LINCOLN COUNTY MONTANA

A PLAT OF:
ROBINSON SUBDIVISON
Parcel C of C.O.S. 3482

In Lot 1 and the NE 1/4 NE 1/4 of Section 33, Twp. 31 N., R. 33 W., P.M.M.

For: Cynthia Robinson Date: September 2024

TOTAL ACREAGE = 2.03± acres

DESCRIPTION OF ROBINSON SUBDIVISION

A tract of land near Troy, in Lincoln County Montana, being Parcel C of C.O.S. 3482, lying Lot 1 in NE1/4 NE1/4 of Section 33, Twp. 31 N., R. 33 W., P.M.M., containing Lots 1 and 2 for a total acreage of 2.03 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped J.H.N. 4661-S which marks the northeast corner of Parcel C per C.O.S. 3482 and is located on the west right-of-way of Montana State Highway No. 56; thence along the north line of said Parcel C, S89°51'00"W 122.46 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°59'48"W 85.99 feet to a 3/4 inch pipe; thence on an arc of a curve to the left, a distance of 40.41 feet, turning through a delta angle of 22°03'03", and having a radius of 105.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, along the west line of said Parcel C S21°57'32"E 201.53 feet to a 5/8 inch dia. rebar capped J.H.N. 4661-S; thence, along the arc of a curve to the right, a distance of 51.48 feet, turning through a delta angle of 21°48'51", and having a radius of 135.22 feet, to a 3/4 inch pipe; thence, S0°05'13"E a total distance of 281.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north line of County Road per C.O.S. 852; thence along the south line of said Parcel C, S89°37'21"E 185.67 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north line of said County Road and the said west right-of-way of Montana State Highway No. 56; thence, along said west right-of-way, N8°08'06"W a total distance of 281.46 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, continuing on said west right-of-way, on the arc of a curve to the right, a distance of 190.85 feet, turning through a delta angle of 1°53'31", and having a radius of 5779.58 feet to the point of beginning.

The aforedescribed Robinson Subdivision contains Lots 1 and 2 for a total acreage of 2.03 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, Robinson Subdivision, Lincoln County, Montana.

Dated this 8 day of June 2026 A.D.

Cynthia Robinson

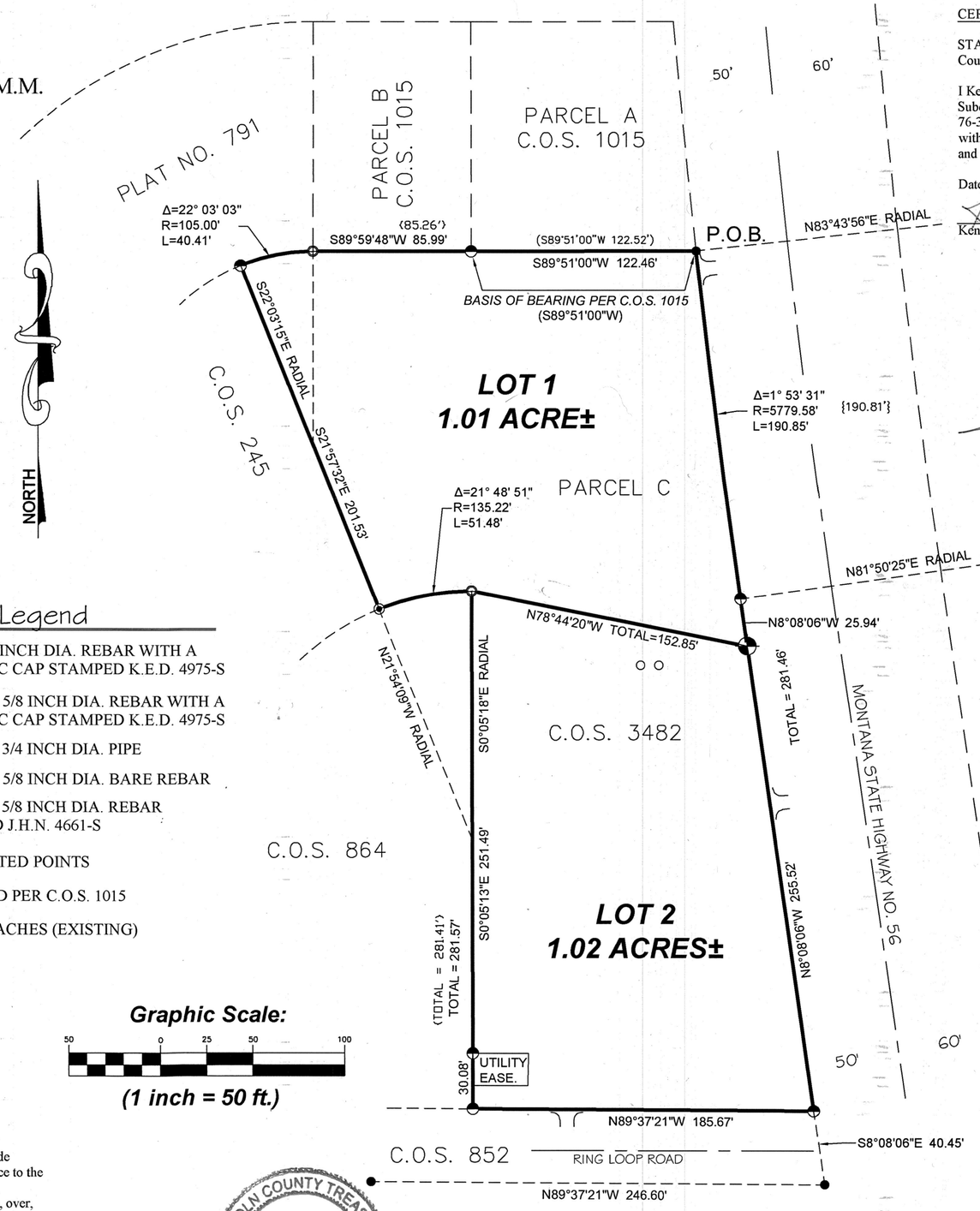
Cynthia Robinson

STATE OF MONTANA
County of Lincoln

On this 8 day of June 2026, 2025 A.D. before me, a Notary Public in and for the State of Montana, Cynthia Robinson 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.

Kasey Vincent
Notary Public My Commission Expires

KASEY VINCENT NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires August 20, 2026



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 3/4 INCH DIA. PIPE
- FOUND 5/8 INCH DIA. BARE REBAR
- FOUND 5/8 INCH DIA. REBAR CAPPED J.H.N. 4661-S
- COMPUTED POINTS
- ( ) RECORD PER C.O.S. 1015
- APPROACHES (EXISTING)

Graphic Scale:

50 0 25 50 100

(1 inch = 50 ft.)

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

I Kenneth E. Davis, do hereby certify that a survey was made of Robinson Subdivision, a minor subdivision. 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 2nd day of December 2025 A.D.

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

LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to this subdivision is provided by Montana Highway 56. The driving surfaces are approximately 24 feet wide.

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 to such use, this 1 day of July 2026 A.D.

Signature of Commissioner

ATTEST: Corrina Brown
(Signature of Clerk and Recorder)

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.

N
W DAVIS SURVEYING TROY MONTANA E
S

DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 6/16/22	REV: 9/12/24
DRAWN BY: SM	
Land Projects 2021	
FILE: t320134lbplat.dwg	

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 1st day of July 2026

Brianna Colby for Sedaris Carlberg
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 2ND day of July 2026

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 2 day of July 2026 A.D. at 2:13 O'clock p m.

Corrina Brown by Jessica Jones
County Clerk and Recorder Deputy

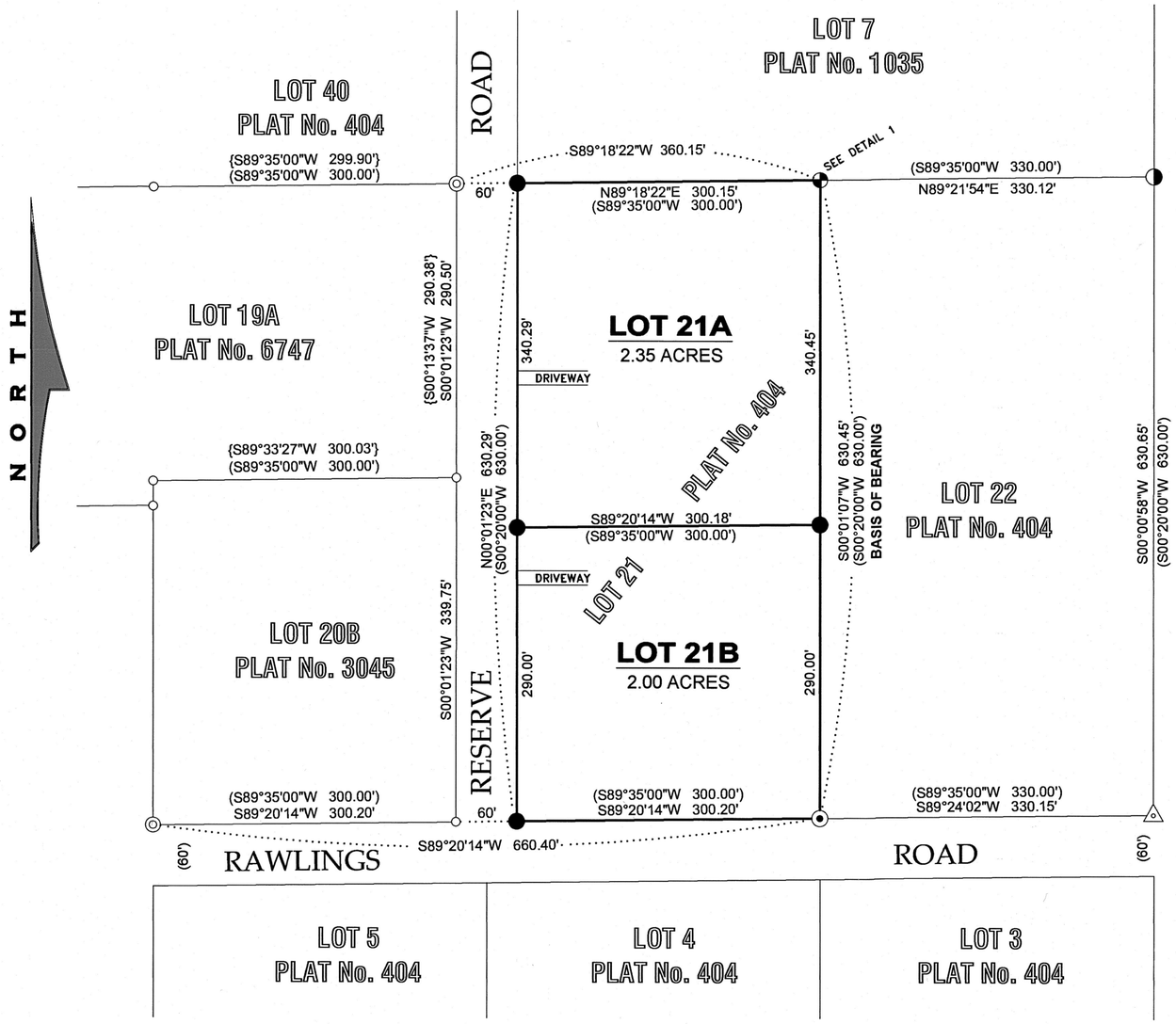
PLAT NO. 7299

GUARANTEE 321738 WEED 321740
DEQ 321739 COVENANTS 321742

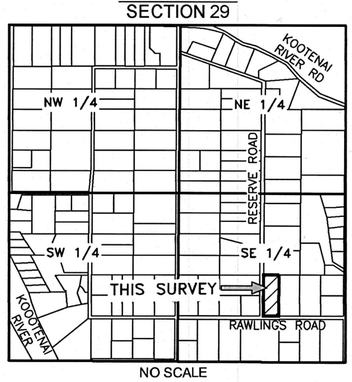
A PLAT OF

EDWARDS II SUBDIVISION

AMENDING LOT 21, RAWLINGS ROAD SUBDIVISION, PLAT No. 404
in the SE1/4 SE1/4, SECTION 29, T.31N., R.31W., P.M.MT
LINCOLN COUNTY, MONTANA
FOR: GARY & ANNA EDWARDS DATE: MAY, 2026

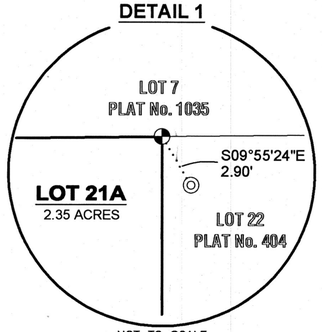


VICINITY MAP
SECTION 29



NO SCALE

DETAIL 1



NOT TO SCALE

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Gary Edwards and Anna Edwards, record owners, hereby certify that the purpose of this survey and division of land is to create a 2 Lot Subsequent Minor Subdivision, to be known as "EDWARDS II SUBDIVISION", pursuant to M.C.A. 76-4-103.

Gary Edwards 5-14-26
Gary Edwards Date

Anna Edwards 5-14-26
Anna Edwards Date

ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me a Notary Public for the

State of Montana County of Lincoln,
by ***Gary Edwards and Anna Edwards***

on this 14 day of May 2026.
In witness whereof, I have hereunto set my hand and affixed my notorial seal.

Chelsea Sanderson

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

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

LEGAL DESCRIPTION: EDWARDS II SUBDIVISION

A tract of land lying north of Libby, Montana, Lincoln County, in the SE1/4 SE1/4, Section 29, T.31N., R.31W., P.M.MT., and more particularly described as:
Lot 21, Plat No. 404, Rawlings Road Subdivision. 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 a static GNSS observation survey grade. Angular variation between this survey and Plat No. 404 is 0°16'38" as determined along the west boundary of Lot 22.

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson, July, 2025.

REFERENCED SURVEYS

1952 - Plat No. 404, Rawlings Roads Subdivision
1965 - Plat No.1035, by R. Burdick, 649S
1978 - Plat No. 3045, by M. Lautern, 4232S
2006 - Plat No. 6747, by K. Davis 4975S

SPECIAL IMPROVEMENTS DISTRICT NOTE:

Per Lincoln County preliminary plat approval condition #24:
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.

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 EDWARDS II 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 5-11-26
Byron Sanderson, PLS 70400LS Date

MONTANA
BYRON SANDERSON
No. 70400LS
LICENSED
PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 15 of June 2026 A.D.
Steven A. Boyer PLS
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

MONTANA
STEVEN A.
BOYER
9750LS
REGISTERED
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.

Brianna Cahill for Sedaris Carlberg 6-25-26
Lincoln County Treasurer Date

LINCOLN COUNTY TREASURER
SEAL
STATE OF MONTANA

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 29 day of June 2026, A.D. at 11:03 o'clock

Corrina Brown by Jessica Jenson
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 321665

PLAT No. 7298

LEGEND

● SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS	——— SUBJECT PROPERTY BOUNDARY, THIS SURVEY
◕ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JRS, 9958LS	····· DIMENSION LINE
◎ 3/4 INCH DIAMETER PIPE	——— ADJACENT PROPERTY BOUNDARY
⊙ 1/2 INCH DIAMETER UNCAPPED REBAR	( ) PLAT No. 404, RECORD
△ 1 INCH DIAMETER STEEL ROD	[ ] COS No. 6747, RECORD
◑ 3/4 INCH DIAMETER STEEL ROD	{ } PLAT No. 1035, RECORD
○ COMPUTED POINT	

SCALE
100 0 50 100 200 400
FEET

Commissioner
6/16/2026

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

DEQ 321663 WEED 321664

LINCOLN COUNTY MONTANA

A PLAT OF:
LODGEPOLE FLATS

N 1/2 NW 1/4 SW 1/4 C.O.S. 951 (WD M10/735)
NW 1/4 SW 1/4 Section 10 Twp. 31 N., R. 31 W., P.M.M.
For: John Marcus and Dora Girod
Date: June 2024

Gross Total Area: 14.82 acres±
Net Area of Lots: 14.14 acres±

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

I Kenneth E. Davis, do hereby certify that a survey was made of Lodgepole Flats Subdivision, a minor subdivision. 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 12 day of May 2026 A.D.

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

4975-S

U.S.F.S.

DESCRIPTION OF LODGEPOLE FLATS SUBDIVISION

A tract of land near Libby, Lincoln County Montana, lying in the N1/2 NW 1/4 SW 1/4 of Section 10, Twp. 31 N., R. 31 W., P.M.M., containing 14.82 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped M.D.L. 4232-S which marks the CW 1/16th corner of Section 10, Twp. 31 N., R. 31 W., P.M.M.; thence, S89°45'46"W 983.44 feet along the east-west centerline of said Section 10, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°27'17"W a total distance of 654.76 feet to a computed point located on the centerline of Lodge Pole Way, a 60.00 foot wide private easement; thence along said centerline, N89°43'17"E 989.95 feet to a computed point; thence, N0°06'54"W a total distance of 654.01 feet to the point of beginning.

The afore described Lodgepole Flats Subdivision contains 14.82 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, Lodgepole Flats Subdivision, Lincoln County, Montana.

The owners hearby 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 subdivsiion.

Dated this 12 day of May 2026 A.D.

John Marcus Girod

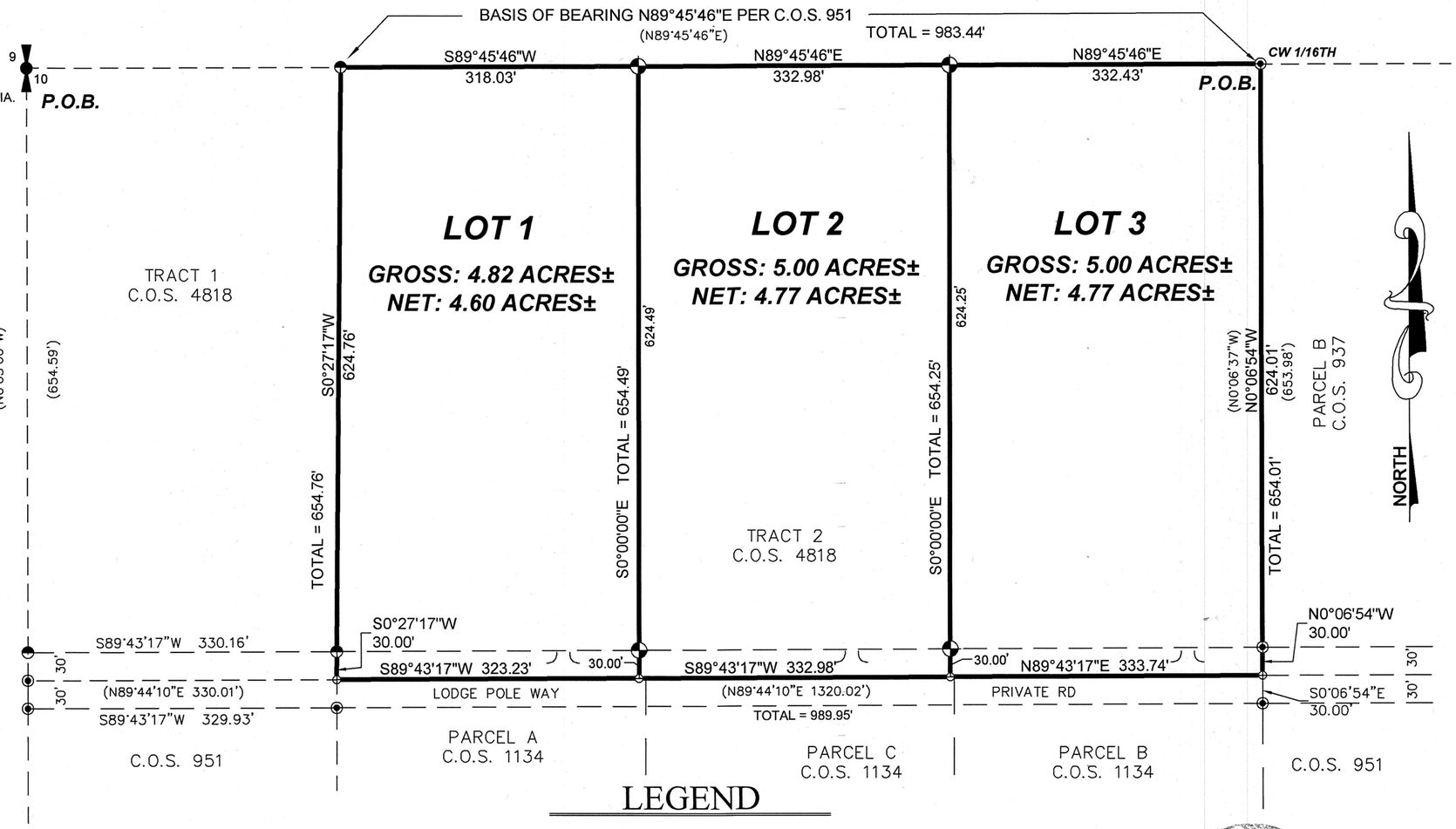
Dora Girod

STATE OF MONTANA
County of Lincoln

On this 12 day of May, 2026 A.D. before me, a Notary Public in and for the State of Montana, John Marcus and Dora Girod, 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 Nov 12, 2029

REBECCA BIRD
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
My Commission Expires November 12, 2029



LEGAL AND PHYSICAL ACCESS

I hereby certify that physical access to this subdivision is provided by Lodgepole Way, a private road. The driving surfaces are approximately 24 feet wide.

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 to such use, this 16 day of JUNE 2026, A.D.

Signature of Commissioner

ATTEST: _____
(Signature of Clerk and Recorder)

LEGEND

- FOUND 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR CAPPED M.D.L. 4232-S
- FOUND MONUMENTS AS NOTED
- COMPUTED POINT
- ( ) RECORD PER C.O.S. 4818
- [ ] RECORD PER C.O.S. 951
- DRIVEWAY APPROACH

Graphic Scale:

100 0 50 100 200

(1 inch = 100 ft.)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 22ND day of JUNE 2026 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 23rd day of June, 2026

Sedaris Cavaleri by K. Randall
Treasurer — Lincoln County — Montana

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 23 day of June 2026 A.D. at 3:03 O'clock p.m.

Connie Brown — County Clerk and Recorder — by Jessica Jones, Deputy

PLAT NO. 7297

DAVIS SURVEYING INC.
TROY, MONTANA

DATE: 5/7/26	REV:
DRAWN BY: SM	
Land Projects 2025	
FILE: T313110MG.dwg	

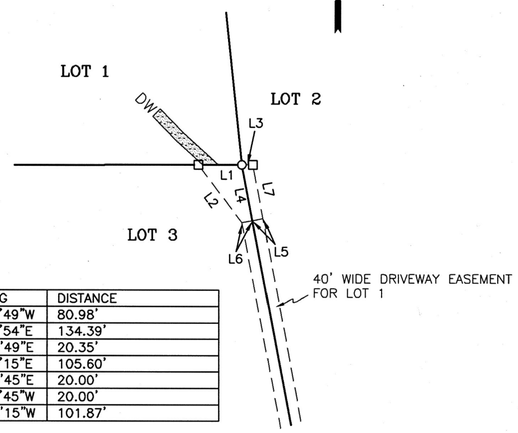
GUARANTEE 321578 WEED 321580 COVENANTS 321582
DEQ 321579
GROUNDWATER 321583

OWNER: YORLUM DEVELOPMENT, LTD
PURPOSE: SUBDIVISION
DATE: FEBRUARY 10, 2026

FINAL PLAT OF MEADOW CREEK ACRES SUBDIVISION

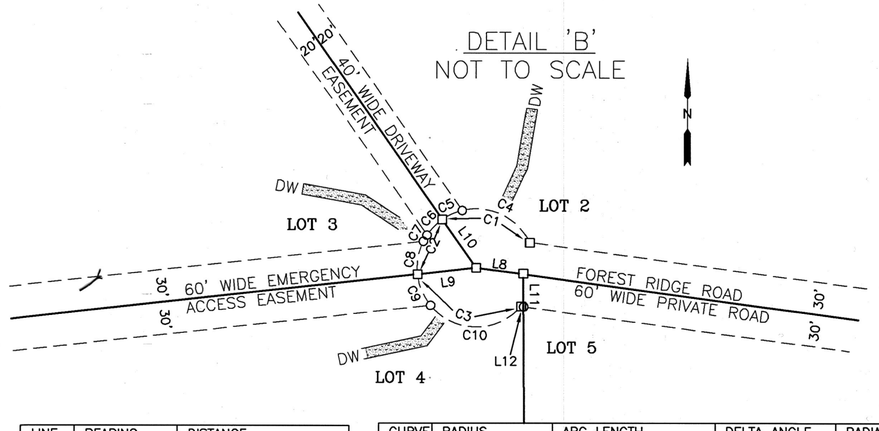
E1/2 NW1/4 & W1/2 NE1/4 OF SEC. 32, T35N, R26W, P.M.,M.,
LINCOLN COUNTY, MONTANA

DETAIL 'A'
SCALE 1"=200'



LINE	BEARING	DISTANCE
L1	S89°53'49"W	80.98'
L2	S36°59'54"E	134.39'
L3	N89°53'49"E	20.35'
L4	S10°40'15"E	105.60'
L5	N79°19'45"E	20.00'
L6	S79°19'45"W	20.00'
L7	N10°40'15"E	101.87'

DETAIL 'B'
NOT TO SCALE



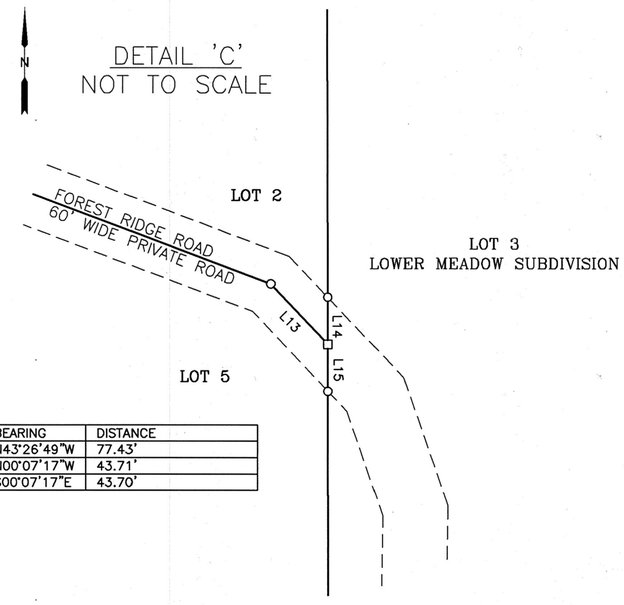
LINE	BEARING	DISTANCE
L8	S82°12'31"E	44.28'
L9	S83°43'05"W	55.00'
L10	N35°02'10"W	55.00'
L11	N00°10'29"W	30.29'
L12	N82°12'31"W	2.38'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	55.00'	95.77'	99°46'18"	S64°44'08"W	S35°02'10"E
C2	55.00'	58.79'	61°14'45"	S35°02'10"E	N83°43'05"E
C3	55.00'	127.55'	132°52'15"	N83°43'05"E	N49°09'11"W
C4	55.00'	75.30'	78°26'53"	S64°44'08"W	S13°42'45"E
C5	55.00'	20.47'	21°19'25"	S13°42'45"E	S35°02'10"E
C6	55.00'	20.47'	21°19'25"	S35°02'10"E	S56°21'36"E
C7	55.00'	6.59'	6°51'59"	S56°21'36"E	S63°13'35"E
C8	55.00'	31.73'	33°03'21"	S63°13'35"E	N83°43'05"E
C9	55.00'	31.73'	33°03'21"	N83°43'05"E	N50°39'44"E
C10	55.00'	95.82'	99°48'55"	N50°39'44"E	N49°09'11"W

LEGEND

- ○ SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED 15627LS
- □ COMPUTED POINT
- DW DRIVEWAY

DETAIL 'C'
NOT TO SCALE



LINE	BEARING	DISTANCE
L13	N43°26'49"W	77.43'
L14	N00°07'17"W	43.71'
L15	S00°07'17"E	43.70'

MONTANA
THOMAS SIBSON
No. 15627LS
LICENSED LAND SURVEYOR

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

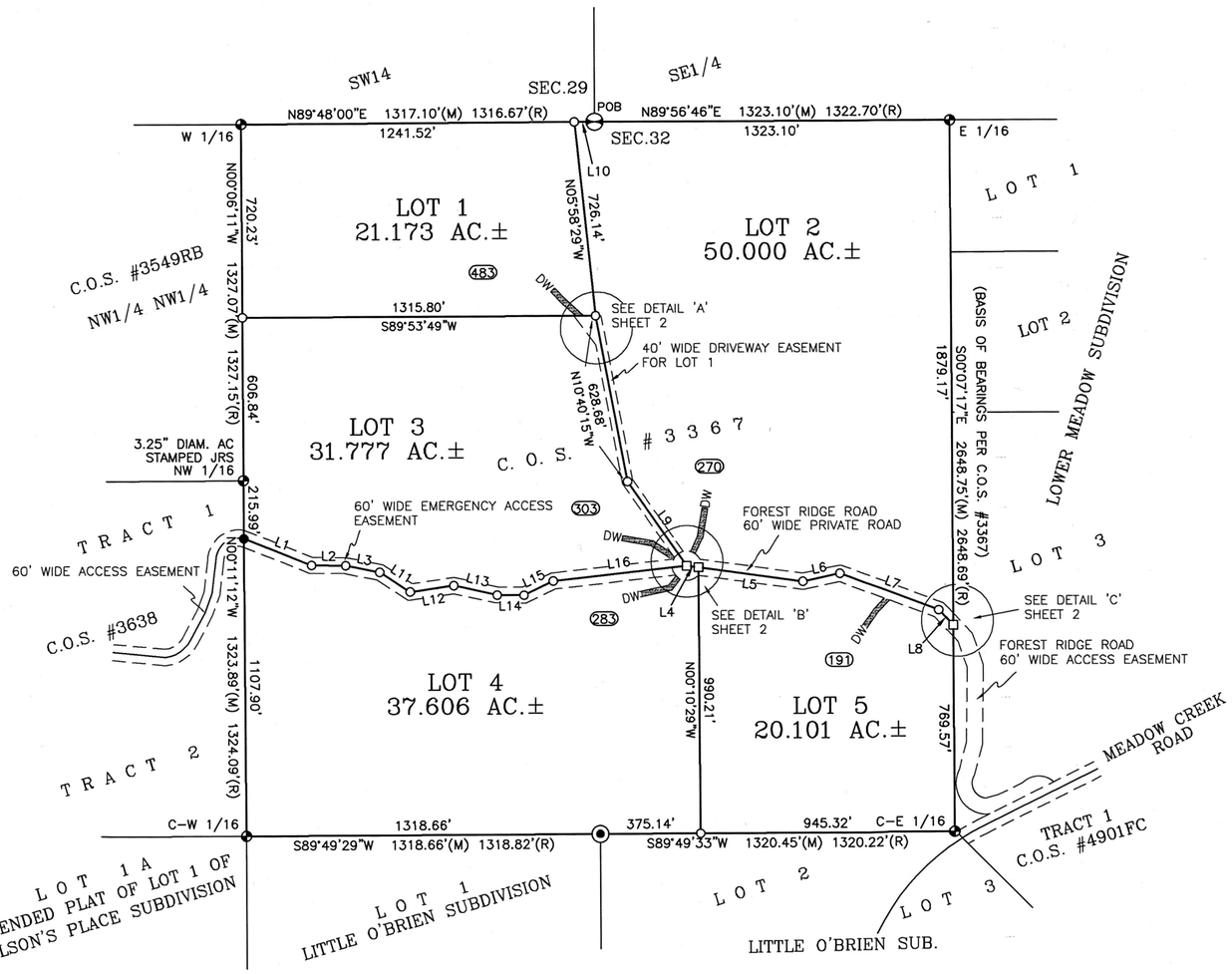
PLAT NO. 7296

OWNER: YORLUM DEVELOPMENT, LTD
PURPOSE: SUBDIVISION
DATE: FEBRUARY 10, 2026

FINAL PLAT OF MEADOW CREEK ACRES SUBDIVISION

E1/2 NW1/4 & W1/2 NE1/4 OF SEC. 32, T35N, R26W, P.M.,M.,

LINCOLN COUNTY, MONTANA



TOTAL AREA
160.657 AC.±

LINE	BEARING	DISTANCE
L1	S68°06'42"E	269.12'
L2	S89°29'34"E	127.96'
L3	S78°47'34"E	129.81'
L4	S82°12'31"E	44.28'
L5	S82°12'31"E	391.64'
L6	N77°57'11"E	142.04'
L7	S69°21'24"E	391.67'
L8	S43°26'49"E	77.43'
L9	N35°02'10"W	383.39'
L10	N89°48'00"E	75.58'
L11	S56°58'14"E	135.57'
L12	N81°44'19"E	163.59'
L13	S77°24'18"E	165.24'
L14	S89°24'00"E	99.94'
L15	N64°20'16"E	121.69'
L16	N83°43'05"E	502.08'

LEGEND

- NORTH 1/4 CORNER, SECTION 32 FOUND 3.25" DIAM. BRASS CAP, BLM 1959
- CENTER 1/4 CORNER, SECTION 32 FOUND REBAR W/CAP STAMPED 7328S
- 1/16 CORNER, SECTION 32 (AS NOTED) FOUND REBAR W/CAP STAMPED 5428S (UNLESS OTHERWISE NOTED)
- FOUND REBAR W/CAP STAMPED 13102LS (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED 15627LS
- COMPUTED POINT
- POB — POINT OF BEGINNING
- (M) — MEASURED DISTANCE
- (R) — RECORD DISTANCE PER CITED SURVEYS HEREON
- (191) — ADDRESS
- DW — DRIVEWAY



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

SHEET 1 OF 2

CERTIFICATE OF DEDICATION

I, Joseph S. Mulroy, Partner of Yorlum Development, LTD aka Yorlum Development, LP, 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 as follows:

That portion of the East one-half of the Northwest one-quarter (E1/2 NW1/4) and the West one-half of the Northeast one-quarter (W1/2 NE1/4) of Section Thirty-two (32), Township Thirty-five North (T35N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as folllows:

Beginning at the North one-quarter (N1/4) corner of said Section Thirty-two (32); thence North89°56'46"East 1323.10 feet along the northerly boundary of said Section Thirty-two (32) to the East one-sixteenth (E 1/16) corner of said Section Thirty-two (32); thence South00°07'17"East 2648.75 feet along the easterly boundary of the West one-half of the Northeast one-quarter (W1/2 NE1/4) of said Section Thirty-two (32) to the Center-East one-sixteenth (C-E 1/16) corner of said Section Thirty-two (32); thence South89°49'33"West 1320.45 feet along the southerly boundary of said West one-half of the Northeast one-quarter (W1/2 NE1/4) to the Center one-quarter (C1/4) corner of said Section Thirty-two (32); thence South89°49'29"West 1318.66 feet along the southerly boundary of the East one-half of the Northwest one-quarter (E1/2 NW1/4) of said Section Thirty-two (32) to the Center-West one-sixteenth (C-W 1/16) corner of said Section Thirty-two (32); thence North00°11'12"West 1323.89 feet along the westerly boundary of said East one-half of the Northwest one-quarter (E1/2 NW1/4) to the Northwest one-sixteenth (NW 1/16) corner of said Section Thirty-two (32); thence North00°06'11"West 1327.07 feet along said East one-half of the Northwest one-quarter (E1/2 NW1/4) to the West one-sixteenth (W 1/16) of said Section Thirty-two (32); thence North89°48'00"East 1317.10 feet along the northerly boundary of said East one-half of the Northwest one-quarter (E1/2 NW1/4) to the point of beginning and containing 160.657 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 MEADOW CREEK ACRES 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 Forest Ridge Road 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.

JOSEPH S. MULROY, Partner
YORLUM DEVELOPMENT, LTD aka YORLUM DEVELOPMENT, LP

RAVEN LUKE NOTARIAL SEAL STATE OF MONTANA
RAVEN LUKE
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
August 14, 2028

STATE OF Montana)
SS
County of Lincoln)

On this 19 day of February, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Joseph S. Mulroy, Partner of Yorlum Development, LTD aka Yorlum Development, LP, 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
Raven Luke
Print Name

Notary Public for the State of Montana
Residing at Eureka, Montana
My Commission expires August 14, 2028

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 MEADOW CREEK ACRES 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 20 day of MAY, 26. 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 27th day of May, 2026.

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

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

CERTIFICATE OF SURVEYOR

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

THOMAS SIBSON, RLS #15627LS

MONTANA THOMAS SIBSON No. 15627LS LICENSED LAND SURVEYOR

CERTIFICATE OF SURVEYOR

5/28/2026

THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: 21 May, 2026

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

STATE OF MONTANA SS
County of Lincoln

Filed on the 28 day of May
A.D. 2026 at 9:01 o' clock A M.

CORRINA BROWN
CLERK AND RECORDER

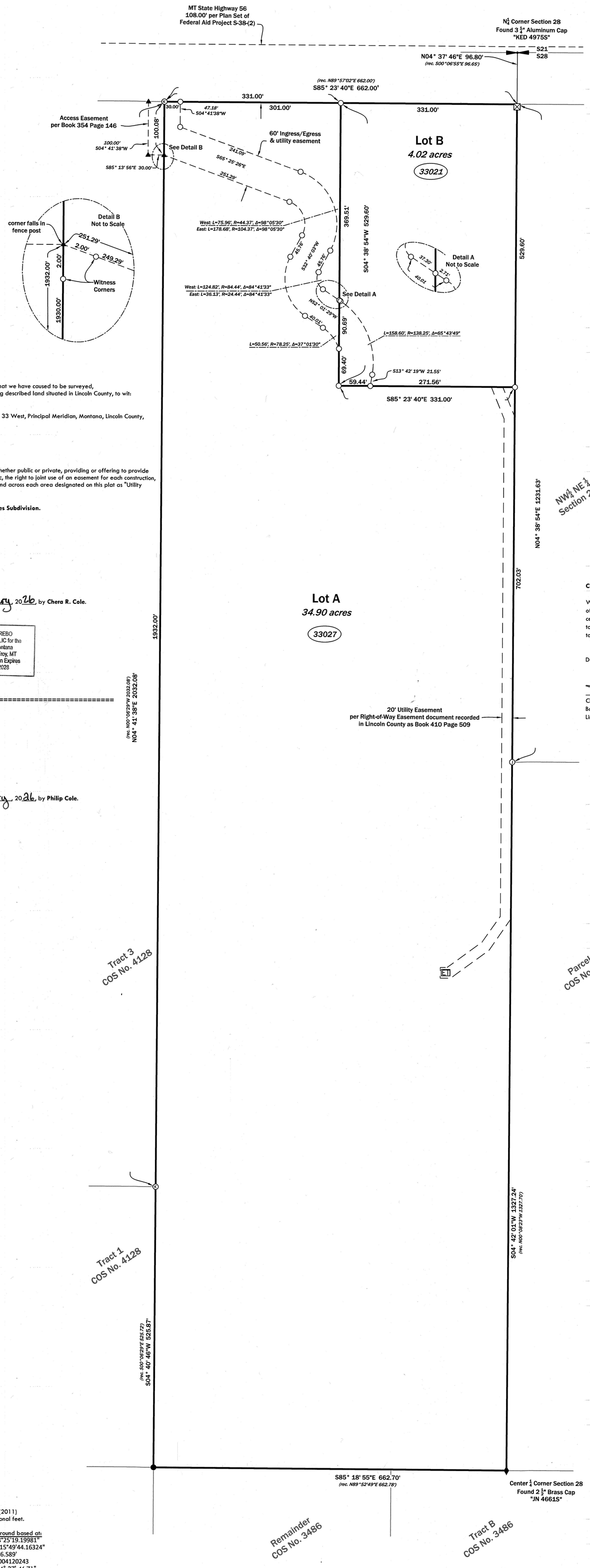
BY: Jessica Jones
DEPUTY

INSTRUMENT REC. NO. 321137

PLAT NO. 7296

GUARANTEE 321136 COVENANTS 321138

Final Plat
ColeBell Acres Subdivision
NW $\frac{1}{4}$ Section 28, T31N, R33W, P.M., M.
Lincoln County, Montana



CERTIFICATE OF DEDICATION
We, **Chera R. Cole and Philip Cole,** the undersigned property owners do certify that we have caused to be surveyed, subdivided and platted into Lots as shown by the plat hereto annexed, the following described land situated in Lincoln County, to wit:

Perimeter Legal Description
The East ½ of the East ½ of the Northwest ¼ of Section 28, Township 31 North, Range 33 West, Principal Meridian, Montana, Lincoln County, Montana.

Containing: 38.92 acres as shown hereon.

Subject to: a 60' private ingress/egress and utility easement as shown hereon.

Subject to and together with: easements of record.

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.

THE ABOVE TRACT OF LAND TO BE KNOWN AND DESIGNATED AS: **ColeBell Acres Subdivision.**

Chera R. Cole 1/8/2026
Chera R. Cole **Date**

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was acknowledged before me on this 8th day of January, 2026, by **Chera R. Cole.**

Tracy L Rebo
Notary Public

TRACY L REBO NOTARIAL SEAL STATE OF MONTANA
TRACY L REBO
NOTARY PUBLIC for the
State of Montana
Residing at Troy, MT
My Commission Expires
April 10, 2028

==========

Philip Cole 1/8/26
Philip Cole **Date**

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was acknowledged before me on this 8th day of January, 2026, by **Philip Cole.**

Tracy L Rebo
Notary Public

TRACY L REBO NOTARIAL SEAL STATE OF MONTANA
TRACY L REBO
NOTARY PUBLIC for the
State of Montana
Residing at Troy, MT
My Commission Expires
April 10, 2028

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned Brent Terske, Chairperson of the Board of County Commissioners of Lincoln County Montana and NA, County Clerk and Recorder of said county do hereby certify that this accompanying plat of **ColeBell Acres 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.

Dated this 25 day of FEB 2026

Chairperson
Board of County Commissioners
Lincoln County, Montana

NA
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 26 day of Feb, 2026

Sheina Whitfield for Sidnie Caldbeck
Treasurer of Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF 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

_____day of _____, 20___ at _____ o'clock __m.

State of Montana
County of Lincoln }ss

Filed on the ___ day of _____, 20___ at
_____ o'clock __m.

_____
Lincoln County Clerk and Recorder

BY: _____
Deputy
Instrument Record No. _____

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.
I further certify that the access to the subject property is via Montana State Highway 56 as shown hereon.

MONTANA REGISTERED LAND SURVEYOR No. 14731LS

Andrew Belski, PLS
Registration No. 14731PLS

12-11-2025
Date

CERTIFICATE OF EXAMINING SURVEYOR

Approved 25 FEB 2026

Examining Land Surveyor
Registration No. 9750LS

MONTANA STEVEN A. BOYER 9750LS REGISTERED SURVEYOR

STATE OF MONTANA
County of Lincoln

Filed on 13 day of March, 2026 at 4:13 o'clock P m.

Corrina Drown
County Clerk & Recorder

By: Dakisha Stetson
Deputy

Instrument Record No. 320067

Legend

- ● found ⅝" rebar
- Ⓚ found ⅝" rebar with a plastic cap "KED 49755"
- Ⓙ found ⅝" rebar with a plastic cap "JHN 4661S"
- ○ Set ⅝" x 24" rebar with a 2" aluminum cap "Belski 14731LS"
- quarter corner (as noted)
- ♦ aliquot corner (as noted)
- ⊠ Concrete Highway Monument
- ▲ Calculated point -nothing found or set-
- ET Electrical Transformer

SCALE 0' 50' 100'

Basis of Bearing: CORS96 NAD83 (2011)
Montana State Plane Grid. International feet.

Distances are International Feet at ground based at:

Latitude:	N48°25'19.19981"
Longitude:	W115°49'44.16324"
Ellipsoidal Height:	2276.589'
Combined Scale Factor:	1.0004120243
Convergence:	-004° 37' 46.71"

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 affecting this property and this survey does not purport to show all appurtenant easements.

PM 7295

Guarantee 320065 DEQ 320066 Covenants 320068

Cole 2025-96772

A PLAT OF

STEVENSON SUBDIVISION

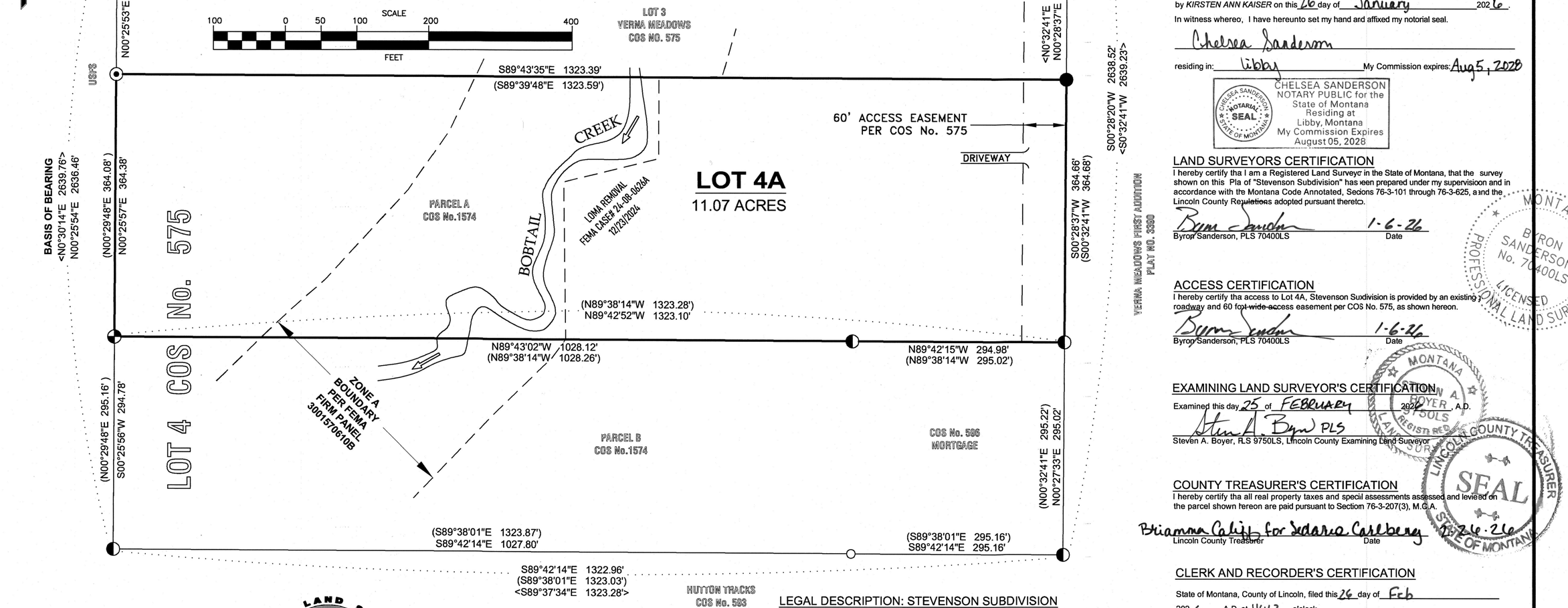
REMOVAL OF AGRICULTURAL EXEMPTION, PARCEL A, COS No. 1574
SW1/4 NE1/4, SECTION 8, T.31N., R.31W., P.M.,MT.
LINCOLN COUNTY, MONTANA
FOR: STEVENSON DATE: JANUARY, 2026

LEGEND

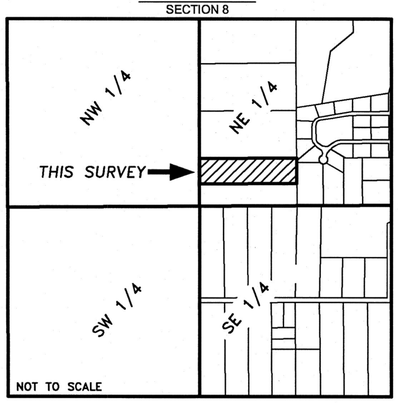
3.25 IN DIAMETER BLM BRASS CAP 1/4 CORNER	( ) COS No. 1574, RECORD
5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS	< > COS No. 575, RECORD
5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, <975S	SUBJECT BOUNDARY LINES, THIS SURVEY
5/8 INCH DIAMETER UNCAPPED REBAR	ADJACENT BOUNDARIES
5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S	DIMENSION LINE
2.25 INCH DIAMETER BRASS CAP MARKED JHN, 4661S	SECTION LINE
UNMARKED COMPUTED POINT	RIGHT-OF-WAY
	FEMA FIRM PANEL FLOOD BOUNDARY

NORTH

SCALE
100 0 50 100 200 400
FEET



VICINITY MAP
SECTION 8



E911 ADDRESSING
Per Lincoln County Addressing (as of dae of filing):
Lot 4A = 110 VERNA CT.

CORNER NOTE:
FOUND AND ACCEPTED
2.25" DIAMETER BRASS
CAP FOR E1/16 CORNER

PURPOSE OF SURVEY AND CERTIFICATION

We, *Jeff D. Stevenson & Kirsten Ann Kaiser*, record owners, hereby certify that the purpose of this survey is to lift the sanitary restriction imposed on this property per COS No. 1574, and to create a one-lot minor subdivision for residential use, to be known as "Stevenson Subdivision", pursuant to MCA 76-4-103.

Jeff D Stevenson 1-13-26
Jeff D. Stevenson Date

KirstenAnn Kaiser 1-26-26
Kirsten Ann Kaiser Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln,
by *JEFF D. STEVENSON* on this 13 day of January 2026.
In witness whereo, I have hereunto set my hand and affixed my notorial seal.

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

2/25/26 Commissioner Lincoln County

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

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln,
by *KIRSTEN ANN KAISER* on this 26 day of January 2026.
In witness whereo, I have hereunto set my hand and affixed my notorial seal.

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

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

LAND SURVEYORS CERTIFICATION

I hereby certify tha I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Pla of "Stevenson 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 1-6-26
Byron Sanderson, PLS 70400LS Date

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

ACCESS CERTIFICATION

I hereby certify tha access to Lot 4A, Stevenson Subdivision is provided by an existing roadway and 60 foot ~~wide~~ access easement per COS No. 575, as shown hereon.

Byron Sanderson 1-6-26
Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 25 of FEBRUARY 2026, A.D.

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

MONTANA STEVEN A BOYER 9750LS REGISTERED LAND SURVEYOR

COUNTY TREASURER'S CERTIFICATION

I hereby certify tha 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.

Brianna Cahill for Sedaria Carlberg 2-26-26
Lincoln County Treasurer Date

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26 day of Feb
2026, A.D. at 11:42 o'clock
Corrina Davis by Deserina Sturtevan
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 319811

PLAT No. 7294

SHEET 1 OF 1

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

MONTANA LAND SURVEYOR ORO Y PLATA

METHOD OF SURVEY

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

REFERENCED SURVEYS

1974 - COS No. 575, Verna Meadows, Jack H. Ninneman, 4661S
1987 - COS No. 1574, Agricultural Exemption, Kenneth E. Davis, 4975S

LEGAL DESCRIPTION: STEVENSON SUBDIVISION

An irregular tract of land, lying north of Libby, Montana, Lincoln County in the SW1/4 NE1/4, Section 8, T31N, R31W, P.M.MT., and more particularly described as: Parcel A, COS No. 1574, Lincoln County records, containing 11.07 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 a static GNSS system observation. Angular variation between this survey and COS No. 575, is 00°04'20" along the west boundary of the northeast quarter, Section 8, between found monuments .

Guarantee 319809 DEQ 319810 Covenants 319812

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PLAT OF
WEST PINE CREEK SUBDIVISION
IN THE
E1/2 NE1/4 OF SECTION 26
TOWNSHIP 33 NORTH, RANGE 34 WEST, P.M.M.
LINCOLN COUNTY, MONTANA
FOR
INVESTMENT FOUNDATION, LLC
DATE: NOVEMBER 14, 2025
Sheet 3 of 3

LEGAL DESCRIPTION–WEST PINE CREEK SUBDIVISION

A tract of land in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty-six (26), Township Thirty-three (33) North, Range Thirty-four (34) West, P.M.M., Lincoln County, Montana; more particularly described as follows:

BEGINNING at the Northeast corner of said Section 26 which is marked on the ground by a brass cap stamped 49755;
thence along the North line of Section 26, N 89°31'26" W, 1327.30 feet to the Northwest corner of the NE1/4 NE1/4, which is marked on the ground by a brass cap stamped 25205; thence along the West line of the NE1/4 NE1/4, S 00°16'37" W, 1319.60 feet to the north right of way of Montana State Highway No. 508, which is marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence along the highway right of way, N 82°35'44" E, 392.13 feet to a 5/8 inch rebar and plastic cap stamped 9958LS; thence on a curve to the left having a central angle of 20°12'47" and a radius of 2805.00 feet, for an arc distance of 989.56 feet (chord = N 72°29'20" E, 984.43 feet) to the East line of the NE1/4 NE1/4 which is marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence along the East line of the NE1/4 NE1/4, N 00°21'19" E, 961.83 feet to the POINT OF BEGINNING.

AND a portion of the NE1/4 of the NE1/4 of Section 26, Township 33 North, Range 34 West, P.M.M., Lincoln County Montana, lying South of Montana State Highway No. 508 and North of the County Road; more particularly described as follows:

BEGINNING at a the intersection of the South line of the NE1/4 NE1/4 and the Northerly right of way of the County Road which is N 89°44'00" W, 155.52 feet from the Southeast corner of the NE1/4 NE1/4 and marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence along the County Road right of way, N 34°58'17" E, 266.24 feet; thence on a curve to the left having a central angle of 10°12'46" and a radius of 54.80 feet, for an arc distance of 9.77 feet to a 5/8 inch rebar and plastic cap stamped 9958LS on the southerly right of way of Montana State Highway No. 508; thence along the southerly right of way of the highway on a curve to the right (radial bearing = N 26°23'16" W) having a central angle of 12°55'57" and a radius of 2925.00 feet, for an arc distance of 660.21 feet (chord = S 70°04'43" W, 658.82 feet) to a 5/8 inch rebar and plastic cap stamped 9958LS on the South line of the NE1/4 NE1/4; thence along the South line of the NE1/4 NE1/4 S 89°44'00" E, 461.94 feet to the POINT of BEGINNING.

AND a portion of the NE1/4 of the NE1/4 of Section 26, Township 33 North, Range 34 West, P.M.M., Lincoln County Montana, lying South of the County Road; and more particularly described as follows:

BEGINNING at the Southeast corner of the NE1/4 NE1/4 which is marked on the ground by 5/8 inch rebar and aluminum cap stamped 9958LS; thence along the South line of the NE1/4 NE1/4, N 89°44'00" W, 82.54 feet to a 5/8 inch rebar and plastic cap stamped 9958LS on the Southeasterly right of way of the County Road; thence along the County Road right of way N 34°58'17" E, 145.30 feet to a 5/8 inch rebar and plastic cap stamped 9958LS on the East line of the NE1/4 NE1/4; thence along the East line of the NE1/4 NE1/4, S 00°21'19" W, 119.45 feet to the POINT OF BEGINNING.

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

Investment Foundation, LLC, the owner of record, does hereby certify that the purpose of the survey and division of land is to create a 5 lot minor subdivision known as "WEST PINE CREEK SUBDIVISION" pursuant to M.C.A. 76-4-103. Lots 4 and 5 are exempt from Montana DEQ Sanitation in Subdivision Review Pursuant to ARM 17.36.602(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"*

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 used of an easement of 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.

Owen Baisden, Investment Foundation, LLC — Date: 12-02-25

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of Idaho, County of Boundary by Owen Baisden, managing member of Investment Foundation, LLC, on this 2nd day of December, 2025 In witness whereof, I have hereunto set my hand and affixed my notarial seal

Coral Koberstein, Notary Public for the State of Idaho, residing at Bonners Ferry My Commission Expires 2/27/30

CORAL KOBERSTEIN COMMISSION NO. 20240693 NOTARY PUBLIC STATE OF IDAHO

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 through 5 as shown hereon, is provided by Hines Road and Montana HWY 508.

James R. Staples – 9958LS — Date: 12/3/25

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 "West Pine Creek 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 11 day of FEB, 2026 at 10:40 o'clock.

Chairperson, Board of Lincoln County Commissioners — Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 10th day of DECEMBER A.D. 2025

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED LAND SURVEYOR

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.

Sedaris Carlberg by K. Randall — Date: 1.5.26
Treasurer, Lincoln County

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

DOCUMENT NO. 319687
PLAT NO. 7293

CERTIFICATE OF RECORDER

Filed for record this 17 day of February, 2026, at 3:04 o'clock P.M.

Corrine Brown
Lincoln County Recorder

By Delisha Stockton
Deputy

DATE: 11-14-25	SECTION 26
JOB NO. M21-03	TOWNSHIP 31 NORTH
DWN. BY: JRS/KLK/CK	RANGE 34 WEST
REVISION 1	PRINCIPAL MERIDIAN MT.
SHEET 3 OF 3	LINCOLN COUNTY

SURVEYOR'S CERTIFICATE

I, James R. Staples, do hereby certify that this Certificate of Survey has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 76-3-101 thru 76-3-614 M.C.A.) and the regulations adopted pursuant thereto, and that the map shown hereon is a true representation of a survey made by me.

James R. Staples, 9958LS — Date: 12/3/25

MONTANA JAMES R. STAPLES 9958 LS REGISTERED LAND SURVEYOR

J.R.S. SURVEYING, INC.
P.O. BOX 1050
108 EAST 9TH–SUITE #6
LIBBY, MONTANA 59923
(406) 293–5059

PLAT OF

WEST PINE CREEK SUBDIVISION

IN THE

E1/2 NE1/4 OF SECTION 26

TOWNSHIP 33 NORTH, RANGE 34 WEST, P.M.M.

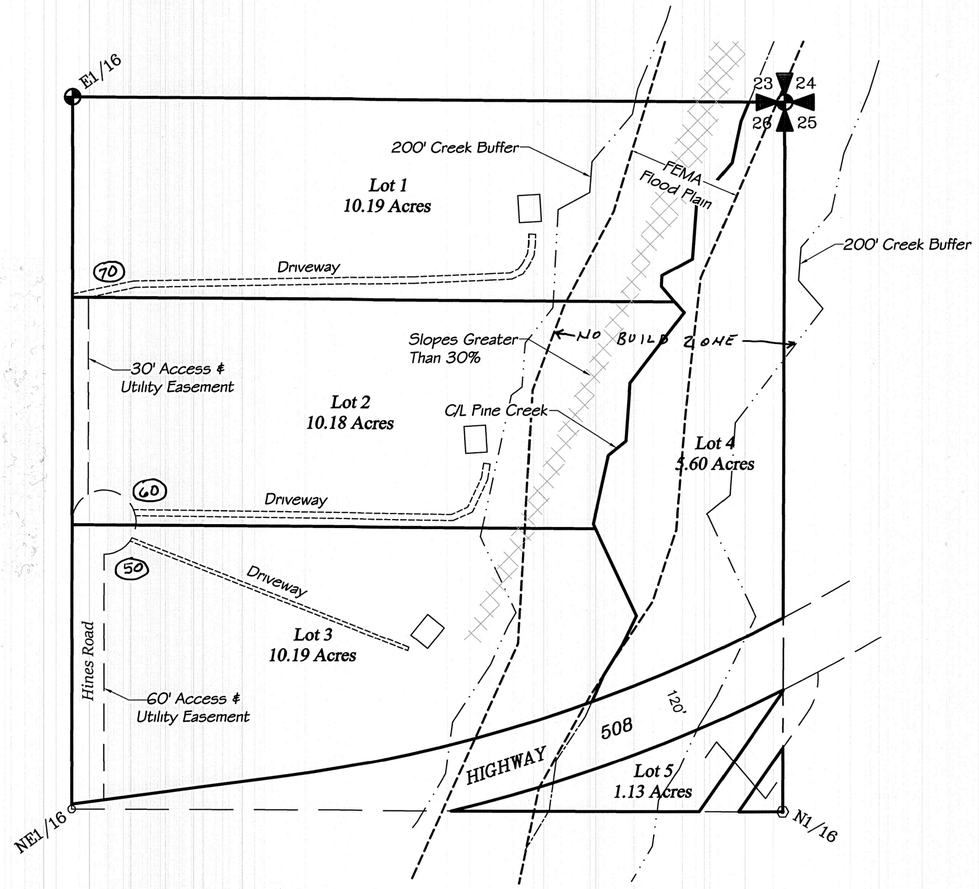
LINCOLN COUNTY, MONTANA

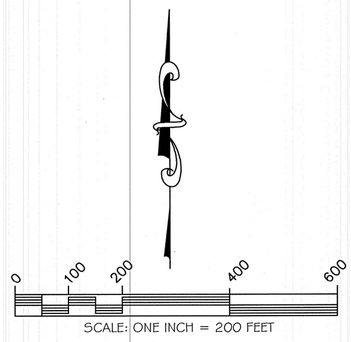
FOR

INVESTMENT FOUNDATION, LLC

DATE: NOVEMBER 14, 2025

Sheet 2 of 3





BASIS OF BEARINGS

Bearings are based on Montana State Plane, NAD83 - Geoid 12A Scale Factor= 0.9996615. All distances shown are converted to ground. Convergence = 4°43'35". All bearings rotated left 4°43'35".

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" X 30" REBAR AND ALUMINUM CAP - 9958LS
- FOUND 5/8" REBAR AND CAP - 9958LS
- FOUND 3/4" REBAR
- COMPUTED POINT

DOCUMENT NO. 319682

PLAT NO. 7293

CERTIFICATE OF RECORDER			SURVEYOR'S CERTIFICATE	
Filed for record this 17 day of February, 2026, at 3:04 o'clock P.M. Corrina Drown Lincoln County Recorder By Jacletha Sturkson Deputy	DATE: 11-14-25 JOB NO. M21-03 DWN. BY: JRS/KLK/CK REVISION 1 SHEET 2 OF 3	SECTION 26 TOWNSHIP 31 NORTH RANGE 34 WEST PRINCIPAL MERIDIAN MT. LINCOLN COUNTY	I, James R. Staples, do hereby certify that this Certificate of Survey has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 76-3-101 thru 76-3-614 M.C.A.) and the regulations adopted pursuant thereto, and that the map shown hereon is a true representation of a survey made by me. James R. Staples 12/3/25 James R. Staples, 9958LS Date MONTANA JAMES R. STAPLES 9958 LS REGISTERED LAND SURVEYOR	J.R.S. SURVEYING, INC. P.O. BOX 1050 108 EAST 9TH-SUITE #6 LIBBY, MONTANA 59923 (406) 293-5059

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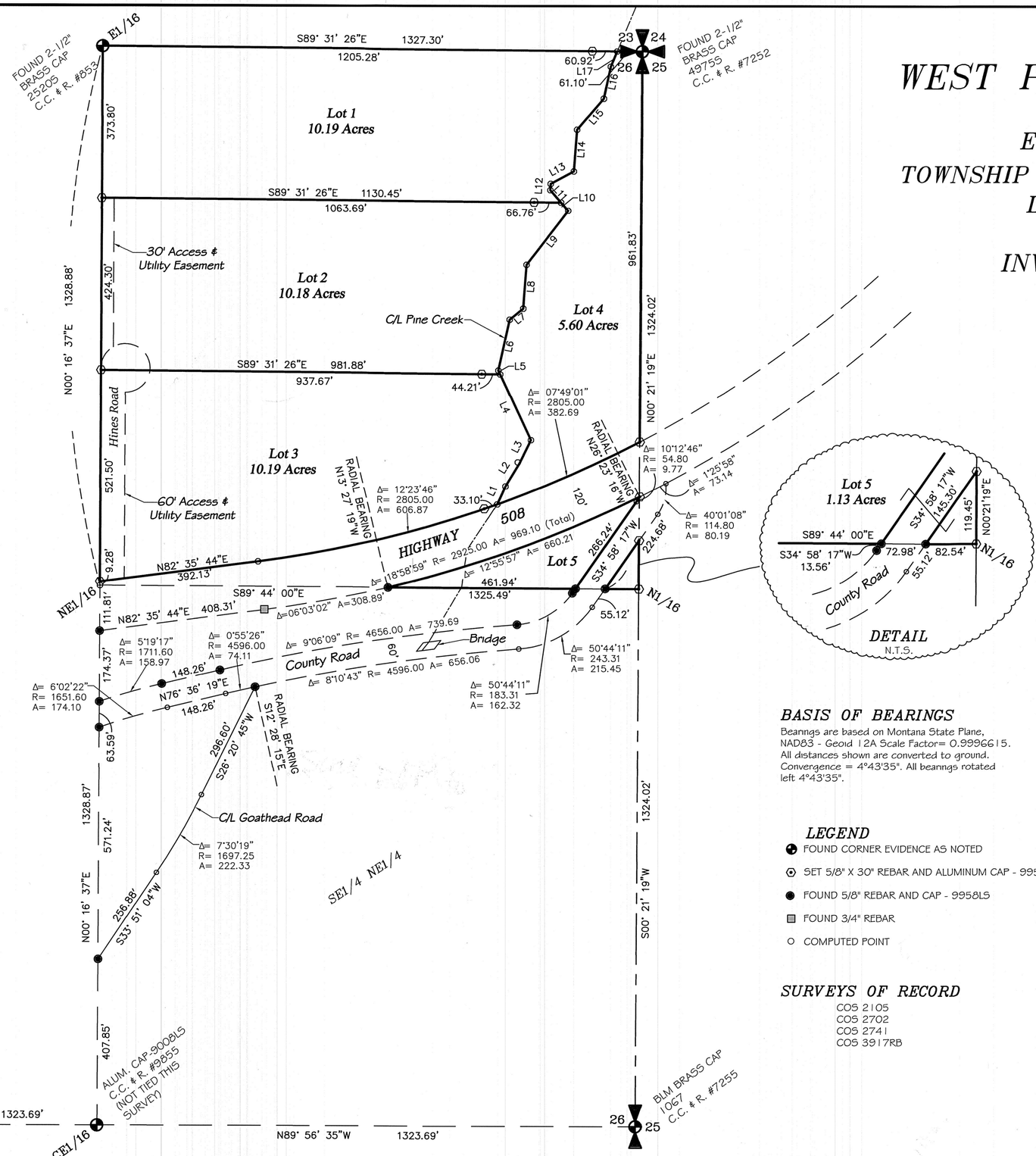
PLAT OF
WEST PINE CREEK SUBDIVISION
IN THE
E1/2 NE1/4 OF SECTION 26
TOWNSHIP 33 NORTH, RANGE 34 WEST, P.M.M.
LINCOLN COUNTY, MONTANA
FOR
INVESTMENT FOUNDATION, LLC

DATE: NOVEMBER 14, 2025

Sheet 1 of 3



LINE TABLE (CREEK)

LINE	BEARING	DISTANCE
L1	N24°36'20"E	48.41'
L2	N31°28'42"E	66.60'
L3	N26°00'27"E	63.80'
L4	N25°07'59"W	179.16'
L5	N25°07'59"W	10.53'
L6	N12°34'19"E	127.75'
L7	N51°09'23"E	42.83'
L8	N04°18'43"E	109.33'
L9	N37°46'23"E	168.18'
L10	N40°52'08"W	26.47'
L11	N40°52'08"W	40.82'
L12	N03°14'16"E	15.06'
L13	N61°46'12"E	64.52'
L14	N04°21'35"E	103.11'
L15	N40°28'31"E	101.46'
L16	N12°13'03"E	80.38'
L17	N22°49'06"E	40.90'

BASIS OF BEARINGS

Bearings are based on Montana State Plane, NAD83 - Geoid 12A Scale Factor= 0.999661 5. All distances shown are converted to ground. Convergence = 4°43'35". All bearings rotated left 4°43'35".

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" X 30" REBAR AND ALUMINUM CAP - 9958LS
- FOUND 5/8" REBAR AND CAP - 9958LS
- FOUND 3/4" REBAR
- COMPUTED POINT

SURVEYS OF RECORD

COS 2105
COS 2702
COS 2741
COS 3917RB

DOCUMENT NO. 319682

PLAT NO. 7293

CERTIFICATE OF RECORDER

Filed for record this 17 day of February, 2026, at 3:04 o'clock P.M.

Corrine Davis
Lincoln County Recorder

By Jackie Stockton
Deputy

DATE: 11-14-25
JOB NO. M21-03
DWN. BY: JRS/KLK/CK
REVISION 1
SHEET 1 OF 3

SECTION 26
TOWNSHIP 31 NORTH
RANGE 34 WEST
PRINCIPAL MERIDIAN MT.
LINCOLN COUNTY

SURVEYOR'S CERTIFICATE

I, James R. Staples, do hereby certify that this Certificate of Survey has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 76-3-101 thru 76-3-614 M.C.A.) and the regulations adopted pursuant thereto, and that the map shown hereon is a true representation of a survey made by me.

James R. Staples 12/3/25
James R. Staples, 9958LS Date

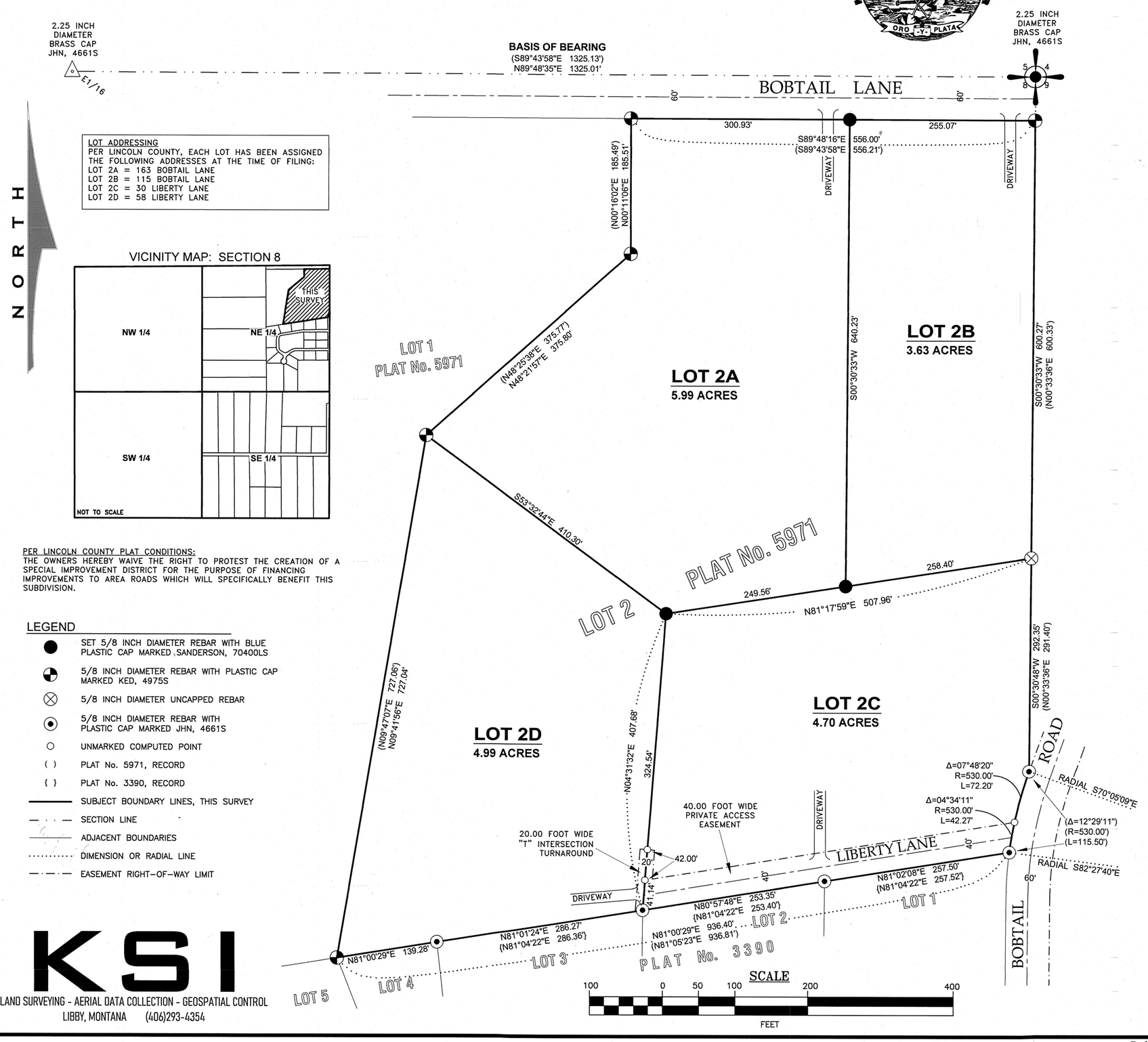
MONTANA JAMES R. STAPLES 9958 LS REGISTERED LAND SURVEYOR

J.R.S. SURVEYING, INC.
P.O. BOX 1050
108 EAST 9TH-SUITE #6
LIBBY, MONTANA 59923
(406) 293-5059

Guarantee 319680 DEED 319681 Covenants 319683

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



NORTH

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

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 24 day of November 2025. In witness whereof, I have hereunto set my hand and affixed my notorial seal.

residing in: Libby Montana My Commission expires: 8-20-226

KASEY VINCENT NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires August 20, 2026

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, PLS 70400LS — Date 7-14-25

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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, PLS, 70400LS — Date 7-14-25

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 00°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 hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Sedonis Carlberg by K. Randall — Lincoln County Treasurer — Date 11.24.25

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

Corrina Dawn — Lincoln County Clerk and Recorder — by Deputy Stacie Stockton

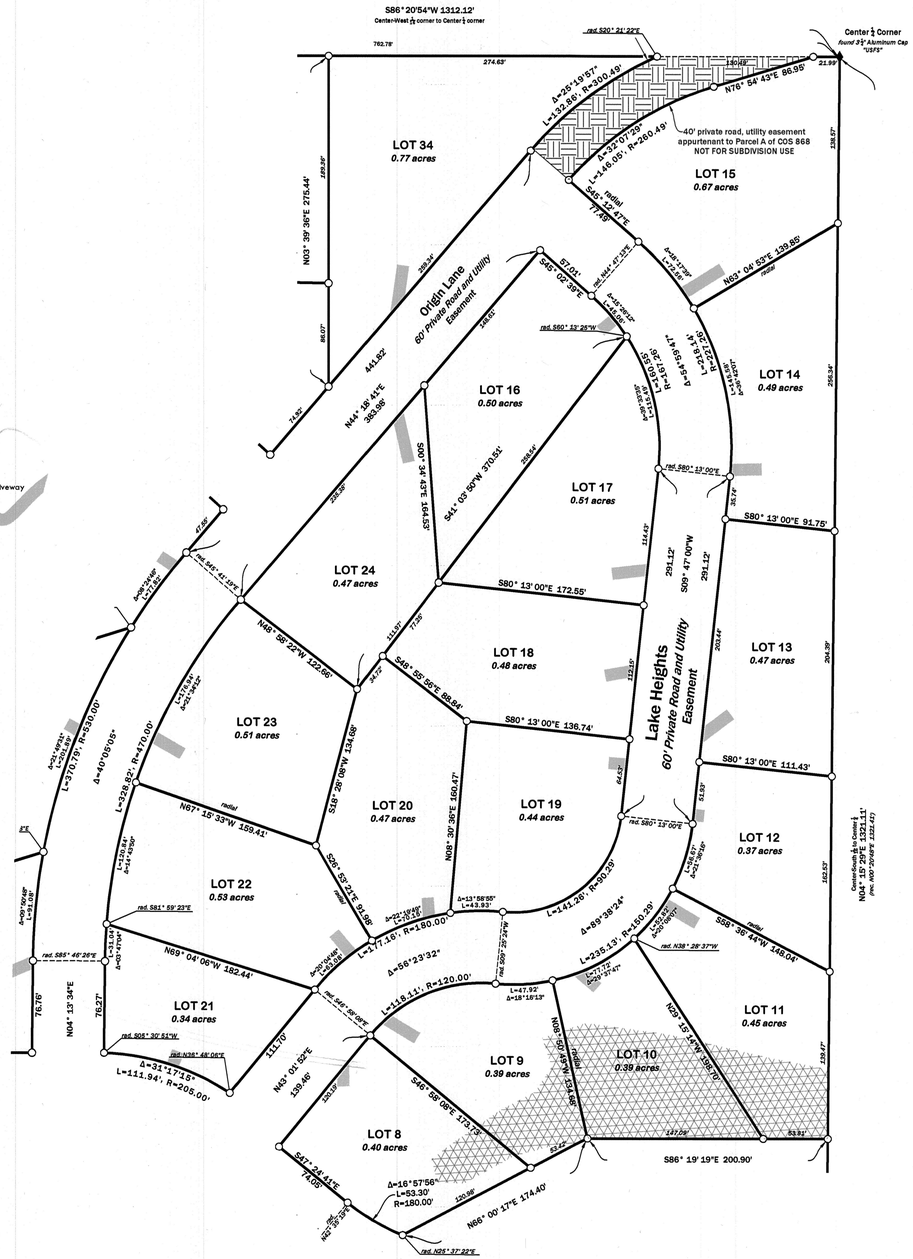
DOCUMENT No. 319315

PLAT No. 7292

Covenants 319316 DR@ 319314 Guarantee 319313

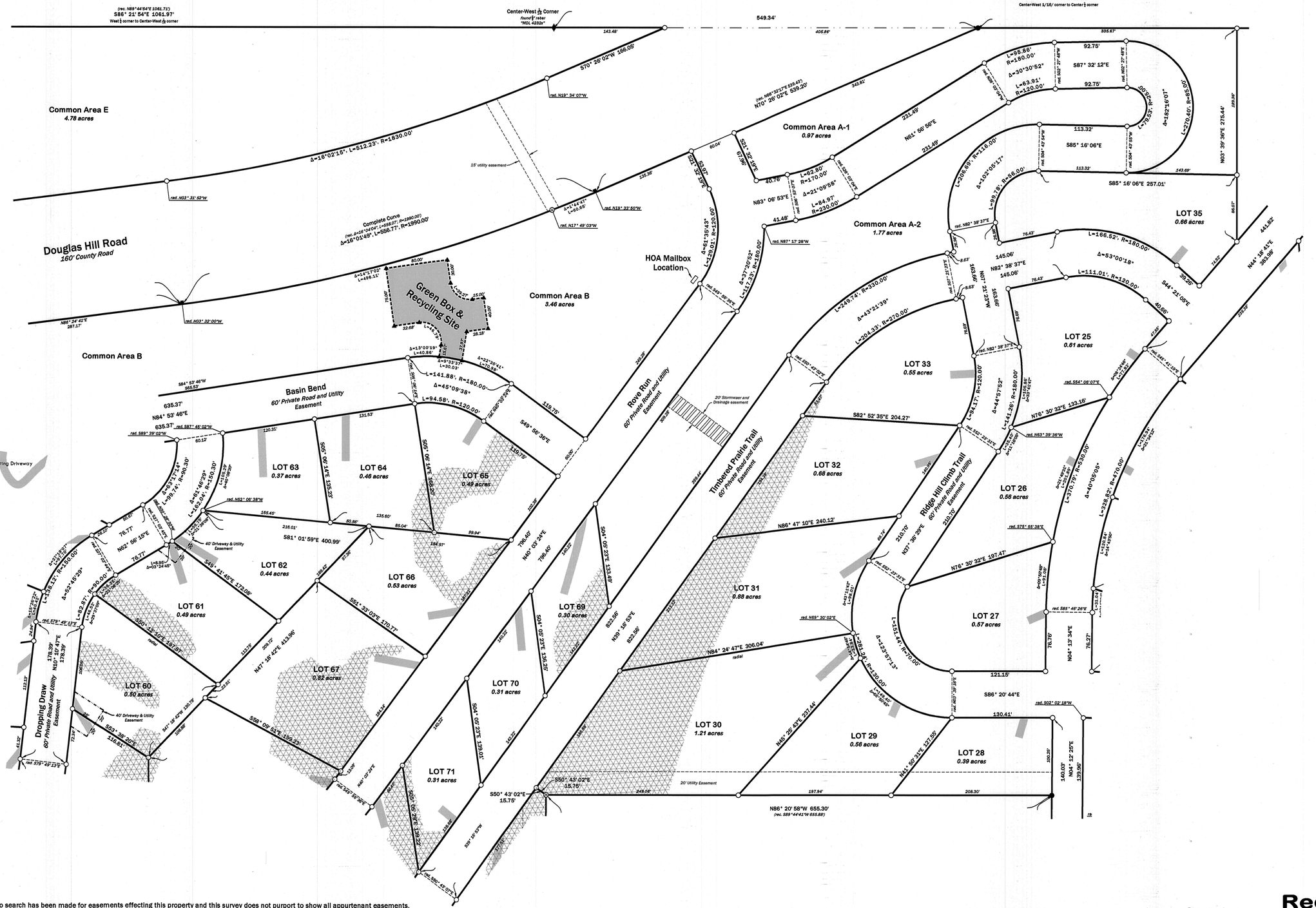
Northstar Landing Subdivision

SW¼ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 5)


S86°20'54"W 1312.12'
Center-West ¼ corner to Center ½ corner
Center ½ Corner
found 3½" Aluminum Cap "USFS"
LOT 34
0.77 acres
LOT 15
0.67 acres
LOT 16
0.50 acres
LOT 14
0.49 acres
LOT 17
0.51 acres
LOT 24
0.47 acres
LOT 18
0.48 acres
LOT 13
0.47 acres
LOT 23
0.51 acres
LOT 20
0.47 acres
LOT 19
0.44 acres
LOT 12
0.37 acres
LOT 22
0.53 acres
LOT 21
0.34 acres
LOT 9
0.39 acres
LOT 10
0.39 acres
LOT 11
0.45 acres
LOT 8
0.40 acres
Origin Lane
60' Private Road and Utility Easement
Lake Heights
60' Private Road and Utility Easement
40' private road, utility easement appurtenant to Parcel A of COS 868 NOT FOR SUBDIVISION USE
Existing Driveway
N03° 39' 36"E 275.44'
N44° 18' 15"E 393.39'
S00° 36' 43"E 164.53'
S41° 03' 50"W 370.51'
N46° 56' 22"W 122.66'
S48° 55' 26"E 88.84'
S80° 13' 00"E 172.55'
S80° 13' 00"E 136.74'
S80° 13' 00"E 111.43'
S80° 13' 00"E 91.76'
N63° 04' 53"E 139.86'
N67° 15' 33"W 159.41'
S26° 59' 21"E 84.86'
N69° 04' 06"W 162.44'
N04° 13' 34"E
S45° 02' 39"E
S86° 19' 19"E 200.90'
N86° 00' 17"E 174.40'
S47° 24' 41"E 74.05'
Δ=16°57'56" L=53.30' R=180.00'
Δ=31°17'15" L=111.94' R=205.00'
Δ=33°31'24" L=84.84' R=145.00'
Δ=370.19' R=530.00'
Δ=40°05'05"
L=328.82' R=470.00'
L=177.16' R=180.00'
Δ=56°23'32"
L=119.11' R=120.00'
L=141.26' R=90.39'
Δ=89°38'24"
L=236.43' R=150.39'
Δ=90°07'08"
L=47.92'
Δ=18°19'13"
Δ=13°58'55" L=43.93'
Δ=25°19'57" L=132.86' R=300.49'
Δ=31°07'29" L=146.05' R=268.49'
Δ=25°19'57" L=132.86' R=300.49'
Δ=90°00'00" L=31.08'
Δ=90°00'00" L=31.08'
Δ=90°00'00" L=31.08

Northstar Landing Subdivision

SW¼ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 4)


(rec. N89°44'54"E 1061.72')
S86° 21' 54"E 1061.97'
West ¼ corner to Center-West ½ corner
Center-West ½ Corner
Found ⅝" rebar
"MDL 4232s"
143.48'
549.34'
405.66'
(rec. N89°44'54"E 1312.78')
S86° 20' 54"E 1312.12'
Center-West 1/16/ corner to Center ½ corner
335.67'
S70° 26' 02"W 166.06'
rad. N19° 34' 07"W
Common Area E
4.78 acres
Δ=16°02'15", L=512.23', R=1830.00'
rad. N03° 31' 52"W
15' utility easement
(rec. N88°32'27"E 539.45')
N70° 26' 02"E 539.20'
343.82'
Common Area A-1
0.97 acres
231.49'
N61° 56' 58"E
231.49'
S22° 32' 25"E
61.98'
60.04'
L=95.86'
R=180.00'
Δ=30°30'52"
L=63.91'
R=120.00'
92.75'
S87° 32' 12"E
92.75'
rad. S00° 27' 48"W
rad. N52° 27' 48"E
L=79.53', R=25.00'
Δ=182°16'07"
L=270.40', R=85.00'
113.32'
S85° 16' 06"E
113.32'
143.69'
S85° 16' 06"E 257.01'
N03° 39' 38"E 275.44'
189.36'
rad. N30° 43' 54"W
rad. N30° 43' 55"W
L=206.69', R=116.00'
Δ=102°05'17"
L=39.18', R=25.00'
rad. N82° 38' 37"E
76.43'
L=166.52', R=180.00'
Δ=53°00'18"
L=111.01', R=120.00'
S44° 21' 05"E
35.26'
LOT 35
0.66 acres
44.82'
N44° 38' 41"E
383.86'
Douglas Hill Road
160' County Road
Complete Curve
(rec. Δ=16°00'49", L=555.07', R=1990.00')
Δ=16°01'49", L=556.77', R=1990.00'
Δ=14°17'02"
L=496.11'
50.00'
N86° 24' 41"E
267.17'
rad. N03° 32' 00"W
Green Box & Recycling Site
35.27'
15.00'
71.00'
40.00'
32.68'
28.18'
Common Area B
3.46 acres
HOA Mailbox Location
rad. S45° 58' 19"E
Δ=61°35'43"
L=120.01', R=120.00'
rad. N87° 17' 28"W
41.45'
Common Area A-2
1.77 acres
Δ=37°30'52"
L=117.39', R=180.00'
rad. N82° 38' 37"E
76.43'
145.06'
N82° 38' 37"E
145.06'
Common Area B
Δ=13°00'19"
L=40.86'
Δ=9°33'17"
L=30.03'
Δ=22°39'41"
L=70.88'
584° 53' 46"W
565.53'
635.37'
N84° 53' 46"E
635.37'
rad. S87° 46' 02"W
rad. S89° 39' 02"W
60.12'
Basin Bend
60' Private Road and Utility Easement
120.31'
131.53'
L=141.88', R=180.00'
Δ=45°09'38"
L=94.58', R=120.00'
rad. S80° 39' 24"E
119.78'
S49° 56' 36"E
60.00'
S05° 06' 14"E 135.35'
S05° 06' 14"E 358.20'
LOT 63
0.37 acres
LOT 64
0.46 acres
LOT 65
0.49 acres
Rove Run
60' Private Road and Utility Easement
20' Stormwater and Drainage easement
309.39'
Timbered Prairie Trail
60' Private Road and Utility Easement
324.58'
LOT 32
0.68 acres
S82° 52' 35"E 204.27'
rad. N52° 23' 41"E
Ridge Hill Climb Trail
60' Private Road and Utility Easement
210.70'
160.06'
LOT 33
0.55 acres
L=94.17', R=120.00'
Δ=44°57'52"
L=144.26', R=180.00'
Δ=45°54'46"
L=144.26', R=180.00'
Δ=45°54'46"
rad. S84° 06' 07"E
N76° 30' 32"E 133.16'
rad. N63° 39' 38"W
LOT 26
0.56 acres
Δ=21°09'58"
L=370.79', R=530.00'
Δ=40°05'05"
L=370.79', R=530.00'
L=338.82', R=470.00'
Δ=41°18'52"
L=338.82', R=470.00'
N86° 47' 10"E 240.12'
2410.70'
N57° 36' 29"E
65.74'
N76° 30' 32"E 197.47'
rad. S76° 55' 38"E
rad. S82° 23' 41"E
LOT 31
0.88 acres
LOT 27
0.57 acres
Δ=4°51'10"
L=38.01'
Δ=4°51'10"
L=38.01'
rad. S85° 46' 26"E
L=151.44', R=170.00'
Δ=51°03'52"
L=151.44', R=170.00'
76.76'
N04° 13' 34"E
76.27'
121.15'
rad. N69° 30' 02"E
Δ=123°57'13"
L=281.24', R=130.00'
S86° 20' 44"E
130.41'
rad. S02° 02' 18"W
rad. N82° 38' 37"E
rad. S80° 49' 43"E
rad. S86° 49' 43"E
rad. S79° 49' 43"E
Dropping Draw
60' Private Road and Utility Easement
178.39'
N10° 10' 47"E
178.39'
Δ=52°46'29"
L=138.13', R=150.00'
Δ=52°46'29"
L=138.13', R=150.00'
Δ=14°27'57"
L=37.87', R=150.00'
Δ=14°27'57"
L=37.87', R=150.00'
76.77'
N62° 56' 15"E
78.77'
S62° 56' 15"W
rad. S27° 03' 44"E
rad. S62° 56' 15"W
rad. N62° 06' 38"W
40' Driveway & Utility Easement
S81° 01' 59"E 400.99'
LOT 62
0.44 acres
LOT 66
0.53 acres
LOT 61
0.49 acres
S46° 41' 45"E 372.06'
S51° 33' 03"E 370.77'
S50° 28' 10"E 191.91'
radial
LOT 60
0.50 acres
LOT 67
0.82 acres
N47° 18' 42"E 413.96'
S58° 09' 51"E 199.23'
S53° 38' 20"E
116.81'
40' Driveway & Utility Easement
547° 18' 42"W 180.78'
rad. S79° 49' 43"E
LOT 69
0.30 acres
LOT 70
0.31 acres
LOT 71
0.31 acres
S04° 05' 23"E 153.49'
S04° 05' 23"E 136.25'
S04° 05' 23"E 139.01'
S05° 54' 37"W 138.22'
N39° 16' 53"E
822.56'
822.56'
N84° 24' 47"E 306.04'
radial
LOT 30
1.21 acres
LOT 29
0.56 acres
LOT 28
0.39 acres
N45° 29' 43"E 237.44'
S50° 43' 02"E
15.75'
S50° 43' 02"E
15.75'
20' Utility Easement
249.06'
197.94'
208.30'
N86° 20' 58"W 655.30'
(rec. S89°44'41"W 655.88')
N11° 50' 31"E 127.55'
rad. S02° 23' 41"E
rad. S84° 06' 07"E
rad. S45° 41' 13"E
rad. S80° 49' 43"E
rad. S02° 02' 18"W
rad. N63° 39' 38"W
rad. S80° 49' 43"E
rad. S02° 23' 41"E
rad. S85° 46' 26"E
rad. N69° 30' 02"E
rad. S02° 02' 18

Northstar Landing Subdivision

SW¼ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 3)

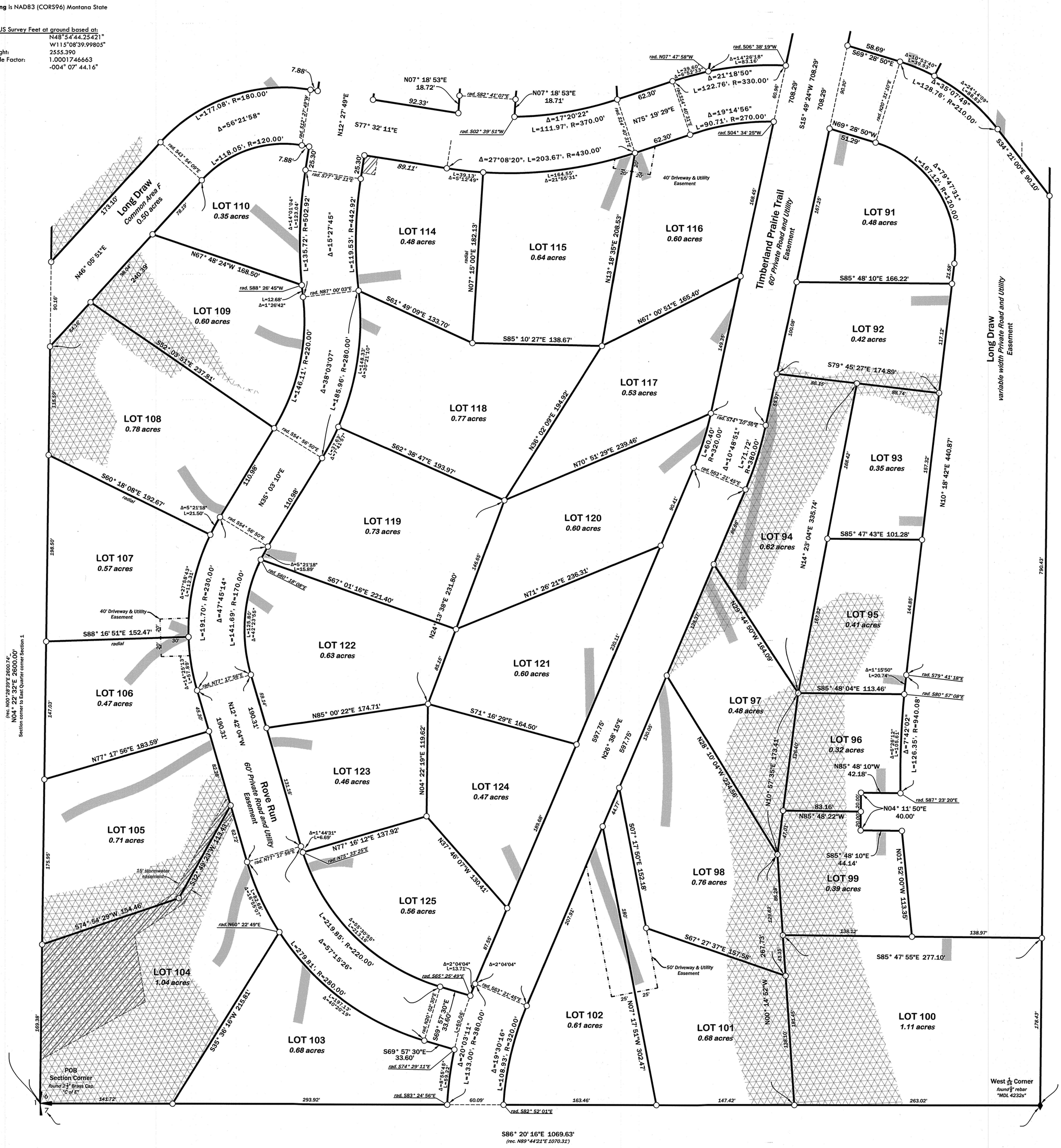
Legend

- Set 5/8" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- calculated position (nothing found or set)
- found 4" x 4" Concrete ROW Monument
- found 5/8" rebar "MDL 4232s"
- found 5/8" rebar (unless otherwise noted)
- quarter corner - rangeline (as noted)
- aliquot corner (as noted)
- section corner - rangeline (as noted)
- quarter corner (as noted)
- Utility, Stormwater and Drainage Easement
- Existing Driveway
- Slope > 30% (no build area)
- point of beginning

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

Distances are US Survey Feet at ground based at:

Latitude:	N48°54'44.25421"
Longitude:	W115°08'39.99805"
Ellipsoidal Height:	2555.390
Combined Scale Factor:	1.0001746663
Convergence:	-004° 07' 44.16"



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.

PM 7291

Region 2

RDG-24-028 Northstar Subdivision

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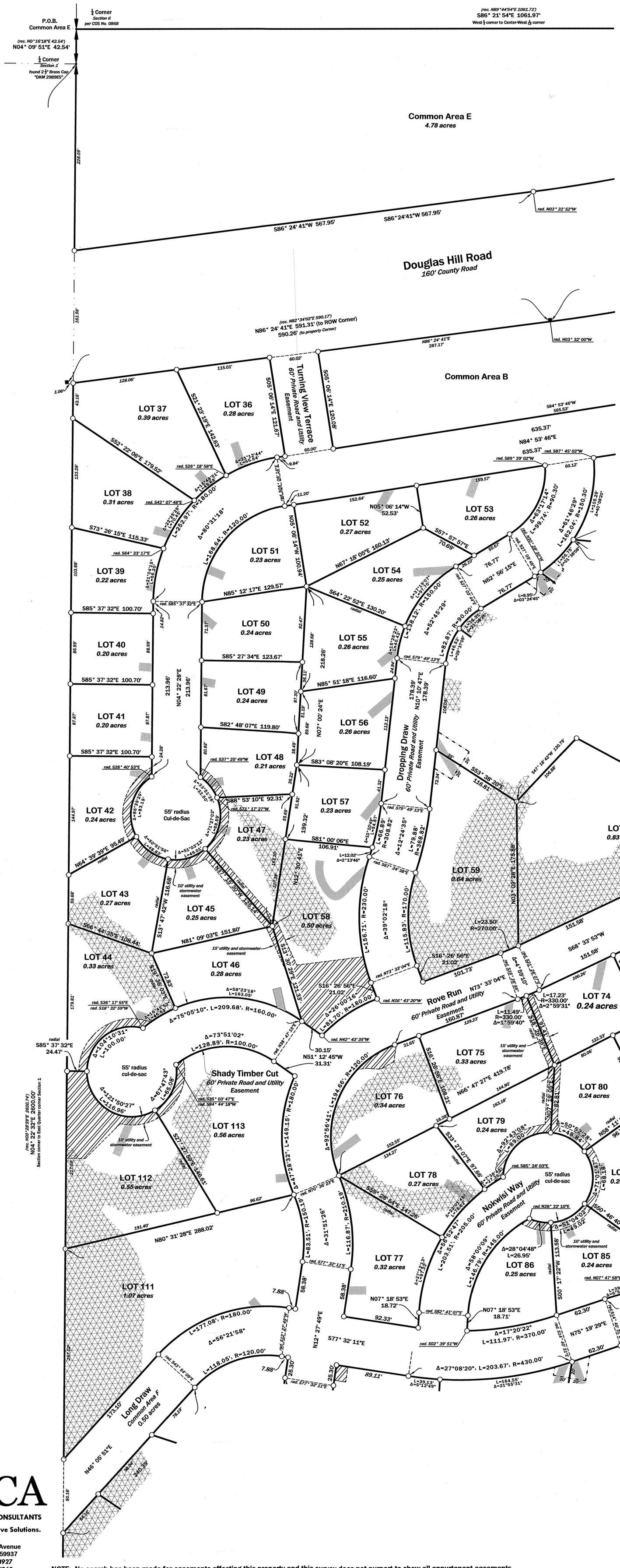
North Star Landing Subdivision

SW¼ Section 6, T36N R27W, P.M., M.
Lincoln County, Montana
(Sheet 2)



Legend

- ○ Set ⅝" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- ▲ calculated position (nothing found or set)
- ■ found 4" x 4" Concrete ROW Monument
- Ⓜ found ⅝" rebar "MDL 4232s"
- ● found ⅝" 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
- Existing Driveway
- Slope > 30% (no build area)

P.O.B. point of beginning

SCALE 0' 30' 60'

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

Distances are US Survey Feet at ground based at:

Latitude:	N48°54'44.25421"
Longitude:	W115°08'39.99805"
Ellipsoidal Height:	2555.390
Combined Scale Factor:	1.0001746663
Convergence:	-004° 07' 44.16"

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

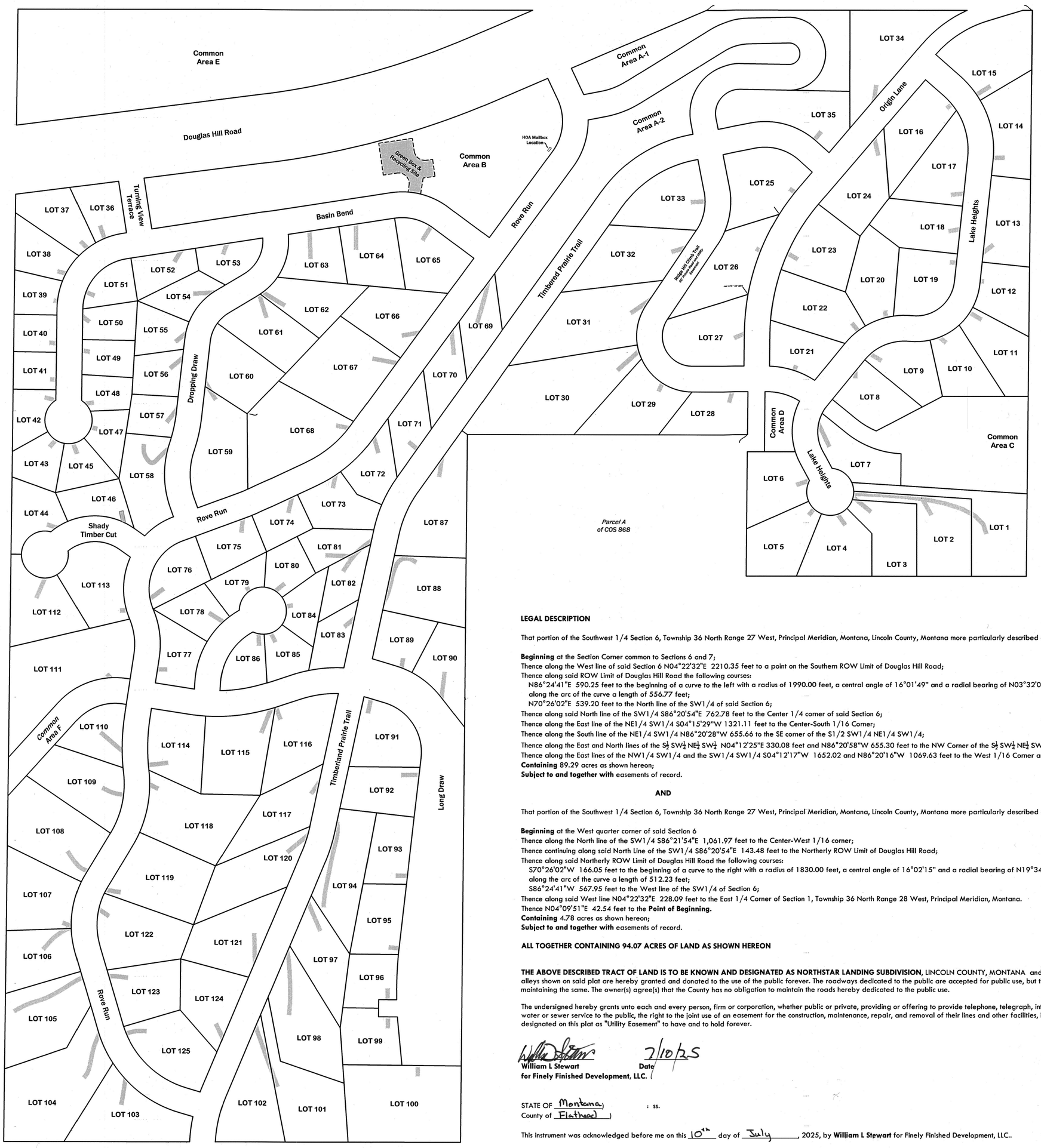
PM 7291

Region 1

RDG-24-028 Northstar Subdivision

Northstar Landing Subdivision

SW¼ 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 S½ SW¼ NE¼ SW¼ N04°12'25"E 330.08 feet and N86°20'58"W 655.30 feet to the NW Corner of the S½ SW¼ NE¼ SW¼;
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 — Date 7/10/25
for Finely Finished Development, LLC.

STATE OF Montana
County of Flathead : ss.

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
Notary Public

MELINDA RAE COLE
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
August 09, 2025.

CERTIFICATE 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 **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

Chairperson
Board of County Commissioners
Lincoln County, Montana

Corrine Brown
County Clerk and Recorder
Lincoln County, Montana

PLAT NOTES

a. Areas of 30% or greater are considered as No Build Zones (see shaded areas)
b. 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).
c. North Star Landing is for single-family dwellings. Multi-family structures are not allowed.
d. No structures shall be built over lot lines.
e. 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)

*(d) The surveyor shall set all monuments prior to the filing of a plat or certificate of survey, **except those monuments that will be disturbed by the installation of improvements**, or because of severe weather conditions, may, in the surveyor's judgment, be more appropriately and accurately set after the weather has improved. In these two circumstances the surveyor may set monuments after the survey document is filed if the surveyor certifies on the survey document that the monuments will be set by a specified date. The surveyor shall set monuments, the placement of which has been deferred because of severe weather conditions, within 240 days of the date on which the survey document was filed.*
(i) If during the 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.
(ii) The failure of the surveyor to set the monuments by the date certified on the record of survey will be deemed a violation of these rules.

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

CERTIFICATE OF SURVEYOR

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

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

CERTIFICATE OF EXAMINING SURVEYOR

Approved: 31 Oct., 2025

Examining Land Surveyor
Registration No. 975023

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 Califf by Dedaris Carlberg
Treasurer of Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

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

Corrine Brown
County Clerk & Recorder

By: Dedaris Starkey
Deputy

Instrument Record No. 318868

SCALE 0' 50' 100'

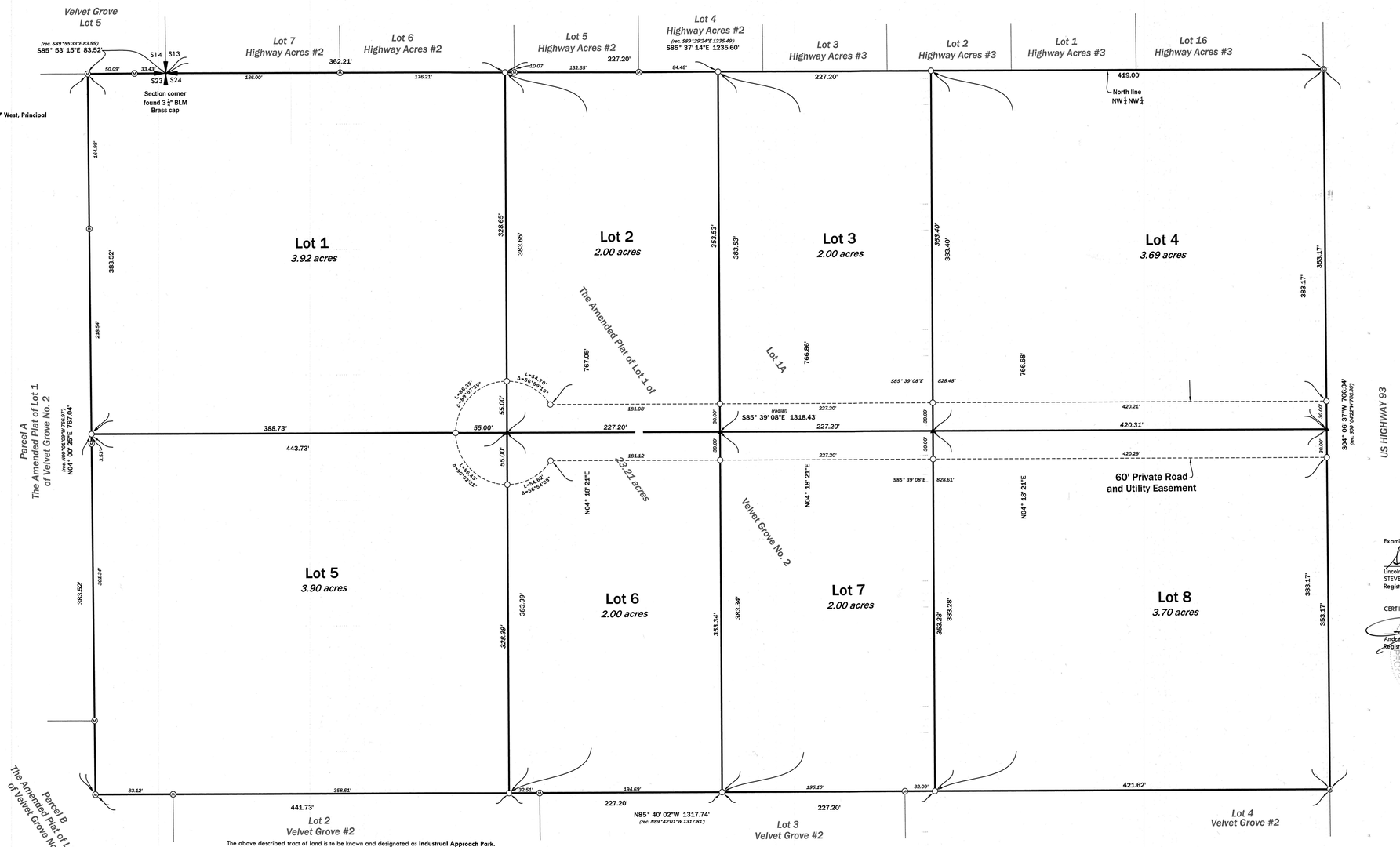
SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.
236 Wisconsin Avenue
Whitefish, MT 59937
tel.406.862.4927
fax.406.862.4963

PM 7291

Guarantee 318863 DEED 318865 Covenants 318869

RDG-24-028 Northstar Subdivision

Final Plat of:
Industrial Approach Park
being an Amended Plat of Lot1A 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 NE¼ 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 ⅝" rebar "Marquardt 7328S"
- found ⅝" rebar "DKM 2989ES"
- set ⅝" X 24" rebar with a 2" aluminum cap "Belski 14731PLS"
- section corner found 3 ½" BLM Brass Cap
- ¼ corner found ⅝" rebar
- calculated position (nothing found or set)

SCALE 0 30' 60'

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 **Industrual 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 — 10/10/25 Date

STATE OF Montana
County of Flathead) ss.

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

Notary Public

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

CERTIFICATE 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 **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, 20 25

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.

Andrew Belski, PLS
Registration No. 14731PLS

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 8A day of December, 20 25
Brianna Calby for Didaria 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: Juliette Stockton
Deputy

Instrument Record No. 318777

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

Examined this 18 Nov, 20 25
Steven A. Boyer PLS
Lincoln County Examining Land Surveyor
STEVEN A. BOYER PLS
Registration No. 19760LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS

19 Aug '25
Date

MONTANA STEVEN A. BOYER 19760LS LICENSED PROFESSIONAL LAND SURVEYOR
ANDREW BELSKI No. 14731 LS LICENSED PROFESSIONAL LAND SURVEYOR

Weed Management 318774 Guaranteed 318775 DEQ 318776 Covenants 318778

PM 7290

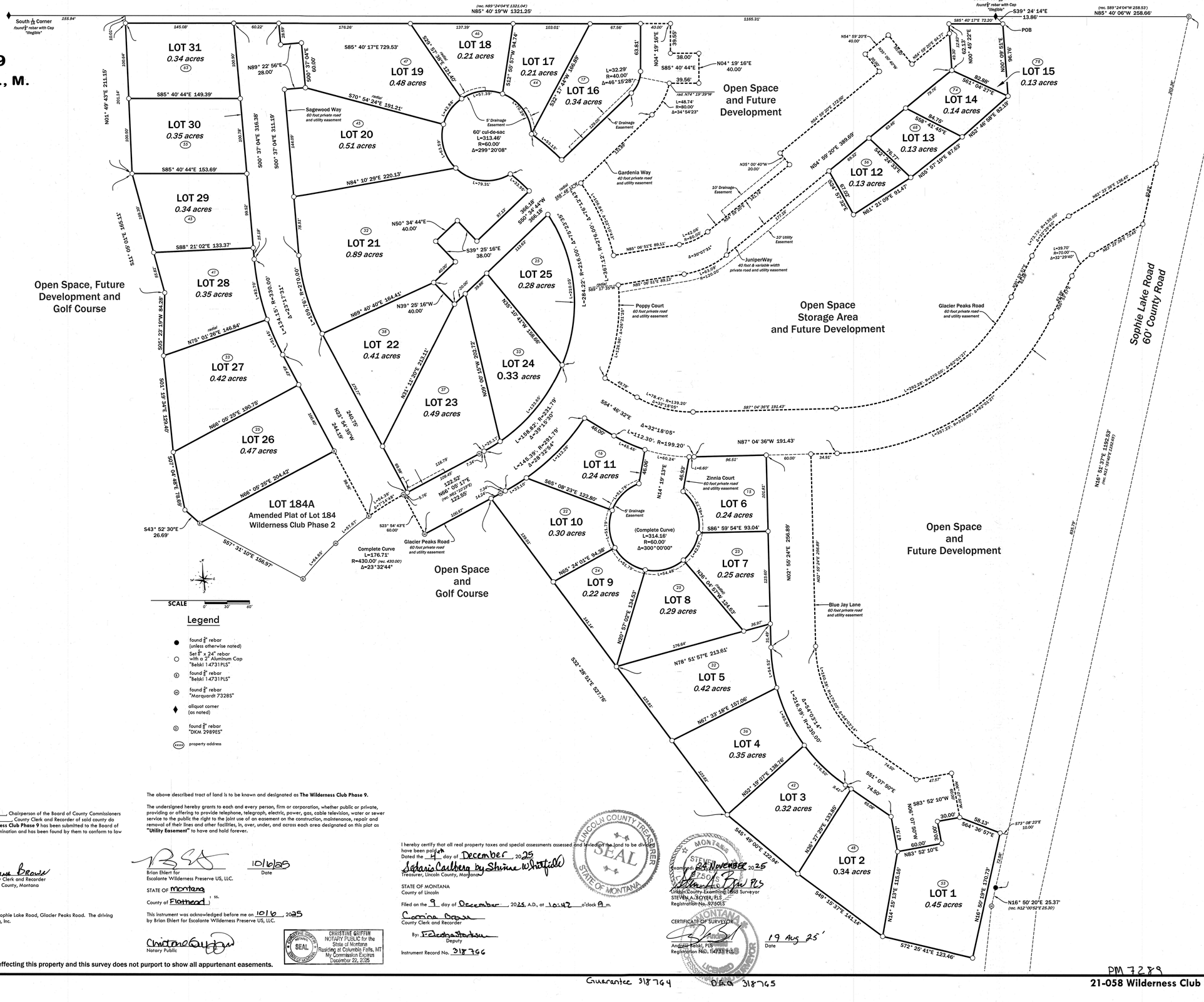
23-103 Velvet Grove

Final Plat of:
Wilderness Club, Phase 9
SE¼ Section 28, T37N R27W, P.M., M.
Lincoln County, Montana
2025-08-18

Phase 9 Legal Description
That portion of the Southeast ¼ of Section 28, T37N R27W, Principal Meridian, Montana, Lincoln County, Montana described as follows:

COMMECING 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°57'32"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 34.91 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°15'37"W 141.14 feet;
Thence N45°49'00"W 122.94 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°54'35"W 98.36 feet;
Thence S66°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 165.11 feet;
Thence N 01°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°11'043" 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 N 54°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 at:	
Latitude:	N48°55'40.04097"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.336
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, _____, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Lincoln, 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

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: Sophie Lake Road, Glacier Peaks Road. The driving surface is 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belski, PLS
Registration No. 14731PLS

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 Ehlert for
Escalante Wilderness Preserve US, LLC.

10/16/25
Date

STATE OF Montana
County of Flathead) ss.

This instrument was acknowledged before me on 10/16, 2025 by Brian Ehlert 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 4th day of December, 2025

Sadaris Cashberg by Shirine Whitefield
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 m.

Corrina Brown
County Clerk and Recorder

By: Rebecca Anderson
Deputy

Instrument Record No. 318766

Examined this 24 NOVEMBER, 2025

Steven A. Boyer
Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 9750LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731PLS

19 Aug 25
Date

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

Guarantee 318764 DEQ 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

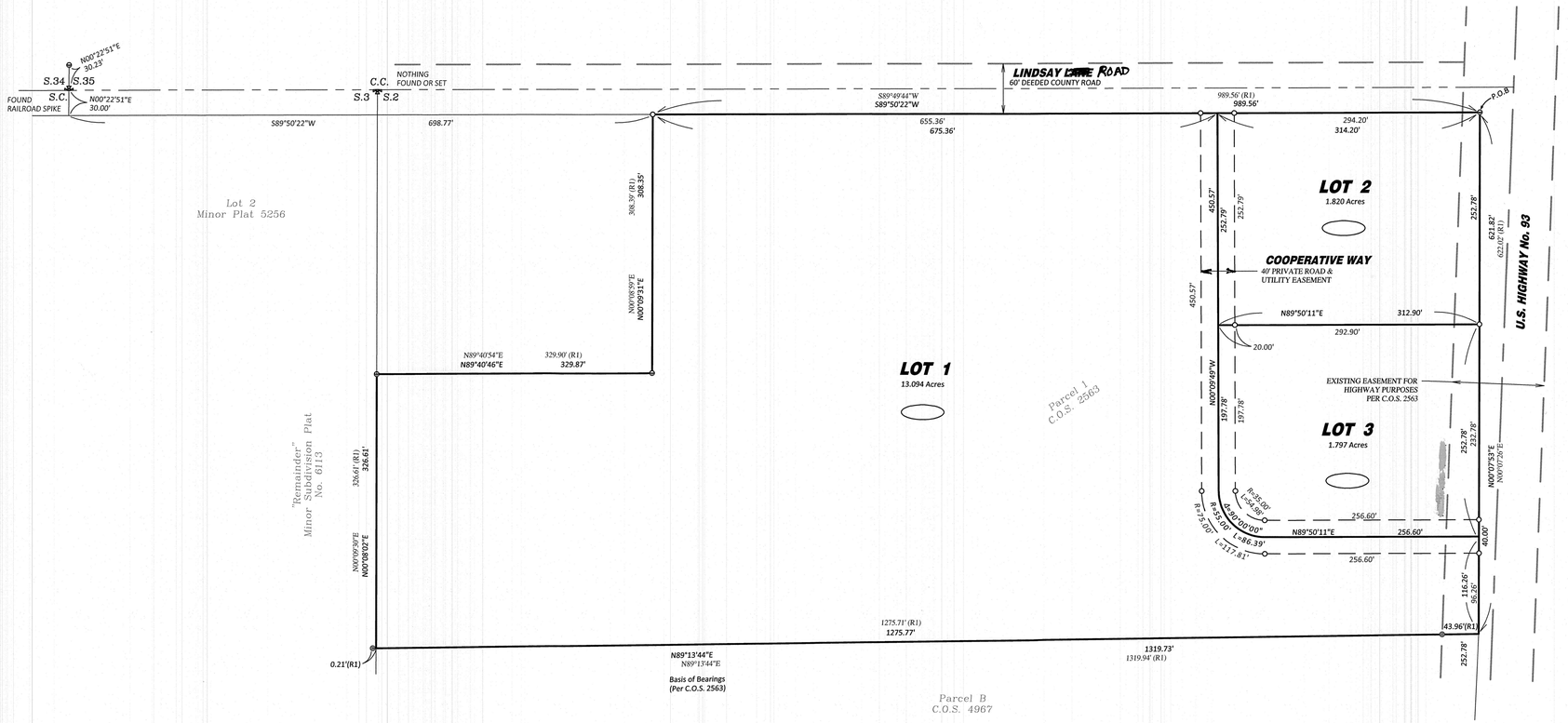
DATE: APRIL 2025

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'
-20 0 20 40 80

LEGEND:
- FOUND 5/8" RE-BAR W/ PLASTIC CAP STAMPED "BURTON 54285"
- FOUND 5/8" RE-BAR W/ PLASTIC CAP STAMPED " MCCALLISTER 78285"
- SET 5/8" X 18" RE-BAR W/ PLASTIC CAP STAMPED "ERICKSON 15272LS"
- (0123) PHYSICAL ADDRESS
- P.O.B. = POINT OF BEGINNING
- (R1) = C.O.S. 2563



PERIMETER DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF CERTIFICATE OF SURVEY No. 2563, RECORDS OF LINCOLN COUNTY MONTANA; THENCE S00°07'53"W, ON AND ALONG THE EAST BOUNDARY OF SAID U.S. GOVERNMENT LOT 4, A DISTANCE OF 621.82 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.

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

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)
SS
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
Residing at Eureka, Montana
My Commission Expires
April 10, 2028

Mandy White
NOTARY PUBLIC FOR THE STATE OF MONTANA

PHYSICAL ACCESS

ACCESS TO ALL LOTS WITHIN THIS SUBDIVISON 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 SURVEYOR

MONTANA PROFESSIONAL LAND SURVEYOR
ROBERT A. ERICKSON
No. 15272LS
LICENSED

6/26/2025

ROBERT ERICKSON, PLS
REGISTRATION NUMBER 15272LS

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, 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

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 26th DAY OF November, 2025

Sedonis Carlberg by K. Rendon
TREASURER
LINCOLN COUNTY, MONTANA

LINCOLN COUNTY TREASURER
SEAL
STATE OF MONTANA

EXAMINED: 29 OCT 2025

MONTANA
STEVEN A. BOYER
9750LS
REGISTERED
LAND SURVEYOR

LINCOLN COUNTY EXAMINING LAND SURVEYOR

REGISTRATION NUMBER 9750 LS

STATE OF MONTANA)
SS
COUNTY OF LINCOLN)

FILED ON THE 26 DAY OF November, 2025
AT 10:45 O'CLOCK A M.

Corrina Davis
COUNTY CLERK AND RECORDER

BY Sabrina Starkson
DEPUTY

INSTRUMENT RECORD No. 318587

PLAT No. 7288

road Maint. Agree 318643 Covenants 318588 Weed Management Plan 318585 DEQ 318584 Guarantee 318583

LINCOLN COUNTY MONTANA

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°34'23E 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 aforedescribed 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.

Notary Public — My Commission Expires 8/23/2029

MARIO JONES
Notary Public - State of Idaho
Commission Number 20233514
My Commission Expires Aug 23, 2029

N
W E
S

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 subsequant 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.

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

LEGAL AND PHYSICAL ACCESS

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

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

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 17 day of October, 2025 A.D.

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 Registered Land Surveyor No. 9750 LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 17 day of November 2025 A.D. at 1:02 O'clock__m.

County Clerk and Recorder — by Deputy

SHEET 2 OF 2 PLAT NO. 7287

LINCOLN COUNTY MONTANA

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±

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;

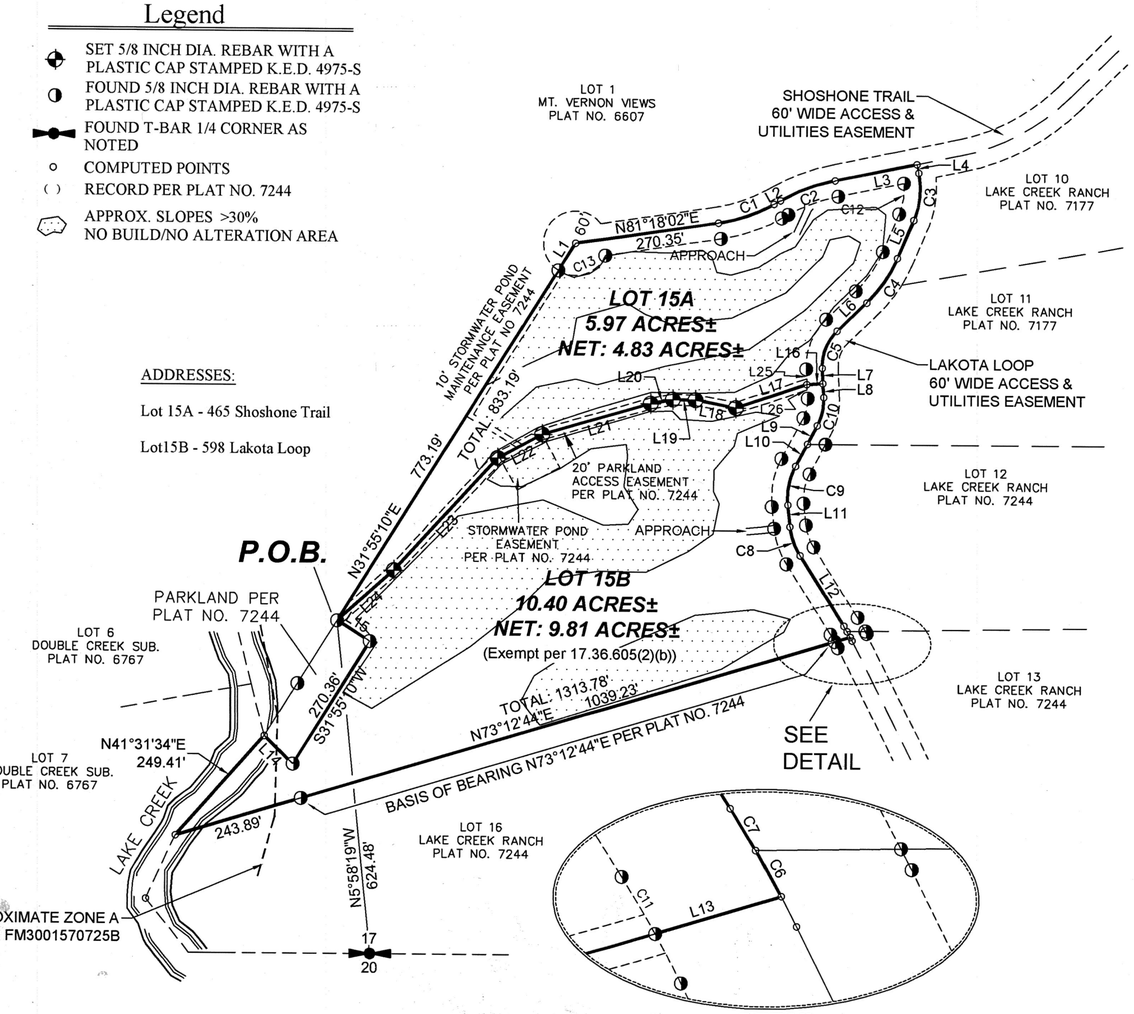
Legend

- 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

Lot15B - 598 Lakota Loop





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 personal to establish these boundaries.

MONTANA
KENNETH E. DAVIS
4975LS
REGISTERED LAND SURVEYOR

N
W E
S
SURVEYING MAPPING

Graphic Scale
200 0 100 200 400
(in feet)
1 inch = 200 ft.

Davis Surveying, Inc.
Troy, MT 59935

DATE: 2/9/23
DRAWN BY: SM
Land Projects 2023
FILE: Amended Phase 3 Lake Crk

SHEET 1 OF 2 PLAT NO. 7287

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

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
County of Lincoln

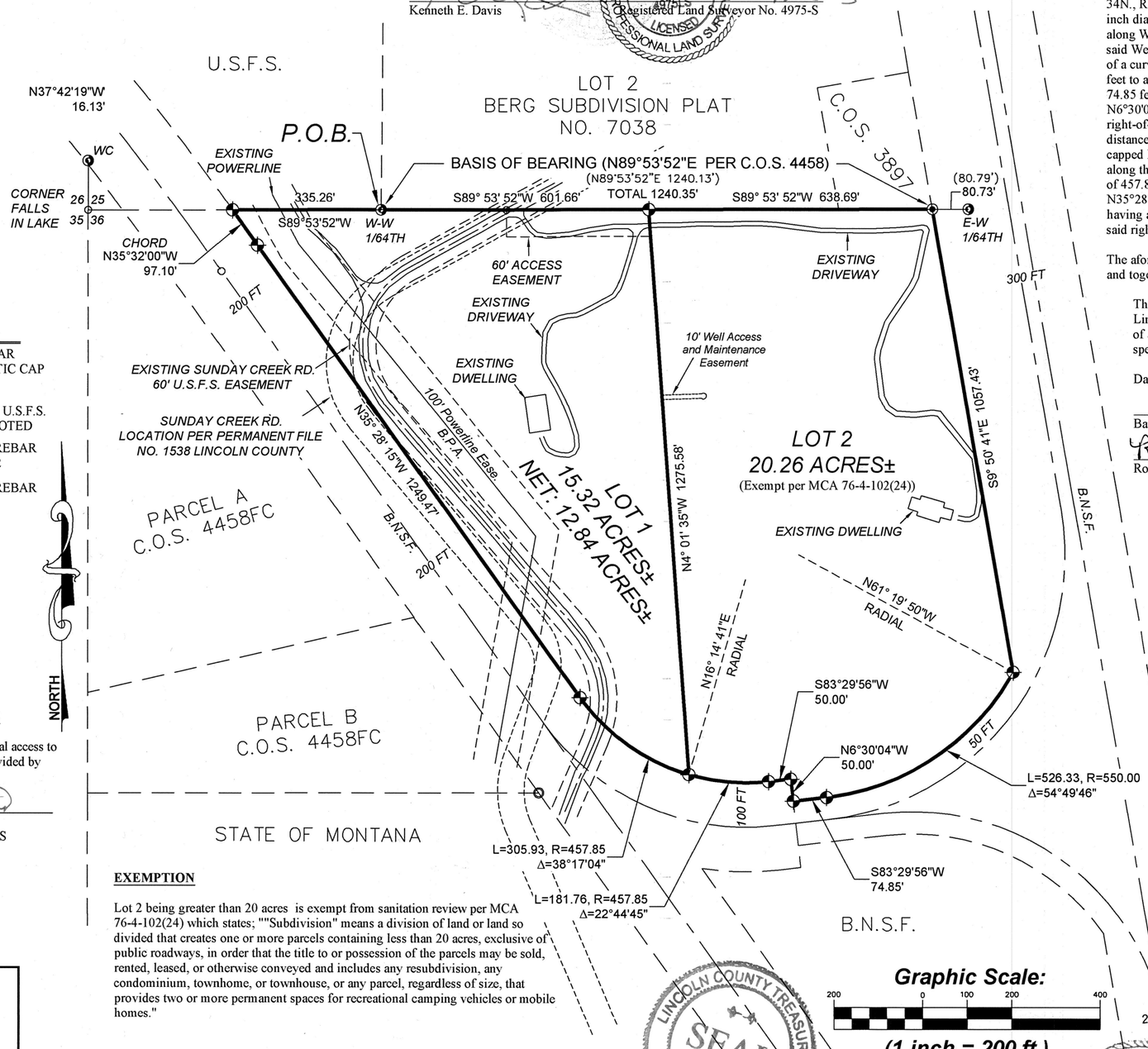
I Kenneth E. Davis, do hereby certify that a survey was made of Sunday Creek Ranch Subdivision, a minor subdivision, during the month of November 2023, In accordance with the provisions of Sections 76-3-101 through 76-3-625 M.C.A. 2019; that the annexed plat is in accordance with such a survey, that 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 1st day of October 2025 A.D.

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

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."

Graphic Scale:

200 0 100 200 400

(1 inch = 200 ft.)

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

Shirna Whitfield for Sedaris Caulberg
Treasurer — Lincoln County — Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 2nd day of Oct. 2025 A.D.

Steven A. Boyer — Professional Land Surveyor No. 9750S

CERTIFICATE OF DEDICATION

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

DESCRIPTION OF SUNDAY CREEK RANCH SUBDIVISION

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

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

The aforedescribed 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

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 — My Commission Expires Nov 12, 2025

REBECCA BIRD NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires November 12, 2025

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 — My Commission Expires Nov 12, 2025

REBECCA BIRD NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires November 12, 2025

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 ____ day of _____ 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 — by Jessee Jones — Deputy

PLAT NO. 7286

DEQ 318120
GUARANTEE 318119
COVENANTS 318122
WELL AGREEMENT 318123
ROAD AGREEMENT 318124

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

THE FINAL PLAT OF

SHERWOOD ESTATES

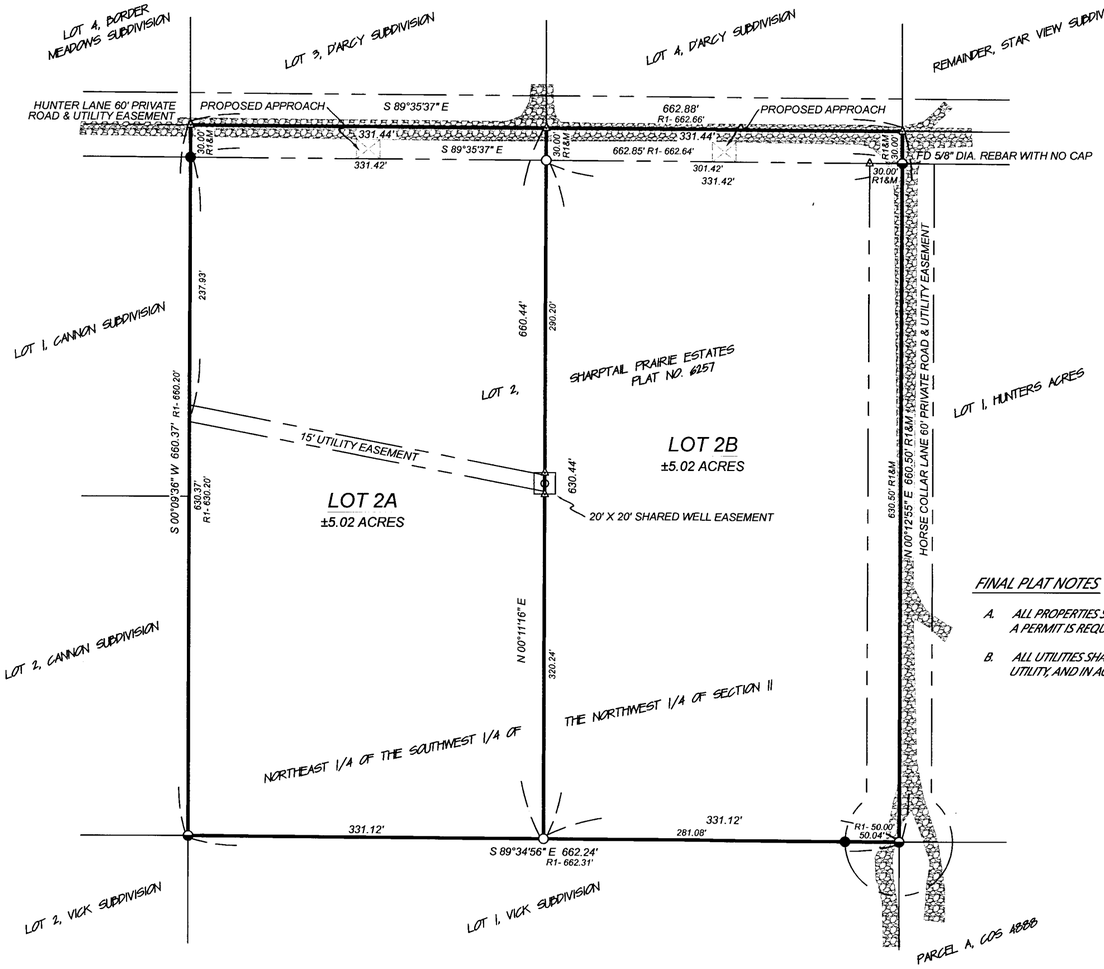
LOCATED IN THE NW 1/4 OF SECTION 11, T. 37 N., R. 27 W.,
PRINCIPAL MERIDIAN, LINCOLN COUNTY, MONTANA

BASIS OF BEARING: GEODETIC NORTH PER SINGLE POINT RTK GPS/GNSS LOCALIZATION

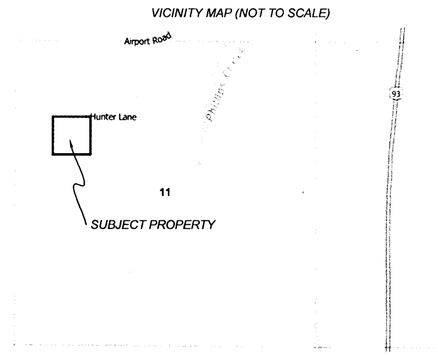
0 100 200

SCALE: 1" = 100'

SEC. 11



VICINITY MAP (NOT TO SCALE)



FINAL PLAT NOTES

A. ALL PROPERTIES SHOWN HEREON ARE LOCATED WITHIN THE EUREKA AIRPORT HAZARD AREA. A PERMIT IS REQUIRED FOR ANY DEVELOPMENT.

B. ALL UTILITIES SHALL BE PLACED UNDERGROUND, UNLESS OTHERQISE REQUIRED BY THE SPECIFIC UTILITY, AND IN ACCORDANCE WITH LOCAL UTILITY PROVIDER REQUIREMENTS (SECTION VI-L(3) LCSR)

CERTIFICATE OF DEDICATION

I, CAMERON DREW SHERWOOD, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE NORTHEAST 1/4 OF THE SOUTH-WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T. 37 N., R. 27 W., P.M., LINCOLN COUNTY, MONTANA; CONTAINING 10.04 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THE FINAL PLAT OF SHERWOOD ESTATES; SUBJECT TO AND TOGETHER WITH ANY EXISTING EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS, OR RESTRICTIONS.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS SHERWOOD ESTATES, LINCOLN COUNTY, MONTANA. I HEREBY CERTIFY THAT PHYSICAL AND LEGAL ACCESS TO ALL LOTS WITHIN THIS SUBDIVISON IS PROVIDED BY A PRIVATE ROAD PER SECTION 76-3-608(3)(d), MCA.

UTILITY EASEMENT CERTIFICATE

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, INTERNET PROVIDER, 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.

CAMERON DREW SHERWOOD

(State of Montana)
ss.
(County of Lincoln)

On this 29 day of July, 2025, before me the undersigned, a Notary Public for the State of Montana, personally appeared CAMERON DREW SHERWOOD, known to me to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Notary Public for the State of Montana
Residing at Columbia Falls
My commission expires on June 9 2029

JESSI R NELSON
NOTARY PUBLIC for the
State of Montana
Residing at Columbia Falls, Montana
My Commission Expires
June 9, 2029

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED Brent Teske, CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA, AND Carrina Brown COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS ACCOMPANYING FINAL PLAT OF SHERWOOD 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 THE LAW AND WAS APPROVED BY THEM AT THEIR REGULAR MEETING HELD ON THE 24 DAY OF SEP, 20 25

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, LINCOLN COUNTY

Carrina Brown
COUNTY CLERK AND RECORDER- LINCOLN COUNTY

PHYSICAL ACCESS

I HEREBY CERTIFY THAT TITLE REPORT \ GUARANTEES THAT PHYSICAL ACCESS TO ALL LOTS WITHIN THIS SUBDIVISION IS PROVIDED BY HUNTER LANE.

WILLIAM P. BRECKENRIDGE, PLS, 48220LS

CERTIFICATE OF SURVEYOR

6/24/25

LICENSE NUMBER 48220LS

APPROVED 21 August 25

EXAMINING LAND SURVEYOR

STATE OF MONTANA

COUNTY OF Lincoln

FILED THIS 30 DAY OF September, 2025 A.D.
AT 3:59 O'CLOCK P .M.

CLERK AND RECORDER

BY: Jessica Jensen, Deputy

INSTRUMENT RECORD NUMBER

LEGEND

- ● FOUND 5/8" DIA. REBAR WITH CAP MARKED "MARQUARDT 7328S"
- ◒ FOUND 5/8" DIA. REBAR WITH CAP ILLEGIBLE OR AS NOTED
- ○ SET 1/2" DIA. REBAR WITH CAP MARKED "BRECKENRIDGE 48220LS"
- △ ANGLE POINT: NOTHING FOUND OR SET
- R1- PLAT OF SHARPTAIL PRAIRIE ESTATES, RECORDS, LINCOLN COUNTY
- APPROXIMATE LOCATION OF UNDERGROUND POWER

E911 ADDRESSING
PER LINCOLN COUNTY ADDRESSING (AS OF DATE OF FILING):
LOT 2A- 196 HUNTER LANE
LOT 2B- 222 HUNTER LANE

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 24th day of September, 2025

Sabaris Carlson by
Treasurer Lincoln County, Montana
K. Randall

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

MONTANA WILLIAM P BRECKENRIDGE No. 48220LS LICENSED PROFESSIONAL LAND SURVEYOR

STEVEN A BOYER 19785 REGISTERED LAND SURVEYOR MONTANA

FOR/OWNERS: CAMERON DREW SHERWOOD
DATE: 02/2025
DRAFTED BY: ACK
FILE: H:\BSM\SHERWOOD\HUNTER_LANE_EUREKA\2025-FINAL-PLAT\250220-SHERWOOD-HUNTER-LANE-FINAL_PLAT.DWG

PLAT NO. 7285

Title Guarantee Doc # 317680 DEQ Doc # 317681 Water Well Agreement Doc # 317683 Weed Plan Doc # 317684

LINCOLN COUNTY MONTANA

A PLAT OF:
YORKIE SUBDIVISION:

C.O.S. 400

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

For: Anthony R. & Tami G. Swanson

Date: December 2023

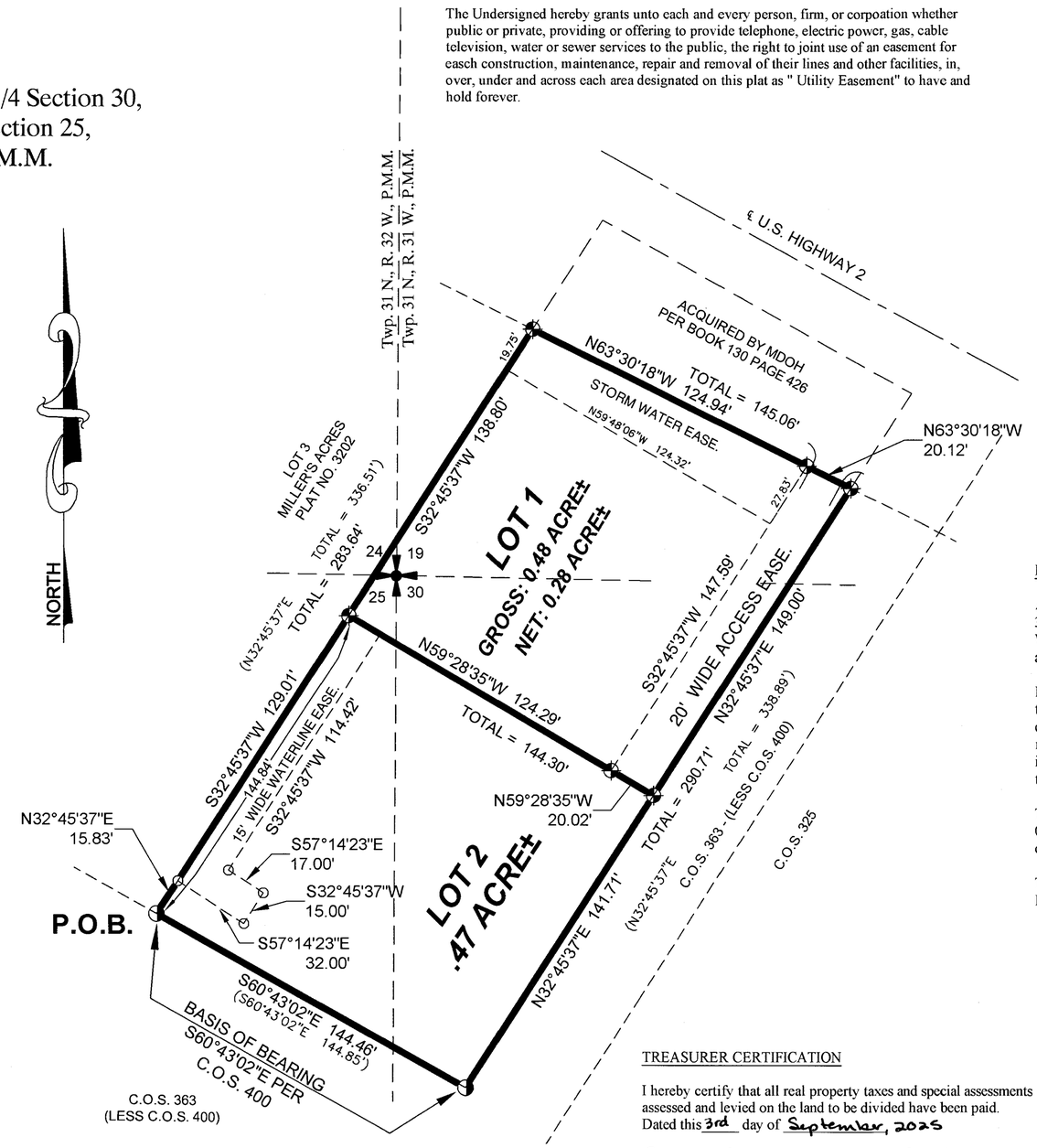
LEGEND

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

NORTH

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

The Undersigned hereby grants unto each and every person, firm, or corpoation 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 easch construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as " Utility Easement" to have and hold forever.



CERTIFICATE OF DEDICATION

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

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

Anthony R. Swanson

Tami G. Swanson

STATE OF Montana
County of Lincoln

On this 18th day of August , 2025 A.D. before me, a Notary Public in and for the State of Montana , Anthony R. Swanson and Tami G. Swanson, husband and wife, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public — My Commission Expires May 16 2026

JILL D BEACH
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
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 aforedescribed 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.

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 29 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 US Highway 2.
The driveway surface is 14' 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 3rd day of September, 2025

Sedavis Carlson by K. Randall
Treasurer 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

Graphic Scale:

40 0 20 40 80 160

(1 inch = 40 ft.)

N E S W

DAVIS SURVEYING INC.
TROY, MONTANA

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

COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commision 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 Commisioner)

ATTEST: Carina Brown
(Signature of Clerk and Recorder)

STATE OF MONTANA
COUNTY OF LINCOLN

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

Carina Brown by Jessica Jensen
County Clerk and Recorder Deputy

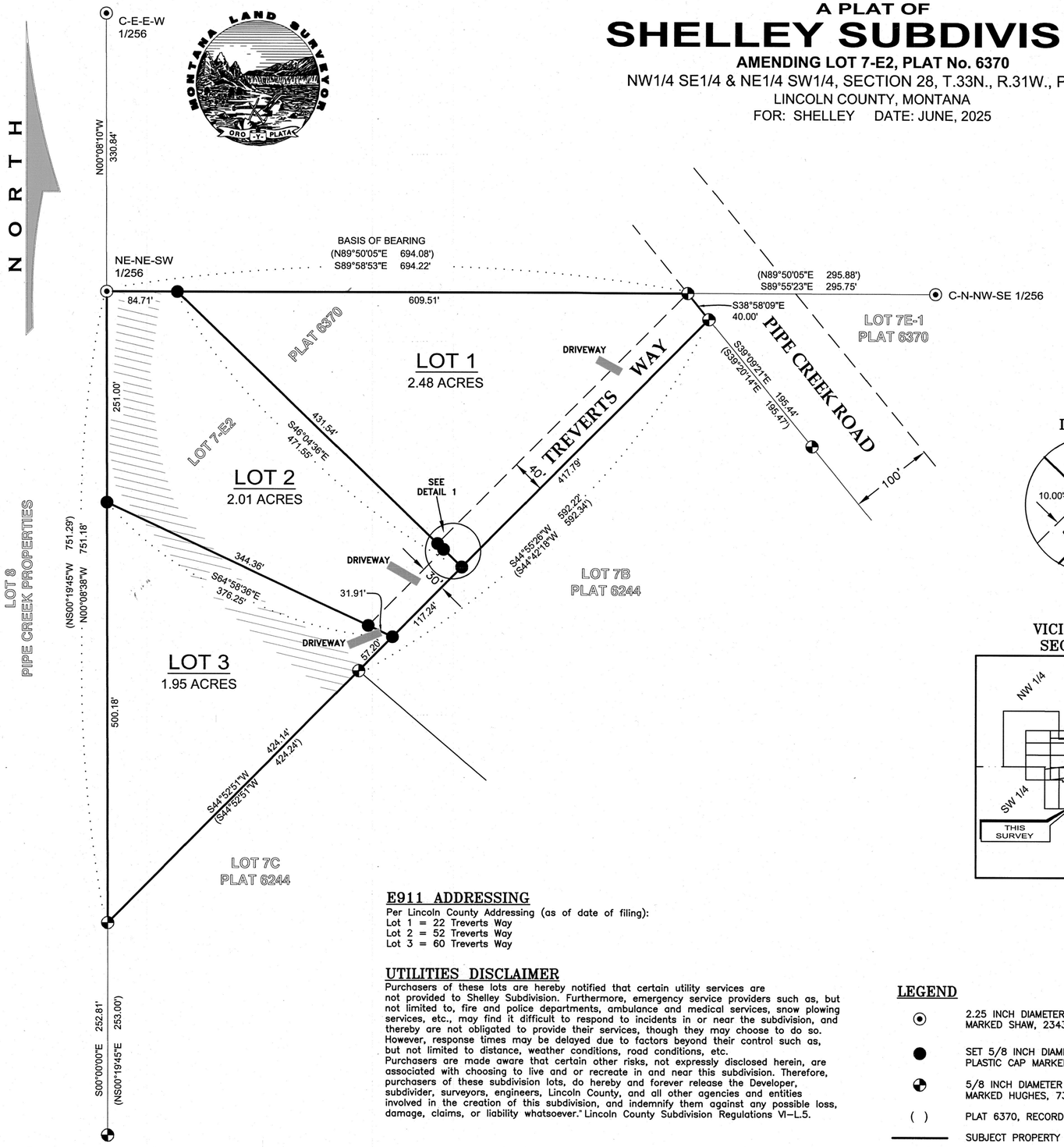
PLAT NO. 7284

Title Guarantee Doc # 317676 DEQ Doc # 317677 Covenants Doc # 317679

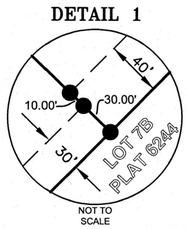
A PLAT OF
SHELLEY SUBDIVISION

AMENDING LOT 7-E2, PLAT No. 6370

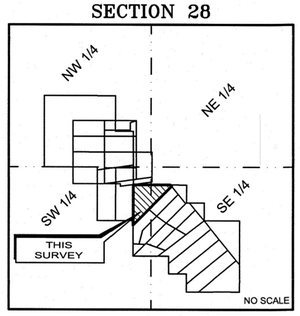
NW1/4 SE1/4 & NE1/4 SW1/4, SECTION 28, T.33N., R.31W., P.M.,MT.
LINCOLN COUNTY, MONTANA
FOR: SHELLEY DATE: JUNE, 2025



DETAIL 1



VICINITY MAP
SECTION 28



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

100 0 50 100 200 400
FEET

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(16).

Kenneth R. Shelley — Date 9 July 25

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Florida County of Martin
by KENNETH R. SHELLEY on this 9th day of July 2025.
In witness whereof, I have hereunto set my hand and affixed my notorial seal.
Samantha A Damron
residing in: Florida My Commission expires: 08/16/2027

SAMANTHA A DAMRON Notary Public State of Florida Comm# HH434566 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 — Date 6.16.25

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

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 — Date 6.16.25

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

MONTANA STEVEN A. BOYER 9750LS 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.MT., 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 00°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.

Brianna C Colby for Sedaris Carlberg — DB. 14. 25
Lincoln County Treasurer — Date

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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
Sarasina Brown — Lincoln County Clerk and Recorder — by Felesha Sterksen — Deputy

DOCUMENT No. 317197

PLAT No. 7283

SHEET 1 OF 1

Commissioner's Certification
27 AUG 25

Guarantee 317195 DEQ 317196 Covenants 317198

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

A PLAT OF

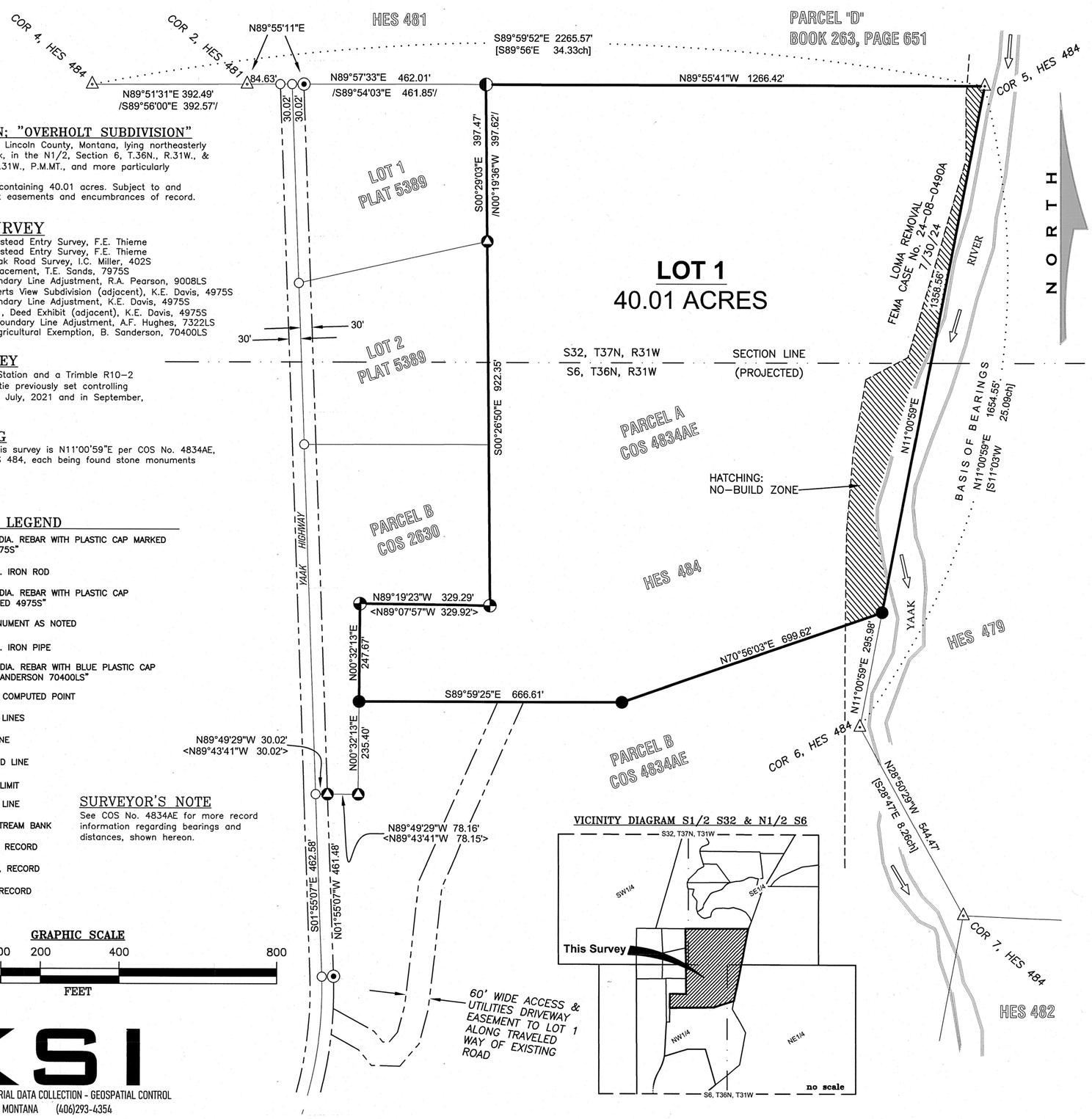
OVERHOLT SUBDIVISION

AMENDED PARCEL A, COS No. 4834AE

N1/2, SECTION 6, T.36N., R.31W. & S1/2, SECTION 32, T.37N, R.31W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: OVERHOLT DATE: JUNE, 2025



LEGAL DESCRIPTION: "OVERHOLT SUBDIVISION"

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

HISTORY OF SURVEY

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

METHOD OF SURVEY

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

BASIS OF BEARING

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

LINE & SYMBOL LEGEND

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

SURVEYOR'S NOTE

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

VICINITY DIAGRAM S1/2 S32 & N1/2 S6

GRAPHIC SCALE

200 0 100 200 400 800
FEET

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 notorial seal.

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

residing in: Loveland 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, PLS, 70400LS — Date 6.16.25

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED PROFESSIONAL LAND SURVEYOR

ACCESS CERTIFICATION

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

Byron Sanderson, PLS, 70400LS — Date 6.16.25

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 07 day of AUG 2025 at 1:30 o'clock.
Parkland dedication is exempt per Section 76–3–621(3)(a), M.C.A.

Chairperson, Board of Lincoln County Commissioners — Date

COUNTY TREASURER'S CERTIFICATION

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

Sedaris Carlberg by K. Randall — 8.28.25
Lincoln County Treasurer — Date

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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
Corrina Spaan — by Felicisha Starksen
Lincoln County Clerk and Recorder — Deputy

DOCUMENT No. 317176

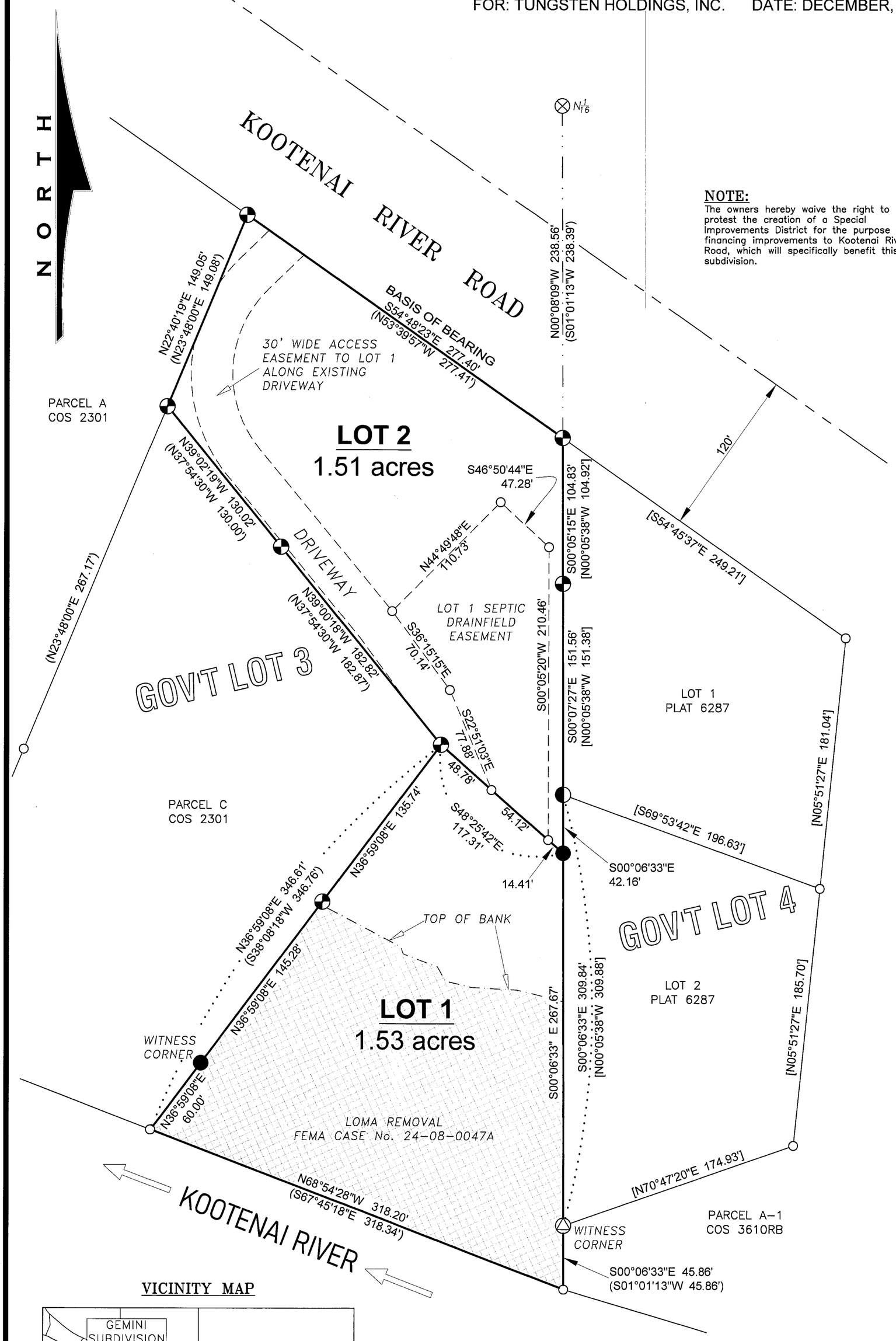
PLAT No. 7282

Guarantee 317175

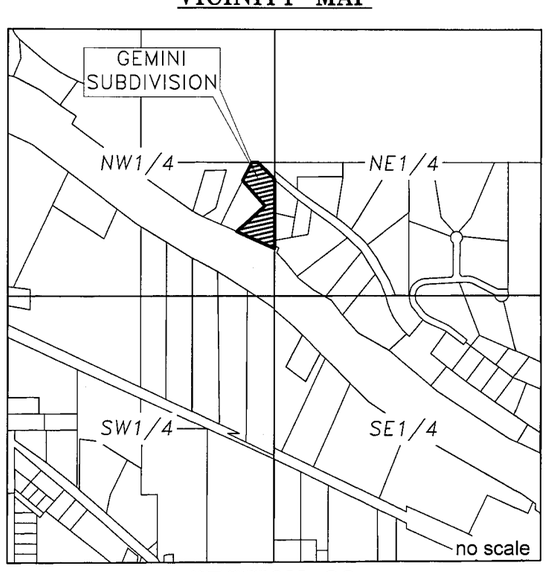
Covenants & Restrictions 317177

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



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
- PROPERTY LINE, THIS SURVEY
- GOV'T LOT LINE
- ROAD RIGHT-OF-WAY LIMITS
- DIMENSION LINE
- TOP OF BANK
- ( ) RECORD, COS No. 2301
- [ ] RECORD, PLAT No. 6287
- NO-BUILD ZONE

GRAPHIC SCALE

60 0 30 60 120 240
FEET

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

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, Sec Tungsten Holdings Inc 1-2-2025
Tim Rooney, Secretary, Tungsten Holdings, Inc. Date

BONNIE L. SEE NOTARIAL SEAL STATE OF MONTANA
BONNIE 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 notorial seal.

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

Byron Sanderson 12.13.24
Byron Sanderson, PLS, 70400LS Date

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

ACCESS CERTIFICATION

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

Byron Sanderson 12.13.24
Byron Sanderson, PLS, 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION: GEMINI SUBDIVISION

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

REFERENCED SURVEYS

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

METHOD OF SURVEY

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

BASIS OF BEARING AND VARIATION

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

COUNTY COMMISSIONER'S CERTIFICATION

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

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

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

COUNTY TREASURER'S CERTIFICATION

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

Brianna C Calub for Sedara Carlberg 1.21.25
Lincoln County Treasurer Date

LINCOLN COUNTY TREASURER SEAL MONTANA

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

Corrina Brown by Crystal Deaton
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 314297

PLAT No. 7281

Guarantee #314295 DEQ # 314296 Covenants #314298

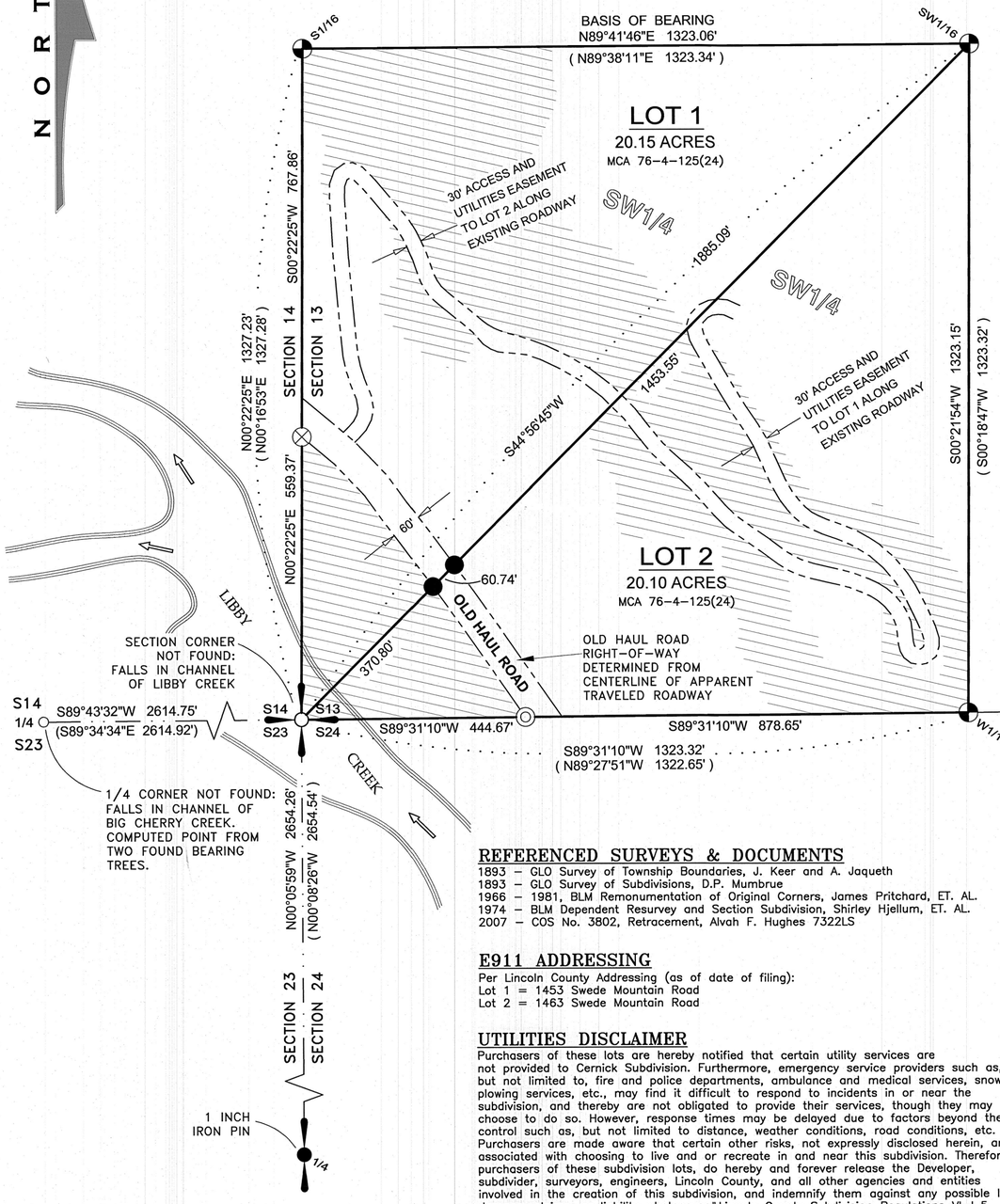
A PLAT OF

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.

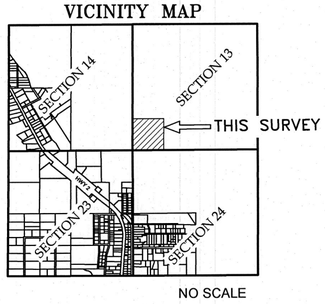
BASIS OF BEARING AND VARIATION

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



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 Hjellum, 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

200 0 100 200 400 800

FEET

LEGEND

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

KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL

LIBBY, MONTANA (406)293-4354

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 Date

Tobias Cernick — 12/23/24 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 notorial seal.

Chelsea Sanderson

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

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

Chelsea Sanderson

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

CHELSEA SANDERSON NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires August 05, 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, PLS, 70400LS — 12.20.24 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, PLS, 70400LS — 12.20.24 Date

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

Steven A. Boyer, PLS 9250LS, Lincoln County Examining Land Surveyor

MONTANA STEVEN A. BOYER 9250LS REGISTERED LAND SURVEYOR

COUNTY TREASURER'S CERTIFICATION

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

Lincoln County Treasurer — 1.9.25 Date

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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

Corrina Dawn Lincoln County Clerk and Recorder — by Felisha Starkson Deputy

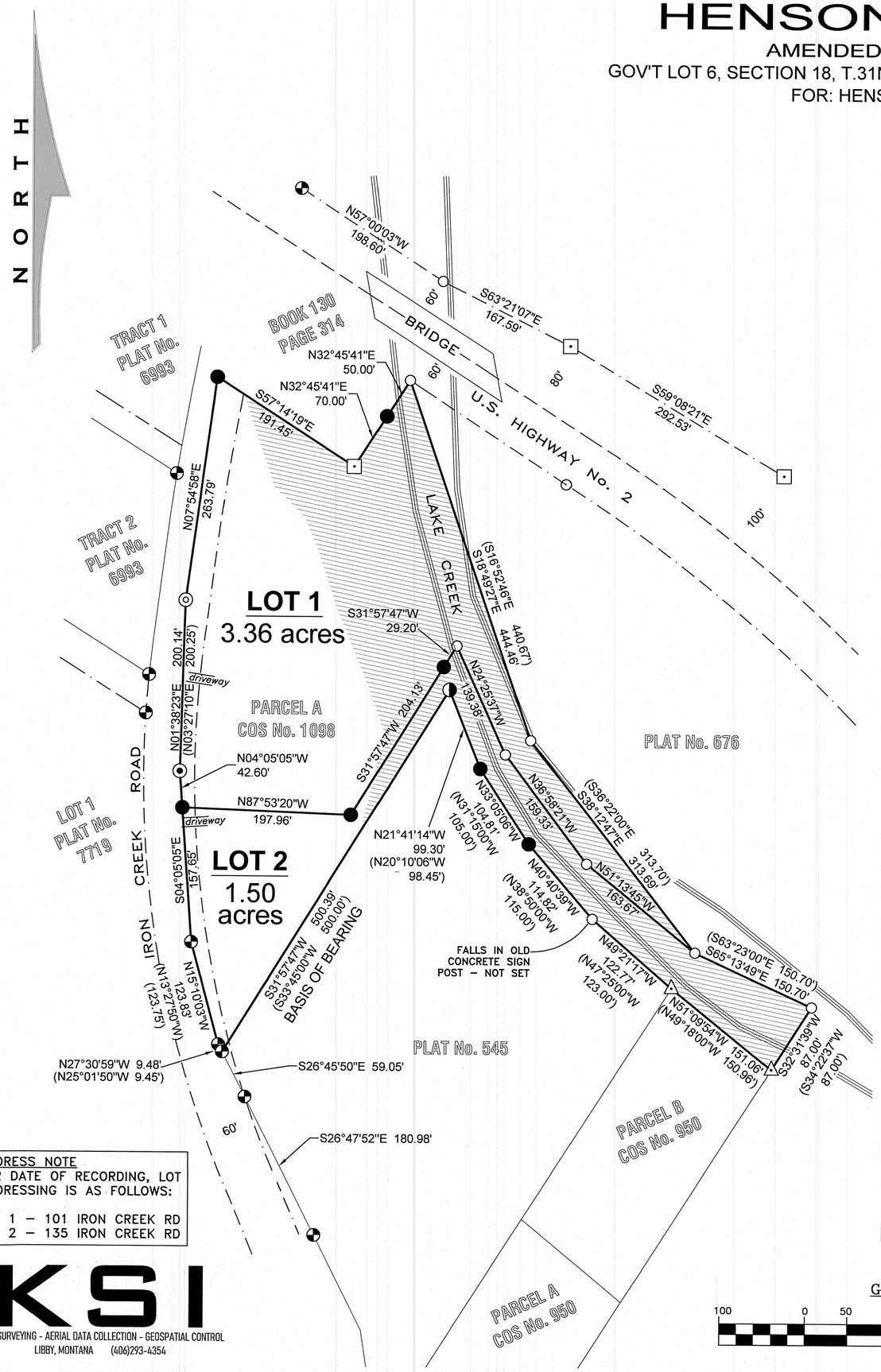
LC Commissioners 1/22/25

DOCUMENT No. 313968

PLAT No. 7280

Guarantee 313967 Covenants & Restrictions 313969

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



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

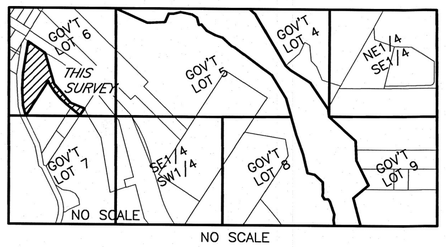
LEGAL DESCRIPTION: HENSON SUBDIVISION
A tract of land lying within the municipal boundaries of Troy, Montana, Lincoln County, in Gov't Lot 6, Section 18, T.31N., R.33W., P.M.,MT. and more particularly described as:
Parcel A, COS No. 1098, excepting therefrom Book 130, Page 314, Lincoln County, Montana 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 LINE
- DIMENSION LINE
- NO-BUILD ZONE
- HIGHWAY CENTERLINE
- RIGHT-OF-WAY LIMIT
- APPROX BANK, LAKE CREEK
- ( ) COS No. 1098, RECORD

GRAPHIC SCALE
100 0 50 100 200 400
FEET

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

Robert E. Henson — Date 11-5-24

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 notorial seal.

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

CHELSEA SANDERSON NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires August 05, 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, PLS, 70400LS — Date 10-23-24

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION
Examined this day 13 of November 2024 A.D.
Steven A. Boyer, 9750LS, Lincoln County Examining Land Surveyor

MONTANA STEVEN A. BOYER REGISTERED LAND SURVEYOR

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

Byron Sanderson, PLS, 70400LS — Date 10-23-24

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 7:44pm o'clock.

Mayor, City of Troy, Montana — Date 2 Dec 2024

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.

Brianna Calitz for Sedaris Carlberg
Lincoln County Treasurer — Date 12·5·2024

LINCOLN COUNTY, MONTANA SEAL STATE OF MONTANA

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 Jaclynn Stockson — Deputy

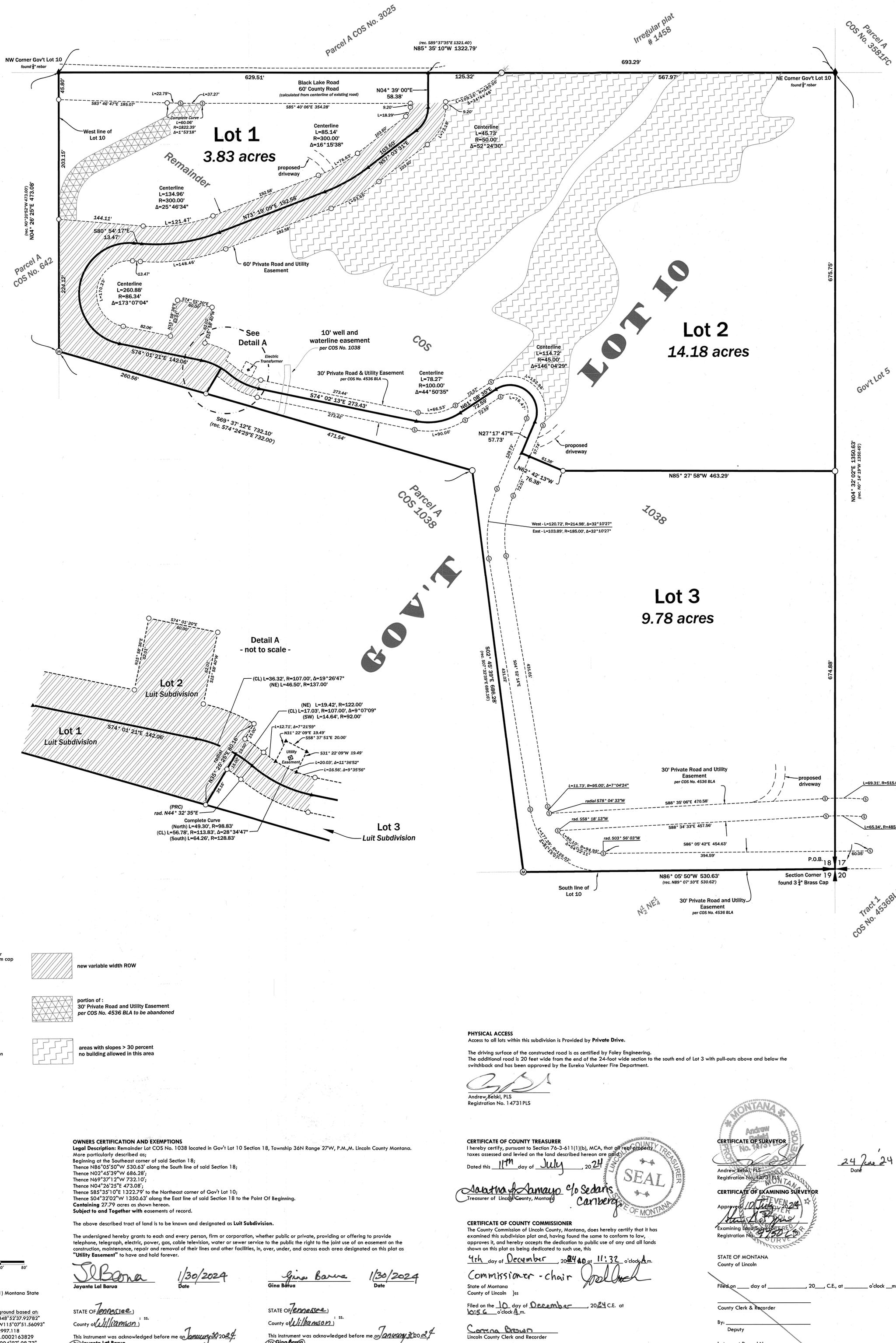
DOCUMENT No. 313413

PLAT No. 7279

Guarantee 313411 DEQ 313412 Covenants 313414

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

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



Legend

- Set 5/8" x 24" rebar with a 2" aluminum cap "Belski 14731LS"
- found 5/8" rebar "MDL 4232s"
- found 5/8" rebar "Sands 7975s"
- section corner (as noted)
- aliquot corner (as noted)
- calculated position

- new variable width ROW
- portion of : 30' Private Road and Utility Easement *per COS No. 4536 BLA to be abandoned*
- areas with slopes > 30 percent no building allowed in this area

SCALE 0' 40' 80'

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

Distances are US Survey Feet at ground based at:

Latitude:	N48°52'37.92782"
Longitude:	W115°07'51.56093"
Ellipsoidal Height:	2997.118
Combined Scale Factor:	1.0002163829
Convergence:	-004°07' 08.73"

Flathead Geomatics
236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4927
fax.406-862-4963
311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.738.2920
fax.541.738.8524

OWNERS CERTIFICATION AND EXEMPTIONS

Legal Description: Remainder Lot COS No. 1038 located in Gov't Lot 10 Section 18, Township 36N Range 27W, P.M.,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.

Jayanta Lal Barua — 1/30/2024 Date

Gina Barua — 1/30/2024 Date

STATE OF Tennessee)
: ss.
County of Williamson)

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

Notary Public

AVANI DEVDHARA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
: ss.
County of Williamson)

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

Notary Public

AVANI DEVDHARA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 switchback and has been approved by the Eureka Volunteer Fire Department.

Andrew Belski, PLS
Registration No. 14731 PLS

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

Dated this 11th day of July, 2024

Samantha J. Samayo c/o Sedaris Canberg
Treasurer of Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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

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

Commissioner - chair

State of Montana
County of Lincoln)ss

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

Corrina Brown
Lincoln County Clerk and Recorder

BY: Deirdra Sturkson
Deputy
Instrument Record No. 513380

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS

24 June 24
Date

CERTIFICATE OF EXAMINING SURVEYOR

Approved 10 July 2024

Examining Land Surveyor
Registration No. 9750LS

STATE OF MONTANA
County of Lincoln

Filed on ____ day of _____, 20___, C.E., at _____ o'clock __m.

County Clerk & Recorder

By: _____
Deputy

Instrument Record No. _____

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.

PM 7278

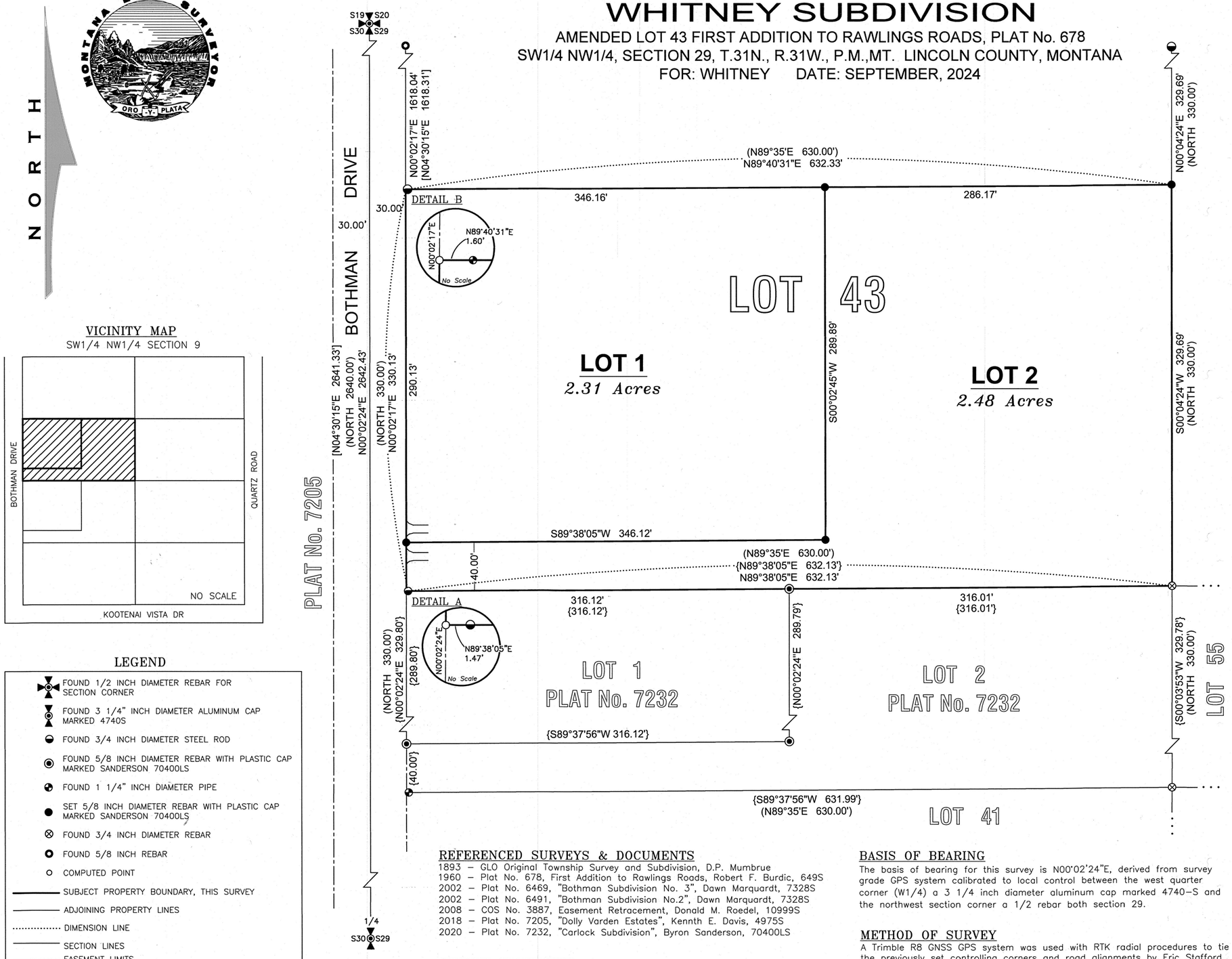
Guarantee 313378 DEQ 313379 Weed Dept. 313381 Easement 313382 Road Agreement 313383

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



NORTH

VICINITY MAP

SW1/4 NW1/4 SECTION 9

LEGEND

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

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

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", Kennth E. Davis, 4975S
2020 – Plat No. 7232, "Carlock Subdivision", Byron Sanderson, 70400LS

UTILITY STATEMENT

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

BASIS OF BEARING

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

METHOD OF SURVEY

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

LEGAL DESCRIPTION: WHITNEY SUBDIVISION

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

GRAPHIC SCALE

60 0 30 60 120 240
FEET

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 notorial seal.

Chelsea Sanderson

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

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

LAND SURVEYOR'S CERTIFICATION

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

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

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

Steven A. Boyer, 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.

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

COUNTY TREASURER'S CERTIFICATION

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

Sidaris Earl Byer By: Brianna Calbo
Lincoln County Treasurer Date 10/24/2024

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 Deidre Stockton
Lincoln County Clerk Recorder Deputy

DOCUMENT NO. 312981

PLAT NO. 7277

A PLAT OF

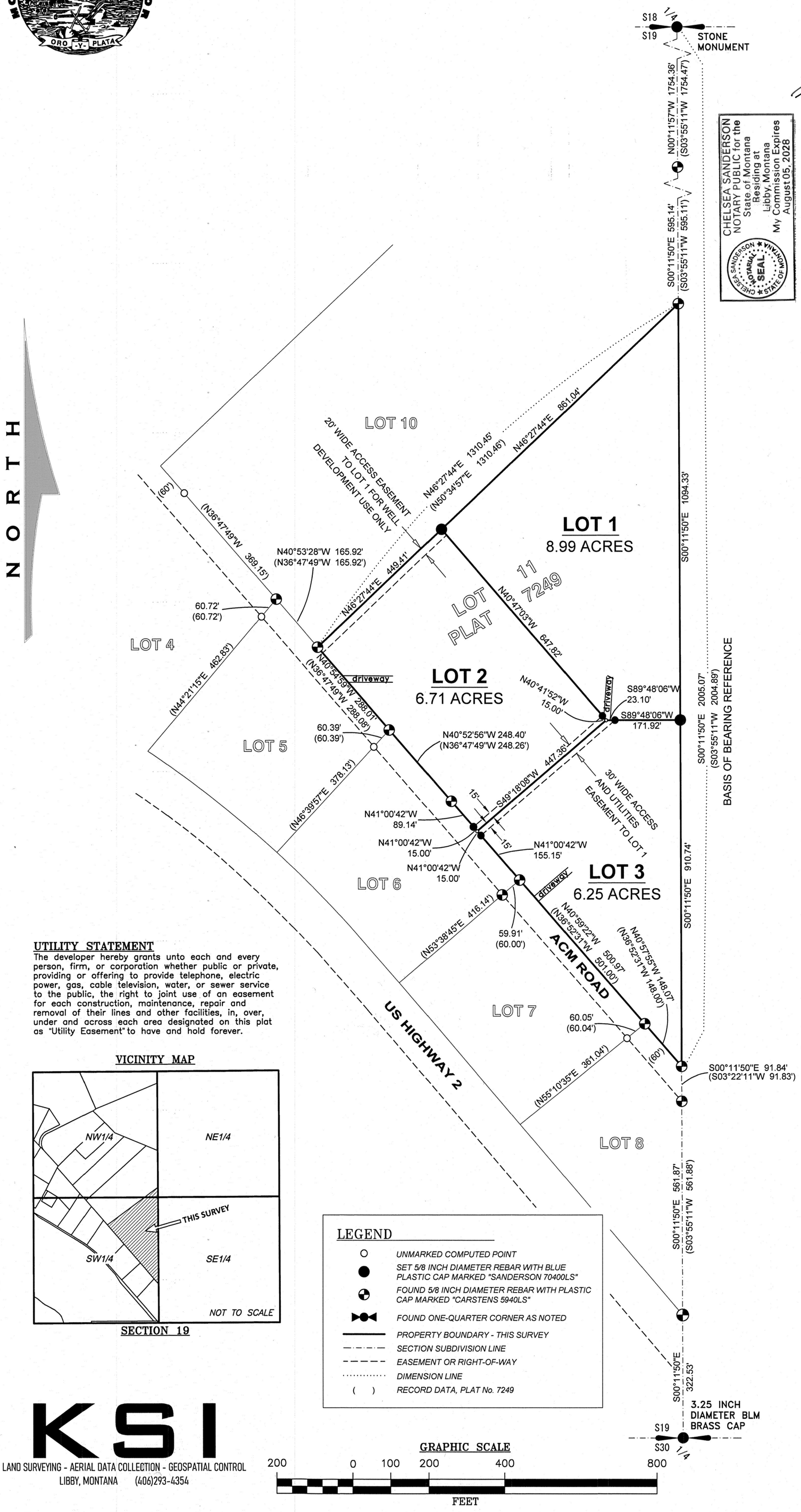
MONTANA LAKES No. 3 SUBDIVISION

AMENDING LOT 11, MONTANA LAKES No. 2., PLAT No. 7249

in the E1/2 W1/2, SECTION 19, T.27N., R.27W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: MONTANA LAKES, LLC DATE: SEPTEMBER, 2024



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, Montana Lakes, LLC — Date: 9-24-24

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 notorial seal.

Chelsea Sanderson

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

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

CHELSEA SANDERSON NOTARIAL SEAL STATE OF MONTANA

HISTORY OF SURVEYS

2022 – Plat No. 7249, "Montana Lakes No. 2 Subdivision", Carstens 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 5940S.
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, PLS, 70400LS — Date: 9-20-24

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, PLS, 70400LS — Date: 9-20-24

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED 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.

Brianna C Cabble for Sedaris Carrisosa
Lincoln County Treasurer — Date: 10-8-24

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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 a.m. o'clock.

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

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

Lincoln County Clerk Recorder — by 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

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

GRAPHIC SCALE

200 0 100 200 400 800

FEET

KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL

LIBBY, MONTANA (406)293-4354

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LINCOLN COUNTY, MONTANA

A PLAT OF: TEE-BOX ESTATES

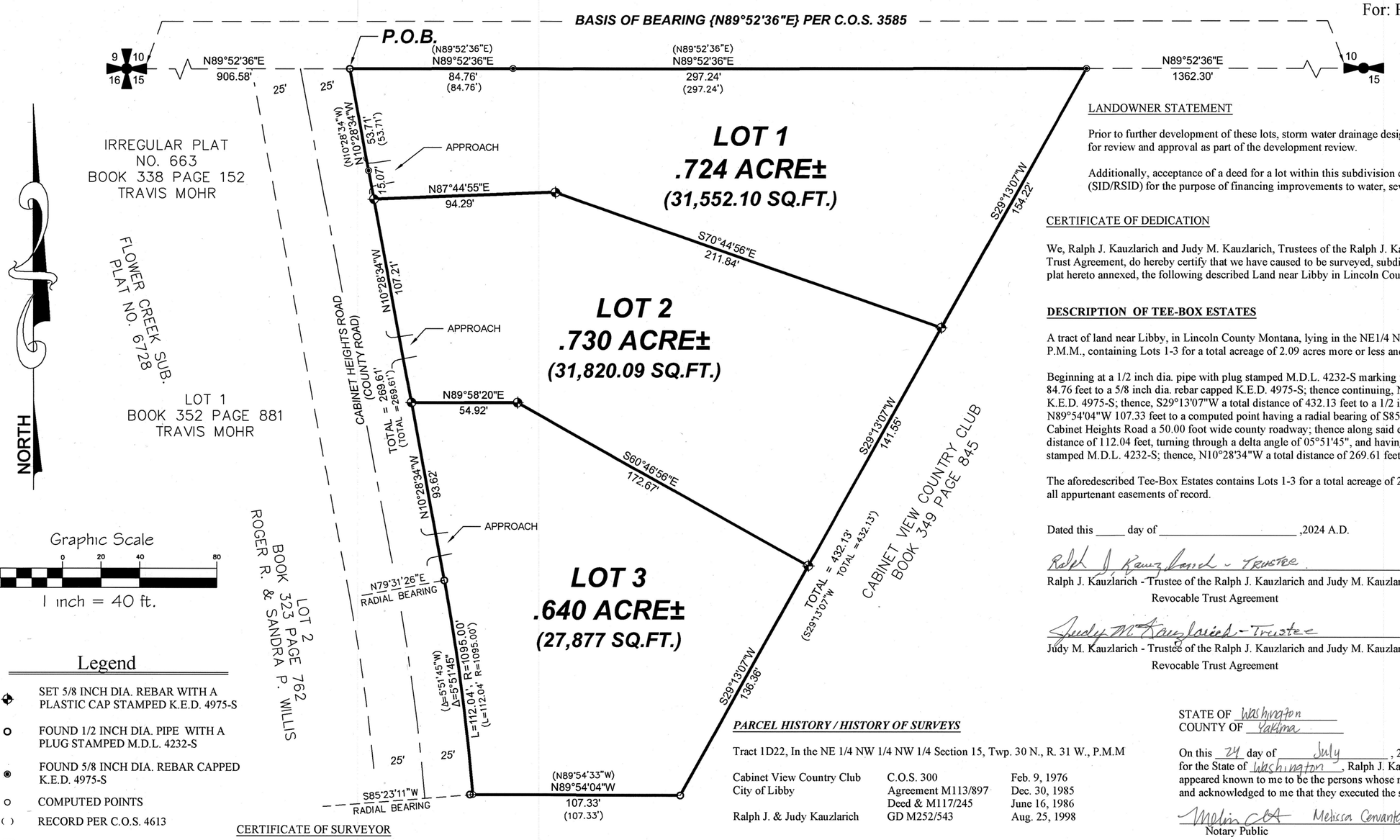
TRACT 1 PER C.O.S. 4613AL
In the NE1/4 NW1/4 NW1/4 of Section 15, Twp. 30 N., R. 31 W., P.M.M.
For: Ralph J. Kauzlarich & Judy M. Kauzlarich
Date: June 2024

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



Legend

- SET 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 1/2 INCH DIA. PIPE WITH A PLUG STAMPED M.D.L. 4232-S
- FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- COMPUTED POINTS
- ( ) RECORD PER C.O.S. 4613
- FOUND BLM BRASS CAP
- FOUND PIPE

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 constitiues assent to a future Special Improvement District (SID/RSID) for the purpose of financing improvements to water, sewer, and road improvements as identfied 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 aforedescribed 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 of the Ralph J. Kauzlarich and Judy M. Kauzlarich Revocable Trust Agreement

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

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
	Deed & M117/245	June 16, 1986
Ralph J. & Judy Kauzlarich	GD M252/543	Aug. 25, 1998

STATE OF Washington
COUNTY OF Yakima

On this 24 day of July, 2024 A.D., before me, a Notary Public in and for the State of Washington, Ralph J. Kauzlarich and Judy M. Kauzlarich, personally appeared 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 Cervantes — Notary Public
September 15, 2024 — My Commision Expires

MELISSA CERVANTES NOTARY PUBLIC #2301335 STATE OF WASHINGTON COMMISSION EXPIRES SEPTEMBER 15, 2026

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 heron; and that the said platted area was laid out on the ground according to law.

Dated this 7 day of August ,2024 A.D.

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

MONTANA KENNETH E. DAVIS 4975LS LICENSED PROFESSIONAL LAND SURVEYOR

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.

Treasurer Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 18th day of SEPTEMBER 2024 A.D.

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED PROFESSIONAL LAND SURVEYOR

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

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.

Signature of City Clerk — Signature of Mayor

STATE OF MONTANA
COUNTY OF LINCOLN

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

County Clerk and Recorder — by Deputy

PLAT NO. 7275

N E S W

DAVIS SURVEYING INC.
TROY, MONTANA

DATE: 6/12/24	REV:
DRAWN BY: SM	
Land Projects 2021	
FILE: t303115k.dwg	

A PLAT OF
NORDIC WAY SUBDIVISION

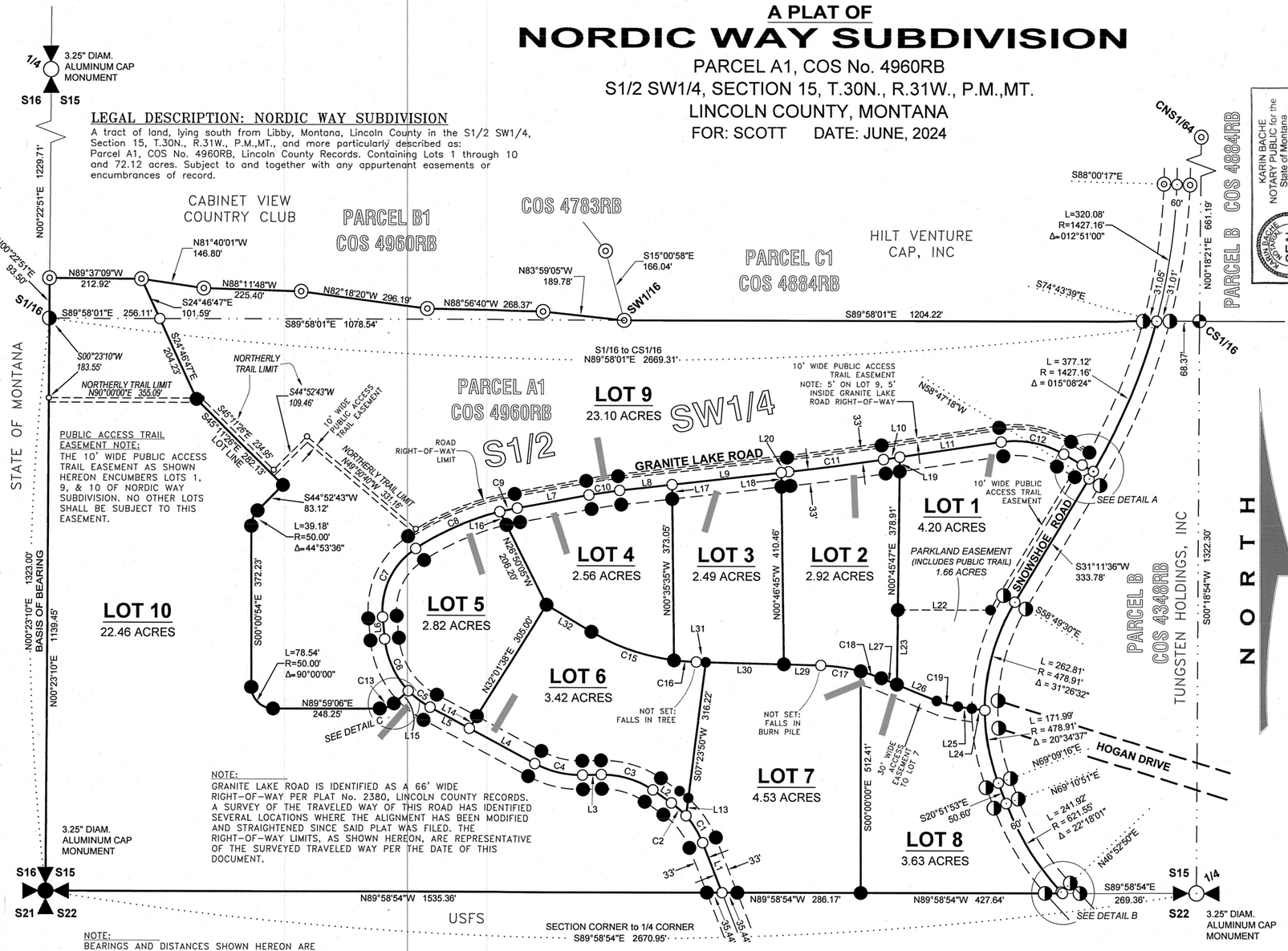
PARCEL A1, COS No. 4960RB
S1/2 SW1/4, SECTION 15, T.30N., R.31W., P.M.,MT.
LINCOLN COUNTY, MONTANA
FOR: SCOTT DATE: JUNE, 2024

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°35'35"W
L18	33.16'	N00°46'45"W
L19	33.44'	N00°45'47"E
L20	16.93'	S83°36'18"W
L21	30.00'	S59°58'24"E
L22	215.75'	N90°00'00"E
L23	172.68'	N00°45'47"E
L24	30.26'	S82°29'22"E
L25	32.57'	S82°29'22"E
L26	100.53'	S67°53'38"E
L27	38.92'	S67°53'38"E
L28	NOT	USED
L29	85.18'	S88°35'50"E
L30	181.38'	S88°35'50"E
L31	22.37'	S88°35'50"E
L32	121.15'	S59°17'21"E

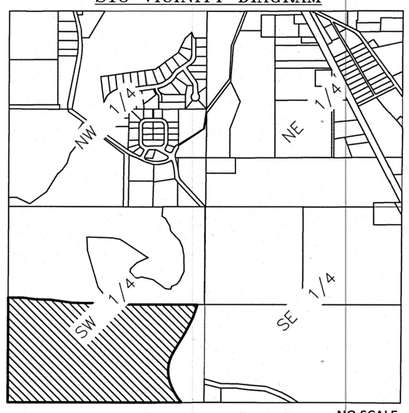
CURVE TABLE			
No.	LENGTH	RADIUS	DELTA
C1	73.81'	200.00'	021°08'41"
C2	45.08'	200.00'	012°54'55"
C3	126.03'	200.00'	036°06'14"
C4	115.74'	225.00'	029°28'20"
C5	63.42'	200.00'	018°10'07"
C6	134.07'	200.00'	038°24'29"
C7	185.68'	170.00'	062°34'47"
C8	214.02'	666.99'	018°23'04"
C9	41.34'	612.79'	003°51'55"
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"



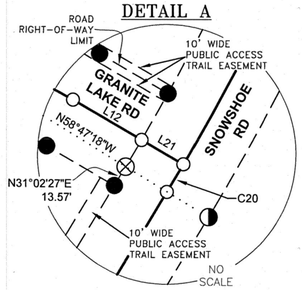
NOTE:
GRANITE LAKE ROAD IS IDENTIFIED AS A 66' WIDE RIGHT-OF-WAY PER PLAT No. 2380, LINCOLN COUNTY RECORDS. A SURVEY OF THE TRAVELED WAY OF THIS ROAD HAS IDENTIFIED SEVERAL LOCATIONS WHERE THE ALIGNMENT HAS BEEN MODIFIED AND STRAIGHTENED SINCE SAID PLAT WAS FILED. THE RIGHT-OF-WAY LIMITS, AS SHOWN HEREON, ARE REPRESENTATIVE OF THE SURVEYED TRAVELED WAY PER THE DATE OF THIS DOCUMENT.

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

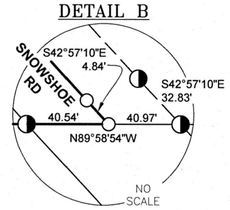
S15 VICINITY DIAGRAM



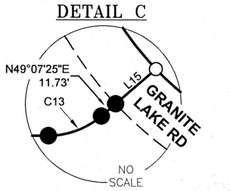
DETAIL A



DETAIL B



DETAIL C



LEGEND

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

GRAPHIC SCALE

200 0 100 200 400 800
FEET

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

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 notorial seal.

Karin Bache
residing in: Libby My Commission expires:

KARIN BACHE NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires September 14, 2026

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Professional Land Surveyor in the State of Montana, that the survey shown hereon has been prepared by me or under my supervision and is in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

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

BYRON A. ANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR MONTANA

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 20th of June 2024 A.D.

Steven A. Boyer, 9760LS, Lincoln County 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 8/7/24
Date

COUNTY TREASURER'S CERTIFICATION

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

Sedars Carlberg by K. Randall 6.20.2024
Lincoln County Treasurer Date

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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 Deleisha Starkson
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

Covenants & Restrictions 311798 DEQ 311796 Guarantee 311795

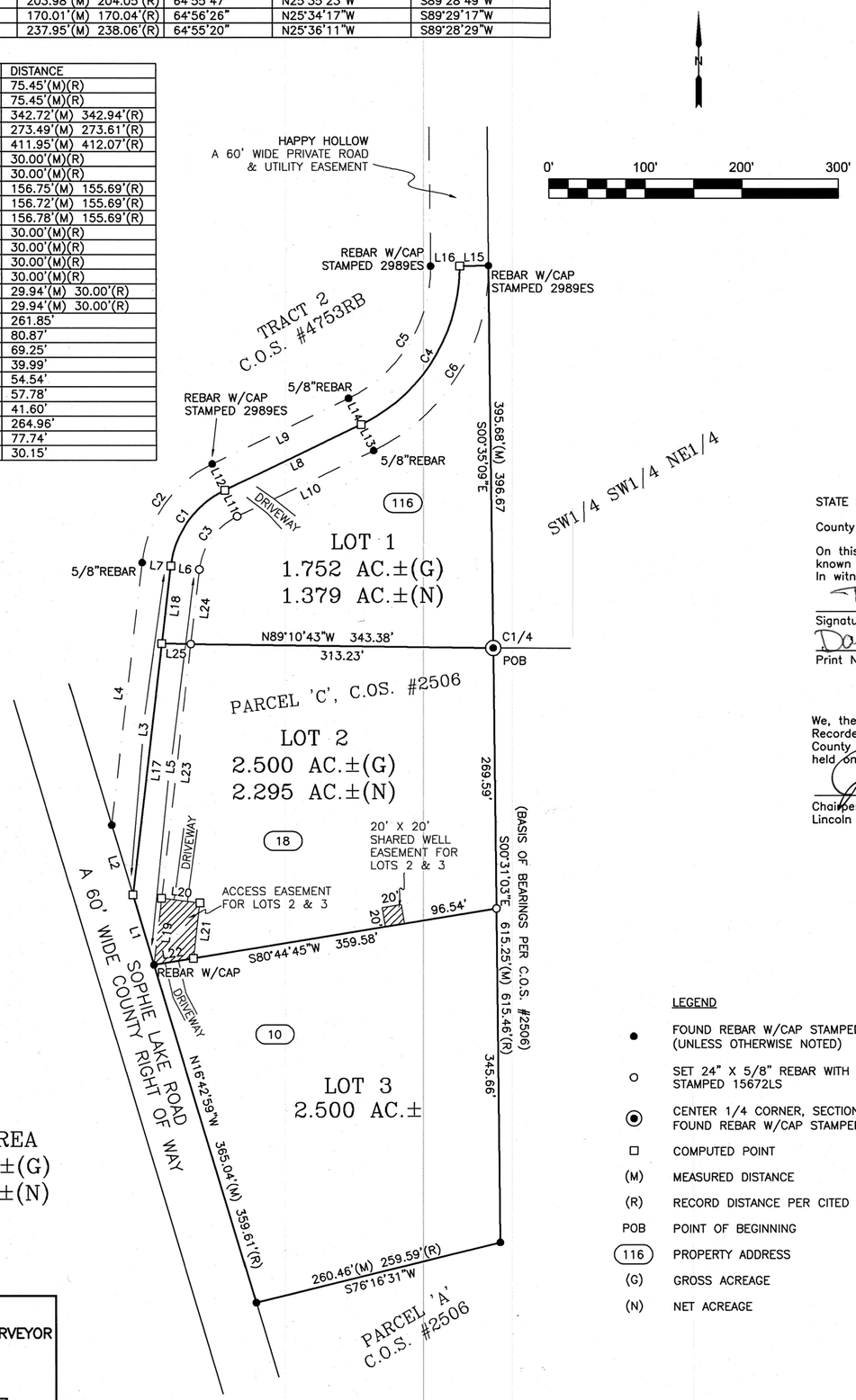
OWNER: ISIAH J. LINNELL
PURPOSE: SUBDIVISION
DATE: JUNE 4, 2024

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

LEGEND

- ● FOUND REBAR W/CAP STAMPED 7328S (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 7328S
- □ 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 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 raods which will specifically benefit this subdivision. The undersigned hereby grants unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever.

ISIAH J. LINNELL

STATE OF California)
County of Riverside) SS

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

Signature
Darla Marie Garcia
Print Name

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

PLEASE SEE ATTACHED CERTIFICATE NOTARY INITIALS DG

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 8th day of July, 2024 Parkland dedication is exempt per section 76–3–621(3)(a), MCA.

Chairperson, Board of County Commissioners
Lincoln County, Montana

Correna 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 12th day of August, 2024.

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

LINCOLN COUNTY TREASURER SEAL STATE OF 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 7/11/2024
THOMAS SIBSON REGISTRATION NO. 15627LS

EXAMINED 22 July, 2024

Steven A. Boyer PLS
STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 9750LS

STATE OF MONTANA
County of Lincoln SS

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

Correna Brown
CLERK AND RECORDER

BY: Crystal Demon
DEPUTY

INSTRUMENT REC. NO. 311753

PLAT NO. 7273

Title Guarantee Doc # 311751 DeQ: Doc # 311752 Covenants: Doc # 311753

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 $\frac{1}{16}$ 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 $\frac{1}{16}$ 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 $\frac{1}{16}$ 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 $\frac{1}{16}$ Corner common to Sections 15 and 22;
Thence along the West Line of the Northeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ S04°16'14"W 521.84 feet and S04°16'05"W 801.27 feet to the North $\frac{1}{16}$ Corner of Section 22;
Thence along the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ S04°15'42"W 1322.95 feet to the Center-West $\frac{1}{16}$ Corner of Section 22;
Thence along the West line of the Northeast $\frac{1}{4}$ Southwest $\frac{1}{4}$ S04°16'07"W 1322.88 feet to the Southwest $\frac{1}{16}$ 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 $\frac{1}{16}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $\frac{1}{16}$ Corner common to Sections 22 and 23;
Thence along the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22 N04°03'45"E 1335.05 feet to the **Point of Beginning.**

Containing 627.78 acres of land as shown 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 Wachholtz — Date
for Talking Timbers, LLC.

STATE OF Montana)
: ss.
County of Flathead)

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

Melinda Rae Cole
Notary Public

MELINDA RAE COLE NOTARY PUBLIC for the State of Montana Residing at Kalispell, MT My Commission Expires August 09, 2025.

CERTIFICATE 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 **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 20 24

Chairperson
Board of County Commissioners
Lincoln County, Montana

County Clerk and Recorder
Lincoln County, Montana

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

Dated this 29th day of APR. 20 24

Samantha Tamayo c/o Sedaris Carlberg
Treasurer of Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on 30 day of April, 20 24, A.D., at 2:52 o'clock p m.

Corrina Brown
County Clerk & Recorder

By: Jaclynn Stockton
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.

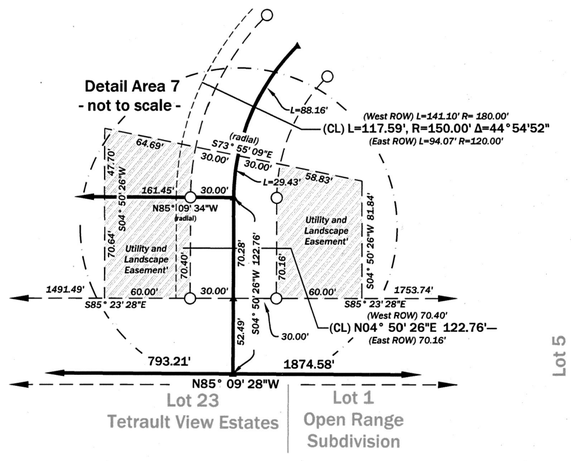
Flathead Geomatics
236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4937
fax.406-862-4963
311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.738.2920
fax.541.758.8524

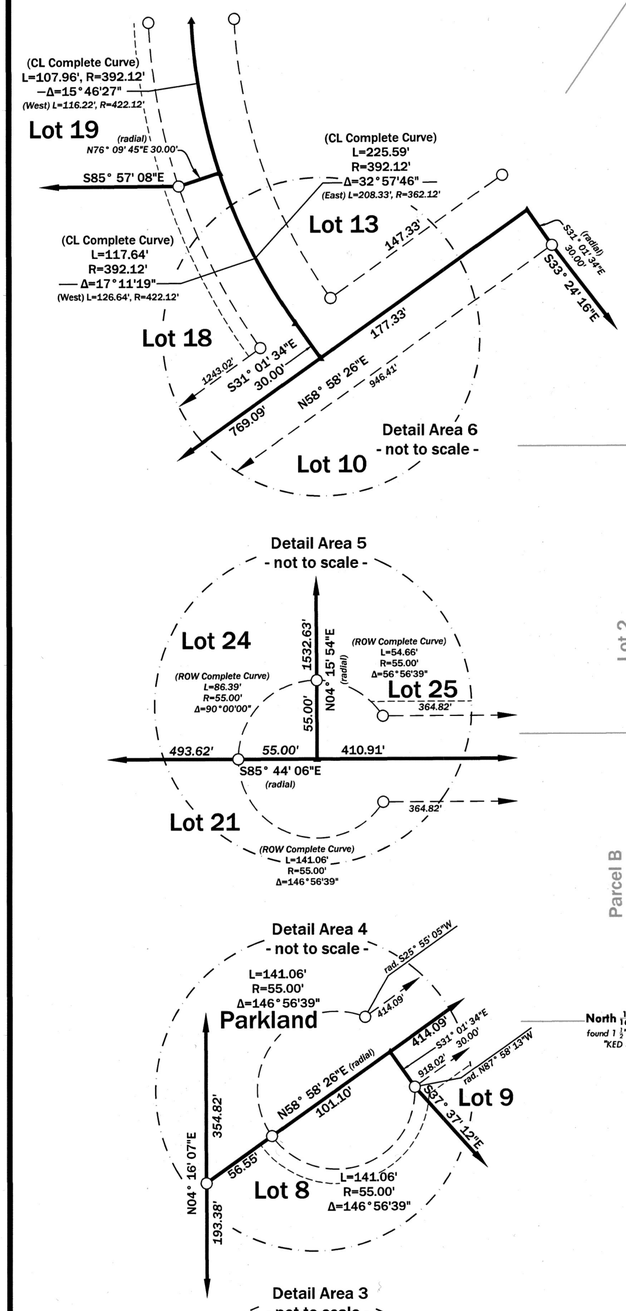
NOTE: No search has been made for easements effecting this property and this survey does not purport to show all appurtenant easements.

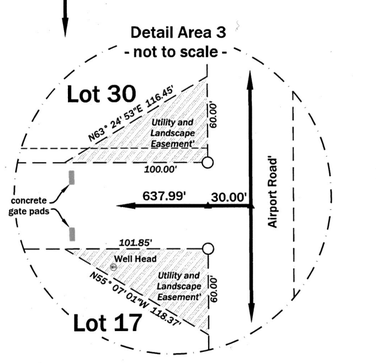
PM 7272
Guarantee: 310320
Covenants: 310322

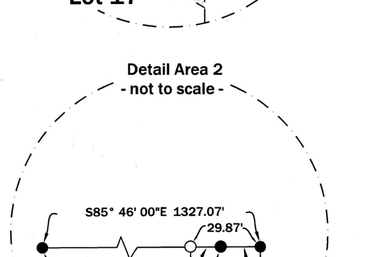
21-052 Talking Timbers, LLC

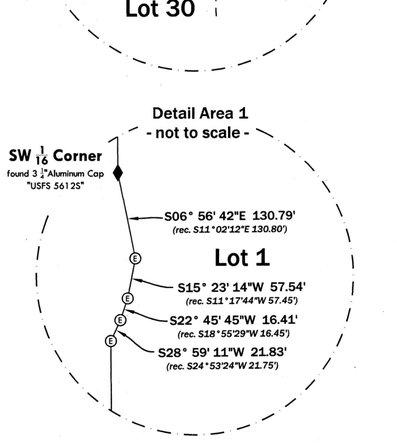
Final Plat of
The Ranch at Eureka
Sections 15 & 22, T37N R27W, P.M., M.
Lincoln County, Montana

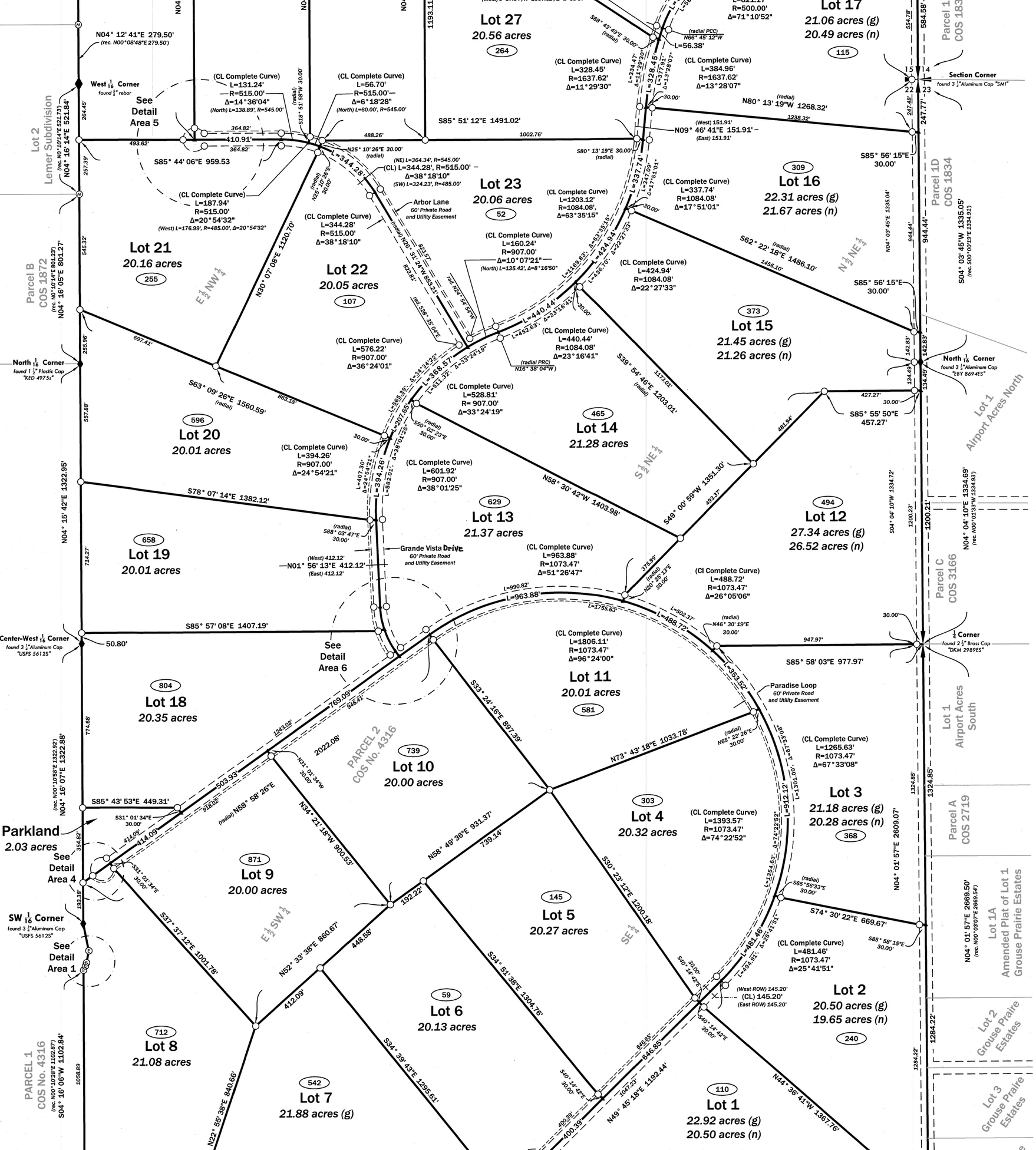




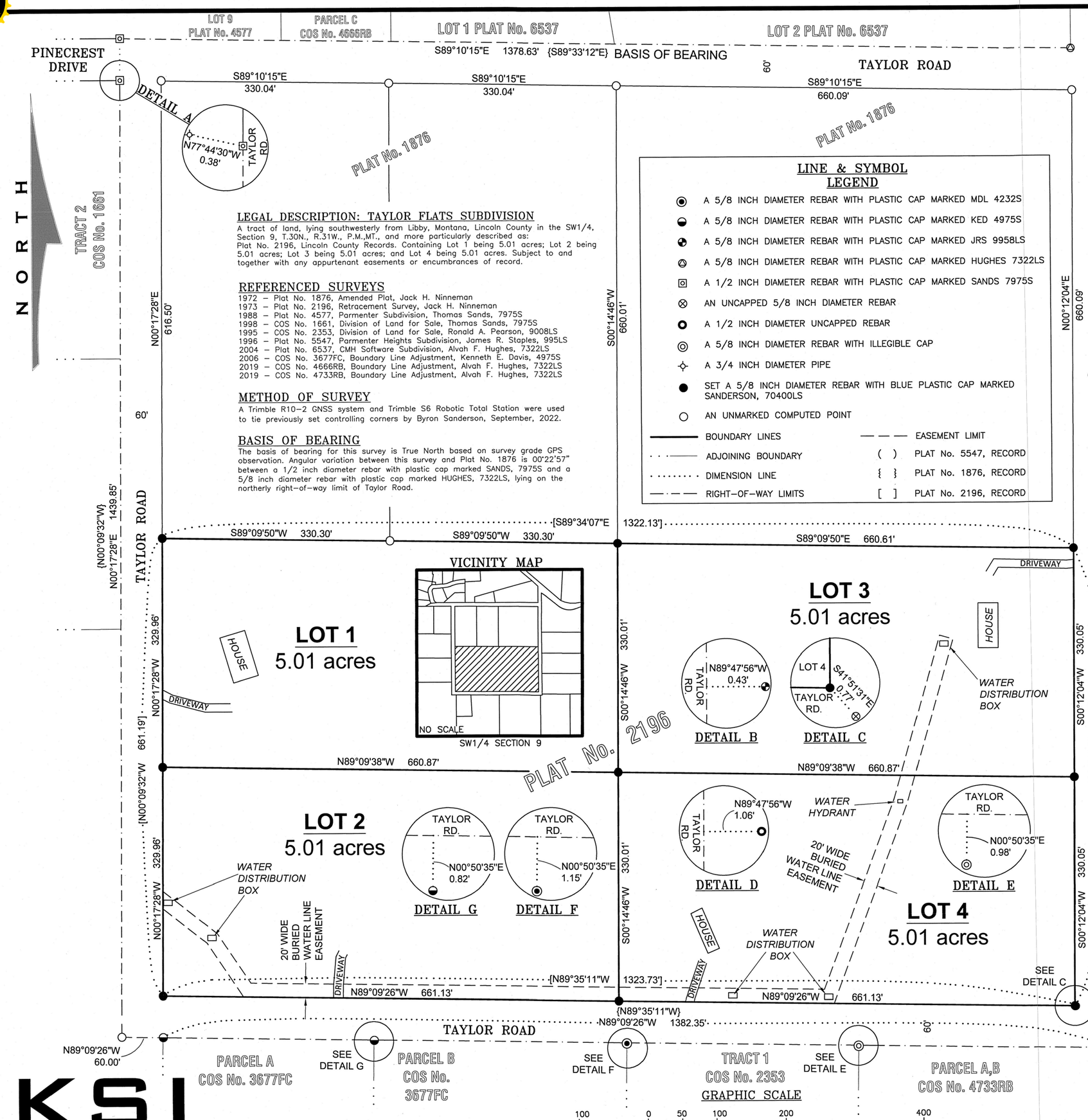







(rec. S89°51'04"E 1326.51')
S85° 45' 42"E 1326.65'
(rec. S89°51'04"E 1327.46')
S85° 46' 02"E 1327.44'
Center-West 1/16 Corner
found1 1/4" plastic cap
"KED 4975s"
Center 1/4 Corner
found 1 1/4" Plastic Cap
"Squire 17282s""
Center-East Corner
found 1 1/4" Plastic Cap
"Squire 17282s""
Lot 5
Sophie Shores
N04° 13' 15"E 855.09'
(rec. N00°08'48"E 854.87')
S04° 12' 50"W 1320.91'
(rec. S00°07'01"W 1321.24')
N04° 14' 13"E 660.15'
(rec. N00°08'15"E 660.31')
Lot 1
Helms View
Lot 1
Airport View
Estates
(rec. N89°51'52"W 1327.15')
S85° 46' 00"E 1327.07'
663.53'
663.53'
633.67'
See
Detail Area 2
1308.39'
(rec. 1308.23')
Remainder
Airport View Estates
Lot 4
Elysian Estates
Lot 3
Elysian Estates
Lot 2
Elysian Estates
(rec. S89°52'56"E 350.00')
S85° 47' 32"E 350.09'
(rec. N00°08'15"E 660.31')
N04° 13' 37"E 660.35'
142
Lot 29
20.02 acres
S½ NE¼ SE¼
68
Lot 30
21.30 acres (g)
20.34 acres (n)
Airport Road
60' County Road
N04° 16' 35"E
467.25'
S85° 49' 24"E 1327.26'
(rec. S89°52'56"E 555.00')
S85° 47' 42"E 555.09'
(rec. S89°52'56"E 421.85')
S85° 45' 55"E 421.85'
549.16'
548.30'
229.80'
316.63'
238.46'
South-West 1/16 Corner
set 5/8" x 24" rebar
"Belski 14731PLS"
Center-South 1/16 Corner
found 5/8" rebar
with a 1 1/4" Plastic Cap
202
Lot 28
20.12 acres
Southeast 1/16 Corner
found 5/8" rebar
"Squire 17282 LS"
400.94'
401.98'
S04° 12' 28"W
Lot 24
20.00 acres
262
Lot 25
20.01 acres
220
Lot 26
20.01 acres
172
Lot 27
20.56 acres
264
SE¼SW¼
S½SE¼
N04° 15' 54"E 1587.63'
1532.63'
N04° 15'54"E 1576.08'
N04° 18' 11"E 1594.05'
1193.11'
N52° 22' 11"W 1295.23'
(CL Complete Curve)
L=385.02'
R=500.00'
Δ=44°07'12"
(CL Complete Curve)
L=236.15'
R=500.00'
Δ=27°03'40"
S40° 08' 44"E 499.95'
S22° 38' 00"E
(radial)
67.68'
(North) 67.68'
30.00'
(CL Complete Curve)
L=250.32'
Δ=27°03'40"
637.90'
637.99'
705.77'
L=236.15'
N85° 34' 20"W 735.67'
See
Detail Area 3
(CL Complete Curve)
L=56.50'
R=1637.62'
Δ=1°58'37"
(West) L=57.54', R=1667.62', Δ=1°58'37"
(CL Complete Curve)
L=621.17'
R=500.00'
Δ=71°10'52"
Lot 17
21.06 acres (g)
20.49 acres (n)
115
S69° 43' 49"E
(radial)
30.00'
(radial POC)
N66° 45' 12"W
L=56.38'
(CL Complete Curve)
L=328.45'
R=1637.62'
Δ=11°29'30"
(CL Complete Curve)
L=384.96'
R=1637.62'
Δ=13°28'07"
L=409.12'
Δ=14°01'12"
L=385.02'
L=585.90'
Δ=71°10'52"
L=334.47'
Δ=11°29'30"
L=377.77'
Δ=13°28'07"
Parcel 1B
COS 1834
554.78'
584.58'
15 14
22 23
Section Corner
found 3 1/4"Aluminum Cap "SM1"
247.48'
247.77'
(radial)
N80° 13' 19"W 1268.32'
1238.32'
(West) 151.91'
N09° 46' 41"E 151.91'
(East) 151.91'
S85° 56' 15"E
30.00'
N04° 16' 35"E
467.25'
S85° 49' 24"E 1327.26'
S85° 47' 42"E 555.09'
S85° 45' 55"E 421.85'
S85° 47' 32"E 350.09'
Lot 4
Elysian Estates
Lot 3
Elysian Estates
Lot 2
Elysian Estates
(rec. S89°52'56"E 555.00')
(rec. S89°52'56"E 421.85')
(rec. S89°52'56"E 350.00')
(rec. N00°08'15"E 660.31')
N04° 13' 37"E 660.35

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



LEGAL DESCRIPTION: TAYLOR FLATS SUBDIVISION

A tract of land, lying southwesterly from Libby, Montana, Lincoln County in the SW1/4, Section 9, T.30N., R.31W., P.M.,MT., and more particularly described as: Plat No. 2196, Lincoln County Records. Containing Lot 1 being 5.01 acres; Lot 2 being 5.01 acres; Lot 3 being 5.01 acres; and Lot 4 being 5.01 acres. Subject to and together with any appurtenant easements or encumbrances of record.

REFERENCED SURVEYS

1972 – Plat No. 1876, Amended Plat, Jack H. Ninneman
1973 – Plat No. 2196, Retracement Survey, Jack H. Ninneman
1988 – Plat No. 4577, Parmenter Subdivision, Thomas Sands, 7975S
1998 – COS No. 1661, Division of Land for Sale, Thomas Sands, 7975S
1995 – COS No. 2353, Division of Land for Sale, Ronald A. Pearson, 9008LS
1996 – Plat No. 5547, Parmenter Heights Subdivision, James R. Staples, 995LS
2004 – Plat No. 6537, CMH Software Subdivision, Alvah F. Hughes, 7322LS
2006 – COS No. 3677FC, Boundary Line Adjustment, Kenneth E. Davis, 4975S
2019 – COS No. 4666RB, Boundary Line Adjustment, Alvah F. Hughes, 7322LS
2019 – COS No. 4733RB, Boundary Line Adjustment, Alvah F. Hughes, 7322LS

METHOD OF SURVEY

A Trimble R10–2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Byron Sanderson, September, 2022.

BASIS OF BEARING

The basis of bearing for this survey is True North based on survey grade GPS observation. Angular variation between this survey and Plat No. 1876 is 00°22'57" between a 1/2 inch diameter rebar with plastic cap marked SANDS, 7975S and a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the northerly right–of–way limit of Taylor Road.

LINE & SYMBOL LEGEND

- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JRS 9958LS
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDS 7975S
- AN UNCAPPED 5/8 INCH DIAMETER REBAR
- A 1/2 INCH DIAMETER UNCAPPED REBAR
- A 5/8 INCH DIAMETER REBAR WITH ILLEGIBLE CAP
- A 3/4 INCH DIAMETER PIPE
- SET A 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT

BOUNDARY LINES — — — EASEMENT LIMIT
ADJOINING BOUNDARY ( ) PLAT No. 5547, RECORD
DIMENSION LINE { } PLAT No. 1876, RECORD
RIGHT–OF–WAY LIMITS [ ] PLAT No. 2196, RECORD

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 — Date 1/24/2024

M. Malia Bennett — Date 1-24-24

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 notorial seal.

Chelsea Sanderson

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

CHELSEA SANDERSON
NOTARY PUBLIC for the
State of Montana
Residing at
Libby, Montana
My Commission Expires
August 05, 2024

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, PLS, 70400LS — Date 2-27-24

MONTANA BYRON SANDERSON 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 6th day of MARCH 2024, A.D.

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED PROFESSIONAL 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, PLS, 70400LS — Date 2.27.24

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).

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

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.

A. Lamarr c/o Sedaris Carlberg — Date 03-27-24
Lincoln County Treasurer

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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

Corrina Brown — by Dekrisha Harkison
Lincoln County Clerk and Recorder — Deputy

SUBDIVISION NOTE:

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

DOCUMENT No. 309768

PLAT No. 7271

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

mh

Guarantee 309766 DEQ 309767 Covenants 309769

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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.

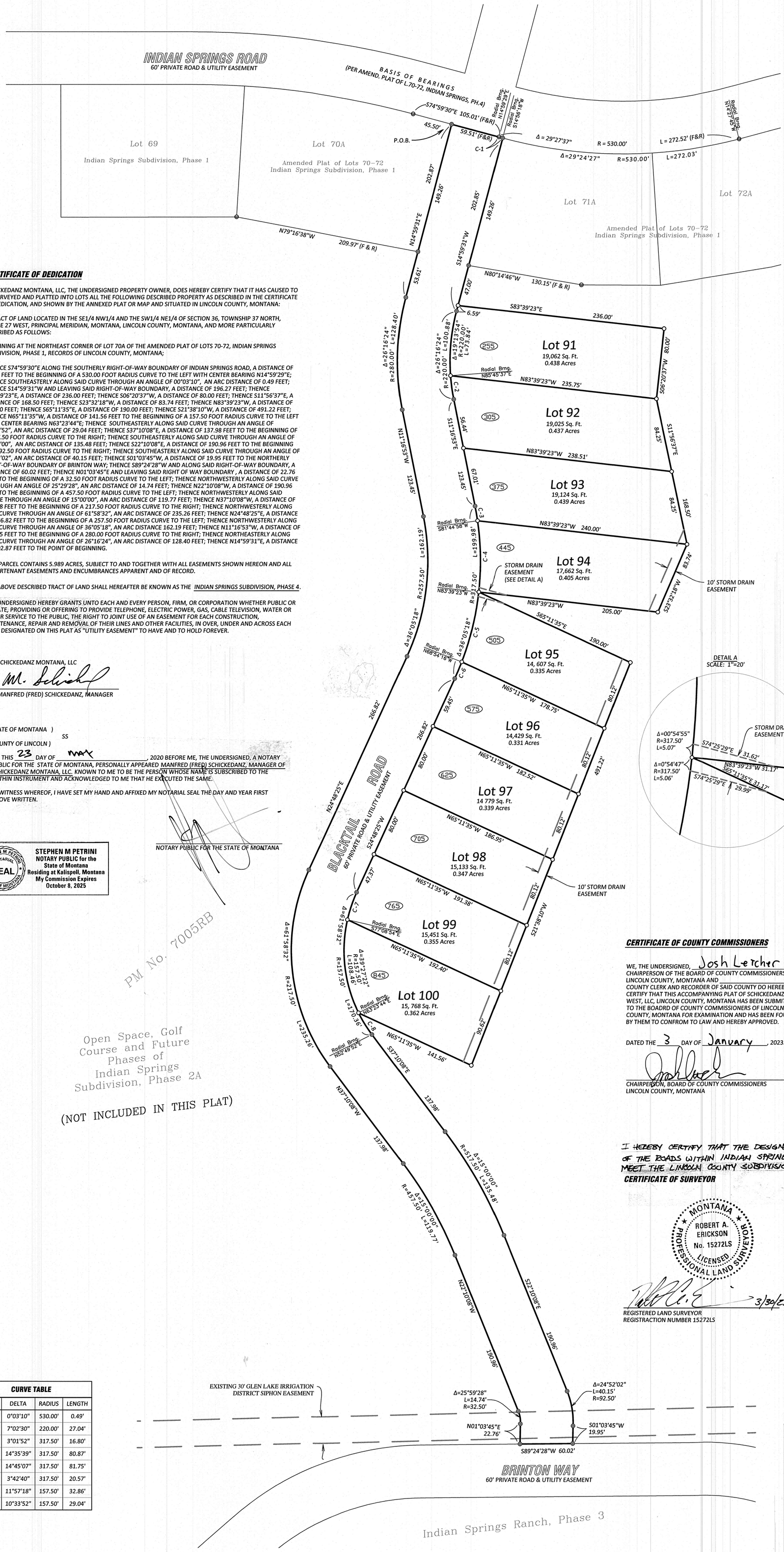
SCALE: 1"= 60'
-10 0 10 30 60

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

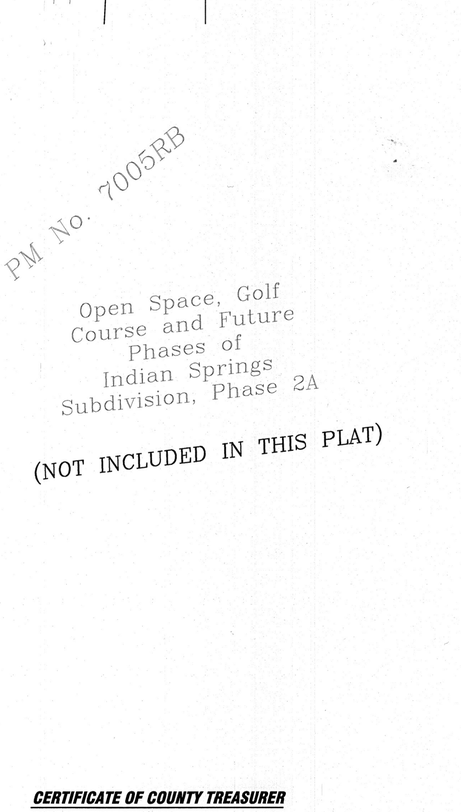
P.O.B. = POINT OF BEGINNING

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



DETAIL A
SCALE: 1"=20'

VICINITY MAP
INDIAN SPRINGS RANCH



CERTIFICATE OF DEDICATION

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

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

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

THENCE S74°59'30"E ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INDIAN SPRINGS ROAD, A DISTANCE OF 59.51 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N14°59'29"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 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°38'10"W, A DISTANCE OF 491.22 FEET; THENCE N65°11'35"W, A DISTANCE OF 141.56 FEET TO THE BEGINNING OF A 157.50 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N63°23'44"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 10°33'52", AN ARC DISTANCE OF 29.04 FEET; THENCE S37°10'08"E, A DISTANCE OF 137.98 FEET TO THE BEGINNING OF A 517.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 15°00'00", AN ARC DISTANCE OF 135.48 FEET; THENCE S22°10'08"E, A DISTANCE OF 190.96 FEET TO THE BEGINNING OF A 92.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 24°52'02", AN ARC DISTANCE OF 40.15 FEET; THENCE S01°03'45"W, 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 15°00'00", AN ARC DISTANCE OF 119.77 FEET; THENCE N37°10'08"W, A DISTANCE OF 137.98 FEET TO THE BEGINNING OF A 217.50 FOOT RADIUS CURVE TO THE RIGHT; 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 36°05'18", AN ARC DISTANCE 162.19 FEET; THENCE N11°16'53"W, A DISTANCE OF 123.45 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 26°16'24", AN ARC DISTANCE OF 128.40 FEET; THENCE N14°59'31"E, A DISTANCE OF 202.87 FEET TO THE POINT OF BEGINNING.

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

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

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

SCHICKEDANZ MONTANA, LLC

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

STATE OF MONTANA)
SS
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

STEPHEN M PETRINI
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
October 8, 2025

PM No. 7005RB

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

(NOT INCLUDED IN THIS PLAT)

PM No. 7005RB

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

(NOT INCLUDED IN THIS PLAT)

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 SCHICKEDANZ WEST, LLC, LINCOLN COUNTY, MONTANA HAS BEEN SUBMITTED TO THE BOADRD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA FOR EXAMINATION AND HAS BEEN FOUND BY THEM TO CONFROM TO LAW AND HEREBY APPROVED.

DATED THE 3 DAY OF January, 2023.

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.

Jaimie Samaya c/o Sedaris Camberg
TREASURER, LINCOLN COUNTY, MONTANA

LINCOLN COUNTY TREASURER SEAL STATE OF 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

MONTANA ROBERT A. ERICKSON No. 15272LS LICENSED PROFESSIONAL LAND SURVEYOR

3/30/23

REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 15272LS

EXAMINED: 03 April 2023

EXAMINING LAND SURVEYOR
STEVEN A. BOYER, 9750LS

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'

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

STATE OF MONTANA
COUNTY OF LINCOLN

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

Corrine Brown
COUNTY CLERK AND RECORDER

BY: Jaclisha Stockton
DEPUTY

INSTRUMENT RECORD No. 309741

PM 7270

Guarantee 309739 DEQ 309740 Covenants 309742

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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

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

PREPARED FOR:
INDIAN SPRINGS RANCH LLC. (OWNERS)

TOTAL AREA 25.925 AC.

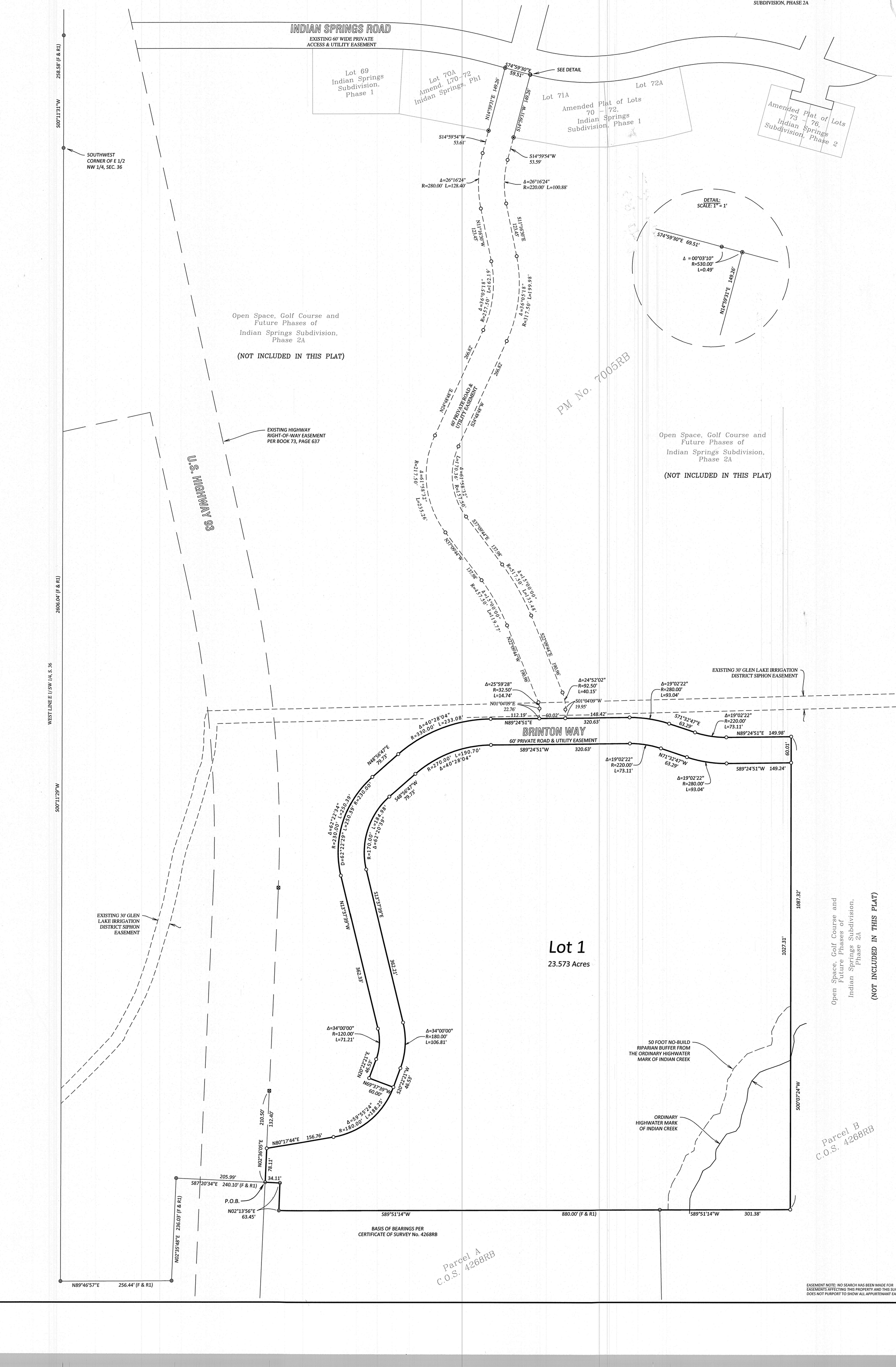
LOTS:	23.573 AC.
ROADS:	2.352 AC.

SCALE: 1" = 100'
-25 0 25 100

LEGEND:

- FOUND 5/8" RE-BAR WITH PLASTIC CAP MARKED "BURTON 5428S"
- FOUND 5/8" RE-BAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- 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
(R1) = PLAT OF INDIAN SPRINGS SUBDIVISION, PHASE 2A



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

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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

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

PREPARED FOR: SCHICKEDANZ WEST

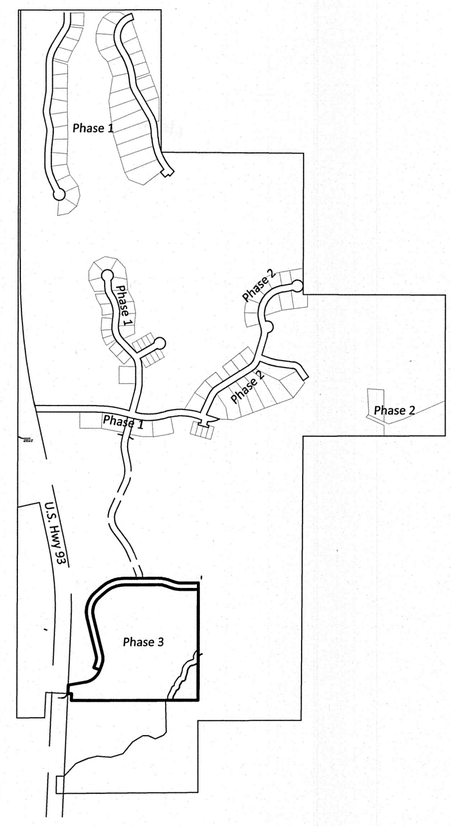
PROPERTY OWNER(S): SCHICKEDANZ MONTANA, LLC

PROJECT No: 190505

DATE: FEBRUARY 2023

PURPOSE OF SURVEY: SUBDIVISION

VICINITY MAP
INDIAN SPRINGS RANCH



CERTIFICATE OF DEDICATION

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

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

COMMENCING AT 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°46'57"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;

THENCE ON AND ALONG SAID EASEMENT BOUNDARY N02°36'05"E, A DISTANCE OF 78.11 FEET; THENCE N80°17'04"E, A DISTANCE OF 156.76 FEET; THENCE NORTHEASTERLY ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 59°55'24", AN ARC DISTANCE OF 188.25 FEET; THENCE N69°37'39"W, A DISTANCE OF 60.00 FEET; THENCE N20°22'21"E, A DISTANCE OF 46.53 FEET; THENCE NORTHEASTERLY ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF ANGLE OF 34°00'00", AN ARC DISTANCE OF 71.21 FEET; THENCE N13°37'39"W, A DISTANCE OF 362.33 FEET; THENCE NORTHEASTERLY ALONG A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 62°22'34", AN ARC DISTANCE OF 250.39 FEET; THENCE N48°56'47"E, A DISTANCE OF 79.73 FEET; THENCE NORTHEASTERLY ALONG A 330.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°28'04", AN ARC DISTANCE OF 233.08 FEET; THENCE, N89°24'51"E, A DISTANCE OF 320.63 FEET; THENCE SOUTHEASTERLY ALONG A 280.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 19°02'22", AN ARC DISTANCE OF 93.04 FEET; THENCE S71°32'47"E, A DISTANCE OF 63.29 FEET; THENCE SOUTHEASTERLY ALONG A 220.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 19°02'22", AN ARC DISTANCE OF 73.11 FEET; THENCE, N89°24'51"E, A DISTANCE OF 149.98 FEET; THENCE, S00°07'24"W, A DISTANCE OF 1087.32 FEET; THENCE S89°51'14"W, A DISTANCE OF 301.38 FEET TO A POINT LYING ON THE NORTH BOUNDARY OF PARCEL A OF CERTIFICATE OF SURVEY NO. 4268RB, RECORDS OF LINCOLN COUNTY, MONTANA; THENCE ON AND ALONG SAID BOUNDARY S89°51'14"W, A DISTANCE OF 880.00 FEET; THENCE N02°13'56"E, A DISTANCE OF 63.45 FEET; THENCE N87°20'34"W, A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 25.925 ACRES, TOGETHER WITH A 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. Schickedanz
MANFRED (FRED) SCHICKEDANZ, MANAGER

STATE OF MONTANA)
SS
COUNTY OF LINCOLN)

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

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

STEPHEN M PETRINI
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
October 8, 2025

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

MONTANA
ROBERT A. ERICKSON
No. 15272LS
LICENSED
PROFESSIONAL LAND SURVEYOR

3/30/23
REGISTERED LAND SURVEYOR
REGISTRACTION NUMBER 15272LS

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 SCHICKEDANZ WEST, LLC, LINCOLN COUNTY, MONTANA HAS BEEN SUBMITTED TO THE BOADRD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, MONTANA FOR EXAMINATION AND HAS BEEN FOUND BY THEM TO CONFROM TO LAW AND HEREBY APPROVED.

DATED THE 3 DAY OF January, 2023.

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.

Kristine Lamey c/o Sedaris Carlberg
TREASURER, LINCOLN COUNTY, MONTANA

LINCOLN COUNTY TREASURER
SEAL
STATE OF MONTANA

EXAMINED: 03 April 2023

MONTANA
BOYER
LICENSED
PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR
STEVEN A. BOYER, 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

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

Corrina Brown
COUNTY CLERK AND RECORDER

BY: Delesha Stockton
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

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 Subdivsion Regulations III.A.4.i(i))

Additionally, the Undersigned hereby grants unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of ther 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 aforedescribed 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

DEANNA THILL
NOTARY PUBLIC for the State of Montana
Residing at Troy, Montana
My Commission Expires July 31, 2024

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 Subdivsion, a 1st Minor Subdivision, during the month of June 2020, in accordance with the provisions of Section 76-3-401 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 heron; and that the said platted area was laid out on the ground according to law.

Dated this 7 day of December 2023 A.D.

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

LEGAL AND PHYSICAL ACCESS

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

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

TREASURER CERTIFICATION

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

Sedaris Carlberg by K. Randall
Treasurer Lincoln County, Montana

COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

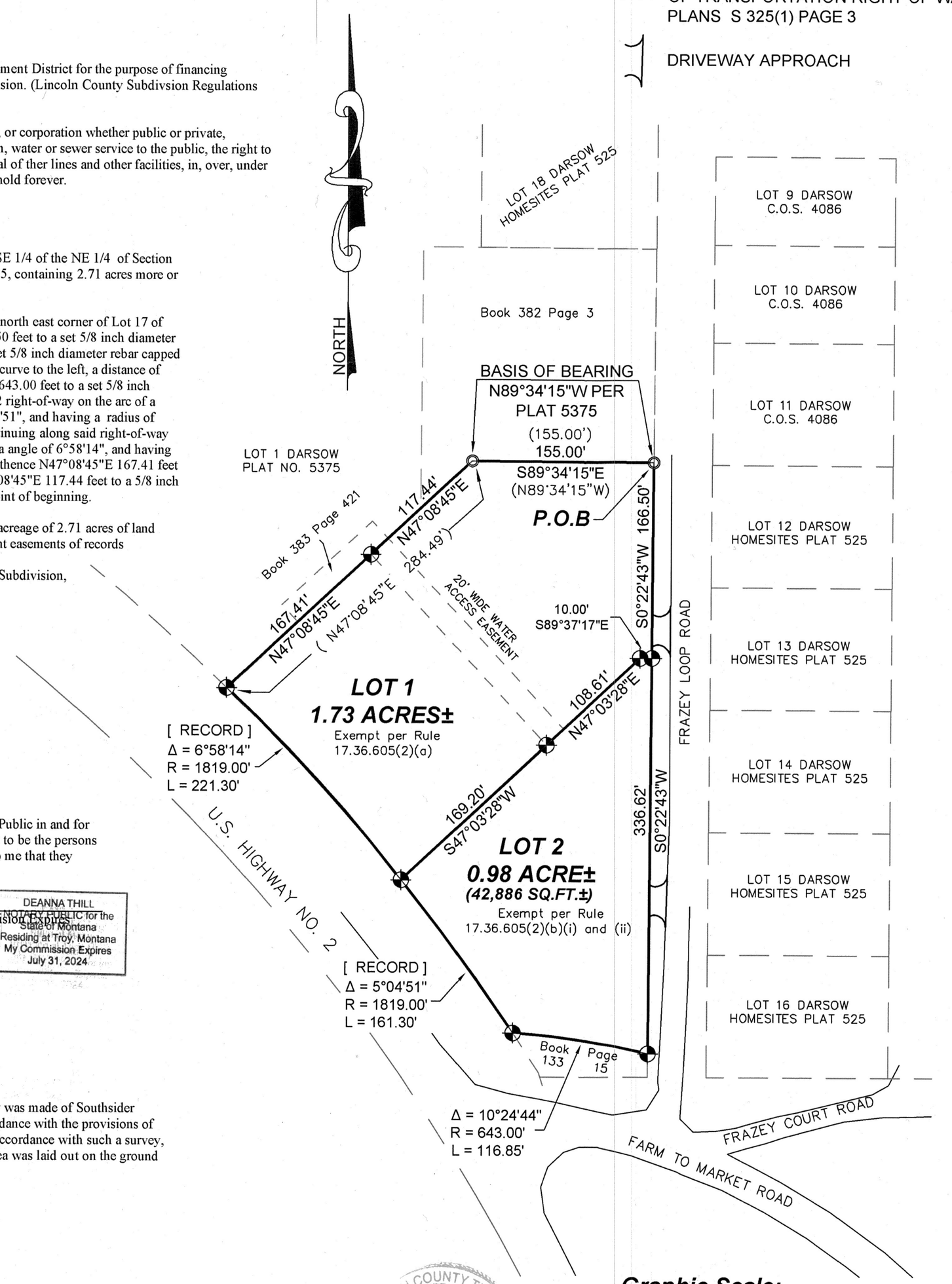
The County Commision of LIncoln County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it.
This 3 day of January, 2024 A.D.

(Signatures of Commisioner)

ATTEST: _____
(Signature of Clerk and Recorder)

LEGEND

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



Graphic Scale:

80 0 40 80 160 320

(1 inch = 80 ft.)

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 9th day of January 2024 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

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

CORRINA BRAEN by Michelle Byrd
County Clerk and Recorder Deputy

PLAT NO. 7268

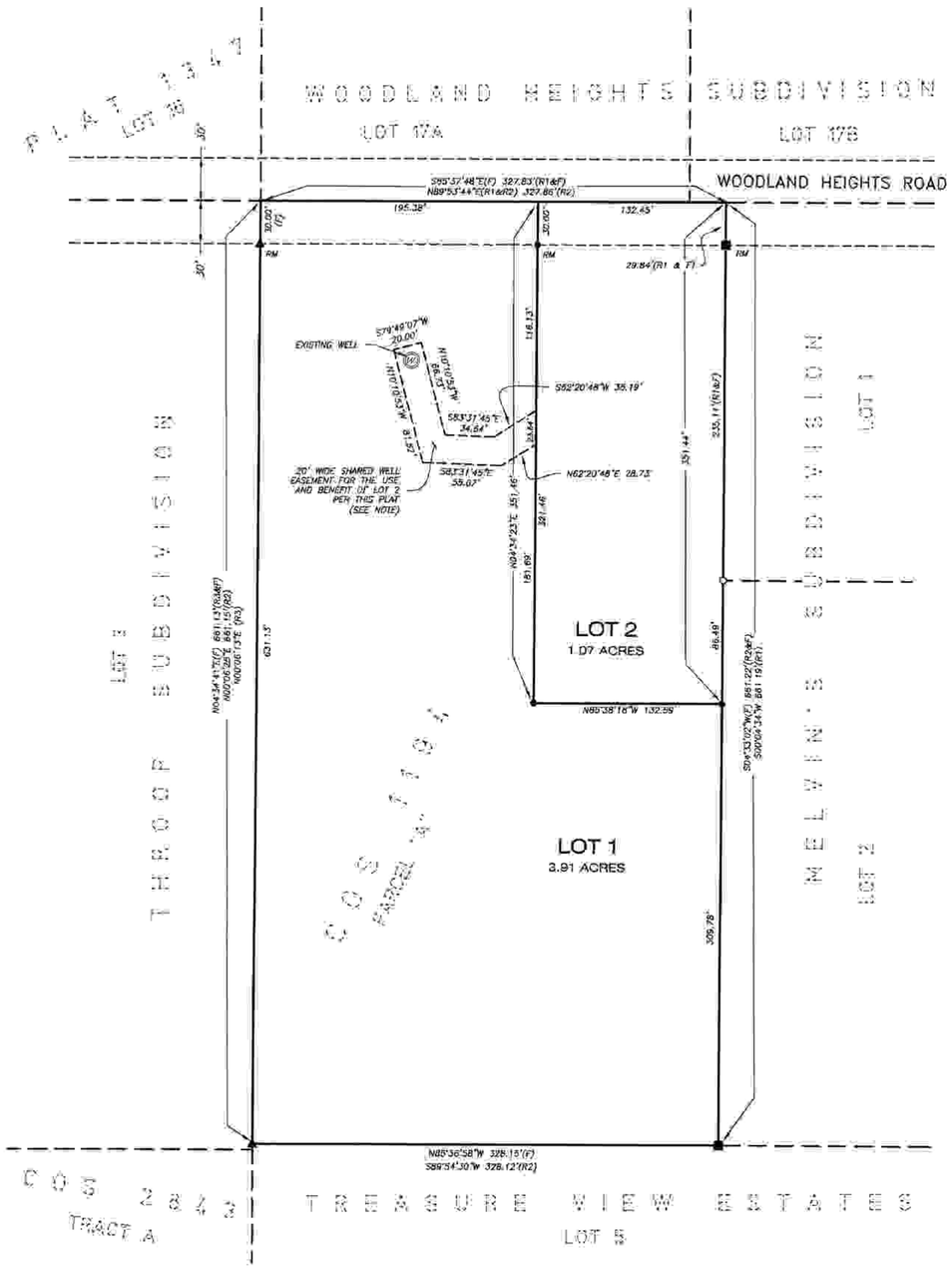
DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 7/26/22	REV:
DRAWN BY: SM	
Land Projects 2021	
FILE:Southsider-Final-Plat-SM.dwg	

Title Guarantee Doc# 309002 Covenants Doc# 309004

FINAL PLAT AND CONDITIONS OF APPROVAL OF:

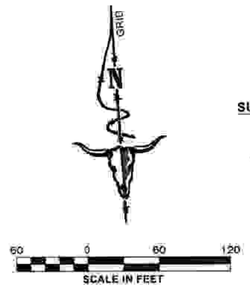
SNOWY VALLEY SUBDIVISION

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" YPC (JACOBSON, 13748LS)
- ▲ = FOUND 1-1/4" YPC (4574S)
- ■ = FOUND 5/8" REBAR, (NO CAP)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD ON ADDITIVE PER MELVIN'S SUBDIVISION
- (R2) = RECORD ON ADDITIVE PER COS 1194
- (R3) = RECORD ON ADDITIVE PER THROOP SUBDIVISION
- RM = REFERENCE MONUMENT
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- COS = CERTIFICATE OF SURVEY



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

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 MONTANA, LINCOLN COUNTY MONTANA,

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

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

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

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

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

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

TUNGSTEN HOLDINGS, INC.
BY: Tungsten Holdings Inc.
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 J. Sue
(NOTARY PUBLIC)

CERTIFICATION OF EXAMINING LAND SURVEYOR:

I, Steven A. Boyer PLS 9750LS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SNOWY VALLEY SUBDIVISION AND I FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-3-611(2)(a), MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS 9th DAY OF January, 2024
SS Steven A. Boyer
LINCOLN COUNTY EXAMINING LAND SURVEYOR

CERTIFICATION OF COUNTY TREASURER:

I, Tawitha 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, 20 24
SS Tawitha Tamayo c/o SeharisCarlberg
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, 20 24
SS
CHAIRPERSON, BOARD OF LINCOLN COUNTY COMMISSIONERS

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 J. Sue
(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 72167
DOCUMENT NO. 308941
SS CORINA BROWN Michelle Boyd
LINCOLN COUNTY CLERK AND RECORDER DEPUTY

PREPARED BY:
IMEG
1817 SOUTH AVE W STE A PH 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com
IMEG PROJECT NO 23002840.00

MONTANA MATTHEW JACOBSON 13748 LS LICENSED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

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

SS Matthew Jacobson 9/11/23
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR — DATE
MONTANA LICENSE NO 13748LS

SHARED WELL EASEMENT NOTE:

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

1/4	SEC.	T.	R.
☒	26	30N	31W

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

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 GNSS/GPS SINGLE POINT LOCALIZATION

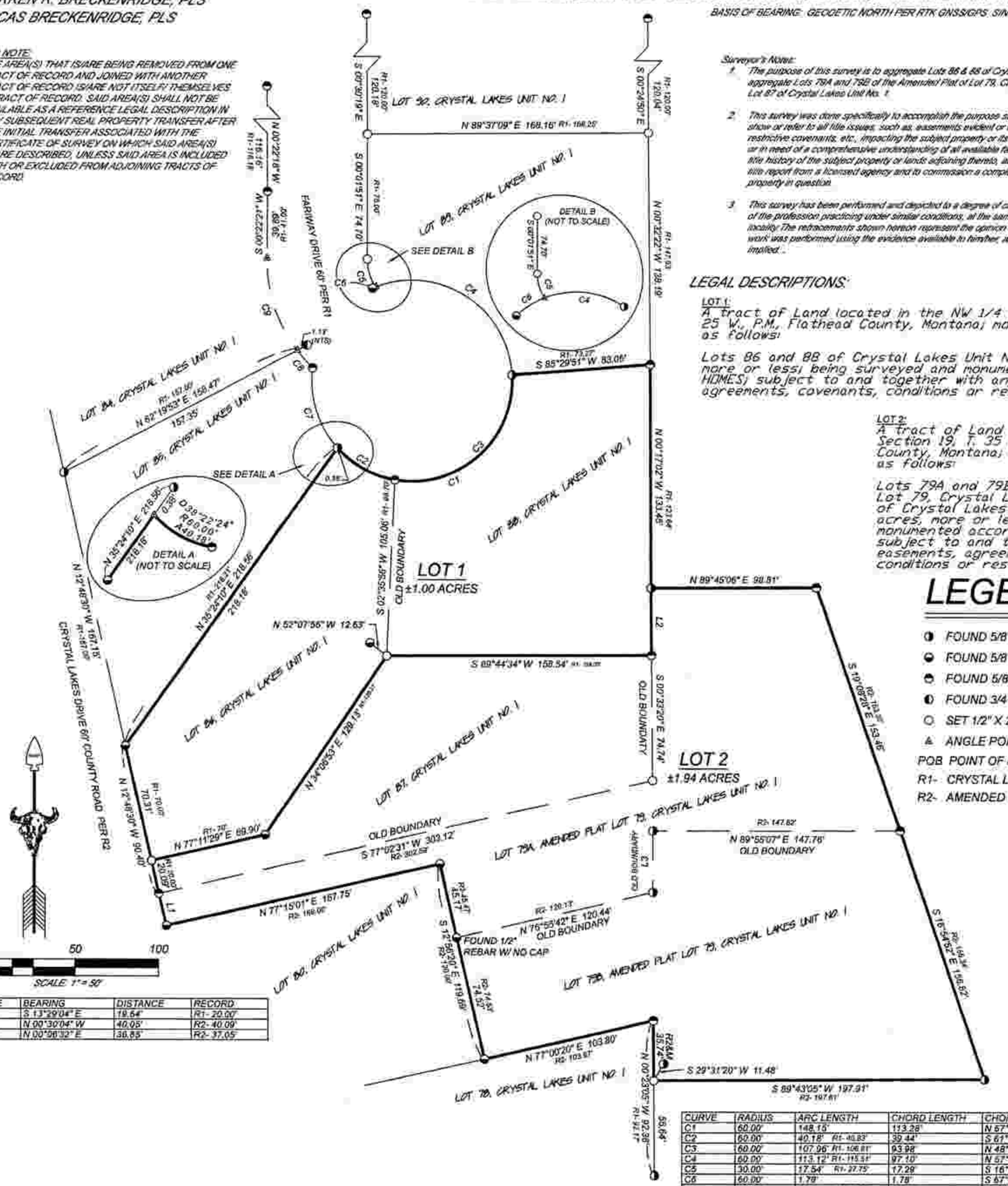
PURPOSE: LOT AGGREGATION

SEC. 19

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 Notes:

1. 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.
2. This survey was done specifically to accomplish the purpose stated in Note 1, and it may not show or refer to all title issues, such as, easements evident or of record, encumbrances, restrictive covenants, etc., impacting the subject property or its adjoiners. 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.
3. 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 hereon 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.



LINE	BEARING	DISTANCE	RECORD
L1	S 1°29'04" E	19.54'	R1- 20.00'
L2	N 00°30'04" W	40.05'	R2- 40.09'
L3	N 00°06'32" E	36.85'	R2- 37.05'

LEGAL DESCRIPTIONS:

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

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

LOT 2:
A tract of Land located in the NW 1/4 of Section 19, T. 35 N., R. 25 W., P.M., Lincoln County, Montana; more particularly described as follows:

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

LEGEND

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

POB POINT OF BEGINNING
R1- CRYSTAL LAKES UNIT NO. 1, RECORDS, LINCOLN COUNTY
R2- AMENDED PLAT OF LOT 79, CRYSTAL LAKES- UNIT NO. 1, RECORDS, LINCOLN COUNTY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RADIAL BEARING-IN
C1	60.00'	148.15'	113.28'	N 57°18'52" E	141°28'15"	N 48°02'59" E
C2	60.00'	40.18' R1- 40.83'	39.44'	S 61°08'13" E	38°22'24"	N 48°02'59" E
C3	60.00'	107.96' R1- 106.81'	93.98'	N 48°07'46" E	103°05'51"	N 09°40'35" E
C4	60.00'	113.12' R1- 115.51'	97.10'	N 57°25'56" W	108°01'21"	S 86°34'44" W
C5	30.00'	17.54' R1- 27.75'	17.29'	S 16°06'31" 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'	51.56' R1- 51.01'	50.00'	S 17°10'26" E	49°15'10"	S 82°41'51" E
C8	90.00'	13.97' R1- 28.00'	13.95'	S 41°10'31" E	8°53'28"	N 53°07'13" E
C9	90.00'	58.77' R1- 57.26'	57.73'	S 18°10'20" E	97°24'53"	S 89°27'54" E

OWNERS CERTIFICATE:

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

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

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

JAMES E SMITH — LYNN D SMITH — JERI K TALCOTT

NOTARY ACKNOWLEDGEMENTS

STATE OF Montana COUNTY OF Lincoln
ON THIS 2 DAY OF November 20 23

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.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: 12-1-2026

MASON GOEMAN
NOTARY PUBLIC for the State of Montana
Residing at Eureka, Montana
My Commission Expires December 01, 2026

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. Samayoa for Sedonis Carlberg
Treasurer Lincoln County, Montana

LINCOLN COUNTY PLANNING DEPARTMENT

Examined this 3rd day of January 2024

Planning Dept. Lincoln County, Montana

CERTIFICATE OF SURVEYOR

MONTANA — WILLIAM P BRECKENRIDGE No. 48220LS — LICENSED PROFESSIONAL LAND SURVEYOR

11/5/23
LICENSED NUMBER 48220LS

APPROVED 14 NOVEMBER 20 23

LINCOLN COUNTY EXAMINING LAND SURVEYOR LIC. NO.

STATE OF MONTANA
COUNTY OF Lincoln

FILED THIS 4th DAY OF Jan 2024 A.D.
AT 10:32 O'CLOCK A M.
CORRINA BROWN
LINCOLN COUNTY CLERK AND RECORDER
BY: Michelle Byrd Deputy

INSTRUMENT RECORD NUMBER

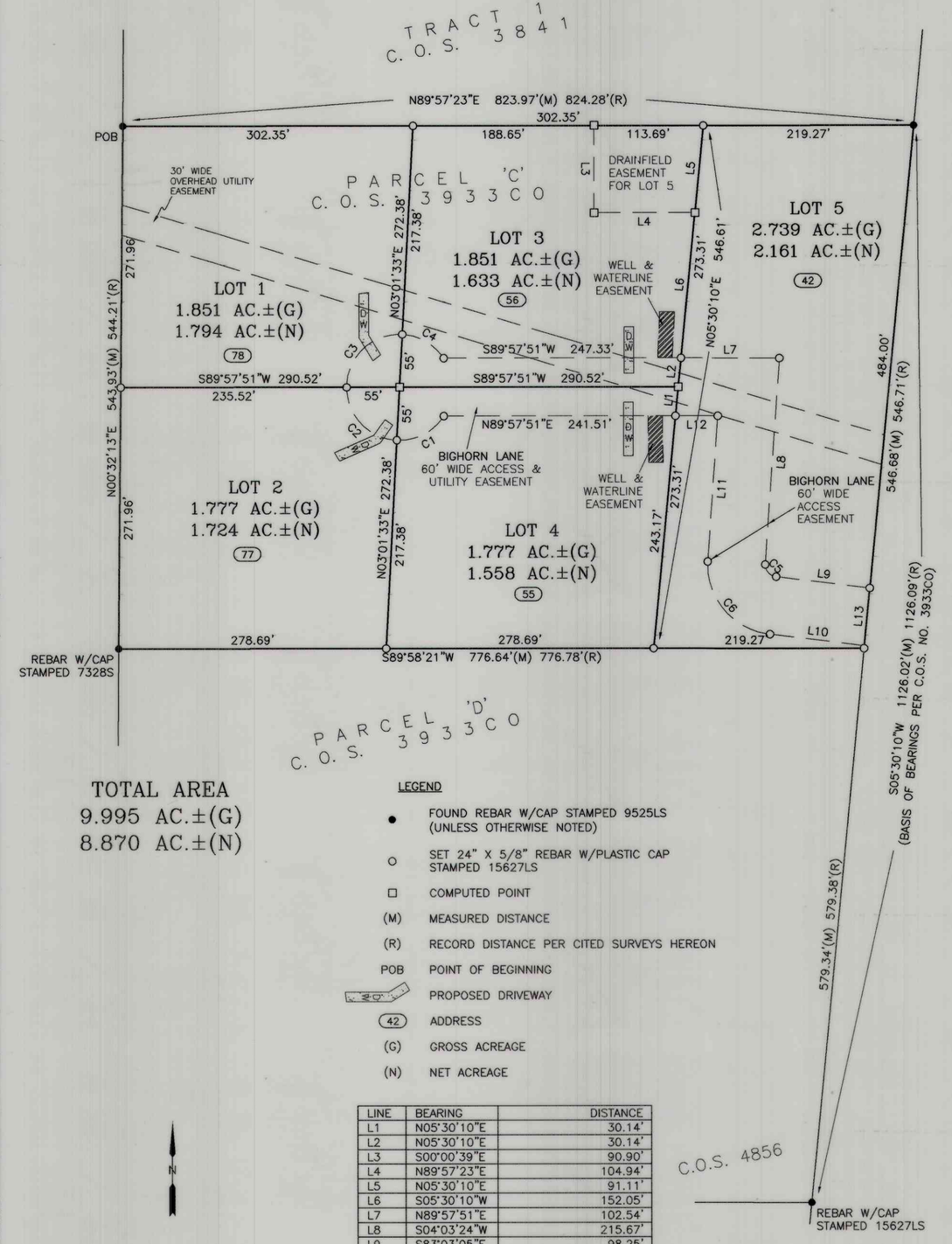
FOR: JERI K TALCOTT
OWNERS: JAMES E SMITH, LYNN D SMITH, JERI K TALCOTT
DATE: 03/2023
DRAFTED BY: WDS
FILE: H:\BSM\TREECE\TALCOTT\DWG\230120-TREECE-TALCOTT-BLA.DWG

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



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"	N06°01'48"E	

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

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

Veikko Bakkila

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

STATE OF Montana)
County of Lincoln) SS

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

Signature
Kayleena Pereslete
Print Name

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

SEAL
KAYLEENA PERESLETE
NOTARY PUBLIC for the State of Montana
Residing at Eureka, Montana
My Commission Expires October 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 1st day of November, 2023. Parkland dedication is exempt per section 76-3-621(3)(a), 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.
Dated this 27th day of November, 2023.
Sedaris. Carlberg Toy
LINCOLN COUNTY TREASURER, LIBBY, MONTANA
BCCalig

LINCOLN COUNTY TREASURER SEAL STATE OF 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
Steven A. Boyer
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

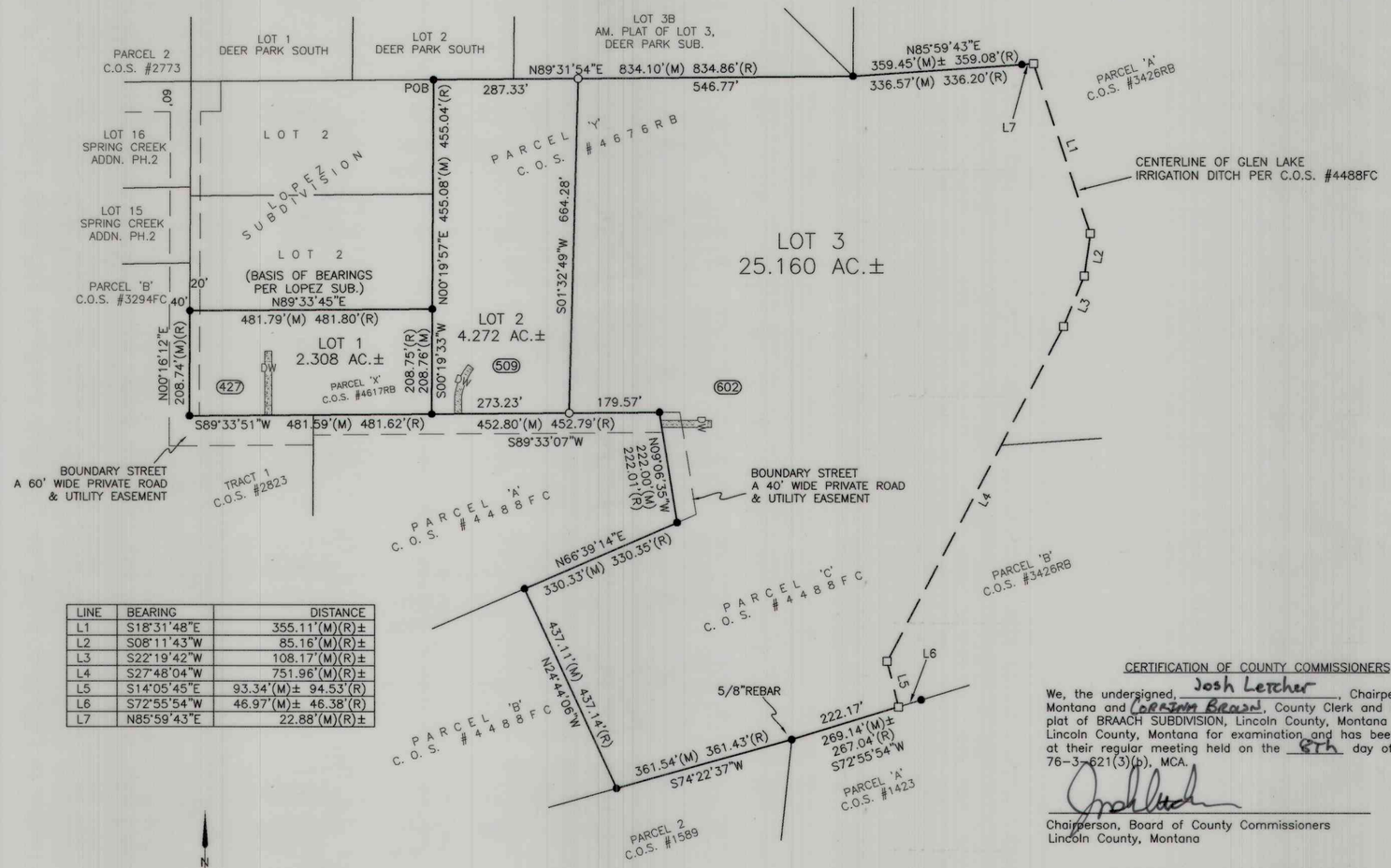
Title Guarantee Doc# 308438 DEQ Doc# 307379 Covenants Doc# 308440 Water Well Agreements Doc# 308441 & 308442

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

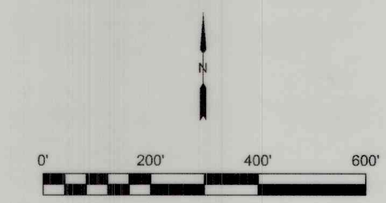
FINAL PLAT OF BRAACH SUBDIVISION

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

TOTAL AREA
31.740 AC.±



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



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

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

CERTIFICATE OF DEDICATION

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

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

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

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as BRAACH SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grant unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever. Also, Lot Three (3) of this subdivision is exempt from environmental review by the Montana State Department of Environmental Quality pursuant to Section 76-3-103, M.C.A., as it is greater than 20 acres.

Bert Braach
BERT BRAACH

Tyra Braach
TYRA BRAACH

STATE OF MONTANA)
County of FLATHEAD) SS

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

Signature
LENKA KNUTSON
Print Name

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

LENKA KNUTSON
NOTARY PUBLIC for the State of Montana
Residing at Whitefish, Montana
My Commission Expires JULY 30, 2024

CERTIFICATION OF COUNTY COMMISSIONERS

We, the undersigned, Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and CORRINA BRAUN, 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 BRAUN
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 13th day of November 2023
Sedaris Carlberg By: A. Lamoyo
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

LINCOLN COUNTY TREASURER SEAL STATE OF 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

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

STATE OF MONTANA
County of Lincoln SS

Filed on the 13th day of Nov
A.D. 2023 at 3:19 o' clock p M.
CORRINA BRAUN
CLERK AND RECORDER
BY: Michelle Byrd
DEPUTY

INSTRUMENT REC. NO. 308292

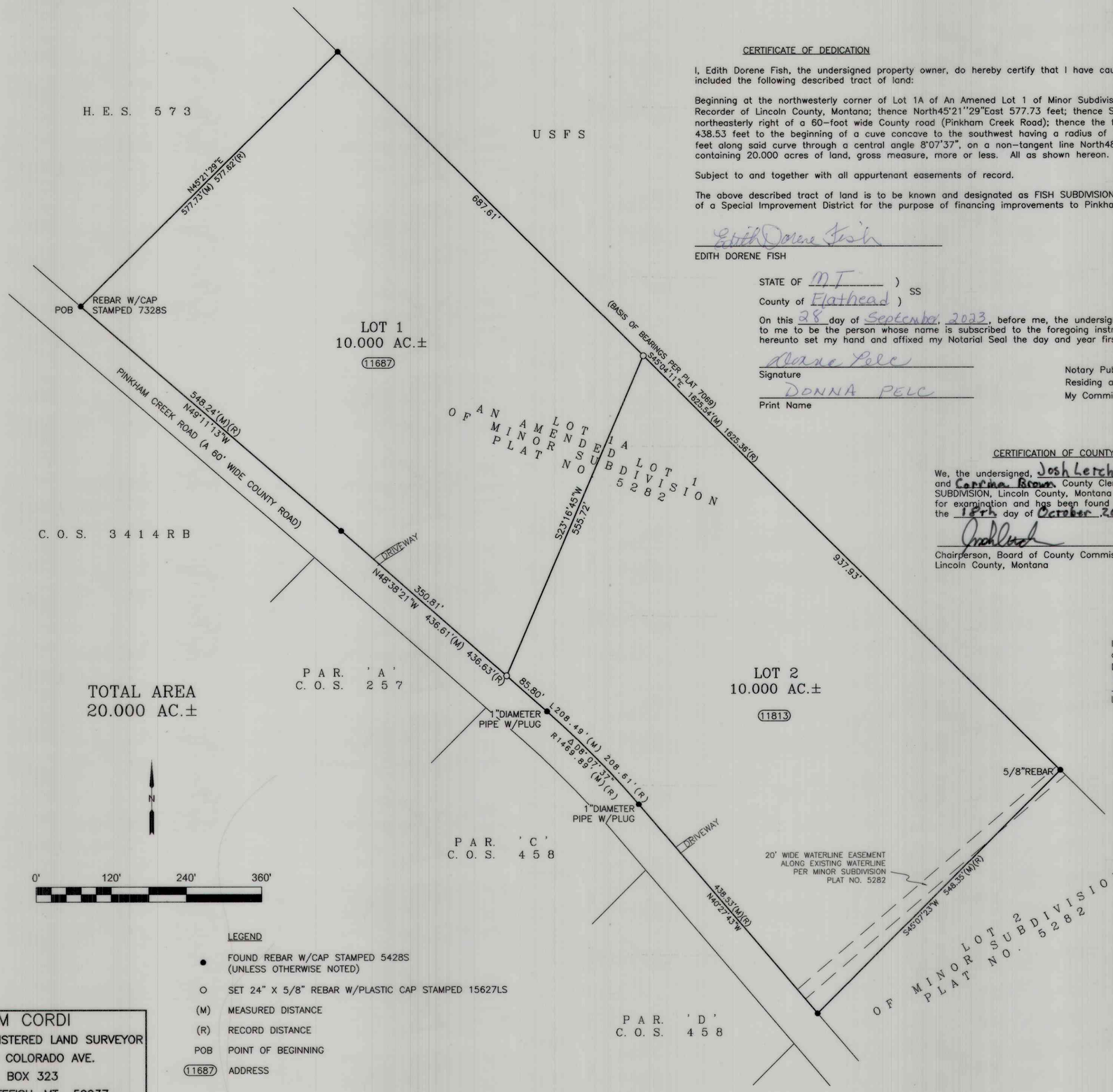
PLAT NO. 7264

Title Guarantee Doc# 308290 DEQ Doc# 308291 Covenants Doc# 308293

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

FINAL PLAT OF FISH SUBDIVISION

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



CERTIFICATE OF DEDICATION

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

Beginning at the northwesterly corner of Lot 1A of An Amened 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 cuve 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)
SS
County of Flathead)

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.

Dorene Pelc
Signature
DONNA PELC
Print Name

Notary Public for the State of _____
Residing at _____, _____
My Commission expires_____

DONNA PELC
NOTARY PUBLIC for the
State of Montana
Residing at Whitefish, Montana
My Commission Expires
November 17, 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 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 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 18th day of October, 2023.
Sedaris Carlberg. By: Martha Jo Amayo
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

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

CERTIFICATE OF SURVEYOR

Thomas Sibson 9/28/2023
THOMAS SIBSON REGISTRATION NO. 15627LS
EXAMINED: 02 OCT., 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: Michelle Byrd
DEPUTY
INSTRUMENT REC. NO. 308006

PLAT NO. 7263

LEGEND

- ● FOUND REBAR W/CAP STAMPED 5428S (UNLESS OTHERWISE NOTED)
- O 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

SE¼ 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 SW¼ Section 12, Township 36 North Range 28 West, P.M., Montana, Lincoln County, Montana described as follows:

Beginning at the South ¼ Corner;
Thence S85°19'58"E 980.03 feet to the easterly ROW line of a Variable Width Private Road and Utility Easement;
Thence along said ROW line the following courses:
S43°27'20"W 56.26 feet to the beginning of a 103.73 foot radius curve to the left with a central angle of 55°26'54"
Along the arc of the curve a length of 100.38 feet;
S11°59'34"E 164.05 feet to the beginning of a curve to the right with a radius of 205.10 and a central angle of 100°33'13";
Along the arc of the curve a length of 359.94 feet;
S88°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 SW¼ SW¼;
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 — Date: 10/11/2023

STATE OF MONTANA
: ss.
County of FLATHEAD

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

Whitney Hansen
Notary Public

WHITNEY HANSEN
NOTARY PUBLIC for the State of Montana
Residing at Kalispell, Montana
My Commission Expires March 21, 2026
SEAL

LEGEND

- Set ⅝" x 24" rebar with a 2" Aluminum Cap "Belski 14731LS"
- found ⅝" rebar "Belski 14731LS"
- aliquot corner (as noted)
- section corner (as noted)
- quarter corner (as noted)
- POB Point of Beginning
- ### Property Address
- * Record dimension per COS 4797RB
- 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.

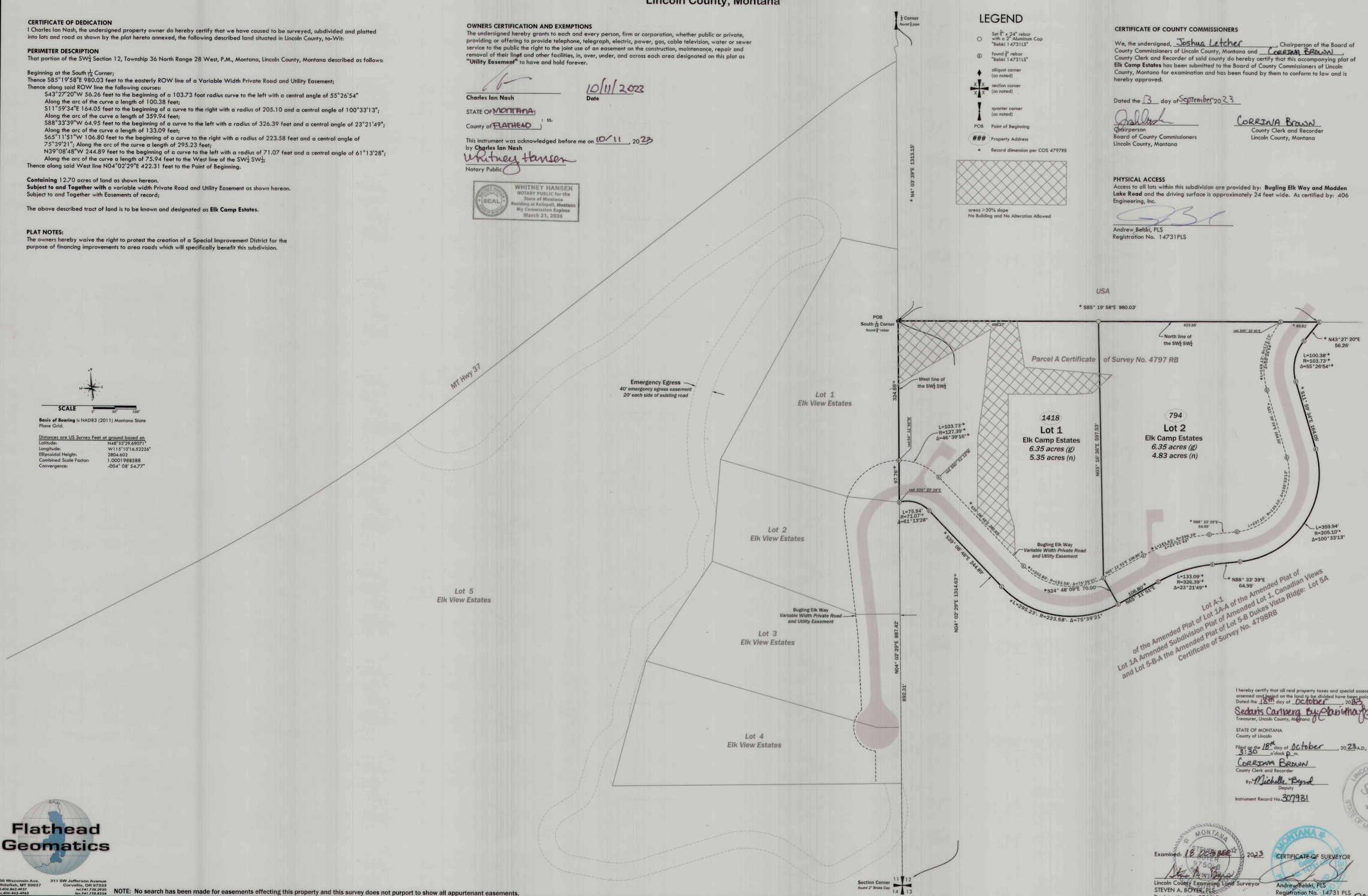
Dated the 13 day of September 2023

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



SCALE 0' 50' 100'

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

Distances are US Survey Feet at ground based at:

Latitude:	N48°53'29.69071"
Longitude:	W115°10'16.52226"
Ellipsoidal Height:	2804.602
Combined Scale Factor:	1.0001988588
Convergence:	-004° 08' 54.77"

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated the 18th day of October, 2023
Sedaris Carwera By: Christina Zamarripa
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 18th day of October, 2023 A.D., at 3:30 o'clock P.m.
CORRINA BROWN
County Clerk and Recorder
By: Michelle Byrd
Deputy
Instrument Record No. 307931

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

Examined: 18 October 2023

Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 9750LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS

10-8-23
Date

Flathead Geomatics

236 Wisconsin Ave. Whitefish, MT 59937 tel.406.862.4927 fax.406-862-4963

311 SW Jefferson Avenue Corvallis, OR 97333 tel.541.738.3920 fax.541.738.8324

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

PM 7262

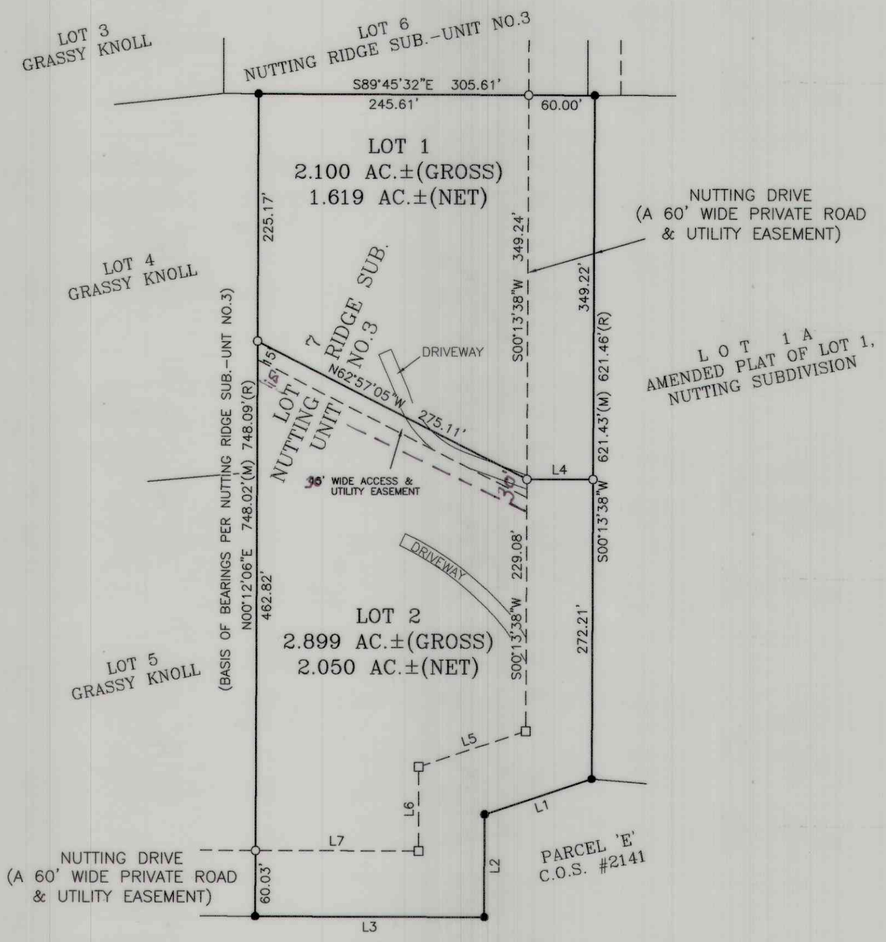
20-197 Nash Sub #2

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

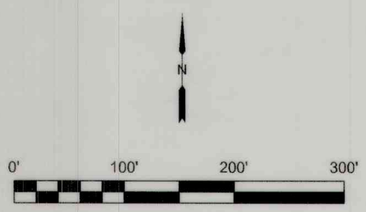
SE1/4, SEC. 4, T36N, R27W, P.M.,M., LINCOLN COUNTY, MONTANA



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



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'

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.

Signature
Colette Braach
Print Name

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

COLETTE BRAACH
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
February 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.

Chairperson, Board of County Commissioners
Lincoln County, Montana

CORRINA BROWN
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATION OF COUNTY TREASURER

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

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

LINCOLN COUNTY TREASURER SEAL STATE OF 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

8/10/2023
THOMAS SIBSON, REGISTRATION NO. 15627LS
EXAMINED 14 SEPT., 2023
STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 9750LS

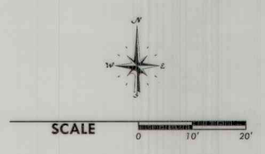
STATE OF MONTANA
County of Lincoln SS
Filed on the 14th day of Sept
A.D. 2023 at 4:19 o'clock P M.
CORRINA BROWN
CLERK AND RECORDER
BY: Michelle Byrd
DEPUTY
INSTRUMENT REC. NO. 307531

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
NW¼ 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

- ● ⅝" 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 ¼ 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.

7-24-23
Phillip E. Davis Date

Carolyn E Davis 7-24-23
Carolyn E. Davis Date

STATE OF Montana }
COUNTY OF Flathead } SS

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

Jeri K. Talcott
Notary Public

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

CERTIFICATE OF EXAMINING LAND SURVEYOR

Approved 07/26/, 2023

Examining Land Surveyor

Registration No. 975025

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS

7-26-23
Date

State of Montana
County of Lincoln}

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

Corrina Brown
County Clerk and Recorder

BY: Deleisha Stockton
Deputy
Instrument Record No. 306962

Treasurer Certification

Sedaris Carlberg by K. Randall
8/3/2023

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

Flathead Geomatics

236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4927
fax.406-862-4963

311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.738.2920
fax.541.758.8524

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

PM No. 7260

22-255 Davis AGG

PLAT OF
LITTLE BEAR FLATS SUBDIVISION
Located in Part of Government Lot 6 & the SW¼SE¼, all in SECTION 35, TOWNSHIP 32 NORTH, RANGE 34 WEST, LINCOLN COUNTY, MONTANA, P.M.M.

JANUARY 10, 2023

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, Managing Member, Mountain Flats, LLC — Date 06/21/23

Kurt Rayson, Managing Member, Mountain Flats, LLC — Date 06/21/23

George Rayson, Managing Member, Mountain Flats, LLC — Date 06/21/23

ACKNOWLEDGMENT

The foregoing certifications were subscribed and acknowledged before me, a Notary Public in the State of Montana, County of Lincoln by Wayne Hirst on this 21 day of June, 2023. In witness whereof, I have hereunto set my hand and affixed my notarial seal

_____, Notary Public for the State of Montana residing at Libby, MT Lincoln My Commission Expires December 8, 2026

JAMIE PAULSEN NOTARIAL SEAL STATE OF MONTANA
JAMIE PAULSEN
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
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

_____, Notary Public for the State of Montana residing at Libby, MT Lincoln My Commission Expires December 8, 2026

JAMIE PAULSEN NOTARIAL SEAL STATE OF MONTANA
JAMIE PAULSEN
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
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

_____, Notary Public for the State of Montana residing at Libby, MT Lincoln My Commission Expires December 8, 2026

JAMIE PAULSEN NOTARIAL SEAL STATE OF MONTANA
JAMIE PAULSEN
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
My Commission Expires December 8, 2026

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 23rd day of June, 2023, A.D.

MONTANA STEVEN A. BOYER 9750LS REGISTERED LAND SURVEYOR

Steven A. Boyer, PLS 9750LS
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 4975S – Government Lot 5 southwest of the railroad
1995 – Certificate of Survey No. 2330 by 4975S – 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.

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

ACCESS CERTIFICATION

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

James R. Staples – 9958LS — Date 6/20/23

LINCOLN COUNTY TREASURER

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

Treasurer, Lincoln County — 6/21/23

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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 SW1/4 of the SE1/4 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 SW1/4 of the SE1/4, marked on the ground by a 5/8 inch rebar and plastic cap stamped 9958LS; thence, along the north line of the SW1/4 of the SE1/4, 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 SW1/4 of the SE1/4; thence, along said East line, S 00°03'43" W, 728.88 feet to the TRUE POINT OF BEGINNING; encompassing an area of 37.09 acres.

SUBJECT TO and TOGETHER WITH all appurtenant easements of record.

UTILITY EASEMENT

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

_____

_____

_____

PLAT NO. 7259

CERTIFICATE OF RECORDER

FILED FOR RECORD THIS 28th DAY OF June, 2023, AT 4:05 O'CLOCK P.M.

CORRINA BROWN
LINCOLN COUNTY RECORDER

BY Michelle Byrd
DEPUTY

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

SURVEYOR'S CERTIFICATE

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

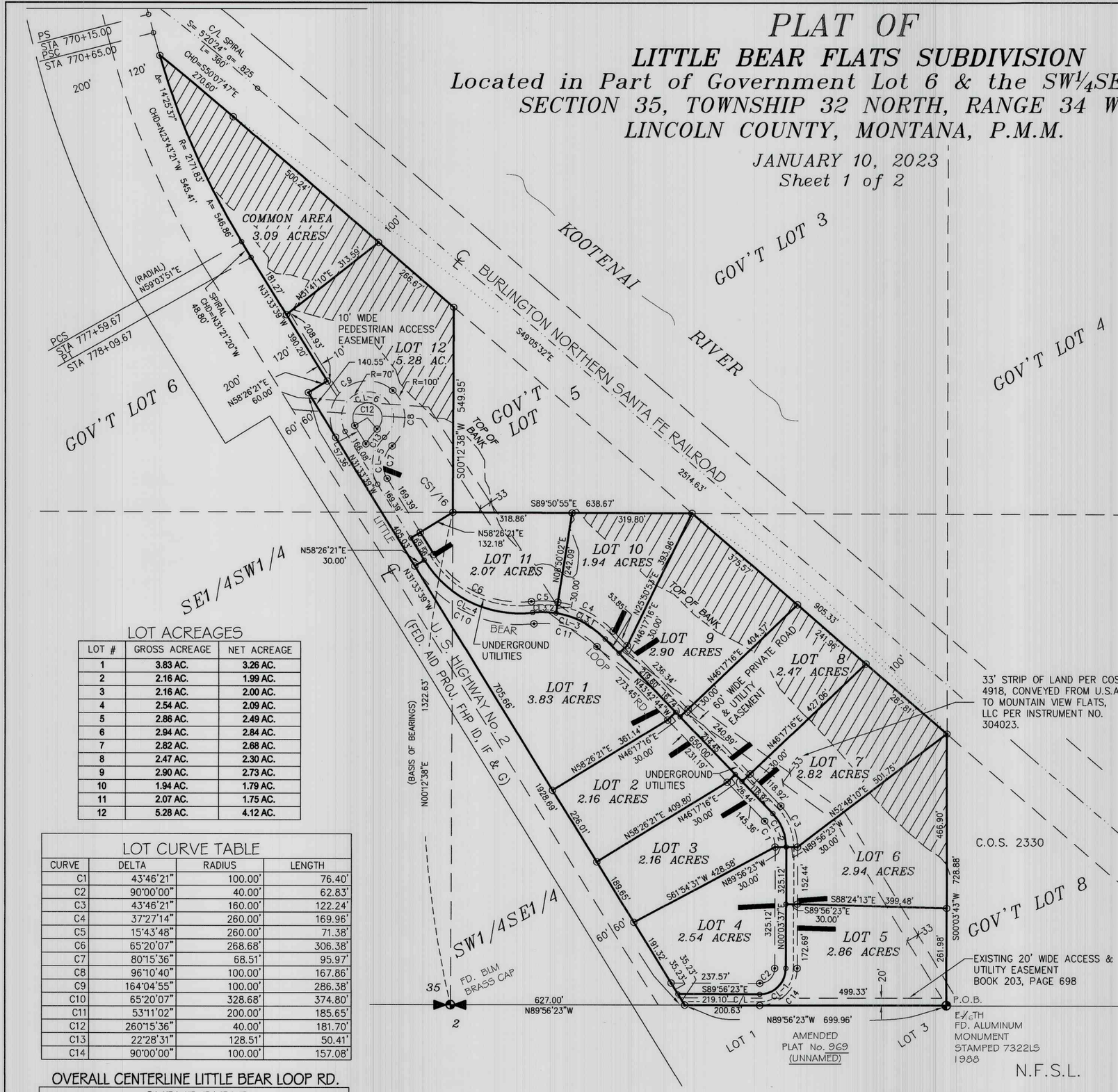
JAMES R. STAPLES, 9958LS — DATE 6/20/23

MONTANA JAMES R. STAPLES 9958 LS REGISTERED LAND SURVEYOR

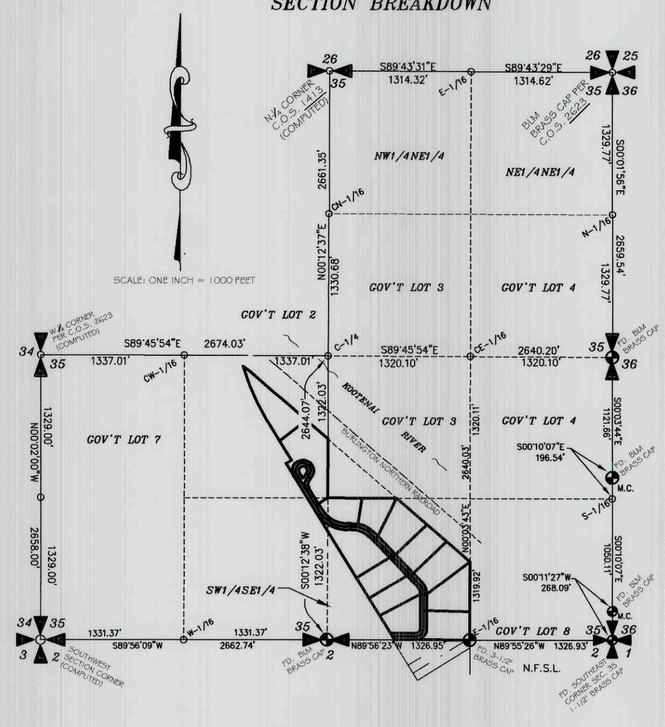
J.R.S. SURVEYING, INC.
P.O. BOX 1050
LIBBY, MONTANA 59923
(406) 293-5059

PLAT OF
LITTLE BEAR FLATS SUBDIVISION
Located in Part of Government Lot 6 & the SW¼SE¼, all in SECTION 35, TOWNSHIP 32 NORTH, RANGE 34 WEST, LINCOLN COUNTY, MONTANA, P.M.M.

JANUARY 10, 2023
Sheet 1 of 2

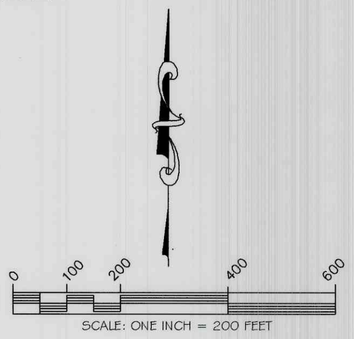


SECTION BREAKDOWN



LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- M.C. 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



SCALE: ONE INCH = 200 FEET

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

MONTANA
JAMES R. STAPLES
9958 LS
REGISTERED LAND SURVEYOR
6/20/23

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

PLAT NO. 7259

Title Guarantee Doc# 306416 DEQ Doc# 306417 DEQ Doc# 306418 Covenants Doc# 306420

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 aforedescribed 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

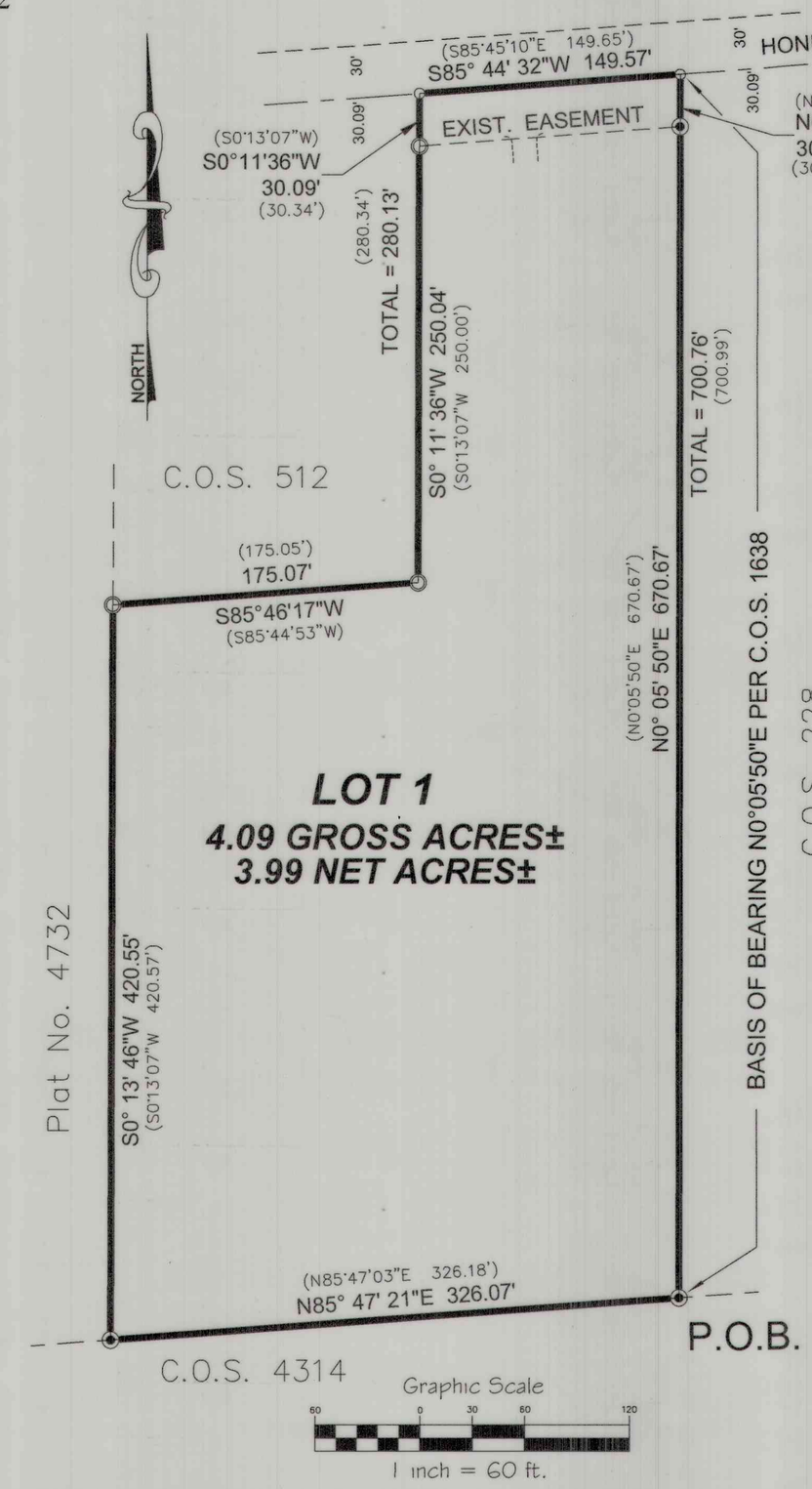
On this 3 day of February, 2023 A.D. before me, a Notary Public in and for the State of Montana, Douglas Barry Dutton, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public My Commission Expires Nov. 3, 2025

NICOLE CUTSFORTH NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires November 3, 2025

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



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 6 day of MARCH, 2023 A.D.

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

LEGAL AND PHYSICAL ADDRESS

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

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

COUNTY CERTIFICATE OF FINAL PLAT APPROVAL

The County Commision 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 ___ day of ___ 2023

Kelra Wark by Sedaris Canberra 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.

Corrina Brown by Felesha Stockum
County Clerk and Recorder Deputy

PLAT NO. 7258

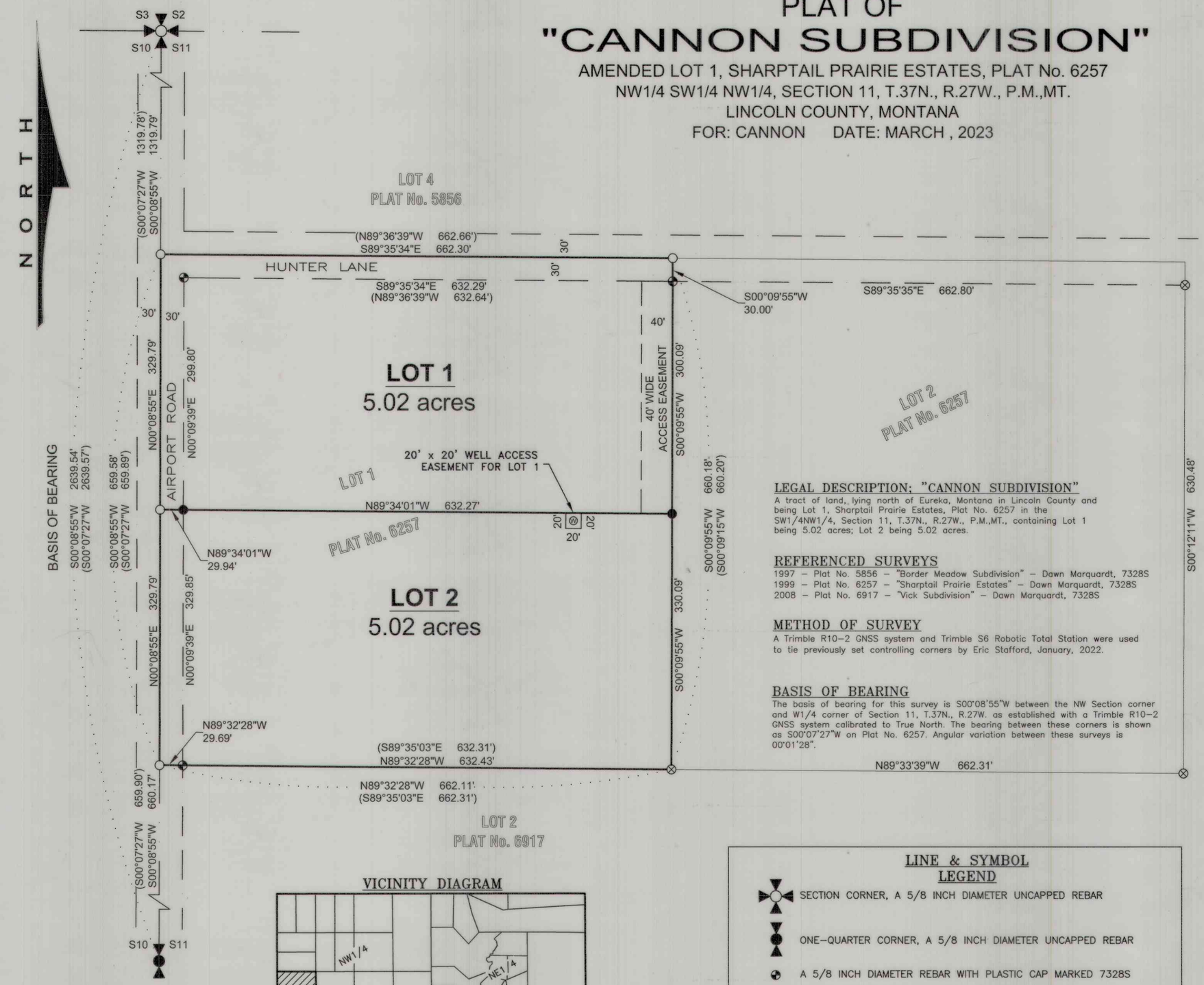
DAVIS SURVEYING INC.
TROY, MONTANA

DATE: 1/15/18	REV: SM 1/5/23
DRAWN BY: MDM	
Land Projects 2018	
FILE: T30R31S36d-2021.dwg	

Title Guarantee Doc# 306232 OEG Doc# 306233 Covenants Doc# 306235

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



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

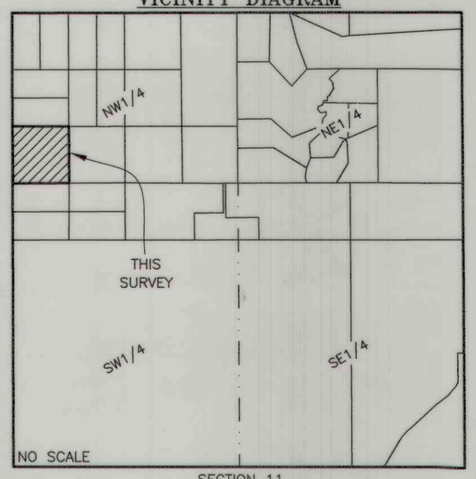
METHOD OF SURVEY

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".

VICINITY DIAGRAM



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

100 0 50 100 200 400
FEET

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

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICAT

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

Jennifer J. Cannon — Date 3/29/

Leo N. Cannon — Date 3-29-2

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 notorial seal.

residing in: Libby My Commission expires: 9.17.2023

SHANNON M WOLFRAT NOTARY PUBLIC for the State of Montana SEAL

LAND SURVEYOR'S CERTIFICATION

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

Byron Sanderson, PLS, 70400LS — Date 3.17.23

MONTANA STEVEN A. BOYER 9750LS REGISTERED LAND SURVEYOR

BY SAND No. 7 PROFESSIONAL LICE

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 21st of April 2023, A.D.

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

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, PLS, 70400LS — Date 3.17.23

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.

Chairperson, Board of Lincoln County Commissioners — Date 4/26/23

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.

Lincoln County Treasurer Cathy Carlberg by Brianna Calfo — Date 4.

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

CORRINA BROWN by Michelle Boyd
Lincoln County Clerk and Recorder — Deputy

LINCOLN COUNTY TRE SEAL STATE OF MONTANA

DOCUMENT No. 305562

PLAT No. 7257

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

1/4	SEC.	T.	R.
	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"

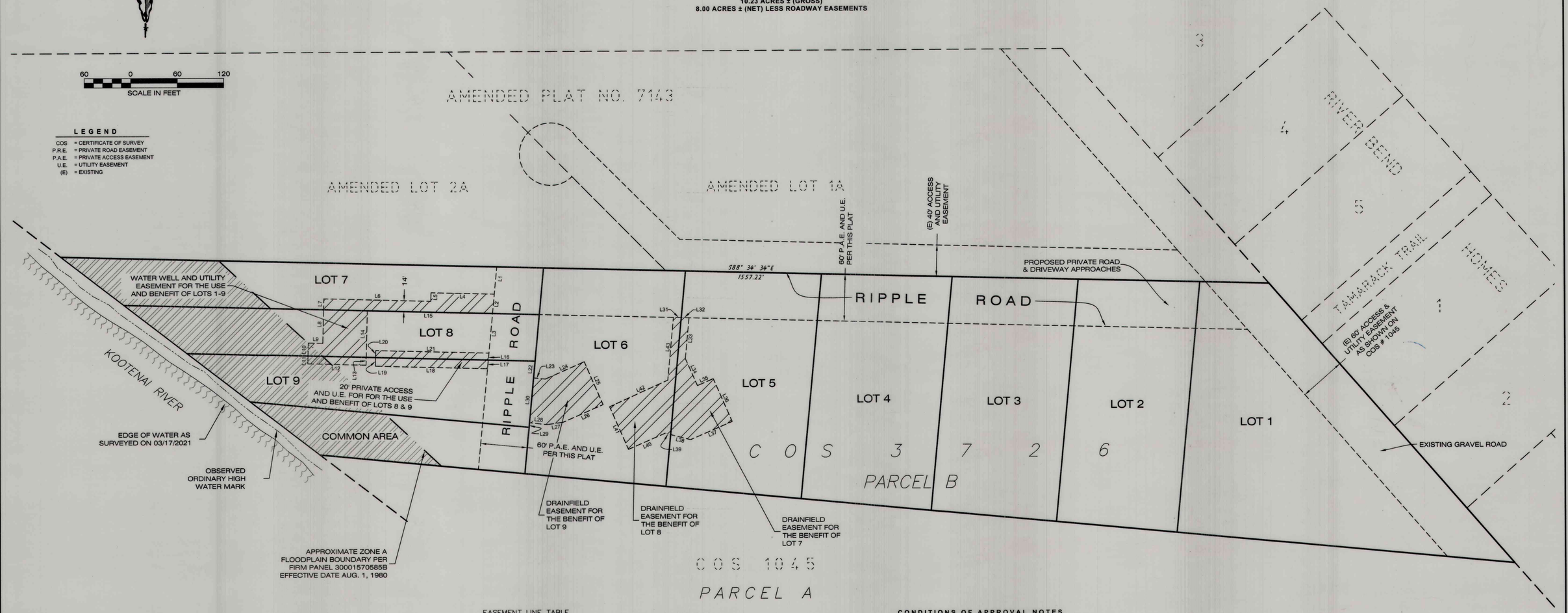
DATE OF SURVEY:
SEPTEMBER 2021 TO FEBRUARY 2023

RECORD OWNERS:
TUNGSTEN HOLDINGS, INC.

SURVEY COMMISSIONED BY:
TUNGSTEN HOLDINGS, INC.

DATE
FEBRUARY 2023

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



EASEMENT LINE TABLE

LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N5°20'03"E	35.08'	L23	S84°39'58"E	15.24'
L2	S5°20'03"W	25.06'	L24	N66°26'48"E	54.96'
L3	S5°20'03"W	50.94'	L25	S23°48'27"E	60.00'
L4	S88°34'34"E	81.65'	L26	S66°26'48"W	56.41'
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	43.17'	L30	N5°20'02"E	57.65'
L9	S88°36'40"E	18.77'	L31	S88°34'34"E	10.02'
L10	N1°23'20"E	16.64'	L32	S88°34'34"E	10.02'
L11	N1°23'20"E	10.01'	L33	S5°20'02"W	52.45'
L12	N88°34'36"W	74.94'	L34	S24°02'03"E	38.07'
L13	S1°25'24"W	10.01'	L35	N66°11'33"E	22.07'
L14	S1°25'24"W	59.82'	L36	S23°48'27"E	60.04'
L15	N88°34'35"W	161.86'	L37	S66°26'48"W	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"W	7.20'
L18	S88°34'36"E	144.96'	L40	S66°26'48"W	51.51'
L19	S1°25'15"W	11.01'	L41	N23°48'27"W	60.00'
L20	S1°25'15"W	9.02'	L42	N65°41'40"E	82.18'
L21	N88°34'01"W	146.33'	L43	N5°20'02"E	80.70'
L22	S5°20'01"W	21.60'			

CONDITIONS OF APPROVAL NOTES

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

CERTIFICATION OF LANDOWNER

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS 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: Tim Cooney

AS Secretary

STATE OF Montana

COUNTY OF Lincoln

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

AS Secretary FOR TUNGSTEN HOLDINGS, INC.

SS Bonnie L. Se

(NOTARY PUBLIC)

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

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.
	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"

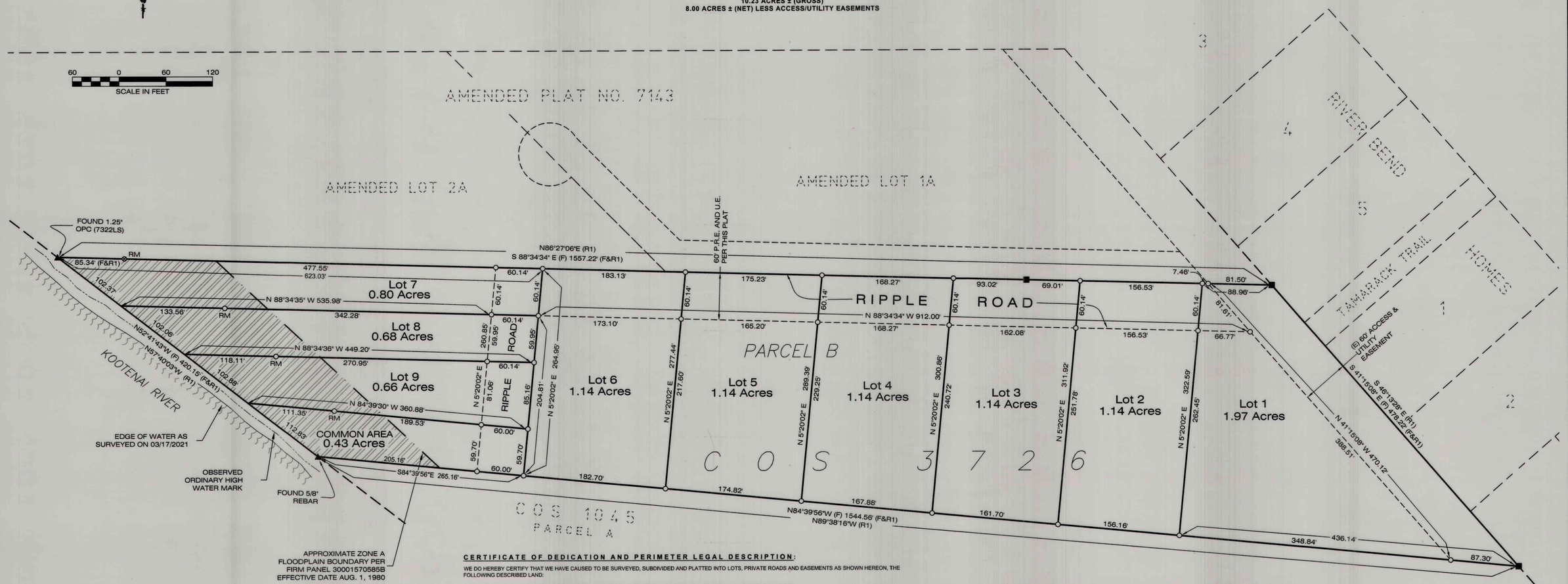
DATE OF SURVEY:
SEPTEMBER 2021 TO FEBRUARY 2023

RECORD OWNERS:
TUNGSTEN HOLDINGS, INC.

SURVEY COMMISSIONED BY:
TUNGSTEN HOLDINGS, INC.

DATE
FEBRUARY 2023

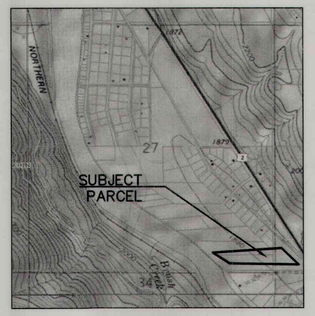
TOTAL ACREAGE OF SUBDIVISION:
10.23 ACRES ± (GROSS)
8.00 ACRES ± (NET) LESS ACCESS/UTILITY EASEMENTS



LEGEND

- O = 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 L See
(NOTARY PUBLIC)

BONNIE L. SEE
NOTARY PUBLIC for the
State of Montana
Residing at Libby, Montana
My Commission Expires
March 5, 2023

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, 20 23.

SS Graham Wood
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 4/27/23
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR — DATE
MONTANA LICENSE NO. 13748LS

MONTANA
MATTHEW JACOBSON
13748 LS
LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

I, Steven A. Boyer, PLS, 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 THERETO.

DATED THIS 13th 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, 20 23

SS Vera Mcvay by Sloans Carlberg
LINCOLN COUNTY TREASURER

LINCOLN COUNTY TREASURER SEAL

CLERK AND RECORDER'S CERTIFICATION:

STATE OF MONTANA, COUNTY OF LINCOLN, FILED THIS 13th DAY OF April, 20 23, A.D. AT 3:05 O'CLOCK.

Courtney Brown by Michelle Boyd Deputy
LINCOLN COUNTY CLERK AND RECORDER

DOCUMENT NO. 305405

PLAT NO. 7256

PREPARED BY:

IMEG

1817 SOUTH AVE. W. STE. A
MISSOULA, MT
59801

PH: 406.721.0142
FAX: 406.721.5224
www.imegcorp.com

IMEG PROJECT NO. 20004952

SHEET 1 OF 2
BIG WATER SUBDIVISION
LINCOLN COUNTY, MONTANA

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.

North CARSTENS West LAND SURVEYING East South

BASIS OF BEARINGS, MSP NAD 83

0' 40' 80' 120'

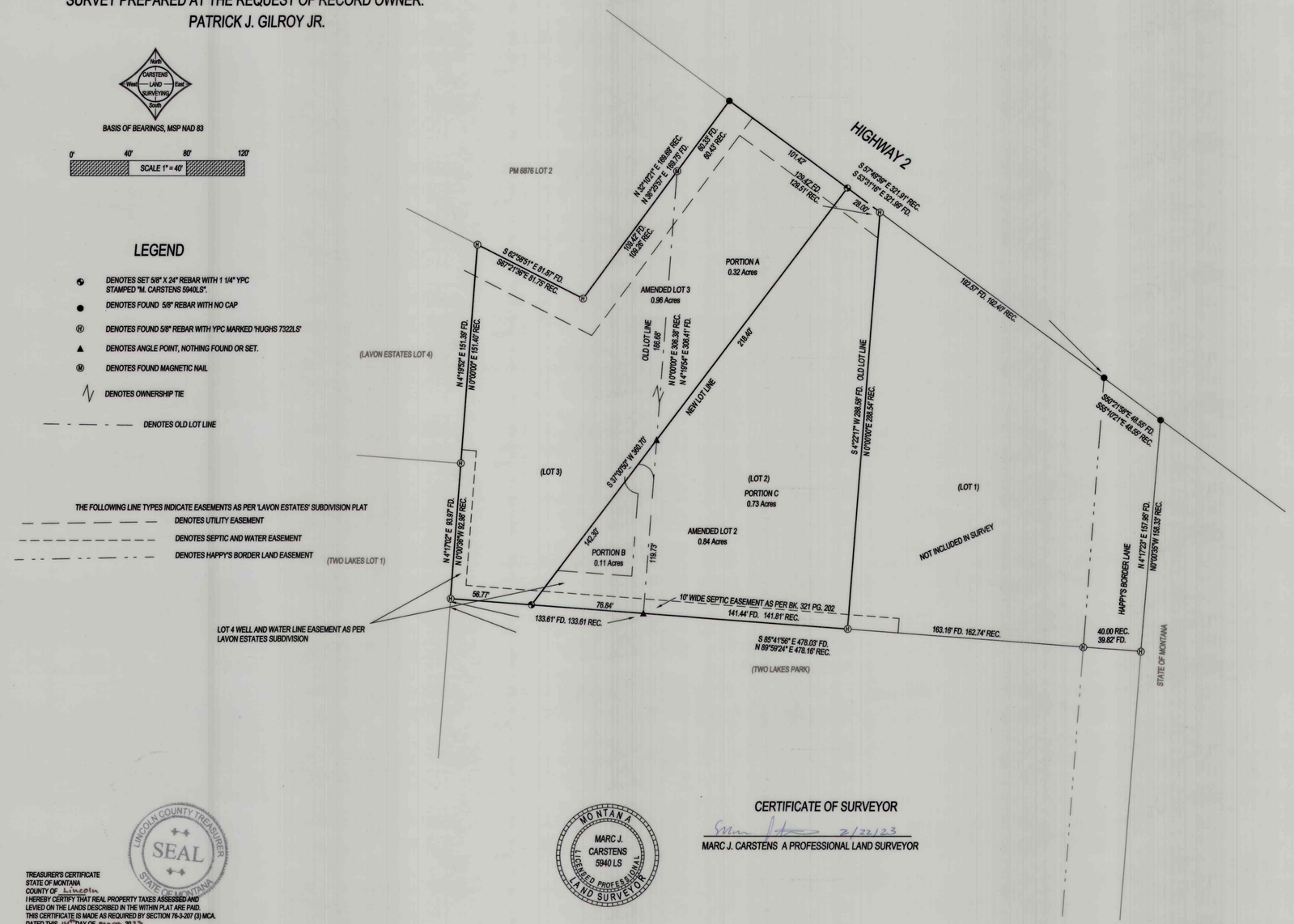
SCALE 1" = 40'

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
- (H) DENOTES FOUND 5/8" REBAR WITH YPC MARKED 'HUGHS 7322LS'
- ▲ DENOTES ANGLE POINT, NOTHING FOUND OR SET.
- (M) 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



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 Flathead
ON THIS 28 DAY OF July 2023
BEFORE ME PERSONALLY APPEARED
PATRICK J. GILROY JR. KNOWN TO ME TO BE THE PERSONS
WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME HE EXECUTED THE SAME.

(NOTARY SIGNATURE)
(NOTARY PRINTED)
NOTARY PUBLIC FOR THE STATE OF Montana
RESIDING AT Kalispell
MY COMMISSION EXPIRES 5/10/2024

DREW BENTLEY
Notary Public, State of Arizona
Pinal County
Commission # 595445
My Commission Expires
November 12, 2024

EXAMINING LAND SURVEYOR'S CERTIFICATION

EXAMINED THIS 2nd DAY OF March 2023, AD
STEVEN A. BOYER PLS 9750LS, LINCOLN COUNTY EXAMINING LAND SURVEYOR

LINCOLN COUNTY PLANNING DEPT.

EXAMINED THIS 14th DAY OF MAR 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 MAR 2023 2022, A.D. AT 1302 O'CLOCK
Robin A. Benson BY Michelle Byrd
LINCOLN COUNTY CLERK & RECORDER DEPUTY

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

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
Sedarra Courtney
TREASURER Lon K. Saunders

MONTANA MARC J. CARSTENS 5940 LS LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR

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

SURVEY PREPARED BY:
CARSTENS & ASSOC.
38863 DUBAY ROAD
POLSON, MT. 59860
(406) 883-2672

PM # 7255

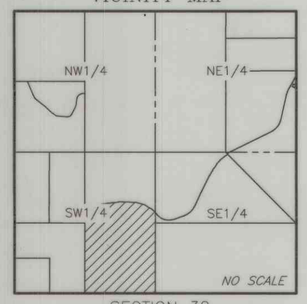
SHEET 1 OF 1

A PLAT OF
ERWERT SUBDIVISION

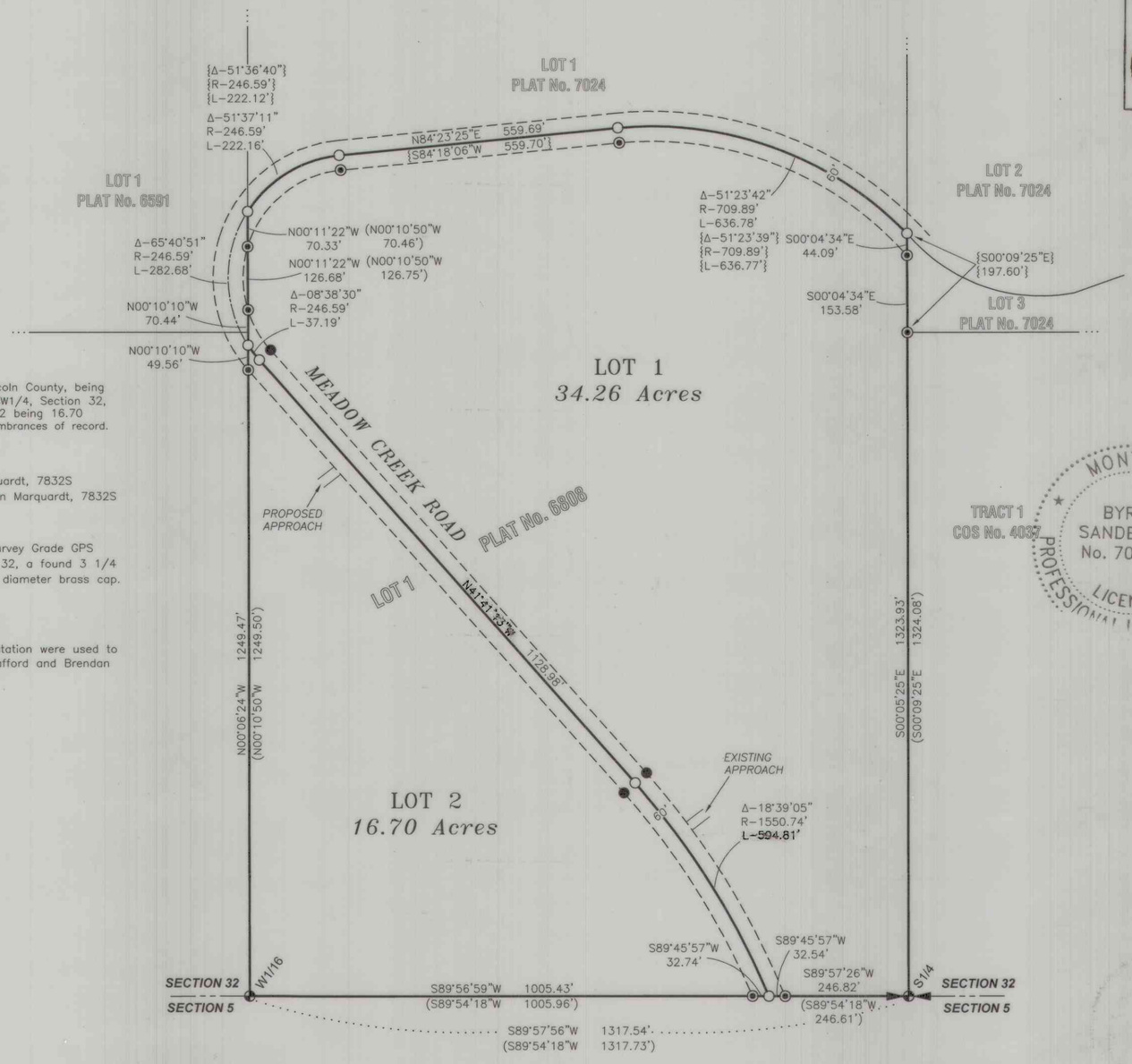
AMENDED LOT 1, UPPER O'BRIEN CREEK, PLAT No. 6808
NE1/4 SW1/4, SE1/4 SW1/4, SECTION 32, T.35N., R.26W., P.M.,MT.
LINCOLN COUNTY, MONTANA
FOR: ERWERT & SHEPARD DATE: JANUARY, 2023

NORTH

VICINITY MAP



SECTION 32



BASIS OF BEARING

TRACT 2
COS No. 4037

TRACT 1
COS No. 4037

LOT 1
34.26 Acres

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

GRAPHIC SCALE

200 0 100 200 400 800
FEET

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

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
Alan J. Erwert Date

Brenda S. Shepard 1/10/23
Brenda S. Shepard Date

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 notorial seal.

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

HANNAH BOOTH NOTARY PUBLIC for the State of Montana Residing at Eureka, Montana My Commission Expires April 29, 2025 Commission Number: 20211071 SEAL

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 notorial seal.

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

HANNAH BOOTH NOTARY PUBLIC for the State of Montana Residing at Eureka, Montana My Commission Expires April 29, 2025 Commission Number: 20211071 SEAL

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

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

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

MONTANA STEVEN A. BOYER 9750LS REGISTERED 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.

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

COUNTY TREASURER'S CERTIFICATION

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

Sedars Carlberg by Kelra Ward 3/1/23
Lincoln County Treasurer Date

LINCOLN COUNTY TREASURER SEAL MONTANA

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 Corrina Brown
Lincoln County Clerk and Recorder Deputy

DOCUMENT No. 304847

PLAT No. 7254

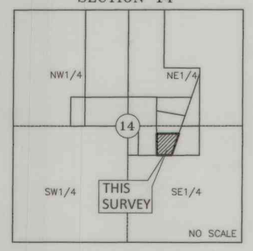
Title Guarantee # 304845 DEQ # 304846 Covenants # 304848

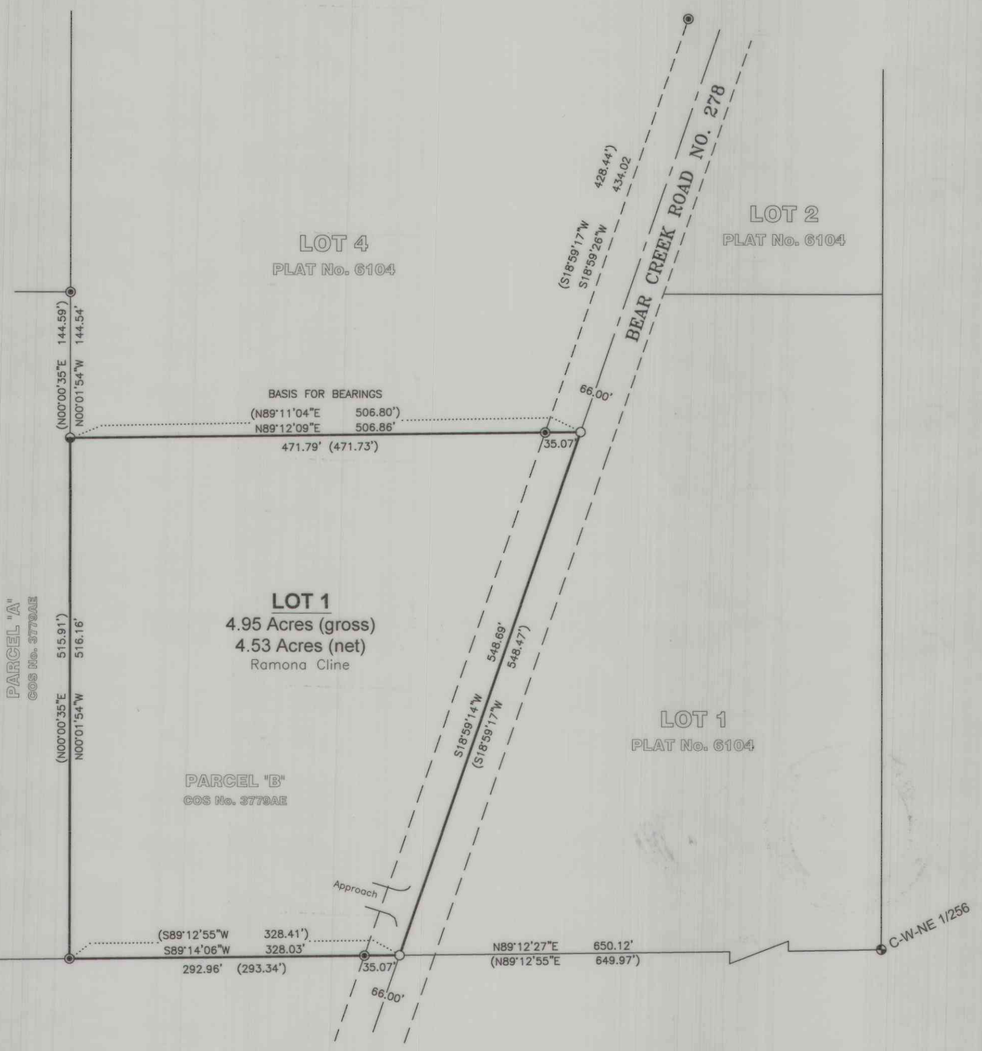
A PLAT OF
OH DEER SUBDIVISION

PARCEL B, COS No. 3779AE
NE1/4 NW1/4 SE1/4, SECTION 14, T.29N., R.31W., P.M.,MT.,
LINCOLN COUNTY, MONTANA
FOR: RAMONA CLINE DATE: JANUARY, 2023

NORTH

VICINITY MAP
SECTION 14





LEGAL DESCRIPTION: LOT 1

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

SUBDIVISION NOTES:

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

LEGEND

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

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

GRAPHIC SCALE
100 0 50 100 200 400
(FEET)

PURPOSE OF SURVEY AND OWNER'S CERTIFICATIONS

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

Ramona V. Cline — 1-30-2023
Ramona V. Cline — Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me
a Notary Public for the State of Montana
County of Lincoln, by Ramona V. Cline
on this 30 day of January 2023 In witness whereof I have hereunto set my hand and affixed my notorial seal.
Chelsea Sanderson
residing in: Libby, MT My Commission expires: 8-5-24

CHELSEA SANDERSON
NOTARY PUBLIC for the
State of Montana
Residing at
Libby, Montana
My Commission Expires
August 05, 2024

HISTORY OF SURVEY

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

METHOD OF SURVEY

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

BASIS OF BEARING

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

LAND SURVEYOR'S CERTIFICATION

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

Byron Sanderson — 1-30-23
Byron Sanderson, PLS, 70400LS — Date

MONTANA BYRON SANDERSON No. 70400LS LICENSED PROFESSIONAL LAND SURVEYOR

ACCESS CERTIFICATION

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

Byron Sanderson — 1-30-23
Byron Sanderson, PLS, 70400LS — Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

MONTANA STEVEN A. BOYER REGISTERED 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.

Linda Cerkey — 2-1-23
Lincoln County Treasurer — Date

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

COUNTY COMMISSIONER'S CERTIFICATION

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

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

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

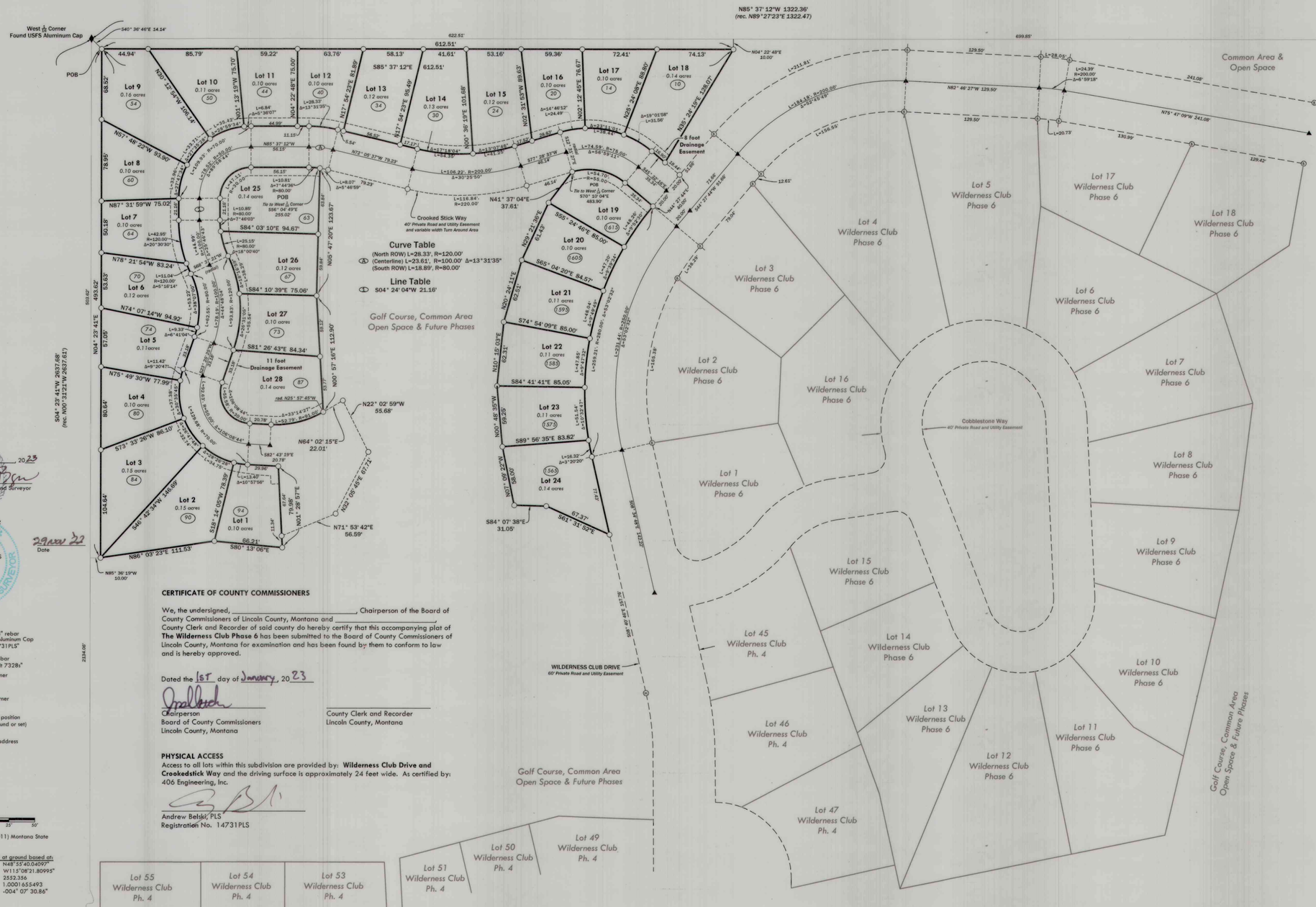
CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 2nd day
of March 2023 A.D. at 2:32 o'clock
Robin A. Benson by Michelle Boyd
Lincoln County Clerk Recorder — Deputy

PLAT No. 7253 DOCUMENT No. 304835

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

The Wilderness Club Phase 7
NW ¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana


West ¼ Corner
Found USFS Aluminum Cap
S40° 36' 46"E 14.14'
POB
N85° 37' 12"W 1322.36'
(rec. N89°27'23"E 1322.47)
N04° 22' 48"E 10.00'
622.51'
612.51'
699.65'
Lot 9 0.16 acres 54
Lot 10 0.11 acres 50
Lot 11 0.10 acres 44
Lot 12 0.10 acres 40
Lot 13 0.12 acres 34
Lot 14 0.13 acres 30
Lot 15 0.12 acres 24
Lot 16 0.10 acres 20
Lot 17 0.10 acres 14
Lot 18 0.14 acres 10
Lot 8 0.10 acres 60
Lot 25 0.14 acres
Lot 7 0.10 acres 64
Lot 26 0.12 acres 67
Lot 6 0.12 acres 70
Lot 27 0.10 acres 73
Lot 5 0.11 acres 74
Lot 28 0.14 acres 87
Lot 4 0.10 acres 80
Lot 3 0.13 acres 84
Lot 2 0.15 acres 90
Lot 1 0.10 acres 94
Lot 19 0.10 acres 615
Lot 20 0.10 acres 605
Lot 21 0.11 acres 595
Lot 22 0.11 acres 585
Lot 23 0.11 acres 575
Lot 24 0.14 acres 56
Crooked Stick Way
40' Private Road and Utility Easement and variable width Turn Around Area
11 foot Drainage Easement
8 foot Drainage Easement
Curve Table
(North ROW) L=28.33', R=120.00'
(Centerline) L=23.61', R=100.00' Δ=13°31'35"
(South ROW) L=18.89', R=80.00'
Line Table
S04° 24' 04"W 21.16'
Golf Course, Common Area
Open Space & Future Phases
Common Area & Open Space
Cobblestone Way
40' Private Road and Utility Easement
WILDERNESS CLUB DRIVE
60' Private Road and Utility Easement
Lot 1 Wilderness Club Phase 6
Lot 2 Wilderness Club Phase 6
Lot 3 Wilderness Club Phase 6
Lot 4 Wilderness Club Phase 6
Lot 5 Wilderness Club Phase 6
Lot 6 Wilderness Club Phase 6
Lot 7 Wilderness Club Phase 6
Lot 8 Wilderness Club Phase 6
Lot 9 Wilderness Club Phase 6
Lot 10 Wilderness Club Phase 6
Lot 11 Wilderness Club Phase 6
Lot 12 Wilderness Club Phase 6
Lot 13 Wilderness Club Phase 6
Lot 14 Wilderness Club Phase 6
Lot 15 Wilderness Club Phase 6
Lot 16 Wilderness Club Phase 6
Lot 17 Wilderness Club Phase 6
Lot 18 Wilderness Club Phase 6
Lot 45 Wilderness Club Ph. 4
Lot 46 Wilderness Club Ph. 4
Lot 47 Wilderness Club Ph. 4
Lot 49 Wilderness Club Ph. 4
Lot 50 Wilderness Club Ph. 4
Lot 51 Wilderness Club Ph. 4
Lot 53 Wilderness Club Ph. 4
Lot 54 Wilderness Club Ph. 4
Lot 55 Wilderness Club Ph. 4
Golf Course, Common Area
Open Space & Future Phases
Section 29
Section 32
¼ Corner
Found 3¼" USFS Aluminum Cap
"9008LS"
S04° 23' 41"W 2637.68'
(rec. N00°31'21"W 2637.61')
N04° 23' 41"E 493.62'
N22° 02' 59"W 55.68'
N64° 02' 15"E 22.01'
N71° 53' 42"E 56.59'
N22° 06' 45"E 61.71'
N86° 03' 23"E 111.83'
S80° 13' 06"E 66.21'
N85° 36' 19"W 10.00'
S84° 07' 38"E 31.05'
S61° 31' 52"E 67.37'
N01° 28' 57"E 79.98'
N00° 57' 16"E 112.90'
S84° 10' 39"E 75.06'
S81° 26' 43"E 84.34'
S84° 03' 10"E 94.67'
N78° 21' 54"W 83.24'
N74° 07' 14"W 94.92'
N75° 49' 30"W 77.99'
S13° 33' 26"W 86.10'
N87° 48' 22"W 93.90'
N87° 31' 59"W 75.02'
N41° 37' 04"E 37.61'
S65° 24' 46"E 85.00'
S65° 04' 20"E 84.57'
S74° 54' 09"E 85.00'
S84° 41' 41"E 85.05'
S89° 56' 35"E 83.82'
N85° 37' 12"W 56.15'
N72° 08' 37"W 79.23'
N77° 28' 33"W 46.14'
N82° 46' 27"W 129.50'
N75° 47' 09"W 241.08'
S35° 24' 19"E 129.07'
S25° 24' 19"E 129.42'
N03° 24' 11"E 62.31'
N00° 48' 38"W 59.29'
N01° 09' 22"W 58.00'
N07° 09' 22"W 58.00'
N00° 48' 35"W 59.25'
N10° 15' 03"E 62.31'
N20° 24' 11"E 62.51'
N29° 21' 36"E 61.43'
N41° 37' 04"E 37.61'
S08° 34' 48"E 77.43'
S45° 32' 16"E 35.34'
S70° 10' 04"E 483.90'
N00° 57' 16"E 112.90'
N01° 28' 57"E 79.98'
N00° 13' 06"W 66.21'
N80° 03' 23"W 111.53'
N04° 23' 41"E 493.62'
Tie to West ¼ Corner
S56° 04' 49"E 255.02'
Tie to West ¼ Corner
S70° 10' 04"E 483.90'
POB
Lot 63
Lot 67
Lot 73
Lot 87
Lot 80
Lot 84
Lot 90
Lot 94
Lot 60
Lot 54
Lot 56
Lot 58
Lot 63
Lot 65
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Lot 96
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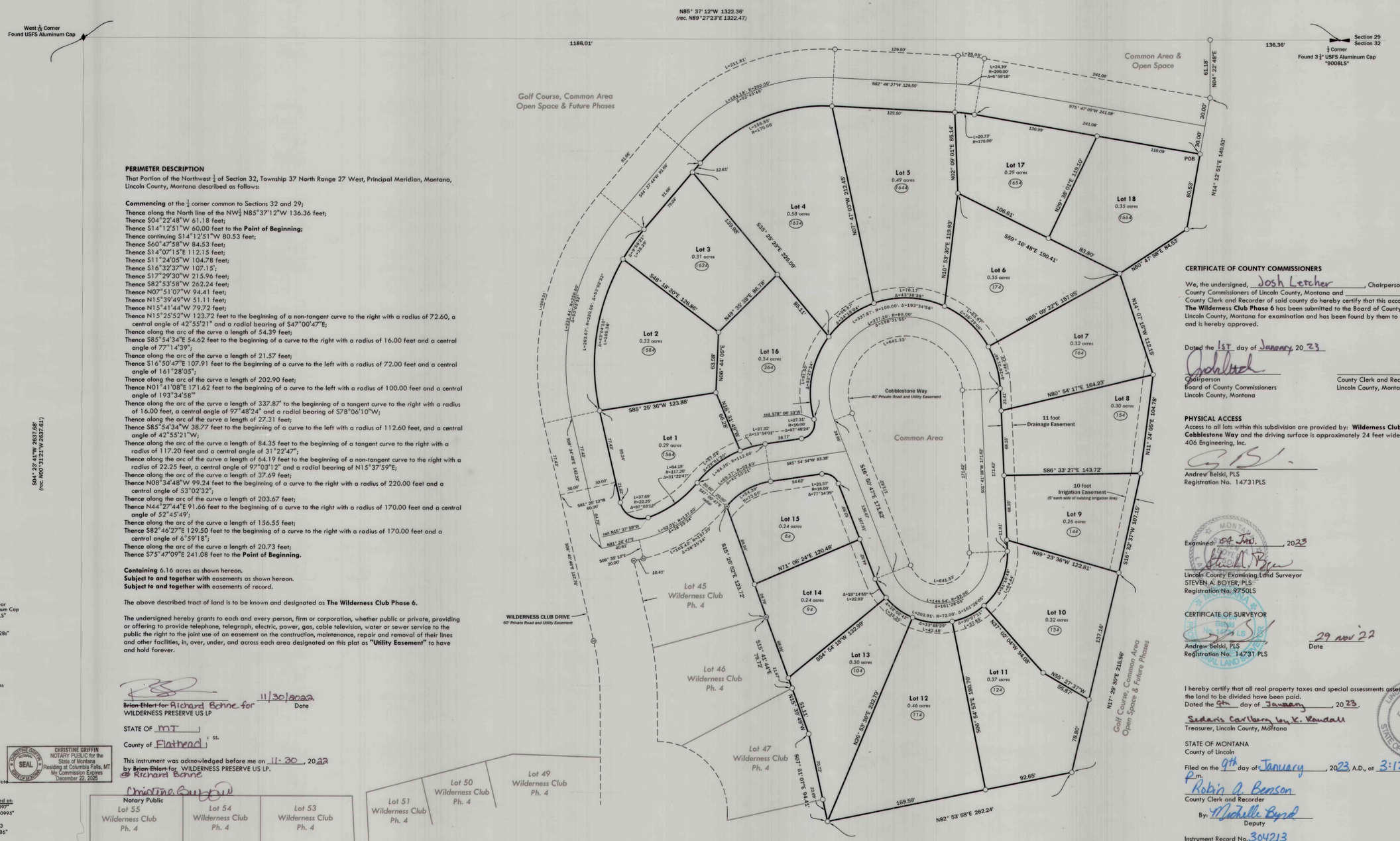
Lot 100
Lot 102
Lot 104
Lot 106
Lot 108
Lot 110
Lot 112
Lot 114
Lot 116
Lot 118
Lot 120
Lot 122
Lot 124
Lot 126
Lot 128
Lot 130
Lot 132
Lot 134
Lot

Final Plat of:
The Wilderness Club Phase 6
NW ¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana



PERIMETER DESCRIPTION

That Portion of the Northwest ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Commencing at the ¼ corner common to Sections 32 and 29;
Thence along the North line of the NW¼ 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';
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' 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.

~~Brian Ehlert for~~ Richard Bonne for 11/30/2022
WILDERNESS PRESERVE US LP — Date

STATE OF MT)
: ss.
County of Flathead)

This instrument was acknowledged before me on 11-30, 2022
by ~~Brian Ehlert for~~ WILDERNESS PRESERVE US LP.
@ Richard Bonne

Christine Griffin
Notary Public

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

Legend

- Set ½" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- found ½" rebar "Marquardt 7328s"
- ◆ alliquot corner (as noted)
- quarter corner (as noted)
- (xxxx) property address

SCALE 0 25' 50'

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

Distances are International Feet at ground based at:

Latitude:	N48°55'40.04097"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.00016554493
Convergence:	-004° 07' 30.86"

S04° 23' 41"W 2637.68'
(rec. N00°31'21"W 2637.61')

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

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 Carlberg by K. Kendall
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: Michelle 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)

Flathead Geomatics

236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4927
fax.406-862-4962

311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.738.3920
fax.541.738.8324

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#304210 DEQ Doc#304211 SIA Doc#304212

Plat No. 7251

21-058 Wilderness Club Phase 6