



LINCOLN COUNTY MONTANA

319220 BOOK: PF PERM/FILES PAGE: 15522 Pages: 4
STATE OF MONTANA LINCOLN COUNTY
RECORDED: 01/14/2026 2:16 KOI: RESOLUTION
CORRINA BROWN CLERK AND RECORDER
FEE: \$0.00 BY: Jessica J. Brown
FOR: LINCOLN COUNTY BOARD OF COMMISSIONERS 512 CALIFORNIA AVE,

RESOLUTION 2026-06

A Resolution Acknowledging Municipal Annexation and Directing Updates to County Records

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

WHEREAS, pursuant to Titles 7 and 13, Montana Code Annotated, the Board of County Commissioners for Lincoln County, Montana is authorized to maintain and amend county-recognized records, maps, precincts, and service areas to reflect changes in municipal boundaries; and

WHEREAS, the Town of Eureka, Montana, by duly adopted Resolution No. 2025-815, annexed a tract of land commonly known as Creekside Mobile Home Park, located at 1045 Highway 93 North, Eureka, Montana, and more particularly described as **S11, T36 N, R27 W, ACRES 3.25, TR-4FA2 in W2 PLAT 609**; and

WHEREAS, said annexation was adopted by the Town Council of the Town of Eureka on December 8, 2025 and became effective upon adoption and approval by the Mayor; and

WHEREAS, as a result of the annexation, the annexed property is now located within the incorporated limits of the Town of Eureka, and county records must be updated to reflect the current municipal boundary.

NOW, THEREFORE, BE IT RESOLVED:

that the Board of County Commissioners of Lincoln County, Montana hereby acknowledges the annexation of the above-described property by the Town of Eureka pursuant to Town of Eureka Resolution No. 2025-815, and directs that all affected county-recognized records, including but not limited to boundary maps, GIS data, voting precincts, fire service areas and other county-administered districts, be amended as necessary to reflect the inclusion of the annexed property within the incorporated limits of the Town of Eureka, consistent with Montana law and the official municipal annexation records.



LINCOLN COUNTY MONTANA

THE BOARD FURTHER RESOLVES:

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

END OF RESOLUTION

Approved as to Form:

A blue ink signature of Marcia Boris, County Attorney.

Marcia Boris, County Attorney

Date presented to the Board January 14, 2026 Approved ☒ Disapproved ☐ Amended ☐

Adopted this 14 day of January, 2026.

LINCOLN COUNTY BOARD OF COMMISSIONERS

A blue ink signature of Brent Teske, Chair of the Board.

Brent Teske, Chair

ATTEST:

A blue ink signature of Corrina Brown, Clerk of the Board.

Corrina Brown, Clerk of the Board

RESOLUTION NO. 2025 -- 815

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EUREKA,
MONTANA, ANNEXING A CERTAIN TRACT OF LAND COMMONLY KNOWN AS
CREEKSIDE MOBILE HOME PARK, 1045 Hwy. 93 North, Eureka, Montana:**

WHEREAS, the Town Council of the Town of Eureka, Montana, has received a petition signed by 100% of the property owners of the property described below to annex said property to and include the same within the town limits of the Town of Eureka; and

WHEREAS, in the judgment of the Town Council of the Town of Eureka, Montana, it will be in the best interests of the Town, and its inhabitants, that the boundaries of the Town of Eureka shall be extended to include the property described below within the corporate limits of the Town of Eureka, Montana; and

WHEREAS, the real property is already connected and receiving services from the Town's wastewater utility and the Town's current Plan for Extension of Services is filed under Resolution No. 2012--682, and

WHEREAS, Wastewater services by the Town will continue under that certain Service Agreement Dated July 26th 2017 between the Town and Magnolia Properties, LLC,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EUREKA, MONTANA, AS FOLLOWS:

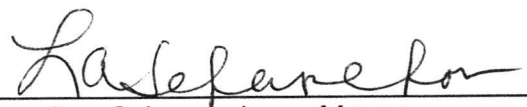
Section 1: That all of the recitals set forth above are hereby adopted as findings of fact.

Section 2: That the Town Council of the Town of Eureka, Montana, pursuant to Part 46 of Chapter 2, Title 7, of the Montana Code Annotated, does hereby annex to the Town of Eureka, Montana, the tract of land described on Exhibit "A" attached hereto and incorporated herein by reference.

Section 3: The Town Council of the Town of Eureka, Montana, hereby approves the property's inclusion in the current Plan for Extension of Services.


Section 4: This resolution shall take effect immediately upon its adoption by the Town Council, and signing by the Mayor thereof.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF EUREKA, MONTANA, AND APPROVED BY THE MAYOR THEREOF THIS 8th DAY OF December, 2025.



LeeAnn Schermerhorn, Mayor

ATTEST:



Theresa Schmuck, Town Clerk/Treasurer



**PETITION FOR ANNEXATION
TO THE TOWN OF EUREKA, MONTANA**

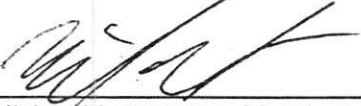
The undersigned Petitioner, who owns 100% of the real property described below, hereby petitions the Town Council of the Town of Eureka, Montana, pursuant to § 7-2-4601(3)(a) MCA (2023), for annexation of such real property to the Town of Eureka. Petitioner agrees that this Petition for Annexation is irrevocable, and that the Town may act on this Petition, and actually accomplish the annexation of such real property, at any time in the future, without limitation. Petitioner has had an opportunity to review the Town of Eureka Plan for Extension of Services applicable to such real property, and Petitioner is satisfied with such Plan. Petitioner states that there is no need to prepare any amended or revised Plan for this annexation pursuant to §§ 7-2-4610, 7-2-4731, and 7-2-4732, MCA, since Petitioner is satisfied with the provision of municipal services to such real property.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:


S11, T36 N, R27 W, ACRES 3.25, TR-4FA2 in W2 PLAT 609

DATED this 29th day of October, 2025.

MAGNOLIA PROPERTIES, LLC



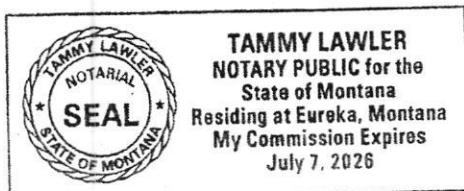
Michael Lancaster, Member

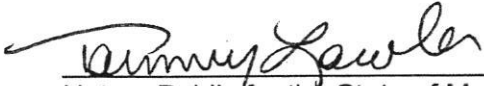


Gretchen Lancaster, Member

STATE OF MONTANA)
 :SS
County of Lincoln)

This instrument was acknowledged before me by Michael Lancaster
and Gretchen Lancaster, on behalf of the limited liability company, the 29th
day of October, 2025





Notary Public for the State of Montana
Residing at Eureka Montana
My commission expires: 07/07/2026