x 4" Concrete ROW Monument
- found 3/4" rebar "MDL 4232"
- found 3/4" rebar (unless otherwise noted)
- quarter corner - rangeline (as noted)
- allot 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

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

Distances are US Survey Feet at ground based on:
Latitude: N48°54'44.25421"
Longitude: W115°08'39.99805"
Ellipsoidal Height: 2553.390
Combined Scale Factor: 1.0001744663
Convergence: -004°07'44.16"



SCALE 0' 30' 60'

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ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

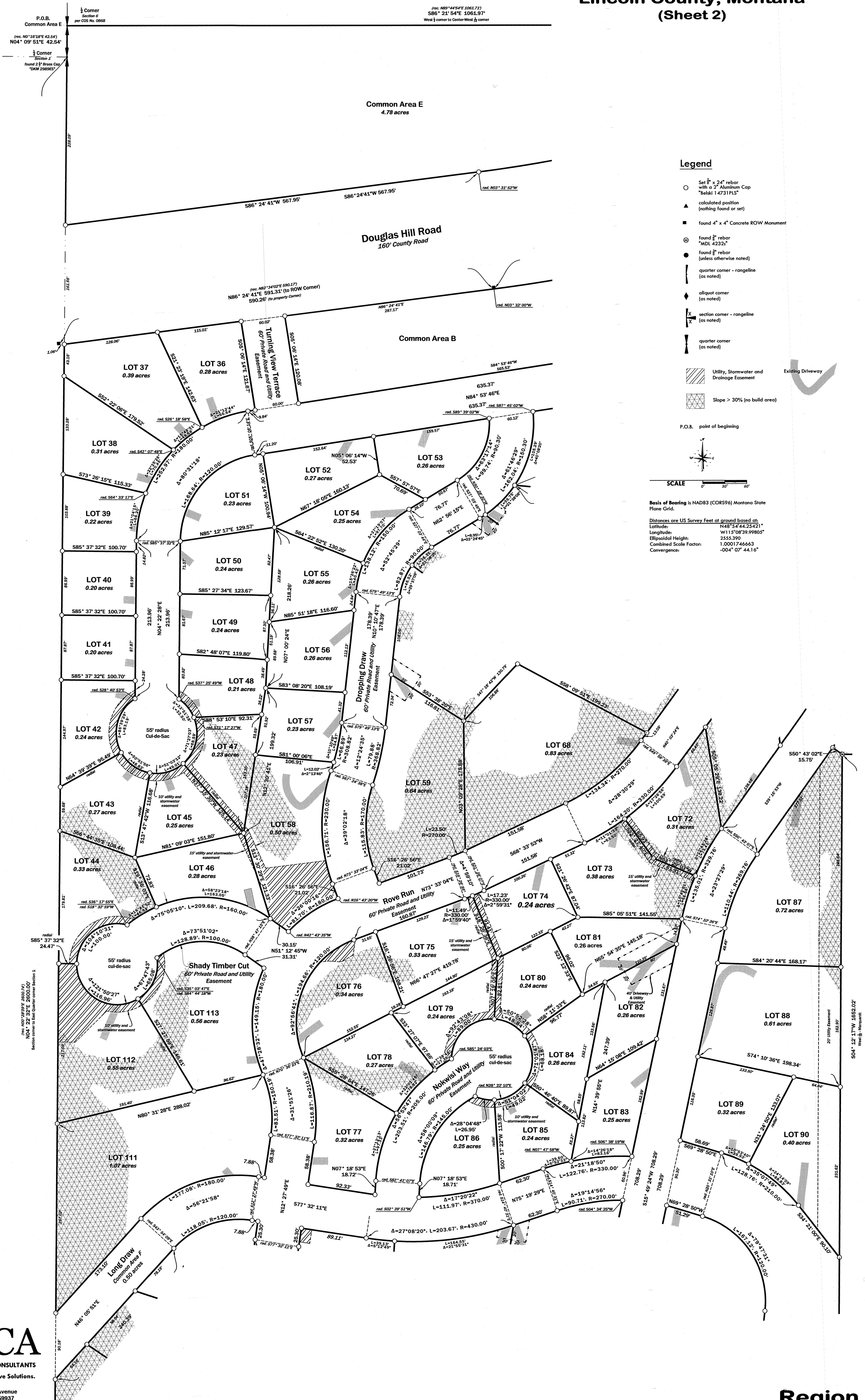
236 Wisconsin Avenue
Whitefish, MT 59937
tel. 406.862.4927
fax. 406.862.4963

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

Region 2

RDG-24-028 Northstar Subdivision

North Star Landing Subdivision
SW¹/₄ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 2)



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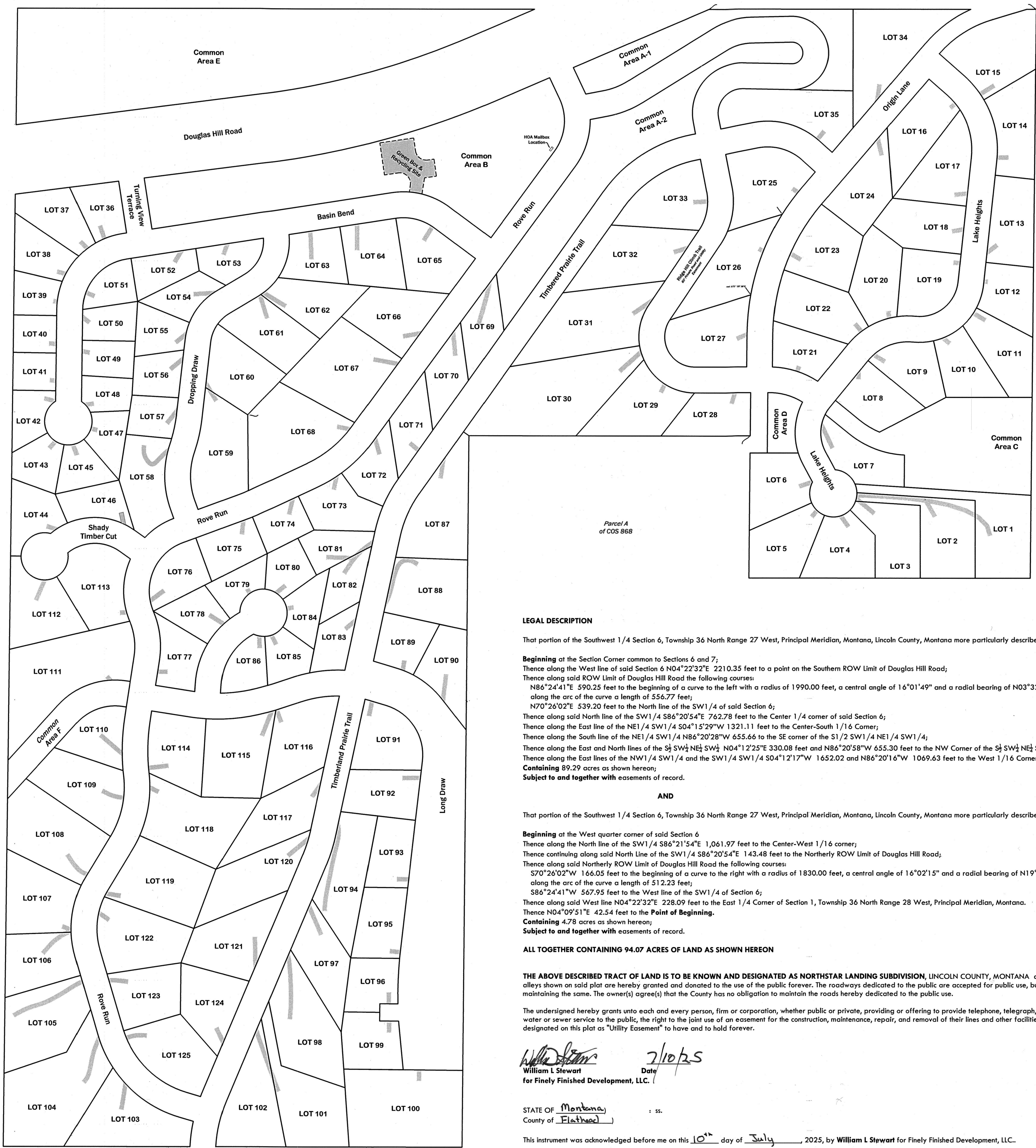
236 Wisconsin Avenue
Whitefish, MT 59937
tel.406.862.4927
fax.406.862.4963

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

Region 1

RDG-24-028 Northstar Subdivision

Northstar Landing Subdivision
SW¹/₄ 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;
Thence 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:
N86°24'41"E 590.25 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 the arc of the curve a length of 556.77 feet;
N70°26'02"E 539.20 feet to the North line of the SW1/4 of said Section 6;
Thence 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;
Thence along the East line of the NE1/4 SW1/4 S04°15'29"W 1321.11 feet to the Center-South 1/16 Corner;
Thence 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;
Thence along the East and North lines of the S1/2 SW1/4 NE1/4 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 NE1/4 SW1/4;
Thence 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 hereon;
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
Thence along the North line of the SW1/4 S86°21'54"E 1,061.97 feet to the Center-West 1/16 corner;
Thence 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;
Thence along said Northerly ROW Limit of Douglas Hill Road the following courses:
S70°26'02"W 166.05 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 512.23 feet;
S86°24'41"W 567.95 feet to the West line of the SW1/4 of Section 6;
Thence 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 hereon;
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 NORTHSTAR LANDING SUBDIVISION, 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.

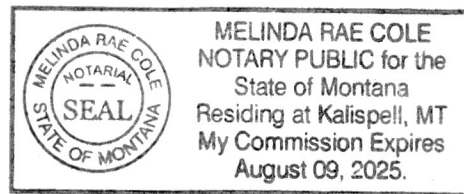
The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, internet, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, 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.

William L Stewart
William L Stewart
for Finely Finished Development, LLC.
Date: 7/10/25

STATE OF Montana
County of Flathead

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

Melinda Rae Cole
Melinda Rae Cole
Notary Public



CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, *[Signature]*, Chairperson of the Board of County Commissioners of Lincoln County Montana and *[Signature]*, County Clerk and Recorder of said county do hereby certify that this accompanying plat of Northstar 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 is hereby approved. Parkland Dedication is exempt per Section 76-3-321(3)(a), MCA.

Dated this 10 day of DEC, 2025

[Signature]
Chairperson
Board of County Commissioners
Lincoln County, Montana

[Signature]
County Clerk and Recorder
Lincoln County, Montana

PLAT NOTES

- Areas of 30% or greater are considered as No Build Zones (see shaded areas)
- The area which indicates specific lots will be allowed to have a single RV as a primary residence for a limited time period, as declared in condition #16.a.ii (bullet #3).
- North Star Landing is for single-family dwellings. Multi-family structures are not allowed.
- No structures shall be built over lot lines.
- Residential construction shall conform to the approved Certificate of Subdivision Approval. All residences before construction begins shall obtain approval to connect from the Lincoln County Environmental Health Department.

ARM 24.183.1101 (1) (d) (i) (ii)

- 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.
- If during the later 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.
- 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 positions shown thereon.

[Signature]
Andrew Belski, PLS
Registration No. 14731 PLS
Date: 7-8-2025

CERTIFICATE OF EXAMINING SURVEYOR

Approved: *[Signature]* 7-8-2025
Examining Land Surveyor
Registration No. 9750-25

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

Dated this 9 day of December, 2025

Brianna Calip by Sedaris Carlberg
Brianna Calip by Sedaris 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.

[Signature]
County Clerk & Recorder

By: *[Signature]*
Deputy

Instrument Record No. 318-80-8

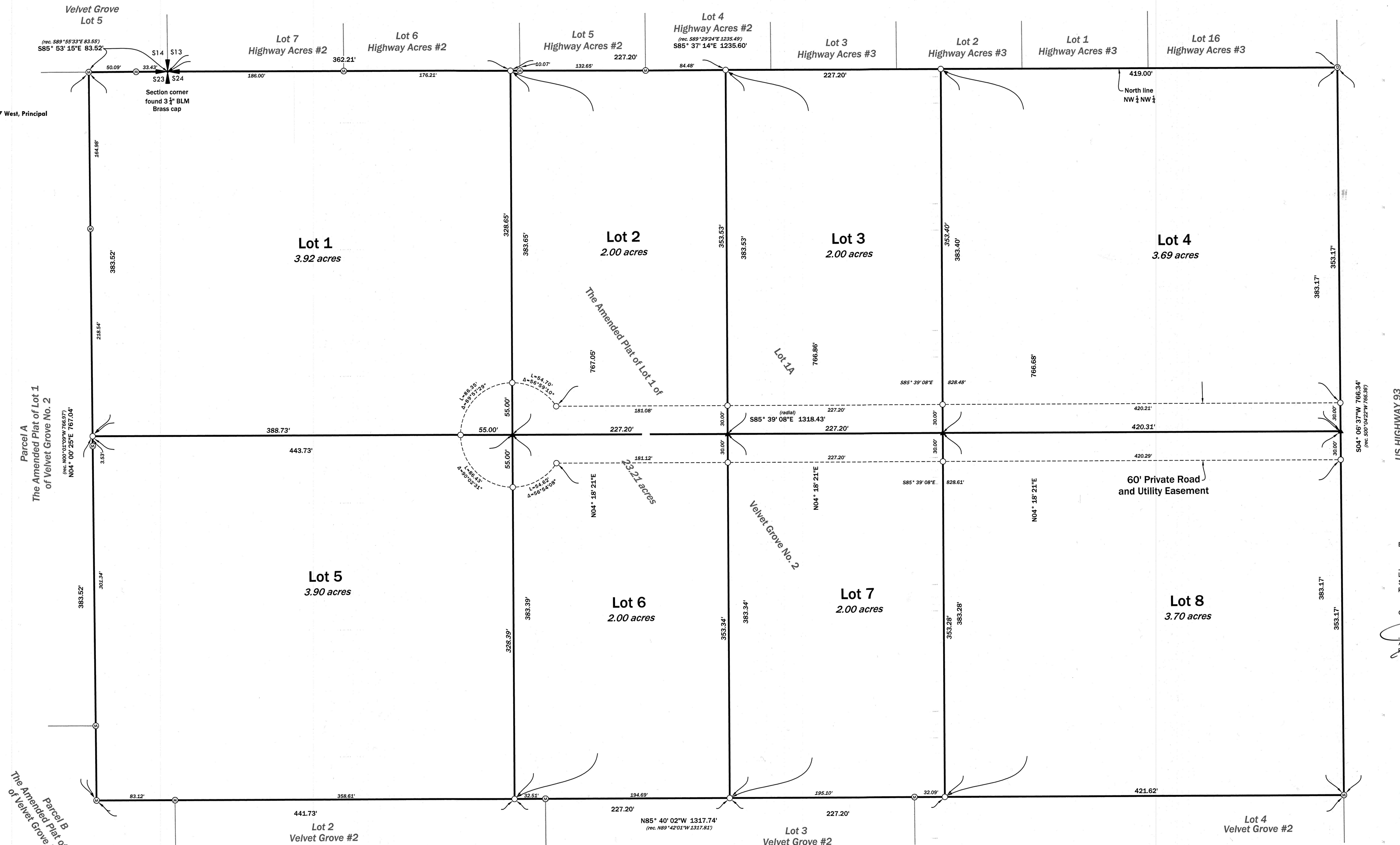


Final Plat of:
Industrial Approach Park
being an Amended Plat of Lot 1A of The Amended Plat of Lot 1 of Velvet Grove No. 2
NE ¼ Section 23 & NW ¼ Section 24, T37N R27W, P.M., M.
Lincoln County, Montana
2025/08/18

Legal Description
That portion of the NE ¼ of Section 23 and the NW ¼ of Section 24, T37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana.

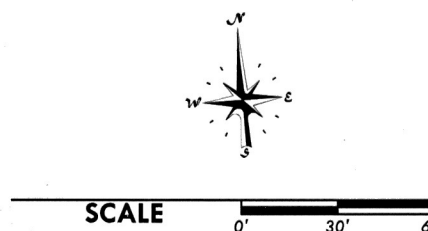
Lot 1A of the Amended Plat of Lot 1 of Velvet Grove No. 2.

Containing 23.21 acres of land shown hereon.
Subject to and Together with private road and utility easements as shown hereon.
Subject to and Together with easements of record.



Legend

- found 8" rebar "Marquardt 73285"
- found 8" rebar "DKM 2989ES"
- set 8" x 24" rebar with a 2" aluminum cap "Belski 14731PLS"
- section corner found 3 3/4" BLM Brass Cap
- 1/2" corner found 8" rebar
- calculated position (nothing found or set)



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

Distances are US Survey Feet at ground based at:
Latitude: N48°57'35.51279"
Longitude: W115°04'21.59494"
Ellipsoidal Height: 2651.660
Combined Scale Factor: 1.0001511147
Convergence: -004° 04' 35.14"

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

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

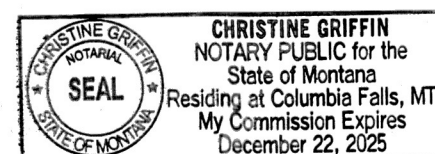
The above described tract of land is to be known and designated as Industrial Approach Park.

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.

Darwin Pluid
Darwin Pluid
STATE OF Montana
County of Flamehead

This instrument was acknowledged before me on Oct. 10, 2025
by Darwin Pluid

Christine Griffin
Notary Public



CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, *[Signature]*, Chairperson of the Board of County Commissioners of Lincoln County, Montana and *[Signature]*, 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.

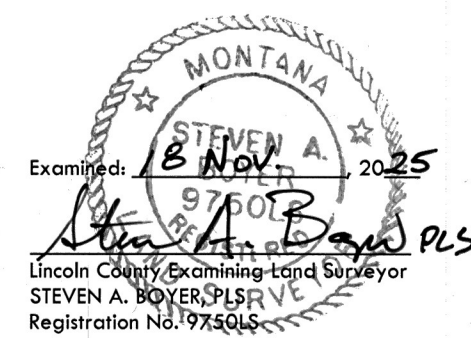
Dated the 3 day of Dec., 2025

[Signature] 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: US Highway No. 93. The driving surface is 24 feet wide. As certified by: 406 Engineering, Inc.

[Signature]
Andrew Belski, PLS
Registration No. 14731PLS



19 Aug '25
Date

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

Dated the 08 day of December, 2025

Brianne Calley for Didaris 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: *[Signature]*
Deputy

Instrument Record No. 318774



Weed Management 318774

Guaranteed 318773

DEA 318776

Covenants 318778

PM 7290

23-103 Velvet Grove

Final Plat of:
Wilderness Club, Phase 9
SE¹/₄ Section 28, T37N R27W, P.M., M.
Lincoln County, Montana
2025-08-18

Phase 9 Legal Description
That portion of the Southeast ¹/₄ of Section 28, T37N R27W, Principal Meridian, Montana, Lincoln County, Montana described as follows:

COMMENCING at the Southwest ¹/₁₆ Corner;
Thence S39°24'14"E 13.86 feet to the POINT OF BEGINNING;
Thence S00°09'51"W 96.76 feet;
Thence S52°46'58"W 82.19 feet;
Thence S55°57'19"W 87.63 feet;
Thence S61°21'09"W 91.47 feet;
Thence N24°54'57"W 67.02 feet;
Thence S54°59'20"W 177.16 feet to the beginning of a curve to the right with a radius of 120.00 feet and a central angle of 30°07'31";
Thence along the arc of the curve a length of 63.09 feet;
Thence S85°06'51"W 89.13 feet to the beginning of a non-tangent curve to the right concave westerly with a radius of 276.00, a central angle of 26°21'25" and a radial bearing of S89°17'35"W;
Thence along the arc of the curve a length of 126.96 feet;
Thence S54°46'32"E 49.78 feet to the beginning of a curve to the left with a radius of 139.20 feet and a central angle of 32°18'05";
Thence along the arc of the curve a length of 78.47 feet;
Thence S87°04'36"E 191.43 feet to the beginning of a curve to the left with a radius of 270.00 feet and a central angle of 62°01'27";
Thence along the arc of the curve a length of 292.28 feet;
Thence N30°53'57"E 61.38 feet to the beginning of a curve to the right with a radius of 130.00 feet and a central angle of 32°29'40";
Thence along the arc of the curve a length of 73.73 feet;
Thence N63°23'36"E 136.45 feet to the Westerly ROW limit of Sophie Lake Road;
Thence along said Westerly ROW limit S16°51'37"W 82.83 feet;
Thence S63°23'36"W 73.45 feet to the beginning of a curve to the left with a radius of 70.00 feet and a central angle of 32°29'40";
Thence along the arc of the curve a length of 39.70 feet;
Thence S30°53'57"W 61.38 feet to the beginning of a curve to the right with a radius of 330.00 feet and a central angle of 62°01'27";
Thence along the arc of the curve a length of 357.23 feet;
Thence N87°04'36"W 24.91 feet;
Thence S02°55'24"W 256.89 feet to the beginning of the curve to the left with a radius of 170.00 feet and a central angle of 54°03'14";
Thence along the arc of the curve a length of 160.38 feet;
Thence S51°07'50"E 74.50 feet;
Thence N83°52'10"E 47.57 feet;
Thence S06°07'50"E 60.00 feet;
Thence S64°36'57"E 58.13 feet;
Thence S16°50'19"W 170.73 feet;
Thence N72°25'41"W 123.46 feet;
Thence N49°15'32"W 141.14 feet;
Thence N45°49'00"W 122.84 feet;
Thence N32°28'51"W 527.76 feet;
Thence S66°05'17"W 100.97 feet;
Thence N23°54'43"W 60.00 feet to the beginning of a curve to the left with a radius of 430.00 feet and a central angle of 07°14'48";
Thence along the arc of the curve a length of 54.39 feet;
Thence N23°54'43"W 98.36 feet;
Thence S64°05'25"W 204.42 feet;
Thence N43°52'30"W 26.69 feet;
Thence N07°04'48"W 78.69 feet;
Thence N01°19'34"W 129.40 feet;
Thence N05°23'19"E 84.28 feet;
Thence N11°05'01"W 185.11 feet;
Thence N01°49'43"E 211.15 feet;
Thence S85°40'17"E 729.53 feet;
Thence S04°19'16"W 39.55 feet;
Thence S85°40'44"E 38.00 feet;
Thence S04°19'16"W 40.00 feet;
Thence N85°40'44"W 39.56 feet to the beginning of a non-tangent curve to the right concave westerly with a radius of 80.00 feet, a central angle of 34°54'23" and a radial bearing of N74°19'39"W;
Thence along the arc of the curve a length of 48.74 feet;
Thence S50°34'44"W 131.89 feet to the beginning of a non-tangent curve to the right concave westerly with a radius of 276.00 feet, a central angle of 22°10'43" and a radial bearing of S58°48'12"W;
Thence along the arc of the curve a length of 106.84 feet;
Thence N85°06'51"E 89.11 feet to the beginning of a curve to the left with a radius of 80.00 feet and a central angle of 30°07'01";
Thence along the arc of the curve a length of 42.06 feet;
Thence N54°59'20"E 141.74 feet;
Thence N35°00'40"W 20.00 feet;
Thence N54°59'20"E 172.00 feet;
Thence N35°00'40"W 30.00 feet;
Thence N54°59'20"E 40.00 feet;
Thence S35°00'40"E 50.00 feet;
Thence N54°59'20"E 64.77 feet;
Thence N00°45'22"E 12.83 feet;
Thence S85°40'17"E 72.20 feet to the POINT OF BEGINNING;

Containing 15.95 acres of land shown hereon.
Subject to and Together with private road and utility easements as shown hereon.
Subject to and Together with easements of record.

Basis of Bearing is NAD83 (2011) Montana State Plane Grid.
Distances are International Feet at ground based on:
Latitude: N48°55'40.04097"
Longitude: W115°08'21.80955"
Ellipsoidal Height: 2352.356
Combined Scale Factor: 1.0001655493
Convergence: -004° 07' 30.86"

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, Brian Elbert, Chairperson of the Board of County Commissioners of Lincoln County, Montana, County Clerk and Recorder of said county do hereby certify that this accompanying plat of The Wilderness Club Phase 9 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.
Brian Elbert
Chairperson
Board of County Commissioners
Lincoln County, Montana

PHYSICAL ACCESS

Access to all lots within this subdivision are provided by: Sophie Lake Road, Glacier Peaks Road. The driving surface is 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belsky, PLS
Registration No. 14731PLS

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

Open Space, Future
Development and
Golf Course

Legend

- found $\frac{1}{8}$ " rebar (unless otherwise noted)
- Set $\frac{1}{8}$ " x $\frac{1}{4}$ " rebar with a 2" Aluminum Cap "Beltki 14731PLS"
- found $\frac{1}{8}$ " rebar "Beltki 14731PLS"
- found $\frac{1}{8}$ " rebar "Marquardt 73285"
- aliquot corner (as noted)
- found $\frac{1}{8}$ " rebar "DKM 2989ES"
- property address

The above described tract of land is to be known and designated as The Wilderness Club Phase 9.

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.

Brian Elbert
Brian Elbert for
Escalante Wilderness Preserve US, LLC.

STATE OF Montana
County of Lincoln

This instrument was acknowledged before me on 10/6 2025
by Brian Elbert for Escalante Wilderness Preserve US, LLC.

Christine Griffin
Notary Public

CHRISTINE GRIFFIN
NOTARY PUBLIC for the
State of Montana
Residing at Columbia Falls, MT
My Commission Expires
December 22, 2025

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 4 day of December, 2025
Sofaris Carlsberg by Shaine Whitfield
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 9 day of December, 2025 A.D., at 10:42 o'clock A.

Corinne Ogden
County Clerk and Recorder

By: Corinne Ogden
Deputy
Instrument Record No. 318766



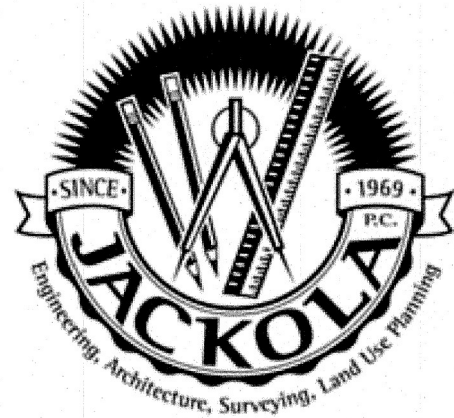
STEVEN A. GYER, PLS
Examined: 24 November 2025
Lincoln County Examining Land Surveyor
STEVEN A. GYER, PLS
Registration No. 575015

CERTIFICATE OF SURVEY
Andrew Belsky, PLS
Registration No. 14731PLS

19 Aug 25
Date

Guarantee 318764 060 318765

PM 7289
21-058 Wilderness Club PH9



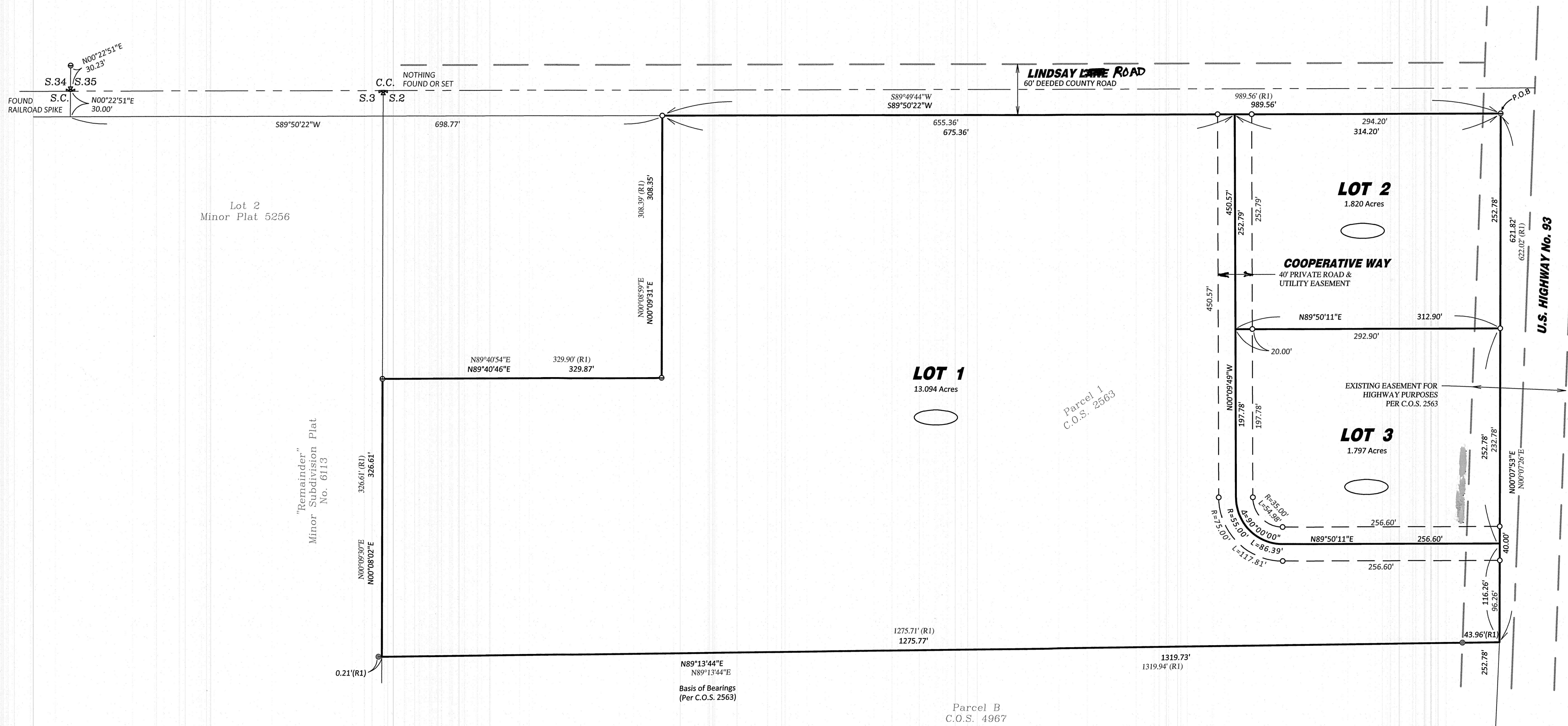
PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 HWY 93 SOUTH
KALISPELL, MT 59901
406-755-3208

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

PLAT OF RURAL PROPANE SERVICES SUBDIVISION

GOV'T. LOT 4, SECTION 2, TOWNSHIP 36 NORTH, RANGE 27 WEST, PM,M, LINCOLN COUNTY, MONTANA

SCALE: 1"=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"
①123 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; THENCE S00°07'53"W, ON AND ALONG THE EAST BOUNDARY OF SAID U.S. GOVERNMENT LOT 4, A DISTANCE OF 623.82 FEET TO A POINT, WHICH POINT LIES ON THE NORTH BOUNDARY OF PARCEL A OF CERTIFICATE OF SURVEY NUMBER 1507, RECORDS OF LINCOLN COUNTY; THENCE S89°13'44"W, ON AND ALONG SAID NORTH 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 N00°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 SAID WEST BOUNDARY N89°40'46"E, A DISTANCE OF 329.87 FEET TO A POINT; THENCE N00°09'31"E, A DISTANCE OF 308.35 FEET TO A POINT, WHICH POINT LIES ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF LINDSAY LANE, A 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

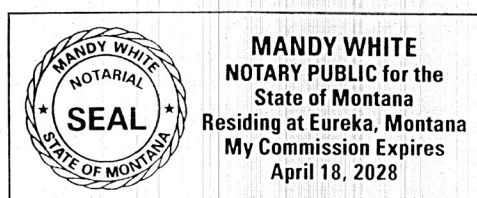
THE UNDERSIGNED HEREBY GRANTS UNTO ALL PUBLIC UTILITY COMPANIES AS SUCH ARE DEFINED AND ESTABLISHED BY MONTANA LAW, AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES; UNDER THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT".

LINCOLN ELECTRIC COOPERATIVE, INC.

BY Rick C. Peterson
PRESIDENT

STATE OF MONTANA)
COUNTY OF LINCOLN)

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



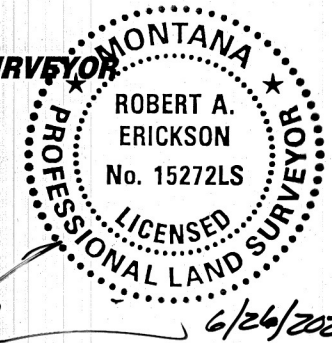
Mandy White
NOTARY PUBLIC FOR THE STATE OF MONTANA

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, PLS
REGISTRATION No. 15272LS

CERTIFICATE OF SURVEY



ROBERT ERICKSON, PLS
REGISTRATION NUMBER 15272LS

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 Nov, 2025

STEVEN A. BOYER
CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS
LINCOLN COUNTY, MONTANA

CERTIFICATE OF COUNTY TREASURER

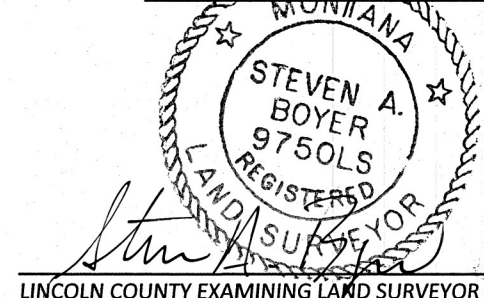
I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE DIVIDED HAVE BEEN PAID.

DATED THIS 26 DAY OF November, 2025

Sedaris Carlberg by K. Randa
TREASURER
LINCOLN COUNTY, MONTANA



EXAMINED: 26 September 2025



LINCOLN COUNTY EXAMINING LAND SURVEYOR

REGISTRATION NUMBER 9750 LS

STATE OF MONTANA)
COUNTY OF LINCOLN)

FILED ON THE 26 DAY OF November, 2025

AT 10:45 O'CLOCK A.M.

Corrina Brown
COUNTY CLERK AND RECORDER
BY Sedaris Carlberg
DEPUTY

INSTRUMENT RECORD No. 318583

PLAT No. 7288

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

road Maint: 19 gce 318 c43

Covenants

318588

Weed Management Plan 318585

DEQ 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 & 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, whichs 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 easment 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 S6°19'08"E 40.60 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 afordescribed 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.

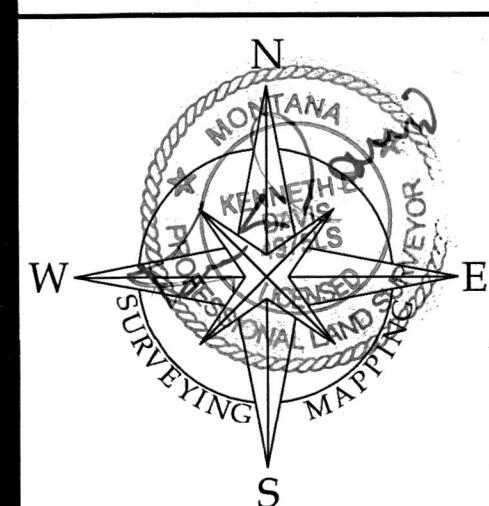
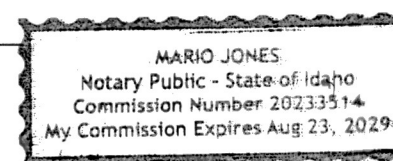
Douglas Jensen Thomas and Deann Thomas
Douglas Jensen Thomas & Deann Thomas Joint Living Trust

STATE OF MONTANA
County of Lincoln

On this 15TH 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

8/23/2029
My Commission Expires



Davis Surveying, Inc.

Troy, MT 59935

DATE: 8/3/22

DRAWN BY: CJR

Land Projects 2013

FILE: Phase 3 Lake Crk Ranch.dwg

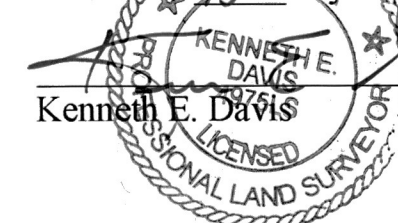
CERTIFICATE OF SURVEYOR

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.

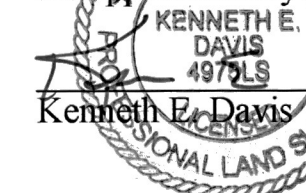
Dated this 15 day of October, 2025 A.D.



4975-S
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.

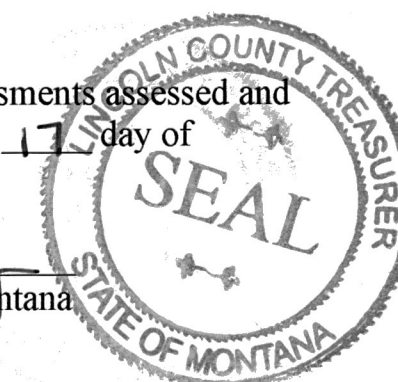


4975-S
Registered Land Surveyor No.

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 17 day of October, 2025 A.D.

Shirone Whitfield Sedaris Carlberg
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 _____ day of _____, 2025, A.D.

(Signatures of Commissioner)

ATTEST:

(Signature of Clerk and Recorder)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 2ND day of OCT., 2025 A.D.

Steven A. Boyer PLS
Registered Land Surveyor No. 9750 LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 13 day of November, 2025 A.D. at 1:02 O'clock m.

Corrina Brown by Malisha Johnson
County Clerk and Recorder Deputy

SHEET 2 OF 2 PLAT NO. 7287

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 & Deann Thomas Joint Living Trust
Date: February 2023

2 RESIDENTIAL LOTS
TOTAL ACREAGE: 16.37 ACRES±

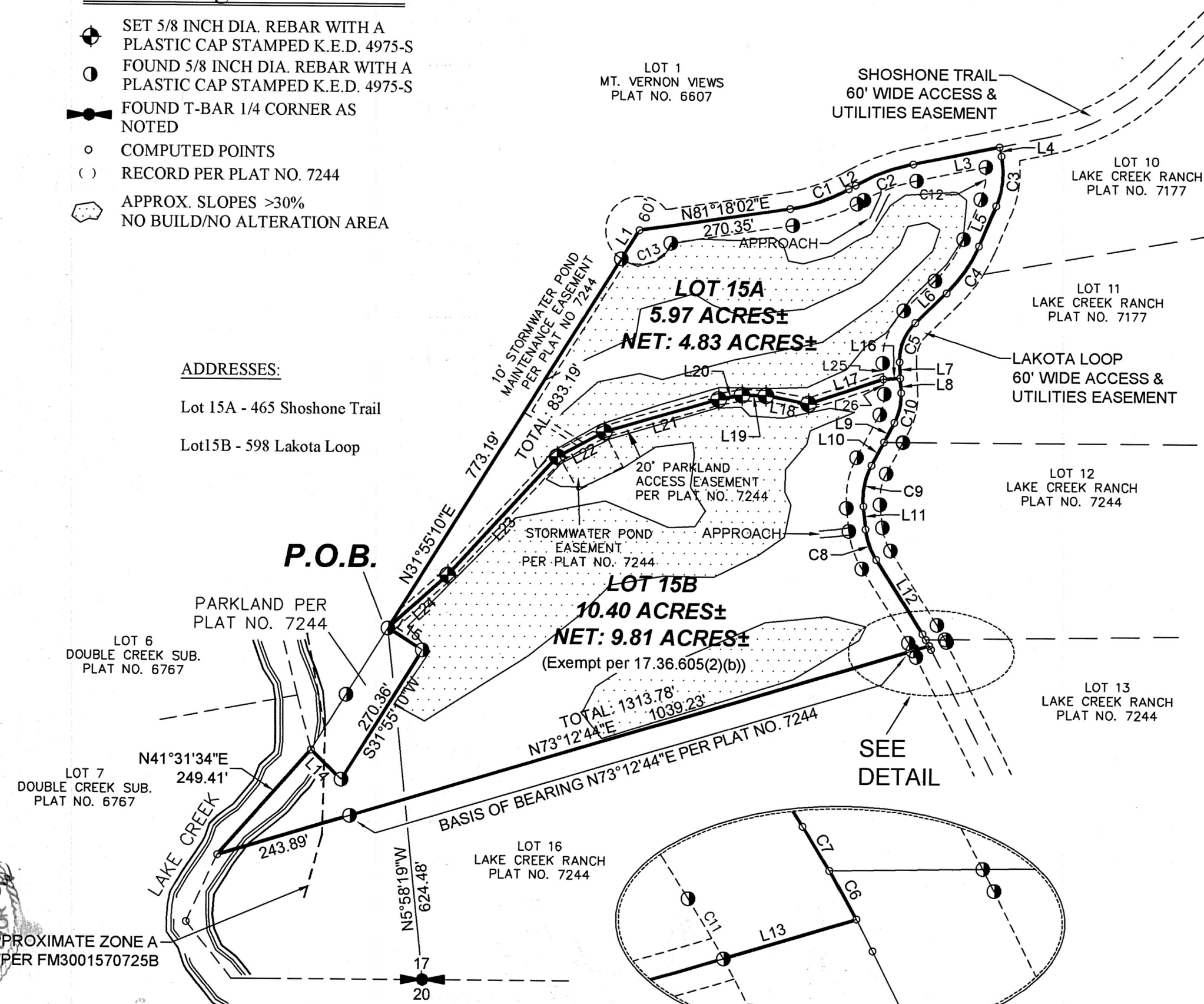
Legend

- SET 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND T-BAR 1/4 CORNER AS NOTED
- COMPUTED POINTS
- RECORD PER PLAT NO. 7244
- APPROX. SLOPES >30%
NO BUILD/NO ALTERATION AREA

ADDRESSES:

Lot 15A - 465 Shoshone Trail

Lot 15B - 598 Lakota Loop



EXEMPTION:

Lot 15B is exempt per 17.36.605(2)(b)(i)(ii) which states, "The reviewing authority may exclude the following parcels created by divisions of land from review under Title 76, chapter 4, part 1, MCA, unless the exclusion is used to evade the provisions of that part: (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;

Curve Table

Curve #	Length	Radius	Delta
C1	109.13'	300.00'	020°50'29"
C2	109.42'	350.00'	017°54'43"
C3	90.08'	150.00'	034°24'29"
C4	101.68'	250.00'	023°18'13"
C5	77.52'	90.00'	049°20'55"
C6	12.28'	300.00'	002°20'44"
C7	11.41'	300.00'	002°10'48"
C8	57.28'	125.00'	026°15'16"
C9	74.84'	125.00'	034°18'22"
C10	54.55'	100.00'	031°15'13"
C11	15.34'	270.00'	003°15'18"
C12	58.47'	120.00'	027°55'09"
C13	105.37'	60.00'	100°37'09"

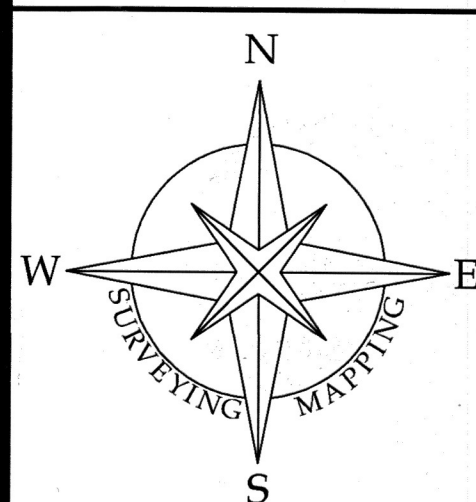
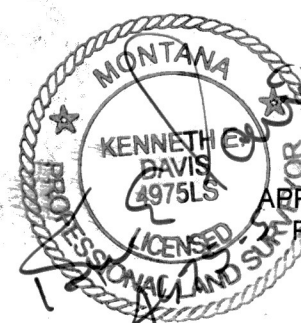
Line Table

Line #	Length	Direction
L1	60.00'	N31°55'10"E
L2	13.42'	N60°27'32"E
L3	156.10'	N78°22'15"E
L4	16.44'	S11°37'45"E
L5	76.99'	S22°46'44"W
L6	76.66'	S46°04'57"W
L7	28.51'	S03°15'58"E
L8	26.20'	S03°15'58"E
L9	39.41'	S27°59'14"W
L10	46.84'	N27°59'14"E
L11	40.60'	S06°19'08"E
L12	155.24'	S32°34'23"E
L13	30.66'	N73°12'44"E
L14	74.56'	S45°19'31"E
L15	72.72'	N58°04'50"W
L16	30.00'	S86°44'02"W
L17	138.91'	S71°08'13"W
L18	76.94'	N79°19'42"W
L19	42.64'	N89°47'54"W
L20	42.00'	S79°36'32"W
L21	210.68'	S73°33'36"W
L22	93.93'	S61°31'51"W
L23	286.06'	S42°22'53"W
L24	141.28'	S48°09'04"W
L25	28.51'	S03°15'58"E
L26	26.20'	S03°15'58"E

NOTES:

"Lands sold by Plum Creek Timber Company that were covered under the Native Fish Habitat Conservation Plan (NFHCP) agreement with the US Fish Wildlife Service have restrictions on the deeds that require the owners to follow the rules of NFHCP." The restrictions can be found in Section 5, Commitment L4 in the Plum Creek Native Fish Habitat Conservation Plan.

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



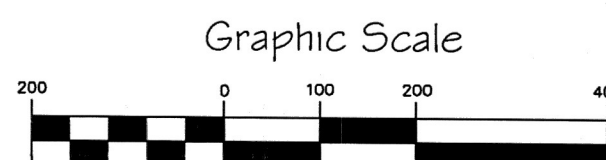
Davis Surveying, Inc.
Troy, MT 59935

DATE: 2/9/23

DRAWN BY: SM

Land Projects 2023

FILE: Amended Phase 3 Lake Crk



(in feet)
1 inch = 200 ft.

SHEET 1 OF 2 PLAT NO. 7244

Weed Management Plan 318431

Guarantee 318429

DEQ 318430

Covenants 318433

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

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

LEGAL AND PHYSICAL ACCESS

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

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

EXEMPTION

Lot 2 being greater than 20 acres is exempt from sanitation review per MCA 76-4-102(24) which states: "Subdivision" means a division of land or land so divided that creates one or more parcels containing less than 20 acres, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision, any condominium, townhome, or townhouse, or any parcel, regardless of size, that provides two or more permanent spaces for recreational camping vehicles or mobile homes."

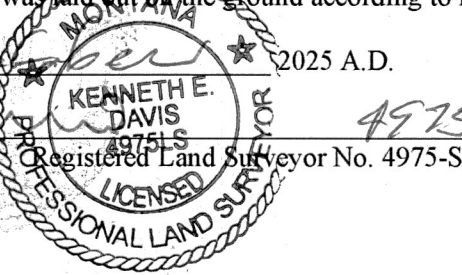
CERTIFICATE OF SURVEYOR

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



CERTIFICATE OF DEDICATION

We, Barry G. Stidham and Robert T. White do hereby certify that we have caused to be surveyed, subdivided and platted in to lots and streets as shown by the Plat hereto annexed, the following described land near Stryker, in Lincoln County, Montana, to wit:

DESCRIPTION OF SUNDAY CREEK RANCH SUBDIVISION

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

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

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

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

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

Barry G. Stidham

Robert T. White

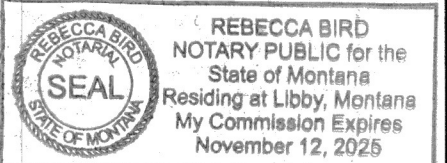
Robert T. White

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.

Notary Public

Nov 12, 2025
My Commission Expires

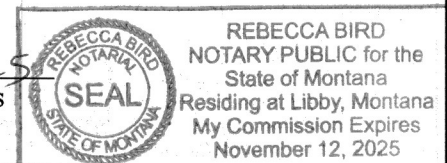


STATE OF MONTANA
County of Lincoln

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

Notary Public

Nov 12, 2025
My Commission Expires



COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of and all lands shown on this plat as being dedicated to such use, this 30 day of September, 2025, A.D.

(Signatures of Commissioner)

ATTEST:
(Signature of Clerk and Recorder)

STATE OF MONTANA
COUNTY OF LINCOLN

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

Corrina Brown
County Clerk and Recorder

Jessica Jurn
Deputy

PLAT NO. 7286

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 12/6/23

REV: 7/20/25

DRAWN BY: SM

Land Projects 2023

FILE: t342536sw-sm

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 27 day of October, 2025.

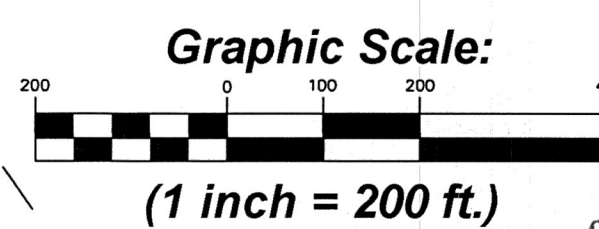
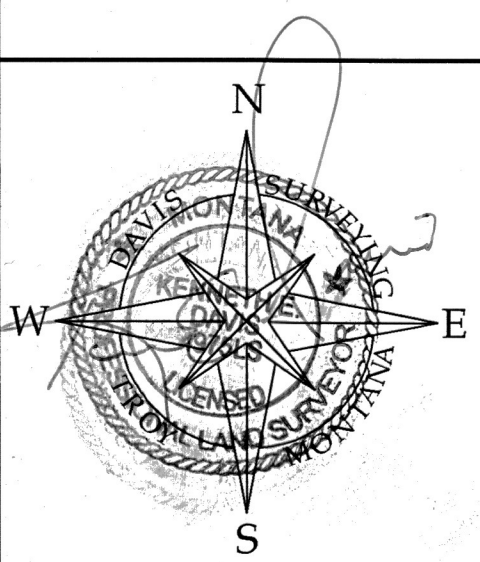
Shirley Whitfield de Sedaris Carlsberg
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR

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

Steven A. Boyer

Professional Land Surveyor No. 9750S



DEC 318120
GUARANTEE 318119

COVENANTS 318122

WELL AGREEMENT 318123
ROAD AGREEMENT 318124

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 18th day of August, 2025 A.D.

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

LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to all lots within this subdivision is provided by U.S. Highway 2.
The driveway surface is 15 feet wide.

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

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

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

CERTIFICATE OF DEDICATION

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

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

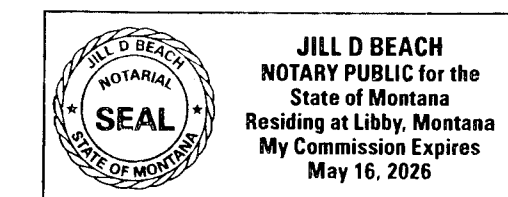
Anthony R. Swanson

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.

Notary Public

My Commission Expires May 16, 2026

DESCRIPTION OF YORKIE SUBDIVISION

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

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

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

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

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

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

Steven A. Boyer Professional Land Surveyor No. 9750LS

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 3rd day of September, 2025

Sedavis Carlsberg by K. Randall
Treasurer Lincoln County Montana

COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it.
This 30th day of September, 2025 A.D.

(Signatures of Commissioner)

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

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 9/16/22

REV: 8/14/2025

DRAWN BY:

SM

Land Projects 2022

FILE: t313130ts-sm.dwg

Graphic Scale:



(1 inch = 40 ft.)

Title Guarantee Doc# 317676

DEQ Doc# 317677

Conservation Doc# 317679

NORTH

PIPE CREEK PROPERTIES



A PLAT OF SHELLEY SUBDIVISION

AMENDING LOT 7-E2, PLAT No. 6370

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

LINCOLN COUNTY, MONTANA

FOR: SHELLEY DATE: JUNE, 2025

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

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

Kenneth R. Shelley

Date

9/30/25

ACKNOWLEDGMENT

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

the State of Florida County of Marlin

by KENNETH R. SHELLEY on this 30th day of July, 2025.

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

Samantha A. Daman

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

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

LAND SURVEYOR'S CERTIFICATION

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

Byron Sanderson, PLS, 70400LS

6-16-25
Date

ACCESS CERTIFICATION

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

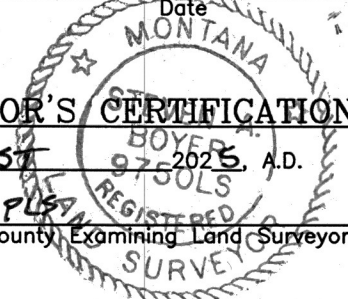
Byron Sanderson, PLS, 70400LS

6-16-25
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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



LEGAL DESCRIPTION: SHELLEY SUBDIVISION

An irregular tract of land, lying north of Libby, Montana, Lincoln County and more particularly described as:
Lot 7-E2, Plat No. 6370 in the northwest quarter of the southeast quarter and the northeast quarter of the southwest quarter, Section 28, T.33N., R.31W., P.M.M.T., containing 6.45 acres. Subject to and together with all 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. 6370 is 0°11'02" along the north boundary line of Lot 7-E2.

METHOD OF SURVEY

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

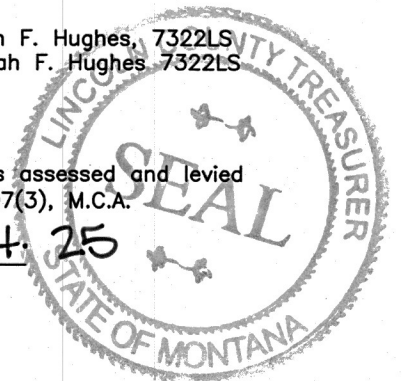
REFERENCED SURVEYS & DOCUMENTS

1970 - Plat 2070, Survey of Subdivisions, Shaw, 2434S
1999 - COS No. 6244, Amended Lot 7 Pipe Creek Properties, Alvah F. Hughes, 7322LS
2001 - COS No. 6370, Amended Lot 7E Pipe Creek Properties, Alvah F. Hughes, 7322LS

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.

Priscilla C. Clapp for Sedaris Clapp 08-14-25
Lincoln County Treasurer Date



CLERK AND RECORDER'S CERTIFICATION

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

of September, 2025, A.D. at 12:18 o'clock

Carolina Davis by Felicia Johnston
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 317197

PLAT No. 7283

SHEET 1 OF 1

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

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

C-N-NW-SE 1/256

LOT 7E-1
PLAT 6370

LOT 1
2.48 ACRES

LOT 2
2.01 ACRES

LOT 3
1.95 ACRES

LOT 7C
PLAT 6244

E911 ADDRESSING

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

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

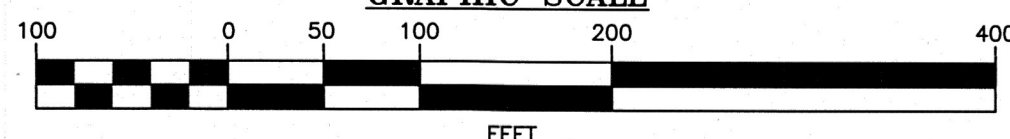
UTILITIES DISCLAIMER

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

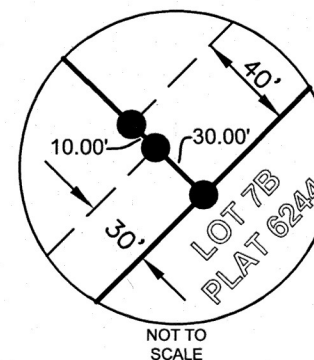
LEGEND

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

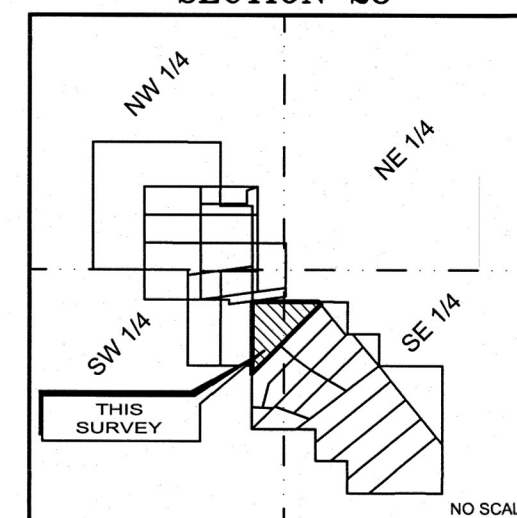
GRAPHIC SCALE



DETAIL 1



VICINITY MAP SECTION 28



KSI

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

Commissioner's Certification

27 AUG 25

Guarantee 317195

DEQ 317196

Covenants 317198



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

LEGAL DESCRIPTION: "OVERHOLT SUBDIVISION"

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

HISTORY OF SURVEY

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

METHOD OF SURVEY

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

BASIS OF BEARING

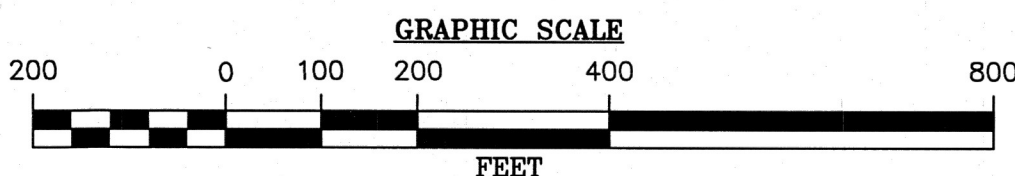
The basis of bearings for this survey is N11°00'59"E per COS No. 4834AE, between Corners 5 & 6, HES 484, each being found stone monuments marked "X".

LINE & SYMBOL LEGEND

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

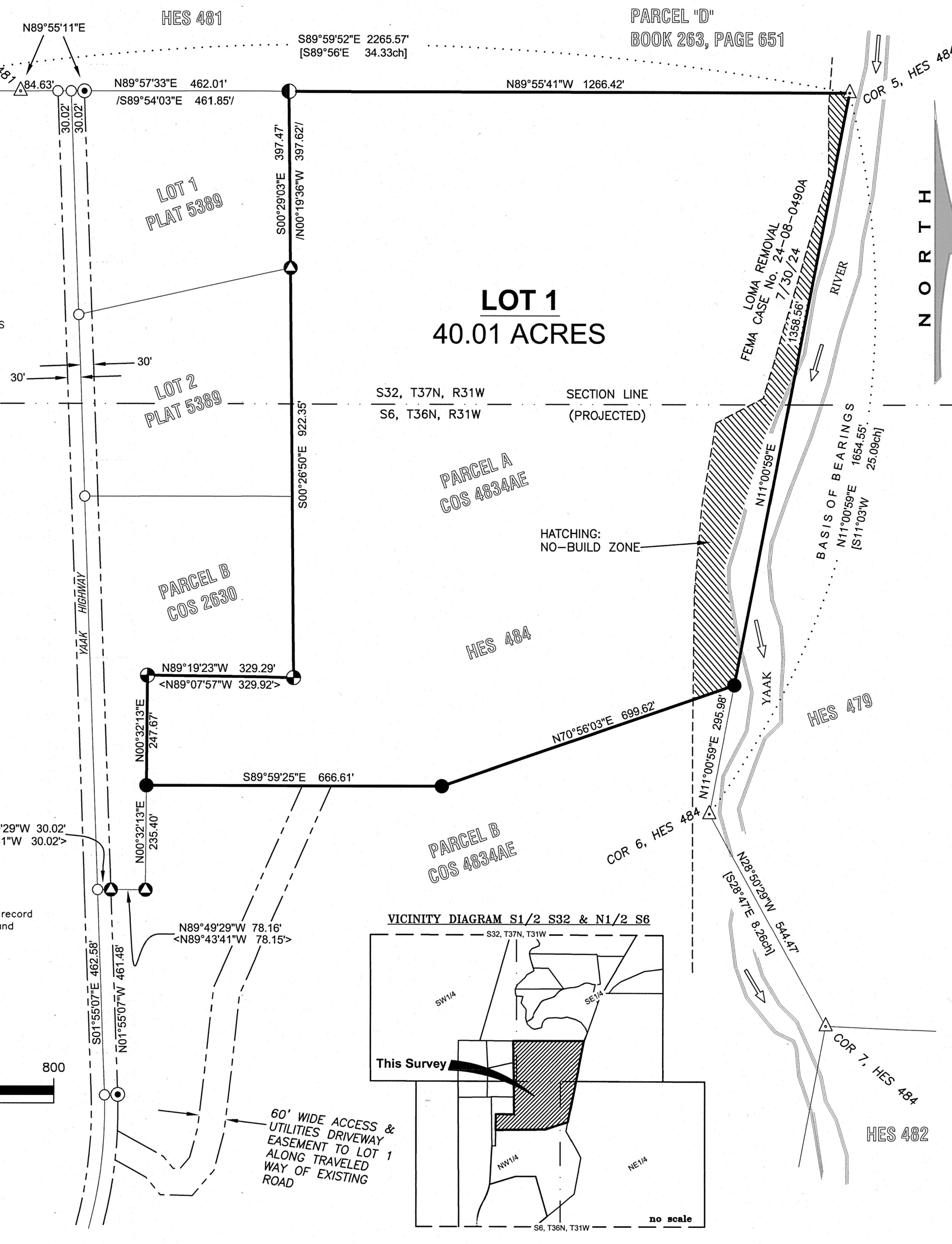
SURVEYOR'S NOTE

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



KSI

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



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

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

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

ACKNOWLEDGMENT

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

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

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

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

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

LAND SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

ACCESS CERTIFICATION

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

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

COUNTY COMMISSIONER'S CERTIFICATION

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

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

[Signature]
Chairperson, Board of Lincoln County Commissioners

COUNTY TREASURER'S CERTIFICATION

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

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

CLERK AND RECORDER'S CERTIFICATION

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

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

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

DOCUMENT No. 317176

PLAT No. 7282

Guarantee 317175

Covenants & Restrictions 317177

PLAT OF GEMINI SUBDIVISION

PARCEL "E", COS No. 2301 in GOV'T LOT 3, SECTION 33, T.31N., R.31W., P.M.,MT.

LINCOLN COUNTY, MONTANA

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

NORTH

NOTE:

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

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

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

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



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

ACKNOWLEDGMENT

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

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

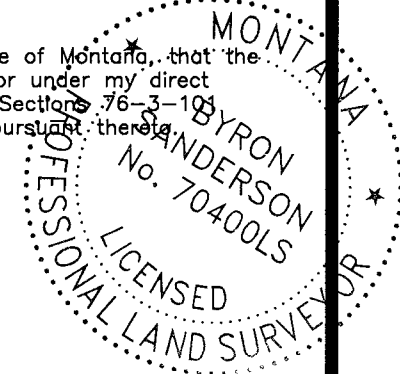
on this 2nd day of January, 2025.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

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

LAND SURVEYOR'S CERTIFICATION

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

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



ACCESS CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

LEGAL DESCRIPTION: GEMINI SUBDIVISION

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

REFERENCED SURVEYS

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

METHOD OF SURVEY

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

BASIS OF BEARING AND VARIATION

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

COUNTY COMMISSIONER'S CERTIFICATION

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

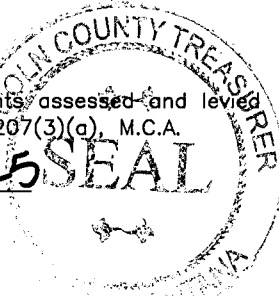
on the 12 day of Feb, 2025, at 2 o'clock.
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.

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

COUNTY TREASURER'S CERTIFICATION

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

Byron Sanderson
Lincoln County Treasurer Date 1-21-25



CLERK AND RECORDER'S CERTIFICATION

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

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

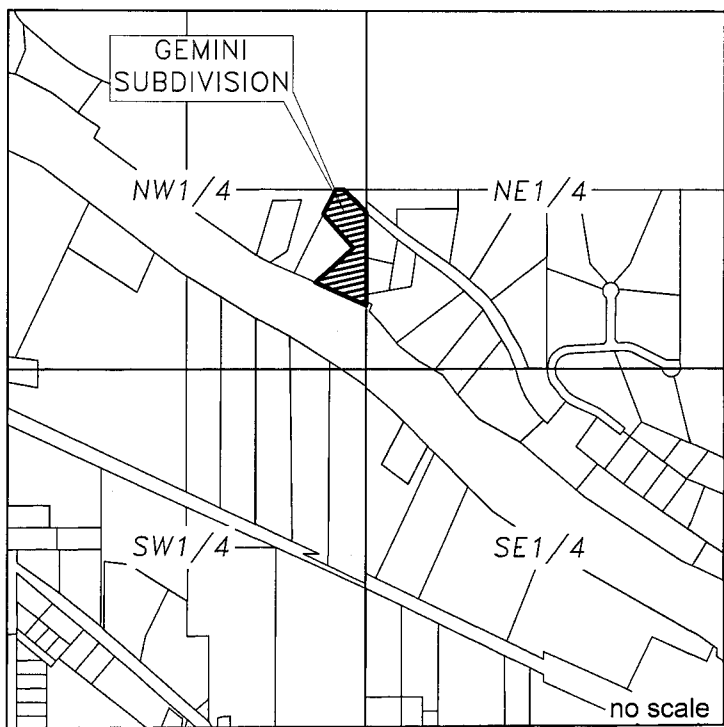
DOCUMENT No. 314297

PLAT No. 7281

GOV'T LOT 3

GOV'T LOT 4

VICINITY MAP

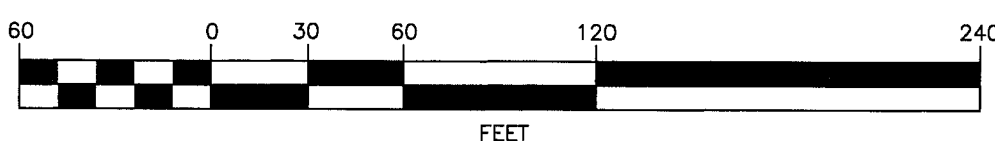


SECTION 33

LINE & SYMBOL LEGEND

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

GRAPHIC SCALE



KSI

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

Guarante #314295

DEQ # 314296

Covenants #314298

NORTH



A PLAT OF CERNICK SUBDIVISION

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

LINCOLN COUNTY, MONTANA

FOR: CERNICK DATE: DECEMBER, 2024

LEGAL DESCRIPTION: CERNICK SUBDIVISION

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

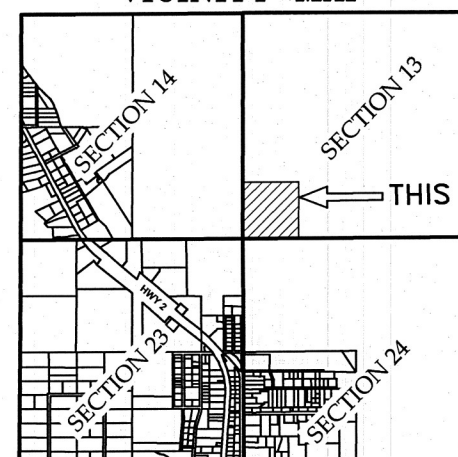
BASIS OF BEARING AND VARIATION

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

METHOD OF SURVEY

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

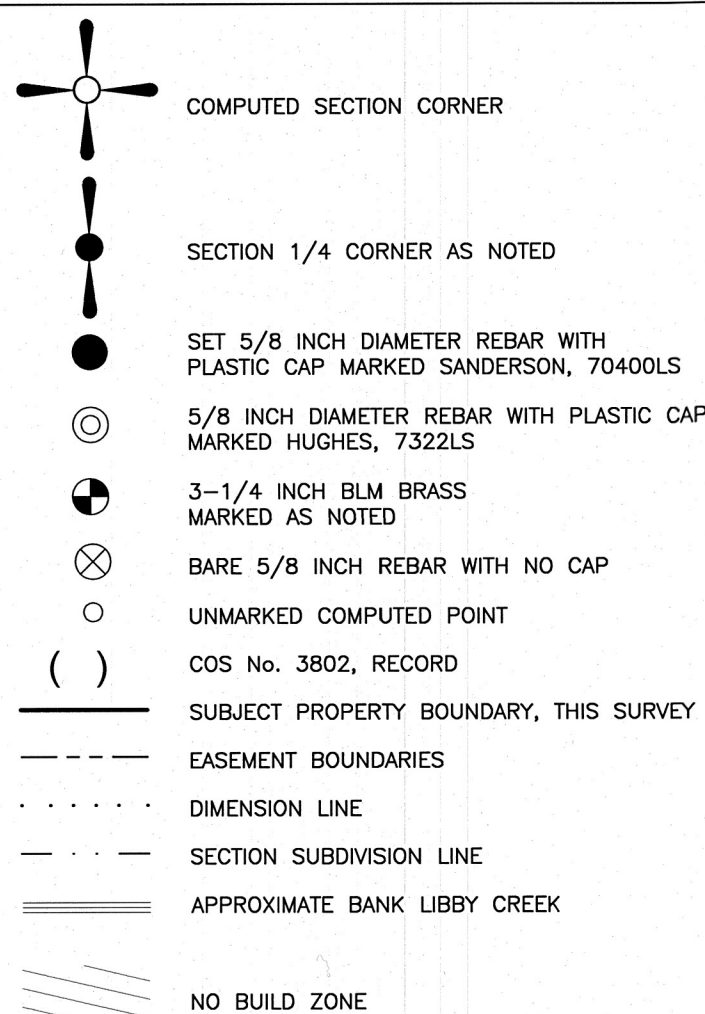
VICINITY MAP



NO SCALE

SECTION 13
SECTION 24

LEGEND

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

REFERENCED SURVEYS & DOCUMENTS

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

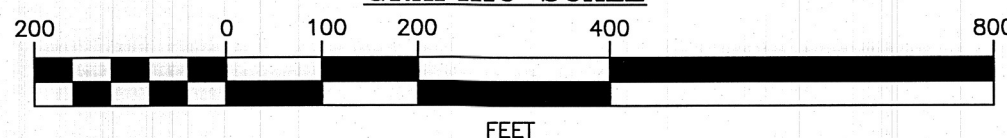
E911 ADDRESSING

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

UTILITIES DISCLAIMER

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

GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

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

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

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln

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

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

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

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln

by TOBIAS CERNICK on this 23 day of December 2024.

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

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

ACCESS CERTIFICATION

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

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

LAND SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

Steven A. Boyer
Steven A. Boyer, PLS 9720LS, Lincoln County Examining Land Surveyor

COUNTY TREASURER'S CERTIFICATION

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

Sharon Campbell 1-9-25
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

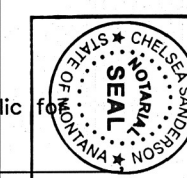
State of Montana, County of Lincoln, filed this 23 day

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

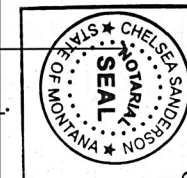
Cecilia Down by Debra Jackson
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 313967

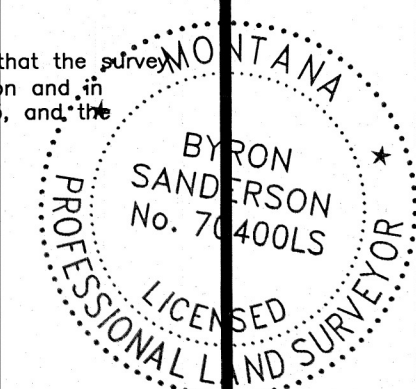
PLAT No. 7280



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



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



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

Guarantee 313967

Covenants & Restrictions 313969

NORTH

PLAT OF HENSON SUBDIVISION

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

LEGAL DESCRIPTION: HENSON SUBDIVISION

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

REFERENCED SURVEYS

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

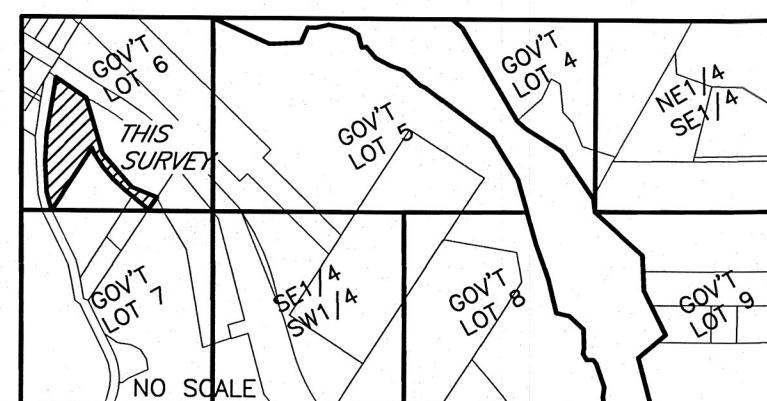
METHOD OF SURVEY

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

BASIS OF BEARING REFERENCE & VARIATION

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

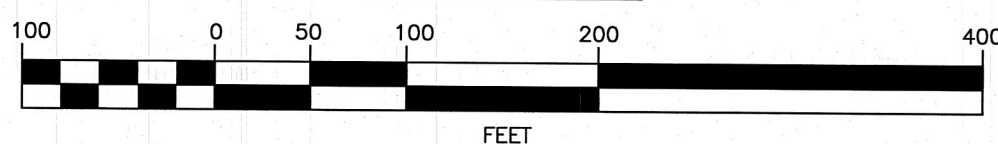
VICINITY DIAGRAM: S1/2 SEC. 18



LEGEND

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

GRAPHIC SCALE



PURPOSE OF SURVEY AND EXEMPTION CERTIFICATION

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

REH
Robert E. Henson

11-5-24
Date

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln

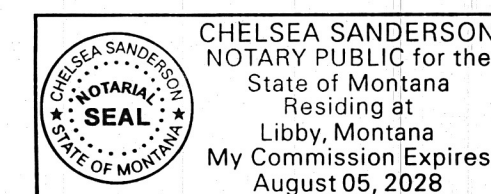
by ROBERT E. HENSON

on this 5 day of November 2024.

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

Chelsea Sanderson

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



LAND SURVEYOR'S CERTIFICATION

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

Byron Sanderson
Byron Sanderson, PLS, 70400LS

10-23-24
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 13 of November 2024.

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

ACCESS CERTIFICATION

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

Byron Sanderson
Byron Sanderson, PLS, 70400LS

10-23-24
Date

MAYOR OF TROY, MONTANA CERTIFICATION

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

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

Mayor
Mayor, City of Troy, Montana

2 Dec 2024
Date

COUNTY TREASURER'S CERTIFICATION

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

Deanna Calhoun
Deanna Calhoun, Lincoln County Treasurer

12-5-2024
Date

CLERK AND RECORDER'S CERTIFICATION

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

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

Corrine Brown
Lincoln County Clerk and Recorder by *Deanna Storkson* Deputy

DOCUMENT No. 313413

PLAT No. 7279

ADDRESS NOTE
PER DATE OF RECORDING, LOT
ADDRESSING IS AS FOLLOWS:
LOT 1 - 101 IRON CREEK RD
LOT 2 - 135 IRON CREEK RD

KSI

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

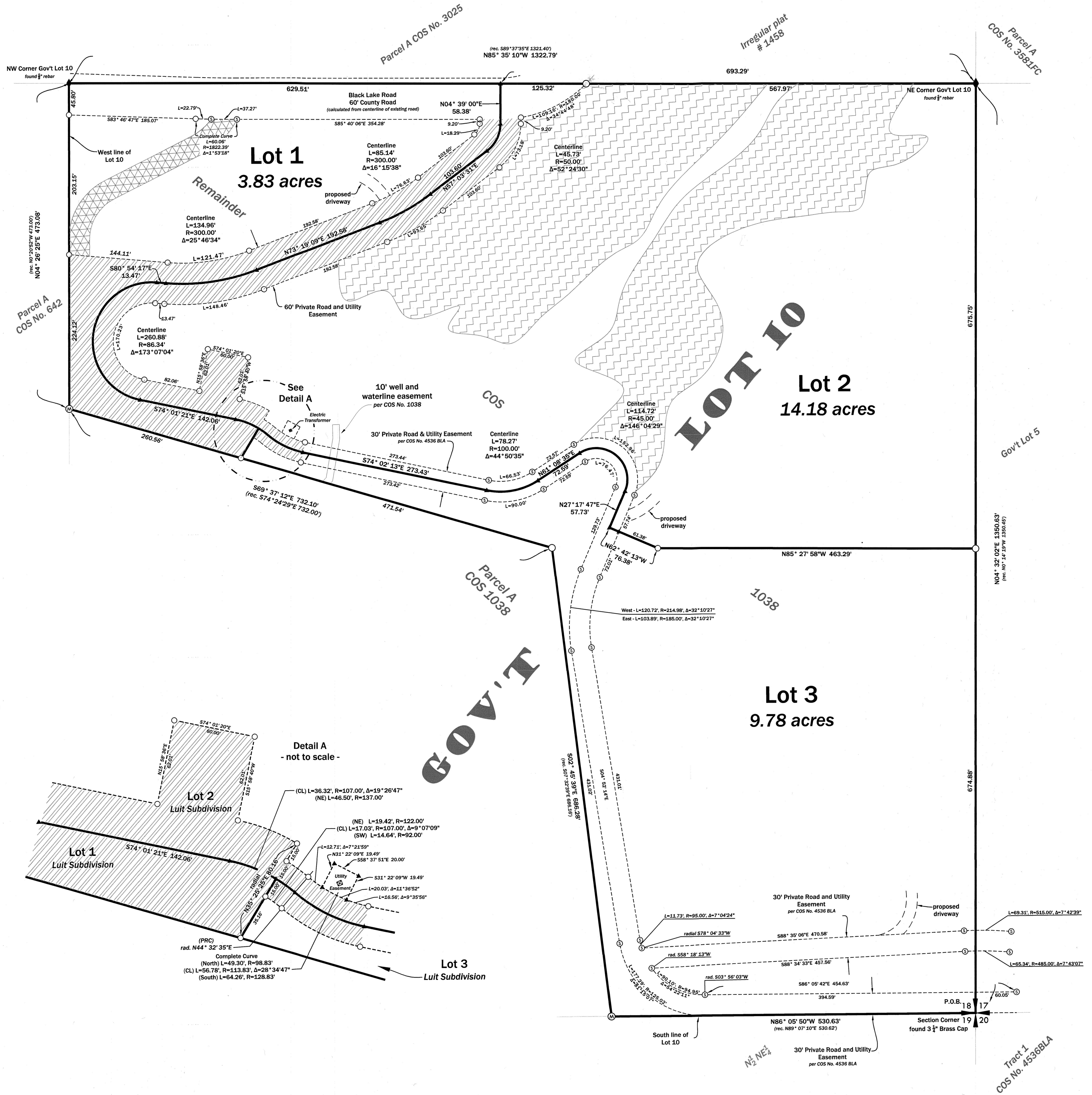
Guarantee 313411

DEQ 313412

Covenants 313411

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

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



Legend

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

OWNERS CERTIFICATION AND EXEMPTIONS

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

The above described tract of land is to be known and designated as Luit Subdivision.

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

J. Barua
Jayanta Lal Barua
Date: 1/30/2024

STATE of Tennessee
County of Williamson

This instrument was acknowledged before me on January 30, 2024 by Jayanta Lal Barua

Notary Public

Gina Barua
Gina Barua
Date: 1/30/2024

STATE of Tennessee
County of Williamson

This instrument was acknowledged before me on January 30, 2024 by Gina Barua

Notary Public

PHYSICAL ACCESS

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

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

Andrew Belski
Andrew Belski, PLS
Registration No. 14731 PLS

CERTIFICATE OF COUNTY TREASURER

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

Dated this 11th day of July, 2024

Sandra J. Amayo
Sandra J. Amayo, County Treasurer
Treasurer of Lincoln County, Montana

CERTIFICATE OF COUNTY COMMISSIONER

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

4th day of December, 2024 at 11:32 o'clock A.M.

Commissioner - chair *[Signature]*
State of Montana
County of Lincoln

Filed on the 10 day of December, 2024 C.E. at 10:56 o'clock A.M.

Corina Brown
Corina Brown
Lincoln County Clerk and Recorder

By: *[Signature]*
Deputy
Instrument Record No. 313370

CERTIFICATE OF SURVEYOR

Andrew Belski
Andrew Belski, PLS
Registration No. 14731 PLS

Dated this 24th day of June, 2024

[Signature]
Andrew Belski, PLS
Registration No. 14731 PLS

CERTIFICATE OF EXAMINING SURVEYOR

Approved: *[Signature]*
Examining Surveyor
Registration No. 14731 PLS

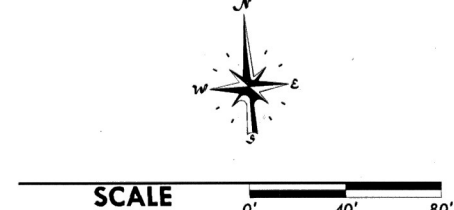
STATE OF MONTANA
County of Lincoln

Filed on the ___ day of ___, 20___ C.E., at ___ o'clock __.

County Clerk & Recorder

By: Deputy

Instrument Record No. _____



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

Distances are US Survey Feet at ground based at:
Latitude: N48°52'37.9272"
Longitude: W115°07'51.56093"
Ellipsoidal Height: 2997.118
Combined Scale Factor: 1.0002163929
Convergence: -004°07'08.73"



230 Wisconsin Ave.
Whitefish, MT 59937
406.863.2917
406.863.4953

311 SW Jefferson Avenue
Corvallis, OR 97333
503.753.9390
503.753.8354

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

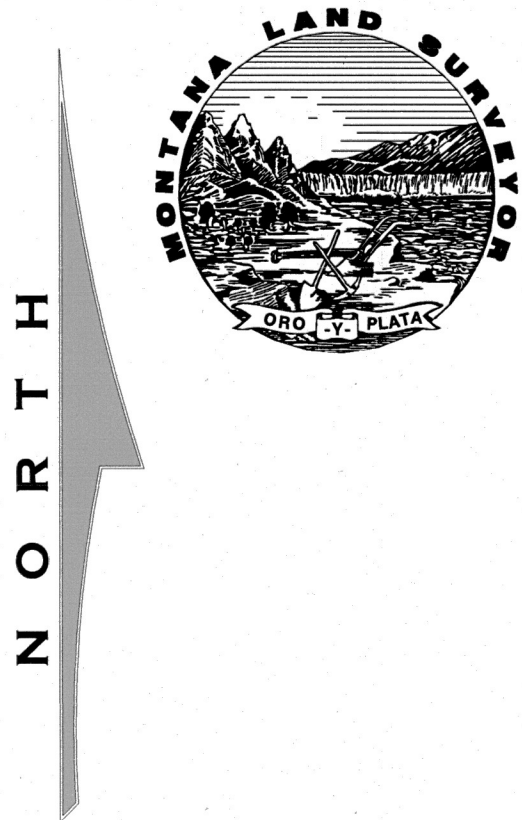
NOTE: This plat has not been reviewed or approved for individual sewer facilities, water facilities, or stormwater drainage.

Guarantee 313378
DEQ 313379

Weed Dept. 313381
Exemant 313382

Road Agreement 313383

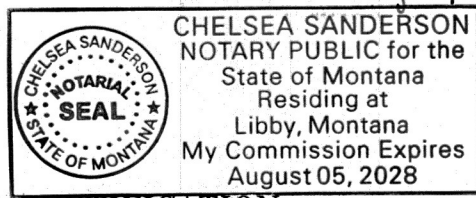
21-204 Barua



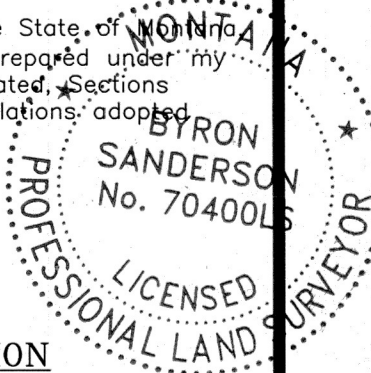
A PLAT OF
WHITNEY SUBDIVISION
AMENDED LOT 43 FIRST ADDITION TO RAWLINGS ROADS, PLAT No. 678
SW1/4 NW1/4, SECTION 29, T.31N., R.31W., P.M., MT. LINCOLN COUNTY, MONTANA
FOR: WHITNEY DATE: SEPTEMBER, 2024

PURPOSE OF SURVEY AND LANDOWNERS CERTIFICATION
I, Dean Andrew Whitney, owner of record, hereby certify that the purpose of this survey and division of land is to create a 2 Lot Minor Subdivision, to be known as "Whitney Subdivision", containing: Lot 1, 2.31 acres and Lot 2, 2.48 acres pursuant to M.C.A. 76-4-103.
Dean Andrew Whitney 9-24-2024
Dean Andrew Whitney Date

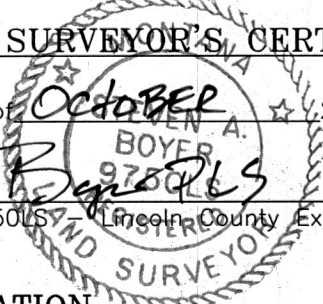
ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln
by DEAN ANDREW WHITNEY on this 24 day of September, 2024.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.
Chelsea Sanderson
residing in: Libby My Commission expires: Aug. 5, 2028



LAND SURVEYOR'S CERTIFICATION
I hereby certify that I am a Registered Land Surveyor in the State of MONTANA and that the survey shown on this "Subdivision Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations, adopted pursuant thereto.
Byron Sanderson 9-23-24
Byron Sanderson, PLS, 70400LS Date



EXAMINING LAND SURVEYOR'S CERTIFICATION
Examined this 01 day of OCTOBER, 2024, A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

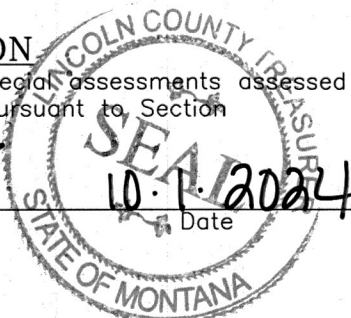


ACCESS CERTIFICATION
I hereby certify that physical and legal access to Lots 1 & 2 shall be provided by individual approaches and driveways from Bothman Drive.
Byron Sanderson 9-23-24
Byron Sanderson, PLS, 70400LS Date

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

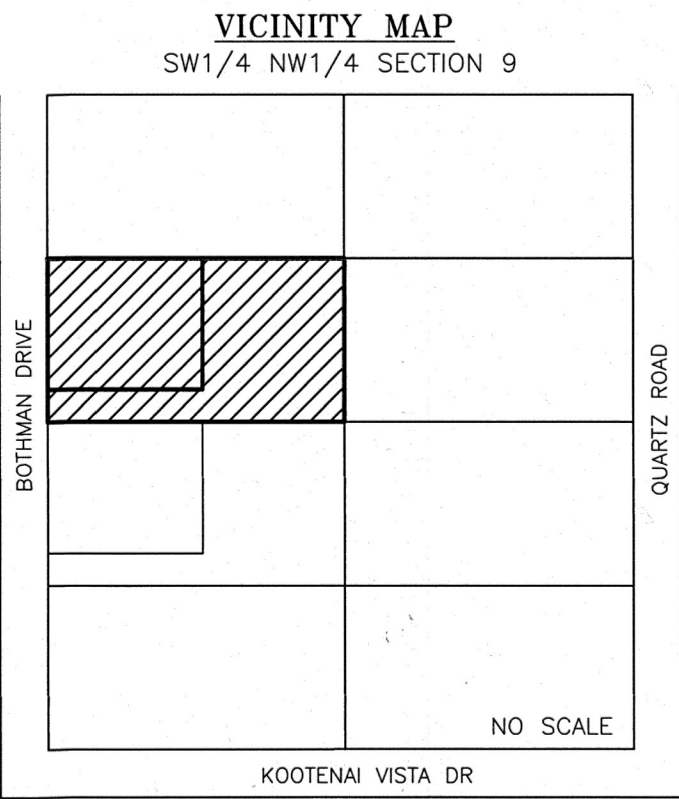
COUNTY COMMISSIONER'S CERTIFICATION
We, the undersigned: Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying Plat of "Whitney Subdivision", has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and county regulations and was approved by them at their regular held meeting
on the 23rd day of October, 2024 at 11:45AM o'clock.
Parkland dedication is exempt per Section 76-3-621(3)(a), M.C.A.
Joshua 10/23/24
Chairperson, Board of Lincoln County Commissioners Date

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



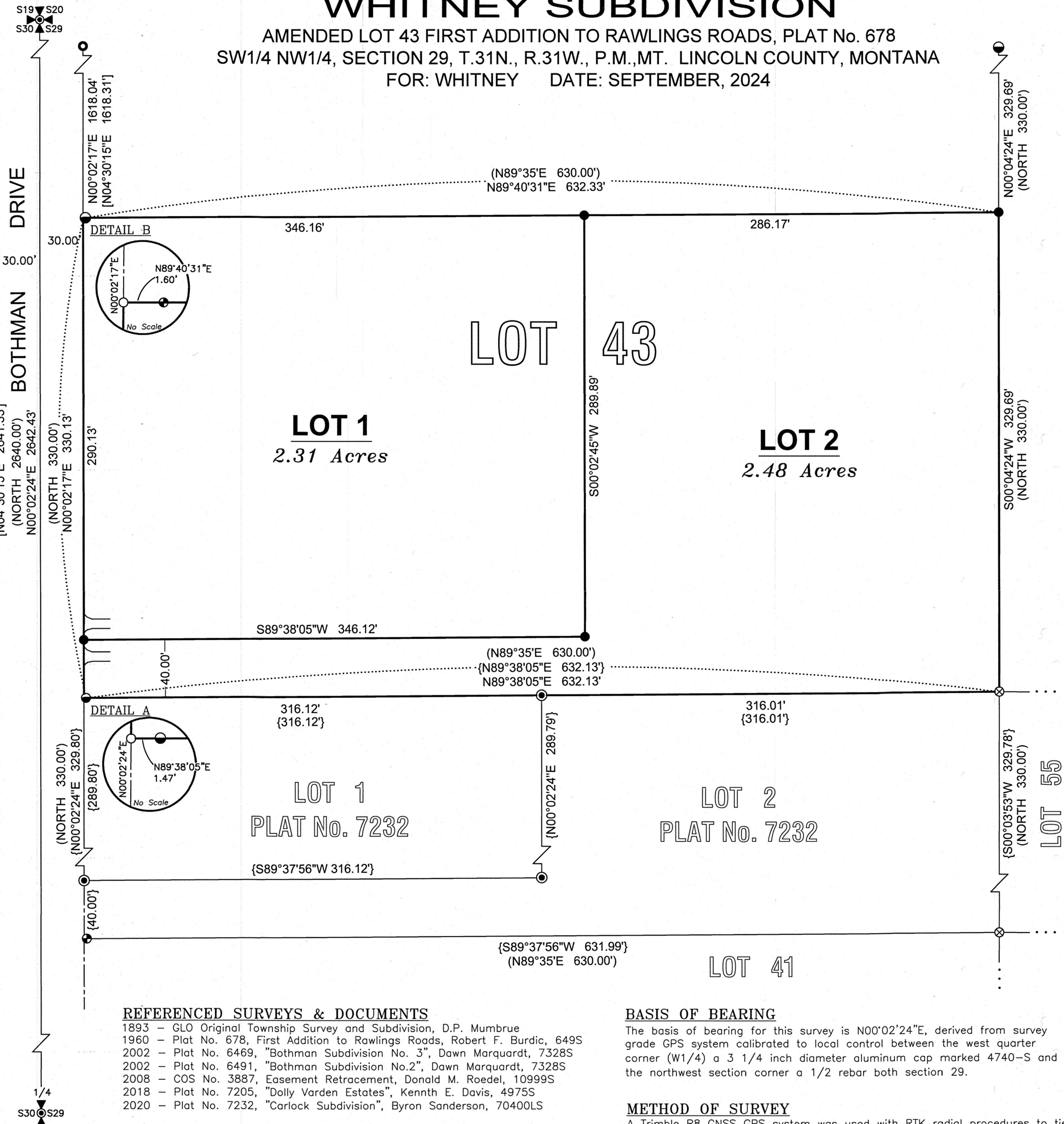
CLERK AND RECORDER'S CERTIFICATION
State of Montana, County of Lincoln, filed this 06 day of November, 2024, A.D. at 3:54 o'clock
Corrina Brown by Edelise Starkson
Lincoln County Clerk Recorder Deputy

DOCUMENT NO. 312981
PLAT NO. 7277



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

PLAT No. 7205



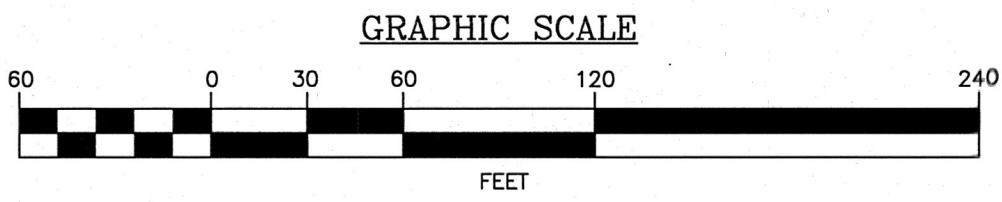
REFERENCED SURVEYS & DOCUMENTS
1893 - GLO Original Township Survey and Subdivision, D.P. Mumbrue
1960 - Plat No. 678, First Addition to Rawlings Roads, Robert F. Burdic, 649S
2002 - Plat No. 6469, "Bothman Subdivision No. 3", Dawn Marquardt, 7328S
2002 - Plat No. 6491, "Bothman Subdivision No. 2", Dawn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

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

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

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

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



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



A PLAT OF MONTANA LAKES No. 3 SUBDIVISION

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

PURPOSE OF SURVEY AND OWNER'S CERTIFICATIONS

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

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

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

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

on this 24 day of September 2024.

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

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

HISTORY OF SURVEYS

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

METHOD OF SURVEY

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

BASIS OF BEARING VARIATION

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

PERIMETER LEGAL DESCRIPTION: MONTANA LAKES No. 3 SUBDIVISION

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

ACCESS CERTIFICATION

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

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

LAND SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 25th of September 2024, A.D.

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

COUNTY TREASURER'S CERTIFICATION

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

Brianne C. Calkins
Lincoln County Treasurer

COUNTY COMMISSIONER'S CERTIFICATION

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

on this 23rd day of October, 2024, at 11:45 AM o'clock.
John H. Hulse 10/23/24
Chairperson, Board of Lincoln County Commissioners Date

CLERK AND RECORDER'S CERTIFICATION

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

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

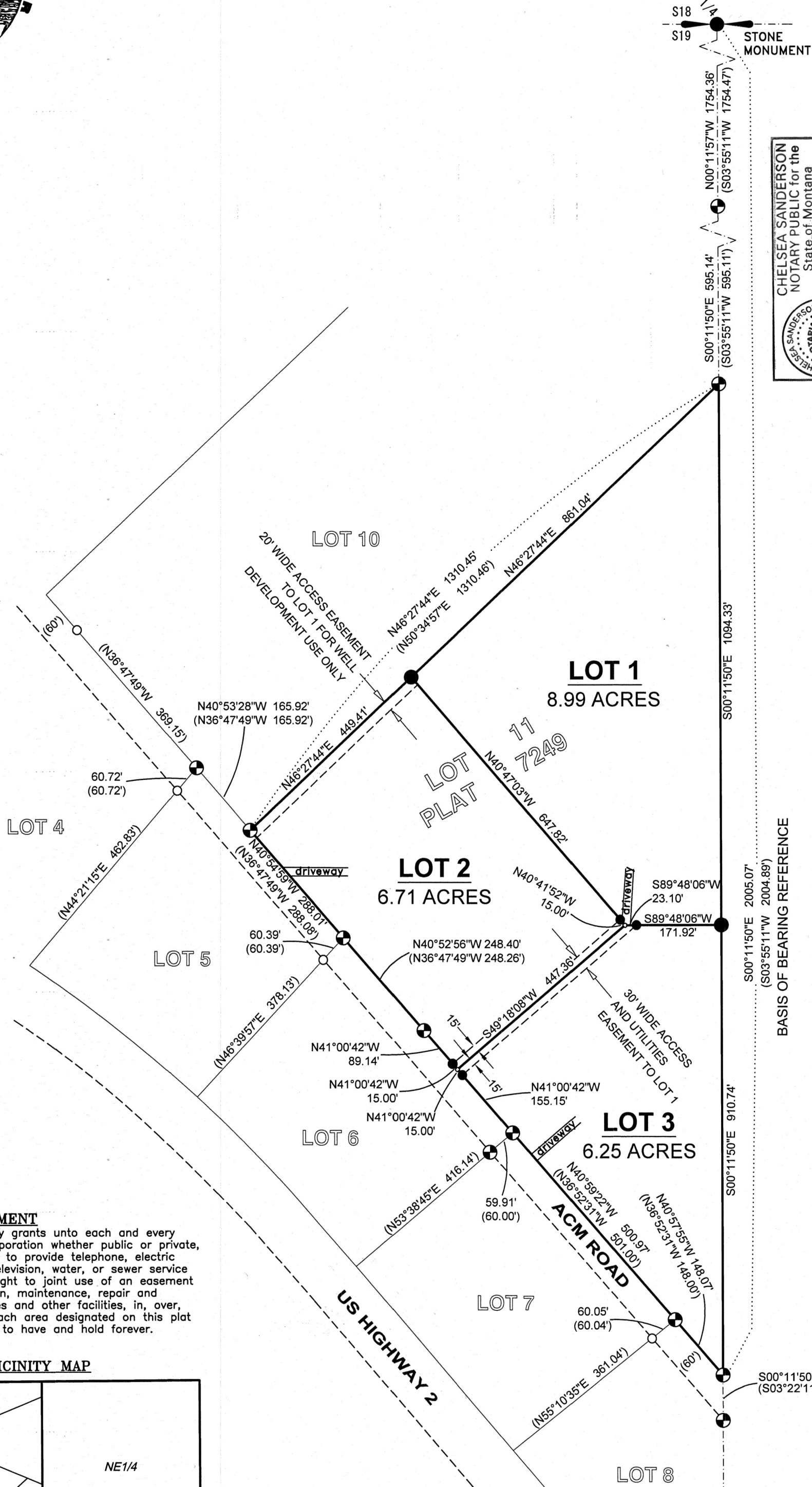
SID STATEMENT

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

DOCUMENT No. 312971

PLAT No. 7276

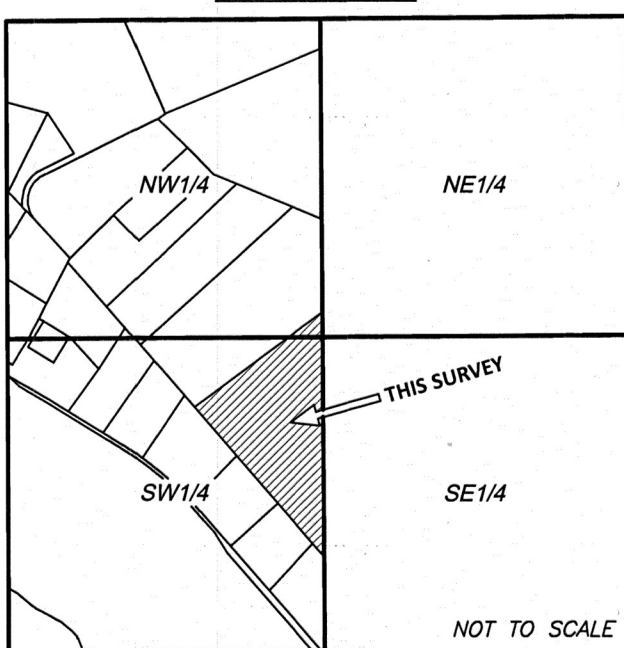
N
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T
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UTILITY STATEMENT

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

VICINITY MAP



SECTION 19

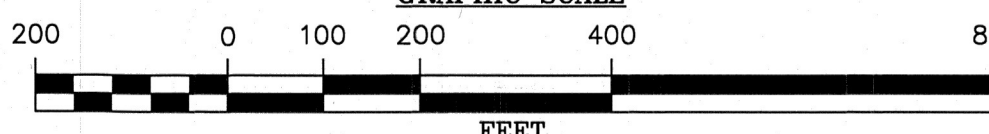
LEGEND

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

KSI

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

GRAPHIC SCALE



A PLAT OF: TEE-BOX ESTATES

TRACT 1 PER C.O.S. 4613AL

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

For: Ralph J. Kauzlarich & Judy M. Kauzlarich

Date: June 2024

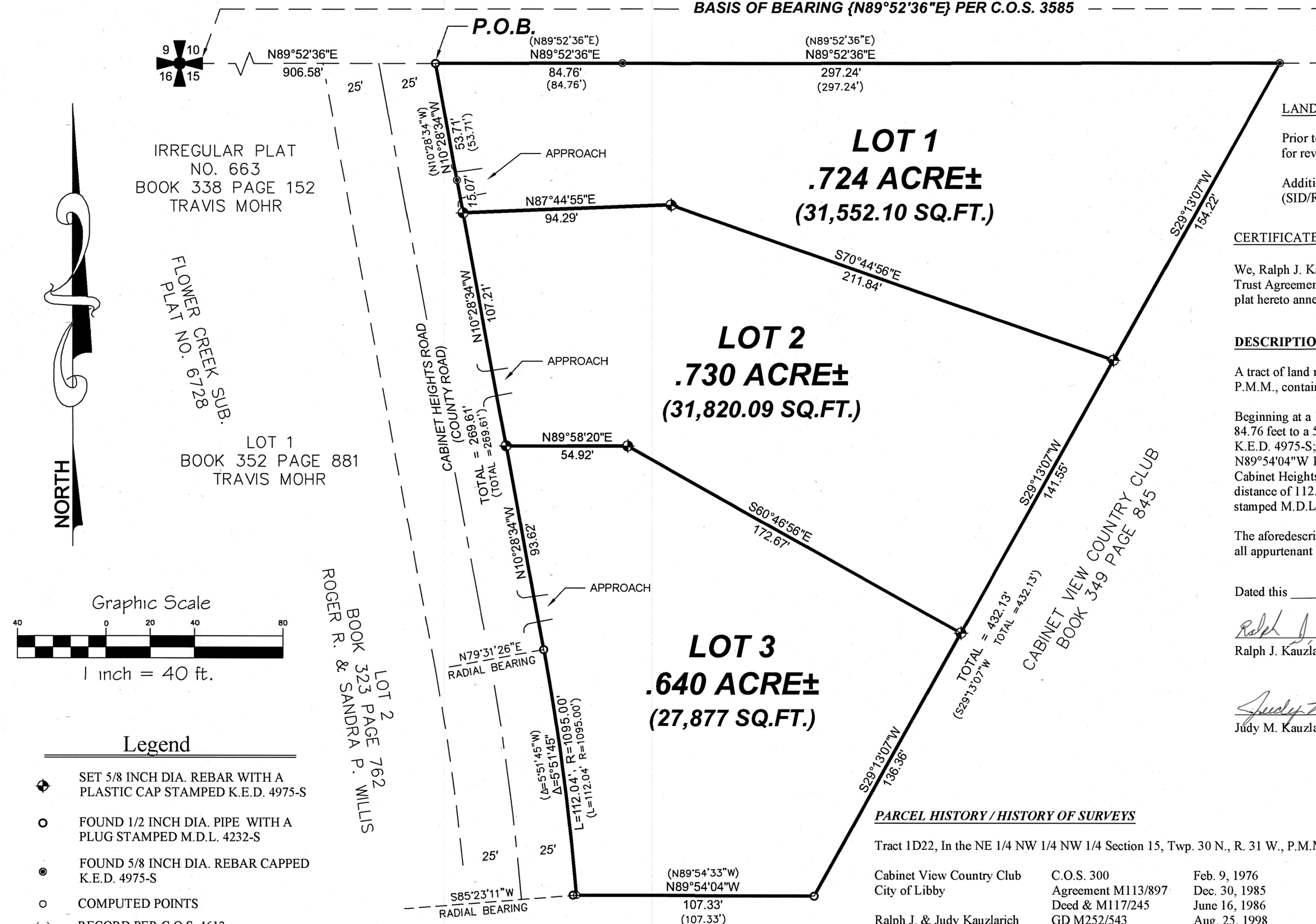
TOTAL ACREAGE: 2.09 ACRES±
RESIDENTIAL LOTS

SUBDIVISION NOTES:

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

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

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



LANDOWNER STATEMENT

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

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

CERTIFICATE OF DEDICATION

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

DESCRIPTION OF TEE-BOX ESTATES

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

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

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

Dated this _____ day of _____, 2024 A.D.

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

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

STATE OF Washington
COUNTY OF Kalama

On this 24 day of July, 2024 A.D., before me, a Notary Public in and for the State of Washington, Ralph J. Kauzlarich and Judy M. Kauzlarich, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Melissa Cervante
Notary Public
My Commission Expires September 15, 2026

PARCEL HISTORY / HISTORY OF SURVEYS

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

Cabinet View Country Club	C.O.S. 300	Feb. 9, 1976
City of Libby	Agreement M113/897	Dec. 30, 1985
Ralph J. & Judy Kauzlarich	Deed & 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.

Armando Amayo
Treasurer
Lincoln County, Montana

CITY CERTIFICATE OF FINAL PLAT APPROVAL

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

Lauren Maynard
Signature of City Clerk

Seamus Williams
Signature of Mayor

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

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

Steven A. Boyer
Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

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

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

PLAT NO. 7275

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that a survey was made of Tee-Box Estates, a 1st Minor Subdivision, during the month of June 2024, in accordance with the provisions of Section 76-3-201 through 76-3-625 M.C.A. 2021; that the annexed Plat is in accordance with such a survey, that the dimensions of the lots are as shown hereon; and that the said platted area was laid out on the ground according to law.

Dated this 19 day of August, 2024 A.D.

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

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 6/12/24 REV:

DRAWN BY: SM

Land Projects 2021

FILE: t303115k.dwg

LEGAL AND PHYSICAL ACCESS

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

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

A PLAT OF NORDIC WAY SUBDIVISION

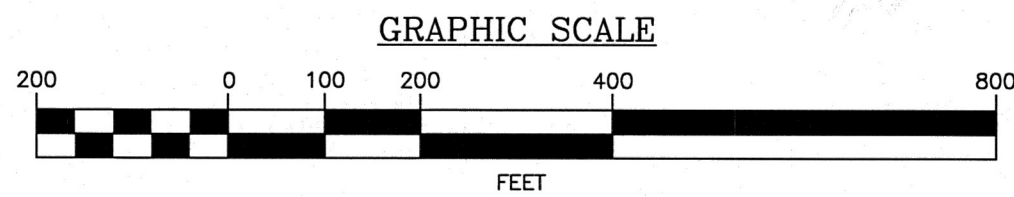
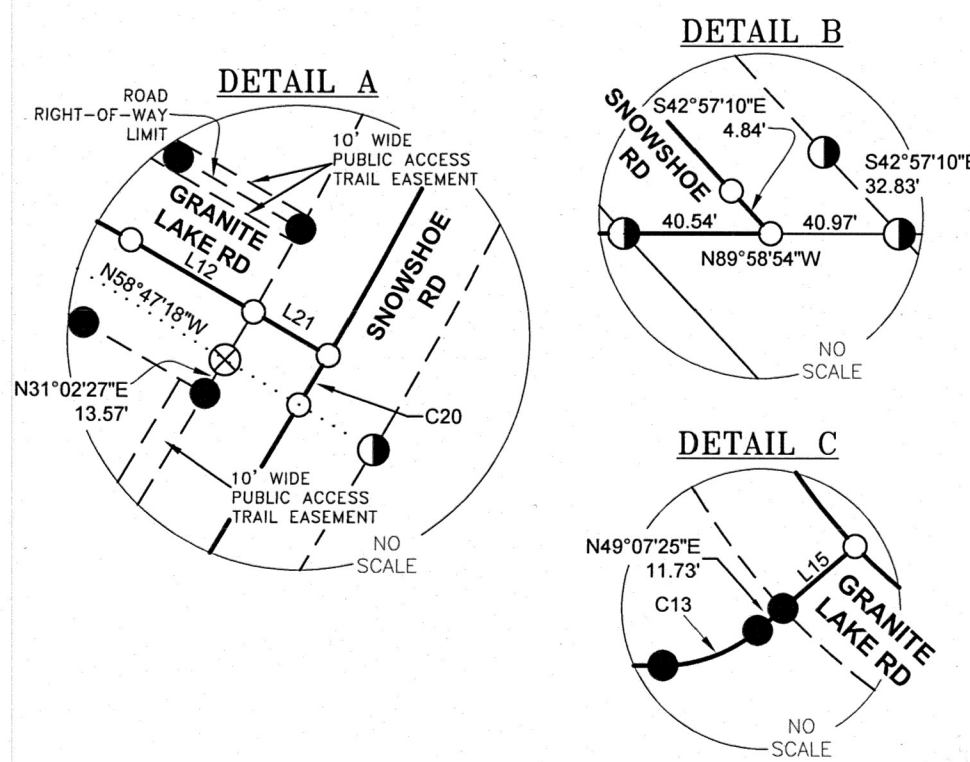
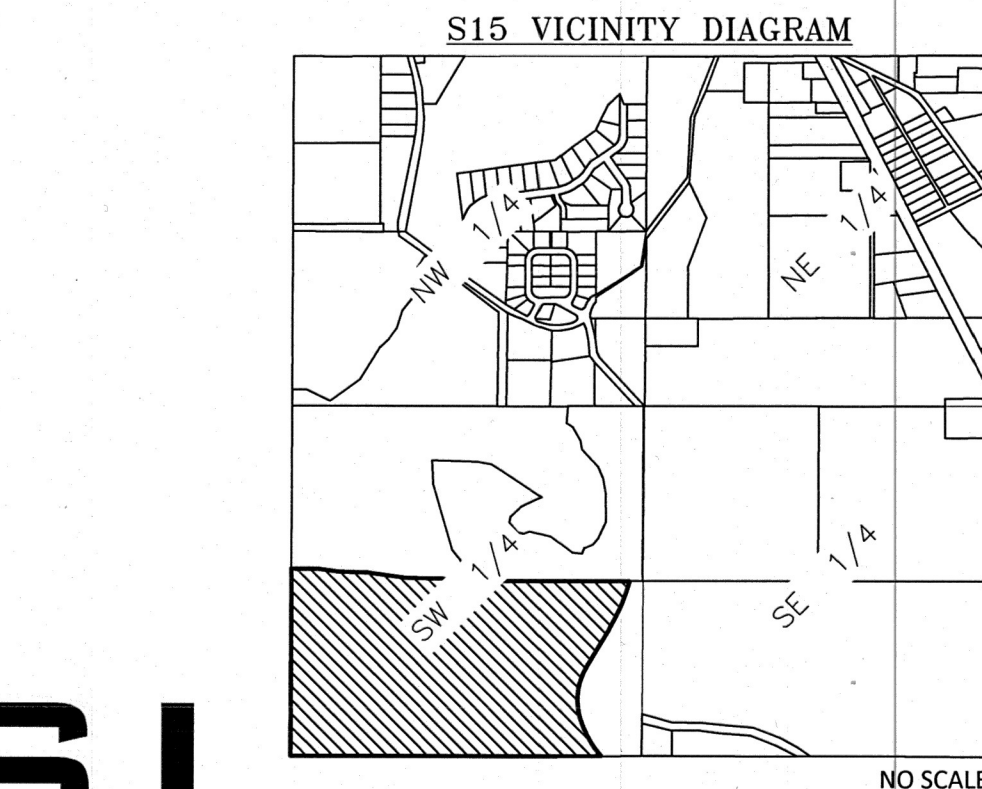
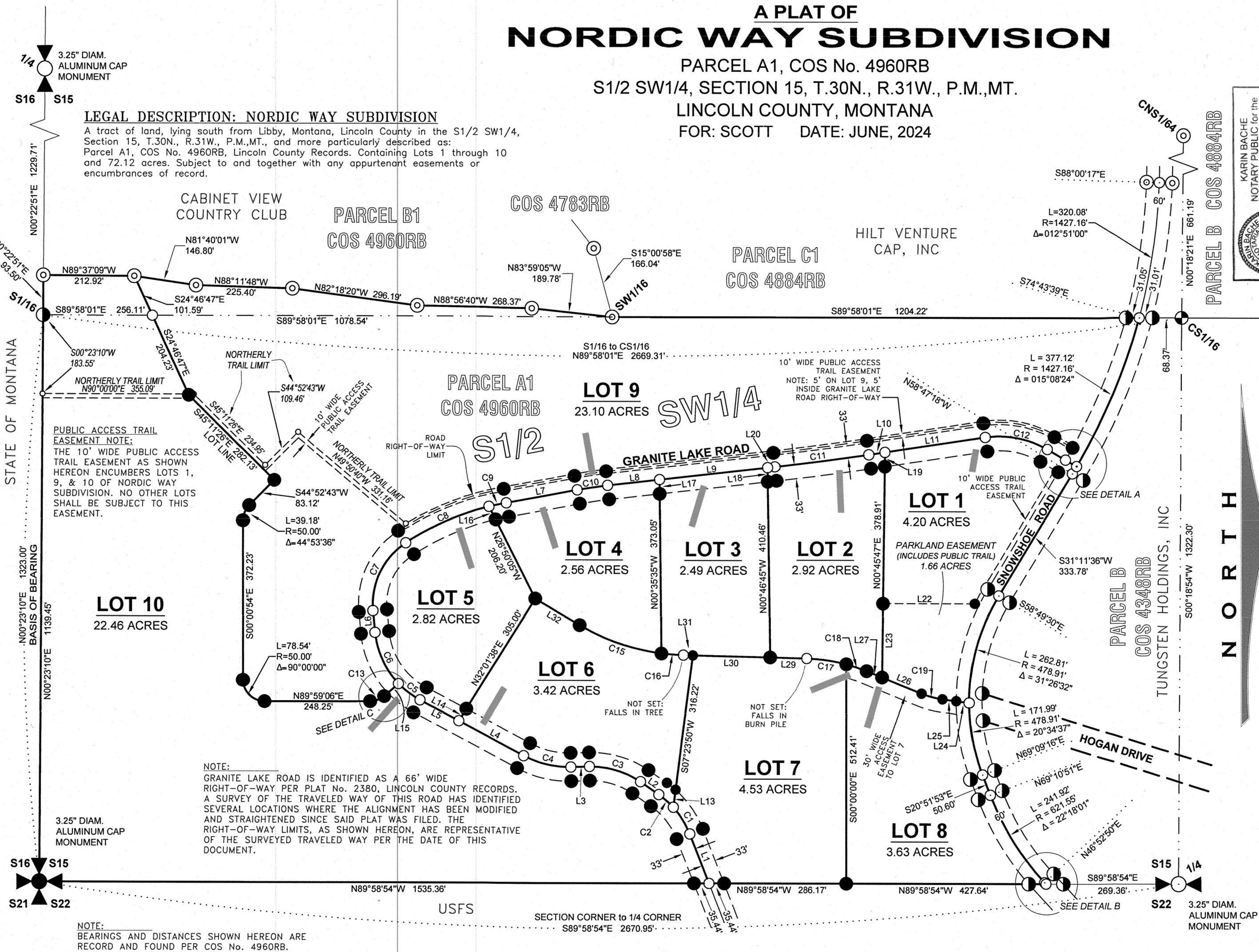
PARCEL A1, COS No. 4960RB
S1/2 SW1/4, SECTION 15, T.30N., R.31W., P.M., MT.
LINCOLN COUNTY, MONTANA
FOR: SCOTT DATE: JUNE, 2024

LEGAL DESCRIPTION: NORDIC WAY SUBDIVISION

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

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

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



PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

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

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

ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me, a Notary Public for the State of Montana, by HEATHER D. SCOTT and J. BEN SCOTT

on this 20 day of June 2024
In witness whereof, I have hereunto set my hand and affixed my notarial seal.
Karin Baehre
residing in: Libby My Commission expires:

LAND SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 20th of June 2024 A.D.
Steven A. Boyer, PLS, 70400LS
Steven A. Boyer, PLS, 70400LS Examining Land Surveyor

ACCESS CERTIFICATION

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

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

REFERENCED SURVEYS & DOCUMENTS

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

METHOD OF SURVEY

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

BASIS OF BEARING

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

COUNTY COMMISSIONER'S CERTIFICATION

I, the undersigned Chairperson of the Board of County Commissioners of Lincoln County, Montana, does hereby Certify that this accompanying Plat of Nordic Way Subdivision, has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to state and county regulations and was approved by them at their regular held meeting

on the 7 day of August 2024 at 9:50 o'clock.
Chairperson, Board of Lincoln County Commissioners 6/7/24

COUNTY TREASURER'S CERTIFICATION

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

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

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15 day
of August 2024 A.D. at 12:50 o'clock
Corrina Brown by E. Clarke Storkson
Lincoln County Clerk and Recorder Deputy

SUBDIVISION NOTE:

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

DOCUMENT No. 311797

PLAT No. 7274

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

Covenants & Restrictions 311798

DEQ 311796

Guarantee 311795

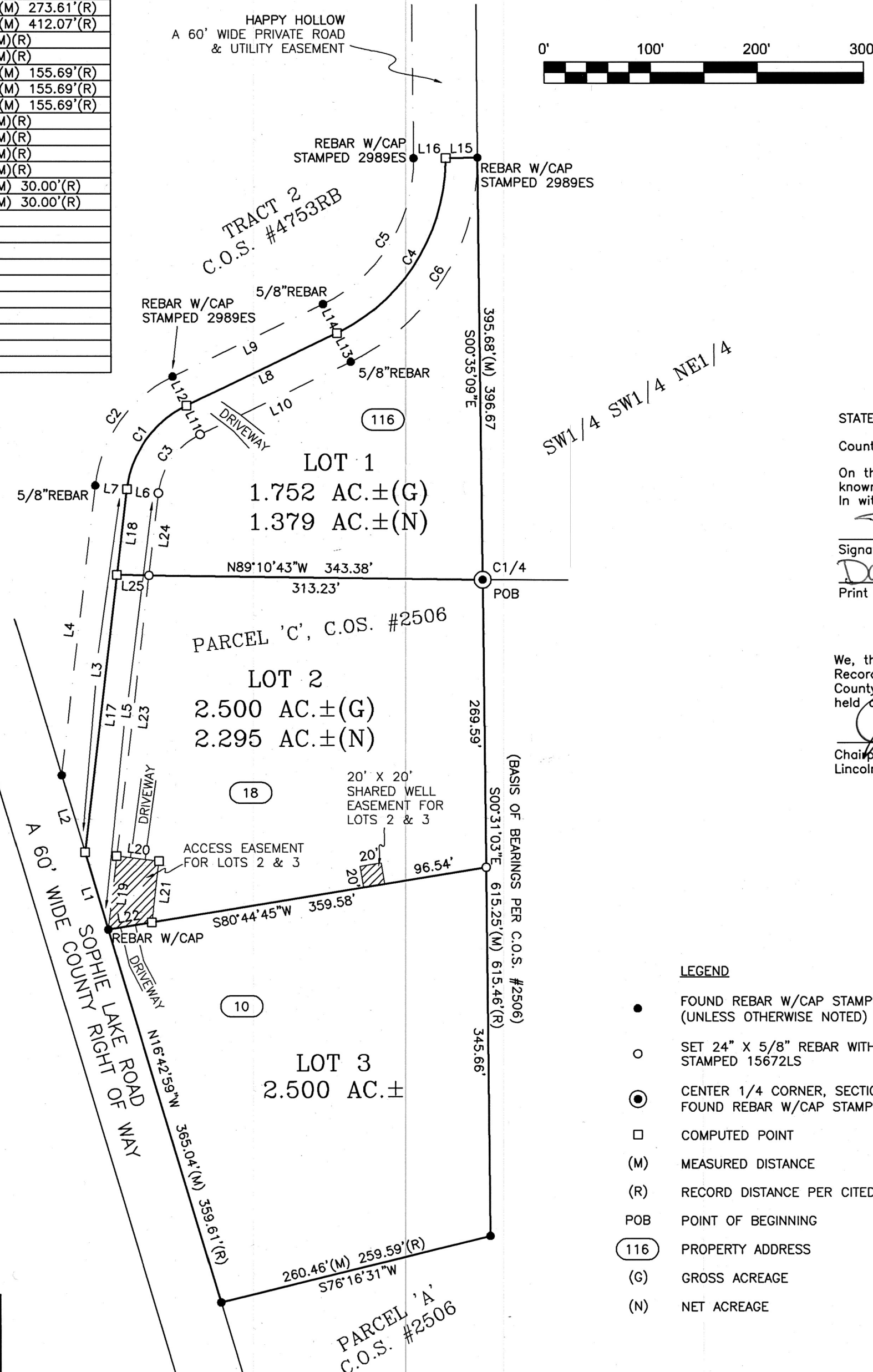
OWNER: ISIAH J. LINNELL
PURPOSE: SUBDIVISION
DATE: JUNE 4, 2024

FINAL PLAT OF MOUNTAIN VIEWS SUBDIVISION

SE1/4 NW1/4 & NE1/4 SW1/4, SEC. 33, T37N, R27W, P.M.,M.,
LINCOLN COUNTY, MONTANA

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

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



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

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

CERTIFICATE OF DEDICATION

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

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

Beginning at the Center One-quarter (C1/4) corner of said Section Thirty-three (33); thence South00°31'03"East 615.25 feet along the easterly boundary of said West one-half (W1/2) of Section Thirty-three (33); thence South76°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: North16°42'59"West 365.04 feet, North16°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: North06°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 North83°13'02"West, northeasterly 100.74 feet along said curve through a central angle of 57°43'21", on a non-tangent line North64°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 South25°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 North89°30'00"East 29.94 feet to the easterly boundary of said West one-half (W1/2) of Section Thirty-three (33); thence South00°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 hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as MOUNTAIN VIEWS SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grants unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever.

ISIAH J. LINNELL

STATE OF California
County of Riverside, SS

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

Signature
Daria Marie Garcia
Print Name

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

PLEASE SEE ATTACHED
CERTIFICATE
NOTARY INITIALS 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 13 day of July, 2024. Parkland dedication is exempt per section 76-3-621(3)(a), MCA.

Chairperson, Board of County Commissioners
Lincoln County, Montana

County Clerk and Recorder
Lincoln County, Montana

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 12th day of August, 2024.

Sedaria Carlberg 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
THOMAS SIBSON, RLS #15627LS

CERTIFICATE OF SURVEYOR

Thomas Sibson 7/11/2024
THOMAS SIBSON, REGISTRATION NO. 15627LS

EXAMINED 22 July 2024
Steven A. Boyer
STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 9750LS
STATE OF MONTANA
County of Lincoln

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

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

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

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

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

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

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

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

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

The Undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide, telephone, internet, electric power, gas, cable television, to the
public the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under and across each area designated on this plat as utility
easement

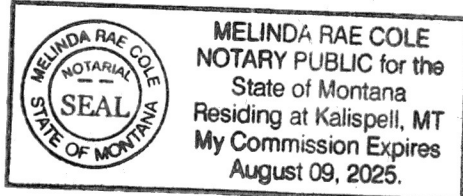
Paul Wachholz,
for Talking Timbers, LLC.

Date

STATE OF Montana
County of Flathead : ss.

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

Melinda Rae Cole
Notary Public



CERTIFICATE OF COUNTY Commissioners

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

Dated this 24 day of April, 2024

Josh Letcher
Chairperson
Board of County Commissioners
Lincoln County, Montana

Corinna Brown
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATE OF COUNTY TREASURER

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

Dated this 29th day of APR, 2024

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



STATE OF MONTANA
County of Lincoln

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

Corinna Brown
County Clerk & Recorder

By: Saleisha Storkson
Deputy

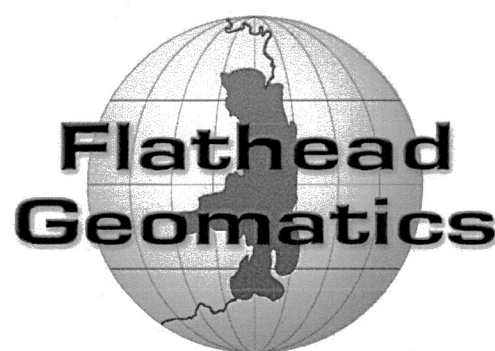
Instrument Record No. 310321

PLAT NOTES:

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

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

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



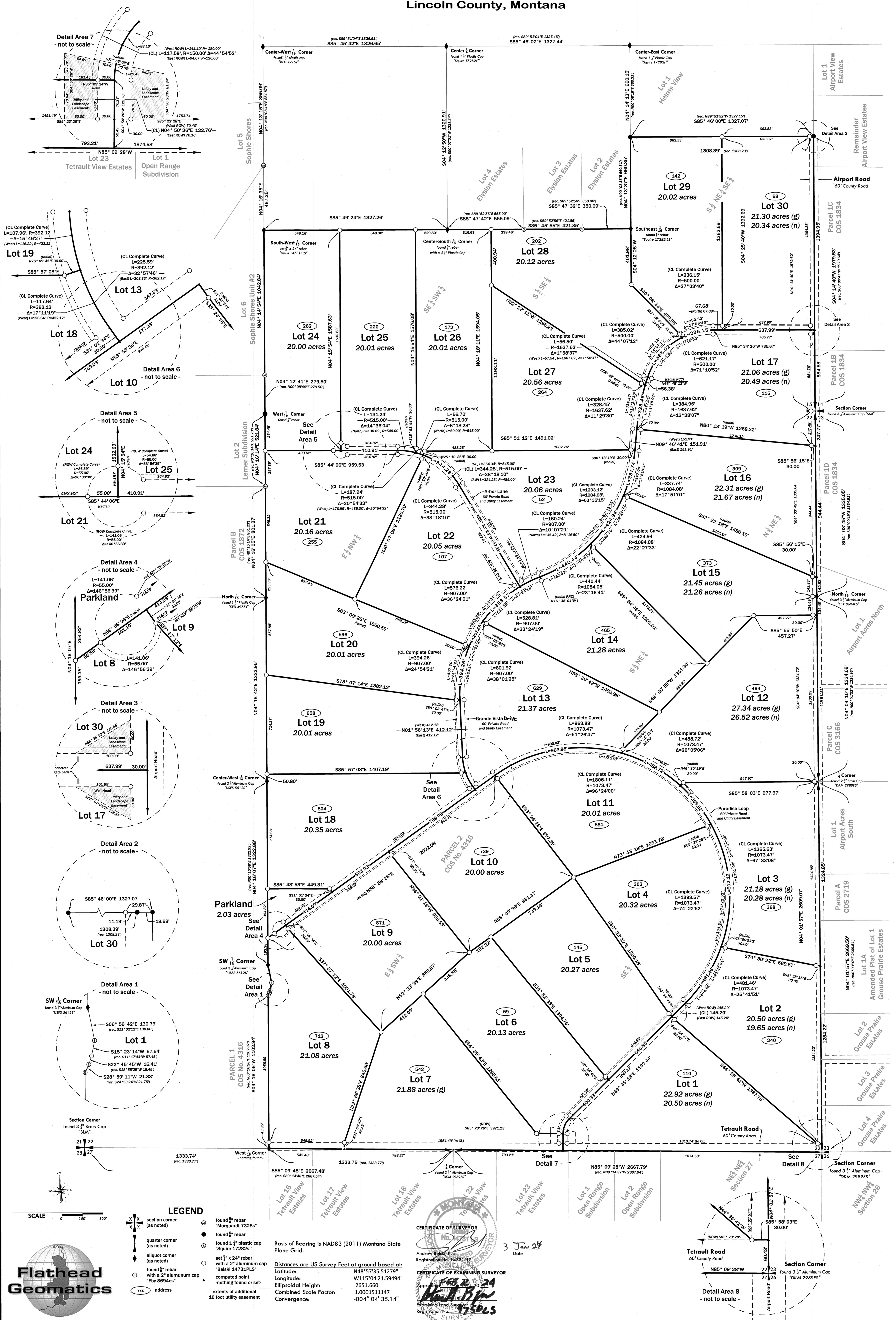
238 Wisconsin Ave.
Bozeman, MT 59707
406.462.4977
406.462.4982

311 SW Jefferson Avenue
Coeur d'Alene, ID 83814
208.768.2920
208.768.2924

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

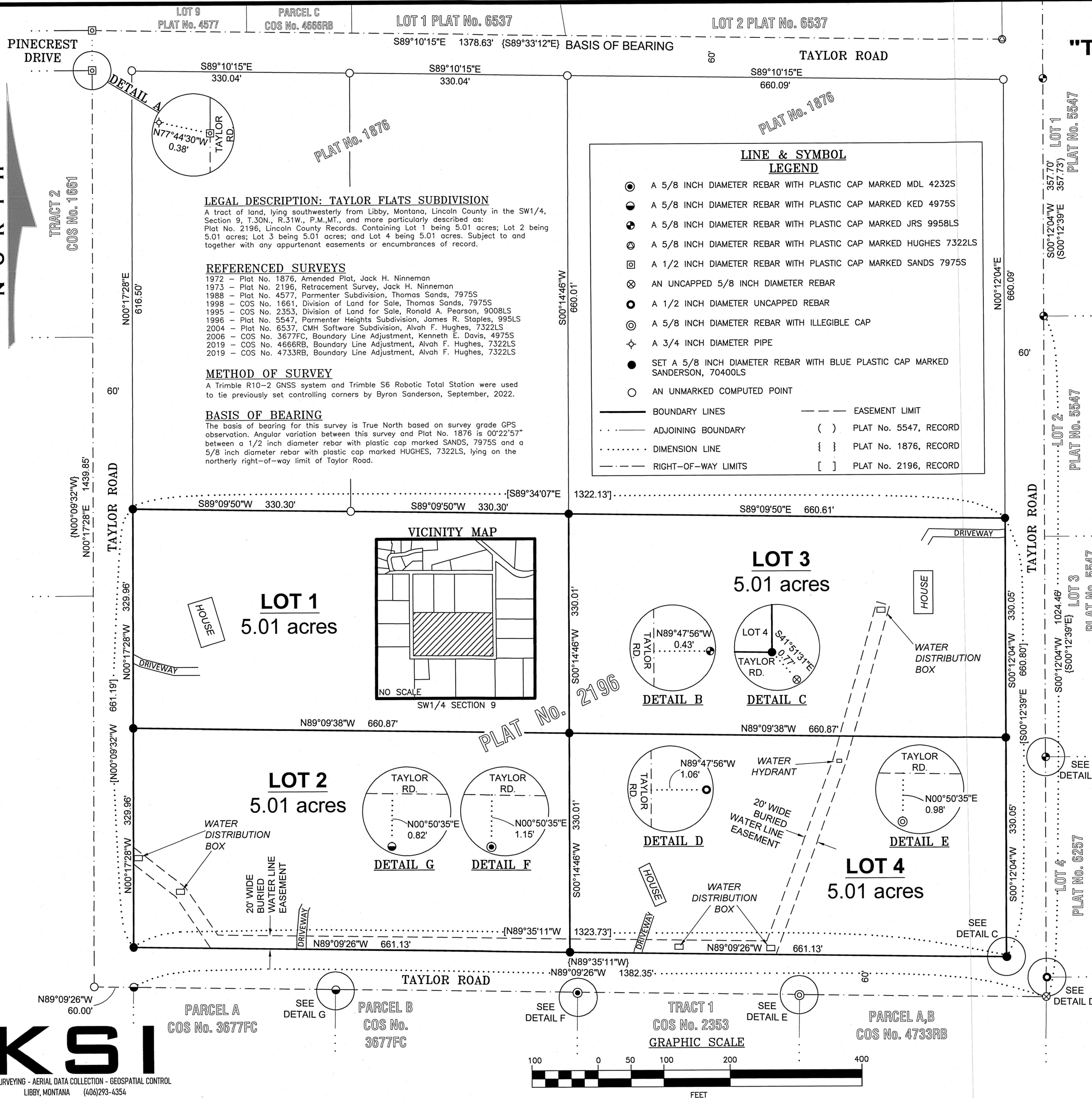
PM 7:27
Guarantee: 310320
Covenants: 310322

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



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

NORTH



A PLAT OF "TAYLOR FLATS SUBDIVISION"

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

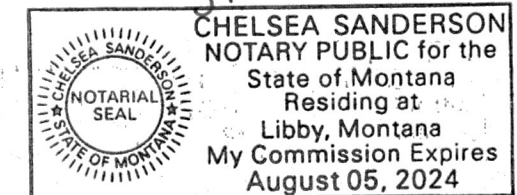
PURPOSE OF SURVEY AND OWNER'S CERTIFICATION
We, Gerald A. Bennett and M. Malia Bennett, owners of record, hereby certify that the purpose of this survey and division of land is to create a 4 Lot Minor Subdivision, to be known as "TAYLOR FLATS SUBDIVISION", pursuant to M.C.A. 76-4-103.

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

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

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

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



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

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

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

ACCESS CERTIFICATION
I hereby certify that physical and legal access to Lots 1-4 is provided by existing individual approaches and driveways from Taylor Road.

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

COUNTY COMMISSIONER'S CERTIFICATION
I, the undersigned Chairperson of the Board of County Commissioners of Lincoln County, Montana, does hereby Certify that this accompanying Plat of Taylor Flats Subdivision, has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to state and county regulations and was approved by them at their regular held meeting

on the 13 day of March, 2024, at 9:20 o'clock.
Parkland dedication is exempt per M.C.A. 76-3-621(3)(a).

Chelsea Sanderson 3/13/24
Chairperson, Board of Lincoln County Commissioners Date

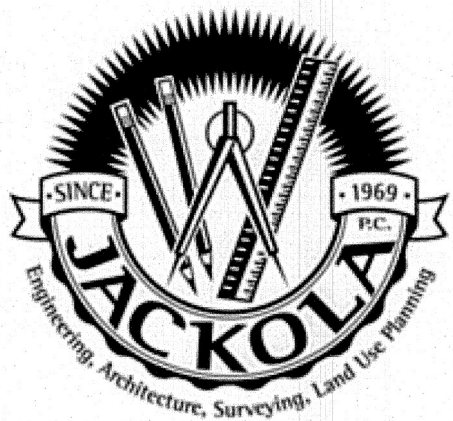
COUNTY TREASURER'S CERTIFICATION
I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown herein are paid pursuant to Section 76-3-207(3)(a), M.C.A.

A. Amayo 3/27/24
Lincoln County Treasurer Date

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

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

DOCUMENT No. 309768
PLAT No. 7271



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

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

PLAT OF INDIAN SPRINGS RANCH, PHASE 4

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

TOTAL AREA: 5.989 AC.
LOTS: 3.789 AC.
ROADS: 2.200 AC.

SCALE: 1"=60'
-10 0 10 30 60
LEGEND:
● FOUND 5/8" RE-BAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
● FOUND 5/8" RE-BAR W/ PLASTIC CAP MARKED "ERICKSON 15272LS"
○ SET 5/8" X 24" RE-BAR W/ PLASTIC CAP MARKED "ERICKSON 15272LS"
PHYSICAL ADDRESS
P.O.B. = POINT OF BEGINNING
(R) = AMENDED PLAT OF LOTS 70-72, INDIAN SPRINGS SUBDIVISION, PHASE 1

CERTIFICATE OF DEDICATION

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

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

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

THENCE S74°59'30"E ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INDIAN SPRINGS ROAD, A DISTANCE OF 59.51 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N14°59'29"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 00°03'10", AN ARC DISTANCE OF 0.49 FEET; THENCE S14°59'31"W AND LEAVING SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 196.27 FEET; THENCE S83°39'23"E, A DISTANCE OF 236.00 FEET; THENCE S06°20'37"W, A DISTANCE OF 80.00 FEET; THENCE S11°56'37"E, A DISTANCE OF 168.50 FEET; THENCE S23°32'18"W, A DISTANCE OF 83.74 FEET; THENCE N83°39'23"W, A DISTANCE OF 205.00 FEET; THENCE S65°11'35"E, A DISTANCE OF 190.00 FEET; THENCE S21°39'10"W, A DISTANCE OF 491.22 FEET; THENCE N65°11'35"W, A DISTANCE OF 141.56 FEET TO THE BEGINNING OF A 157.50 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N63°23'44"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 10°33'52", AN ARC DISTANCE OF 23.04 FEET; THENCE S37°10'08"E, A DISTANCE OF 137.98 FEET TO THE BEGINNING OF A 517.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 15°00'00", AN ARC DISTANCE OF 135.48 FEET; THENCE S22°10'08"E, A DISTANCE OF 190.96 FEET TO THE BEGINNING OF A 92.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 24°52'02", AN ARC DISTANCE OF 40.15 FEET; THENCE S01°03'45"E, A DISTANCE OF 19.95 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF BRINTON WAY; THENCE S89°24'28"W AND ALONG SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 60.02 FEET; THENCE N01°03'45"E AND LEAVING SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 22.76 FEET TO THE BEGINNING OF A 32.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 25°29'28", AN ARC DISTANCE OF 14.74 FEET; THENCE N22°10'08"W, A DISTANCE OF 190.96 FEET TO THE BEGINNING OF A 457.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 61°58'32", AN ARC DISTANCE OF 235.26 FEET; THENCE N24°48'25"E, A DISTANCE OF 266.82 FEET TO THE BEGINNING OF A 257.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 35°02'18", AN ARC DISTANCE OF 162.19 FEET; THENCE N11°16'53"W, A DISTANCE OF 123.45 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 26°16'24", AN ARC DISTANCE OF 128.40 FEET; THENCE N14°59'31"E, A DISTANCE OF 202.87 FEET TO THE POINT OF BEGINNING.

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

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

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO JOINT USE OF AN EASEMENT FOR EACH CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

SCHICKEDANZ MONTANA, LLC

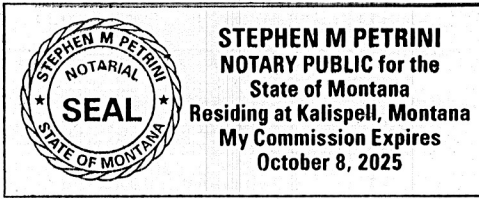
BY: *Manfred (Fred) Schickedanz*
MANFRED (FRED) SCHICKEDANZ, MANAGER

STATE OF MONTANA)
COUNTY OF LINCOLN)

ON THIS 23 DAY OF MAY, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED MANFRED (FRED) SCHICKEDANZ, MANAGER OF SCHICKEDANZ MONTANA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF MONTANA



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

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

EXISTING 30' GLEN LAKE IRRIGATION DISTRICT SIPHON EASEMENT

Indian Springs Ranch, Phase 3

CERTIFICATE OF COUNTY COMMISSIONERS

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

DATED THE 3 DAY OF January, 2023.

Josh Lecher
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.

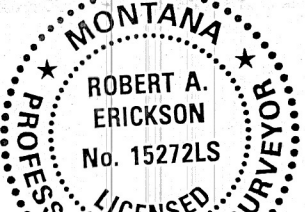
DATED THE 28 DAY OF February, 2023.

Shirley Shroyer % *Sedaris Carberg*
TREASURER, LINCOLN COUNTY, MONTANA



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

CERTIFICATE OF SURVEYOR



Robert A. Erickson
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 15272LS

EXAMINED: *03 April 2023*
Steven A. Boyer
EXAMINING LAND SURVEYOR
STEVEN A. BOYER, 97503

STATE OF MONTANA
COUNTY OF LINCOLN
FILE ON THE 14 DAY OF March, 2024
AT 11:43 O'CLOCK A.M.
Cecilia Brown
COUNTY CLERK AND RECORDER
BY: *Deleisha Jackson*
DEPUTY

INSTRUMENT RECORD No. 309741

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

Guarantee 309739

DEQ 309740

Covenants 309742

PM 7270



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

PREPARED FOR:
INDIAN SPRINGS RANCH LLC. (OWNERS)

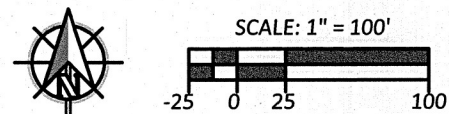
PLAT OF

INDIAN SPRINGS RANCH, PHASE 3

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

TOTAL AREA 25.925 AC.

LOTS: 23.573 AC.
ROADS: 2.352 AC.

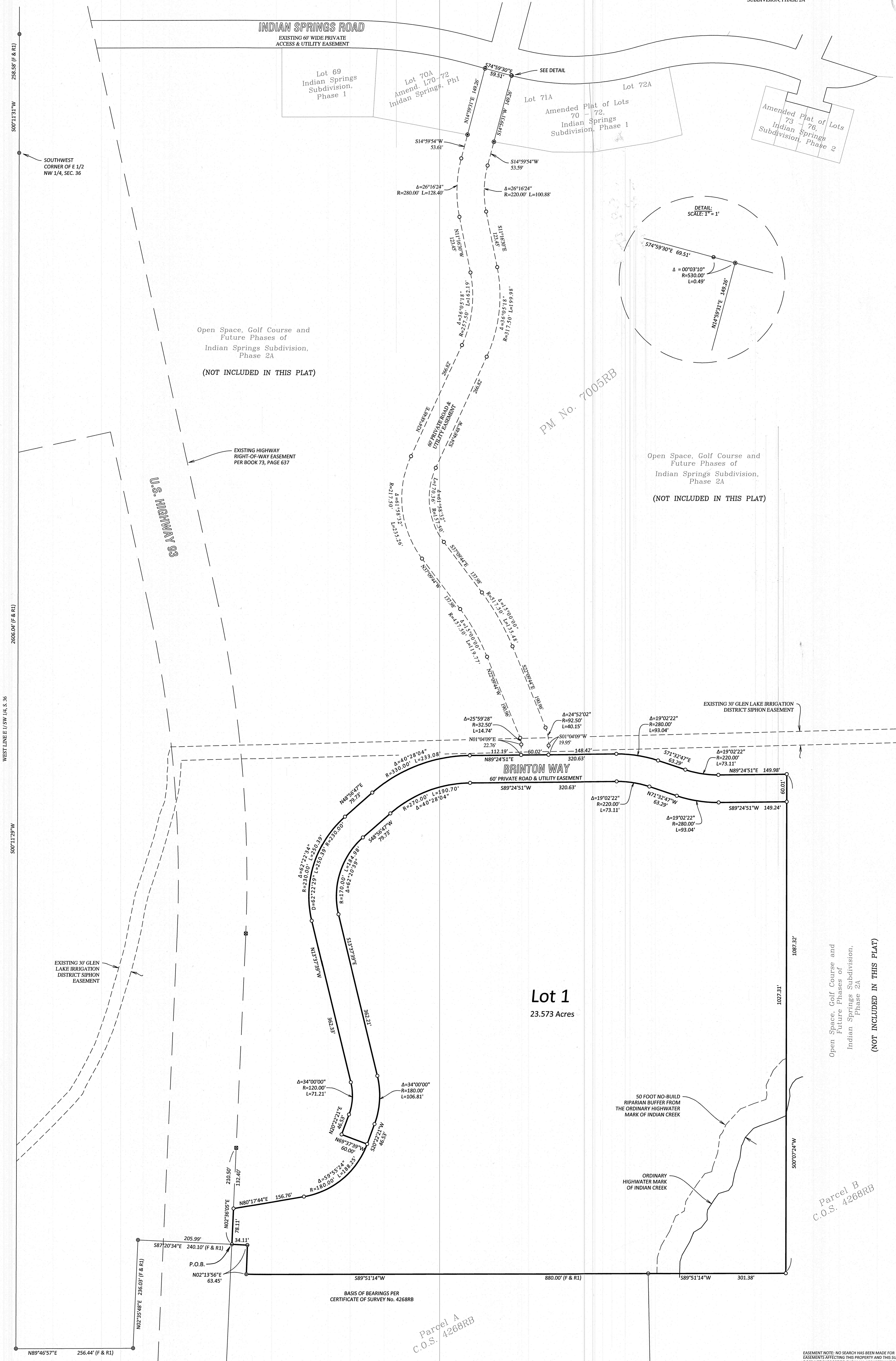


PAGE 2 OF 2

LEGEND:

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

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



PM No. 7005RB

Parcel B
C.O.S. 4268RB

Parcel A
C.O.S. 4268RB

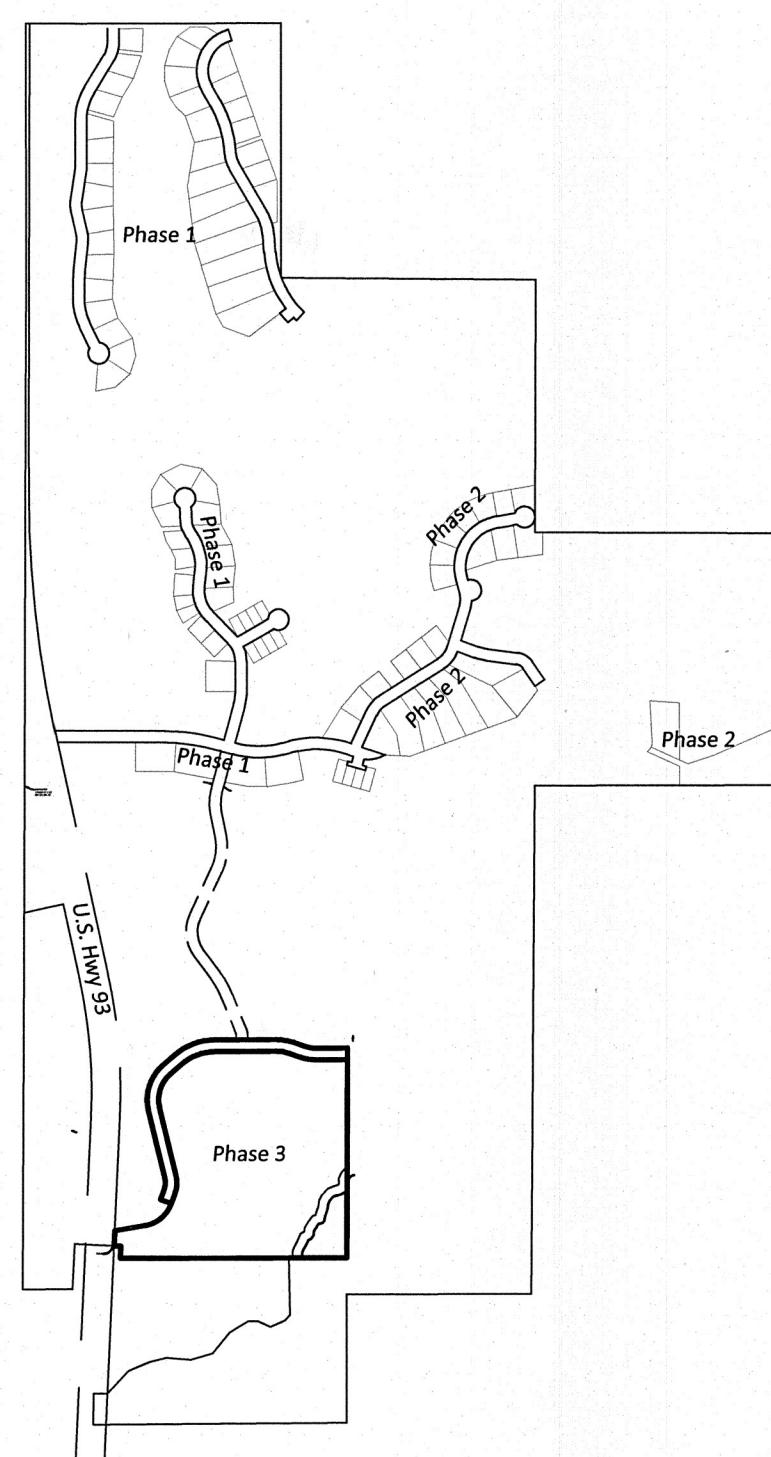
EASEMENT NOTE: NO SEARCH HAS BEEN MADE FOR EASEMENTS AFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PORPORT TO SHOW ALL APPURTENANT EASEMENTS.

DATE: FEBRUARY 2023

PURPOSE OF SURVEY: SUBDIVISION

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

VICINITY MAP
INDIAN SPRINGS RANCH



CERTIFICATE OF DEDICATION

COMMENCING AT A 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 S00°11'29"W, A DISTANCE OF 2606.04 FEET; THENCE LEAVING SAID WEST LINE N89°45'57"E, A DISTANCE OF 256.44 FEET; THENCE N02°35'48"E, A DISTANCE OF 236.03 FEET; THENCE S87°27'34"E, A DISTANCE OF 205.99 FEET TO A POINT LYING ON THE EASTERLY BOUNDARY OF A HIGHWAY RIGHT-OF-WAY EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THIS TRACT CONTAINS 25.925 ACRES, TOGETHER WITH A 60-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 SERVICE TO THE PUBLIC, THE RIGHT TO JOINT USE OF AN EASEMENT FOR EACH CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

SCHICKEDANZ MONTANA, LLC

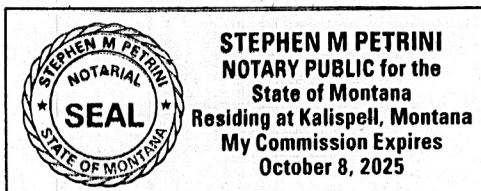
BY: M. Schickel
MANFRED (FRED) SCHICKEDANZ, MANAGER

STATE OF MONTANA)
COUNTY OF LINCOLN) SS

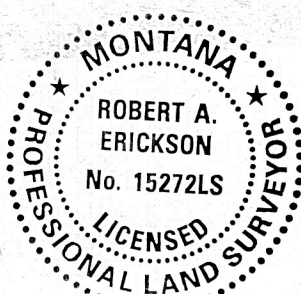
ON THIS 23 DAY OF MAY, 2023 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED MANFRED (FRED) SCHICKEDANZ, MANAGER OF SCHICKEDANZ MONTANA, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED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

W.A. E. 3/30/23
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 15272LS

CERTIFICATE OF COUNTY COMMISSIONERS

DATED THE 3 DAY OF January, 2023

[Signature]

CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
LINCOLN COUNTY, MONTANA

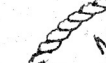
CERTIFICATE OF COUNTY TREASURER

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

Antonia Samay c/o Sedaris Carlberg
TREASURER, LINCOLN COUNTY, MONTANA




 EXAMINED: **03 April 2023**
 BY: *Steve A. Boyers*
 EXAMINING LAND SURVEYOR
 STEVEN A. BOYERS 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

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

Corrina Brown
COUNTY CLERK AND RECORDER

BY: Deleisha Storkson
DEPUTY

INSTRUMENT RECORD No. 309711

PM 7269

Guarantee 309709 DEQ 309710

LINCOLN COUNTY, MONTANA
**A PLAT OF:
SOUTHSIDER SUBDIVISION**
LOT 17 OF THE DARSOW HOMESITES PLAT NO. 525

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

LEGEND

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

CERTIFICATE OF DEDICATION

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

LANDOWNER STATEMENT

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

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

DESCRIPTION SOUTHSIDER SUBDIVISION

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

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

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

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

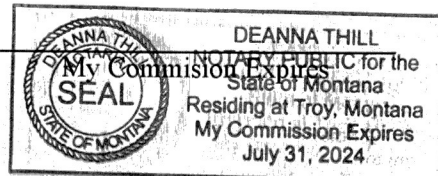
Dated this 9 day of November 2023 A.D.

James M. Beasley
Lincoln Lanes LLC

STATE OF MONTANA
COUNTY OF LINCOLN

On this 9 day of November, 2023 A.D., before me, a Notary Public in and for the State of Montana, James M. Beasley personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public



CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

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

Dated this 9 day of November 2023 A.D.

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

LEGAL AND PHYSICAL ACCESS

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

Kenneth E. Davis

Registered Land Surveyor No. 4975-S

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 17th day of January 2023, A.D.

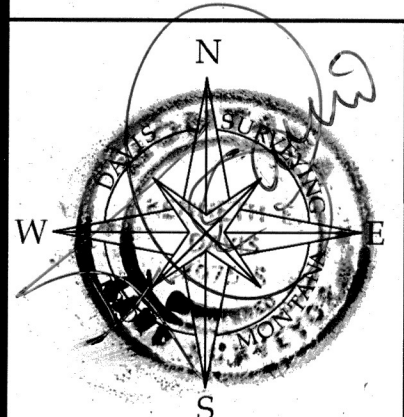
Sedaris Carlsberg by K. Randall
Treasurer Lincoln County, Montana

COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it.
This 3 day of January, 2024 A.D.

(Signatures of Commissioner)

ATTEST:
(Signature of Clerk and Recorder)



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 7/26/22

REV:

DRAWN BY: SM

Land Projects 2021

FILE: Southsider-Final-Plat-SM.dwg

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

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

Steven A. Boyer
Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

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

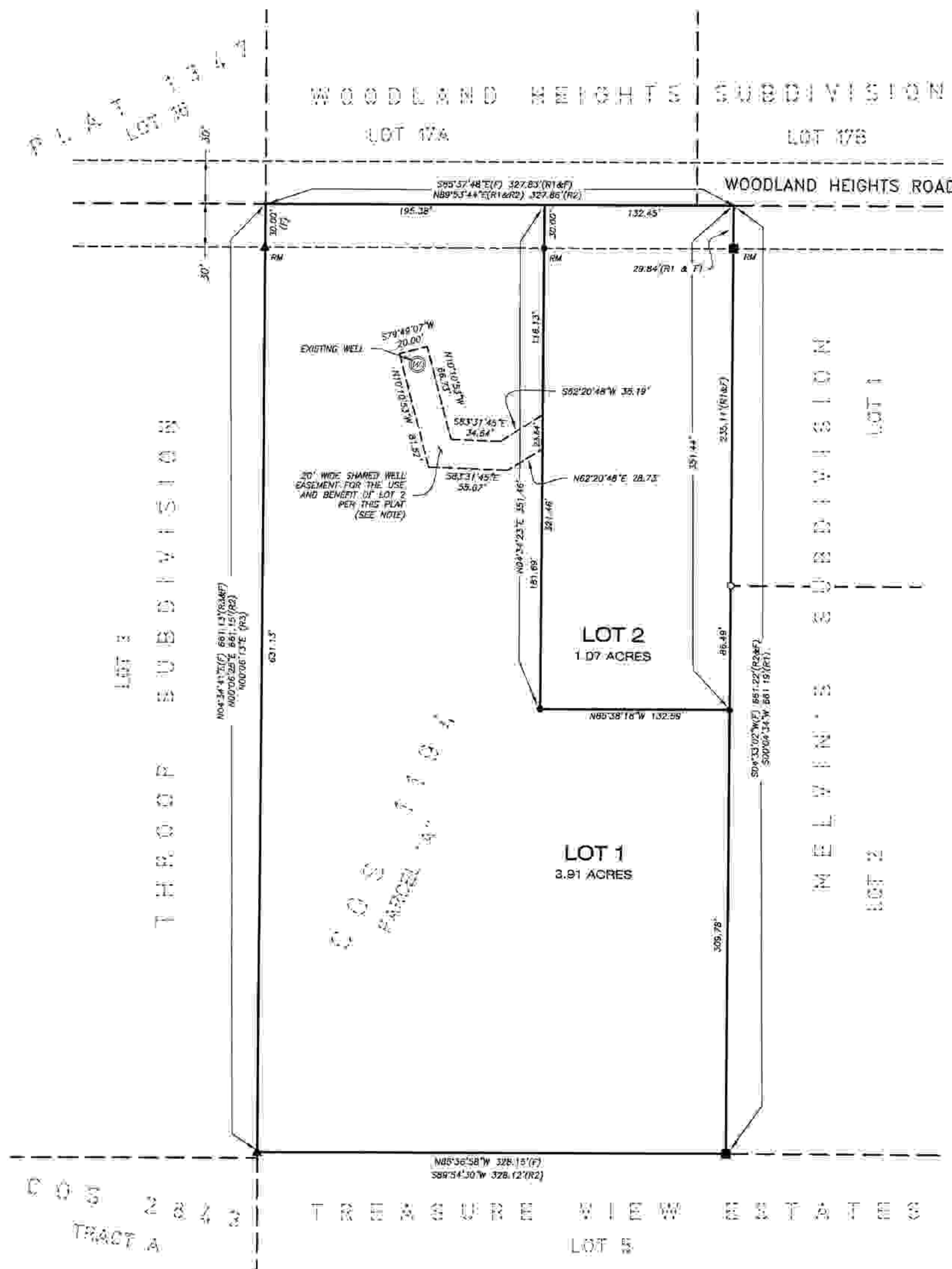
CORRINA BROWN
County Clerk and Recorder

by Michelle Boyd
Deputy

PLAT NO. 7268

FINAL PLAT AND CONDITIONS OF APPROVAL OF:
SNOWY VALLEY SUBDIVISION

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



LEGEND

- SET 5/8\"X24\" REBAR WITH 1-1/4\" YPG (JACOBSON, 13748LS)
- ▲ FOUND 1-1/4\" YPG (4574S)
- ▲ FOUND 5/8\" REBAR (NO CAP)
- (7) FOUND THIS SURVEY
- (R1) RECORD ON ADJUTIVE PER MEDIAN'S SUBDIVISION
- (R2) RECORD ON ADJUTIVE PER COS 1194
- (R3) RECORD ON ADJUTIVE PER THROOP SUBDIVISION
- RM REFERENCE MONUMENT
- YPG YELLOW PLASTIC CAP
- RPG RED PLASTIC CAP
- COS CERTIFICATE OF SURVEY

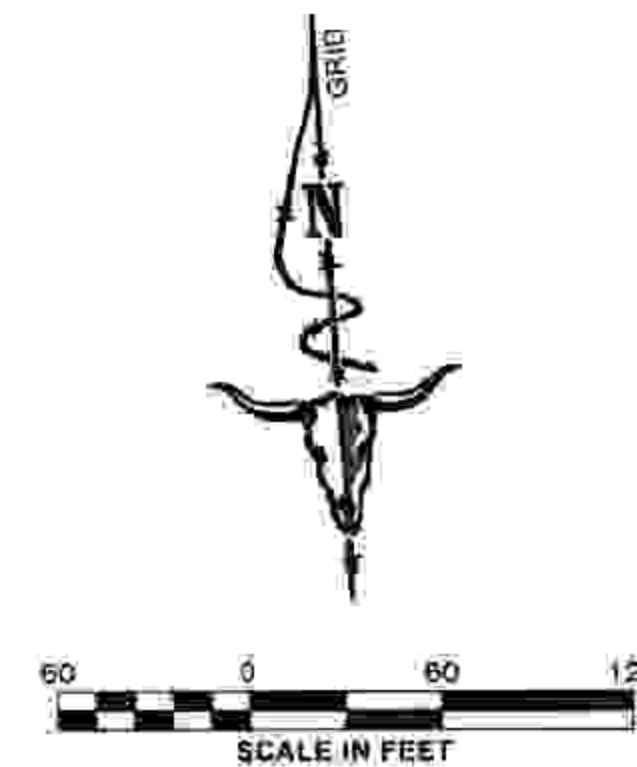
BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE:
MAY 2023

RECORD OWNERS:
TUNGSTEN HOLDINGS, INC.

SURVEY COMMISSIONED BY:
TUNGSTEN HOLDINGS, INC.

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



CERTIFICATION OF EXAMINING LAND SURVEYOR:

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

DATED THIS 29th DAY OF January, 2024

SS Matthew Jacobson
LINCOLN COUNTY EXAMINING LAND SURVEYOR

CERTIFICATION OF COUNTY TREASURER:

I, Tabitha Tamayo

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

DATED THIS 9th DAY OF January, 2024

SS Christina A. Tamayo Co Secretary/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, 2024

SS Carlberg
CHAIRPERSON, BOARD OF LINCOLN COUNTY COMMISSIONERS

SHARED WELL EASEMENT NOTE:

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

CERTIFICATE OF DEDICATION AND PERIMETER LEGAL DESCRIPTION:

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

PARCEL "A" OF CERTIFICATE OF SURVEY NO. 1194, RECORDS OF LINCOLN COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 31 WEST, PRINCIPAL MERIDIAN, LINCOLN COUNTY, MONTANA.

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

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

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

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

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

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

TUNGSTEN HOLDINGS, INC.

Tungsten Holdings Inc.

BY Tim Rooney

AS Secretary

STATE OF Montana

COUNTY OF Lincoln

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023 BY Tim Rooney

AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS Bonnie L. Xu

(NOTARY PUBLIC)



CERTIFICATION OF LANDOWNER

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

TUNGSTEN HOLDINGS, INC.

Tungsten Holdings Inc.

BY Tim Rooney

AS Secretary

STATE OF Montana

COUNTY OF Lincoln

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023 BY Tim Rooney

AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS Bonnie L. Xu

(NOTARY PUBLIC)



CLERK AND RECORDER'S CERTIFICATION:

STATE OF MONTANA, COUNTY OF LINCOLN

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

PLAT NO. 7267

DOCUMENT NO. 308941

SS CORRINA BROWN
LINCOLN COUNTY CLERK AND RECORDER

Michelle Bond
DEPUTY

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

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

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



SURVEYOR'S CERTIFICATION

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

SS Matthew Jacobson
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS

DATE: 9/10/23

Title Guarantee Doc # 308940

Covenants Doc # 308942

Shared Well Agreement Doc # 308943

BY: BRECKENRIDGE SURVEYING AND MAPPING, PLLC

2302 US HIGHWAY 2 EAST, STE 6

KALISPELL, MT 59901

(406) 752-3539

WM. BRECKENRIDGE, PLS

DARREN R. BRECKENRIDGE, PLS

LUCAS BRECKENRIDGE, PLS

TALCOTT HOMES

BEING THE AMENDED PLAT OF

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

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

PURPOSE: LOT AGGREGATION

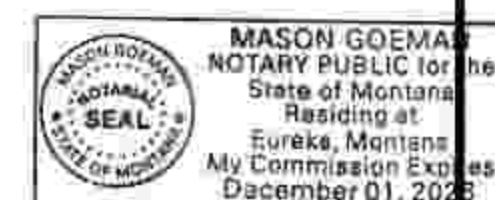
OWNER'S CERTIFICATE:

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

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

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

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



NOTARY ACKNOWLEDGEMENTS

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

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

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

MY COMMISSION EXPIRES: 12-1-2026

NOTARY SIGNATURE

CERTIFICATE OF COUNTY TREASURER

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

Dated this 21st day of Dec., 2023

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

LINCOLN COUNTY PLANNING DEPARTMENT

Examined this 3 day of January, 2024

Lincoln County, Montana

CERTIFICATE OF SURVEYOR



11/5/23
LICENSURE NUMBER: 48220LS
APPROVED 14 NOVEMBER 2023
Lincoln County, Montana
LINCOLN COUNTY EXAMINING LAND SURVEYOR LIC. NO.
STATE OF MONTANA
COUNTY OF Lincoln

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

Corrina Brown
LINCOLN COUNTY CLERK AND RECORDER

BY *Michelle Byrd* Deputy

INSTRUMENT RECORD NUMBER

BLA NOTE:

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

Surveyor's Note:

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

LEGAL DESCRIPTIONS:

LOT 1:

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

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

LOT 2:

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

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

LEGEND

- ① FOUND 5/8" REBAR WITH CAP MARKED "MARQUARDT 2989ES"
- ② FOUND 5/8" REBAR WITH CAP ILLEGIBLE
- ③ FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
- ④ FOUND 3/4" IRON PIPE
- ⑤ SET 1/2" X 24" REBAR WITH YPC MARKED "BRECKENRIDGE 48220LS"
- ⑥ ANGLE POINT, NOTHING FOUND OR SET

PQB POINT OF BEGINNING

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

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

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

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

DATE: 03/2023

DRAFTED BY: WDS

FILE: H:\BSM\TREECENTALCOTT\DWG\230120-TREECE-TALCOTT-BLA.DWG

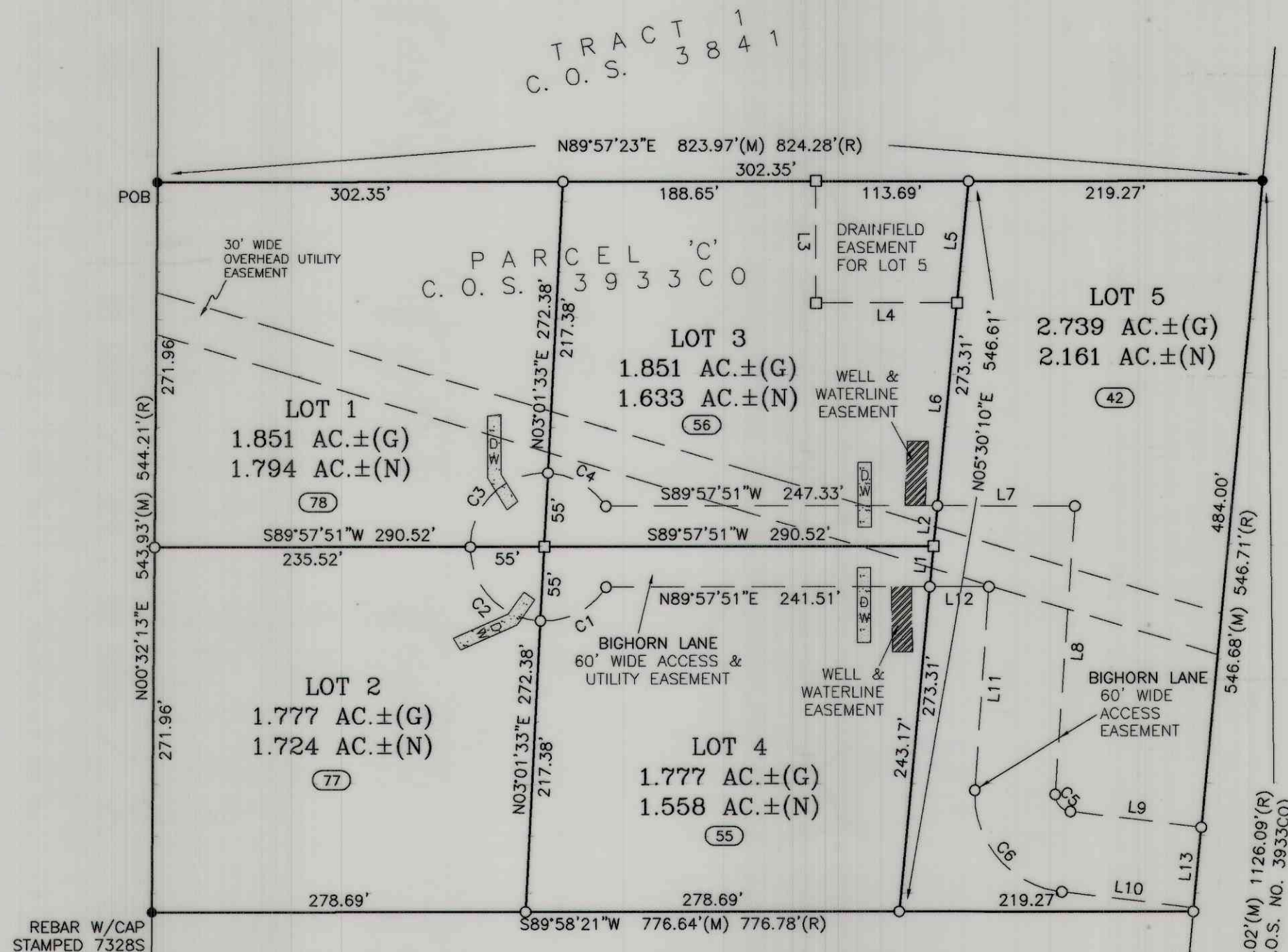
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RADIAL BEARING-IN
C1	60.00'	148.15'	113.28'	N 67°18'52"E	141°28'15"	N 48°02'59"E
C2	60.00'	40.18'	39.44'	S 67°08'13"E	38°22'24"	N 48°02'59"E
C3	60.00'	107.96'	93.98'	N 48°07'40"E	103°05'51"	N 09°40'35"E
C4	60.00'	113.12'	97.10'	N 57°25'58"W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

PM 7266

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

FINAL PLAT OF BIGHORN SUBDIVISION

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



U. S. HIGHWAY 93

CERTIFICATE OF DEDICATION

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

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

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

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as BIGHORN SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grants unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever.

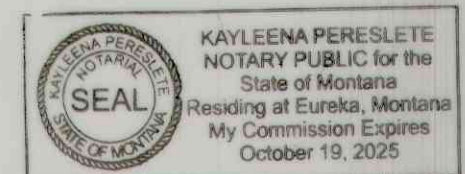
Veikko Bakkila
VEIKKO BAKKILA, Managing member of Bakkila Plumbing and Heating, LLC

STATE OF Montana)
County of Lincoln)

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

Signature Kayleena Pereslete
Print Name

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



CERTIFICATION OF COUNTY COMMISSIONERS

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

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

Corrina Brown
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

Dated this 27th day of November, 2023.

Sedaris Carlberg
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

CERTIFICATE OF SURVEYOR

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

Thomas Sibson
THOMAS SIBSON, RLS #15627LS

CERTIFICATE OF SURVEYOR

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

EXAMINED: 03 OCT, 2023

Thomas Sibson

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

STATE OF MONTANA

County of Lincoln SS

Filed on the 27th day of Nov

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

Corrina Brown
CLERK AND RECORDER

BY: *Michelle Byrd*
DEPUTY

INSTRUMENT REC. NO. 308439

PLAT NO. 7265

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

LEGEND

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

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

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

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

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

FINAL PLAT OF BRAACH SUBDIVISION

CERTIFICATE OF DEDICATION

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:


Subject to and together with all appurtenant easements of record.

Bot Bank

Typho Breach

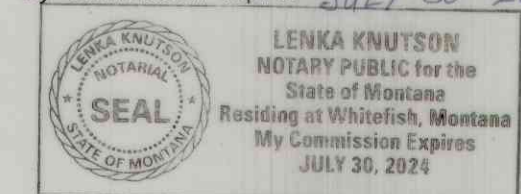
BERT BRAACH
STATE OF MONTANA)
County of FLATHEAD)

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.


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 Corbin Brown, County Clerk and Recorder of said County do hereby certify that this accompanying plat of BRAACH SUBDIVISION, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and was approved by them at their regular meeting held on the 6th day of November, 2023. Parkland dedication is exempt per Section 76-3-621(3)(b), MCA.


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.

have been paid.
Dated this 13th day of November, 2023
Sedaris Carlberg By: A. Plamayo
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

CERTIFICATE OF SURVEYOR

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

THOMAS SIBSON, RLS #15627LS

CERTIFICATE OF SURVEYOR

THOMAS SIBSON-REGISTRATION NO. 15627LS 11/2/2023

EXAMINED: 09 OCT. 2023

BOYER

STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 235010

STATE OF MONTANA

County of Lincoln SS

Filed on the 13th day of Nov

A.D. 2023 at 3:19 o' clock 0 M.

CORRINA BENSON

CLERK AND RECORDER

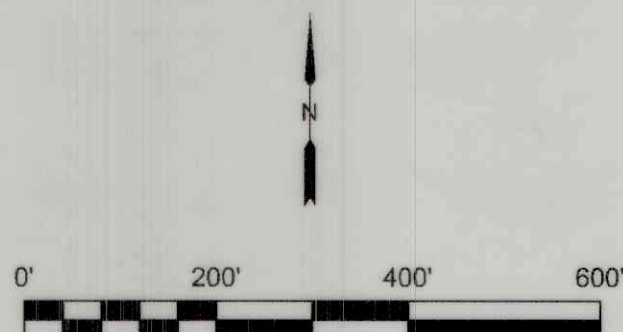
BY: Michelle Byrd

DEPUTY 3000

INSTRUMENT REC. NO. 3082


PLAT NO. 7264

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



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

LEGEND

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

Title Guarantee Doc # 308290

DEQ Doc # 308291

Covenants Doc# 308293

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

FINAL PLAT OF FISH SUBDIVISION

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

CERTIFICATE OF DEDICATION

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

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

Subject to and together with all appurtenant easements of record.

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

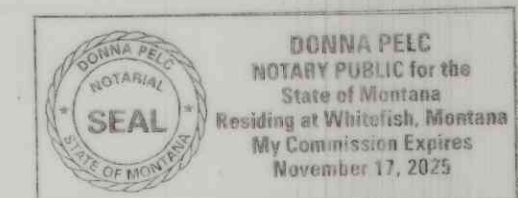
Edith Dorene Fish
EDITH DORENE FISH

STATE OF MT)
County of Flathead) SS

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

Donna Pelc
Signature
DONNA PELC
Print Name

Notary Public for the State of _____
Residing at _____
My Commission expires _____



CERTIFICATION OF COUNTY COMMISSIONERS

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

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

Corrina Brown
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 18th day of October, 2023.

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

CERTIFICATE OF SURVEYOR

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

Thomas Sison
THOMAS SIBSON, RLS #15627LS

CERTIFICATE OF SURVEYOR

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

EXAMINED 02 OCT 4, 2023

STEVEN A. BOYER

EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA

County of Lincoln SS

Filed on the 24th day of Oct

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

Corrina Brown
CLERK AND RECORDER

BY: Nichelle Byrd
DEPUTY

INSTRUMENT REC. NO. 308006

PLAT NO. 7263

H. E. S. 573

USFS

LOT 1
10.000 AC.±
(11687)

OF AN AMENDED LOT 1A OF MINOR SUBDIVISION 5282

C. O. S. 3414RB

TOTAL AREA
20.000 AC.±

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

LOT 2
10.000 AC.±
(11813)

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

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

LEGEND

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

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

Title Guarantee Doc# 308004

DEQ Doc# 308005

Covenants Doc# 308007

Final Plat of Elk Camp Estates

SE $\frac{1}{4}$ Section 12, Township 36 North Range 28 West
Lincoln County, Montana

CERTIFICATE OF DEDICATION

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

PERIMETER DESCRIPTION

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

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

Containing 12.70 acres of land as shown hereon.

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

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

PLAT NOTES:

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

OWNERS CERTIFICATION AND EXEMPTIONS

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

Charles Ian Nash

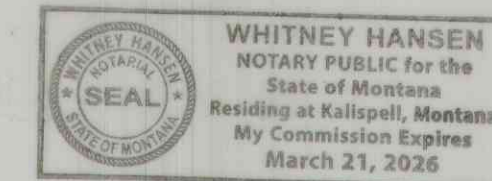
STATE OF MONTANA

County of FLATHEAD

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

by Charles Ian Nash

Whitney Hansen
Notary Public



10/11/2023
Date

LEGEND

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



areas >30% slope
No Building and No Alteration Allowed

CERTIFICATE OF COUNTY COMMISSIONERS

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

Dated the 13 day of September 2023

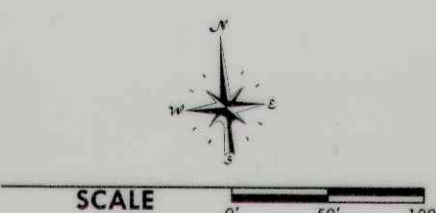
Joshua Letcher
Chairperson
Board of County Commissioners
Lincoln County, Montana

Corrina Brown
County Clerk and Recorder
Lincoln County, Montana

PHYSICAL ACCESS

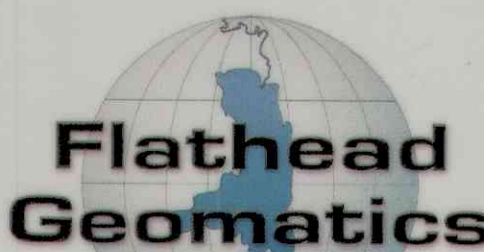
Access to all lots within this subdivision are provided by: Bugling Elk Way and Madden Lake Road and the driving surface is approximately 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belski, PLS
Registration No. 14731PLS



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

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



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

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

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

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

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated the 18th day of October, 2023
Steven A. Boyer
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 18th day of October, 2023, at 3:30 o'clock p.m.
Corrina Brown
County Clerk and Recorder
By: Michelle Bond
Deputy
Instrument Record No. 307931



Examined: 10/18/2023
Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 9750LS



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



3-8-23
Date
PM 7262

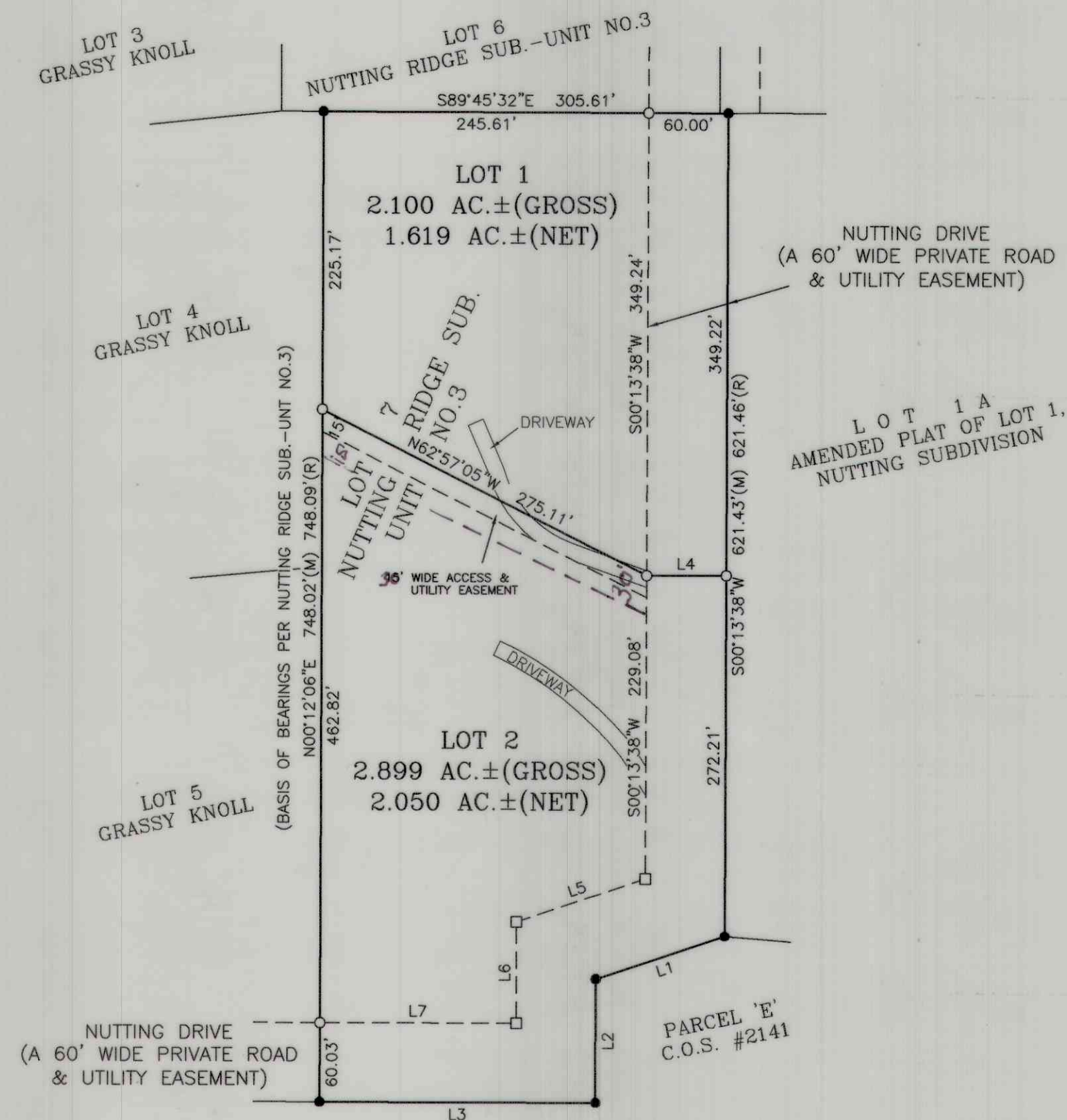
20-197 Nash Sub #2

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

FINAL PLAT OF HUBBARD SUBDIVISION

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

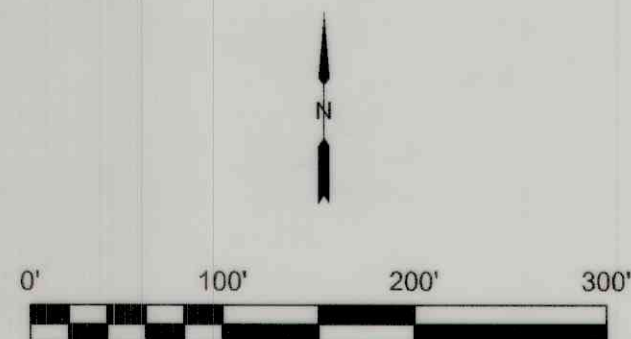
SE1/4, SEC. 4, T36N, R27W, P.M., LINCOLN COUNTY, MONTANA



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

LEGEND

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



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

CERTIFICATE OF DEDICATION

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

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

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

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as HUBBARD SUBDIVISION, Lincoln County, Montana. The owners hereby waive the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grant unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever. Also, we, the undersigned property owners, hereby certify that Lot 2 of the above described tract of land is a parcel that has previous approval issued under Title 76, chapter 4, part 1, MCA, and is therefore exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)(ii), if no facilities other than those previously approved exist or will be constructed on the parcel; and the division of land will not cause approved facilities to deviate from the conditions of approval.

Kerry W. Hubbard
Kerry W. Hubbard

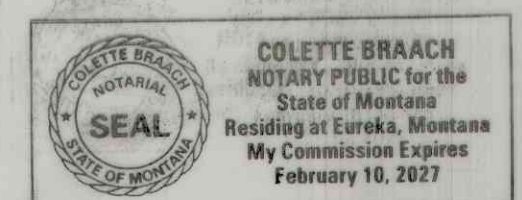
Mary L. Hubbard
Mary L. Hubbard

STATE OF Montana)
County of Lincoln) SS

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

Colette Braach
Signature
Print Name

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



CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, Joshua Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Corrina Brown, County Clerk and Recorder of said County do hereby certify that this accompanying plat of HUBBARD SUBDIVISION, Lincoln County, Montana has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and was approved by them at their regular meeting held on the 13th day of September, 2023. Parkland dedication is exempt per section 76-3-621(3)(d), MCA.

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

Corrina Brown
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

Dated this 14th day of September, 2023.

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

CERTIFICATE OF SURVEYOR

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

Thomas Sibson
THOMAS SIBSON, RLS #15627LS

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

CERTIFICATE OF SURVEYOR

Thomas Sibson 8/10/2023

THOMAS SIBSON, REGISTRATION NO. 15627LS

EXAMINED: 14 SEPT. 2023

Steven A. Boyer

EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA

County of Lincoln) SS

Filed on the 14th day of Sept

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

Corrina Brown

CLERK AND RECORDER

BY: Nichelle Boyd

DEPUTY

INSTRUMENT REC. NO. 307531

PLAT NO. 7261

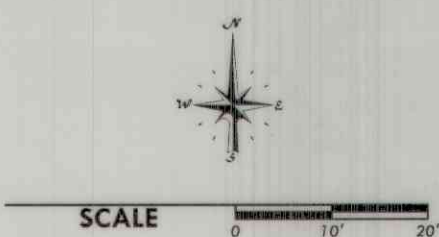
Title Guarantee Doc# 307529

DEQ Doc# 307530

Covenants Doc# 307532

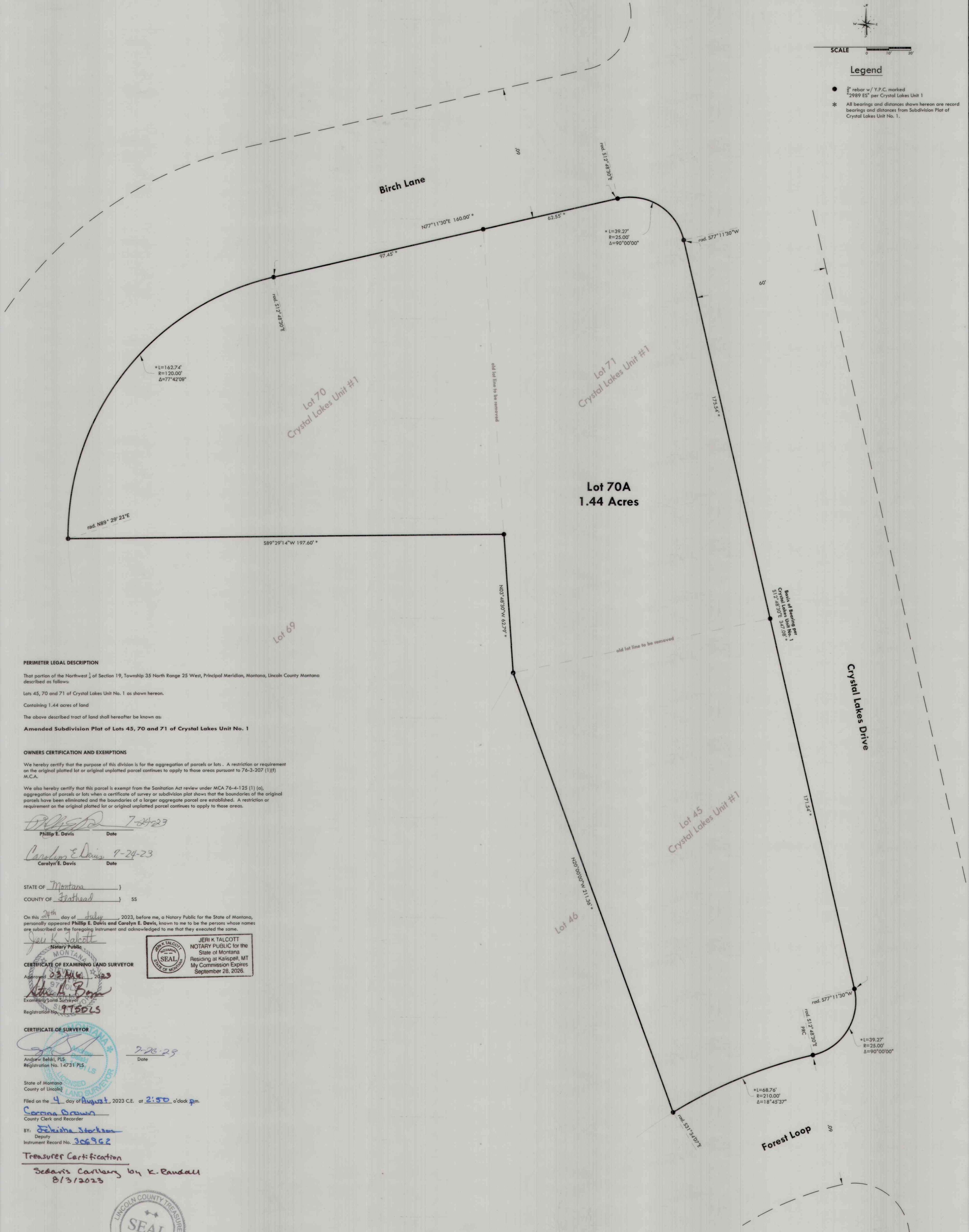
Amended Subdivision Plat of Lots 45, 70, and 71 of Crystal Lakes Unit No. 1
NW¹/₄ Section 19, T35N R25W, P.M., M.
Lincoln County, Montana

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



Legend

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



PERIMETER LEGAL DESCRIPTION

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

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

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

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

OWNERS CERTIFICATION AND EXEMPTIONS

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

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

Phillip E. Davis 7-24-23
Date

Carolyn E. Davis 9-24-23
Date

STATE OF Montana)
COUNTY OF Flathead) SS

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

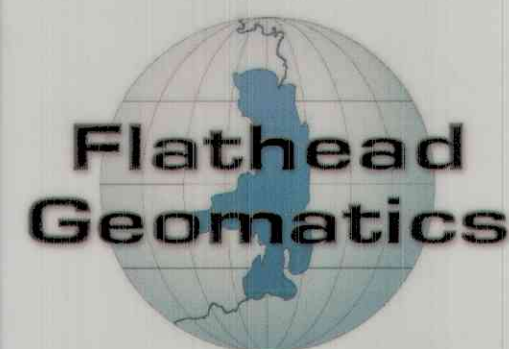
Jeri K. Talcott
Notary Public
STATE OF MONTANA
JERI K. TALCOTT
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
September 28, 2026

CERTIFICATE OF EXAMINING LAND SURVEYOR
Approved: 03 AUG 2023
Andrew Belki
Examining Land Surveyor
Registration No. 97502LS

CERTIFICATE OF SURVEYOR
Andrew Belki, PLS
Registration No. 14731 PLS
State of Montana
County of Lincoln
Filed on the 4 day of August, 2023 C.E. at 2:50 o'clock pm.

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

Treasurer Certification
Sedavis Carlsberg by K. Randall
8/3/2023



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

PM No. 7260

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

JANUARY 10, 2023

Sheet 2 of 2

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

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

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

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

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of

Montana, County of Lincoln by Wayne Hirst on this 21 day of JUNE, 2023, in

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

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of

Montana, County of Lincoln by Kurt Rayson on this 21 day of JUNE, 2023, in

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

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of

Montana, County of Lincoln by Georgia Rayson on this 21 day of JUNE, 2023, in

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

Steven A. Boyer
Steven A. Boyer, PLS 9750-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.

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

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 through 12 as

shown hereon, is provided by a 60 foot wide private road as shown on

the plat hereon.

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

LINCOLN COUNTY TREASURER

I hereby certify, pursuant to section 79-3-611(1)(b), mca, that no real property

taxes assessed and levied on the land to be divided hereon described are

delinquent.

Sedarius Careberg
Brianne Califf
Treasurer, Lincoln County



LEGAL DESCRIPTION-LITTLE BEAR FLATS SUBDIVISION

An irregular tract of land lying west of Troy, Montana in Lincoln County, in Government Lot Six (6),

and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-five (35),

Township Thirty-two (32) North, Range Thirty-four (34) West, P.M.M., known as Little Bear Flats

Subdivision and more particularly described as follows:

Beginning at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 35 which is

marked on the ground by an aluminum rod and cap stamped 7322LS; thence along the south line

of Section 35, N 89°56'23" W, 699.96 feet to a 5/8 inch rebar and plastic cap

stamped 9958LS on the Northeasterly right of way of U.S. Highway No. 2; thence, along the

highway right of way the following five (5) courses; N 31°33'39" W, 1928.69 feet, to

a 5/8 inch rebar and plastic cap stamped 9958LS; thence N 58°26'21" E, 60.00 feet to

a 5/8 inch rebar and plastic cap stamped 9958LS; thence

N 31°33'39" W, 390.20 feet; thence on a spiral curve to the right with a chord bearing and

distance of N 31°21'20" W, 48.80 feet; thence on a circular curve to the right with a radial

bearing of N 59°03'51" E and a central angle of 14°25'37", with a radius of 2171.83 feet and

an arc distance of 546.86 feet (chord = N 23°43'21" W, 545.41 feet), to the intersection of

the Southwesterly right of way of the Burlington Northern Santa Fe Railroad, which is marked on

the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence, along said railroad

right of way on a spiral curve to the left with a chord bearing and distance of

S 50°07'47" E, 270.60 feet, to a 5/8 inch rebar and plastic cap stamped 9958LS; thence

continuing along the railroad right of way, S 49°05'32" E, 766.91 feet, to a 5/8 inch rebar and

plastic cap stamped 9958LS on the East line of Government Lot 6; thence, leaving the railroad

right of way and along the East line of Government Lot 6, S 00°12'38" W, 549.95 feet to the

Northwest corner of the SW 1/4 of the SE 1/4, marked on the ground by a 5/8 inch rebar and

plastic cap stamped 9958LS; thence, along the north line of the SW 1/4 of the

SE 1/4, S 89°50'55" E, 638.67 feet to the Southwesterly right of way of the Burlington

Northern Santa Fe Railroad, marked on the ground by a 5/8 inch rebar and plastic cap

stamped 9958LS; thence, along the Railroad right of way, S 49°05'32" E, 905.33 feet to

a 5/8 inch rebar and plastic cap stamped 9958LS on the East line of the SW 1/4 of the

SE 1/4; thence, along said East line, S 00°03'43" W, 728.88 feet to the TRUE POINT OF

BEGINNING; encompassing an area of 37.09 acres.

SUBJECT TO and TOGETHER WITH all appurtenant easements of record.

UTILITY EASEMENT

The undersigned hereby grants unto each and every person, firm, or corporation whether public or

private, providing or offering to provide telephone, electric power, gas, cable, television, water,

or sewer service to the public, the right to joint use of an easement for each

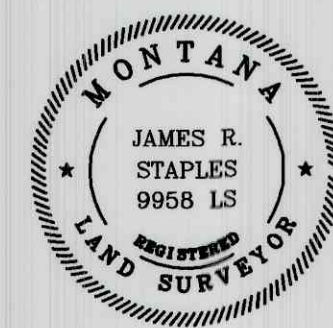
construction, maintenance, repair, and removal of their lines and other

facilities, in, over, under, and across each area designated on this plat as "Utility Easement" to

and to hold forever.

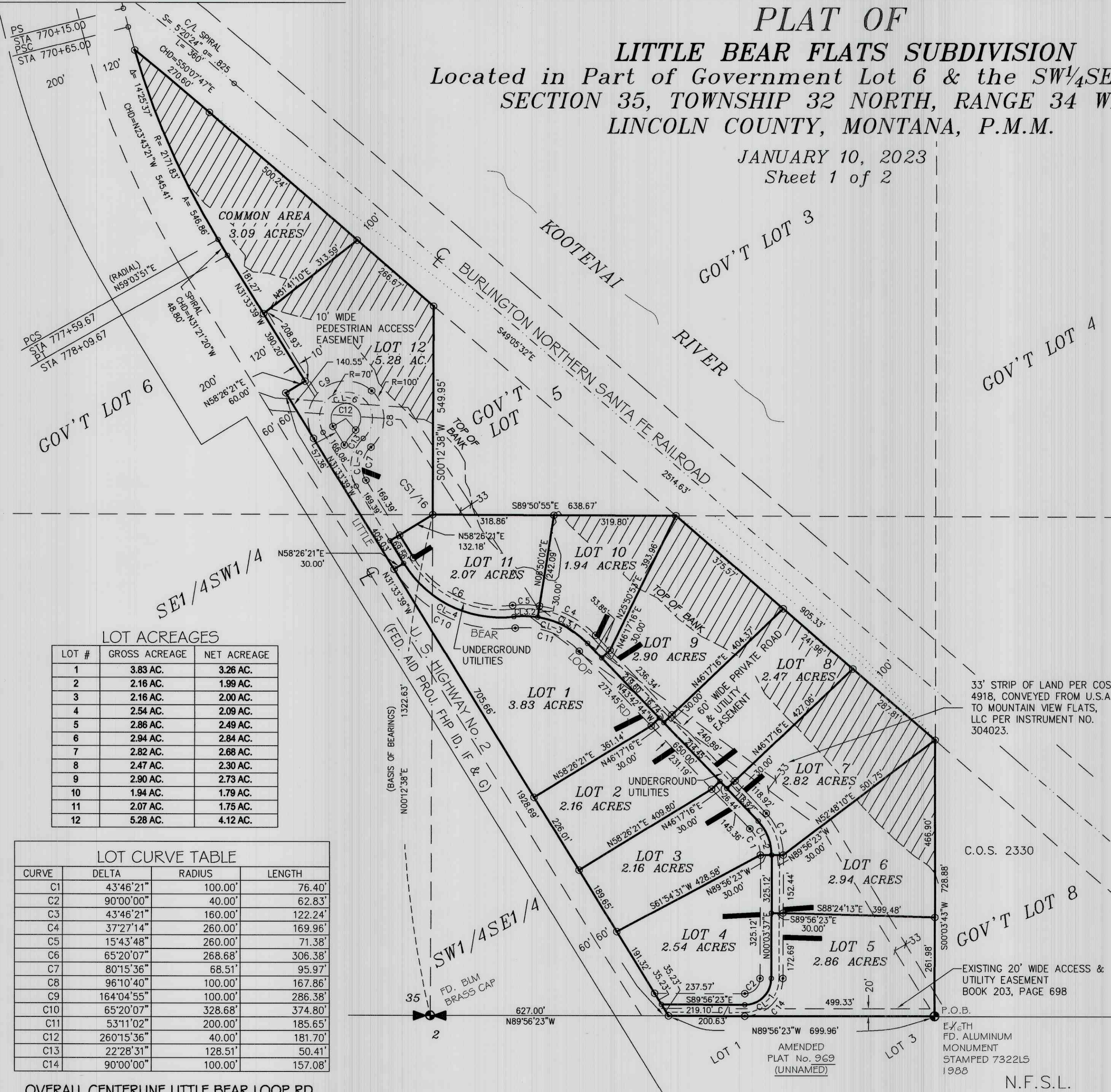
PLAT NO. 7259

CERTIFICATE OF RECORDER FILED FOR RECORD THIS <u>28th</u> DAY OF <u>June</u> , 2023, AT <u>4:06</u> O'CLOCK P.M. <u>CORRINA BROWN</u> LINCOLN COUNTY RECORDER BY <u>Michelle Byrd</u> 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 THERE TO, AND THAT THE MAP SHOWN HEREON IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME. <u>James R. Staples</u> <u>6/20/23</u> JAMES R. STAPLES, 9958LS DATE	J.R.S. SURVEYING, INC. P.O. BOX 1050 LIBBY, MONTANA 59923 (406) 293-5059
--	---	---	--	--



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

JANUARY 10, 2023
Sheet 1 of 2



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

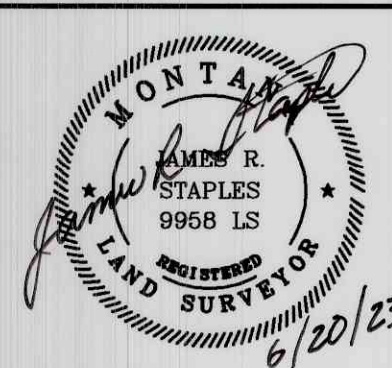
LOT CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43°46'21"	100.00'	76.40'
C2	90°00'00"	40.00'	62.83'
C3	43°46'21"	160.00'	122.24'
C4	37°27'14"	260.00'	169.96'
C5	15°43'48"	260.00'	71.38'
C6	65°20'07"	268.68'	306.38'
C7	80°15'36"	68.51'	95.97'
C8	96°10'40"	100.00'	167.86'
C9	164°04'55"	100.00'	286.38'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

OVERALL CENTERLINE LITTLE BEAR LOOP RD.

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

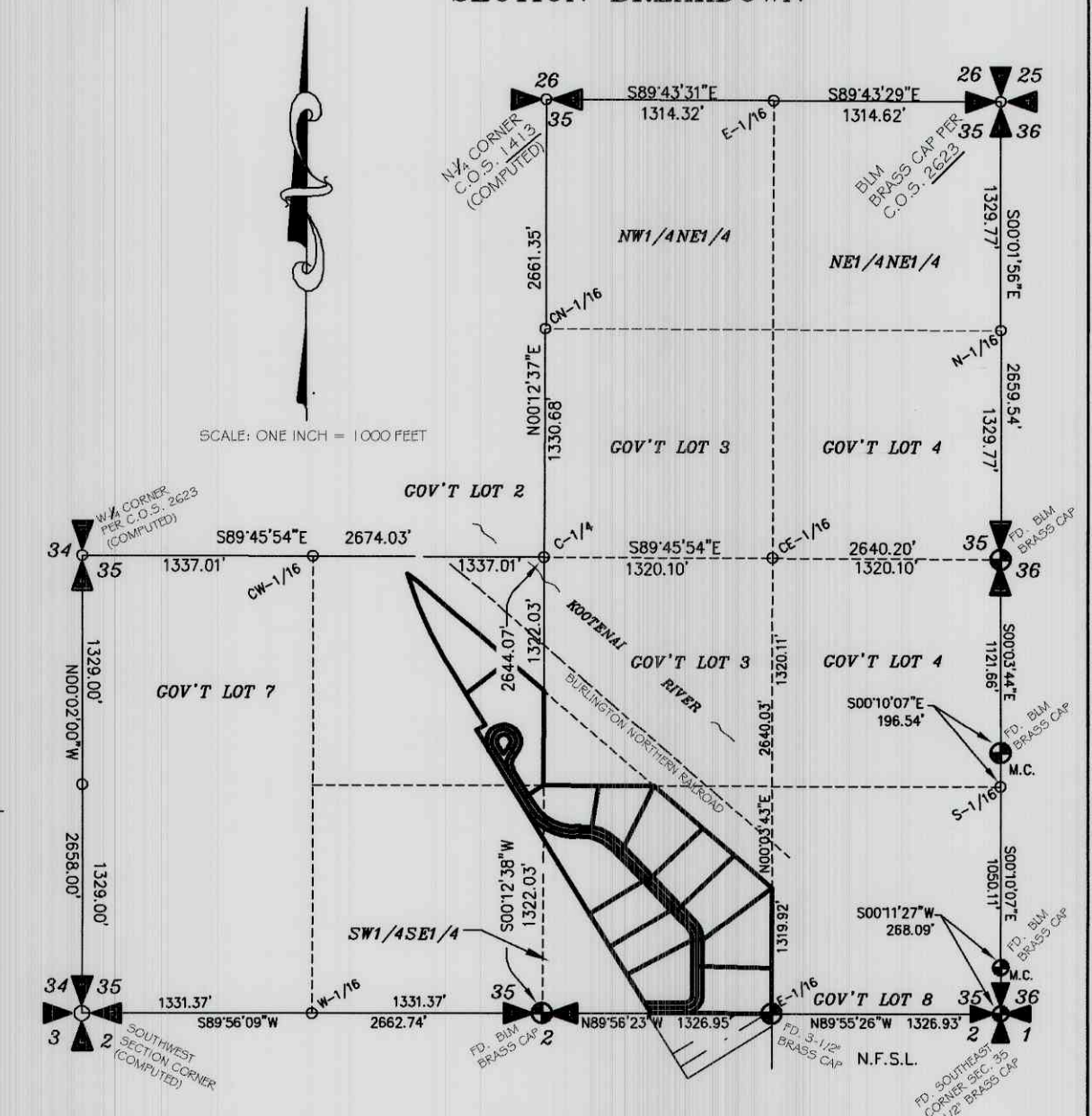
COMMON AREA EXCLUSION
17.36.605(2)(a) A parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel.

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



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

SECTION BREAKDOWN



LEGEND

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



PLAT NO. 7259

LINCOLN COUNTY, MONTANA

A PLAT OF: DUTTON ACRES

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

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

For: Douglas Barry Dutton

Date: December 2022

TOTAL ACREAGE: 4.09 ACRES±

RESIDENTIAL LOT

CERTIFICATE OF DEDICATION

I, Douglas Barry Dutton, do hereby certify that I have caused to be surveyed, subdivided and platted in to lots and streets as shown by the Plat hereto annexed, the following described land near Libby, in Lincoln County, Montana, to wit:

DESCRIPTION OF DUTTON ACRES

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

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

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

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

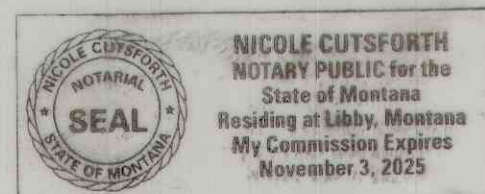
Dated this 3 day of FEB, 2023 A.D.

Douglas Barry Dutton

STATE OF MONTANA
County of Lincoln

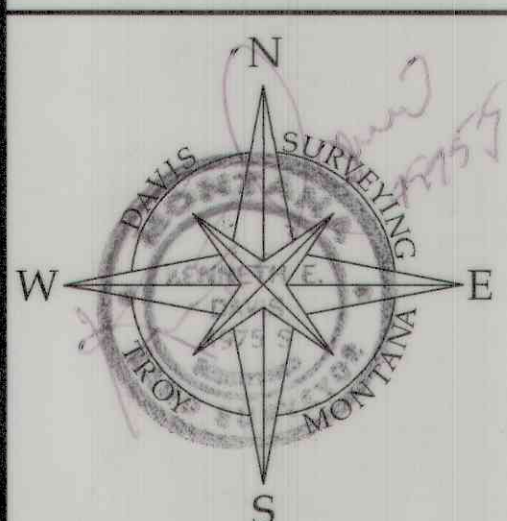
On this 3 day of February, 2023 A.D. before me, a Notary Public in and for the State of Montana, Douglas Barry Dutton, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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



Legend

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



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 1/15/18

REV: SM 1/5/23

DRAWN BY: MDM

Land Projects 2018

FILE: T30R31S36d-2021.dwg



PARCEL HISTORY / HISTORY OF SURVEYS

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

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

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

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

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

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

LEGAL AND PHYSICAL ADDRESS

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

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

COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lincoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of and all lands shown on this plat as being dedicated as such use, this 14 day of June, 2023 A.D.

(Signatures of Commissioner) ATTEST:
(Signature of Clerk and Recorder)

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 14 day of June, 2023 A.D.

Reira Wambusedaris Canbera 3/13/2023
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

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

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

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

Cecilia Brown by Felisha Stockton
County Clerk and Recorder Deputy

PLAT NO. 7258

Title Guarantee Dec # 306232

DEQ Dec # 306233

Covenants Dec # 306235

NORTH

PLAT OF "CANNON SUBDIVISION"

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

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

LINCOLN COUNTY, MONTANA

FOR: CANNON DATE: MARCH, 2023

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

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

Jennifer J. Cannon
Jennifer J. Cannon

3/29/23
Date

Leo N. Cannon
Leo N. Cannon

3-29-23
Date

ACKNOWLEDGMENT

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

by JENNIFER J. CANNON and LEO N. CANNON

on this 29 day of MARCH 2023

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

[Signature]
residing in: Libby

My Commission expires: 9.17.2023

LAND SURVEYOR'S CERTIFICATION

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

Byron Sanderson
Byron Sanderson, PLS, 70400LS

3-17-23
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 26 of April 2023 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 existing individual approaches and driveways from Hunter Road and Lot 2 is provided by existing individual approaches and driveways from Airport Road.

Byron Sanderson
Byron Sanderson, PLS, 70400LS

3-17-23
Date

COUNTY COMMISSIONER'S CERTIFICATION

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

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

[Signature]
Chairperson, Board of Lincoln County Commissioners

4/26/23
Date

COUNTY TREASURER'S CERTIFICATION

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

Gloria Carlberg
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

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

Corrinna Beaton
Lincoln County Clerk and Recorder



DOCUMENT No. 305562

PLAT No. 7257

BASIS OF BEARING

S00°08'55"W 2639.54'
(S00°07'27"W 2639.57')
S00°08'55"W 659.58'
(S00°07'27"W 659.89')

N00°08'55"E 329.79'
(N00°09'39"E 299.80')

N89°34'01"W 632.27'
(N89°34'01"W 29.94')

N00°08'55"E 329.79'
(N00°09'39"E 299.80')

N89°32'28"W 29.69'
(S89°35'03"E 632.31')
(S89°35'03"E 632.43')

N89°32'28"W 662.11'
(S89°35'03"E 632.31')

N89°33'39"W 662.31'

S00°09'55"W 660.18'
(S00°09'15"W 660.20')

S00°09'55"W 330.09'

S00°12'11"W 630.48'

LOT 4
PLAT No. 5856

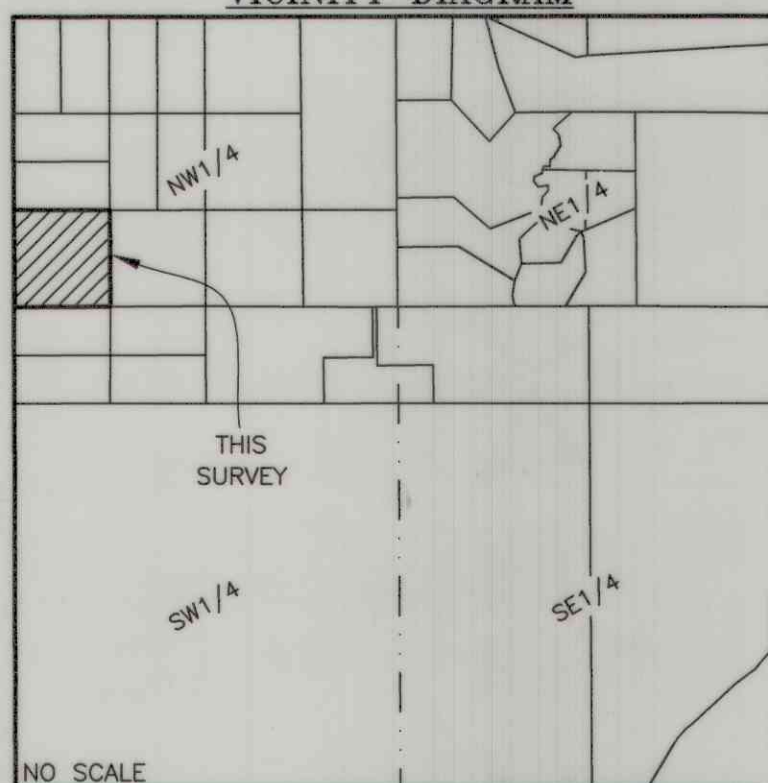
LOT 1
5.02 acres

LOT 1
PLAT No. 6257

LOT 2
5.02 acres

LOT 2
PLAT No. 6917

VICINITY DIAGRAM



LEGAL DESCRIPTION: "CANNON SUBDIVISION"

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

REFERENCED SURVEYS

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

METHOD OF SURVEY

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

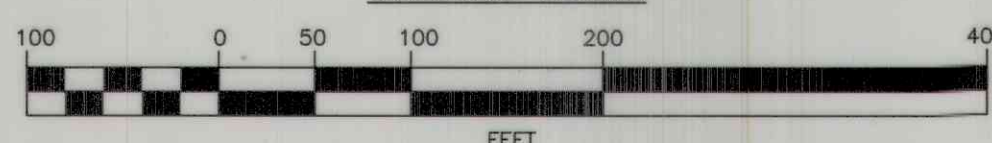
BASIS OF BEARING

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

LINE & SYMBOL LEGEND

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

GRAPHIC SCALE



KSI

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

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

CONDITIONS OF APPROVAL OF BIG WATER SUBDIVISION

A 10 LOT SUBDIVISION OF PARCEL B OF COS # 3726

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

DATE
FEBRUARY 2023

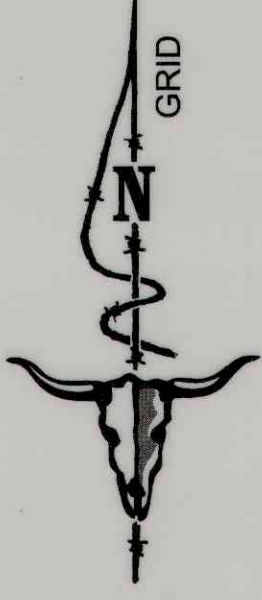
TOTAL ACREAGE OF SUBDIVISION:
10.23 ACRES ± (GROSS)
8.00 ACRES ± (NET) LESS ROADWAY EASEMENTS

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.

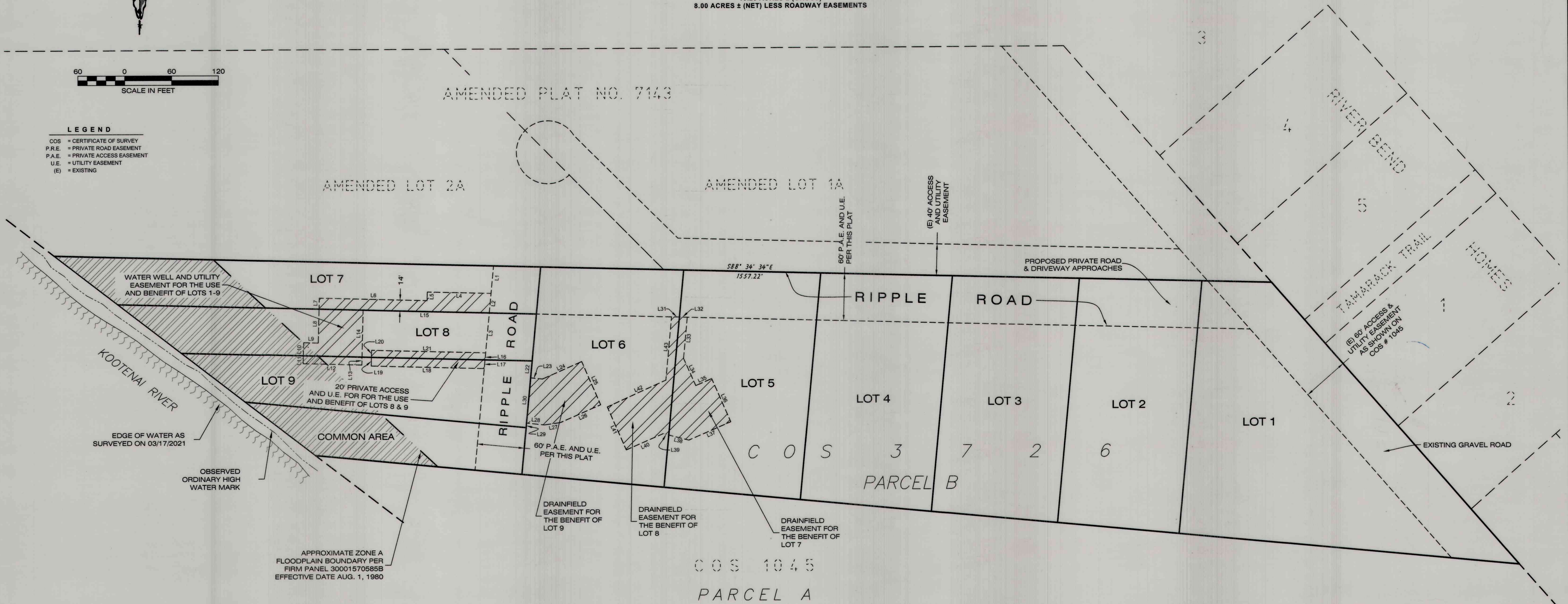
SURVEY COMMISSIONED BY
TUNGSTEN HOLDINGS, INC.



A horizontal scale bar with a black and white checkered pattern on the left. The bar is marked with the numbers 60, 0, 60, and 120 from left to right. Below the bar, the text "SCALE IN FEET" is written.

LEGEND

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



EASEMENT LINE TABLE

LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N5°20'03"E	35.08'	L23	S84°39'58"E	15.24'
L2	S5°20'03"W	25.03'	L24	N66°26'48"E	54.96'
L3	S5°20'03"W	50.94'	L25	S48°26'02"E	60.00'
L4	S5°20'03"W	11.00'	L26	S66°26'08"W	50.00'
L5	N1°25'15"E	11.00'	L27	S81°58'00"W	21.13'
L6	S88°34'34"E	138.10'	L28	N83°48'08"W	22.63'
L7	N1°25'24"E	14.00'	L29	S5°20'04"W	5.91'
L8	N1°25'24"E	43.13'	L30	S5°20'02"E	57.65'
L9	S36°36'40"E	18.77'	L31	S34°26'02"E	10.00'
L10	N1°23'20"E	16.47'	L32	S88°34'34"E	10.02'
L11	N1°23'20"E	10.01'	L33	S5°20'02"E	52.45'
L12	N88°34'36"W	74.94'	L34	S24°02'03"E	38.07'
L13	S1°25'24"W	10.01'	L35	N66°11'33"E	20.07'
L14	S1°25'24"W	59.82'	L36	S2°48'27"E	10.00'
L15	N88°34'35"W	161.86'	L37	S66°28'48"E	58.50'
L16	N5°20'02"E	9.01'	L38	N75°28'25"W	26.31'
L17	N5°20'03"E	11.03'	L39	N75°28'25"E	7.20'
L18	S88°34'36"E	144.36'	L40	N66°26'48"E	51.15'
L19	S1°25'15"E	11.00'	L41	S66°26'08"E	50.00'
L20	S1°25'15"E	9.02'	L42	N65°41'40"E	82.18'
L21	N88°34'01"W	146.33'	L43	N5°20'02"E	80.70'
L22	S5°20'01"W	21.60'			

CONDITIONS OF APPROVAL NOTES

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

CERTIFICATION OF LANDOWNER

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2 OF THIS PLAT) REPRESENTS REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL, AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR LOCAL REGULATIONS.

TUNGSTEN HOLDINGS, INC.

BY: John V Cooney

AS Secretary

STATE OF Montana

COUNTY OF Lincoln

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

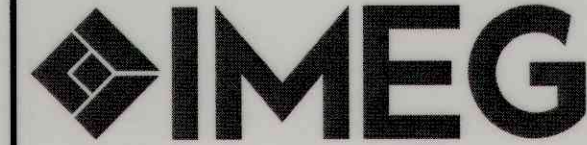
AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS König (Se)

(NOTARY PUBLIC



PREPARED BY:



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

SHEET 2 OF 2
BIG WATER SUBDIVISION
LINCOLN COUNTY, MONTANA

FINAL PLAT OF
BIG WATER SUBDIVISION

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

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

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

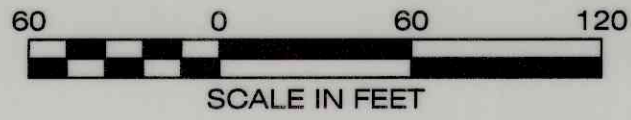
DATE OF SURVEY:
SEPTEMBER 2021 TO FEBRUARY 2023

RECORD OWNERS:
TUNGSTEN HOLDINGS, INC.

SURVEY COMMISSIONED BY:
TUNGSTEN HOLDINGS, INC.

DATE
FEBRUARY 2023

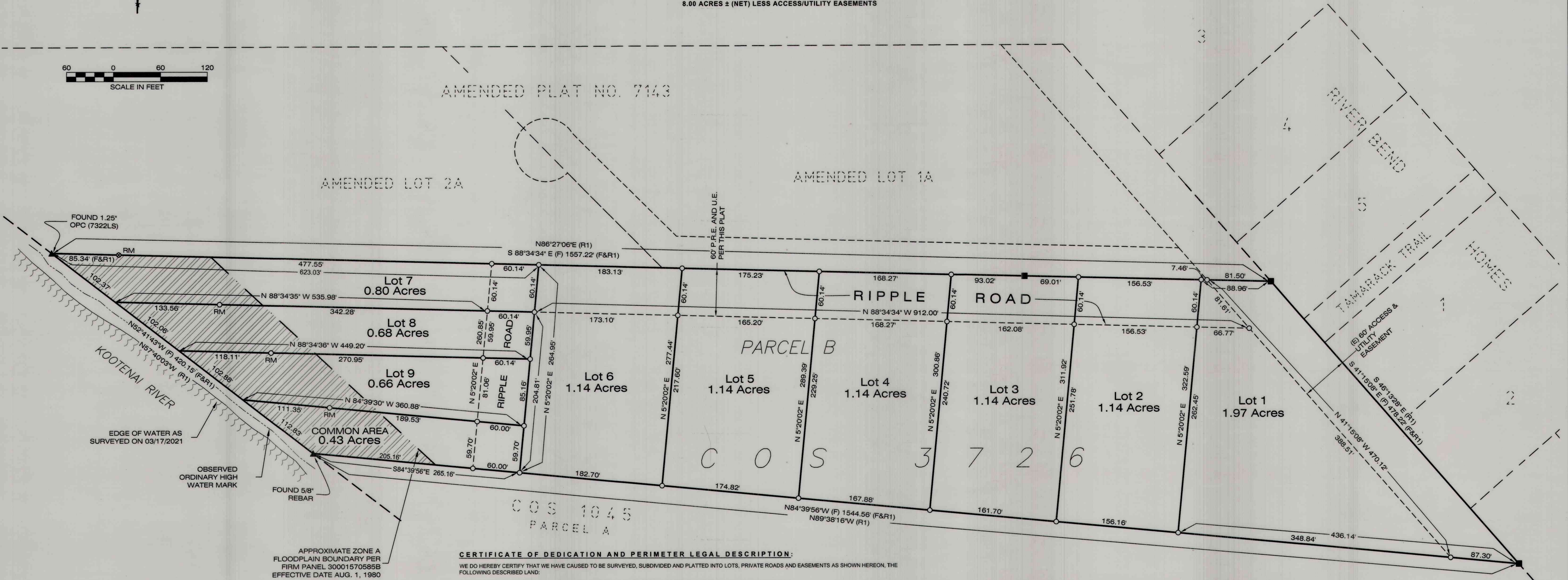
TOTAL ACRES OF SUBDIVISION:
10.23 ACRES ± (GROSS)
8.00 ACRES ± (NET) LESS ACCESS/UTILITY EASEMENTS



AMENDED PLAT NO. 7143

AMENDED LOT 2A

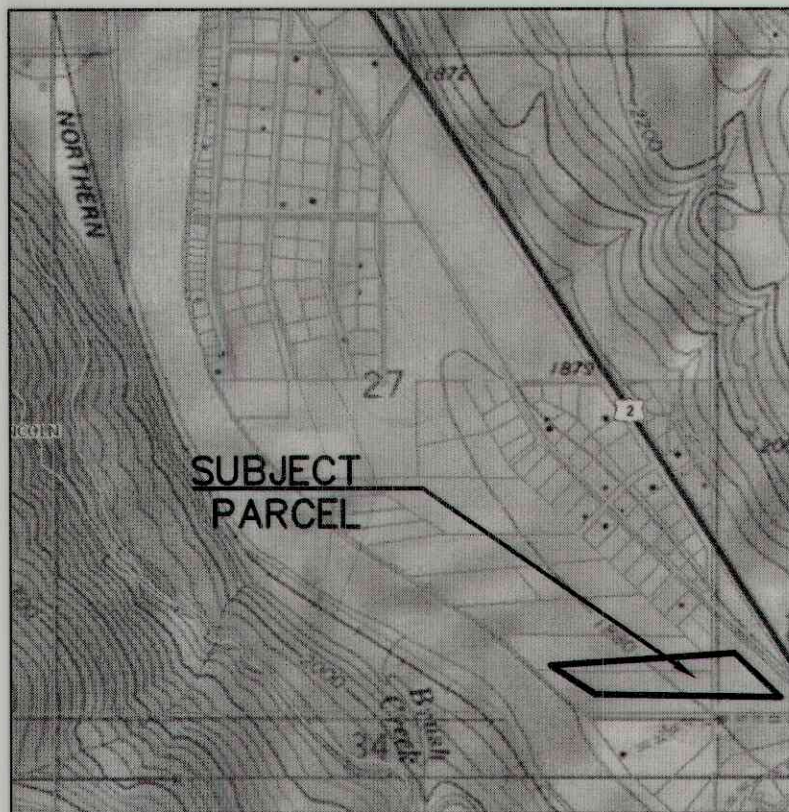
AMENDED LOT 1A



LEGEND

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

VICINITY MAP
(NO SCALE)



CERTIFICATE OF DEDICATION AND PERIMETER LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

FURTHER, THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER,

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

TUNGSTEN HOLDINGS, INC.

BY: Tim Rooney

AS Secretary

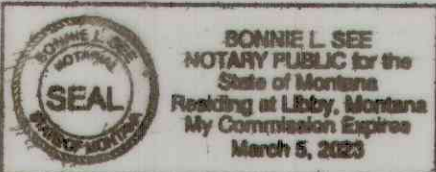
STATE OF Montana

COUNTY OF Lincoln

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

SS Bonnie Lee

(NOTARY PUBLIC)



COUNTY COMMISSIONERS CERTIFICATION:

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

DATED THIS 12 DAY OF April, 2023

SS Matthew Jacobson
CHAIRPERSON, BOARD OF LINCOLN COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

DATED THIS 13 DAY OF April, 2023
SS Steven A. Boyer
STEVEN A. BOYER, PLS 9750 LS

COUNTY TREASURER'S CERTIFICATION:

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

APPROVED THIS 13th DAY OF April, 2023
SS Kendra N. Brown
LINCOLN COUNTY TREASURER

CLERK AND RECORDER'S CERTIFICATION:

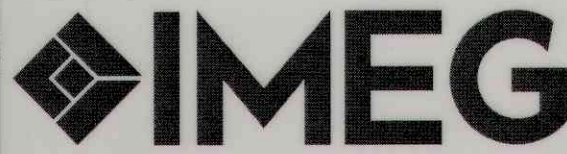
STATE OF MONTANA, COUNTY OF LINCOLN, FILED THIS 13th DAY OF April, 2023, A.D. AT 3:05 O'CLOCK.

Christina Brown by Michelle Rypal Deputy
LINCOLN COUNTY CLERK AND RECORDER

DOCUMENT NO. 305405

PLAT NO. 7256

PREPARED BY:



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

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

AMENDED SUBDIVISION PLAT

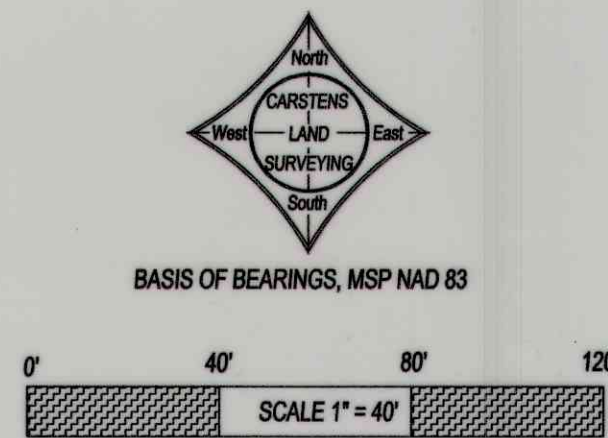
OF

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

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

SURVEY PREPARED AT THE REQUEST OF RECORD OWNER:

PATRICK J. GILROY JR.



LEGEND

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

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

--- DENOTES UTILITY EASEMENT

--- DENOTES SEPTIC AND WATER EASEMENT

--- DENOTES HAPPY'S BORDER LAND EASEMENT

(TWO LAKES LOT 1)

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

(LAVON ESTATES LOT 4)

(LOT 3)

(LOT 2)

(LOT 1)

CERTIFICATE OF SURVEYOR

MARC J. CARSTENS A PROFESSIONAL LAND SURVEYOR



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

PURPOSE OF SURVEY

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

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

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

LEGAL DESCRIPTION:

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

PATRICK J. GILROY JR.

STATE OF

COUNTY OF

ON THIS

DAY OF

BEFORE ME PERSONALLY APPEARED

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

WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND

ACKNOWLEDGED TO ME HE EXECUTED THE SAME.

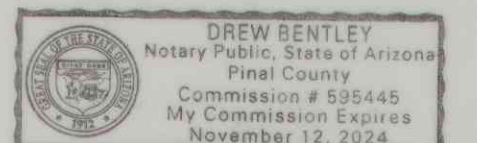
(NOTARY SIGNATURE)

(NOTARY PRINTED)

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT

MY COMMISSION EXPIRES



EXAMINING LAND SURVEYOR'S CERTIFICATION

EXAMINED THIS 12TH DAY OF March 2023, AD

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

LINCOLN COUNTY PLANNING DEPT.

EXAMINED THIS 14TH DAY OF March 2023, AD

NOAH PYLE LAND SPECIALIST, LINCOLN COUNTY CLERK & RECORDER OFFICE

CLERK & RECORDER CERTIFICATION

STATE OF MONTANA, COUNTY OF LINCOLN, FILED THIS 15TH DAY

OF March 2023, A.D. AT 11:02 O'CLOCK

Robin A. Benson BY *Nichelle Boyd*

LINCOLN COUNTY CLERK & RECORDER DEPUTY

SURVEY PREPARED BY:
CARSTENS & ASSOC.
38863 DUBAY ROAD
POLSON, MT. 59860
(406) 863-2872

THORN

A PLAT OF ERWERT SUBDIVISION

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

PURPOSE OF SURVEY AND OWNER'S EXEMPTION

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

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

ACKNOWLEDGMENT

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

for the State of Montana County of Lincoln

by Alan J. Erwert

on this 10th day of January 2023

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

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

ACKNOWLEDGMENT

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

for the State of Montana County of Lincoln

by Brenda S. Shepard

on this 10th day of January 2023

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

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

ACCESS CERTIFICATION

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

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

LAND SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

COUNTY COMMISSIONER'S CERTIFICATION

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

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

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

COUNTY TREASURER'S CERTIFICATION

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

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

CLERK AND RECORDER'S CERTIFICATION

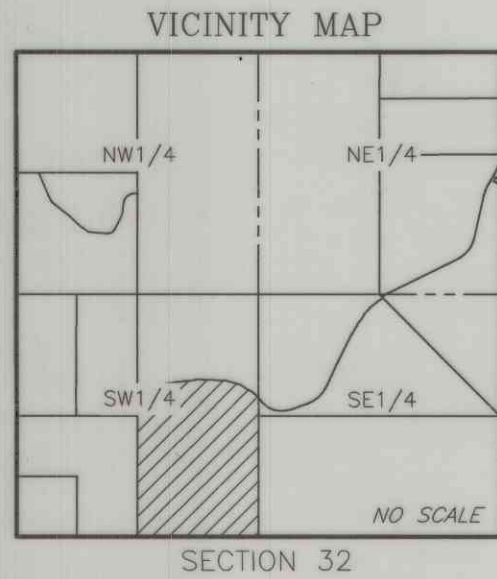
State of Montana, County of Lincoln, filed this 3rd day

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

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

DOCUMENT No. 304847

PLAT No. 7254



LEGAL DESCRIPTION, ERWERT SUBDIVISION

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

HISTORY OF SURVEY

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

BASIS OF BEARING

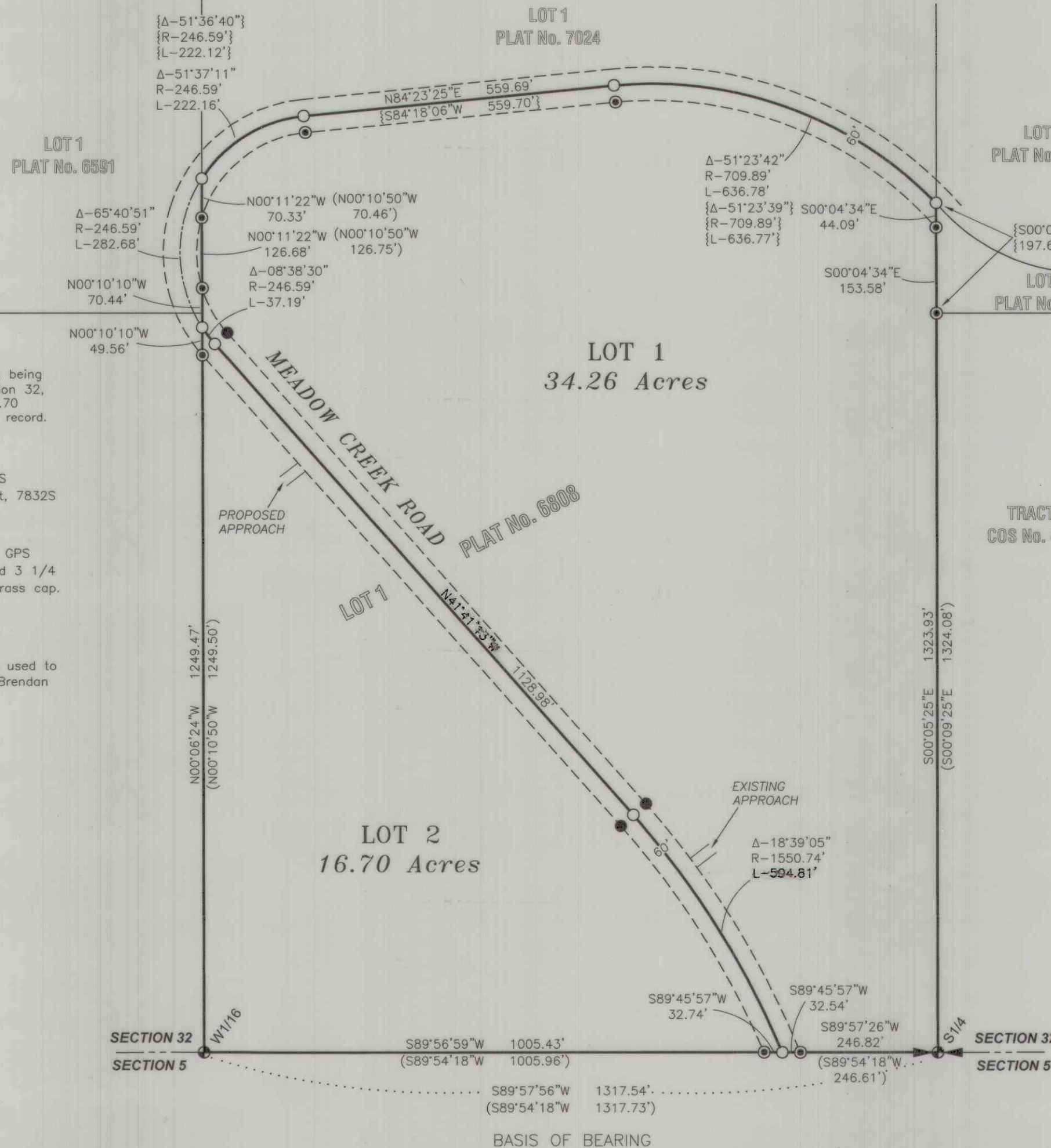
The basis of bearing for this survey is S89°57'56"W, derived from Survey Grade GPS system calibrated to local control between the S1/4 corner, Section 32, a found 3 1/4 inch diameter brass cap and the W1/4 corner, a found 3 1/4 inch diameter brass cap. Angular variation between this survey and Plat No.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

METHOD OF SURVEY

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

LEGEND

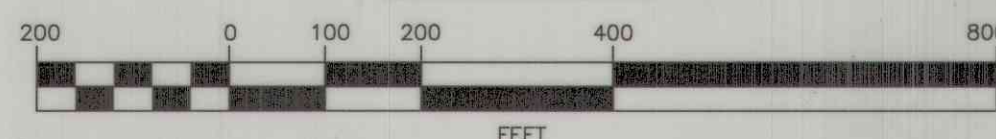
- FOUND 3 1/4 INCH DIAMETER BRASS CAP MARKED HAIGES 2520S
- FOUND 3 1/4 INCH DIAMETER BRASS CAP MARKED HAIGES 2520S
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT 7328S
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- COMPUTED POINT
- NEW BOUNDARY LINE
- ADJOINING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



BASIS OF BEARING

TRACT 2
COS No. 4037

GRAPHIC SCALE



KSI

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

Title Guarantee # 304845

DEQ # 304846

Covenants # 304848

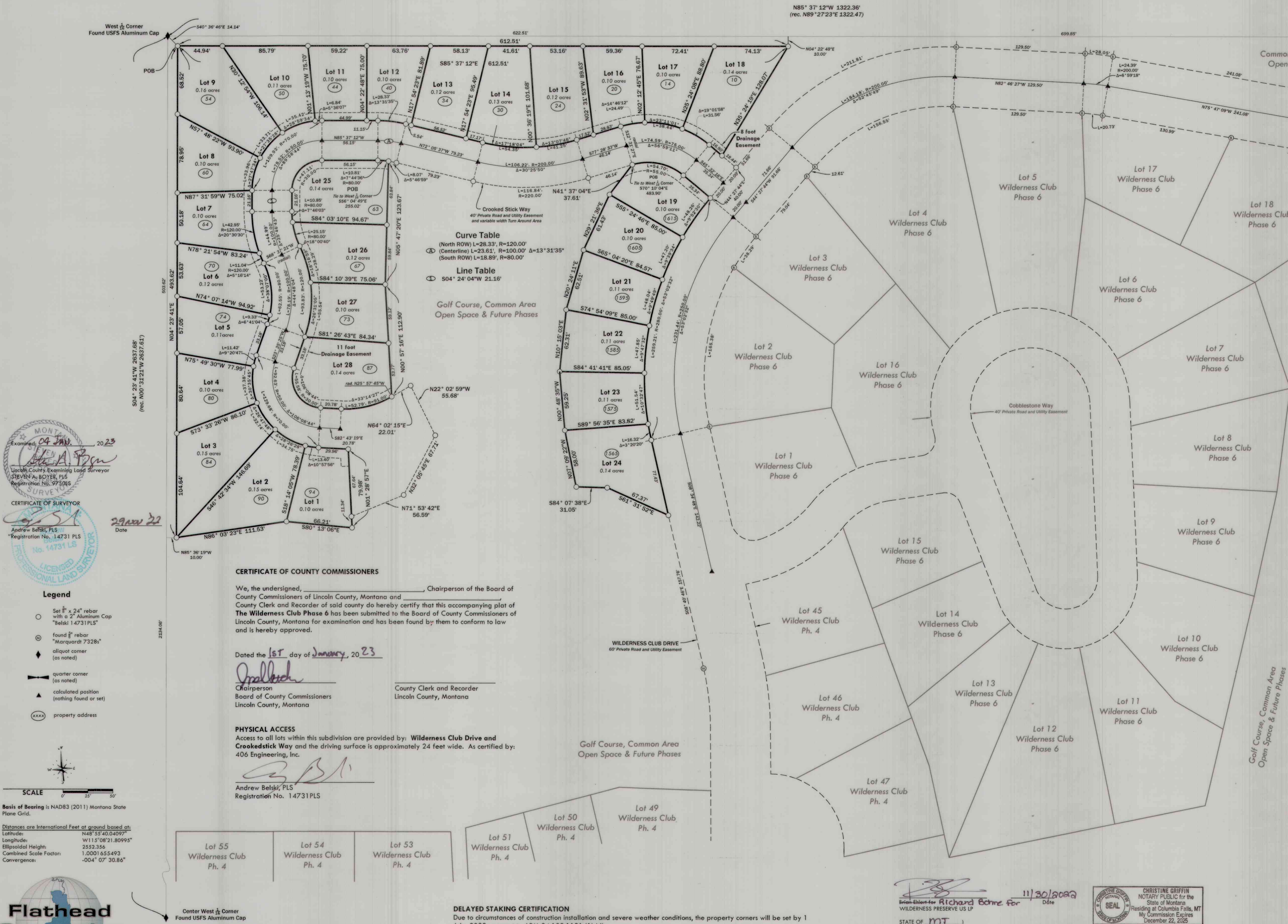
NORTH

NE1/4 NW1/4 SE1/4, SECTION 14, T.29N., R.31W., P.M.,MT.,
LINCOLN COUNTY, MONTANA
FOR: RAMONA CLINE DATE: JANUARY, 2023

1-30-2023
Date

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

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



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

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

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

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

Christine Griffin
NOTARY PUBLIC for the
State of Montana
Residing at Columbia Falls, MT
My Commission Expires
December 22, 2025

Richard Borne
County Clerk and Recorder
Lincoln County, Montana

Michelle Boyd
Deputy

Instrument Record No. 304221

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 14th day of January, 2023.
Sedaris Carvay by E. Randall
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln
Filed on the 9th day of January, 2023 A.D., at 4:14 o'clock P.M.
Robb A. Benson
County Clerk and Recorder
By **Michelle Boyd**
Deputy
Instrument Record No. 304221



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

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

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

Golf Course, Common Area
Open Space & Future Phases

Common Area &
Open Space

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

PERIMETER DESCRIPTION

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

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

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

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

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

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

STATE OF MT
County of Flathead

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

Notary Public

Lot 55
Wilderness Club
Ph. 4

Lot 54
Wilderness Club
Ph. 4

Lot 53
Wilderness Club
Ph. 4

Lot 51
Wilderness Club
Ph. 4

Lot 50
Wilderness Club
Ph. 4

Lot 49
Wilderness Club
Ph. 4

WILDERNESS CLUB DRIVE
60' Private Road and Utility Easement

Common Area

Cobblestone Way
60' Private Road and Utility Easement

Golf Course, Common Area
Open Space & Future Phases

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana, and County Clerk and Recorder of said county do hereby certify that this accompanying plat of **The Wilderness Club Phase 6** has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and is hereby approved.

Dated the 1st day of January, 2023

Josh Letcher
Chairperson
Board of County Commissioners
Lincoln County, Montana

County Clerk and Recorder
Lincoln County, Montana

PHYSICAL ACCESS

Access to all lots within this subdivision are provided by: **Wilderness Club Drive** and **Cobblestone Way** and the driving surface is approximately 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belski, PLS
Registration No. 14731PLS

Examined: 04 Jan, 2023

Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 9750LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS

29 Nov 22
Date

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

Dated the 9th day of January, 2023

Sedaris Carlbom by K. Randall
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 9th day of January, 2023 A.D., at 3:12 o'clock
P.m.

Robin A. Benson
County Clerk and Recorder

By: Nichelle Byrd
Deputy

Instrument Record No. 304213

DELAYED STAKING CERTIFICATION

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

Legend

- Set $\frac{1}{2}$ " x $\frac{3}{4}$ " rebar with a 2" Aluminum Cap "Belski 14731PLS"
- found $\frac{1}{2}$ " rebar "Marquardt 7328"
- allot corner (as noted)
- quarter corner (as noted)
- property address



SCALE 0 25 50'

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

Distances are International Feet at ground based on:
Latitude: N48° 53' 40.0409"
Longitude: W115° 08' 21.80995"
Ellipsoidal Height: 2552.356
Combined Scale Factor: 1.0001655493
Convergence: -004° 07' 30.86"



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

311 SW Jefferson Avenue
Corvallis, OR 97333
503-841-238-2920
503-841-738-8324

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

Title Guarantee Doc#304210 DEQ Doc#304211 SIA Doc#304212

Plat No. 7251
21-058 Wilderness Club Phase 6