406 ENGINEERING

Major Subdivision Application

for

ESCALANTE WILDERNESS PRESERVE SUBDIVISION



406 ENGINEERING

35 8th Street East | Kalispell, MT 59901 | 406.257.0679 | www.406engineeringinc.com

July 29, 2026

Lincoln County Planning Department
Jesse Haag, County Planner
512 California Avenue
Libby, MT 59923

RE: Major Subdivision Application for a 234-lot residential subdivision **Escalante Wilderness Preserve US LLC Subdivision** located along Sophie Lake Road, Eureka, MT legally described as Wilderness Club Phase 1, Open Space, and Golf Course Excepting Therefrom the Lots in Phases 1-7 & 9 in Sections 28, 29, 32 & 33, Township 37 North, Range 27 West, PMM, Lincoln County.

Dear Jesse:

Escalante Wilderness Preserve US LLC owns the above referenced property. The applicants propose to divide the property over five phases into a total of 198 single-family residential lots, 36 residential condominium lots, 1 utility lot, and 1 parkland lot. Residential lots range from 0.15 to 2.5 acres and condominium lots are approximately 0.1 acres. The development will utilize existing internal subdivision roads and new internal road networks. Utilities will be extended and undergrounded for each phase. The existing Wilderness Club public water supply system will be expanded to serve each proposed phase and new, proposed multi-user wastewater treatment systems will be developed with each phase. Pre-application meetings were held on April 17, 2025, and January 22, 2026. An electronic copy of the application will be emailed to you.

The following are included for your review:

- Review fee check in the amount of $117,000 made out to Lincoln County Planning
- One (1) hard copy of the subdivision application and supplemental documents

Please let me know if you require additional information for your review.

Sincerely,
406 Engineering, Inc.



Larissa Van Riet
Land Use Planner

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35 8th Street East | Kalispell, MT 59901 | 406.257-0679 | www.406engineeringinc.com

October 9, 2026

Lincoln County Planning Department
Attn: Kristin Smith
512 California Avenue
Libby, MT 59923

RE: 1st Sufficiency Review – Escalante Wilderness Preserve

Dear Kristin:

We are in receipt of the 1st Sufficiency Review letter from Lincoln County Planning dated August 28, 2026, regarding the preliminary plat application of Escalante Wilderness Preserve. Please see below the requested items contained in the letter in bold font and our responses below.

1. **Provide clearer symbology for fire hydrants on the DEQ layout;**

   A clearer symbol has been used for a fire hydrant, please see the updated DEQ lot layouts.

2. **Include an estimate of the number of students *currently* utilizing the schools from the Wilderness Club development on p. 10 of the Subdivision Application.**

   There are 20 full-time residents living in the existing Wilderness Club subdivision. According to Wilderness Club's Membership Services Director, none of the full-time residents have children of school age that attend the Eureka Public School system. An update has been made to page 10 and is included in this resubmittal.

3. **The legend on the masterplan in section 1.3 of the submittal packet depicts Phases 8 & 10 with a color scheme. However, the 2 phases are not represented in the drawing itself.**

   Phases 8 and 10 have been added to the Master Plan. Phase 8 is shown in blue in the northwestern corner of the property. Phase 10 is shown in pink in the northeastern portion of the property, please see updated Master Plan.

4. **Include phase dates on the Masterplan.**

   The phase dates of Phase 11 - 2030, Phase 12 - 2033, Phase 13 - 2036, Phase 14 - 2039, and Phase 15 - 2042 are now shown in the legends of both the Master Plan and the Phasing Plan Map, please see attached. The phasing plan narrative has also been updated to align with the dates shown on the exhibits. The phase dates have been changed to include one additional year from what was originally submitted. The dates begin in 3-year sequences based on an anticipated preliminary plat approval in January 2027.

5. **The area dedicated as parkland is dominated by ground labeled 30% slope, which is less than ideal for usable open space. In the discussion on parkland (p. 12 of the Subdivision Application), the application states that there are recreational trails and pedestrian paths**

available to the residents in the development. Please provide a more robust description of parkland/recreational space available to the residents.

a. Please clarify if the Golf Course is openly available to all residents of the development as a benefit of being a resident or if the golf course is only available based on paid membership.

The Wilderness Club operates through various tiers of membership. Use of the golf course is an additional and separate paid membership available to residents. To play golf, golf members must book available time slots during hours of operation.

b. Please depict on a supplemental map the recreational trails and paths available to residents of the development; and if the golf course is membership-only access, how (or if) the residents can use any paths on the golf course

After clarification from the applicants, it is intended that the golf cart paths are used by those golfing during golf operation hours. There is currently no dedicated walking path network. Unofficial trails are found scattered throughout the development in areas proposed for future phases and there is a 0.25-mile-long walking trail located in the Sports Complex.

Please see attached Recreational Amenities exhibit showing the amenities all residents of the Wilderness Club and proposed Escalante Wilderness Preserve obtain access to as residents. These recreational amenities do not require a Golf Membership and are included in the Resident Sports Membership which all residents must participate in. These amenities are located on property owned by the developers and are not considered Open Space or Parkland as defined by the Lincoln County Subdivision Regulations. The proposed 21.90 acres of parkland surrounding Phase 11 shall be dedicated to the Homeowners Association and therefore meet the Subdivision Regulations definition of Open Space/Parkland. The total amount of undeveloped property which includes the golf course and the proposed parkland totals approximately 185 acres.

The Resident Sports Membership includes:

- Access to beach area on Grob Lake (internally called Wilderness Lake). The beach area is located on the southern portion of Grob Lake, a 21-acre non-motorized lake. The beach is a communal area with cabanas and lounge furniture, as well as yard games such as Bocce Ball, Croquet, and Corn Hole. In addition, the beach is the launching area for water sports such as kayaking, paddleboarding, and swimming.
- Family Sports Courts Complex which includes access to a regulation size beach volleyball court, full basketball court, 2 pickle ball courts, soccer fields, lawn games, picnic area, amphitheater, and a walking trail. The walking trail circumvents the sports complex area and is approximately 0.25 miles long. The sports complex is found in the northwestern corner of the Wilderness Club between Phases 4 and 7.
- 18-hole Championship Disc Golf Course. The Disc Golf Course is located on the southwestern portion of the property, near the southern entrance of

the Wilderness Club. The course begins near the guard station at the southern entrance of the subdivision, moves south onto proposed Phase 11, then heads north along sections of Phase 2, before crossing Wilderness Club Drive to finish near the Guest Services offices. The course covers approximately 2 miles. The Disc Golf Course is also open to the public with a small entrance fee. A majority of the disc golf holes will be affected by proposed development on Phase 11; those holes will be relocated. Exact relocation areas have not yet been determined, but all 18 holes will remain.

- Water Park with pools, hot tub, water slide, and splash pad. The water park is located near the southern end of Grob Lake, near the beach access.
- Fitness Studio including cardio equipment and weights. The fitness studio is currently located across the road from the clubhouse.
- Clubhouse where residents can dine, shop, and gather for social events. A new clubhouse is currently under construction.

The applicants, in partnership with the USFS, have designated a dedicated access point to the adjacent Kootenai National Forest land located in the northwest corner of Phase 7. The adjacent Kootenai NF land consists of thousands of acres used for outdoor recreational activities such as fishing, hiking, biking, and OHV use.

The proposed 21.90 acres of parkland surrounding Phase 11 to the north and south will add aesthetic value to the subdivision and act as a buffer between Phase 1 and Phase 11 homes and adjacent properties to the south and west. This proposed parkland is also being considered for the relocation of the disc golf course which will be affected by Phase 11.

6. **Page 5 of the Slope Stability report has a small typo in the first line under "stair step topo" - "weather at different ..."**

   The typo has been updated in the Slope Stability Report, please see updated report.

7. **Page 7 of the Slope Stability report- add a brief heading above the last paragraph: "Summary of Observations" to visually separate the closing of Section 4.0 in the report.**

   The typo has been updated in the Slope Stability Report, please see updated report.

8. **Page 8 of the Slope Stability report - a small typo in the last sentence of 2nd paragraph of Section 5.0 - "compacted properly ...;**

   The typo has been updated in the Slope Stability Report, please see updated report.

9. **The following lots contain large areas of slopes greater than 30%. Please update the plats to show building envelopes for them:**

   a. **Phase 12 Lots 5-8**
   b. **Phase 13 Lots 4, 5 & 7**
   c. **Phase 15 Lots 13 and 18**
   d. **Lot 9 in Phase 12 appears problematic for a homesite - please clarify;**

Building envelopes and driveways for each lot are shown on the Slope Map found in Section 2.3 of the application. Building envelopes and driveways were shown on the Slope Map to mitigate the busyness of the preliminary plat. No Build Zones have been shown on the preliminary plat for areas containing slopes in excess of 30%. The final plat will show building envelopes for the specified lots referenced above, to alert future lot buyers of steep slopes.

The building envelope for Lot 9 in Phase 12 will be located in the northeastern corner of the property close to the proposed road, outside of all slopes exceeding 30%. Outside of the 30% slopes, there is approximately 2,200 sq ft of buildable area. This buildable area includes consideration of the 10-foot building setback from the property line required by the Wilderness Club. The Wilderness Club offers residents different options for home construction using custom and semi-custom building models. Some of the semi-custom models have a footprint of 1,000 sq ft or less. Please see attached Cottonwood Residence floor plans providing an example of existing homes with an approximate 924 sq ft footprint. Examples of the Cottonwood Residences can be found along Cottage Lake Lane. A footprint of 1,000 sq ft or less would work well within the building envelope of Lot 9 in Phase 12.

10. **Based on the report from SHPO, please add an addendum to the covenants describing procedures to address found/cultural artifacts during the construction process for both the development of roads and infrastructure as well as building on individual lots.**

    A standard operating procedure addressing the potential for discovery of cultural artifacts during construction will be created and included in the proposed covenants. Proposed language will be consistent with, but not limited to, stopping work, blocking off the area, and contacting the Montana State Historic Preservation Office for further guidance on how to proceed. The proposed covenants will be submitted by the time of final plat.

11. **Please provide an update on conversations with the Eureka Volunteer Fire Department and the proposed land donation to offset impacts.**

    As of September 11, 2026, the EVFD has received the following three documents from the applicants: Land Donation Agreement, Development Agreement, and Special Warranty Deed. Fire Chief, Ron Komac, indicated the EVFD's attorney will review the documents. After review, it is anticipated a meeting between the applicants and the EVFD will be held virtually to discuss details and any proposed changes. The documents have not been included in the subdivision application as they are still subject to change. Once documents are finalized, they will be made available to the public.

    In summary, the Land Donation Agreement discusses the proposed location of the satellite fire station in the northeastern corner of the property adjacent to Sophie Lake Road. The Development Agreement outlines the terms required for construction of the fire station and the Special Warranty Deed requires the EVFD to construct the fire station within five years and to continuously operate the property as a fire station.

12. **The Traffic Impact Study:**

The response to traffic impact study comments are addressed below in lieu of providing a revised traffic impact study (TIS).

a. The study references "Financial Districts" but there is no definition of that term or exhibit depicting those districts.

"The TIS should have clarified that the Financial District is a construct MDT uses to differentiate certain traffic volume characteristics. The state map of those districts is available from MDT's GIS group but was not procured by the project team for this TIS effort."

- *Nate Larson, PE with 406 Traffic*

To further elaborate on this response, MDT has outlined five Financial Districts across the state of Montana: District 1 - Missoula, District 2 - Butte, District 3 - Great Falls, District 4 - Glendive, and District 5 - Billings. District 1 incorporates Flathead County, Granite County, Lake County, Lincoln County, Mineral County, Missoula County, Powell County, Ravalli County, and Sanders County. Given that this traffic impact study sits within Lincoln County, District 1 traffic data was utilized to help determine traffic volume characteristics. Please see the attached MDT maps for further reference on district boundaries.

b. The statement at the bottom of page 3 asserts "...free-flowing westbound Iowa Flats leg at Intersection 3 was coded as a northbound approach and turning movement labels were adjusted accordingly." However, Exhibit 4 depicts a westbound turning label at Intersection 3. Furthermore, it shows no turning movements south onto the continuation of Sophie Lake Road.

"The difference between (i) the analysis software's representation of the intersection approach legs' directionalities and (ii) the real-world directionality shown in Exhibit 4 stems from a limitation in operations analysis research for non-traditional stop-controlled T intersections such as this one, where the free-flowing movement is a turning one rather than the "cross" of the T. The analyst does not have the authority to customize directionality labels while maintaining the proper relationship of free-flowing approaches to those that must yield. The delay analysis of that intersection remains correct. To address the second part of this comment, note that for this TIS, the two points at which Sophie Lake Road intersects Iowa Flats Road are considered separate intersections for operations analysis purposes; only the westernmost one of these was considered in the TIS."

- *Nate Larson, PE with 406 Traffic*

c. Access from the Douglas Hill intersection at Hwy 37 is absent from the analysis. It is likely that that intersection will see an increase in returning trips from the Town of Eureka to Wilderness Club. Please address this concern.

"This intersection was neither counted nor analyzed for the study because it was not identified as an intersection of concern in my pre-study scoping discussion (a phone conversation) with the county in July of 2024. The slightly more direct route from Hwy 37 to Sophie Lake Road is via Airport Road rather than Douglas Hill Road, so it was the route assumed for Escalante's Eureka-oriented trips."

- *Nate Larson, PE with 406 Traffic*

d. While the TIS submitted with the application as well as the Corridor Study prepared by RPA in 2024 recognize the current road can likely accommodate the

increase in traffic, certain road conditions are subpar, specifically overall width and some of the borrow ditches. We recommend offering mitigation to those areas identified with cuts greater than 5 feet on the stretches of Sophie Lake Road closest to the development (see attached exhibit with area of concern circled). Public perception on the safety of the road will likely be an issue.

On September 24, 2026, Maggie Leysens from 406 Engineering met with Kristin Smith from the Lincoln County Planning Department and Ray Price from Road District #3 – Eureka regarding potential offsite improvements. Please see attached memo summarizing the meeting and proposed mitigation.

Please let me know if you require any additional information for your review.

Sincerely,
406 Engineering, Inc.



Larissa Van Riet
Land Use Planner

Documents attached to this cover letter:

1. DEQ Lot Layouts
2. P. 10 of Primary Review Questionnaire – Schools
3. Master Plan
4. Phasing Plan Narrative
5. Phasing Plan Map
6. Recreational Amenities Exhibit
7. Slope Report
8. Cottonwood Residence Building Plans
9. Montana Department of Transportation Financial Districts Maps
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ESCALANTE WILDERNESS PRESERVE SUBDIVISION APPLICATION

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List of "Not Applicable" Items per Preliminary Plat Submittal Requirements in Chapter III of Lincoln County Subdivision Regulations and Subdivision Application - Checklist

- ✓ Preliminary Plat Map: The area of the subdivision with the FEMA-designated floodway and/or flood fringe, if applicable
  Zone A of Grob Lake not shown on preliminary plat, but can be seen on FEMA FIRM Panels located in Section 2.5 of application.
- ✓ Assessment by the Asbestos Resource Program for the Libby/Troy area.
  Project is not located in Libby or Troy.
- ✓ Authorized Notice to Appropriate Water from DNRC (Form 602); Notice of Intent must be filed first (Form 602i)
  Not applicable to project as Form 602 concerns wells producing 35 gpm at 10 acre feet a year, also known as 'exempt wells'. This project will utilize public water supply wells which exceed 35gpm and 10 ac/ft per year therefore these wells are not classified as exempt. Rather, a provisional permit will be issued through the DNRC for the water rights associated with the development. This application process is currently underway and will be issued prior to final plat.
- ✓ Variance Requests
  No variances are proposed.
- ✓ Groundwater Mitigation Plan
  There is no evidence of high groundwater or unstable soils on the subject property.
- ✓ Evidence of Legal Access
  Access to the subdivision is not proposed across private property.
- ✓ Road Maintenance Agreement
  Road maintenance provisions are included within the Covenants.
- ✓ Covenants
  Included is a copy of the existing covenants for the Wilderness Club. Phases 1-5 of Escalante Wilderness Preserve will be annexed into the existing covenants.

LINCOLN COUNTY PLANNING DEPARTMENT
512 CALIFORNIA AVE | LIBBY, MT. 59923 | P: (406) 283-2309
LCPLANNING@LIBBY.ORG | WEBSITE: HTTP://WWW.LINCOLNCOUNTYMT.US/PLANNING-HOME

SUBDIVISION APPLICATION - CHECKLIST

Each numbered item is considered an "**element**" for initial review and any item checked "NO" or "N/A" must be explained in a narrative attached to the checklist as applicable. Incomplete submittals will be returned to the applicant.

Subdivision Type: ☑ **Major** ☐ **Subsequent Minor** ☐ **First Minor**

Subdivision Name: Escalante Wilderness Preserve **Number of Lots:** 234 Residential, 1 Utility

(One FULL hard copy and 1 electronic copy)

YES	NO	N/A	#1. Preliminary Plat Map *(in the following sizes and with the following information on the face of the plat)*
☑	☐	☐	One (1) 24 x 36 in size
☑	☐	☐	One (11) 11x17 in size
☑	☐	☐	One (1) 8.5x11 in size
☑	☐	☐	Subdivision Name
☑	☐	☐	Complete, Correct & Full Legal Description
☑	☐	☐	North Arrow
☑	☐	☐	Scale Bar
☑	☐	☐	Names of owner(s) of record and sub-divider(s)
☑	☐	☐	Date Preliminary Plat was drawn
☑	☐	☐	Exterior boundaries of the property to be subdivided
☑	☐	☐	Approximate location of all section or legal subdivision corners pertinent to the subdivision
☑	☐	☐	Approximate dimensions and area of each lot. Lots shall be designated by number and area (as applicable).
☑	☐	☐	All streets, alleys, avenues, roads and highways, included the proposed names.
☑	☐	☐	Area, locations, boundaries, and dimensions of all parks and common areas
☑	☐	☐	Total gross area of the subdivision and total net area of lots
☑	☐	☐	Ground elevations including elevations and benchmarks. Contour intervals shall be vertical intervals of two (2) feet where the average slope is less than 10% and at five (5) foot intervals where the average slope is greater than 10%.
☑	☐	☐	Approximate location and identification of all existing and proposed private and public easements and right-of-ways, including descriptions of their widths and purposes.
☐	☐	☑	Existing and/or proposed irrigation ditch easements
☐	☐	☑	Proposed locations of intersections, and access control lines for any subdivision requiring access to major highways or thoroughfares.
☑	☐	☐	Identified hazard areas shall be prominently shown on the subdivision plat and in other records of conveyance.
☑	☐	☐	Any "No-Build / No-Disturbance" area
☐	☑	☐	The area of the subdivision within the FEMA-designated floodway and/or flood fringe, if applicable

YES	NO	N/A	#2. Project Summary
☑	☐	☐	A full description of existing site conditions and project proposal

			#3. Application / Environmental Assessment / Community Impact Report
☑	☐	☐	FIRST MINOR - Summary of Probable Impacts (included as part of Application) SUBSEQUENT MINOR / MAJOR*- Primary Review Criteria Questionnaire (Part 2 of Application) **majors may be required to submit additional information* pursuant to MCA 76-3-603 & 608(3)

YES	NO	N/A	**#4. Supplemental Maps** *(can be combined or shown on the face of the preliminary plat)*
✔			A vicinity map showing the subject property and the area within 1000 feet of it.
✔			A map showing the relationship of the proposed subdivision to the adjacent property and roads to included:
✔			- The names of platted subdivisions and certificates of survey numbers
✔			- Ownership of adjacent lands, including those across public/private rights-of-way
✔			An aerial photograph showing the location of the proposed subdivision and area located within three hundred (300) feet of the subject property.
✔			Survey history of the subject property
✔			An Existing Conditions Map
✔			Other maps as a result of addressing the Primary Review Criteria

YES	NO	N/A	**#5. Phasing Plan** - *as applicable; with each phase numbered in the order they are proposed to be filed indicating:*
✔			Date each phase will be submitted for final plat review
✔			Improvements to be completed with each phase
✔			Amount of parkland dedication required for each phase and amount provided

YES	NO	N/A	**#6. Street and Road Plans**
✔			Typical cross-sections for each type of road proposed or road improvements
✔			Road profiles and cross-sections for all proposed streets and roads which have grades exceeding seven (7) percent cuts and fills exceeding three (3) feet
✔			Grades, surfaces and base thickness, and width
✔			Drainage facilities
✔			Street Names
✔			Minimum suite distances and curb radii at corners
✔			Locations and characteristics of bridges and culverts; and
✔			For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turn-arounds, minimum surface widths at turn-arounds, and total length.

YES	NO	N/A	**#7. Utility Plan** *(showing existing & proposed infrastructure on and within 500 feet of the property, including)* :
✔			Approximate location, size and depth of nearest sewer and water mains
✔			Approximate location and size of wells and fire hydrants
✔			Approximate location of nearest electric and telecommunication services

YES	NO	N/A	**#8. Water and Sanitation** (*The state of Montana [MCA 76-3-622] requires subdividers provide the following water and sanitation information for any new subdivision that will include a new water supply system or new wastewater facility. Attach a separate document entitled, "Water & Sanitation Report" or DEQ Application, containing:*
✔			A vicinity map or plan that shows:
✔			Floodplains; surface water; springs; and irrigation ditches within 100 feet of the exterior property line of the subdivision and on the proposed lots
✔			Existing, previously approved and proposed water wells and wastewater treatment systems including mixing zones for the subdivision
✔			The representative drain-field site used for the soil profile description; and
✔			Any public water and sewer facilities within 500 feet of the exterior property line of the subdivision
✔			A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public water and sewer facilities.
✔			A conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet (1:200) that shows all information required for a lot layout in rules adopted by the DEQ pursuant to MCA 76-4-104. **Must include a scale bar**

YES	NO	N/A	#8. Water and Sanitation cont'd
✔			Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:
✔			A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the DEQ
✔			Demonstration that the soil profile contains a minimum of four (4) feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and
		✔	In cases in which the soil profile or other information indicates that ground water is within seven (7) feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance of four (4) feet
✔			For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
✔			Obtained from well logs or testing of onsite or nearby wells
✔			Obtained from information contained in published hydro-geological reports; or
✔			As otherwise specified by rules adopted by DEQ pursuant to MCA 76-4-104
		✔	Authorized Notice to Appropriate Water from DNRC (Form 602); Notice of Intent must be filed first (Form 602i)

YES	NO	N/A	#9. Slope Map
✔			A topographical map showing slopes corresponding to Table 4 on p. 33 of the regulations

YES	NO	N/A	#10. Additional Material *(as applicable)*
✔			In areas where there is potential for landsliding, slope instability or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to said hazards.
		✔	When evidence of high groundwater or unstable soil is present provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem.
✔			Floodplain Analysis
✔			Fire Risk Assessment
✔			Traffic Impact Analysis, if the proposed project generates 400 or more ADT on any one road based on a trip distribution analysis.
		✔	If access to the subdivision is across private property not owned by the subdivider, provide evidence of legal access or describe how it will be obtained prior to filing the final plat.
✔			Existing Covenants
		✔	Variance Requests

YES	NO	N/A	#11. Covenants
✔			If common property is to be deeded to a property owners' association (e.g. HOA), the covenants and by-laws which govern the association must, at a minimum, provide for the following:
✔			Transition of control of the association from the Declarant to the homeowners
✔			Formation of an owners' association and filing of the Articles of Incorporation with the Secretary of State's office;
✔			Mandatory membership for each property owner. Purchasers of property may also be required o sign a waiver of right to protest the formation of a maintenance district to maintain improvements.
✔			Perpetual reservation of the common property when required under MCA 76-3-621(6)(a);
✔			Payment of liability insurance premiums, local taxes, and maintenance costs for recreational or other facilities
✔			Placement of liens on the property of lot owners who are delinquent in the payment of association fees and assessments
✔			Adjustment of assessments to meet changing needs

YES	NO	N/A	#11. Covenants cont'd
✓			Means of enforcing the covenants, and of receiving and processing complaints
✓			Dissolution of the association and modification of the covenants and restrictions after obtaining the governing body's approval of the change; and
✓			Regular maintenance of roads, parks, buildings, drainage facilities, and other facilities controlled by the association
✓			A section identifying covenants cannot be changed without the governing body's approval. Such provisions may include:
✓			Noxious Weed Plan
	✓		WUI Guidelines
		✓	Riparian Buffer Area

YES	NO	N/A	**#12. Road Maintenance Agreement** - *A preliminary road maintenance agreement (RMA) is required for all private roads and common accesses providing legal access to lots within the subdivision and must address the following:*
		✓	Description of the parcels that are subject to the agreement
		✓	Sections of the road(s) or access locations subject to RMA;
		✓	The RMA is binding to any person having an interest in a parcel subject to the RMA;
		✓	Any person providing public utilities may use the utility easements for such purposes;
		✓	Decisions to undertake any road maintenance is the responsibility of the landlords and shall be based on the majority vote (over 50%) of the parties to this agreement;
		✓	Parties eligible to cast a vote (one vote per parcel);
		✓	How the costs of maintenance will be assessed (equally or disproportionately) to the parties in the RMA;
		✓	The amount to be assessed in the event that a party subdivides a parcel that is subject to the RMA;
		✓	In the event that an assessment becomes delinquent, the assessment and interest and the cost of collection shall become a continuing lien on the lot;
		✓	The RMA is perpetual and cannot be rescinded unless the county or state agrees to maintain the roadway described in the agreement;
		✓	Maintenance of dust control, snow removal, maintenance of storm water discharge facilities, ordinary maintenance and reconstruction if necessary. The RMA shall also include on-street parking enforcement as applicable.
		✓	The agreement may be amended, except that it may not be amended to be less strict or less inclusive; and
		✓	Notary statements

◉ By marking this checkbox, I agree to allow the Lincoln County Planning Department to send copies of correspondence to any and/or all affected parties to this application.

Applicant's Signature: _____ Date: 7/29/20

Applicant's Signature: _____ Date: _____

Consultant's Signature: _____ Date: 7/20/26

DEPARTMENT USE ONLY:

Preliminary Plat Checklist Complete (Yes / No): _____

Planning Staff Signature: _____ Date: _____

LINCOLN COUNTY PLANNING DEPARTMENT
512 CALIFORNIA AVE | LIBBY, MT. 59923 | P: (406) 283-2309
LCPLANNING@LIBBY.ORG | WEBSITE: HTTP://WWW.LINCOLNCOUNTYMT.US/PLANNING-HOME

SUBDIVISION APPLICATION – PART 1

(Majors and Subsequent Minors only)

APPLICANT(S) INFORMATION:

1. **SUBDIVIDER:** **Name:** Escalante Wilderness Preserve US, LLC. **Phone** (817) 386-9721

   Mailing Address: 1021 Foch Street

   City: Fort Worth **State:** TX **Zip:** 76107

   Signature: **Email:** reid@escalantegolf.com; brian.ehlert@wildernessclub.com;

2. **SUBDIVIDER:** **Name:** **Phone ( )**

   Mailing Address:

   City: **State:** **Zip:**

   Signature: **Email:**

3. **PROPERTY TITLE HOLDER:** **Name:** Same Details as Subdivider **Phone ( )**

   Mailing Address:

   City: **State:** **Zip:**

   Signature: **Email:**

4. **PREPARED BY:** **Company Name:** 406 Engineering, Inc. **Daytime Phone** (406) 257-0679

   Representative's Name: Larissa Van Riet & Maggie Leysens, PE

   Mailing Address: 35 8th Street E

   City: Kalispell **State:** MT **Zip:** 59901

   Signature: **Email:** larissav@406eng.com; maggiel@406eng.com;

   Montana Professional Registration Number (*if applicable*): 75312

DEVELOPMENT INFORMATION:

1. **Pre-Application Meeting Date:** January 22, 2026 & April 21, 2025

2. **Name of the Proposed Subdivision:** Escalante Wilderness Preserve

3. **Current Legal Description:** Wilderness Club Phase 1, Open Space, and Golf Course Excepting Therefrom the Lots in Phases 1-7 & 9 in Sections 28, 29, 32 & 33, Township 37 North, Range 27 West, PMM, Lincoln County
(*COS Number, Plat Number/Name, Township, Range, Section*)

4. **Geocode or Tax ID Number (*can be obtained from Clerk & Recorders Office*)**: 000001131

5. TYPE OF SUBDIVISION
   ☐ Subsequent ☒ Major

6. LOCATION:
   ☐ Libby Area ☐ Happy's Inn ☐ Yaak Area ☐ McCormick Area
   ☐ Troy (*City Limits*) ☐ Bull Lake Area ☐ Other Outlying areas of Troy
   ☐ Eureka (*City Limits*) ☐ Rexford ☐ Fortine-Trego-Stryker Area
   ☐ West Kootenai Area ☒ Other Outlying areas of Eureka ☐ Glen Lake Area

7. STYLE OF SUBDIVISION (*CHECK ALL THAT APPLY*):
   ☒ Residential Lots ☐ Commercial Lots ☒ Condominiums ☐ Lifting of Agricultural Covenant
   ☐ Other

8. Will any easements be filed in conjunction with the final subdivision plat?
   ☐ YES ☒ NO *If Yes, attach a copy to this application*

9. Generally describe the existing land uses that are on and adjoining the subject property:

Subject Property: Golf Course and Undeveloped and Wilderness Club Subdivision (Phases 1-
North: Residential
South: Residential
East: County Right-of-Way and Residential
West: Public Land – Kootenai National Forest

10. SUBDIVISION STATISTICS

	PHASE II	PHASE I2	PHASE I3	PHASE I4	PHASE 15
Number of Acres	97.83 acres	7.63 acres	2.84 acres	25.54 acres	7.63 acres
Lot Acres	38.53 acres	3.62 acres	2.39 acres	14.43 acres	5.74 acres
Road Acres	37.41 acres	4.01 acres	0.45 acres	11.11 acres	1.89 acres
Common / Park Area	21.89 acres	0	0	0	0
Number of Lots	45 SFR 36 Condo	38	11	79	25
Total Lot Size	See Number Of Acres Above				
Minimum Lot Size	0.12 acres	0.09 acres	0.16 acres	0.15 acres	0.16 acres
Maximum Lot Size	2.46 acres (SFR) 5.07 acres (Utility)	0.33 acres	0.32 acres	0.53 acres	0.34 acres
Type of Lots (*Check all that Apply*)					
❑ **Single-Family**	X	X	X	X	X
❑ **Condominium**	X				
❑ **Other (*explain below*):**	X				

One (1) 'Utility Lot' will be included with Phase 11 which will contain the existing improvements of a Pump House and 150,000 gallon water storage facility. This will bring the total number of lots to 235.

SUBDIVISION APPLICATION – PART 2

Primary Review Impact Questionnaire

The Primary Review Impact Questionnaire serves as a Summary of Probable Impacts for a *subsequent minor and major subdivision application submittal*. It must clearly identify, IN DETAIL, the impacts identified in MCA 76-3-608(3)(a) (outlined below). Where **potentially significant adverse impacts** result, proposed avoidance and mitigation efforts to reasonably minimize such impacts must be described. *Major subdivisions may be required to complete a full Environmental and Community Impact Assessment* depending on site conditions and proposed development.

****

IMPACT ON AGRICULTURE

■ YES ☐ NO Is the proposed subdivision or its associated improvements located on or near land that is or has been used for agricultural purposes? If Yes, answer the questions below

1 Describe whether the subdivision would remove from production any agricultural or timber land

The property has historically and is currently not used for agricultural purposes or timber extraction and would therefore not remove active agricultural operations or timber production from the land.

Based on the National Resources Conservation Service (NRCS) Web Soil Survey data, the majority of the proposed subdivision contains soils considered, 'Not Prime Farmland'. The Web Soil Survey identifies the area of Phase 15 as consisting of two soils considered 'Farmland of Statewide Importance' (Canusa-Felt family complex, 0-15% slopes and Canusa sandy loam, 1-20% slopes), as well as portions of Phase 12 which contain Canusa-Felt family complex. Please see Section 3 of the application for NRCS data.

Although the subject property contains areas of 'Farmland of Statewide Importance', the subject property is currently developed with medium to high density residential lots, an 18-hole golf course, and other recreational facilities such as a water park, clubhouse, sports fields, and fitness center, along with roads and golf cart paths circulating throughout. The remaining undeveloped land, proposed for the Escalante Wilderness Preserve subdivision, is scattered throughout the property and the separate phases will act as infill, expanding upon the residential and recreational uses already existing on the property. Any remaining open space or undeveloped land would not be conducive to agricultural operations as it is used for the golf course and would, in addition, be fragmented. Considering the existing residential and recreational land use of the surrounding property within the Wilderness Club Resort, the potential for agricultural utilization or timber extraction of the site is considered low.

2. **Describe possible conflicts or nuisance problems with nearby agricultural operations, e.g., residential development creating problems for moving livestock, operating farm machinery, operating disposal sites, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from vandalism, uncontrolled pets or damaged fences.**

Based on aerial photography and site visits, no apparent agricultural operations were observed on the adjacent properties to the north and east of the proposal. Smaller scale agricultural activities and/or hobby farms appear to be present on some properties adjacent to the east and south. Larger scale agricultural operations appear in the greater vicinity of the subdivision towards the southeast along Iowa Flats Road. It is anticipated the proposal will not conflict with agricultural operations in the vicinity, as offsite agricultural properties are not dependent on the subject property for continued agricultural use in manners such as irrigation infrastructure or for the movement of livestock. Provisions for personal pet and weed management on individual lots and common areas, will be included within the proposal's CC&Rs. An onsite Weeds Assessment Inventory was completed by the Lincoln County Weed Department and a Weed Management Plan to address the weeds found onsite will be submitted at the time of final plat. See Section 3 of the application for the Weeds Assessment Inventory The existing subdivision does not conflict with agricultural operations in the immediate area.

3. **Describe effects the subdivision would have on the value of nearby agricultural lands.**

The existing Wilderness Club Resort subdivision characterized by high-end residences are anticipated to increase the valuation of all lands in the vicinity.

IMPACT ON AGRICULTURAL WATER USER FACILITIES

☐ YES ■ NO Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility

☐ YES ■ NO Is it in an irrigation district? If so, what is the name: _____

☐ YES ■ NO Do you intend to provide access to the irrigation ditch for all lots for water use?

☐ YES ■ NO Does the subdivision involve the abandonment or removal of agricultural water user facilities?

☐ YES ■ NO Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities?

☐ YES ■ NO Will the proposed subdivision or associated improvements alter the movement or availability of water?

☐ YES ■ NO Will any proposed construction disturb an existing irrigation ditch or result in any changes to agricultural water use?

4. **Describe possible nuisance problems which the subdivision would generate regarding agricultural water user facilities, e.g., safety hazards to residents from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities. In addition, describe any problems for operating and maintaining irrigation systems, and whether agricultural water user facilities would be more subject to vandalism or damage because of the subdivision**

Given the seasonal nature of the proposal and the absence of large-scale agricultural or timber operations adjacent to the subject property, it is anticipated nuisances or conflicts arising from small scale farming and/or hobby farms such as noise, dust, or odors, will be minimal.

IMPACT ON LOCAL SERVICES

Transportation Facilities:

Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision, including non-motorized facilities. *If necessary, include a separate sheet*.

Road Name: *Road 1* _____ *Road 2* _____ *Road 3* _____ *Road 4* _____

Onsite or offsite:	On ☐ Off ☐	On ☐ Off ☐	On ☐ Off ☐	On ☐ Off ☐
Right-of-way type: *(public/private)*	****PLEASE SEE ATTACHED SHEETS FOR ROAD CHARTS**			
If public, indicate the jurisdiction.				
Right-of-way width:				
Surface type:				
Surface width and shoulder width:				
Maximum grade:				
Road length:				
Maintenance responsibility:				
Curbs/Gutters:				
Culverts/Bridges:				
Drainage swales:				
Estimated time for completion:				

Existing Private, Internal Subdivision Roads	R/W Width	Surface Type	Surface Width	Max Slope (%)	Road Length (ft)
Glacier Peaks Road	60'	Paved	24'	9	3764
Keel Court	60'	Paved	24'	7	273
Wilderness Club Drive	60'	Paved	24'	12**	9231
Boulder Lane	60'	Paved	24'	9	292
Powder Run	60'	Paved	24'	4	1793
Wilderness Lodge Road	60'	Paved	24'	3	623
Bitterroot Lane	50'	Paved	20'-24'	9	290
Ninebark Way	40'	Paved	20'-24'	8	745
Cottage Lake Lane	Common Area	Paved	14'	9	903
Telemark Lane	60'	Paved	24'	3	600
Rusty Iron Way	40'-60'	Paved	20'-24'	4	709
Battered Flag Lane	40'	Paved	24'	5	426
Cobblestone Way	40'	Paved	24'	9	1052
Crooked Stick Way	40'	Paved	24'	5	888
Hanging Valley Trail	60'	Paved	24'	12***	2392
Sundance Court	60'	Paved	22'	9	1201
Blue Jay Lane	60'	Paved	24'	7	587
Zinnia Court	60'	Paved	24'	2	173
Juniper Way	40'	Paved	20'	9	565
Sagewood Way	60'	Paved	24'	7	696
Poppy Court	60'	Paved	24'	8	447
Gardenia Way	40'	Paved	20'	7	478
Park Cottage Way	Common Area	Paved	24'	2	183
Haflinger Cottage Lane	Common Area	Paved	24'	2	140

*All roads maintained by developer and eventually turned over to HOA (included within CC&Rs).

*No roads contain curbs/gutters.

*All roads contain culverts and drainage swales. There are no bridges in the development.

**A variance to maximum slope was granted to allow for a 12% grade along a 100 foot section of Wilderness Club Drive

***Hanging Valley Trail has not been fully brought to County standards, will occur with future phased development.

Existing Offsite Road	R/W Width	Surface Type	Surface Width	Max Slope (%)	Road Length
Sophie Lake Road - County maintained	60'	Paved	20-24' - typical 21'	7%	Approx. 5.3 miles

*Information found within Existing Conditions Memorandum Sophie Lake Corridor Study

	Proposed Private, Internal Subdivision Roads	R/W Width	Surface Type	Surface Width	Max Slope (%)	Road Length (ft)
Phase 11	Greenbark Way	60'	Paved	24'	9	4780
	Mossy Cup Lane	60'	Paved	24'	9	2176
	Black Pepper Court	60'	Paved	24'	1	477
	Cherokee Rose Way	60'	Paved	24'	2	200
	Bent Grass Lane	60'	Paved	24'	2	369
Phase 12	Crystal Lake Way	60'	Paved	24'	9	868
	Bitterroot Lane (extension of existing)	60'	Paved	24'	9	1000
Phase 13	Wild Deer Way	60'	Paved	24'	6	323
Phase 14	Snowy Bank Trail	60'	Paved	24'	9	2946
	Robin Wood Hollow	60'	Paved	24'	7	887
	Hanging Valley Trail	60'	Paved	24'	7	840
	Blackwell Lane	60'	Paved	24'	1	262
	Windy Brook Way	60'	Paved	24'	1	195
	Rockwell Court	60'	Paved	24'	5	215
Phase 15	Telemark Lane (extension of existing)	60'	Paved	24'	4	1150
	Emergency Access	14'	Gravel	14'	10.56	1340

1. **Estimate how much daily traffic the subdivision will generate on existing nearby streets when fully occupied (*using the Institute for Transportation Engineers trip generation standards)*.**

   As the proposal would generate more than 400 Average Daily Trips (ADT), a Traffic Impact Study (TIS) conducted by 406 Traffic & Transportation Consulting was completed. According to the TIS, 2,122 ADT will be generated at full build out of all 5 phases of the subdivision based on 204 single-family homes (Land Use Code 210) and 30 Single Family Attached Housing units (Land Use Code 215). The TIS data was collected prior to a finalized lot layout and therefore does not align with the current application lot numbers of 198 single-family lots and 36 condominiums. The number of condominium units has risen since the initial data collection, however, as condos generate less trips than single-family homes on average, the ADT would not increase, but slightly decrease, even with the addition of 6 condos.

   The TIS anticipates all but 5% of vehicle trips from the subdivision to distribute south to Iowa Flats Road, rather than via Valley View Road to the north as Valley View Road leads to other recreation areas and residences and is a roundabout manner to access population centers such as Eureka. Traveling south to Iowa Flats Road is a more direct and logical way to access Highway 37 and 93. The TIS also anticipates summer traffic to be much higher than winter traffic given the seasonal nature of the subdivision which provides for second homes, vacation rentals, and golf amenities. Please see the TIS in Section 3 of the application for details on calculations.

2. **Describe the capability of existing and proposed roads to safely accommodate this increased traffic**

   Existing and proposed internal subdivision roads have been and will be constructed to County standards. A County maintained road, Sophie Lake Road, within a 40-60 foot wide easement with a varying 20-24 foot wide, paved travel surface conveys traffic to and from the subdivision. Sophie Lake Road leads to other local roads which feed onto State maintained rights-of-way such as Highway 37 and 93.

   According to the TIS, existing and proposed roads are able to handle the additional traffic loads as a result of the subdivision. The TIS studied three intersections: (1) Glacier Peaks Rd/Sophie Lake Rd, (2) Wilderness Club Drive/Sophie Lake Rd, and (3) Iowa Flats Rd/Sophie Lake Rd. Although Lincoln County does not designate standards for acceptable delays in Level of Service (LOS), the TIS analyzed the intersections against the standard level of C. Although delays in LOS would rise at the intersections of Sophie Lake/Wilderness Club and Sophie Lake/Iowa Flats, by 1.9 and 0.8 seconds per vehicle, respectively, the delays would still maintain a LOS above C. As the TIS notes, even if Lincoln County required a standard level of B, the intersections would continue to maintain a B standard at full build out. As LOS would not drop below C, the TIS states no traffic mitigation is required as a result of the project. Please review the TIS, included in Section 3 of the application, for calculations and figures regarding Level of Service.

3. **Describe increased maintenance problems and increased cost due to this increase in volume**

   The TIS states, “Given the size and nature of this project (no prominent generation of large/heavy vehicles), no substantial additional road maintenance is expected to be necessary as a result.” Offsite maintenance on Sophie Lake Road will be paid for by the County, the new lot owners will contribute to the County tax base, and onsite maintenance will be paid for by the private landowners.

4. **Is year-round access by conventional automobiles over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision?** ■ **YES** ☐ **NO**

If not, what is the plan to provide access?
Not applicable, year-round access is available to the subdivision.

If access to the property crosses any private property not owned by the subdivider or property owner, provide evidence of right to use private easements.

Access to the property does not cross private property.

Describe any existing and proposed non-motorized transportation facilities that will serve the proposed subdivision

Pedestrian and golf cart paths are found within the existing subdivision. Golf cart/pedestrian paths are approximately 6-10 feet wide and span the property, linking the various holes of the golf course and common facilities. In addition, recreational trails are also found on the property.

Utilities and Services:

List the following service providers and, if applicable, how the service will be provided:

Electricity: Lincoln Electric Cooperative (extended underground)

Communications: Interbel (extended underground)

Propane: Per local contract provider, if desired by landowner

Solid Waste: Evergreen Disposal with contract curbside hauling

Water Supply:

Identify and describe the type of water supply planned for household use: ■ Existing ☐ New

■ Public ☐ Multi-Family ☐ Shared ☐ Individual

How far is the proposed subdivision boundary from the nearest public water main?

The proposed subdivision is within 500 feet of the existing Wilderness Club Public Water Supply System (PWS MT0004748), therefore, pursuant to ARM 17.36.123 a will-serve letter was sent to the PWS owner requesting to connect to the existing system.

Where connection to an existing system is proposed, describe estimated impacts on the existing system, and provide documentation that permission has been granted to hook up to the existing system.

The proposal will connect to the existing Wilderness Club Public Water Supply System (PWS MT0004748). A will serve letter from The Wilderness Club PWS has been included with the application and grants connection for all 5 proposed phases of the subdivision (see Section 4 of application for will-serve letters). Extensions to existing water supply infrastructure will be completed prior to final plat of each phase.

A Water System Report completed by HDR Engineering notes the cumulative 234 lots are estimated to have an average daily domestic demand of 58,500 gallons based on a service population of 585 people (2.5 people per dwelling) and a projected 100 gallon per capita per day. The report states, “Water for the Escalante Wilderness Preserve development will be supplied by the four existing deep production wells, Well 1, 2, 4 and 5. The existing water supply wells, as outlined in Table 3, have a total capacity of 533 GPM or 767,520 GPD, if run continuously. The capacity of the system per MDEQ Circular 1 must equal or exceed the design maximum day demand with the largest producing well out of service. The capacity of the system with the largest well out of service (Well 5) is 323gpm or 465,120 gpd. Comparing these values with demands outlined in Table 2 shows that the currently available capacity exceeds the maximum day demand. Therefore, no additional source of supply will be required to adequately source the proposed development.” Please reference Section 4 to view the above referenced tables within the report.

The report indicates additional water storage will be necessary for the proposed development as the existing 150,000 gallon storage tank will not be adequate for the projected population and water use analysis. In addition, one hydropneumatic tank system will be required to serve Phase 11 as the tank will be located above the reservoir elevation.

Golf course irrigation is handled by an independent system not connected to the water distribution system which is used for domestic and domestic irrigation uses.

Sewage Disposal:

Identify and describe the type of sewage disposal planned for household use: ☐ Existing ■ New

☐ Public ■ Multi-Family ☐ Shared ☐ Individual

How far is the proposed development boundary from the nearest public sewage system main?

The proposed subdivision is within 500 feet of the existing Wilderness Club Public Subsurface Wastewater Treatment System, therefore, pursuant to ARM 17.36.123 a will-serve letter was sent to the owner requesting to connect to the existing system.

Where connection to an existing system is proposed, describe estimated impacts on the existing system, and provide documentation that permission has been granted to hook up to the existing system.

Although a public wastewater system is adjacent to the property, the proposal will not connect to the existing Wilderness Club public wastewater system. This is due to a lack of capacity to store and treat the additional wastewater. A letter from the Wilderness Club denying the connection to the existing system is found in Section 3 of the application submittal.

A Wastewater Facility Report completed by HDR Engineering indicates multi-user wastewater treatment systems will serve each phase, rather than one large system serving all 5 phases. Flow from each individual collection system will be distributed to septic tanks, treated, and discharged utilizing elevated sand mounds; 15 elevated sand mounds will serve the 5 phases. Onsite soils were found to consist of predominately sandy loam for all zones and no limiting layers such as groundwater or bedrock were identified. To calculate wastewater flows, HDR utilized 2.5 persons per dwelling at a projected flow rate of 100 GPCD. The projected total wastewater production at full build would be 0.06 Million Gallons per Day (MGD). A non-degradation analysis including nitrate sensitivity, phosphorus breakthrough, and trigger analysis demonstrated the proposed wastewater treatment systems meet Montana Department of Environmental Quality standards and will not degrade nearby surface or ground water. See HDR reports in Section 4 for calculations.

Schools:

Describe the available educational facilities that would serve this subdivision?

Elementary: Eureka Elementary

Middle: Eureka Junior High School

Senior High: Eureka High School

Estimate the number of school-aged children this subdivision is likely to add to the district (use current Census figures for average family size).

Based on 2023 Lincoln County US Census Data which indicates an average family size consists of 2.83 people per household and children under 18 comprise 18% of the population, it is estimated that this subdivision could add approximately 117 children to the school district based on 0.5 children per single-family household (2.83 x 0.18 = 0.5094). Although the estimated number is substantial, existing homes in the Wilderness Club Resort are used largely as second homes or vacation rental homes. Based on information provided by the Membership Services Director of the Wilderness Club there are currently 20 full-time residents residing in the Wilderness Club and none have school aged children and therefore, no children from the Wilderness Club currently attend the Eureka Public School system. It is anticipated the proposed subdivision will function similarly, as largely providing for seasonal residential use. Therefore, it is anticipated that very few children, if any, will enter the Eureka School District as a result of the Escalante Wilderness Subdivision.

Provide a statement from the administrator of the affected school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities, and by the existing school bus system. **If additional children cannot be accommodated, describe the plan to reduce impacts and estimate the increased costs that would be necessary to do so.**
As previously stated, it is estimated 117 school children could be added to the school district as a result of the proposal. Joel Graves, Superintendent of the Eureka Public Schools, (see email in Section 3 of application) noted that the subdivision could potentially put a significant strain on the school district as attempts at funding for a new middle school have repeatedly failed, he acknowledged it could have less of a negative impact on the high school. Existing homes in the Wilderness Club are second homes or short-term rentals used seasonally and it is anticipated the additional 234 lots will function similarly. As stated above, based on information provided by the Membership Services Director of the Wilderness Club there are currently 20 full-time residents residing in the Wilderness Club and none have school aged children. Therefore, no children from the Wilderness Club currently attend the Eureka Public School system. It is anticipated that very few children, if any, will enter the Eureka School District as a result of the Escalante Wilderness Subdivision.

Emergency Services:

Describe the emergency services available to the residents of the proposed subdivision:

Type of Protection	*Name of Provider*	*Distance between provider / subdivision*
Structure Protection:	Eureka Volunteer Fire Department	~6.2 miles
Wildland Protection:	Eureka Ranger Station	~4.7 miles
Police Protection:	Lincoln County Sheriff's Department	~4.8 miles
Ambulance Service:	Eureka Volunteer Ambulance Service	~6.2 miles
Air Response:	ALERT – Logan Health Medical	~69.5 miles

☐ Yes ■ No Is the proposed subdivision in an existing Fire District for Fire Service Area (FSA)?

If so, which one:_____

☐ Yes ■ No If not, will it be annexed in that District or FSA?

Provide a statement from the Fire Department/District indicating whether the increased population can be accommodated by the present personnel and facilities.

The developers and Eureka Volunteer Fire Department are currently holding discussions regarding the donation of land to EVFD for construction of a satellite fire station within the proposed subdivision and adjacent to Sophie Lake Road. The nearest existing fire station is approximately 6 miles to the southeast in the town of Eureka. The intent of the station would be to serve the greater area and not only the residents of the subdivision. The addition of a satellite station would not only decrease emergency response times in the area, but would also have auxiliary benefits such as decreasing homeowners' insurance premiums.

The EVFD and Developers first met on April 13, 2026, to discuss the framework of what would be required to donate the land and construct the satellite station. Active discussions and reviewing of draft documents between the parties are still ongoing as the writing of this report in July of 2026. Further information on fire as related to the subdivision is included below in this document.

Provide a statement from the Sheriff indicating whether the increased population can be accommodated by the present personnel and facilities.

406 Engineering submitted a request for comment from the Sheriff's Department via email in 2025 and again on May 18, 2026. The Sheriff's Department has not responded to the request at the writing of this statement in July of 2026.

Taxation:

What are the present tax revenues received from the unsubdivided land

- **By County:** $10,098.67
- **By Municipality:** N/A – tax bill notes for State and other a total of: $3,302.54
- **By School(s):** $16,313.14

Provide the approximate revenues received by each above taxing authority:

- **If the lots are reclassified to a new use:** Property is classified as residential and commercial per MT Cadastral
- **When the lots are all improved:** Assuming avg. property tax bill of $3,200 x 234 lots = $748,800 in revenue

Parkland & Recreational Dedication: *(Major subdivisions only)*
How will the parkland requirement be satisfied?
☐ Public Parkland Dedication
■ Common Area Deeded to Property Owners and/or HOA
☐ Previous Parkland Dedication
☐ Waiver of Dedication
☐ Cash-in-Lieu
☐ Other:
If the parkland requirement will be satisfied through a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal.
The parkland requirement will not be satisfied through previous dedication. The original Wilderness Club subdivision which received preliminary plat approval in 2006 required 14.32 acres of parkland. The Escalante Wilderness Subdivision will require 6.96 acres. Therefore, a total of 21.28 acres are required to be dedicated between the two subdivisions and dedicated to a Property Owners' Association pursuant to Section VI-O(3) of the

Lincoln County Subdivision Regulations. The golf course and other recreational facilities such as the water park, sports fields, wellness center, and clubhouse, will remain under the Developer's ownership.
Describe any park and recreation facilities provided within the proposed subdivision and other recreational facilities that will serve the subdivision.
In addition to the parkland area sited near Phase 11, residents of the proposed subdivision will be able to utilize the existing 18-hole golf course, pool/water park, fitness facilities, sports fields, water sports equipment on Grob Lake, walking trails and paths found throughout the property.

List other parks / recreation facilities or sites in the area and their approximate distance from the site.

The proposed subdivision is adjacent to Kootenai National Forest Land to the west and approximately 2,000 feet west from the western property line of the Wilderness Club is Lake Koocanusa. Lake Koocanusa and the surrounding National Forest land provide ample opportunities for boating, fishing, hunting, rock climbing, hiking, biking, OHV, equestrian, and camping use. To the east, lie the Whitefish and Galton Range containing recreational areas such as the Ten Lakes Scenic Area (approx. 40 driving miles) served by former logging and Forest Service roads. Countless lakes (Sophie Lake, Tetrault Lake, Swisher Lake) and scenic areas are found in the immediate vicinity as well.

If cash-in-lieu of parkland is proposed, state the purchase price per acre or current market value (values stated must be no more than twelve (12) months old)

Cash-in-lieu of parkland is not proposed.

Complete the table below to calculate park dedication requirement for the subdivision:

Lot sizes in acres	0.5 or smaller	>0.5 and <1.0	>1 and <3	>3 and <5	>5	Total
Number of Lots	189	11	34	0	0	234
Total acreage in lot category	35.78 acres	10.65 acres	44.55 acres	0	0	90.98 ac
Park dedication requirement	3.94 acres	0.8 acres	2.23 acres	0	0	6.96 ac
Total parkland proposed	3.94 ac	0.8 ac	2.23 ac	0	0	6.96 ac

IMPACT ON PUBLIC HEALTH & SAFETY

☐ YES ■ NO Is the property within the Libby Air Quality Zone

☐ YES ■ NO Is the property within the Eureka or Libby Airport Influence Area

☐ YES ■ NO Is the property within the Libby/Troy Superfund Site

Are there any health or safety hazards on or near the subdivision such as:

☐ YES ■ NO Areas containing high pressure gas lines or high voltage power lines?

☐ YES ■ NO Land on or adjacent to Superfund or hazardous waste sites?

☐ YES ■ NO Land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants?

☐ YES ■ NO Areas identified as a high seismic hazard?

☐ YES ■ NO Heavy traffic and/or travel speeds over 35mph?

Describe avoidance or mitigation measures that are proposed to address identified hazard(s) above. Include report and recommendations for properties within Libby/Troy superfund sites from the Asbestos Resource Program.

The property is not within the Libby Air Quality Zone.

Identify on-site or nearby off-site land uses that create a nuisance (e.g. noise, dust, smoke, unpleasant odors, etc.) and describe avoidance or mitigation measures that are being proposed to address them.

During internal road and home construction, dust and noise may be generated. Dust and debris during construction will be mitigated via different methods such as watering/irrigation and tracking pads. Upon construction completion, all internal roadways shall be paved and noise should resemble that of typical neighborhood residential use.

IMPACT ON NATURAL ENVIRONMENT

Public Lands:

Is the subdivision proposal adjacent to public lands (If Yes, respond to the questions below)

How will the proposed subdivision affect adjacent public land uses?

The existing Wilderness Club borders Kootenai National Forest land (Rexford Ranger District) to the northwest and west. Thousands of acres of USFS land lines the shores of Lake Koocanusa. Phase 15 of this proposal will be adjacent to National Forest land to the west and Phase 14 will be very near the National Forest land to the northwest. Existing access to the Kootenai National Forest land is located near Lot 9 of Phase 7 of the Wilderness Club, along the western property line. This access is designed for non-motorized use, i.e. walking or biking through this access are possible. If residents intended to use an OHV they would have to access the adjacent public lands through the Douglas Hill Staging Area. The developers have a working relationship with the Forest Service regarding the access to the adjacent public lands.

Based on the USFS Interactive Map, the adjacent land to the west and northwest is part of the Douglas Hill area used for recreation and contains trail systems for OHV, bicycle, equestrian, and hiking use. The adjacent public land may see an increase in hiker, biker, and OHV traffic as a result of the proposal; however, the proposed subdivision is not expected to have a detrimental effect relative to the use of these public lands. As discussed below, the adjacent public lands are classified by the USFS as a high recreation use area where visitor use is already prevalent and common.

Describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision?

The public lands adjacent to the proposal are part of the '2015 Land Management Plan – Kootenai National Forest'. The Land Management Plan Map designates the adjacent lands as '7 - Primary Recreation Area'. The designation according to the Plan states on page 66, "This MA applies to two areas on the KNF: the Turner Mountain Ski Area and the area around Lake Koocanusa. Recreation use in these areas is high. The sounds of people are common and interaction between visitors is frequent. Past management activities both inside and outside these areas are easily noticeable to visitors." Primary Recreation Areas are designed with facilities used by large numbers of people and are fully accessible, often providing

activities year round, and trails are maintained and developed. In addition, the Kootenai National Forest Timber Suitability Map designates the adjacent land as 'Not Suitable for Timber Production, Harvest Allowed'. Please see Section 3 for materials related to the adjacent public land.

Describe how access to public lands will be affected by this subdivision?

The proposal is not anticipated to affect access to public lands as primary access to the adjacent public lands exists from the Douglas Hill OHV Staging Area located along Douglas Hill Road/Old State Hwy 81 to the south. Additional access to USFS land and fishing access spots are found further north along Sophie Lake Road. As previously mentioned, there is one designated entrance to the public lands from the Wilderness Club along the western property line near Lot 9 of Phase 7 that residents can use. This is a non-motorized access point.

As the National Forest land is concentrated along Lake Koocanusa, west of the existing and proposed subdivision, and all lands adjacent to the proposal to the north, south, and east are privately owned, the proposal will not affect access to public lands.

Historical Features:

Identify any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half mile of the proposed subdivision and describe any plans to protect them.

The State Historical Preservation Office (SHPO) was contacted for this proposal. SHPO indicated the presence of historical/cultural sites found in Sections 29 and 32, T37N, R27W. The previously recorded sites appear to be found on the adjacent USFS land to the west. The report includes 'Historic Trash Dump', 'Historic Site', and 'Precontact Lithic Material Concentration'. Upon request for more information about the listed sites Damon Murdo at SHPO stated, "[…] Since all the sites were recorded on land that is owned by the Kootenai NF, we are unable to release that information to you. The Kootenai NF will also not be able to release the information to you based on the restrictive nature of archaeological site location information. Only individuals who meet the Secretary of the Interior's Standards for Archaeology can review those documents. I'm happy to give you basic information regarding the types of sites that are located within the Tobacco Plains area."

"It looks like there were a few lithic material concentrations in your search results, which are pieces of rock that have been knapped off of a main rock core. Concentrations of lithic materials are found due to an individual knapping stone in an area to make it useable as a tool. We know that the Tobacco Plains area was used by native peoples for thousands of years as an area of occupation. Other sites that may be found in the area are hearth sites, with fire cracked rock. Stones that were heated up and used to boil meats and plant materials in roasting pits. These rocks would break apart when heated or put in the water. There are likely lots of areas with fire cracked rock concentrations on the surface. A few trash dumps were also located. These usually consist of dumped historic materials like cans, ceramics, bottles, glass, etc… The one "historic site" was also a collection of random historic artifacts but was not labeled as a dump site. Likely this should be labeled a historic material concentration instead. I will review that document to better classify it in our database. […]"

The subject property has experienced considerable disturbance due to the construction of existing homes, roadways, and recreational facilities associated with the Wilderness Club. No known sites have been found. The potential discovery of cultural or historical artifacts found during construction cannot be ruled out which would result in consultation with SHPO for assistance on how to proceed. See Section 3 for SHPO materials.

How would the intrinsic value of significant historical, visual, or open space features be affected by the subdivision?

There are minimal significant historical, visual, or open space features whose intrinsic value will be affected by the subdivision. Although the sense of open space may be reduced in some areas where development will occur due to additional homes and roads, significant views and natural features will remain visible and accessible. The existing Wilderness Club resort blends structures with the environment by providing a mountain home exterior with exposed timber beams, brown and dark toned siding, and sloping rooflines. Covenants govern aesthetic and design features and proposed homes must undergo a Design Review Committee process. The proposed residential subdivision will be designed consistently with the other homes within The Wilderness Club Resort. Trees on the property have been thinned, however a large amount of trees and natural vegetation remain outside of the golf course areas or landscaping found around homes. Many natural viewsheds will be retained to allow for residents to enjoy the mountains surrounding the property. Interior roadways have been designed to follow the natural undulating nature of the property. Utilities have been and will be extended underground and re-vegetation will be completed once the roadways are constructed.

Surface Water*:

☐ YES	■ NO	Is Water Present? / Type of Stream: ☐ Perennial ☐ Intermittent	

Indicate the names and sizes of any natural water systems such as streams, rivers, intermittent streams, lakes or marshes.

Grob Lake is a 30-acre lake located centrally within the Wilderness Club Resort. Grob Lake is one of the kettle lakes in the region remaining from glaciation processes which receives its water from groundwater infiltration and has no inlet or outlet. Besides Grob Lake, there are a total of 5 ponds on the property. The Surface Water Exhibit found in Section 3 of the application shows Grob Lake and the 5 ponds.

One pond, labeled as Pond 2 on the exhibit, is split by a property line with the adjacent property to the north. Two of the ponds are natural, the pond north of Grob Lake (labeled Pond 1) and the pond along the northern property line (labeled Pond 2). The 3 remaining ponds are manmade and lined.

Pond 1 directly north of Grob Lake is approximately 1.75 acres. Based on historic aerial imagery Pond 1 appears to have been a natural seasonal pond. Upon construction of the golf course the pond was lined to retain its water more consistently. Pond 2 along the northern property line is approximately 3 acres in size.

☐ **YES**	■ **NO**	**Are there any water rights associated with the subject property that will transfer or be abandoned? *(List Water Right No.)***	
		The existing water rights associated with the subject property will not be transferred or abandoned. The following water rights are associated with the property: 76D 9681 00 / 76D 30045578 / 76D 30009942 / 76D 55784-00 / 76D 9681-00 / 76D 30027767. The developer will submit two applications to the DNRC. One application will request a change to expand the existing water rights to incorporate the proposed subdivision. This amendment is proposed to be accomplished though the reallocation of the water rights currently designated for lot irrigation within the Wilderness Club Development to the domestic flows associated with the proposed lots within the Escalante Wilderness Preserve Subdivision. The second application will request new water rights to accommodate additional flows. More on groundwater and hydrology is found on the following page.	
☐ **YES**	■ **NO**	**Any artificial water systems such as canals, ditches, aqueducts, reservoirs, and irrigation systems *(Indicate the names, sizes and present uses of each)*?**	
		There are no agricultural water user facilities on the property such as canals, ditches, aqueducts, reservoirs, or irrigation systems.	
■ **YES**	☐ **NO**	**Any areas subject to flood hazard, or in delineated one hundred (100) year floodplain?**	
		FIRM Panel:	3001570100B, 3001570230B, 3001570235B Zone: A (Grob Lake) and C

Describe any surface water development (*e.g.* irrigation ditch, manmade pond, etc.) designed to serve the subdivision that is to be constructed within or outside the subdivision boundaries and describe any other uses of surface water for the subdivision development.

No new surface water development will be constructed, however 3 existing manmade water bodies are found on the property. These are the ponds labeled as Pond 3, Pond 4, and Pond 5 on the Surface Water Exhibit found in Section 3. The ponds provide a scenic and aesthetic quality to the subdivision and golf course design and are used to contain overflow storm water runoff when needed.

Describe any existing or proposed streambank or shoreline alteration (location, extent, type, purpose) and any proposed construction or modification of lake beds or stream channels.

There are no existing or proposed stream bank or shoreline alterations.

☐ YES ■ NO Would any stream banks or lake shorelines be altered, any streams rechanneled or any surface water contaminated from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers?

Groundwater / Hydrology: *(using available data)**

Identify the potential for groundwater to be contaminated or depleted because of the subdivision.

Potential sources of contamination for groundwater would include the proposed on-site multi-user wastewater treatment systems serving the new subdivision. The state and the DEQ have established water quality standards that must be met for the installation of sewer disposal fields in order to protect high quality state groundwater (aquifers) and surface waters (lakes/streams). The standards require an analysis of how the nitrates and phosphorus found in septic effluent will affect these high-quality state waters which is referred to as a non-degradation analysis. HDR completed a non-degradation analysis for the proposed on-site multi-user wastewater treatments systems which indicated passing results meeting all state water quality standards.

Potential sources of depletion for groundwater would include the public water supply wells serving the subdivision. Onsite well pump testing of the existing public water supply wells have demonstrated minimal draw down indicating adequate water supply with minimal impacts to groundwater depletion from the proposed subdivision.

What is the minimum depth to the water table or to the historic water table and identify dates when depths were determined.

Static water-level measurements from MBMG's 2018 synoptic survey (GWOF24) show that basin-fill wells in and around Sections 28, 29, 32, and 33 typically encounter groundwater between approximately 35 and 120 feet below ground surface (bgs), with water-level altitudes near 2,510 to 2,520 feet above mean sea level. Area GWIC well logs confirm this range, with most domestic wells showing static water levels between 35 and 90 feet bgs.

The existing Wilderness Club production wells, completed in a deeper confined sand-and-gravel aquifer, are 300 to 345 feet deep and had static water levels of roughly 40–45 feet bgs during aquifer testing in 2009 and 2010.

Earlier work by Coffin et al. (1971) describes similar water-level conditions in the Tobacco Plains basin-fill aquifer, indicating that groundwater levels in this area have been stable over the period of record.

What is the location and depth of all aquifers which may be affected by the proposed subdivision?

The subdivision is located within the Tobacco Plains basin-fill aquifer system composed of alluvium, outwash, deltaic sands and gravels, till, and lacustrine sediments. Two aquifer zones may be affected:

Shallow Unconfined Aquifer: The shallow unconfined aquifer beneath the subdivision occurs within the alluvial, outwash, and deltaic sand-and-gravel deposits (Qal, Qo, Qd) that make up the upper portion of the basin-fill sequence. This aquifer generally extends from near the ground surface to depths of approximately 50

to 150 feet, depending on local stratigraphy. Groundwater levels commonly range from approximately 35 to 80 feet below ground surface, based on GWIC well logs in Sections 28, 29, 32, and 33. Most domestic wells in the project area produce from this shallow system, and two of the existing Wilderness Club public water supply wells are completed within this aquifer, with total depths of approximately 140 and 180 feet below ground surface.

Deeper Confined Aquifer: Beneath the shallow deposits is the deeper confined aquifer that is composed of laterally extensive sand-and-gravel units that are overlain by lacustrine clay and till (Ql, Qt), which serve as confining layers. This deeper unit is encountered at depths of roughly 230 to 300 feet below ground surface. Two of the existing Wilderness Club public water supply wells, are completed in this unit at total depths of approximately 310 to 320 feet. Aquifer-test data for these wells indicate this unit has relatively high transmissivity.

Underlying Belt bedrock forms a separate fractured-rock aquifer of much lower permeability and is not expected to be influenced by the subdivision.

Describe the location of known aquifer recharge areas which may be affected.

Regional studies show that recharge to the Tobacco Plains aquifer is largely diffuse and regional rather than focused at a few discrete points. Precipitation and snowmelt infiltrate into coarse alluvial and outwash deposits across the valley floor and along the flanks of the Whitefish Range. Additional recharge occurs from seepage losses from streams (including relatively large contributions from Phillips Creek) and irrigation lands.

Fine-grained lake-bottom sediments and till (Ql, Qt) are locally present and function more as confining layers than as primary recharge zones. No springs, seeps, or primary recharge features occur within the subdivision area, and project-related pumping is not anticipated to materially alter regional recharge patterns.

Describe any steps necessary to avoid depletion or degradation of groundwater recharge areas.

To protect groundwater recharge and quality in the project area, the subdivision should incorporate the following measures:

1. All new wells and/or onsite wastewater systems must be sited, designed, and constructed to meet current DEQ standards, including required setbacks and water quality limitations.
2. Stormwater from impervious surfaces associated with the development (roofs, driveways, and roads) will be managed using distributed infiltration practices (e.g., swales, vegetated areas, or infiltration basins) that spread runoff across the site rather than concentrating it in a few locations, helping preserve the natural recharge function.

Given the high transmissivity and large regional recharge to the Tobacco Plains aquifer, and the relatively modest withdrawal associated with this subdivision, these measures will be sufficient to avoid significant depletion or degradation of groundwater recharge areas.

Groundwater responses provided by: Brad Bennett, PG, Senior Hydrologist at Water & Environmental Technologies

References:

Coffin, D.L., Schmidt, R.G., & Montagne, J. (1971). Geology and Ground-Water Resources of the Tobacco Plains, Lincoln County, Montana. Montana Bureau of Mines and Geology, Bulletin 81.

Montana Bureau of Mines and Geology (MBMG). (2018). Groundwater Observation Well Program—Tobacco Plains Synoptic Water-Level Survey. GWOF24. Montana Bureau of Mines and Geology, Butte, MT.

Montana Bureau of Mines and Geology (MBMG). (2025). Ground Water Information Center (GWIC) Database. Available at: https://mbmg.mtech.edu. Accessed 2025.

Montana DNRC Water Rights Database. Provisional Permit 76D 30045578 — Aquifer Testing and Supporting

Hydrogeologic Information.

Montana DNRC Water Rights Database. Provisional Permit 76D 3015801 — Aquifer Testing and Supporting Hydrogeologic Information.

Topography/Geology / Soils*:

■ YES ☐ NO Does the property have slopes over 30%? (If yes, indicate as "No Build, No Alteration" on the plat):

Provide an evaluation of suitability for the proposed land uses. Include a map identifying any areas with highly erodible soils; and a slope map identifying the following: 7%, 9%, 15%, 20% and 30% grade overlaid on the preliminary plat.

A slope map has been included in Section 2 the application showing slopes ranging from 0%-7%, 7%-9%, 9%-15%, 15%-20%, 20%-30% and >30%. A Slope Stability Report completed by 406 Engineering and included in Section 3, shows that soils on the property consist of primarily sandy loam which are typically stable for construction and development due to their moderate to high load bearing strength and drainage capabilities. Slopes exceeding 30% will be labeled as a 'No Build Zone' on the preliminary plat and all structural development will be located outside of these areas. Existing homes in the Wilderness Club located within the same property boundaries and built on similar terrain and soils as the proposed subdivision, have not experienced issues or structural failures during construction or settlement.

☐ **Yes** ■ **No** **Shallow Bedrock**

☐ **Yes** ■ **No** **Unstable Slopes**

☐ **Yes** ■ **No** **Unstable or Expansive Soils**

Provide an evaluation of any known hazards affecting the development which could result in property damage or personal injury due to the hazards below and identify the lots or areas affected such as:

The subject property contains slopes exceeding 30%, with areas of steep slopes concentrated in Phases 11, 12, and 13, see Slope Map included in Section 2. A Slope Stability Report completed by 406 Engineering and included in Section 3, was prepared for those areas in Phases 11, 12, and 13 exhibiting slopes exceeding 30%. The investigation looked for visual cues of characteristics of slope instability such as abrupt changes in slope, scarps and cracks, seeps, and incongruent vegetation. In addition, subsurface investigations were conducted. The subsurface material encountered during the site evaluations consisted primarily of loamy sand, please see report for more details. These soils are considered excellent for construction and development due to their moderate to high load bearing strength and drainage capabilities. Although none of the investigated areas exhibited slope instability, all building sites will be located outside of slopes exceeding 30%.

Northwest Montana lies within the Intermountain Seismic Belt where minor earthquakes can and do occur. The subject property and greater Eureka area lie in an area designated on the UBC 1997 US Seismic Zones Map as having a medium to medium high peak ground acceleration probability (see Section 3 for map). Based on a USGS Quaternary Faults Map, it does not appear the subject property or greater Eureka area lies along a fault (see Section 3 for map).

☐ **Yes** ■ **No** **Falls, slides or slumps—soil, rock, mud, snow**

☐ **Yes** ■ **No** **Rock Outcroppings**

☐ **Yes** ■ **No** **Seismic Activity**

☐ **Yes** ■ **No** **High Water Table**

Describe any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines as a result of topographical or geological conditions.

Topography within the subject property is undulating with natural benches and areas of open meadows. A large hill with an elevation of 2,822 feet is located in the southeast corner of the property where Phase 11 is planned. Slopes near Grob Lake, an area of natural depression, trend steeply down towards the lake bank. The western portion of the property where Phase 15 is planned is relatively flat. Please see Section 2 for slope maps. Onsite soil testing completed by HDR and 406 Engineering found no limiting layers such as groundwater or bedrock present. Soils on the property consist predominantly of fine sandy loams and coarse sands. HDR's Phase 11 test pits showed the presence of sandy loam with cobbles; cobbles were not found elsewhere. To mitigate potential soil instability exhibited by sandy soils, methods such as compaction and revegetation will be used during construction. A Slope Stability Report completed by 406 Engineering confirmed HDR's findings of the property consisting primarily of sandy loams.

To aid in runoff during and post construction, stormwater facilities have been sized to collect storm water and ensure that the development does not adversely impact the surrounding area, the environment, or the health and safety of the property.

☐ **Yes** ■ **No** **Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils?**

Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote re-vegetation of those cuts and fills.

All 5 phases will require cuts and/or fills during road construction and site development given the undulating topography of the property. Cuts/fills will be used where needed to tie into existing grades or to ensure that roads do not exceed the 9% max slope per Lincoln County Road design standards. Plans to prevent erosion include revegetation following construction, techniques such as silt fencing, compaction of sandy soils, and installation of stormwater facilities to capture runoff such as conveyance swales, check dams, infiltration sumps, and a retention pond. Please see specific Stormwater Drainage Reports for more detail regarding stormwater facilities. A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to DEQ and implemented during construction.

Vegetation:

Identify on a map the distribution of the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest. Identify critical plant communities such as:

The Montana Natural Heritage Mapper report includes a map showing land cover in Section 3 of the application. A detailed explanation of each type of land cover is found beneath each category. The major vegetation types identified within the bounds of the subject property are Rocky Mountain Lower Montane, Foothill, and Valley Grassland; Rocky Mountain Ponderosa Pine Woodland and Savanna; and Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest.

☐ Yes	■ No	Stream bank or shoreline vegetation? (list types and location)
☐ Yes	■ No	Vegetation on steep, unstable slopes? (list types and location)
☐ Yes	■ No	Vegetation on soils highly susceptible to wind or water erosion? (list types and location)
■ Yes	☐ No	Type and extent of noxious weeds? (list types and location, include assessment)

A Weed Inventory completed by the Lincoln County Weed Department is included with the application in Section 3. Weeds identified are: Canada Thistle, Knapweed, Meadow Hawkweed, Cheatgrass, St. Johnswort, Leafy Spurge, and Mullen. Weed Management provisions are incorporated into the existing Wilderness Club covenants and a new Weed Plan will be submitted at the time of Final Plat.

☐ Yes	■ No	Are there any wetland and/or riparian areas on the property? (list types and location)

Describe the impacts that removal of vegetation would have on soil erosion, bank, or shoreline instability

There are no proposed bank or shoreline alterations associated with this subdivision. The removal of the vegetation will be limited to areas outlined for roadway and building site construction. Disturbed areas will be reseeded and revegetated upon completion of construction.

Describe measures to do the following:

- **Preserve trees and other natural vegetation, e.g., locating roads and lot boundaries, planning construction to avoid damaging tree cover**

Outside of building envelopes and the existing golf course infrastructure, the applicants do not intend to remove trees or disturb the existing vegetation.

- **Protect critical plant communities, e.g., keeping structural development away from these areas, setting areas aside for open space**

The US Fish & Wildlife Information for Planning and Consultation (IPaC) website does not identify any critical plant habitats within the subdivision boundaries. The MNHP includes five plant species of concern within the area of interest, their names and preferred habitats are found in the table below:

Figure 1. Species of Concern - MTNHP

Species of Concern with Documented Occurrences	Habitat
Douglas Bladderpod	Woodlands (Sandy soils, low-elevation)
Many-headed Sedge	Wetland/Riparian
Wood Lily	Moist, usually calcareous, soils in meadows, grasslands, fens, and woodlands
Spalding's Catchfly	Grasslands (Intermountain)
Least Moonwort	Montane mesic meadows, grasslands, and disturbed sites

Outside of building sites and road construction, natural vegetation will not be disturbed.

- **Prevent and control grass, brush or forest fires, e.g., green strips, water supply, access**

Based on information in the Fire Prevention Control and Fuels Reduction Plan, prepared by Carrie Johnson, qualified fire professional, the subject property has been thinned and consists of well-spaced, mature Ponderosa Pines (Ponderosa Pines being a fire resistant species) with an understory of grass and sage. Johnson's Fire Plan notes the Ponderosas have self-pruned, lessening the ladder fuel potential for fire transferring from the ground to the crown of the trees. The Fire Plan indicates the presence of three fuel types: grass, conifers, and deciduous trees. Recommendations to prevent wildfire include mowing, maintaining, and watering of grass and trees. The Plan indicates the ponds and Grob Lake will suffice as draft sites in the event of a fire.

Access to the subdivision is provided by two existing approaches onto Sophie Lake Road and a network of existing and proposed internal subdivision roads. Due to the number of internal roads, the Fire Plan recommends clear signage and/or a fire route escape plan for residents and visitors in the event of an emergency. Upon completion, the proposed roadways will meet County standards thereby allowing for safe and sufficient emergency vehicle access. Hammerheads and cul-de-sacs have been provided for emergency vehicle turn-arounds.

Please see Section 3 for the Fire Risk Assessment and Fire Prevention Control and Fuels Reduction Plan.

The Wilderness Club is served by an existing fire suppression system in the form of fire hydrants. Additional onsite fire suppression will be provided with each phase of the Escalante Wilderness Preserve by fire hydrants spaced at varying intervals no more than 400 feet apart with a flow rate of 1,000 gpm. The proposed extension of the water infrastructure will occur once the water supply system is looped in as a part of Wilderness Club Phase 8. All internal subdivision roads existing and proposed have been constructed to County standards and paved and allow for sufficient emergency vehicle access and turnarounds.

As previously mentioned, in addition to onsite fire suppression, there are ongoing discussions regarding the donation of a lot to the Eureka Volunteer Fire Department (EVFD) to build a new satellite fire station to serve the Wilderness Club and the greater surrounding area.

IMPACT ON WILDLIFE and WILDLIFE HABITAT

Identify the species of fish and wildlife that use the area and evaluate how they will be affected by the subdivision

The Montana Natural Heritage Program (MNHP) was contacted regarding fish and wildlife species that could be found within the subdivision and the surrounding area. The information is based on a custom polygon with an additional one mile buffer surrounding Sections 28, 29, 32, 33, T37N, R27W, the sections containing the subdivision. Within the area of interest animal Species of Concern with documented occurrences are listed in the chart below along with their corresponding habitat (see Figure 2). Note that species occurrences provided by MNHP include large buffers around documented occurrences to both encompass lands that an individual may occupy and to disguise the precise location of the occurrence. The MNHP states, "Species of Concern are native taxa that are at-risk due to declining population trends, threats to their habitats, restricted distribution, and/or other factors."

Figure 2. Species of Concern - MTNHP

Species of Concern with Documented Occurrences	Habitat
Westslope Cutthroat Trout	Mountain streams, rivers, lakes
Bull Trout	Mountain streams, rivers, lakes
Torrent Sculpin	Mountain streams, rivers, lakes
Bald Eagle	Riparian Forest
Evening Grosbeak	Conifer forest
Pileated Woodpecker	Moist conifer forest
Lewis's Woodpecker	Riparian forest
Cassin's Finch	Drier conifer forest
Long-billed Curlew	Grasslands
Common Loon	Mountain lakes with emergent vegetation
Tennessee Warbler	Forest wetland
American Goshawk	Mixed conifer forests
Bobolink	Moist grasslands
Yuma Myotis	Riparian and mixed forest
Long-eared Myotis	Forest
Northern Hoary Bat	Riparian and forest
Silver-haired Bat	Riparian and forest
Little Brown Myotis	Generalist
Northern Alligator Lizard	Talus slopes/rock outcrops
Grizzly Bear	Conifer forest
Bat Roost (Non-cave)	

Besides the identified species of concern, more common mammals and birds can be found in the area such as white-tailed deer, mule deer, elk, mountain lion, turkeys, squirrels, rabbits, hawks, songbirds, etc. Given the property's proximity to National Forest land, onsite bodies of water, and location within the greater Rocky Mountain ecosystem, although no critical habitat has been identified onsite, it is possible that the species of concern or common wildlife may pass through the property.

US Fish & Wildlife IPaC does not identify any critical habitats within the subdivision boundaries, but does list 4 Federally threatened, one proposed threatened, and one proposed endangered species that have been documented or could potentially occur within the study area. The species are: Canada Lynx, Grizzly Bear, North American Wolverine (threatened), Monarch Butterfly (proposed threatened), Suckley's Cuckoo Bumble Bee (proposed endangered), and Spalding's Catchfly (plant - threatened).

Both MNHP and IPaC indicate the presence of Bald Eagle nests in the greater area. Bald Eagles remain protected under the Bald and Golden Eagle Protection Act. There are no known nesting sites within the subdivision, but the subject property was included by MNHP's search due to the northwest portion of the property falling within the estimated 2,000 meter minimum buffer distance of an identified nest to the north of the subject property. MNHP uses this buffer to be conservative about encompassing breeding territory and areas used for renesting by bald

eagles.

Provide an evaluation of the known critical wildlife areas, such as big game winter range, calving areas and migration routes; riparian habitat and waterfowl nesting areas; habitat for rare or endangered species and wetlands; and indicate such areas on a map.

As previously stated, the US Fish & Wildlife IPaC website does not identify any critical habitats within the subdivision boundaries. Based on deductive modeling completed by MNHP using data from Montana Fish Wildlife & Parks, the subject property and greater area fall within suitability models for winter and summer range of big game, specifically elk, mule deer, and white-tailed deer. There are no riparian areas or wetlands. The onsite ponds and Grob Lake may provide minor habitat for a variety of waterfowl attracted to the greater area by the surrounding numerous bodies of water (Sophie Lake, Tetrault Lake, Lake Koocanusa).

Describe proposed measures to protect or enhance wildlife habitat or to minimize degradation (e.g., keeping buildings and roads back from shorelines; setting aside wetlands as undeveloped open space).

Outside of building envelopes and golf course greens, existing shrubs, sage, grasses, trees and other native vegetation, will be left intact. Unless additional thinning is required by the Fire Department, the applicants do not intend to remove the tree cover. During construction, standard BMPs will be practiced to minimize sedimentation and excess run-off and disturbed sites shall be revegetated with native vegetation. To reduce the potential for human-wildlife conflicts, the covenants will contain a comprehensive list of measures as complied and recommended by MTFWP. Covenants will also include provisions for noxious weeds and personal pet management.

The proposal will add to the existing medium to high density residential use found on the property by placing phases on the remaining undeveloped land of the Wilderness Club Resort. Once completed, residential and recreational uses will cover a majority of the total 550 acres between the Wilderness Club Resort and Escalante Preserve Subdivision. It is likely wildlife onsite and in the immediate area has already experienced disturbance and displacement due to construction and occupancy of the site. The proposal will add to the habitat fragmentation and structural barriers to animal movement already existing on the property.

**Additional Information may be required for large projects or based on specific site conditions:*

Report Prepared By: Larissa Van Riet, Land Use Planner

After recording return to:
GERSH, SIMPSON & JOOS, PLLP
121 Wisconsin Avenue
Whitefish, MT 59937

309301 BOOK: 404 RECORDS PAGE: 709 Pages: 7
STATE OF MONTANA LINCOLN COUNTY
RECORDED:02/08/2024 03:50 PM KOI: DEED:17
CORRINA BROWN CLERK AND RECORDER
FEE: $56.00 BY: Deputy
TO:Flying S Title and Escrow - Libby 120 W 6th Street Ste 5, Libby, Montana 59

11226616

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Wilderness Preserve US Limited Partnership, a Montana Limited Liability Partnership ("Grantor"), hereby grants, conveys, and sells unto Escalante Wilderness Preserve US LLC ("Grantee"), and to its heirs, assigns and successors in interest, forever, the following described real property located in Lincoln County, Montana, and being legally described as follows:

See Exhibit A.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

By reference to § 70-20-304, MCA, this Warranty Deed provides the following warranties and covenants, and none other:

(a) That previous to the time of the execution of such conveyance the grantor has not conveyed the same estate or any right, title or interest therein, to any person other than the Grantee; and

(b) That such estate is at the time of execution of such conveyance free from encumbrances done, made, or suffered by the Grantor or any person claiming under it.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the heirs, successors and assigns of Grantee, forever.

SIGNATURE PAGE TO FOLLOW.

Wilderness Preserve US Limited Partnership

By: Brian Ehlert
As: Authorized Signatory

STATE OF Montana)
: ss.
County of Lincoln)

On this 1 day of February, 2024, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared Brian Ehlert, as Authorized Signatory of Wilderness Preserve US Limited Partnership, known to me to be the persons 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 in this certificate last above written.

Notary Public for the State of Montana
Print Name: Kayleena Pereslete
Residing at Eureka, MT
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

EXHIBIT A

PARCEL 1

Lots 10, 18, 148 and 214, Wilderness Club Phase 1, in Sections 28, 29, 32, and 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 6765

PARCEL 2

Lots 1, 2, 3, 4, 5, 44, 182, and 184, Open Space B and C of Wilderness Club Phase 2, in Sections 28, 29, 32, and 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 6896

PARCEL 3

Lots 225A, C-1A and C-2A, Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1, SW¼ of Section 28, the SE¼ of Section 29, the NW¼, NE¼ and SE¼ of Section 32, and the NW¼ and SW¼ of Section 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 6954

PARCEL 4

Common Area/Open Space, Golf Course and Future Phases, The Wilderness Club, SW¼ of Section 28, the SE¼ of Section 29, the NW¼, NE¼ and SE¼ of Section 32, and the NW¼ and SW¼ of Section 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. CS 4389 (Includes Parcel A of COS 1471)

PARCEL 5

Lot 220A, 224A and Parcel A of the Amended Plat of Lots 220, 221, 222, 223, and 224 of The Wilderness Club, Phase 1, in Section 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 6961

PARCEL 6

Lot 231 of The Wilderness Club, Phase 3, SW¼ of Section 28, the SE ¼ of Section 29, the NW ¼, NE ¼ and SE ¼ of Section 32, and the NW ¼ & SW ¼ of Section 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 7111

PARCEL 7

Lots 45, 46, 47, 232 and 246, The Wilderness Club, Phase 4, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 7136

PARCEL 8

An undivided 2/12th interest as tenants in common with the other owners of Fractional Estates in and to the remainder, particularly described as:

Fractional Estate No. 1 and 4 in Lot 1C of The Wilderness Club Phase 4, a resort residence according to the Declaration of Protective Covenants and Fractional Ownership Agreement for the Wilderness Club, recorded September 25, 2015 in Book 359 at Page 663, records of Lincoln County, Montana.

Together with the right to possess the Residence during Use Periods as described in Exhibit A of the Ownership Agreement for Wilderness Club Lakeside Cabin and Villa Private Residences, and any amendments thereto recorded September 25, 2015 in Book 359 at Page 663, records of Lincoln County, Montana.

Together with the general and limited common elements appurtenant to said Residence, in the percentages as set forth in said Declaration and Amendments thereto, and as may be amended from time to time.

Located on a tract of land described as follows:

Lot 1C of the Amended Plat of Lots 48 through 70, Easements and Golf Course, common area / open space and future phases, The Wilderness Club, Phase 4, according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #4317AL

PARCEL 9

Lots 18, 20, 21, 23, 27, 28, 29 and 30 of The Wilderness Club Amendment 12, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat # 7212

PARCEL 10

Wilderness Club Amendment 12, Remainder (easement) located in Section 32, Township 37 North, Range 27 West, P.M.M., according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 7212

PARCEL 11

Lots 2, 3, 5, 14, 15, 16 and 17 of The Wilderness Club Phase 6, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 7251

PARCEL 12

Lots 1, 6, 9, 12, 13, 15, 17, 19, 20, 21, 22, 23, 25, 26 of The Wilderness Club Phase 7, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat 7252

PARCEL 13

The SW¼SW¼NW¼ of Section 33, Township 37 North, Range 27 West, P.M.M., Lincoln County, Montana.

PARCEL 14

An undivided 1/4th interest as tenants in common with the other owners of Fractional Estates in and to the remainder, particularly described as:

Fractional Estate 1 of Lot 240 of The Wilderness Club Phase 4, according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7136.

Together with the right to possess the Residence during Use Periods as described in Exhibit A of the Ownership Agreement for Wilderness Club Lakeside Cabin and Villa Private Residences, and any amendments thereto recorded September 25, 2015 in Book 359 at Page 663, records of Lincoln County, Montana.

Together with the general and limited common elements appurtenant to said Residence, in the percentages as set forth in said Declaration and Amendments thereto, and as may be amended from time to time.

Located on a tract of land described as follows:

Lot 240 of The Wilderness Club Phase 4, according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7136.

PARCEL 15

An undivided 11/17th interest as tenants in common with the other owners of Fractional Estates in and to the remainder, particularly described as:

Fractional Estate 3, 4, 5, 6, 7, 8, 10, 13, 14, 15, and 16 of Lot 3B of The Wilderness Club Amendment 11 (Being an amended plat of Lot 48A of the Amended Plat of Lots 48-70, Easements, and Golf Course Common Area/ Open Space & Future Phases, The Wilderness Club, Phase 4), according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7180.

Together with the right to possess the Residence during Use Periods as described in Exhibit A of the Ownership Agreement for Wilderness Club Lakeside Cabin and Villa Private Residences, and any amendments thereto recorded September 25, 2015 in Book 359 at Page 663, records of Lincoln County, Montana.

Together with the general and limited common elements appurtenant to said Residence, in the percentages as set forth in said Declaration and Amendments thereto, and as may be amended from time to time.

Located on a tract of land described as follows:

Lot 3B of The Wilderness Club Amendment 11 (Being an amended plat of Lot 48A of the Amended Plat of Lots 48-70, Easements, and Golf Course Common Area/ Open Space & Future Phases, The Wilderness Club, Phase 4), according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7180.

PARCEL 16

An undivided 11/12 interest as tenants in common with the other owners of Fractional Estates in and to the remainder, particularly described as:

Fractional Estate No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, in Lot 228 of the Wilderness Club, Phase 3, a resort residence according to the Declaration of Protective Covenants and Fractional Ownership Agreement for the Wilderness Club, recorded September 25, 2015 in Book 359 at Page 663.

Together with the right to possess the Residence during Use Periods as described in Exhibit A of the Ownership Agreement for Wilderness Club Lakeside Cabin and Villa Private Residences, and any amendments thereto recorded September 25, 2015 in Book 359 at Page 663, records of Lincoln County, Montana.

Together with the general and limited common elements appurtenant to said Residence, in the percentages as set forth in said Declaration and Amendments thereto, and as may be amended from time to time.

Parcel 16 (cont.)

Located on a tract of land described as follows:

Lot 228 The Wilderness Club, Phase 3, according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7111

PARCEL 17

An undivided 10/12th interest as tenants in common with the other owners of Fractional Estates in and to the remainder, particularly described as:

Fractional Estate 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Lot 3C of The Wilderness Club Amendment 11 (Being an amended plat of Lot 48A of the Amended Plat of Lots 48-70, Easements, and Golf Course Common Area/ Open Space & Future Phases, The Wilderness Club, Phase 4), according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7180.

Together with the right to possess the Residence during Use Periods as described in Exhibit A of the Ownership Agreement for Wilderness Club Lakeside Cabin and Villa Private Residences, and any amendments thereto recorded September 25, 2015 in Book 359 at Page 663, records of Lincoln County, Montana.

Together with the general and limited common elements appurtenant to said Residence, in the percentages as set forth in said Declaration and Amendments thereto, and as may be amended from time to time.

Located on a tract of land described as follows:

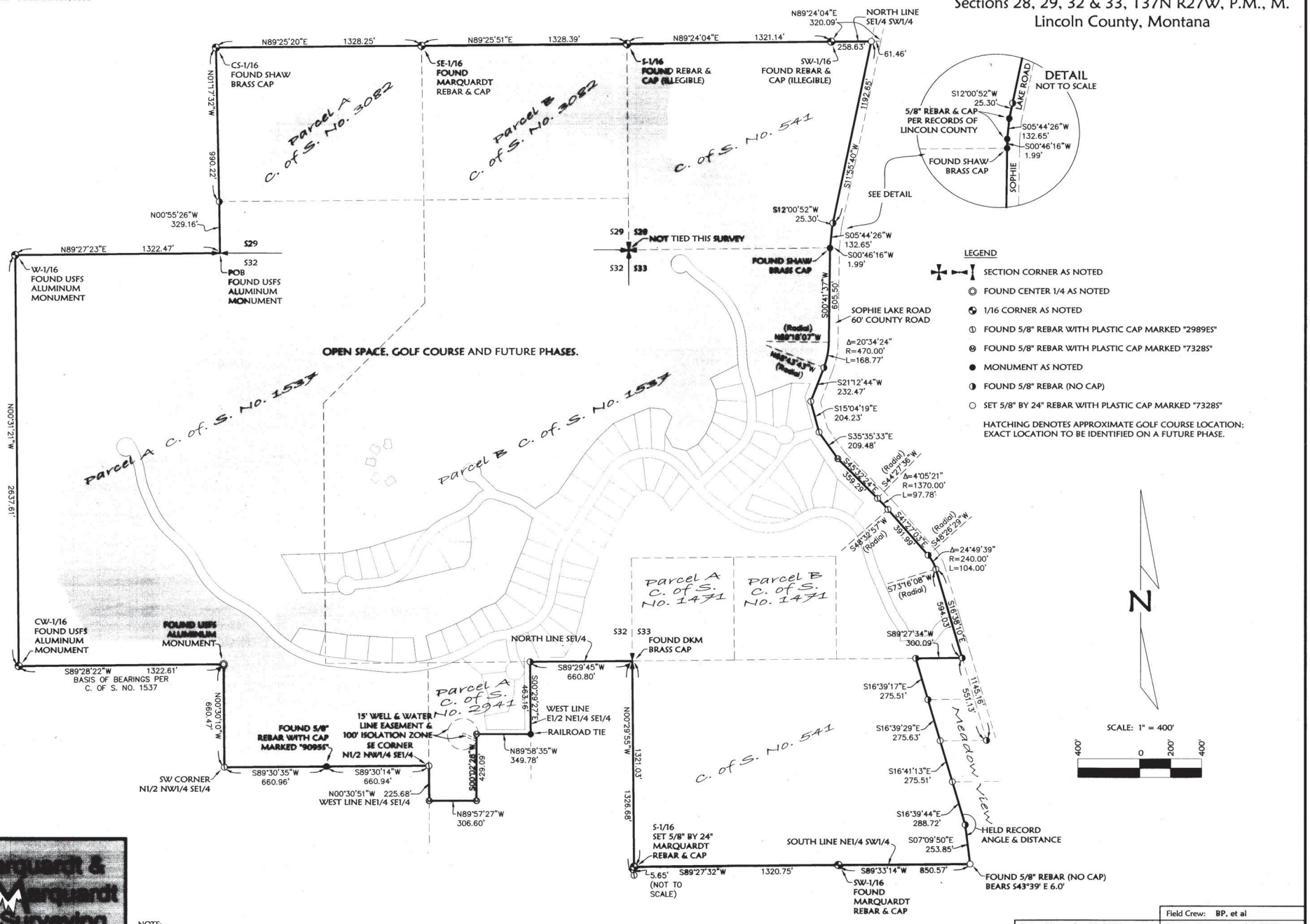
Lot 3C of The Wilderness Club Amendment 11 (Being an amended plat of Lot 48A of the Amended Plat of Lots 48-70, Easements, and Golf Course Common Area/ Open Space & Future Phases, The Wilderness Club, Phase 4), according to the map or plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana. Plat #7180.

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



Marquart & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, MT 59901

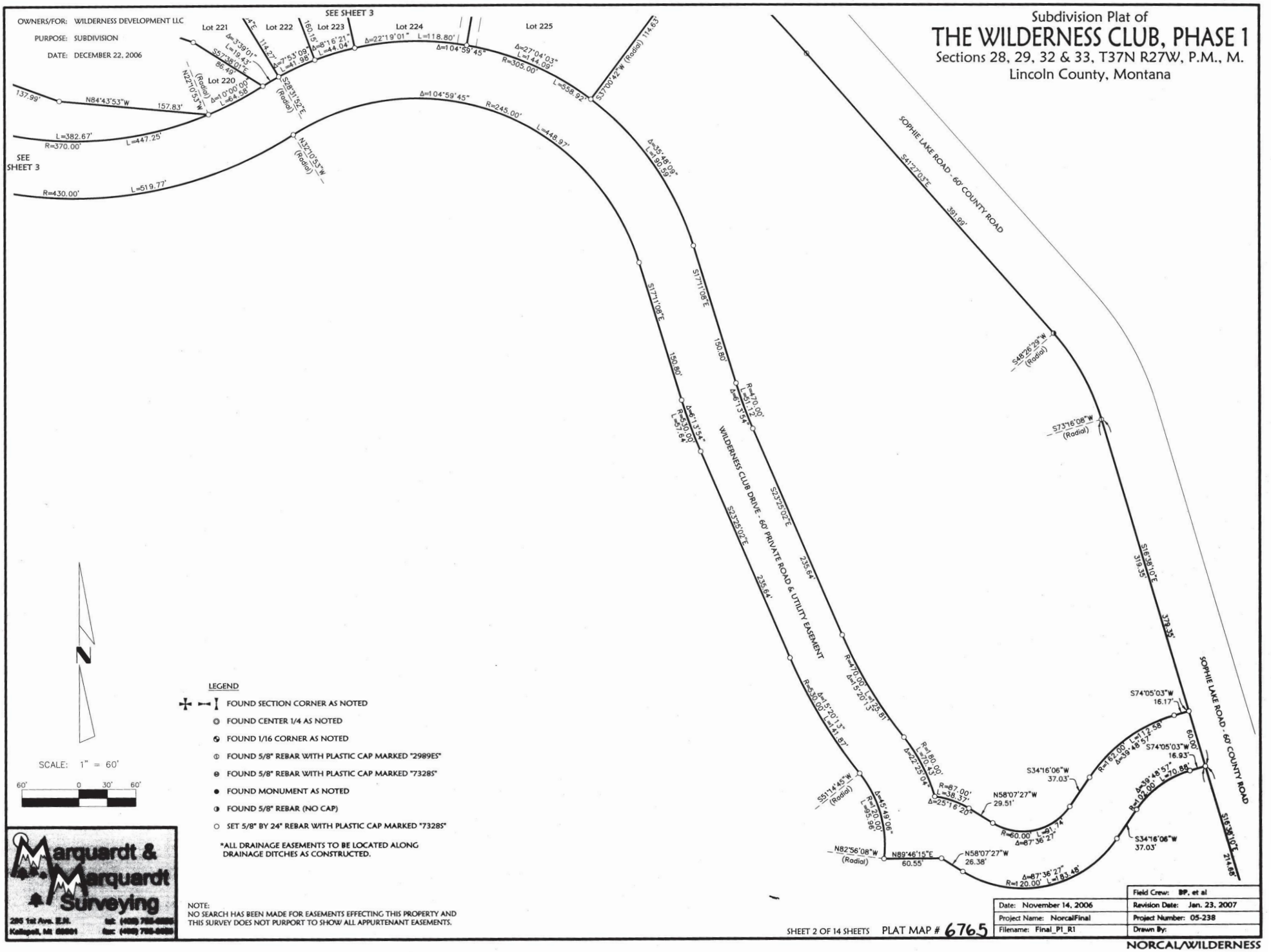
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

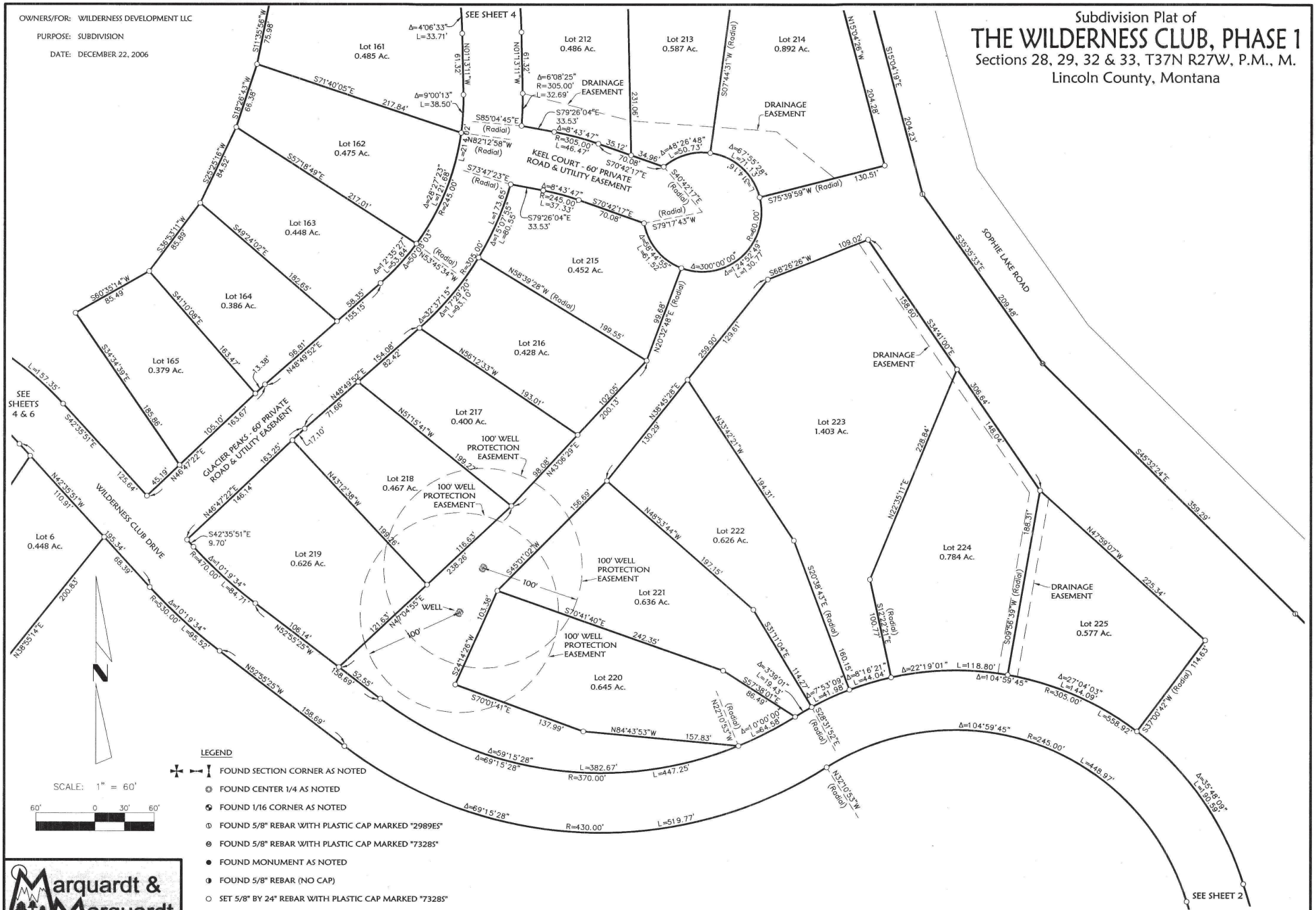
SHEET 1 OF 14 SHEETS PLAT MAP # 6765

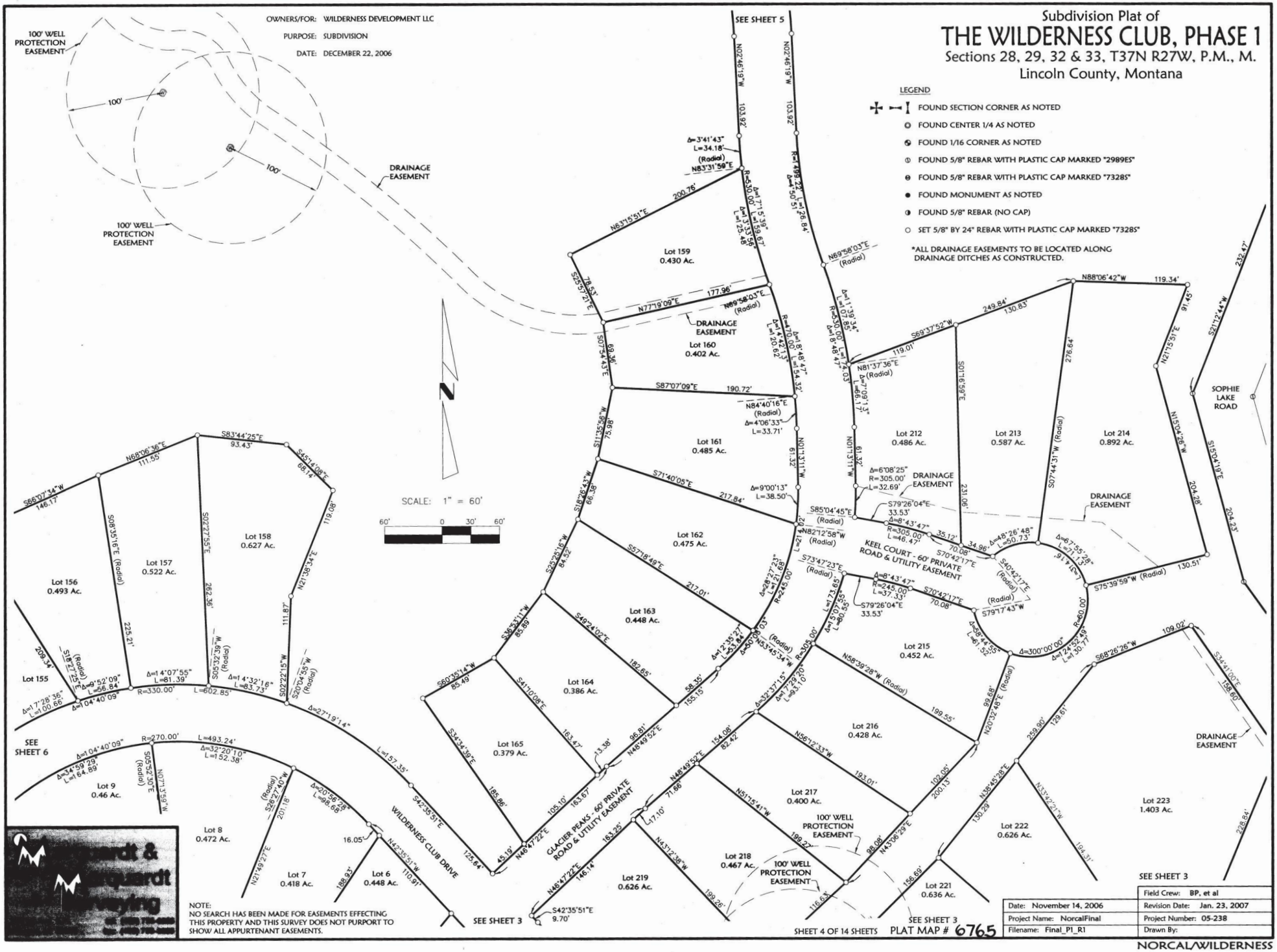
Field Crew: BP, et al	
Date: November 14, 2006	Revision Date: Jan. 25, 2007
Project Name: NorcalFinal	Project Number: 05-238
Filename: Boundary	Drawn By:

NORCAL/WILDERNESS

6765


OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 22, 2006
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana
SEE SHEET 3
SEE SHEET 3
Lot 220
Lot 221
Lot 222
Lot 223
Lot 224
Lot 225
WILDERNESS CLUB DRIVE - 60' PRIVATE ROAD & UTILITY EASEMENT
SOPHIE LAKE ROAD - 60' COUNTY ROAD
SOPHIE LAKE ROAD - 60' COUNTY ROAD
SCALE: 1" = 60'
60' 0 30' 60'
LEGEND
FOUND SECTION CORNER AS NOTED
FOUND CENTER 1/4 AS NOTED
FOUND 1/16 CORNER AS NOTED
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR (NO CAP)
SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.
Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, MT 59901
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.
SHEET 2 OF 14 SHEETS
PLAT MAP # 6765
Field Crew: BP, et al
Date: November 14, 2006
Revision Date: Jan. 23, 2007
Project Name: NorcalFinal
Project Number: 05-238
Filename: Final_P1_R1
Drawn By:
NORCAL/WILDERNESS


OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 22, 2006
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana
SEE SHEET 4
SEE SHEETS 4 & 6
SEE SHEET 2
Lot 161 0.485 Ac.
Lot 162 0.475 Ac.
Lot 163 0.448 Ac.
Lot 164 0.386 Ac.
Lot 165 0.379 Ac.
Lot 212 0.486 Ac.
Lot 213 0.587 Ac.
Lot 214 0.892 Ac.
Lot 215 0.452 Ac.
Lot 216 0.428 Ac.
Lot 217 0.400 Ac.
Lot 218 0.467 Ac.
Lot 219 0.626 Ac.
Lot 220 0.645 Ac.
Lot 221 0.636 Ac.
Lot 222 0.626 Ac.
Lot 223 1.403 Ac.
Lot 224 0.784 Ac.
Lot 225 0.577 Ac.
Lot 6 0.448 Ac.
KEEL COURT - 60' PRIVATE ROAD & UTILITY EASEMENT
GLACIER PEAKS - 60' PRIVATE ROAD & UTILITY EASEMENT
WILDERNESS CLUB DRIVE
SOPHIE LAKE ROAD
DRAINAGE EASEMENT
100' WELL PROTECTION EASEMENT
WELL
SCALE: 1" = 60'
60' 0 30' 60'
LEGEND
FOUND SECTION CORNER AS NOTED
FOUND CENTER 1/4 AS NOTED
FOUND 1/16 CORNER AS NOTED
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "73285"
FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR (NO CAP)
SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "73285"
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.
Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3055
Field Crew: BP, et al
Date: November 14, 2006
Revision Date: Jan. 23, 2007
Project Name: NorcalFinal
Project Number: 05-238
Filename: Final_P1_R1
Drawn By:
SHEET 3 OF 14 SHEETS
PLAT MAP # 6765
NORCAL/WILDERNESS
6765

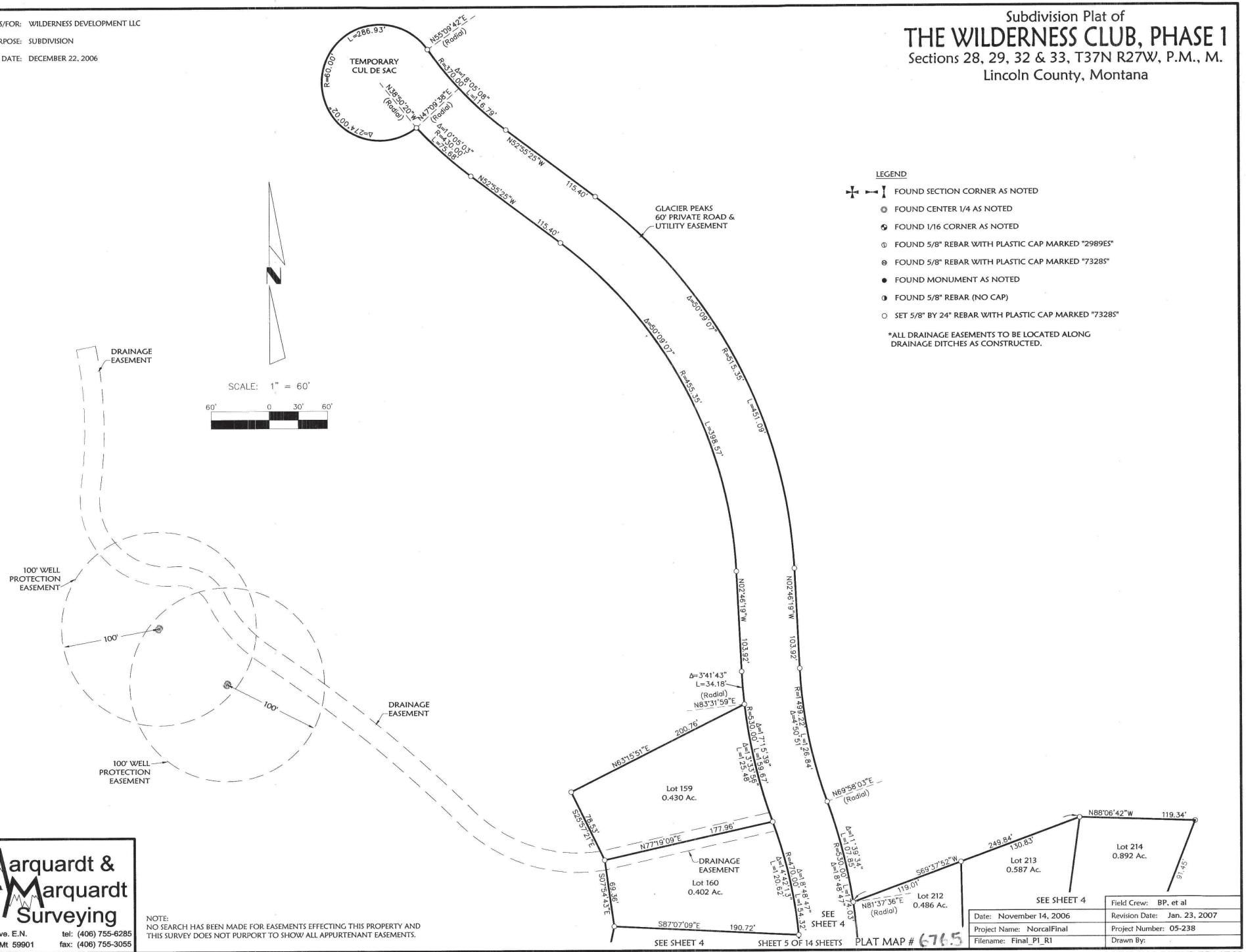

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 22, 2006
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana
SEE SHEET 5
LEGEND
FOUND SECTION CORNER AS NOTED
FOUND CENTER 1/4 AS NOTED
FOUND 1/16 CORNER AS NOTED
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR (NO CAP)
SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.
100' WELL PROTECTION EASEMENT
DRAINAGE EASEMENT
SCALE: 1" = 60'
Lot 155
Lot 156 0.493 Ac.
Lot 157 0.522 Ac.
Lot 158 0.627 Ac.
Lot 159 0.430 Ac.
Lot 160 0.402 Ac.
Lot 161 0.485 Ac.
Lot 162 0.475 Ac.
Lot 163 0.448 Ac.
Lot 164 0.386 Ac.
Lot 165 0.379 Ac.
Lot 212 0.486 Ac.
Lot 213 0.587 Ac.
Lot 214 0.892 Ac.
Lot 215 0.452 Ac.
Lot 216 0.428 Ac.
Lot 217 0.400 Ac.
Lot 218 0.467 Ac.
Lot 219 0.626 Ac.
Lot 221 0.636 Ac.
Lot 222 0.626 Ac.
Lot 223 1.403 Ac.
Lot 9 0.46 Ac.
Lot 8 0.472 Ac.
Lot 7 0.418 Ac.
Lot 6 0.448 Ac.
SOPHIE LAKE ROAD
KEEL COURT - 60' PRIVATE ROAD & UTILITY EASEMENT
GLACIER PEAKS - 60' PRIVATE ROAD & UTILITY EASEMENT
WILDERNESS CLUB DRIVE
SEE SHEET 6
SEE SHEET 3
SEE SHEET 4
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.
SHEET 4 OF 14 SHEETS
PLAT MAP # 6765
Field Crew: BP, et al
Date: November 14, 2006
Revision Date: Jan. 23, 2007
Project Name: NorcalFinal
Project Number: 05-238
Filename: Final_P1_R1
Drawn By:
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

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

Marquardt & Marquardt Surveying
285 1st Ave. E.N. tel: (406) 755-6285
Kalispell, Mt 59901 fax: (406) 755-3055

Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

PLAT MAP # 676.5

NORCAL/WILDERNESS

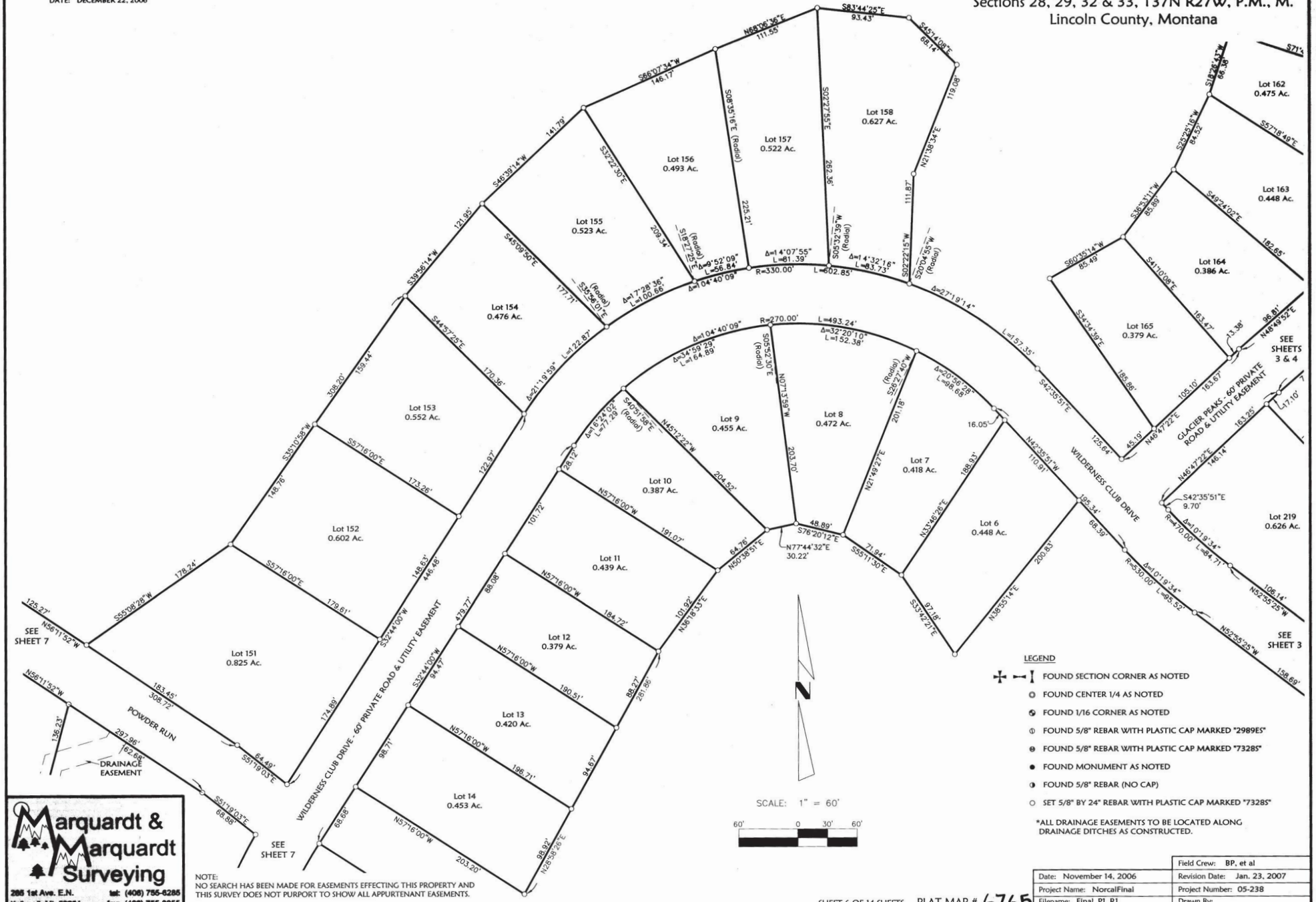
676.5

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

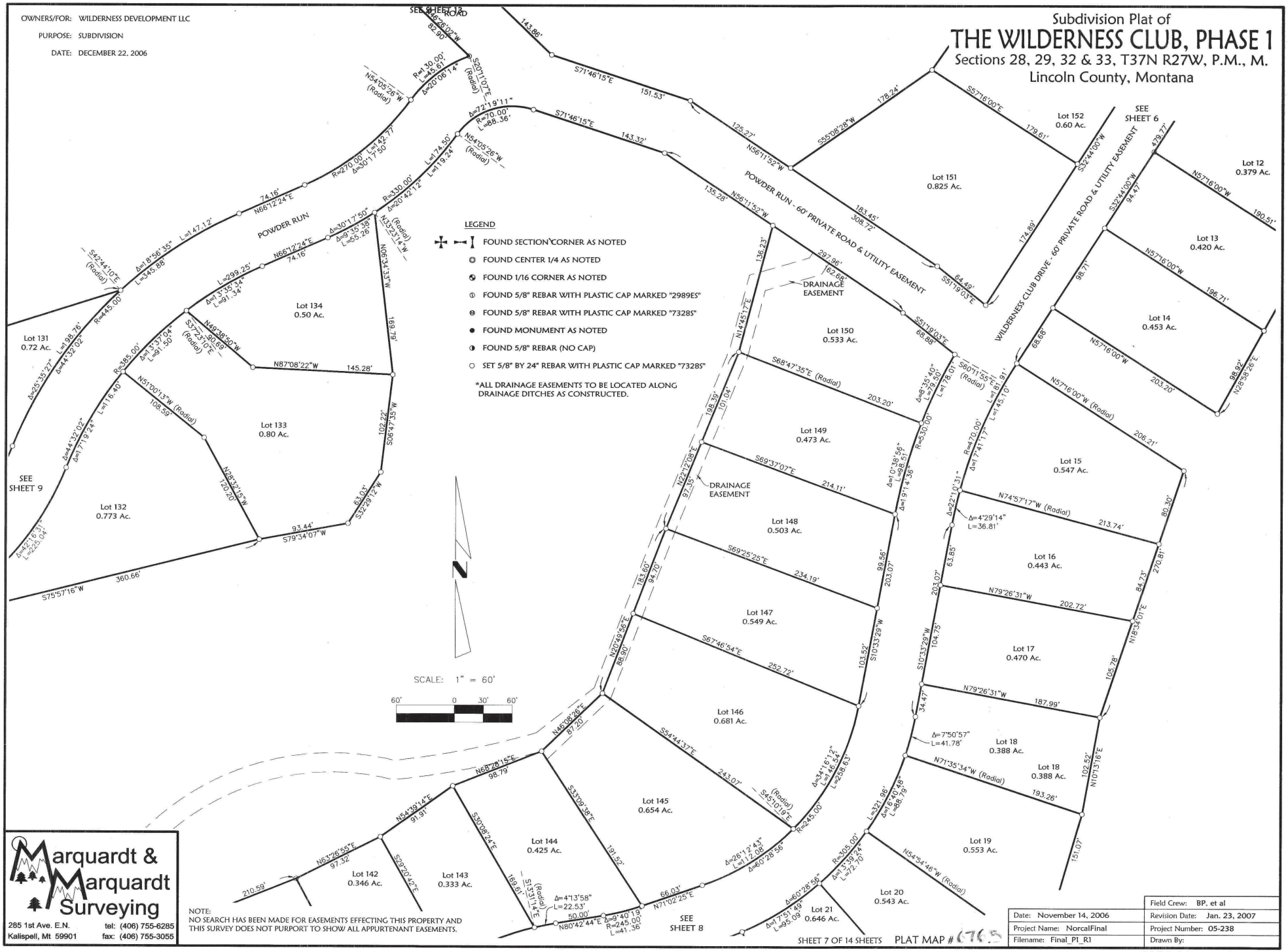
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

Marquardt & Marquardt Surveying
285 1st Ave. E.N. tel: (406) 755-6285
Kalispell, Mt 59901 fax: (406) 755-3055

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

Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

NORCAL/WILDERNESS

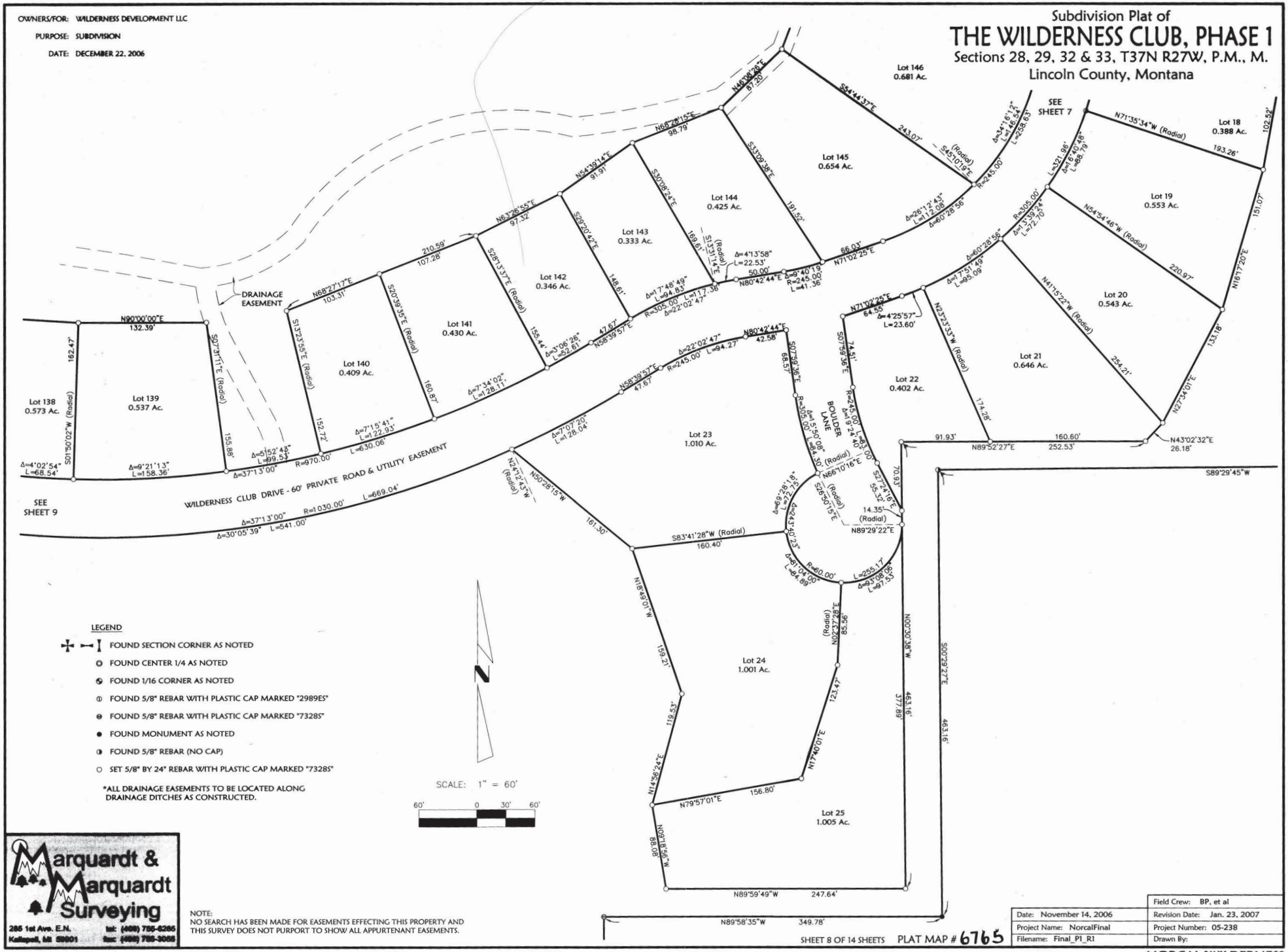

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 22, 2006
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana
LEGEND
FOUND SECTION CORNER AS NOTED
FOUND CENTER 1/4 AS NOTED
FOUND 1/16 CORNER AS NOTED
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR (NO CAP)
SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.
SCALE: 1" = 60'
60' 0 30' 60'
POWDER RUN - 60' PRIVATE ROAD & UTILITY EASEMENT
WILDERNESS CLUB DRIVE - 60' PRIVATE ROAD & UTILITY EASEMENT
DRAINAGE EASEMENT
Lot 131 0.72 Ac.
Lot 132 0.773 Ac.
Lot 133 0.80 Ac.
Lot 134 0.50 Ac.
Lot 142 0.346 Ac.
Lot 143 0.333 Ac.
Lot 144 0.425 Ac.
Lot 145 0.654 Ac.
Lot 146 0.681 Ac.
Lot 147 0.549 Ac.
Lot 148 0.503 Ac.
Lot 149 0.473 Ac.
Lot 150 0.533 Ac.
Lot 151 0.825 Ac.
Lot 152 0.60 Ac.
Lot 12 0.379 Ac.
Lot 13 0.420 Ac.
Lot 14 0.453 Ac.
Lot 15 0.547 Ac.
Lot 16 0.443 Ac.
Lot 17 0.470 Ac.
Lot 18 0.388 Ac.
Lot 18 0.388 Ac.
Lot 19 0.553 Ac.
Lot 20 0.543 Ac.
Lot 21 0.646 Ac.
SEE SHEET 6
SEE SHEET 8
SEE SHEET 9
SEE SHEET 12
Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3055
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.
Field Crew: BP, et al
Date: November 14, 2006
Revision Date: Jan. 23, 2007
Project Name: NorcalFinal
Project Number: 05-238
Filename: Final_P1_R1
Drawn By:
SHEET 7 OF 14 SHEETS
PLAT MAP # 676.5
NORCAL/WILDERNESS
676.5

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

Marquardt & Marquardt Surveying
285 1st Ave. E.N. tel: (406) 755-6266
Kalispell, MT 59901 fax: (406) 755-3058

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

Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

SHEET 8 OF 14 SHEETS PLAT MAP # 6765

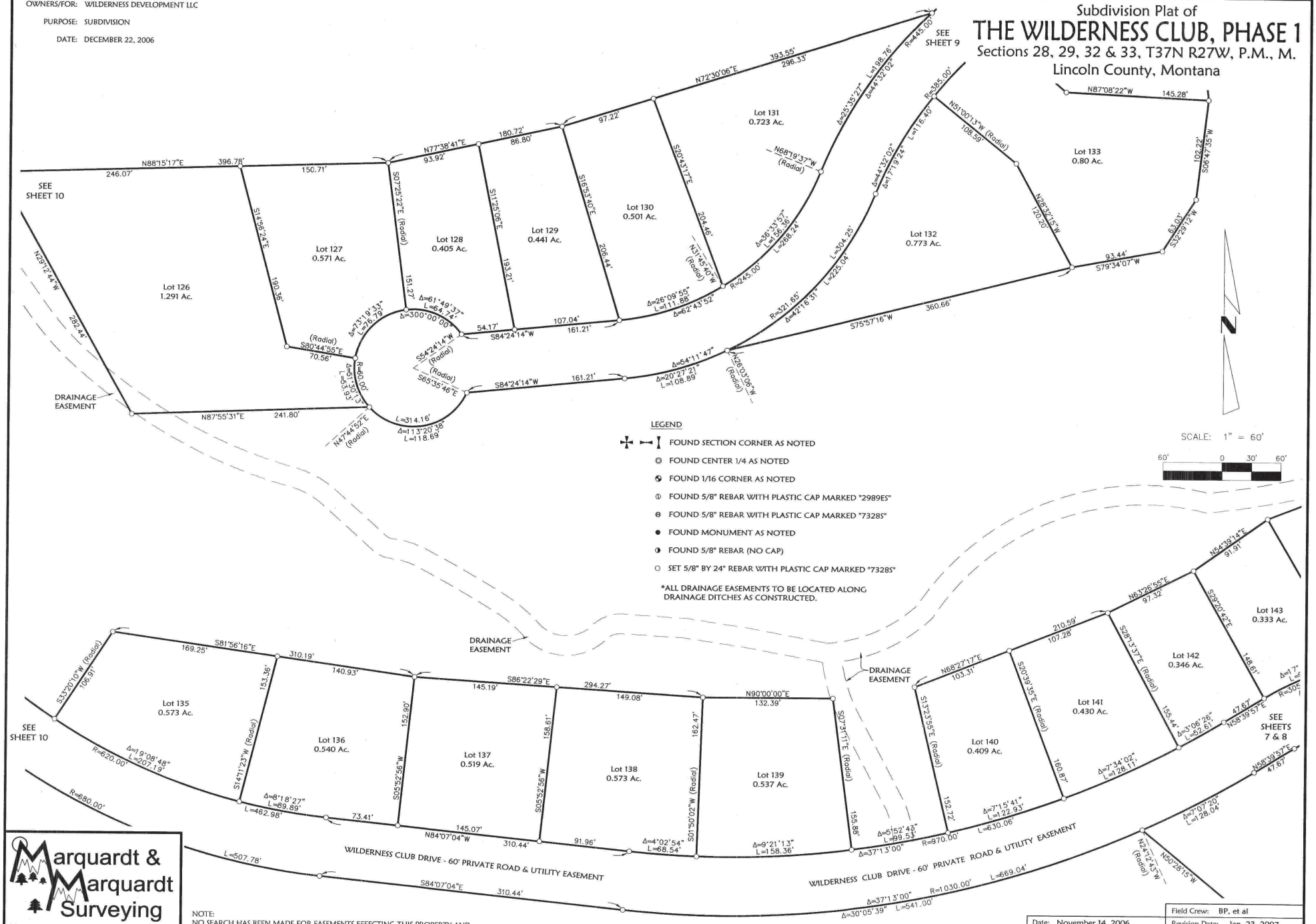
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



Marquardt & Marquardt Surveying
285 1st Ave. E.N. Kalispell, Mt 59901
tel: (406) 755-6285 fax: (406) 755-3055

NOTE:
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Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

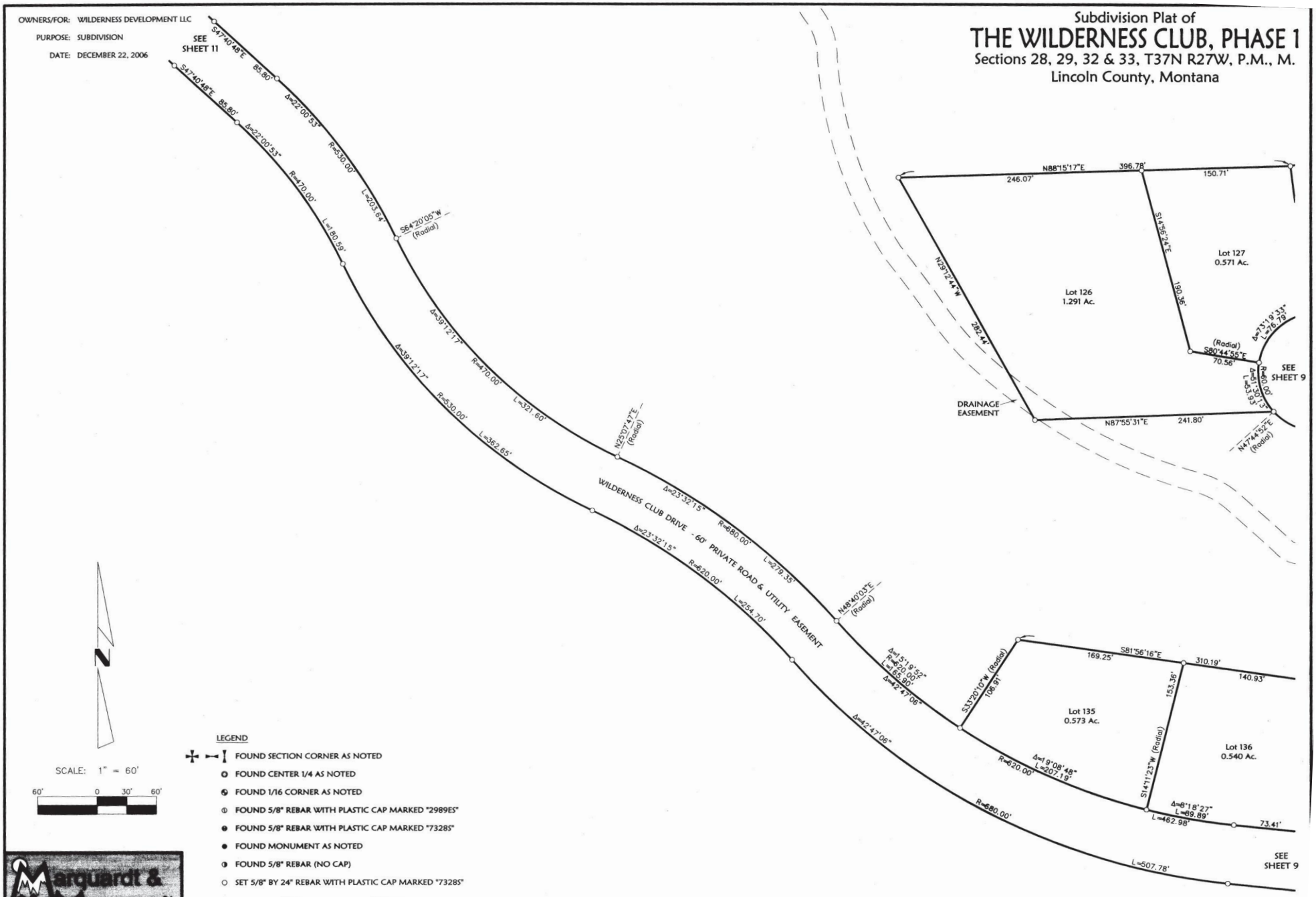
SHEET 9 OF 14 SHEETS PLAT MAP # 6765

NORCAL/WILDERNESS

6765

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



SCALE: 1" = 60'

60' 0 30' 60'

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

NOTE:
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Marquardt & Marquardt Surveying

Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

 PLAT MAP # 6765

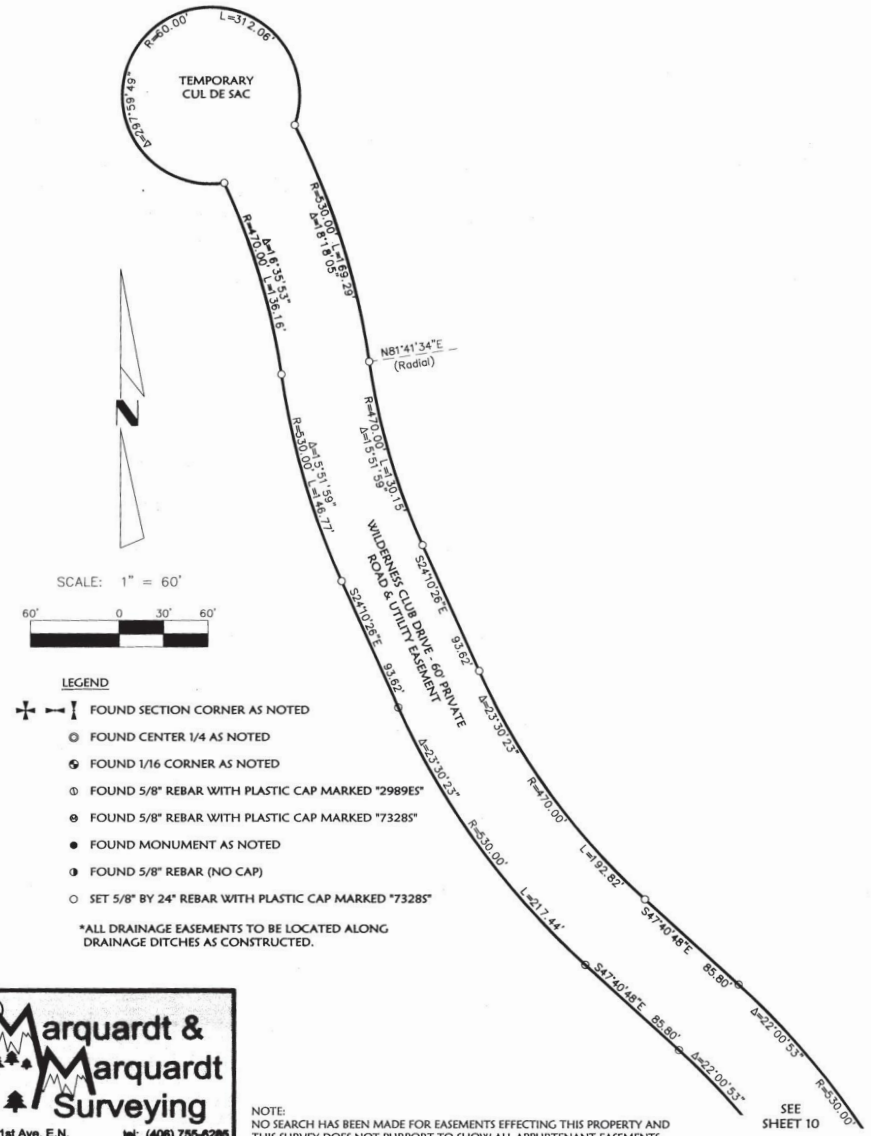
NORCAL/WILDERNES

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "73285"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "73285"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3065

NOTE:
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Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



SCALE: 1" = 60'

60' 0 30' 60'

Lot C-1 0.060 Ac.

Lot C-2 0.060 Ac.

Lot C-3 0.060 Ac.

Lot C-4 0.060 Ac.

Lot C-5 0.060 Ac.

SEE DETAIL 'A' (SHEET 13) FOR TIES AND DIMENSIONS

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
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TEMPORARY CUL DE SAC

WILDERNESS LODGE ROAD

POWDER RUN

POWDER RUN - 60' PRIVATE ROAD & UTILITY EASEMENT

DRAINAGE EASEMENT

Lot 131 0.72 Ac.

Lot 134 0.50 Ac.

Lot 150 0.533 Ac.

NOTE:
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208 1st Ave. E.N.
tel: (406) 755-6285
fax: (406) 755-3065

Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: Jan. 23, 2007
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

SHEET 12 OF 14 SHEETS PLAT MAP # 6765

NORCAL/WILDERNESS

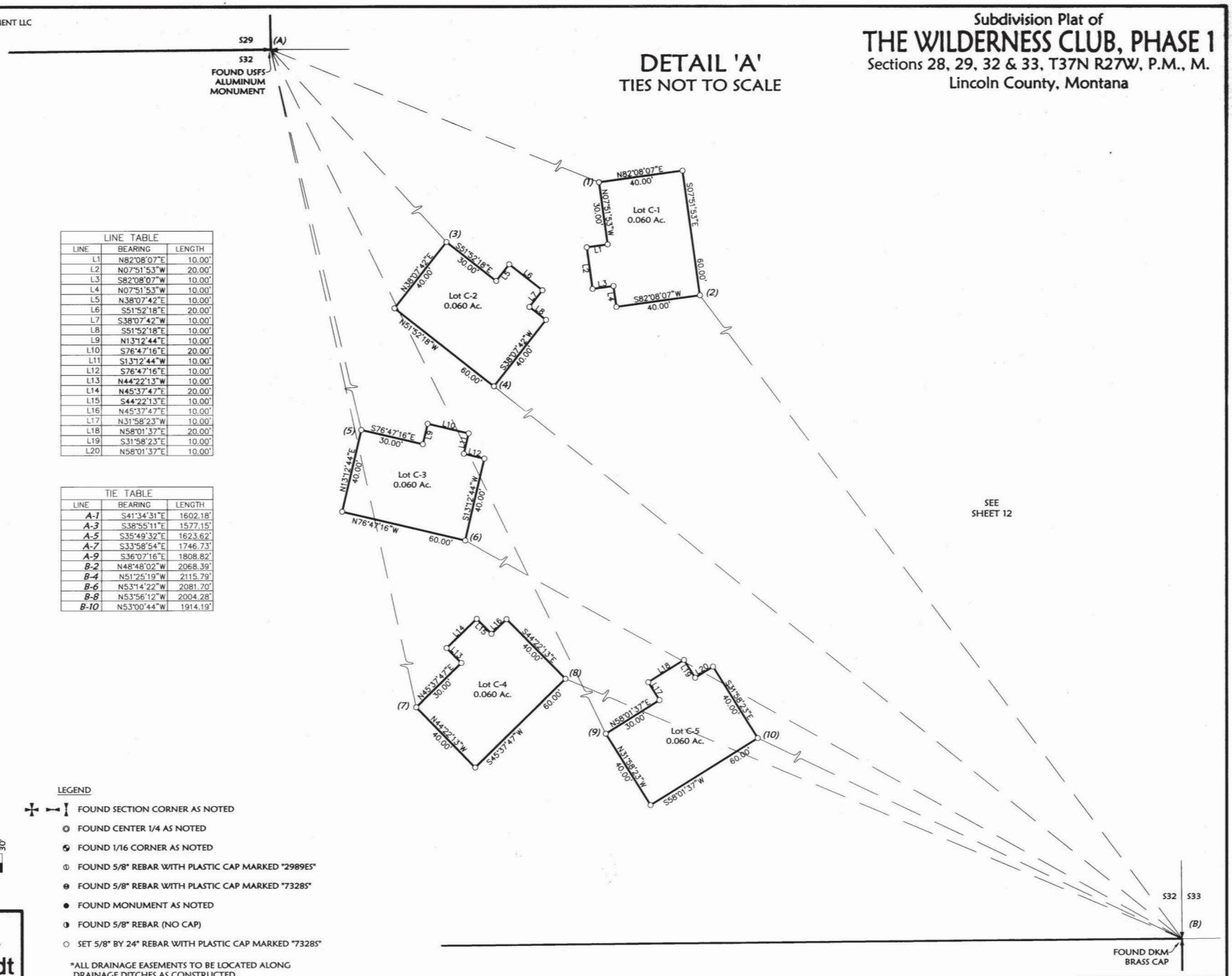
OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana

DETAIL 'A'
TIES NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°08'07"E	10.00'
L2	N07°51'53"W	20.00'
L3	S82°08'07"W	10.00'
L4	N07°51'53"W	10.00'
L5	N38°07'42"E	10.00'
L6	S51°52'18"E	20.00'
L7	S38°07'42"W	10.00'
L8	S51°52'18"E	10.00'
L9	N13°12'44"E	10.00'
L10	S76°47'16"E	20.00'
L11	S13°12'44"W	10.00'
L12	S76°47'16"E	10.00'
L13	N44°22'13"W	10.00'
L14	N45°37'47"E	20.00'
L15	S44°22'13"E	10.00'
L16	N45°37'47"E	10.00'
L17	N31°58'23"W	10.00'
L18	N58°01'37"E	20.00'
L19	S31°58'23"E	10.00'
L20	N58°01'37"E	10.00'

TIE TABLE		
LINE	BEARING	LENGTH
A-1	S41°34'31"E	1602.18'
A-3	S38°55'11"E	1577.15'
A-5	S35°49'32"E	1623.62'
A-7	S33°58'54"E	1746.73'
A-9	S36°07'16"E	1808.82'
B-2	N48°48'02"W	2068.39'
B-4	N51°25'19"W	2115.79'
B-6	N53°14'22"W	2081.70'
B-8	N53°56'12"W	2004.28'
B-10	N53°00'44"W	1914.19'

N

SCALE: 1" = 30'

30' 0 15' 30'

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
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NOTE:
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Marquardt & Marquardt Surveying
285 1st Ave. E.N. tel: (406) 755-6285
Kalispell, Mt 59901 fax: (406) 755-3055

Field Crew: BP, et al	
Date: November 14, 2006	Revision Date: Jan. 23, 2007
Project Name: NorcalFinal	Project Number: 05-238
Filename: Final_P1_R1	Drawn By:

NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 22, 2006

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 1
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS DEVELOPMENT L.L.C. & WILDERNESS DEVELOPMENT L.L.C. D.B.A. PEACEFUL LODGE, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" West 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning containing 548.91 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE WILDERNESS CLUB, PHASE 1, Lincoln County, Montana.

Hardy Nielsen
WILDERNESS DEVELOPMENT L.L.C. &
WILDERNESS DEVELOPMENT L.L.C. D.B.A. PEACEFUL LODGE
HARDY NIELSEN, PRESIDENT

STATE OF Montana)
: ss.
County of Flathead)

This instrument was acknowledged before me on January 17, 2007.
by Hardy Nielsen.

Brandi S. Eaton
Printed Name: Brandi S. Eaton
Notary Public for the State of Montana
Residing at Somers
My Commission Expires 08-20-2008

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned, Rita R. Windsor, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Jammy D. Lauer County Clerk and Recorder of said county do hereby certify that this accompanying plat of The Wilderness Club, Phase 1, 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 the 21 day of Feb., 2007.

Rita R. Windsor
Chairperson
Board of County Commissioners
Lincoln County, Montana

Jammy D. Lauer
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATE OF SURVEYOR

I, Dawn Marquardt, a Professional Land Surveyor, do hereby certify that the monuments indicated hereon to be set, will be set after installation of improvements, no later than September 15th, 2007.

DAWN MARQUARDT
Registration No. 7328 S

1-29-07
Date

Approved: Jan 21, 2007

Examining Land Surveyor
Registration No. 14731S

MONTANA
DAWN MARQUARDT
7328 LS
FRONTIERS
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

1-29-07
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 23rd day of February, 2007.

Nancy Iretter Sutton
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 1st day of March, 2007, A.D., at 12:40 o'clock p. m.

Jammy D. Lauer
County Clerk and Recorder

By: Jammi Downs
Deputy

Instrument Record No. 201303

NOTE:
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SHEET 14 OF 14 SHEETS PLAT MAP # 6765

Date: November 14, 2006	Field Crew: BP, et al
Project Name: NorcalFinal	Revision Date: n/a
Filename: Final_P1_R1	Project Number: 05-238
	Drawn By:

NORCAL/WILDERNESS

Final plat approval P.R.# 8913 Doc# 201285 & 201296
Sanitary Restriction Removed P.R.# 8914 Doc# 201297
Sanitary Restrictions Removed P.R.# 8915 Doc# 201297
Platting Certificate P.R.# 8916 Doc# 201298
Consent to platting P.R.# 8917 Doc# 201299
Notices and plan P.R.# 8918 Doc# 201300
Road P.R.# 8920 Doc# 201302
Covenants Doc# 201304 S 319/572

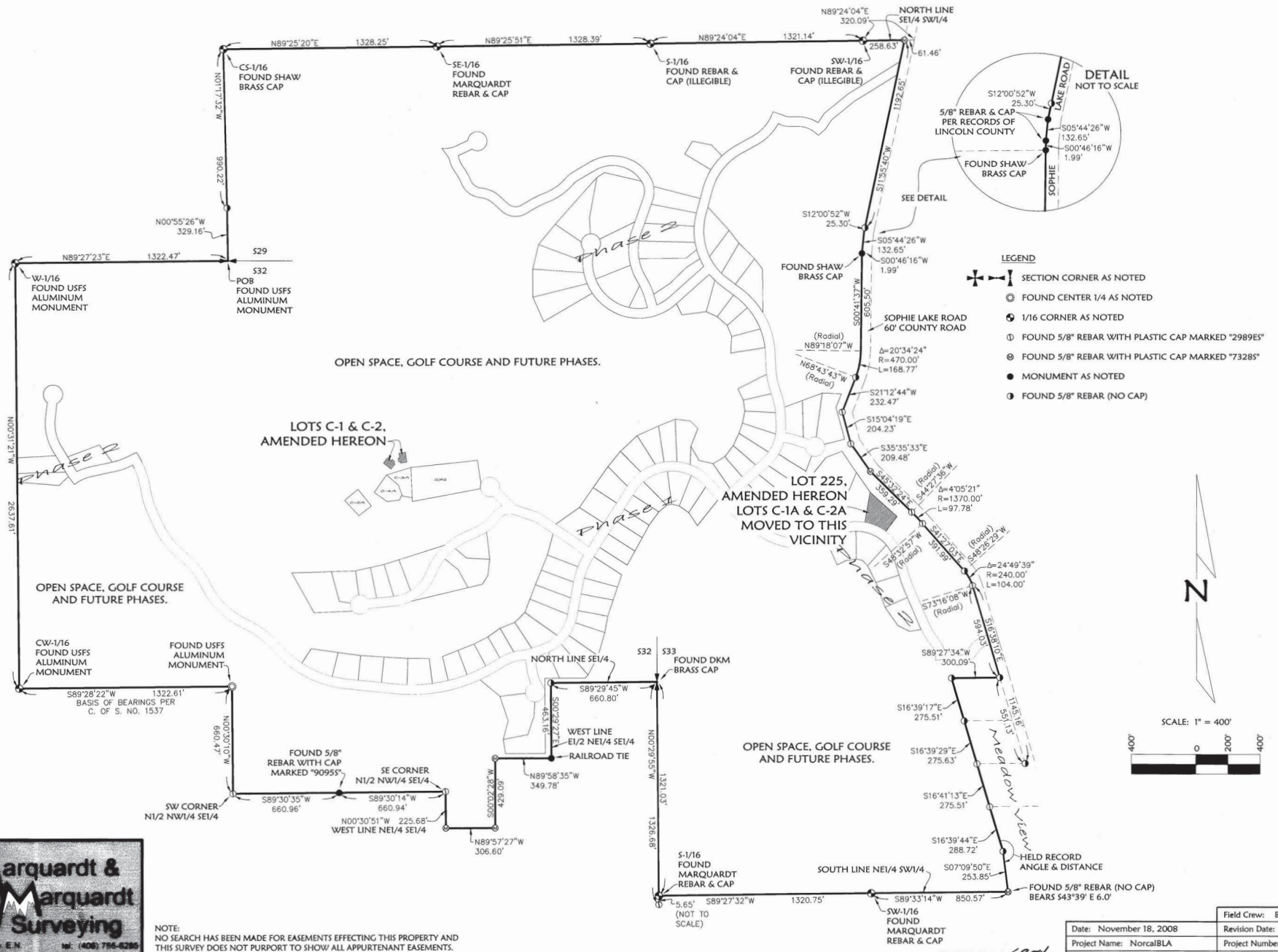
OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C.

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 18, 2008

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



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NOTE:
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Field Crew: BP, et al	
Date: November 18, 2008	Revision Date: December 2, 2008
Project Name: NorcalBLA	Project Number: 08-142
Filename: Amd225,C1&C2_S1Rev111808	Drawn By: RPIAFA

SHEET 1 OF 4 SHEETS PLAT MAP #6954

Doc # 215976

NORCAL BLA

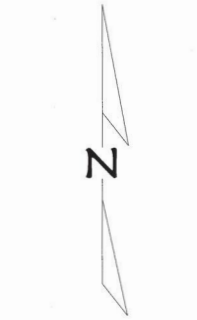
OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C.

PURPOSE: BOUNDARY LINE ADJUSTMENT

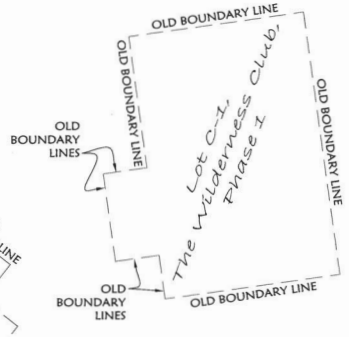
DATE: NOVEMBER 18, 2008

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

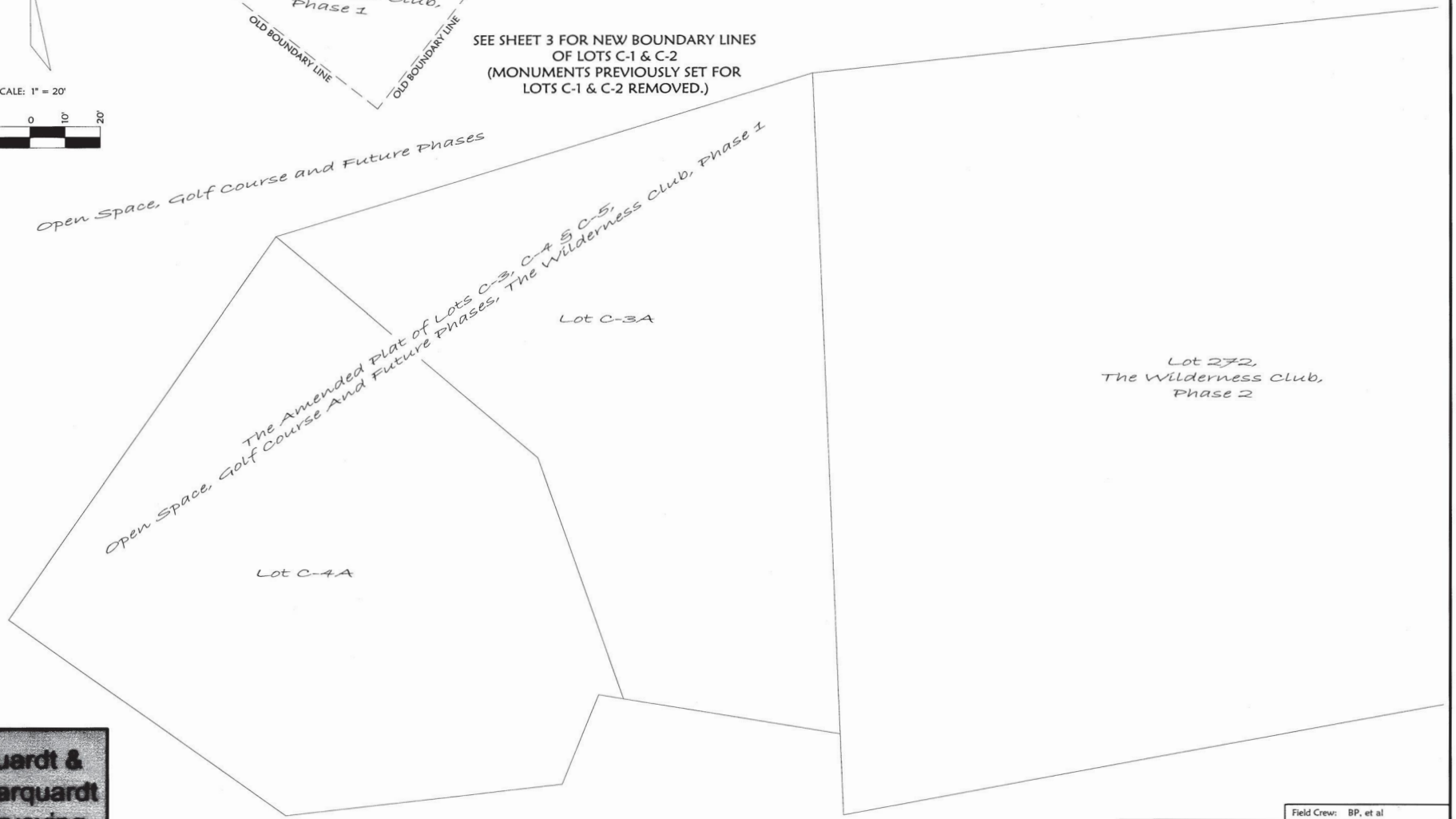
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana







SEE SHEET 3 FOR NEW BOUNDARY LINES OF LOTS C-1 & C-2 (MONUMENTS PREVIOUSLY SET FOR LOTS C-1 & C-2 REMOVED.)



Marquardt & Marquardt Surveying
265 1st Ave. E.N.
Kalispell, MT 59901
tel: (406) 755-6265
fax: (406) 756-3055

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	Field Crew: BP, et al
Date: November 18, 2008	Revision Date: December 2, 2008
Project Name: NorcalBLA	Project Number: 08-142
Filename: Amd225,C1&C2_Rev111808	Drawn By:

PLAT MAP # 6854

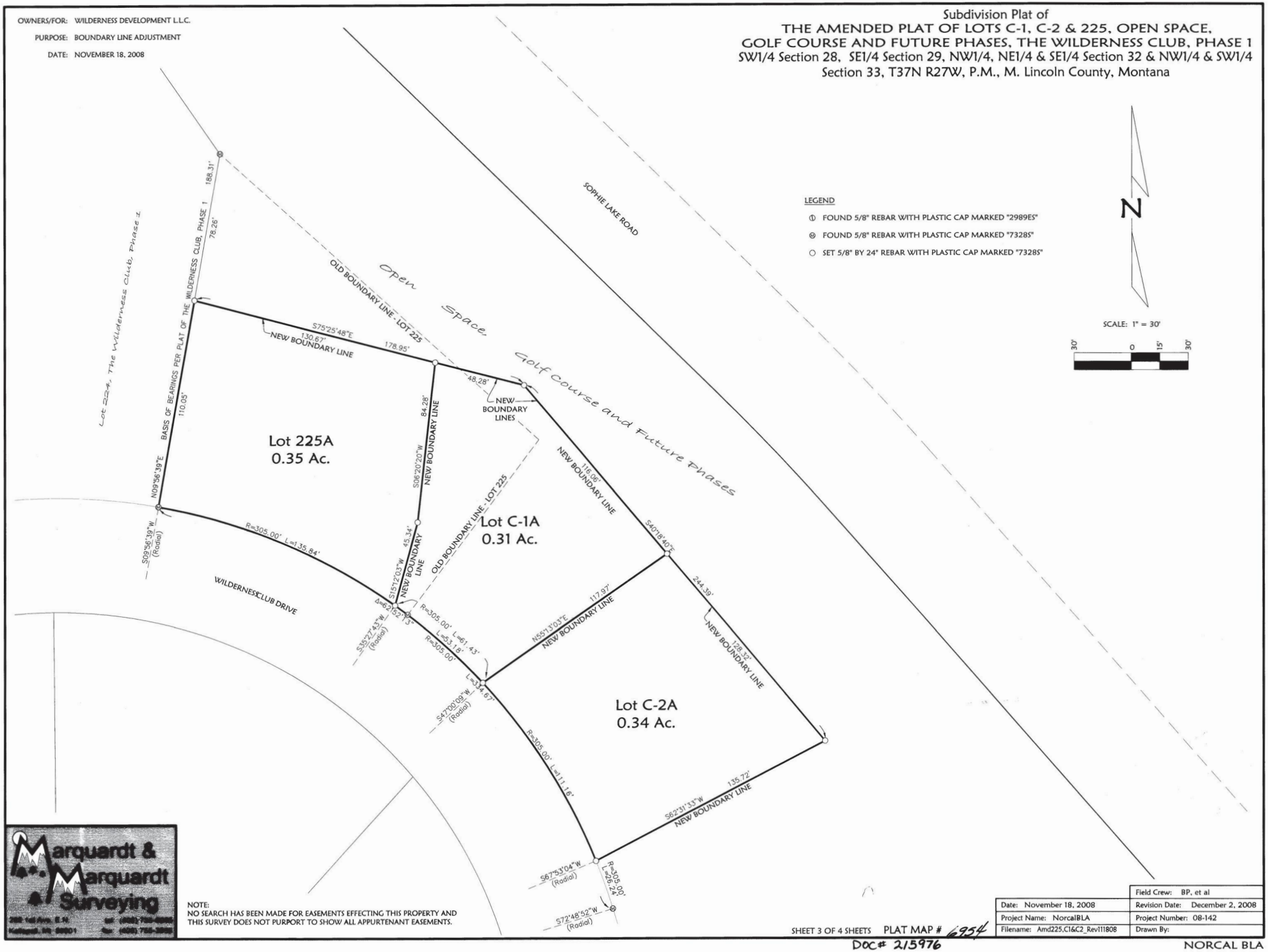
DOC # 215976

NORCAL BLA

OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C.
PURPOSE: BOUNDARY LINE ADJUSTMENT
DATE: NOVEMBER 18, 2008

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

① FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
② FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

N

SCALE: 1" = 30'

30' 0 15' 30'

Marquardt & Marquardt Surveying

NOTE:
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	Field Crew: BP, et al
Date: November 18, 2008	Revision Date: December 2, 2008
Project Name: NorcalBLA	Project Number: 08-142
Filename: Amd225,C1&C2_Rev111808	Drawn By:

SHEET 3 OF 4 SHEETS PLAT MAP # 6954

DOC# 215976

NORCAL BLA

OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C.

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 18, 2008

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

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Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" West 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning, Excepting therefrom lots platted in The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Wilderness Club, Phase 2.
Also excepting therefrom lots platted in The Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course, and Future Phases, The Wilderness Club, Phase 1, containing 548.91 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1.
We hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, or that were exempt from such review, if:
no new facilities will be constructed on the parcel (Lots C-1A, C-2A & 225A);
and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

NOTE:
ORIGINAL OPEN SPACE HAS BEEN ADJUSTED
THIS SURVEY PAGE 3 OF 4.

WILDERNESS DEVELOPMENT L.L.C.

HARDY NIELSEN, PRESIDENT

STATE OF MT)
County of LINCOLN) : ss.

This instrument was acknowledged before me on Dec 8, 2008
by HARDY NIELSEN, PRESIDENT of WILDERNESS DEVELOPMENT L.L.C.

Printed Name: Shannon M. Wollcat
Notary Public for the State of MT
Residing at Eureka
My Commission Expires 9-17-2011

SHANNON M. WOLLEAT NOTARIAL SEAL STATE OF MONTANA

Examined: December 12, 2008

Lincoln County Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

12/09/08
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 12 day of December, 2008.

Nancy Trotter Sutton by Joni Kinder
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 12th day of December, 2008, A.D., at 3:50 o'clock P m.

Tommy D. Lauer
County Clerk and Recorder

By Joanne Dennis
Deputy

Instrument Record No. 215976

SHEET 4 OF 4 SHEETS PLAT MAP # 6954

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

Marquardt & Marquardt Surveying
255 1st Ave. E.N. Kalispell, MT 59901
tel: (406) 755-5255 fax: (406) 755-3055

Field Crew: BP, et al	
Date: November 18, 2008	Revision Date: December 2, 2008
Project Name: NorcalBLA	Project Number: 08-142
Filename: Amd225,C1&C2_Rev111808	Drawn By:

NORCAL BLA

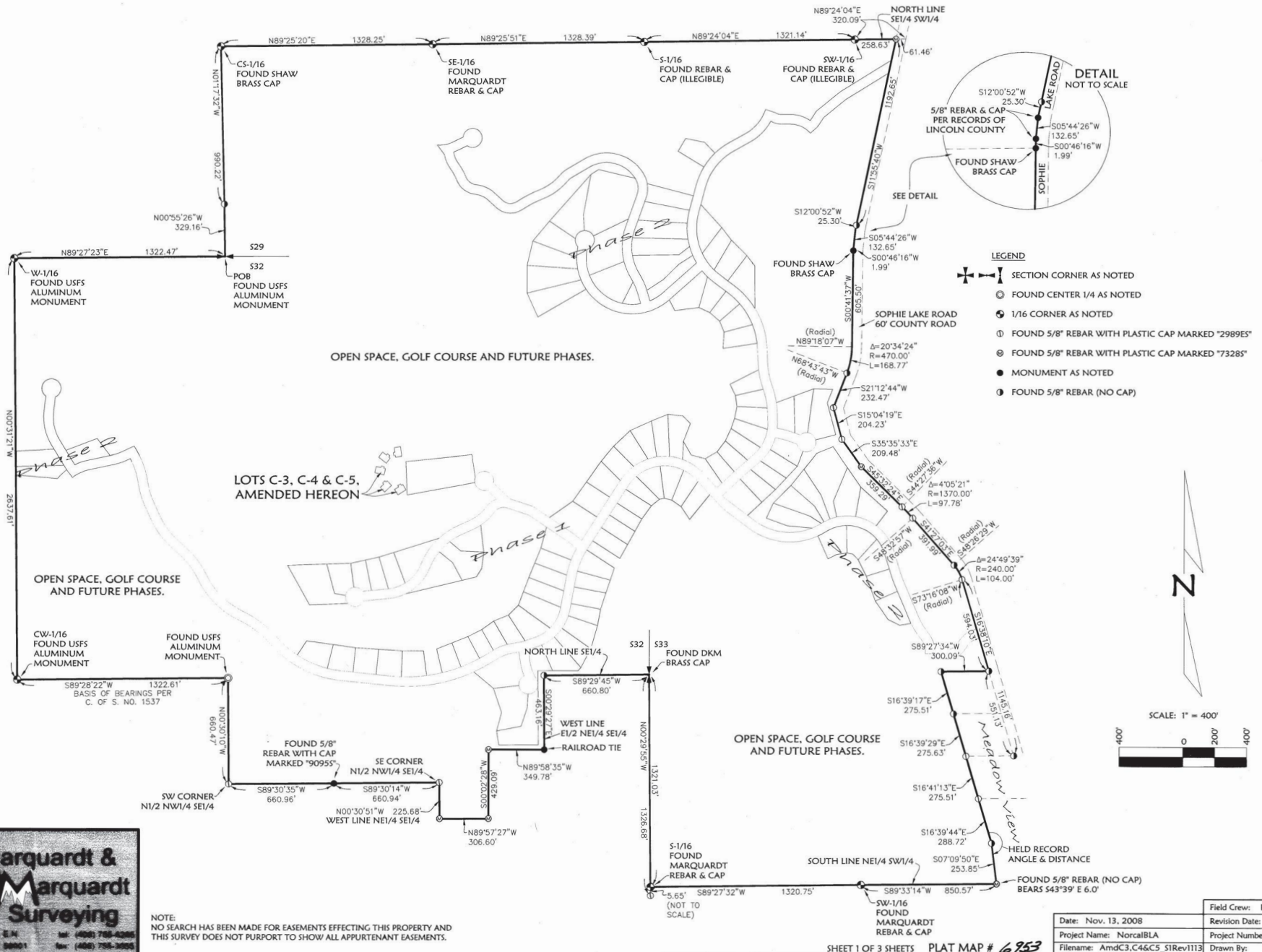
OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C.

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 18, 2008

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-3, C-4 & C-5, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



Marquardt & Marquardt Surveying
205 1st Ave. E.N. Kalispell, MT 59901
tel: (406) 755-6295 fax: (406) 755-3055

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

Field Crew: BP, et al	
Date: Nov. 13, 2008	Revision Date: Dec. 2, 2008
Project Name: NorcalBLA	Project Number: 08-142
Filename: AmdC3,C4&C5_S1Rev1113	Drawn By:

SHEET 1 OF 3 SHEETS PLAT MAP # 6953

Doc# 215972

NORCAL BLA

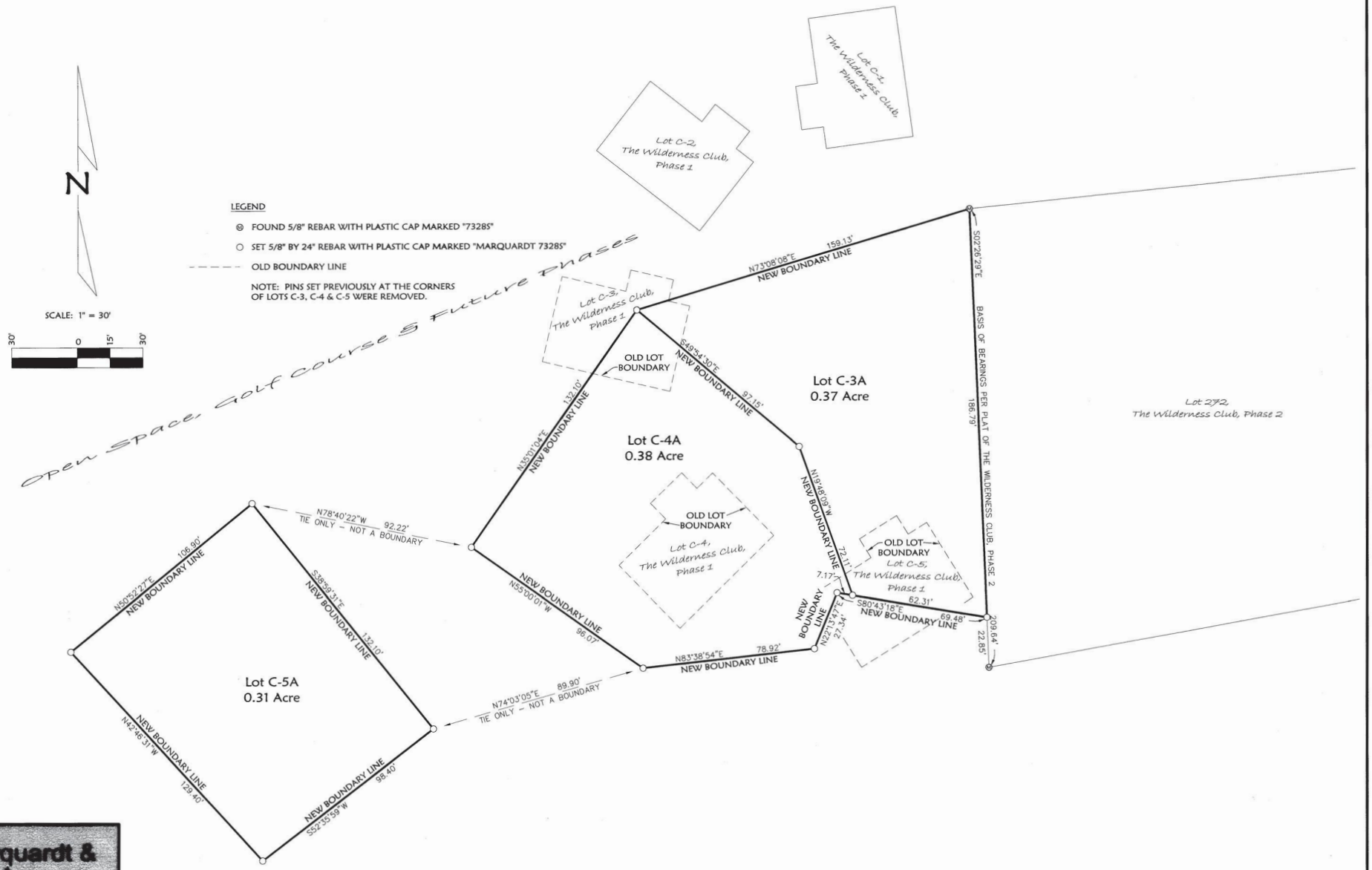
OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C. &

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 13, 2009

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-3, C-4 & C-5, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



Marquardt & Marquardt Surveying

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

	Field Crew: BP, et al
Date: Nov. 13, 2008	Revision Date:
Project Name: NorcalBLA	Project Number: 08-142
Filename: AmdC3,C4&C5_S1Rev1113	Drawn By:

SHEET 2 OF 3 SHEETS PLAT MAP # 6853

Doc # 215972

NORCAL BLA

OWNERS/FOR: WILDERNESS DEVELOPMENT L.L.C.

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 18, 2008

Subdivision Plat of
THE AMENDED PLAT OF LOTS C-3, C-4 & C-5, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS DEVELOPMENT L.L.C. & WILDERNESS DEVELOPMENT L.L.C. D.B.A. PEACEFUL LODGE, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" West 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning. Excepting therefrom lots platted in The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Wilderness Club, Phase 2.
Also excepting therefrom lots platted in The Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1, containing 548.91 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOTS C-3, C-4 & C-5, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1.
We hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, or that were exempt from such review, if: no new facilities will be constructed on the parcels (Lots C-3A, C-4A & C-5A);
and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

WILDERNESS DEVELOPMENT L.L.C.

HARDY NIELSEN, PRESIDENT

STATE OF Montana
County of Lincoln) : ss.

This instrument was acknowledged before me on Dec 8, 2008,
by HARDY NIELSEN, PRESIDENT of WILDERNESS DEVELOPMENT L.L.C.

Printed Name: Shannon M Wolleat
Notary Public for the State of MT
Residing at Eureka
My Commission Expires 9-17-2011

SHANNON M. WOLLEAT NOTARIAL SEAL STATE OF MONTANA

Examined: December 12, 2008

Lincoln County Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

12/09/08
Date

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

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 12 day of December, 2008.

Nancy Trotter Dutton by Joni Kinden, Clerk
Treasurer, Lincoln County, Montana

COUNTY OF LINCOLN SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 12th day of December, 2008, A.D., at 3:25 o'clock p m.

Tammy A. Lewis
County Clerk and Recorder

By Bonnie Kinnon
Deputy

Instrument Record No. 215972

SHEET 3 OF 3 SHEETS PLAT MAP # 6853

Marquardt & Marquardt Surveying
[illegible] 1st Ave. E.N. Tel: (406) 758-6288
Kalispell, MT 59901 Fax: (406) 756-3055

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

Field Crew: BP, et al	
Date: Nov. 13, 2008	Revision Date: Dec. 2, 2008
Project Name: NorcalBLA	Project Number: 08-142
Filename: AmdC3,C4&C5_S1Rev1113	Drawn By:

NORCAL BLA

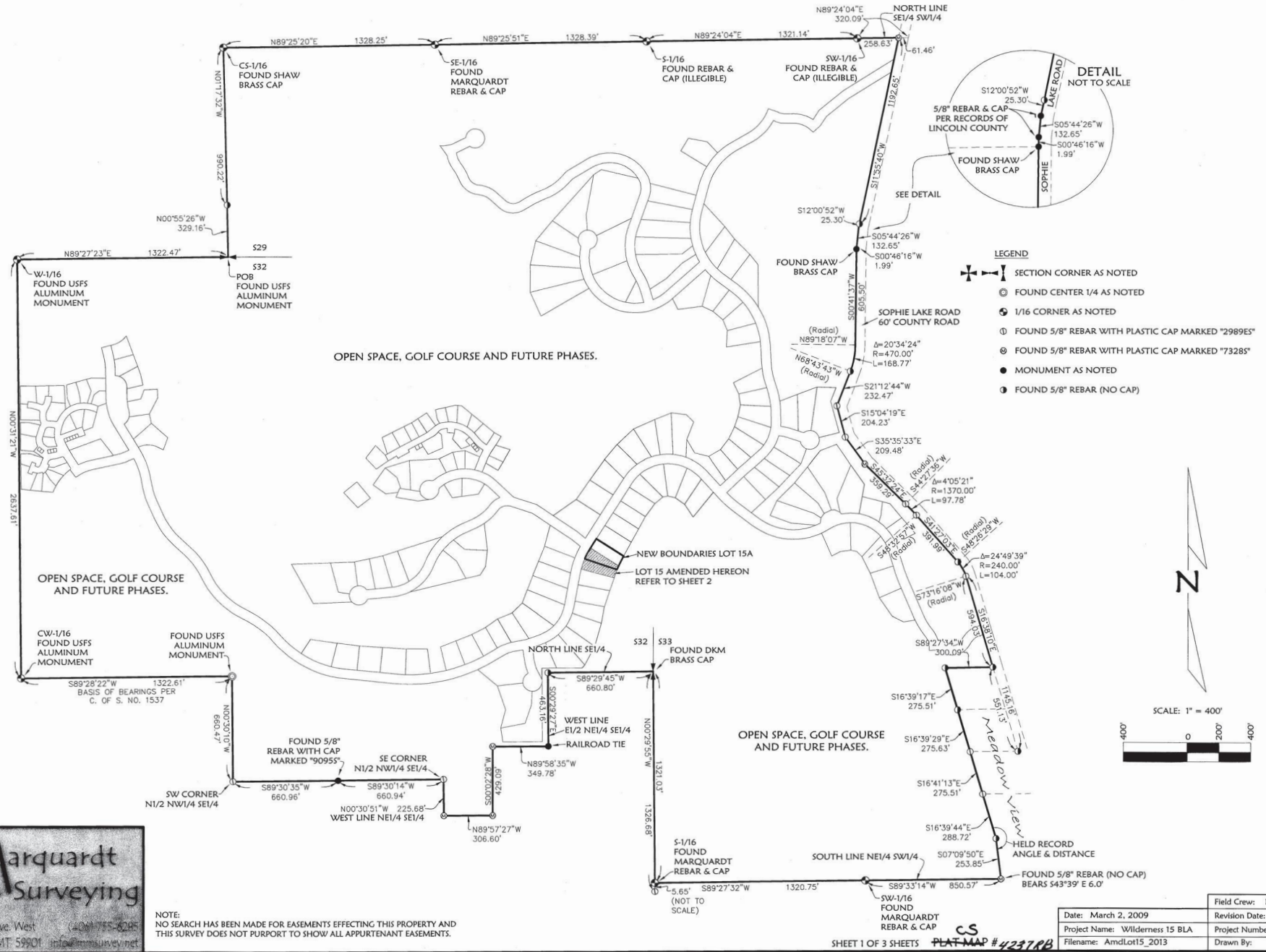
OWNERS/FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, MICHAEL T. CAIRNS

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: SEPTEMBER 30, 2013

Subdivision Plat of
THE AMENDED PLAT OF LOT 15, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



Marquardt Surveying
201 3rd Ave. West (406) 755-8215
Kalispell, MT 59901 info@mmsurvey.net

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

SHEET 1 OF 3 SHEETS

CS
~~PLAT MAP~~ #4237RB
Doc# 391017

Field Crew: BP, et al	
Date: March 2, 2009	Revision Date: Sept. 15, 2013
Project Name: Wilderness 15 BLA	Project Number: 09-020
Filename: AmdLot15_2013	Drawn By:

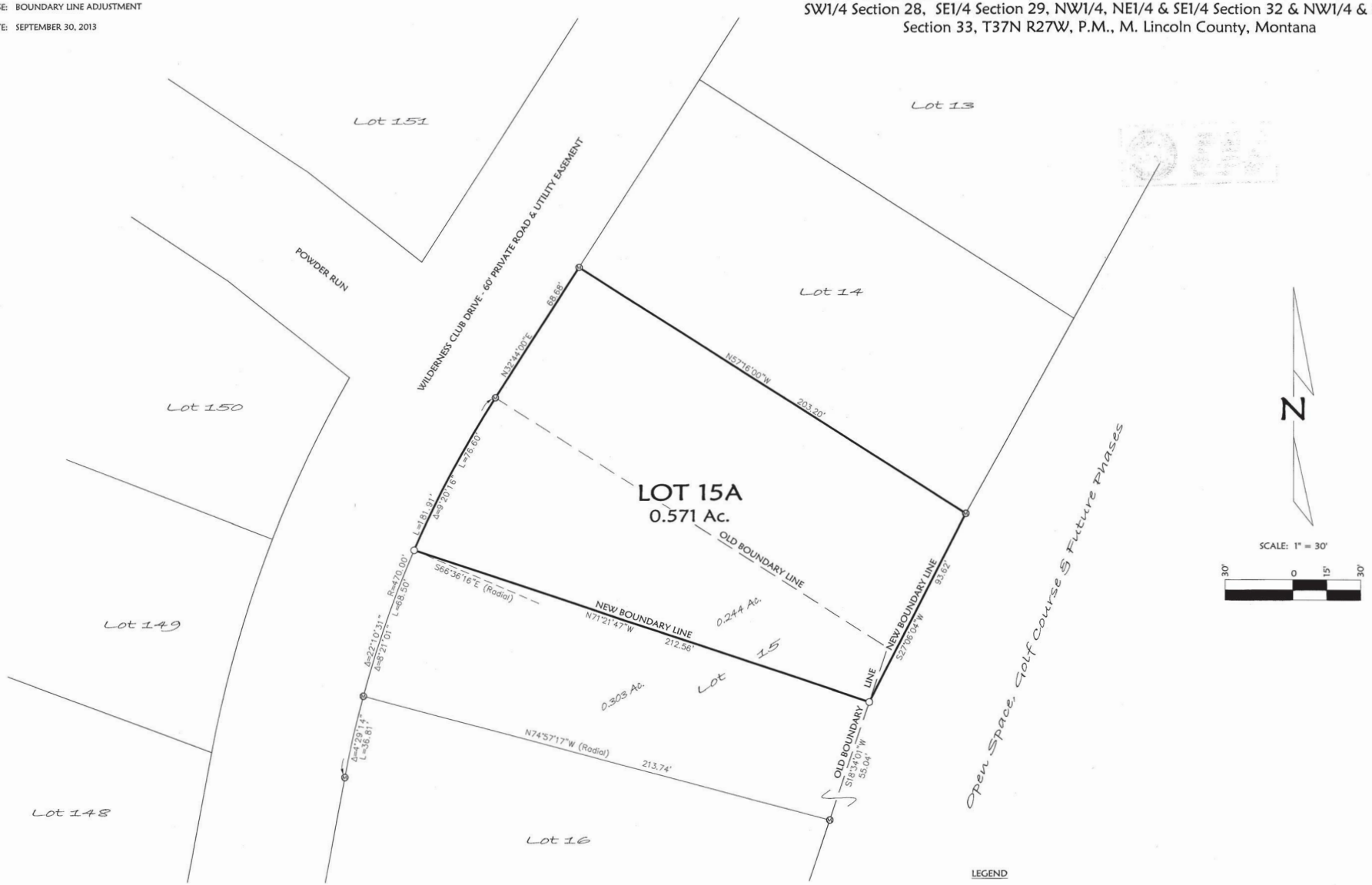
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, MICHAEL T. CAIRNS

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: SEPTEMBER 30, 2013

Subdivision Plat of
THE AMENDED PLAT OF LOT 15, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

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

CS
~~PLAT MAP # 4237RB~~
Doc 248014

	Field Crew: BP, et al
Date: March 2, 2009	Revision Date: Sept. 15, 2013
Project Name: Wilderness 15 BLA	Project Number: 09-020
Filename: AmdLot15_2013	Drawn By:

NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, MICHAEL T. CAIRNS

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: SEPTEMBER 30, 2013

Subdivision Plat of
THE AMENDED PLAT OF LOT 15, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP & MICHAEL T. CAIRNS, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning,
Excepting therefrom:
Lots 6-14, 16-25, 126-165, and 212-219, The Wilderness Club, Phase 1;
Lots 1-5, 44, 166-184, and 208-211, The Wilderness Club, Phase 2;
Lots 26, 27 and 226-231, The Wilderness Club, Phase 3;
Lots C-3A, C-4A & C-5A of the Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots C-1A, C-2A & 225A of the Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots 220A, 221A, 222A, 223A & 224A of the Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1;
Lot 272A of the Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 28 of the Corrected Subdivision Plat of the Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots 45-70 and 232-246, The Wildnerness Club, Phase 4;
containing 473.86 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to easements as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOT 15, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1. I hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.
We hereby certify that this division creates a parcel of land that has no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, or that were exempt from such review, if:
no new facilities will be constructed on the parcel (Lot 15A);
and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

RICHARD G. BOHNE, On-Site Manager and Appointed Agent for WILDERNESS PRESERVE US LIMITED PARTNERSHIP

MICHAEL T. CAIRNS

STATE OF MT)
County of LINCOLN) : ss.

This instrument was signed and acknowledged before me on Oct 17, 2013.
by RICHARD G. BOHNE, On-Site Manager and Appointed Agent for WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: _____
Notary Public for the State of _____
Residing at _____
My Commission Expires _____

SHANNON M. WOLLEAT NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires September 17, 2015

STATE OF Montana)
County of Flathead) : ss.

This instrument was signed and acknowledged before me on Oct. 11, 2013.
by MICHAEL T. CAIRNS.

Printed Name: Brandi J. Eaton
Notary Public for the State of Montana
Residing at Kalispell
My Commission Expires 08/20/2016

BRANDI J. EATON NOTARY PUBLIC for the State of Montana Residing at Kalispell, Montana My Commission Expires August 20, 2016

Examined: Oct 1, 2013

Lincoln County Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

10-1-2013
Date

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

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 21 day of October, 2013.

Nancy Trotter Higgins by Toni Kinden, Clerk
Treasurer, Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 21st day of October, 2013 A.D., at 11:45 o'clock A m.

Jenny A. Lauer
County Clerk and Recorder

By: Jeannie Annis
Deputy

Instrument Record No. 243014

SHEET 3 OF 3 SHEETS ~~PLAT MAP~~ #4237RB

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

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

Date: March 2, 2009	Field Crew: BP, et al
Project Name: Wilderness 15 BLA	Revision Date: Sept. 15, 2013
Filename: AmdLot15_2013	Project Number: 09-020
	Drawn By:

NORCAL/WILDERNESS

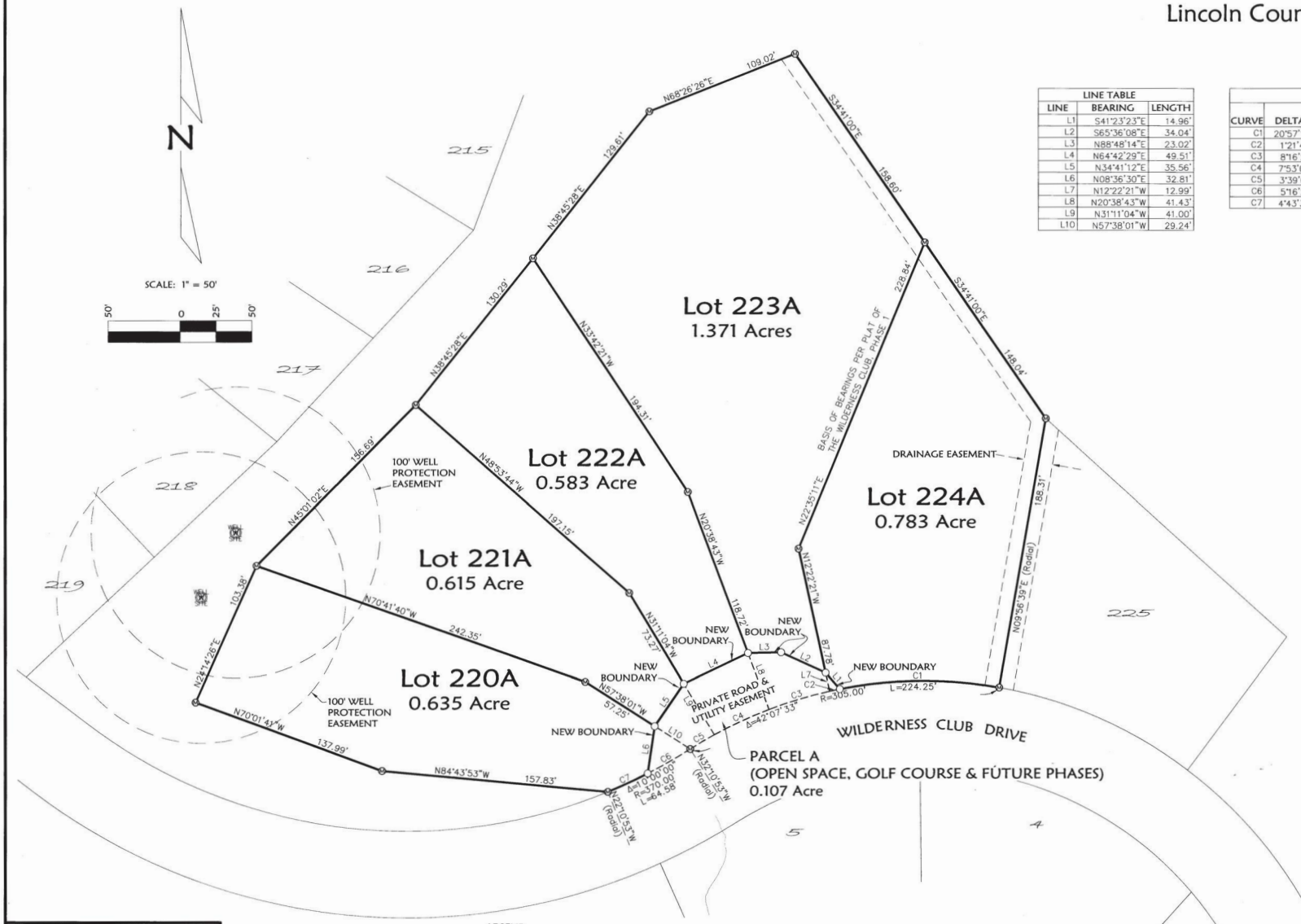
OWNERS/ FOR: WILDERNESS DEVELOPMENT L.L.C.
SHELLEY L. GERMANN
MICHAEL S. SCHLINGER TRUST

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: AUGUST 12, 2008

THE AMENDED SUBDIVISION PLAT OF LOTS 220, 221, 222, 223 & 224 OF THE WILDERNESS CLUB, PHASE 1

Section 33, T37N R27W, P.M., M.
Lincoln County, Montana



LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°23'23"E	14.96'
L2	S65°36'08"E	34.04'
L3	N88°48'14"E	23.02'
L4	N64°42'29"E	49.51'
L5	N34°41'12"E	35.56'
L6	N08°36'30"E	32.81'
L7	N12°22'21"W	12.99'
L8	N20°38'43"W	41.43'
L9	N31°11'04"W	41.00'
L10	N57°38'01"W	29.24'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°57'14"	305.00'	111.54'	S89°28'02"W	110.92'
C2	1°21'47"	305.00'	7.26'	S78°18'32"W	7.26'
C3	8°16'21"	305.00'	44.04'	S73°29'28"W	44.00'
C4	7°53'09"	305.00'	41.98'	S65°24'43"W	41.95'
C5	3°39'01"	305.00'	19.43'	S59°38'37"W	19.43'
C6	5°16'21"	370.00'	34.05'	N60°27'17"E	34.04'
C7	4°43'39"	370.00'	30.53'	N65°27'17"E	30.52'

LEGEND

- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 73285"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 73285"
- ----- OLD BOUNDARY LINES - AREA OF PRIVATE ROAD & UTILITY EASEMENT BEING ADDED TO RIGHT OF WAY AND OPEN SPACE

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

Marquardt & Marquardt Surveying
201 3rd Ave. West
Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3055

Sheet 1 of 2 Sheets PM # 6961 Doc # 216610

Date: August 8, 2008	Field Crew: BP SW
Project Name: NorcalBLA	Revision Date: n/a
Filename: Amd220-224	Project Number: 08-142
	Drawn By: A

NORCAL

OWNERS/ FOR: WILDERNESS DEVELOPMENT L.L.C.
SHELLEY L. GERMANN
MICHAEL S. SCHLINGER TRUST

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: AUGUST 12, 2008

THE AMENDED SUBDIVISION PLAT OF LOTS 220, 221, 222, 223 & 224 OF THE WILDERNESS CLUB, PHASE 1

Section 33, T37N R27W, P.M., M.
Lincoln County, Montana

Legal Description
Lots 220, 221, 222, 223 & 224 of the Wilderness Club, Phase 1 in Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, containing 4.094 acres of land all 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 AMENDED SUBDIVISION PLAT OF LOTS 220, 221, 222, 223 & 224 OF THE WILDERNESS CLUB PHASE 1. We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.
We hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, or that were exempt from such review, if:
no new facilities will be constructed on the parcels (Lots 220A, 221A, 222A, 223A & 224A);
and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

WILDERNESS DEVELOPMENT L.L.C.

HARDY NIELSEN, PRESIDENT

SHELLEY L. GERMANN

MICHAEL S. SCHLINGER TRUST

MICHAEL S. SCHLINGER, TRUSTEE

STATE OF Montana
County of LINCOLN : ss.

This instrument was signed and acknowledged before me on NOV 19, 2008
by HARDY NIELSEN, PRESIDENT of WILDERNESS DEVELOPMENT L.L.C.
Printed Name: Shannon M Wolleat
Notary Public for the State of MT
Residing at EUREKA
My Commission Expires 9-17-2011

SHANNON M. WOLLEAT NOTARIAL SEAL STATE OF MONTANA

STATE OF Montana
County of Lincoln : ss.

This instrument was signed and acknowledged before me on Dec 1, 2008
by SHELLEY L. GERMANN.
Printed Name: Shannon M. Wolleat
Notary Public for the State of MT
Residing at Eureka
My Commission Expires 9-17-2011

SHANNON M. WOLLEAT NOTARIAL SEAL STATE OF MONTANA

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this
5th Date day of November Month, 2008 Year, by
(1) Michael S. Schlinger Name of Signer,
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) ~~(f)~~
(and
(2) Name of Signer,
proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Signature of Notary Public

ANNE R. JUSTUS
Commission # 1686008
Notary Public - California
Orange County
My Comm. Expires Aug 4, 2010

Examined: SEPT 19, 2008
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR
DAWN MARQUARDT
Registration No. 7328S
Date 9/22/08

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 23rd day of January, 2009.
Nancy Trotter Sutton
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln
Filed on the 23rd day of January, 2009 A.D., at 12:30 o'clock p m.
Jammy D. Lauer
County Clerk and Recorder
By: Deputy
Instrument Record No. 216610
PM # 676

Marquardt & Marquardt Surveying
201 3rd Ave. West tel: (406) 755-6285
Kalispell, Mt 59901 fax: (406) 755-3055

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

Sheet 1 of 2 Sheets

Field Crew: BP SW	
Date: August 8, 2008	Revision Date: n/a
Project Name: NorcalBLA	Project Number: 08-142
Filename: Amd220-224	Drawn By: A

NORCAL

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

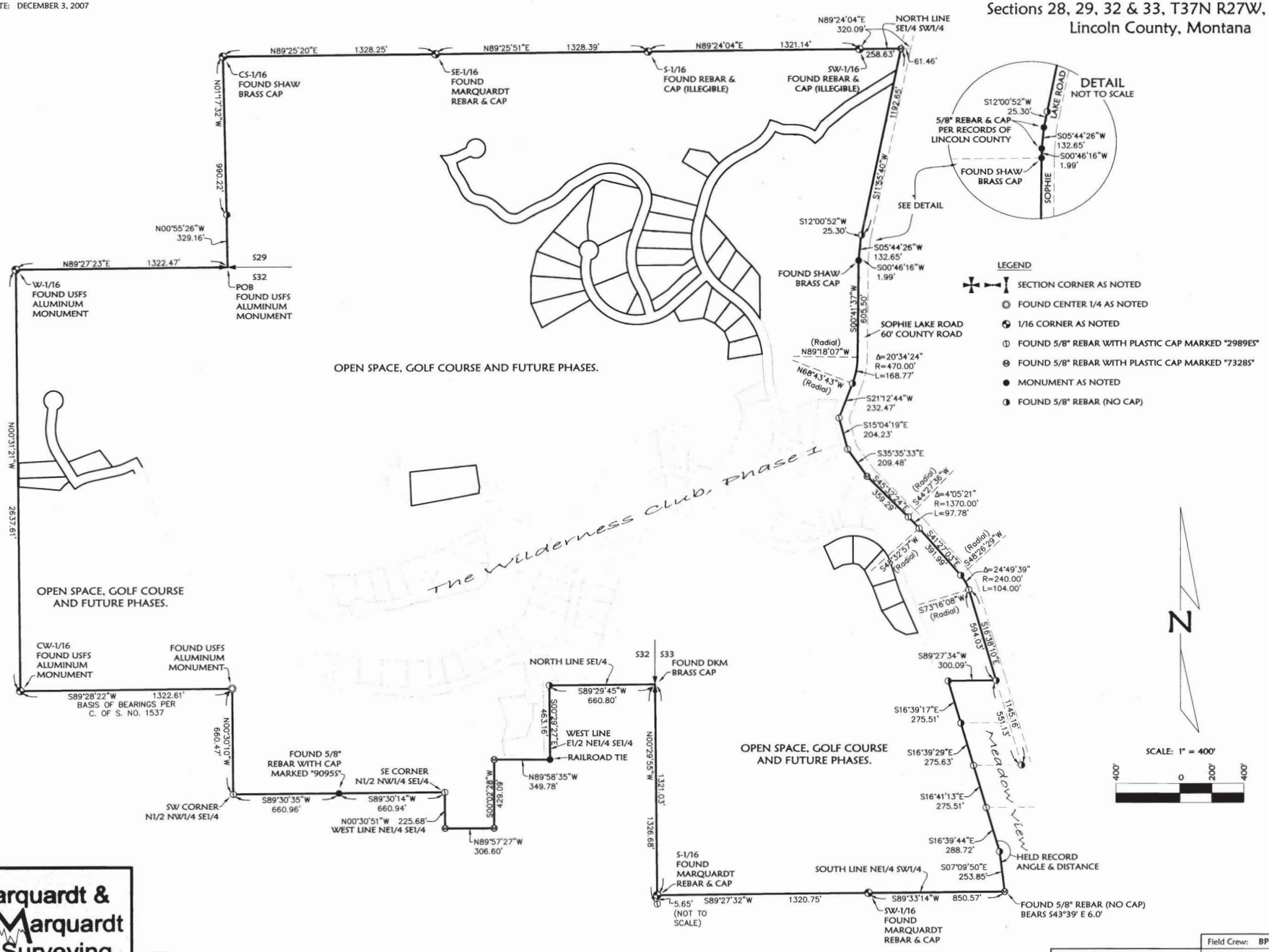
DATE: DECEMBER 3, 2007

Subdivision Plat of

THE WILDERNESS CLUB, PHASE 2

Sections 28, 29, 32 & 33, T37N R27W, P.M., M.

Lincoln County, Montana



Marquardt & Marquardt Surveying

285 1st Ave. E.N. Kalispell, Mt 59901

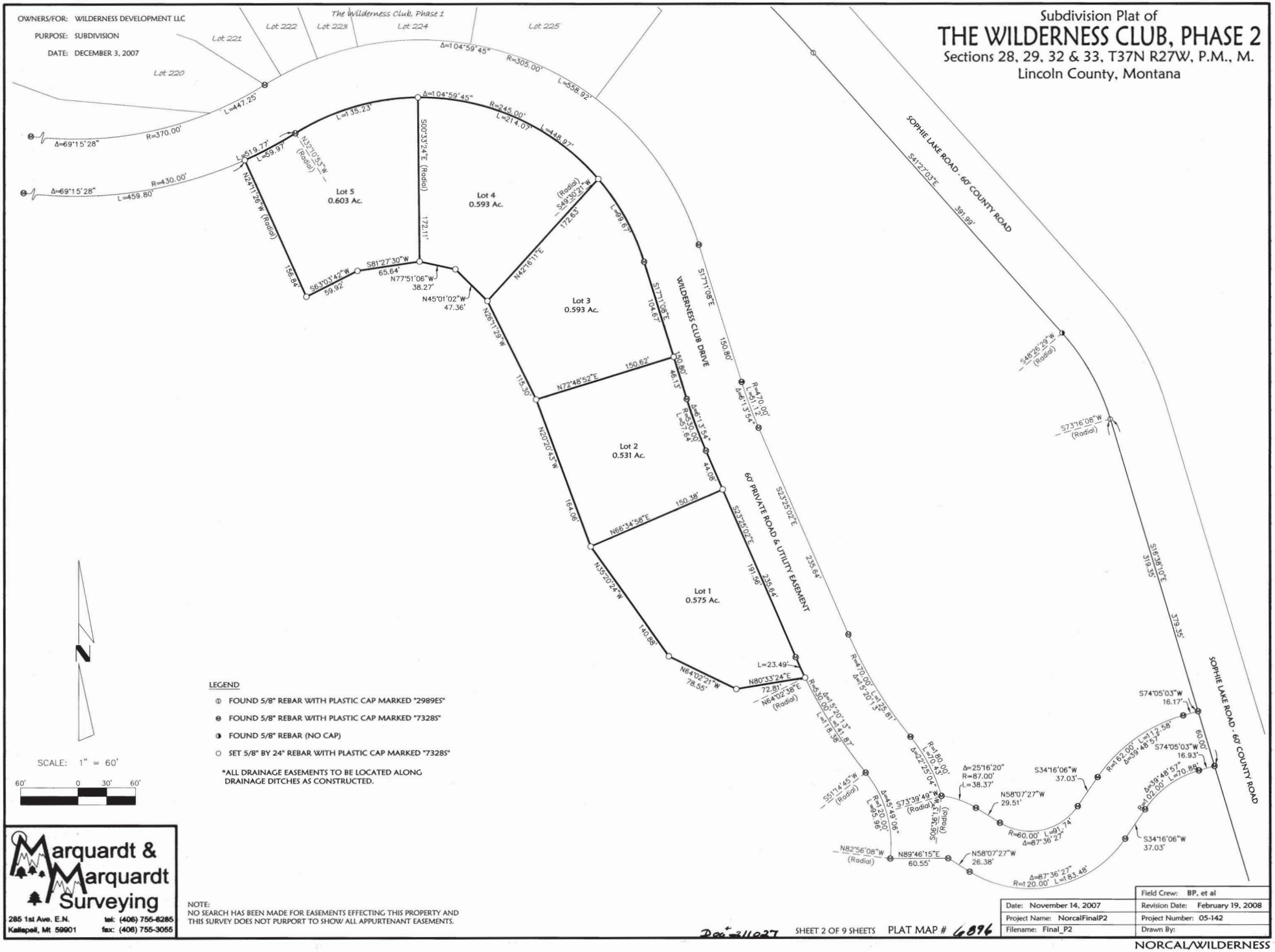
tel: (406) 755-6285 fax: (406) 755-3055

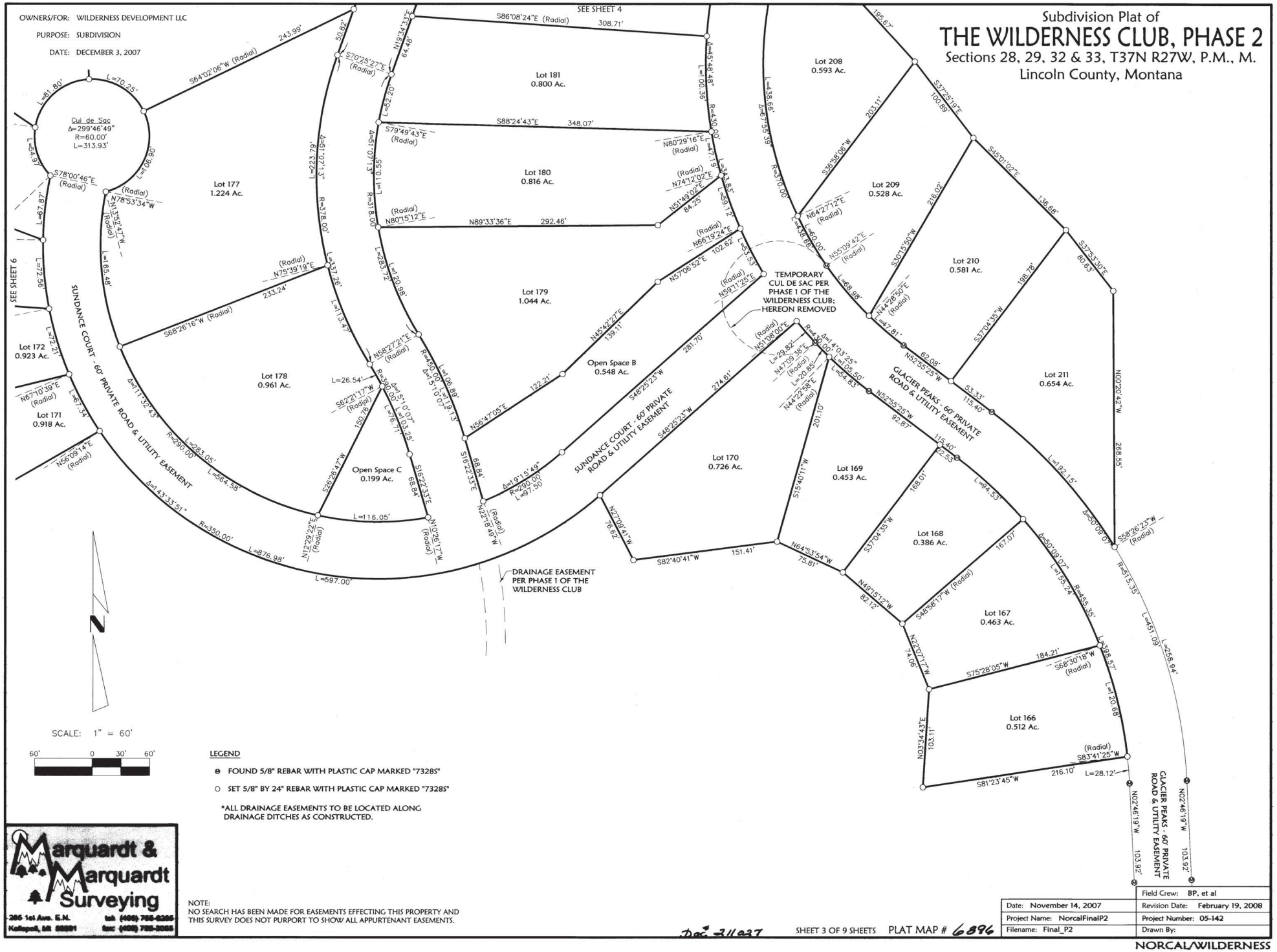
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

Doc# 211627 SHEET 1 OF 9 SHEETS PLAT MAP # 1696

Field Crew: BP, et al	
Date: November 14, 2007	Revision Date: February 20, 2008
Project Name: NorcalFinalP2	Project Number: 05-142
Filename: Final_P2_Boundary	Drawn By:

NORCAL/WILDERNESS


OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 3, 2007
The Wilderness Club, Phase 1
Lot 220
Lot 221
Lot 222
Lot 223
Lot 224
Lot 225
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana
Lot 5
0.603 Ac.
Lot 4
0.593 Ac.
Lot 3
0.593 Ac.
Lot 2
0.531 Ac.
Lot 1
0.575 Ac.
WILDERNESS CLUB DRIVE
60' PRIVATE ROAD & UTILITY EASEMENT
SOPHIE LAKE ROAD - 60' COUNTY ROAD
LEGEND
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
FOUND 5/8" REBAR (NO CAP)
SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.
SCALE: 1" = 60'
60' 0 30' 60'
Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3055
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.
Doc #311027
SHEET 2 OF 9 SHEETS
PLAT MAP # 6096
Field Crew: BP, et al
Date: November 14, 2007
Revision Date: February 19, 2008
Project Name: NorcalFinalP2
Project Number: 05-142
Filename: Final_P2
Drawn By:
NORCAL/WILDERNESS


OWNERS/FOR: WILDERNESS DEVELOPMENT LLC
PURPOSE: SUBDIVISION
DATE: DECEMBER 3, 2007
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana
SEE SHEET 4
SEE SHEET 6
Lot 177
1.224 Ac.
Lot 178
0.961 Ac.
Lot 179
1.044 Ac.
Lot 180
0.816 Ac.
Lot 181
0.800 Ac.
Lot 208
0.593 Ac.
Lot 209
0.528 Ac.
Lot 210
0.581 Ac.
Lot 211
0.654 Ac.
Lot 172
0.923 Ac.
Lot 171
0.918 Ac.
Lot 170
0.726 Ac.
Lot 169
0.453 Ac.
Lot 168
0.386 Ac.
Lot 167
0.463 Ac.
Lot 166
0.512 Ac.
Open Space B
0.548 Ac.
Open Space C
0.199 Ac.
Cul de Sac
Δ=299°46'49"
R=60.00'
L=313.93'
SUNDANCE COURT - 60' PRIVATE ROAD & UTILITY EASEMENT
SUNDANCE COURT - 60' PRIVATE ROAD & UTILITY EASEMENT
GLACIER PEAKS - 60' PRIVATE ROAD & UTILITY EASEMENT
GLACIER PEAKS - 60' PRIVATE ROAD & UTILITY EASEMENT
TEMPORARY CUL DE SAC PER PHASE 1 OF THE WILDERNESS CLUB; HEREON REMOVED
DRAINAGE EASEMENT PER PHASE 1 OF THE WILDERNESS CLUB
S86°08'24"E (Radial) 308.71'
S88°24'43"E 348.07'
N89°33'36"E 292.46'
S82°40'41"W 151.41'
S64°02'06"W (Radial) 243.99'
S68°26'16"W (Radial) 233.24'
N75°39'19"E (Radial)
N56°47'05"E 122.21'
N45°42'27"E 139.11'
N57°06'52"E 102.62'
S48°25'23"W 274.61'
S48°25'23"W 281.70'
N27°09'41"W 76.62'
S15°40'11"W 201.10'
N64°53'54"W 75.81'
N49°15'12"W 82.12'
S37°04'35"W 168.01'
S48°58'17"W (Radial) 167.07'
N27°01'17"W 74.06'
S75°28'05"W 184.21'
S81°23'45"W 216.10'
N03°34'43"E 103.11'
S37°25'19"E 100.89'
S36°58'06"W 203.11'
S45°01'02"E 136.68'
S37°33'30"E 80.63'
S37°04'35"W 198.78'
S01°15'50"W 216.02'
N00°20'42"W 268.55'
S58°26'23"W (Radial)
N02°46'19"W 103.92'
N02°46'19"W 103.92'
SCALE: 1" = 60'
60' 0 30' 60'
LEGEND
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "73285"
SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "73285"
*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.
Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, MT 59901
tel: (406) 755-6285
fax: (406) 755-2065
NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS EFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.
Doc 311037
SHEET 3 OF 9 SHEETS
PLAT MAP # 6896
Field Crew: BP, et al
Date: November 14, 2007
Revision Date: February 19, 2008
Project Name: NorcalFinalP2
Project Number: 05-142
Filename: Final_P2
Drawn By:
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 3, 2007

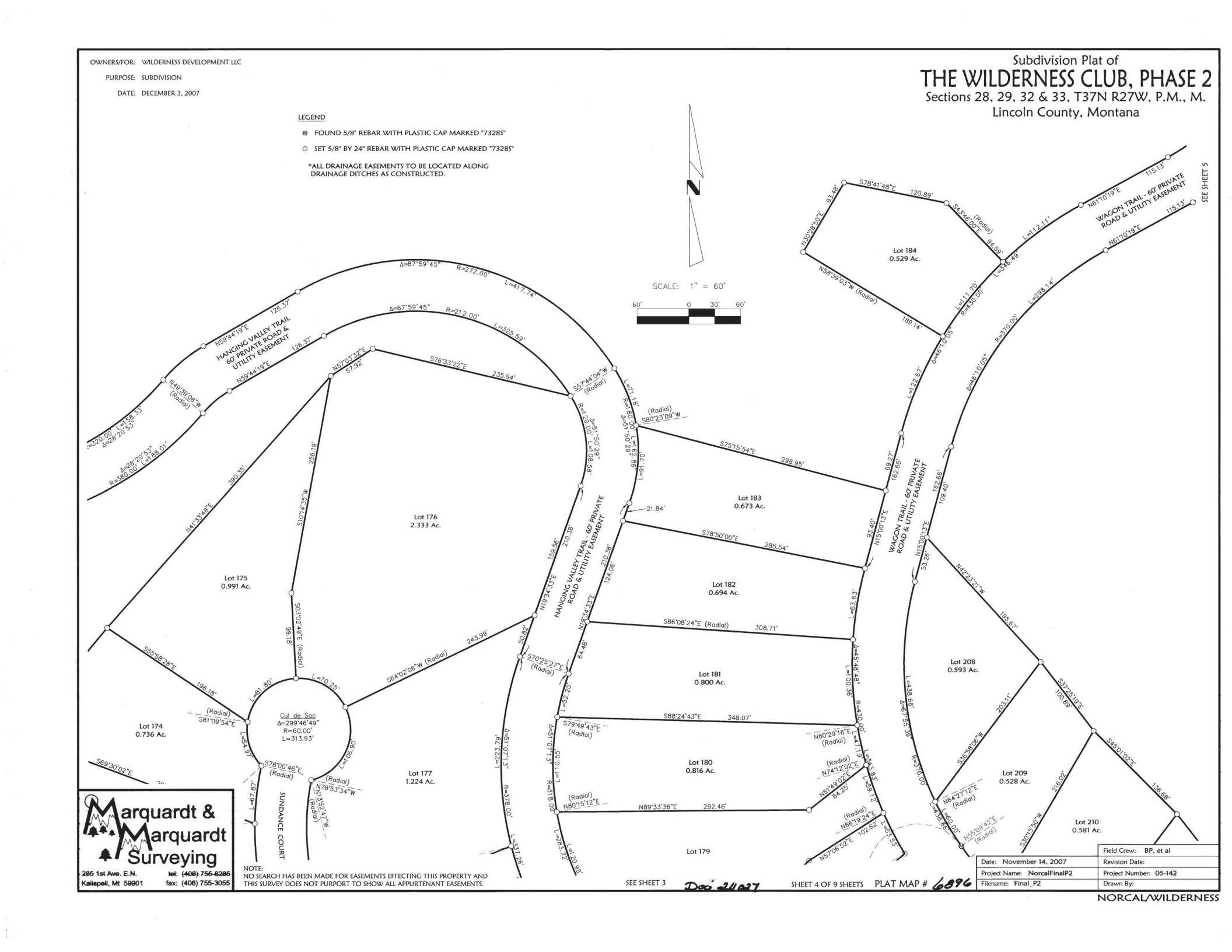
Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana

LEGEND

⊗ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"

○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.



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

Marquardt & Marquardt Surveying
285 1st Ave. E.N. tel: (406) 755-6285
Kalispell, Mt 59901 fax: (406) 755-3055

Doc # 211027

SHEET 4 OF 9 SHEETS PLAT MAP # 6896

Field Crew: BP, et al	
Date: November 14, 2007	Revision Date:
Project Name: NorcalFinalP2	Project Number: 05-142
Filename: Final_P2	Drawn By:

NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

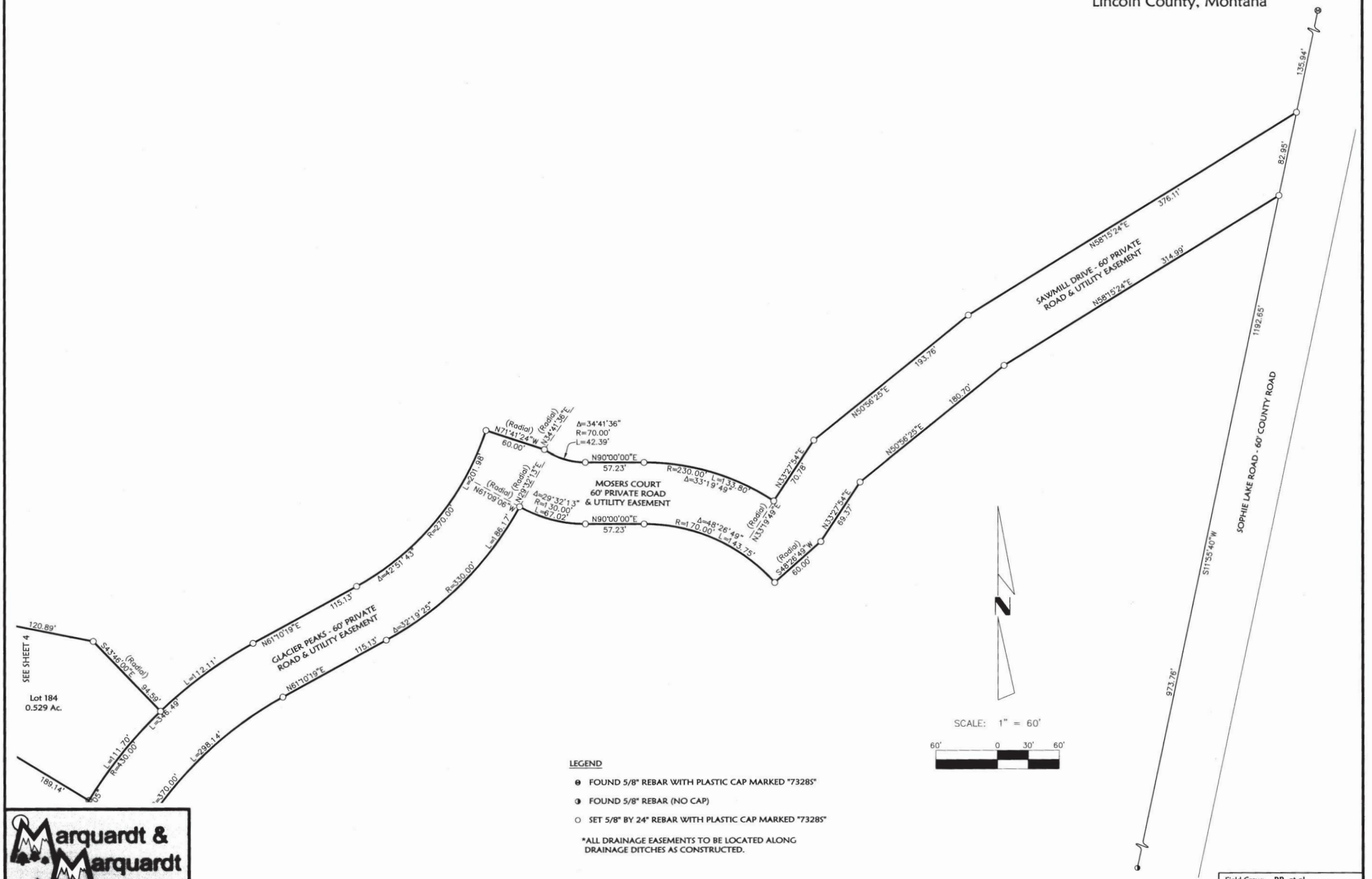
DATE: DECEMBER 3, 2007

Subdivision Plat of

THE WILDERNESS CLUB, PHASE 2

Sections 28, 29, 32 & 33, T37N R27W, P.M., M.

Lincoln County, Montana



LEGEND

- ● FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- ◑ FOUND 5/8" REBAR (NO CAP)
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

Marquardt & Marquardt Surveying
200 1st Ave. E.M. Libby, MT 59923
tel: (406) 293-6260 fax: (406) 293-6265

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

Doc# 211027

SHEET 5 OF 9 SHEETS PLAT MAP # 6896

Date: November 14, 2007	Field Crew: BP, et al
Project Name: NorcalFinalP2	Revision Date: February 19, 2008
Filename: Final_P2	Project Number: 05-142
	Drawn By:

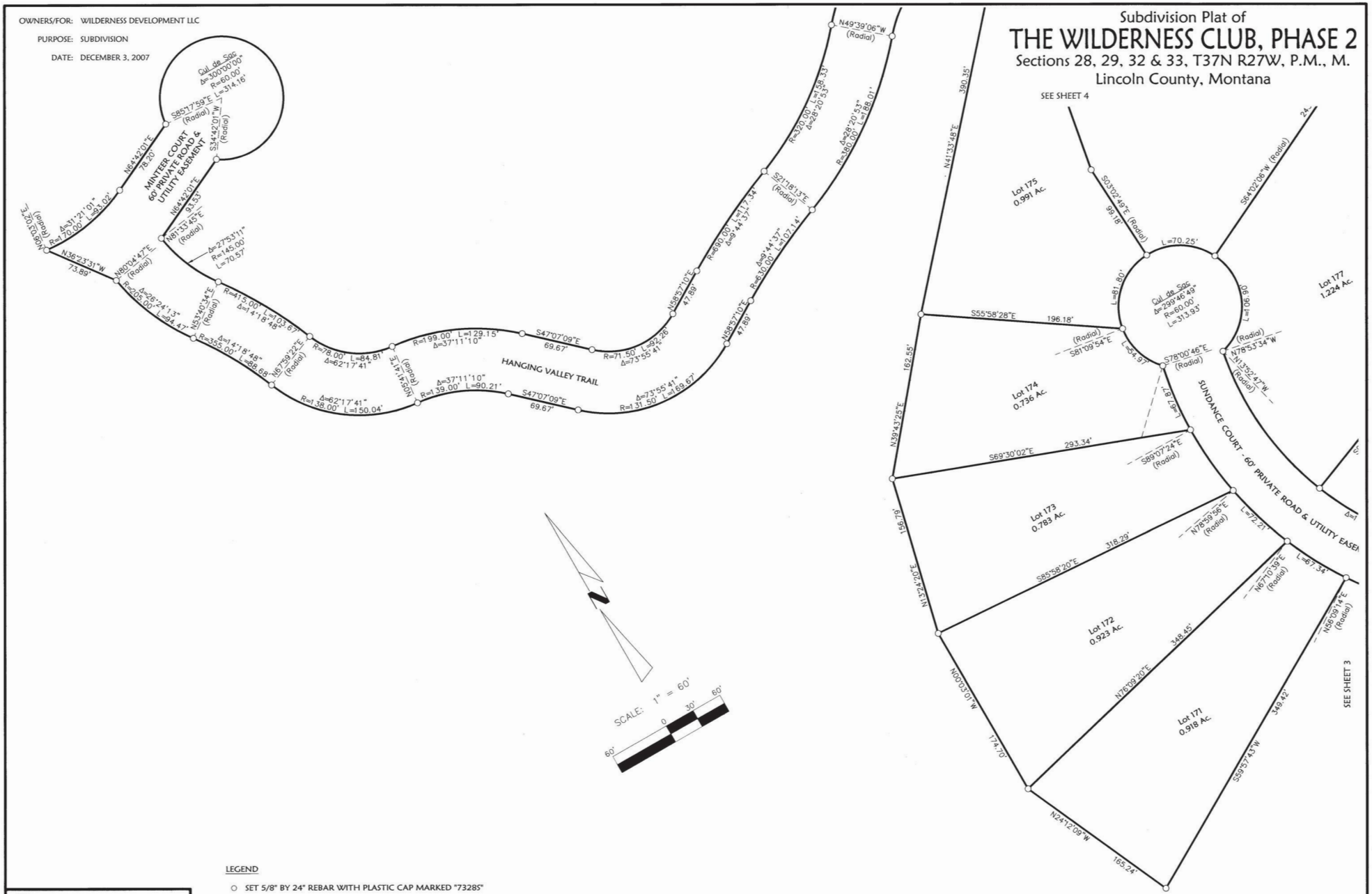
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 3, 2007

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



LEGEND

○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "73285"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

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

Marquardt & Marquardt Surveying
285 1st Ave. E.N.
Kalispell, Mt 59901
tel: (406) 755-8285
fax: (406) 755-3055

Doc# 2111037

SHEET 6 OF 9 SHEETS PLAT MAP # 6896

Field Crew: BP, et al	
Date: November 14, 2007	Revision Date:
Project Name: NorcalFinalP2	Project Number: 05-142
Filename: Final_P2	Drawn By:

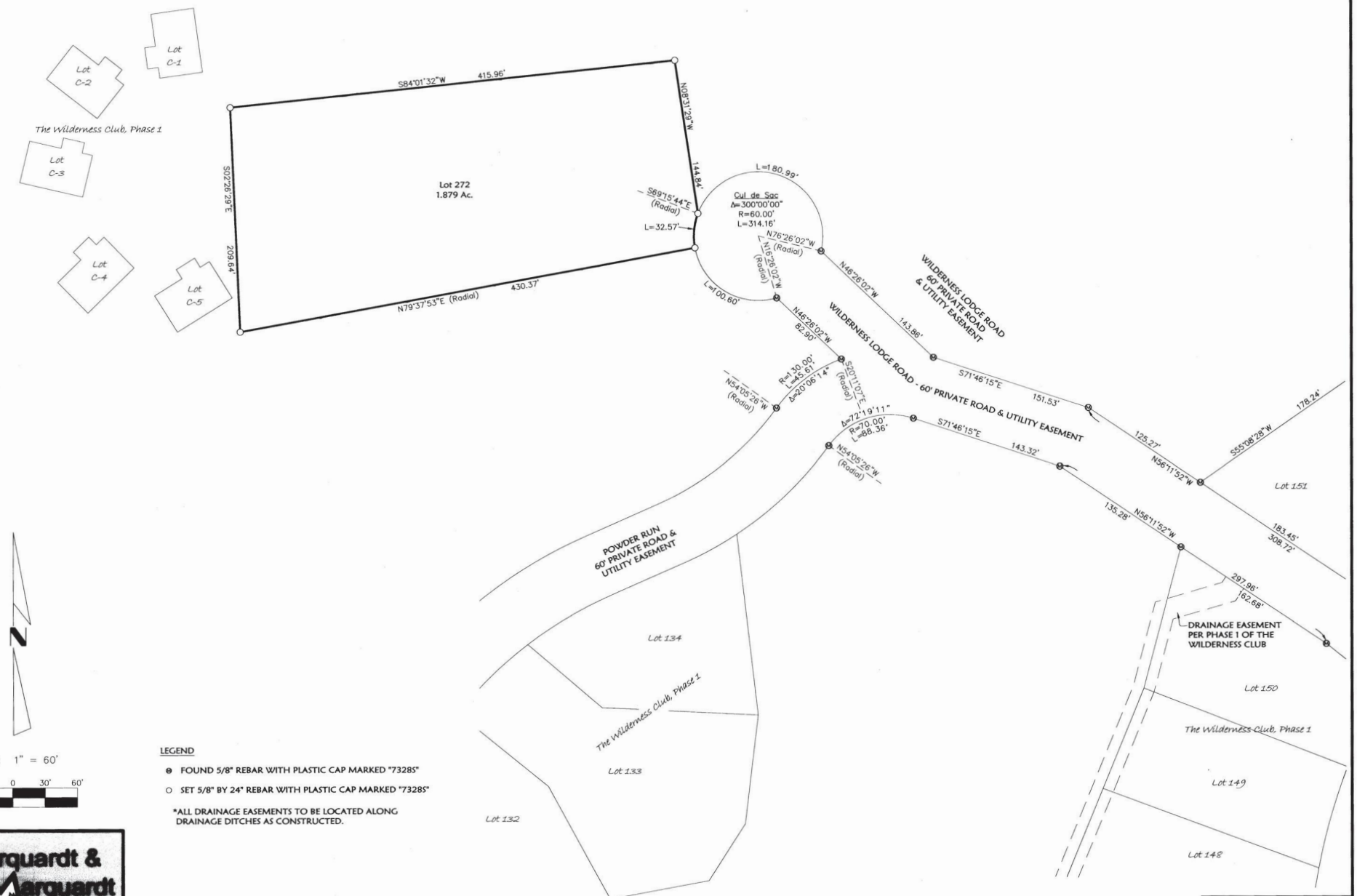
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 3, 2007

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



N

SCALE: 1" = 60'

60' 0 30' 60'

LEGEND

- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

Marquardt & Marquardt Surveying

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

Doc 211027

SHEET 7 OF 9 SHEETS PLAT MAP # 6896

Date: November 14, 2007	Field Crew: BP, et al
Project Name: NorcalFinalP2	Revision Date: February 19, 2008
Filename: Final_P2	Project Number: 05-142
	Drawn By:

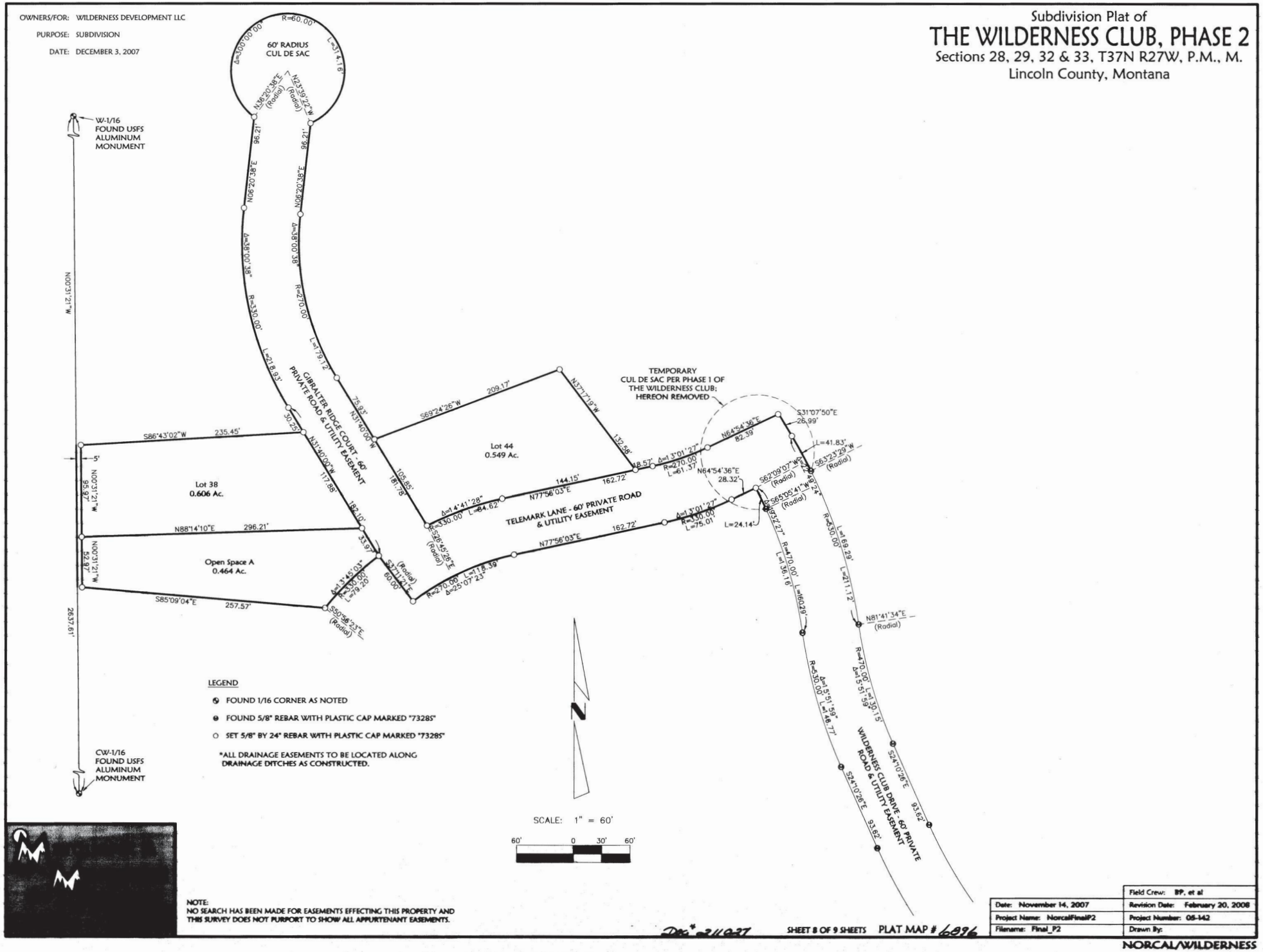
NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 3, 2007

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana



LEGEND

- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "7328S"

*ALL DRAINAGE EASEMENTS TO BE LOCATED ALONG DRAINAGE DITCHES AS CONSTRUCTED.

SCALE: 1" = 60'

60' 0 30' 60'

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

Doc# 211027

SHEET 8 OF 9 SHEETS PLAT MAP # 6996

Field Crew: BP, et al	
Date: November 14, 2007	Revision Date: February 20, 2008
Project Name: NorcalFinalP2	Project Number: 05-142
Filename: Final_P2	Drawn By:

NORCAL/WILDERNESS

OWNERS/FOR: WILDERNESS DEVELOPMENT LLC

PURPOSE: SUBDIVISION

DATE: DECEMBER 3, 2007

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 2
Sections 28, 29, 32 & 33, T37N R27W, P.M., M.
Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS DEVELOPMENT L.L.C. & WILDERNESS DEVELOPMENT L.L.C. D.B.A. PEACEFUL LODGE, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" West 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning, EXCEPTING THEREFROM lots platted in The Wilderness Club, Phase 1. Containing 548.91 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE WILDERNESS CLUB, PHASE 2, Lincoln County, Montana.

Hardy Nielsen
HARDY NIELSEN, PRESIDENT
WILDERNESS DEVELOPMENT L.L.C. &
WILDERNESS DEVELOPMENT L.L.C. D.B.A. PEACEFUL LODGE

STATE OF MONTANA)
: ss.
County of LINCOLN)

This instrument was acknowledged before me on April 16, 2008.
by HARVEY NIELSEN.

John Vrba
Printed Name: Notary Public
Notary Public for the State of MT
Residing at EUREKA
My Commission Expires 1/7/2011

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned, Rita Windom, 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 1, 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 the 1st day of May, 2008.

Rita Windom
Chairperson
Board of County Commissioners
Lincoln County, Montana

_____
County Clerk and Recorder
Lincoln County, Montana

Examined: APRIL 15, 2008

Ronald A. Pearson
Registration No. 9008LS

CERTIFICATE OF SURVEYOR

I, Dawn Marquardt, a Professional Land Surveyor, do hereby certify that the monuments indicated hereon to be set will be set after the installation of improvements, no later than 11-01-08.

DAWN MARQUARDT
Registration No. 7328S

Date 4-28-08

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 April, 2008.

Nancy Heather Sutton By Connie Vogel
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 1st day of May, 2008, A.D., at 10:15 o'clock A m.

Tammy D. Lewis
County Clerk and Recorder

By: Jeannie Lewis
Deputy

Instrument Record No. 211027

SHEET 9 OF 9 SHEETS PLAT MAP # 6896

Marquardt & Marquardt Surveying
285 1st Ave. E.N. Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3055

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

Dec# 211027

Field Crew: BP, et al	
Date: November 14, 2007	Revision Date: February 19, 2008
Project Name: NorcalFinalP2	Project Number: 05-142
Filename: Final_P2	Drawn By:

NORCAL/WILDERNESS

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP and GBCI OTHER REAL ESTATE, LLC

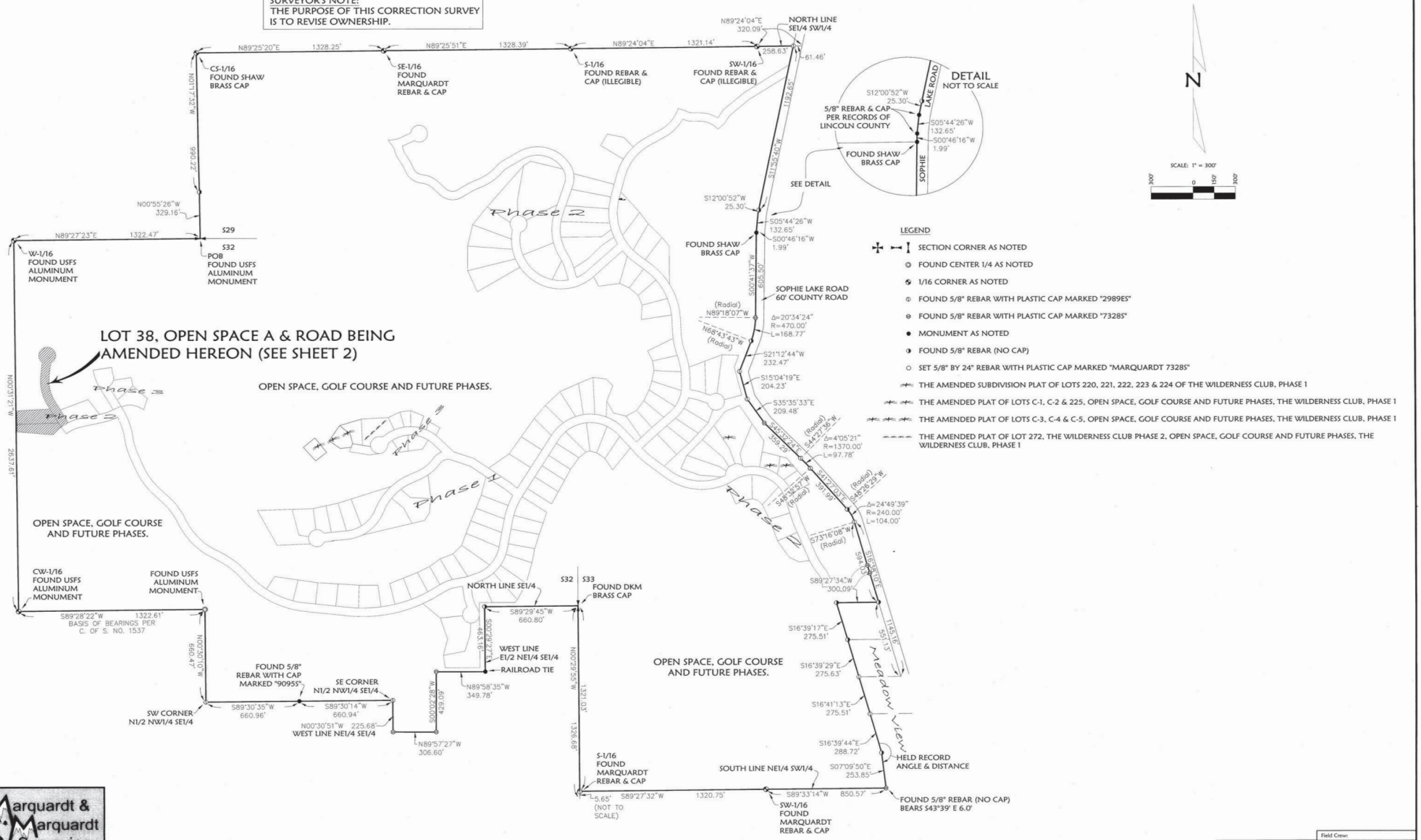
PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: MARCH 5, 2012

DATE OF CORRECTION: OCTOBER 17, 2012

CORRECTED Subdivision Plat of
THE AMENDED PLAT OF LOT 38, OPEN SPACE A & ROAD, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana

SURVEYOR'S NOTE:
THE PURPOSE OF THIS CORRECTION SURVEY IS TO REVISE OWNERSHIP.



LEGEND

- SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- THE AMENDED SUBDIVISION PLAT OF LOTS 220, 221, 222, 223 & 224 OF THE WILDERNESS CLUB, PHASE 1
- THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, Ggolf COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
- THE AMENDED PLAT OF LOTS C-3, C-4 & C-5, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
- THE AMENDED PLAT OF LOT 272, THE WILDERNESS CLUB PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

Marquardt & Marquardt Surveying
201 3rd Ave. West
Kalispell, Mt. 59901
tel: (406) 755-6285
fax: (406) 755-3055

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

Date: Oct. 17, 2012	Field Crew:
Project Name: Wilderness	Revision Date: n/a
Filename: CORRAmd38_s1	Project Number: 11-163
	Drawn By: A

Sheet 1 of 2 Sheets PM # 7126 Doc # 241388

Sanitary Restrictions Removed Doc 239282 PF# 11155

WILDERNESS CLUB

OWNERS FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP and GBCI OTHER REAL ESTATE, LLC

PURPOSE: BOUNDARY LINE ADJUSTMENT

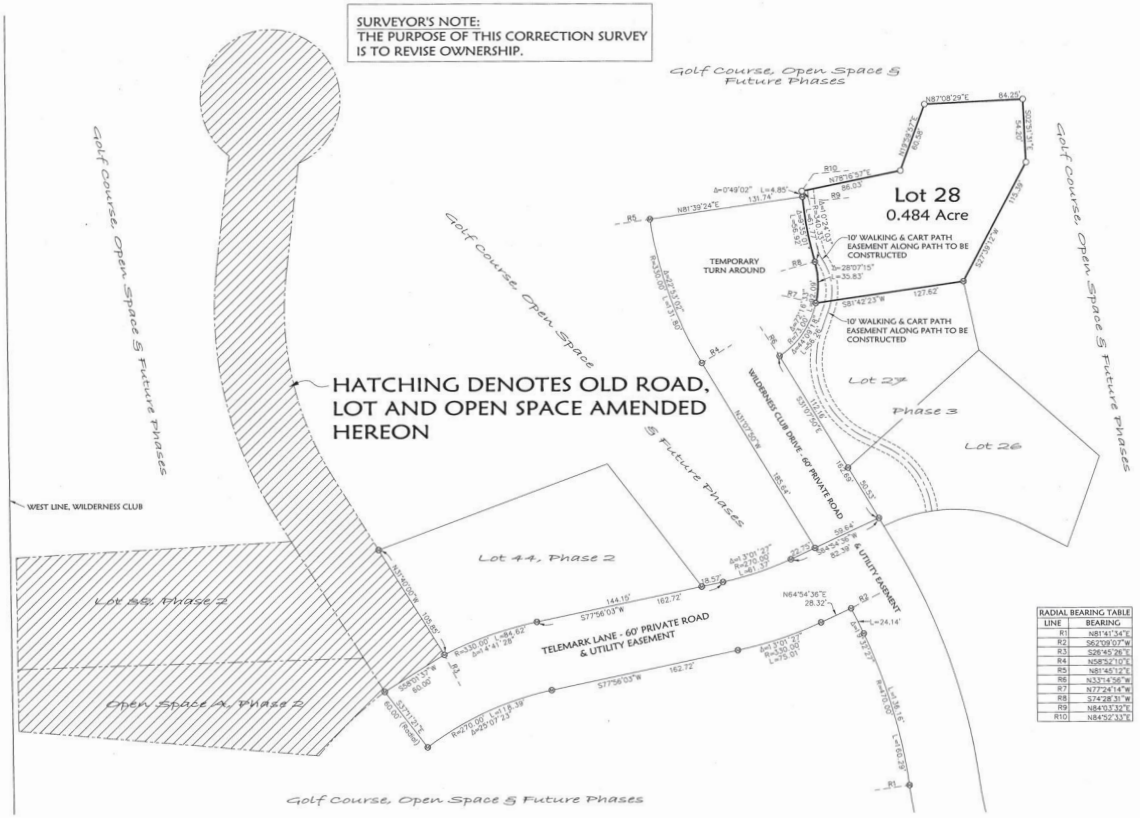
DATE: MARCH 5, 2012

DATE OF CORRECTION: OCTOBER 17, 2012

CORRECTED Subdivision Plat of
THE AMENDED PLAT OF LOT 38, OPEN SPACE A & ROAD, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

SURVEYOR'S NOTE:
THE PURPOSE OF THIS CORRECTION SURVEY IS TO REVISE OWNERSHIP.



RADIAL BEARING TABLE	
LINE	BEARING
R1	N81°41'34"E
R2	S62°09'07"W
R3	S28°45'26"E
R4	N08°52'10"E
R5	N81°45'12"E
R6	N33°14'56"W
R7	N72°24'14"W
R8	S74°28'31"W
R9	N84°03'32"E
R10	N81°39'24"E

LEGEND

- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S" (UNLESS OTHERWISE NOTED)
- NEW BOUNDARY LINES
- OLD BOUNDARY LINES

N

SCALE: 1" = 50'

50' 0 25' 50'

Examined: Oct 19, 2012
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR
DAWN MARQUARDT
Registration No. 7328S
10-17-2012
Date

Marquardt & Marquardt Surveying
201 3rd Ave. West
Kalispell, Mt 59901
tel: (406) 755-6285
fax: (406) 755-3055

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

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°53'26" East 329.16 feet to the Point of Beginning.
Excepting therefrom all lots except Lots C-1, C-2, C-3, C-4 & C-5, and Lots 220, 221, 222, 223, 224 & 225 platted in The Wilderness Club, Phase 1.
Also excepting therefrom all lots except Lot 38, Open Space A, and Lot 272, platted in The Wilderness Club, Phase 2.
Also excepting therefrom lots platted in The Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course, and Future Phases, The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course, and Future Phases, The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Wilderness Club, Phase 3,
containing 481.461 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOT 38, OPEN SPACE A & ROAD, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1. We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP,
WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP,
WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

BARRY EHLERT, Vice President of WILDERNESS PRESERVE GP LTD

GBCI OTHER REAL ESTATE, LLC
BY: BRIAN CULLINS, AUTHORIZED AGENT

STATE OF MT)
County of Lincoln) : ss.

This instrument was signed and acknowledged before me on Oct 17, 2012 by BARRY EHLERT, Vice President of WILDERNESS PRESERVE GP LTD, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, General Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: _____
Notary Public for the State of _____
Residing at _____
My Commission Expires _____

STATE OF Montana)
County of Lincoln) : ss.

This instrument was signed and acknowledged before me on Oct 17, 2012 by Brian Cullins as Authorized Agent of GBCI OTHER REAL ESTATE, LLC.

Printed Name: Kathryn M Thomas
Notary Public for the State of Montana
Residing at Lakeside
My Commission Expires June 2016

Note: The old road, Lot & Open Space amended hereon is being added to the Golf Course, Open Space & Future Phases of Wilderness Club. This area is greater than 20 acres in size and is therefore exempt from Department of Environmental Quality review.

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, 2012.
Nancy Trotter-Higgins by Connie Vogel
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 19th day of October, 2012, A.D., at 9:30 o'clock A.m.
Jimmy D. Lauer
County Clerk and Recorder
By: Jeannie Dennis
Deputy
Instrument Record No. 241883
PM # 7126

Sheet 2 of 2 Sheets

Field Crew:	
Date: Oct. 17, 2012	Revision Date: n/a
Project Name: Wilderness	Project Number: 11-163
Filename: CORRAmd38_s2	Drawn By: A

WILDERNESS CLUB

OWNERS FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

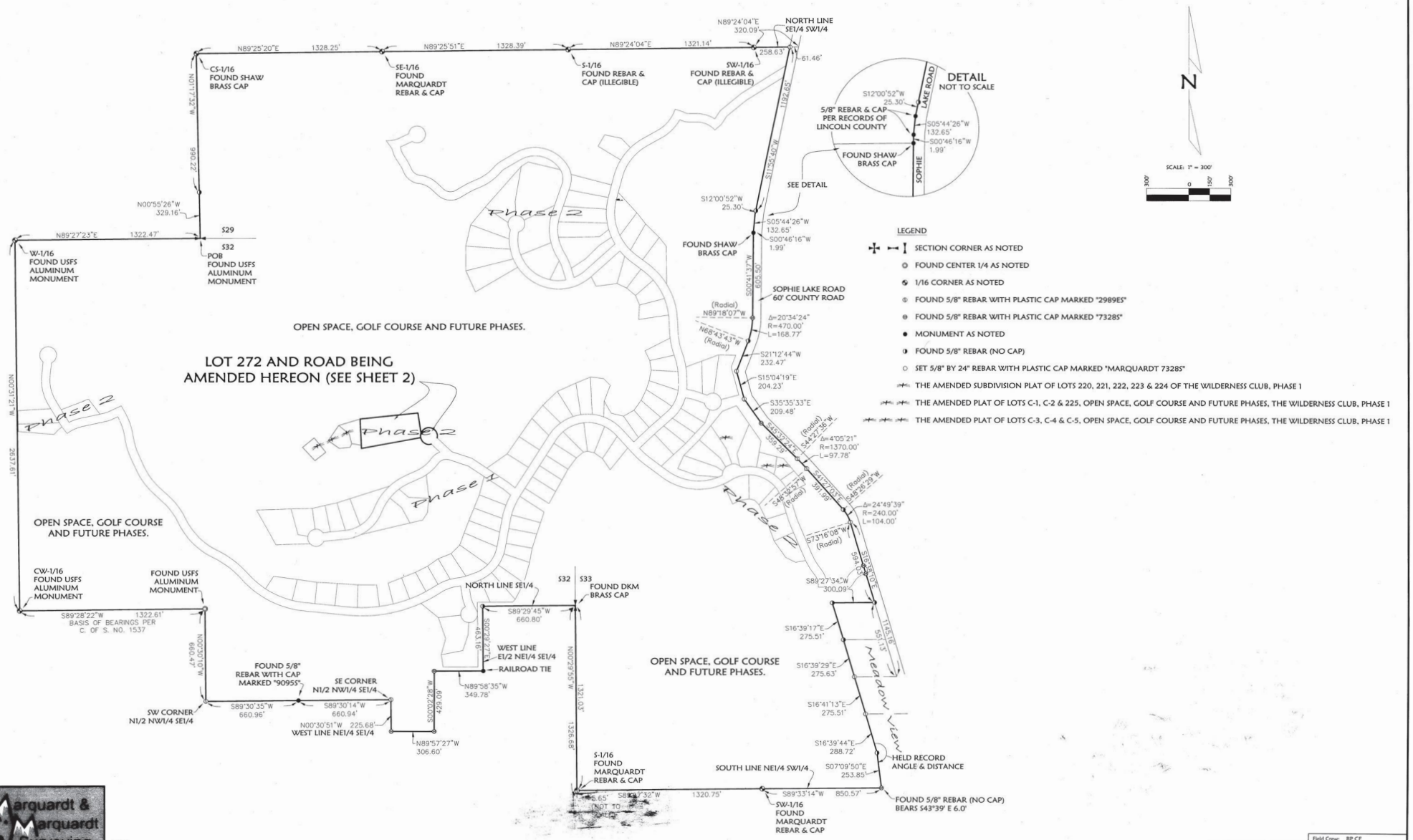
PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: DECEMBER 19, 2011

Subdivision Plat of

THE AMENDED PLAT OF LOT 272, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



Marquardt & Marquardt Surveying

201 3rd Ave West Kalispell, MT 59901

tel: (406) 755-8285

fax: (406) 755-3055

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

Sheet 1 of 2 Sheets PM # 71108B Doc # 838205

California Notary # 838204 PP 10973

Date: Dec. 14, 2011	Field Crew: BP CF
Project Name: Wilderness	Revision Date: n/a
Filename: AmdPlat272_s1	Project Number: 11-163
	Drawn By: A

WILDERNESS CLUB

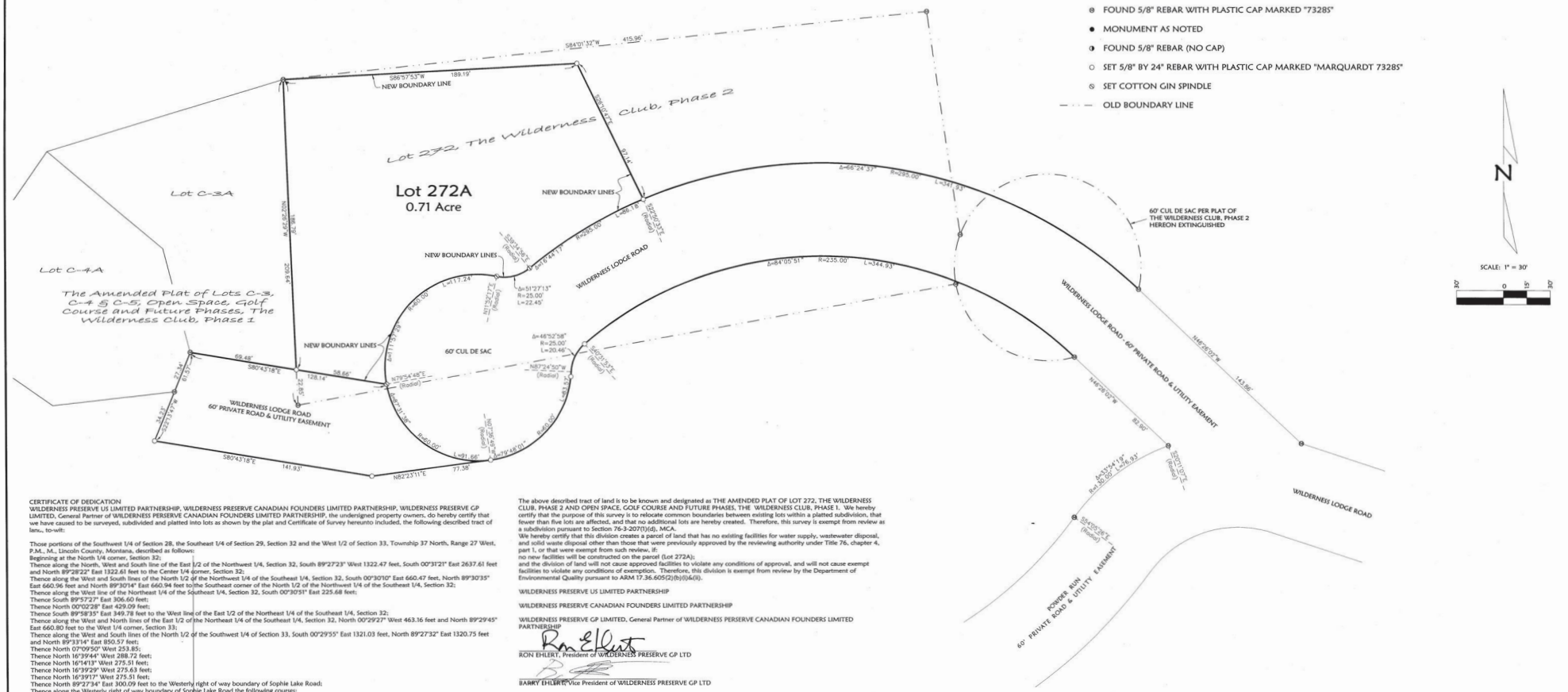
OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: DECEMBER 19, 2011

Subdivision Plat of
THE AMENDED PLAT OF LOT 272, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana



CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

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Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'1" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning.
Excepting therefrom all lots except Lots C-1, C-2, C-3, C-4 & C-5, and Lots 220, 221, 222, 223, 224 & 225 platted in The Wilderness Club, Phase 1.
Also excepting therefrom all lots except Lot 272, platted in The Wilderness Club, Phase 2.
Also excepting therefrom lots platted in The Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course, and Future Phases, The Wilderness Club, Phase 1, containing 482.84 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOT 272, THE WILDERNESS CLUB, PHASE 2 AND OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1. We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.
We hereby certify that this division creates a parcel of land that has no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, or that were exempt from such review, if:
no new facilities will be constructed on the parcel (Lot 272A);
and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

Ron Ehlert
RON EHLERT, President of WILDERNESS PRESERVE GP LTD

BARRY EHLERT, Vice President of WILDERNESS PRESERVE GP LTD

STATE OF CALIFORNIA)
: ss.
County of RIVERSIDE)

This instrument was signed and acknowledged before me on FEB 28th, 2012
by RON EHLERT, President of WILDERNESS PRESERVE GP LTD, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, General Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: NAYAN P. GHELANI
Notary Public for the State of CALIFORNIA
Residing at LA QUINTA, CA
My Commission Expires 12-31-2012

NAYAN P GHELANI
Commission # 1825490
Notary Public - California
Riverside County
My Comm. Expires Dec 31, 2012

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was signed and acknowledged before me on February 24, 2012
by BARRY EHLERT, Vice President of WILDERNESS PRESERVE GP LTD, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, General Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: G WISE
Notary Public for the State of Montana
Residing at Eureka
My Commission Expires January 24, 2015

G WISE
NOTARY PUBLIC
State of Montana
Residing at Eureka, Montana
My Commission Expires
January 24, 2015

Examined: January 26, 2012
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

1-30-2012
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 17th day of April, 2012.
Nancy Trotter Higgins / By Connie Vogel
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 17 day of April, 2012 A.D., at 9:28 o'clock A m.
Tammy A. Laver
County Clerk and Recorder
By: Robin A. Benson
Deputy

Instrument Record No. 238205

Sheet 2 of 2 Sheets PM # 7110RB

California Notary #238204 P.T. 10973

Marquardt & Marquardt Surveying
201 3rd Ave. West tel: (406) 755-6285
Kalispell, MT 59901 fax: (406) 755-3055

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

Field Crew: BP CF	
Date: Dec. 14, 2011	Revision Date: Jan. 12, 2012
Project Name: Wilderness	Project Number: 11-163
Filename: Amd272_s2	Drawn By: A

WILDERNESS CLUB

OWNERS\
FOR: WESLEY R. OLSEN and DIAN OLSEN

PURPOSE: TWO LOT SUBDIVISION

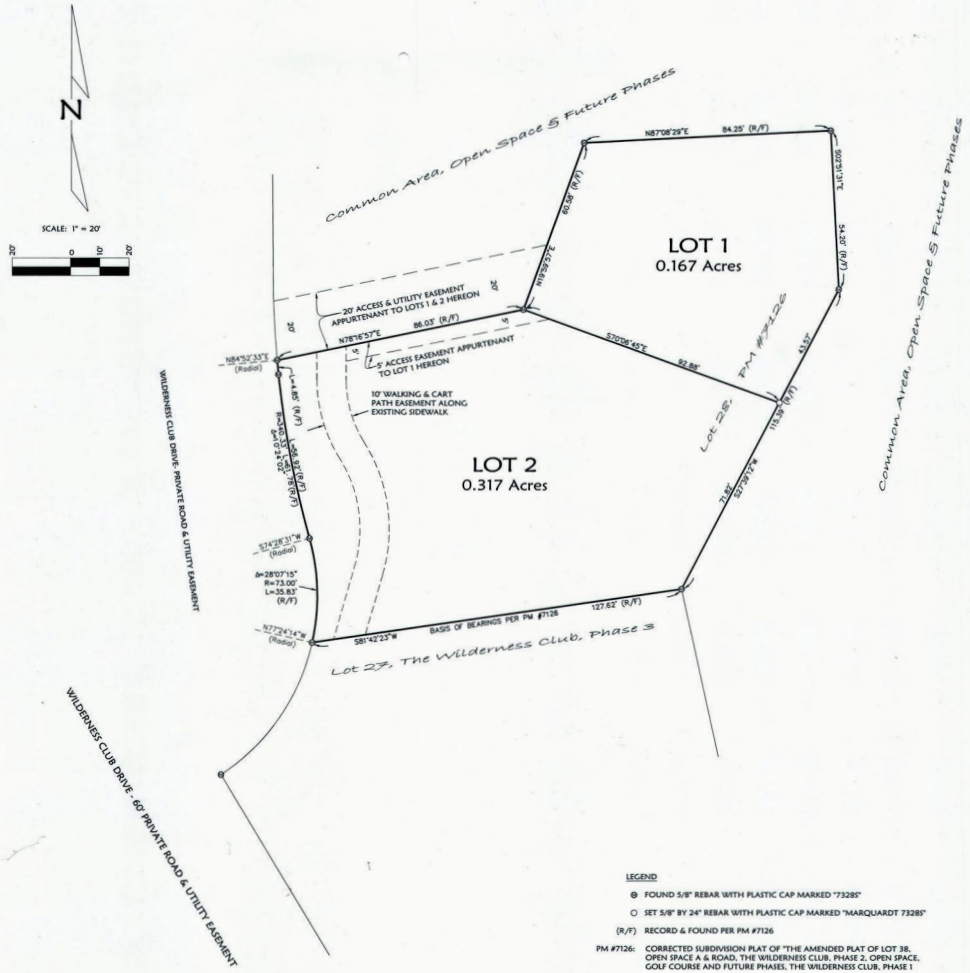
DATE: SEPTEMBER 13, 2018

Subdivision Plat of

WILDERNESS CLUB 28 SUBDIVISION

(Being An Amended Plat of Lot 28 of The Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1)

NW1/4, Section 32, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

- ● FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- (R/F) RECORD & FOUND PER PM #7126
- PM #7126: CORRECTED SUBDIVISION PLAT OF "THE AMENDED PLAT OF LOT 38, OPEN SPACE A & ROAD, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

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. 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.

CERTIFICATE OF DEDICATION

We, WESLEY R. OLSEN and DIAN OLSEN, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Lot 28 of The Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1, recorded as PM No. 7126, Instrument Record No. 241388, records of Lincoln County, Montana, lying in the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, containing 0.484 acres of land all 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 WILDERNESS CLUB 28 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 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.

Wesley R Ols
WESLEY R. OLSEN

Dian Olsen
DIAN OLSEN

STATE OF Utah)
: ss.
County of Salt Lake)

This instrument was signed and acknowledged before me on Nov 30, 2018, by WESLEY R. OLSEN.

Printed Name: Rachel Olsen
Notary Public for the State of Utah
Residing at Draper
My Commission Expires 9/17/2022

STATE OF Utah)
: ss.
County of Salt Lake)

This instrument was signed and acknowledged before me on Nov 30, 2018, by DIAN OLSEN.

Printed Name: Rachel Olsen
Notary Public for the State of Utah
Residing at Draper
My Commission Expires 9/17/22

GRANT AND DECLARATION OF 20' ACCESS & UTILITY EASEMENT

The undersigned hereby grants a twenty foot (20') wide private access and utility easement as shown hereon; said easement shall be appurtenant to Lots 1 and 2 hereon. 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 for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under, and across said easement to have and to hold forever.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF Montana)
: ss.
County of Flathead)

This instrument was signed and acknowledged before me on 11-26, 2018, by BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: Theresa Lucht
Notary Public for the State of Montana
Residing at 75 Symes Rd/Lakeside
My Commission Expires 8-23-21

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned, Mark Peck, 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 WILDERNESS CLUB 28 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 the 9th day of Jan, 2019.

Chairperson
Board of County Commissioners
Lincoln County, Montana

Robin Burson
County Clerk and Recorder
Lincoln County, Montana

ACCESS CERTIFICATION

Access to all lots within this subdivision are provided by golf cart paths connected to Wilderness Club Drive. Access requirements according to the Findings of Fact, Conditions of Approval, and Wilderness Club PUD have been met.

DAWN MARQUARDT, 7328S

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

Examined: Nov 19th, 2018

Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

Date 11-16-2018

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 31 day of December, 2018

Treasurer, Lincoln County, Montana

SEAL

STATE OF MONTANA
County of Lincoln

Filed on the 9th day of January, 2019 A.D., at 2:35 o'clock P.m.

Robin Burson
County Clerk and Recorder
By: Clyde E Rm
Deputy

Instrument Record No. 277966

Sheet 1 of 1 Sheet PM # 7211

Date: Sept. 13, 2018	Field Crew: BP TB
Project Name: Wilderness Amd 28	Revision Date:
Filename: 2016_Wild28	Project Number: 16-022
	Drawn By: A

WILDERNESS CLUB

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

Title Guarantee # 277965 DEQ # 201296 & 201297 Noxious Weed # 201308 Road Agreement # 201302 Covenants # 201304 Notary Blocks # 277836
See Document # 277765 - Covenants Easements & Agreements # 277934

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

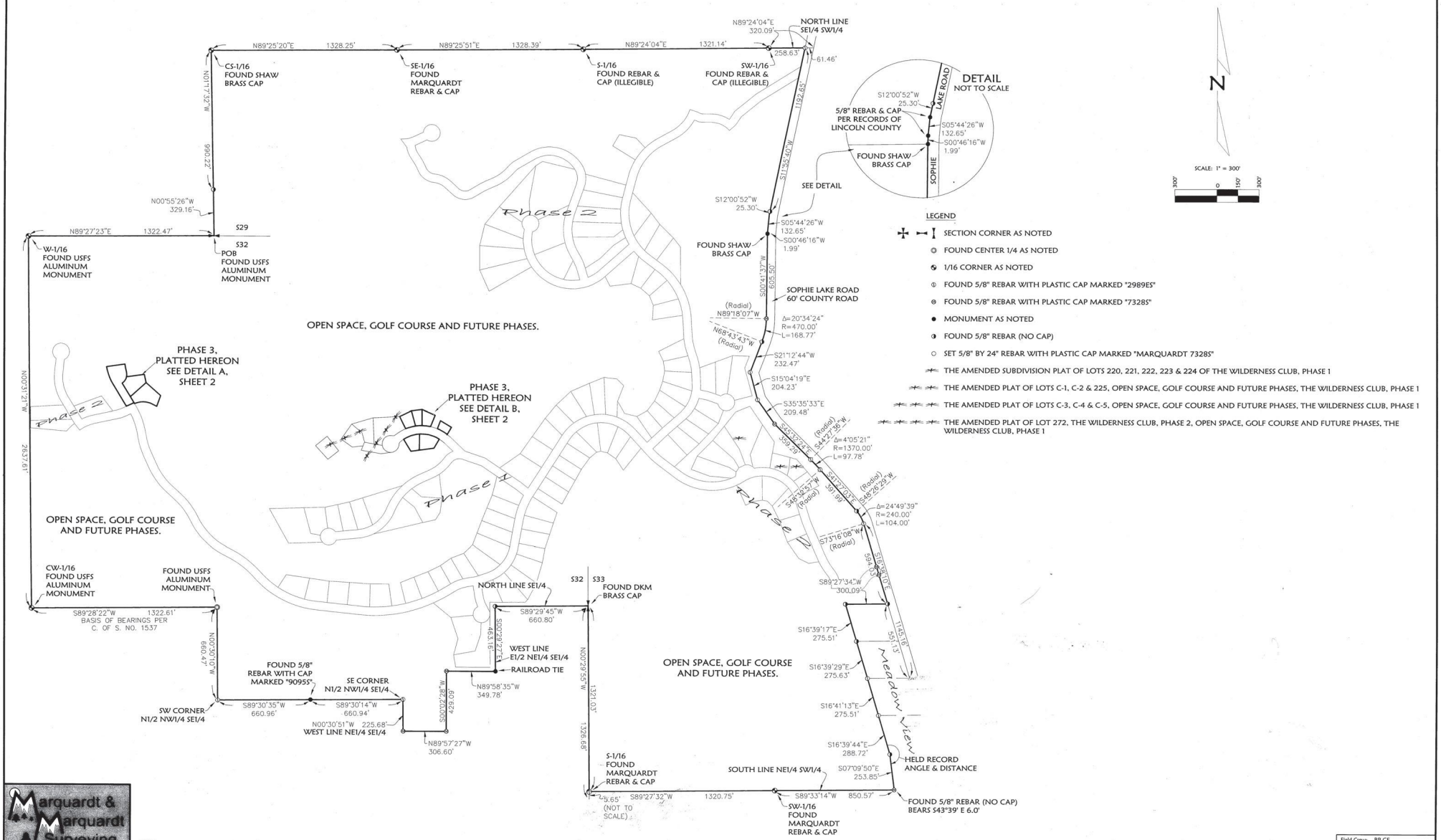
PURPOSE: SUBDIVISION PLAT

DATE: DECEMBER 28, 2011

Subdivision Plat of

THE WILDERNESS CLUB, PHASE 3

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

- SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- THE AMENDED SUBDIVISION PLAT OF LOTS 220, 221, 222, 223 & 224 OF THE WILDERNESS CLUB, PHASE 1
- THE AMENDED PLAT OF LOTS C-1, C-2 & 225, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
- THE AMENDED PLAT OF LOTS C-3, C-4 & C-5, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1
- THE AMENDED PLAT OF LOT 272, THE WILDERNESS CLUB, PHASE 2, OPEN SPACE, GOLF COURSE AND FUTURE PHASES, THE WILDERNESS CLUB, PHASE 1

Marquardt & Marquardt Surveying
201 3rd Ave. West tel: (406) 755-8285
Kalispell, MT 59901 fax: (406) 755-8855

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

Sheet 1 of 2 Sheets PM # 7111 Doc # 238448

Field Crew: BP CF	
Date: Feb. 22, 2012	Revision Date: n/a
Project Name: Wilderness	Project Number: 11-163
Filename: Final_P3	Drawn By: A

WILDERNESS CLUB

Sanitary Restrictions Removed P.F.# 11021 Doc# 238445
Platting Certificate P.F.# 11022 Doc# 238446

Tetsy P.F.# 11023 Doc# 238447

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: SUBDIVISION PLAT

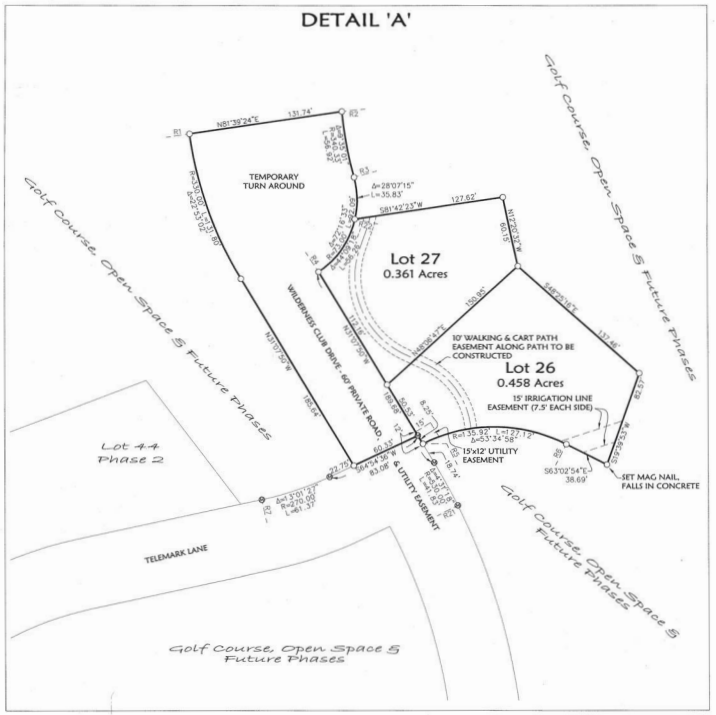
DATE: DECEMBER 28, 2011

Subdivision Plat of

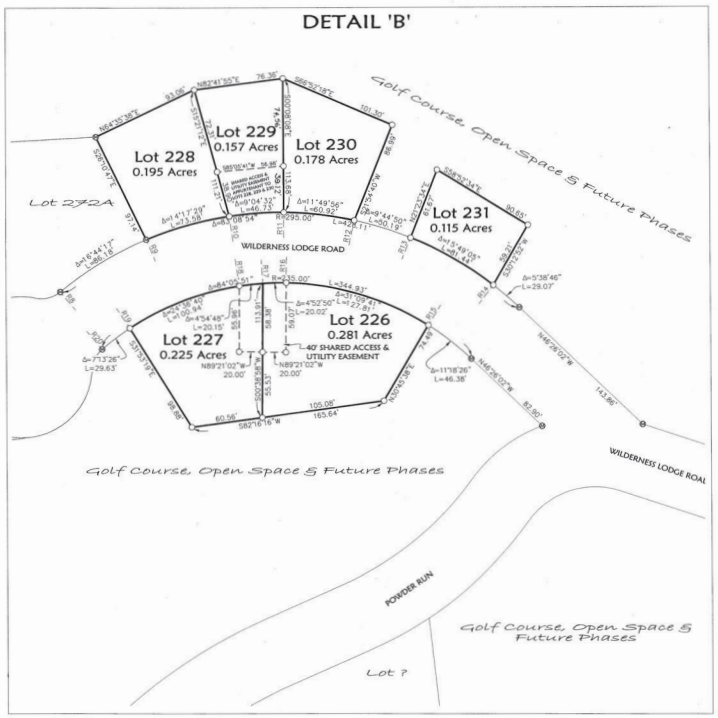
THE WILDERNESS CLUB, PHASE 3

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana

DETAIL 'A'



DETAIL 'B'



SCALE: 1" = 50'

LEGEND

- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- ● MONUMENT AS NOTED
- ◑ FOUND 5/8" REBAR (NO CAP)
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S" (UNLESS OTHERWISE NOTED)

RADIAL BEARING TABLE	
LINE	BEARING
R1	N81°45'12"E
R2	N84°03'32"E
R3	N74°28'31"E
R4	N33°14'56"W
R5	S26°37'52"E
R6	S26°57'26"W
R7	N12°03'57"W
R8	S39°34'56"E
R9	S22°50'39"E
R10	S08°33'11"E
R11	S00°31'22"W
R12	S12°21'17"W
R13	S22°06'07"W
R14	S37°55'12"W
R15	S32°15'32"W
R16	S01°05'51"W
R17	S03°46'58"E
R18	S08°41'47"E
R19	S33°18'27"E
R20	S40°31'53"E
R21	N63°23'28"E
R22	N77°24'14"W

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning,
Excepting therefrom all lots except Lots C-1, C-2, C-3, C-4 & C-5, and Lots 220, 221, 222, 223, 224 & 225 platted in The Wilderness Club, Phase 1.
Also excepting therefrom all lots except Lot 272, platted in The Wilderness Club, Phase 2.
Also excepting therefrom lots platted in The Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course, and Future Phases, The Wilderness Club, Phase 1.
Also excepting therefrom lots platted in The Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1,
containing 480.875 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.
The above described tract of land is to be known and designated as THE WILDERNESS CLUB, PHASE 3.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

Ron Ehlert
RON EHLERT, President of WILDERNESS PRESERVE GP LTD

BARRY EHLERT, Vice President of WILDERNESS PRESERVE GP LTD

STATE OF CALIFORNIA
County of RIVERSIDE) ss.

This instrument was signed and acknowledged before me on FEB 28, 2012 by RON EHLERT, President of WILDERNESS PRESERVE GP LTD, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, General Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: NAYAN T. GHELANI
Notary Public for the State of CALIFORNIA
Residing at LA QUINTA, CA
My Commission Expires: 12-31-2012

NAYAN P. GHELANI Commission # 1925400 Notary Public - California Riverside County My Comm. Expires Dec 31, 2015

STATE OF Montana)
County of Lincoln) ss.

This instrument was signed and acknowledged before me on 28-Mar, 2012 by BARRY EHLERT, Vice President of WILDERNESS PRESERVE GP LTD, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, General Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

OWNER
Printed Name: Barry E.
Notary Public for the State of Montana
Residing at Eureka
My Commission Expires January 10, 2015

C WARD NOTARY PUBLIC for the State of Montana Residing at Eureka, Montana My Commission Expires January 10, 2015

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned, Marianne Roose, 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 3, 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 the 25 day of April, 2012

Marianne B. Roose
Chairperson
Board of County Commissioners
Lincoln County, Montana

County Clerk and Recorder
Lincoln County, Montana

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 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.

Examined: April 30, 2012
Examining Land Surveyor
Ronald A. Pearson, 900BLS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

3/1/2012
Date

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

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 27 day of April, 2012
Tammy Trotter-Huggins by Connie Vogel
Treasurer, Lincoln County, Montana

LINCOLN COUNTY CLERK AND RECORDER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 30 day of April, 2012 A.D., at 11:05 o'clock A m.
Tammy K. Lewis
County Clerk and Recorder
By: Connie Kenow
Deputy

Instrument Record No. 238448

Sheet 2 of 2 Sheets PM # 7111

Marquardt & Marquardt Surveying
201 3rd Ave. West tel: (406) 755-8285
Kalispell, MT 59901 fax: (406) 755-3086

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

Field Crew:	
Date: Jan. 12, 2011	Revision Date: Feb. 22, 2012
Project Name: Wilderness	Project Number: 11-163
Filename: REVFinal_P3	Drawn By: A

WILDERNESS CLUB

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP & SHARON EHLERT

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: APRIL 6, 2015

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 8

(Being an Amended Plat of Lot 26, The Wilderness Club, Phase 3, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club)
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning.
Excepting therefrom:
Lots 6-14, 16-25, 126-165, and 212-219, The Wilderness Club, Phase 1;
Lots 1-5, 44, 166-184, and 208-211, The Wilderness Club, Phase 2;
Lots 27 and 226-231, The Wilderness Club, Phase 3;
Lots C-3A, C-4A & C-5A of the Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots C-1A, C-2A & 225A of the Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots 220A, 221A, 222A, 223A & 224A of the Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1;
Lot 272A of the Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 28 of the Corrected Subdivision Plat of the Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 15A, The Amended Plat of Lot 15, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 45-47 and 232-246, The Wilderness Club Phase 4; and
Lots 1A, 1B, 1C, 1D, and 48A, Amended Plat of Lots 48 through 70, Easements, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club, Phase 4;
containing 471.82 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to easements as shown hereon.

The above described tract of land is to be known and designated as THE WILDERNESS CLUB AMENDMENT 8.

We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.

We hereby certify that this division creates a parcel of land that has no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, if:
no new facilities will be constructed on the parcel (Lot 26A);
and the division of land will not cause approved facilities to violate any conditions of approval. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

RICHARD G. BOHNE, On-Site Manager and Appointed Agent of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

SHARON EHLERT

STATE OF Montana)
County of Lincoln) ss.

This instrument was signed and acknowledged before me on June 13, 2015
by RICHARD G. BOHNE, in his capacity as On-Site Manager and Appointed Agent of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: Kathleen A. Good
Notary Public for the State of Montana
Residing at Sunset
My Commission Expires 4/15/19

STATE OF Montana)
County of Lincoln) ss.

This instrument was signed and acknowledged before me on June 12, 2015
by SHARON EHLERT.

Printed Name: Norma Reynolds
Notary Public for the State of Montana
Residing at Libby, MT
My Commission Expires 9/9/2016

Examined: May 7, 2015

Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

5-18-2015
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 10 day of July, 2015.

Nancy Trotter-Higgins By Kathleen Cuthbertz
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 13 day of July, 2015, A.D., at 9:30 o'clock A m.

Robert A. Benson
County Clerk and Recorder
By Deanna L. Lewis
Deputy

Instrument Record No. 255086

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

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

Field Crew: BP TB	
Date: April 6, 2015	Revision Date:
Project Name: Wilderness Lot 26 Amd	Project Number: 15-029
Filename: AmdLot26	Drawn By: A

WILDERNESS CLUB

OWNERS\ FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP & SHARON EHLERT

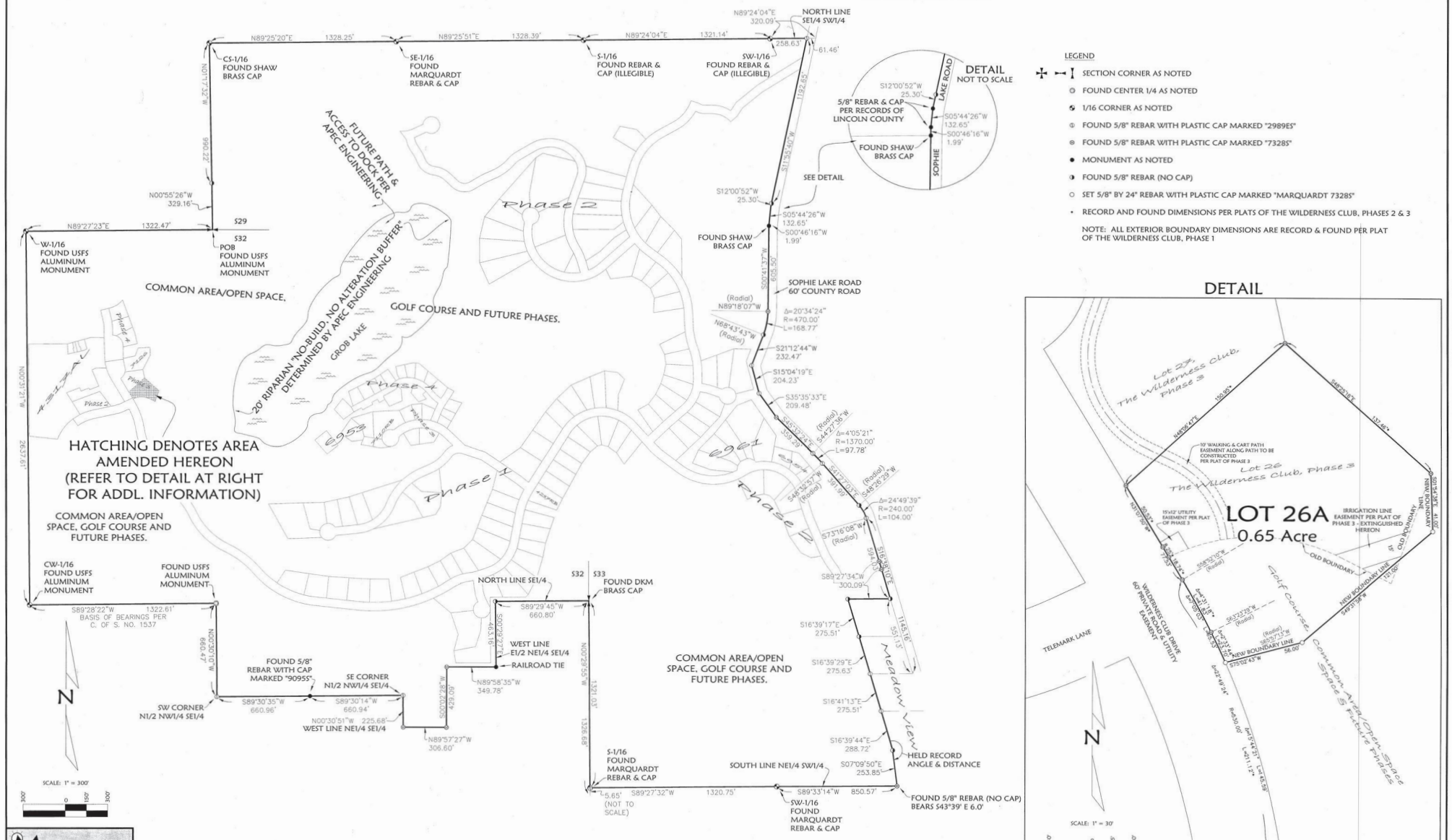
PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: APRIL 6, 2015

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 8

(Being an Amended Plat of Lot 26, The Wilderness Club, Phase 3, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club)
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

- SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- RECORD AND FOUND DIMENSIONS PER PLATS OF THE WILDERNESS CLUB, PHASES 2 & 3

NOTE: ALL EXTERIOR BOUNDARY DIMENSIONS ARE RECORD & FOUND PER PLAT OF THE WILDERNESS CLUB, PHASE 1

DETAIL

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

Date: April 6, 2015	Field Crew: BP TB
Project Name: Wilderness Lot 26 Amd	Revision Date:
Filename: AmdLot26	Project Number: 15-029
	Drawn By: A

 PM# 436/1800 2580 EC CS2

WILDERNESS CLUB

OWNERS\
FOR: SHARON EHLERT

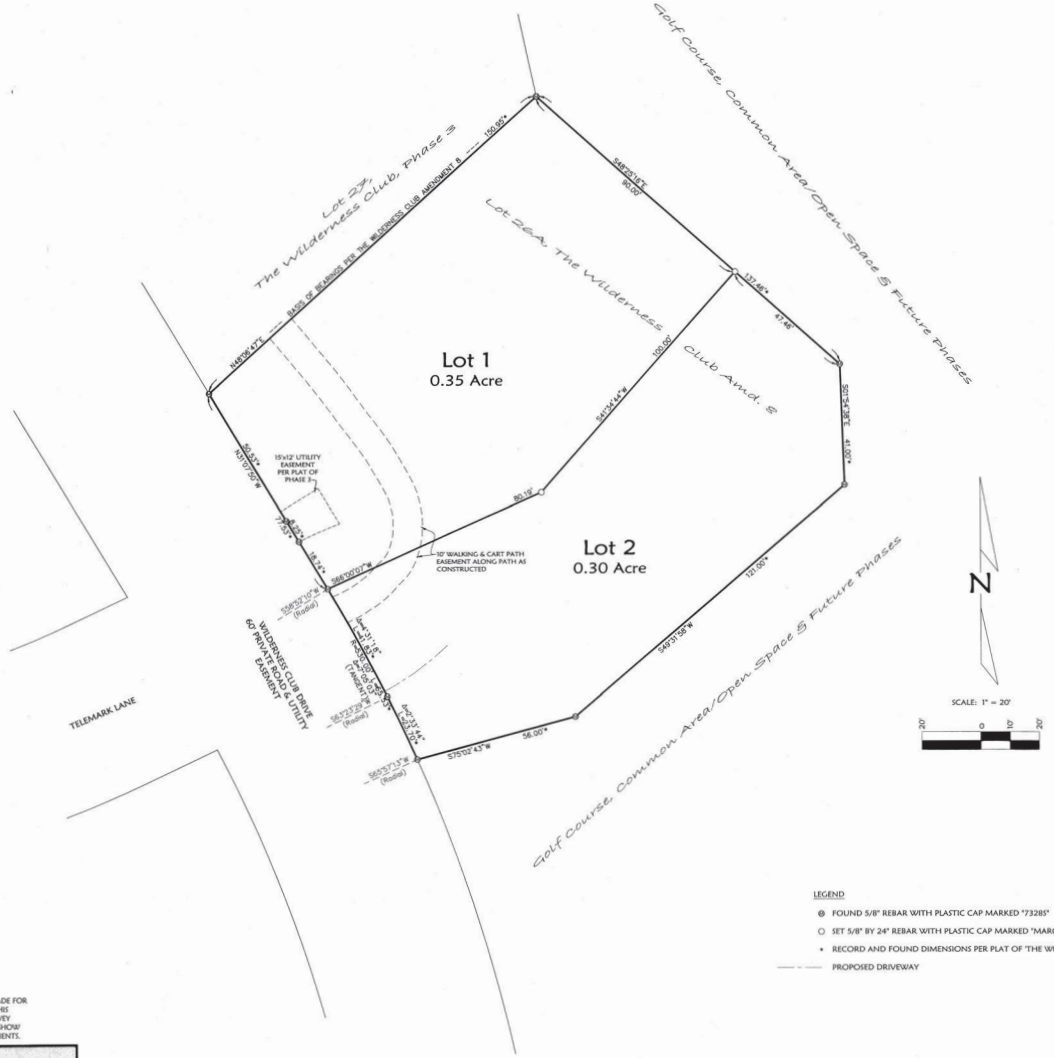
PURPOSE: 2 LOT SUBDIVISION

DATE: SEPTEMBER 15, 2015

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 10

(Being an Amended Plat of Lot 26A, The Wilderness Club Amendment 8)
E1/2 NW1/4 Section 32, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "73285"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 73285"
- • RECORD AND FOUND DIMENSIONS PER PLAT OF "THE WILDERNESS CLUB AMENDMENT 8"
- PROPOSED DRIVEWAY

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

Marquardt Surveying
201 Snd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

CERTIFICATE OF DEDICATION

I, SHARON EHLERT, 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, to-wit:

Lot 26A of The Wilderness Club Amendment 8, lying in the East 1/2 of the Northwest 1/4, Section 32, Township 37 North, Range 27 West, P.M.,M, Lincoln County, Montana, containing 0.65 acre of land all as shown hereon.
Subject to and together with easements of record.
Subject to easements as shown hereon.

The above described tract of land is to be known and designated as THE WILDERNESS CLUB AMENDMENT 10.

I hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, if:
no new facilities will be constructed on the parcels (Lots 1 & 2);
and the division of land will not cause approved facilities to violate any conditions of approval. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

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 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.

Sharon Ehlert
SHARON EHLERT

STATE OF Montana)
: ss.
County of Flathead)

This instrument was signed and acknowledged before me on Sept 28, 2015, by SHARON EHLERT.

Printed Name: Bryan J Eaton
Notary Public for the State of Montana
Residing at Kalispell
My Commission Expires 05/30/2016

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 THE WILDERNESS CLUB AMENDMENT 10, 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 the 7 day of October 2015

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 the driving surface is approximately 24 feet wide. As certified by: APEC Engineering.

9-24-2015
DAWN MARQUARDT, Registration No. 73285

Examined: Oct 8, 2015
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 73285

9-24-2015
Date

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.
Dated the 8th day of October, 2015.
Mary Shatley Higgins
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 8th day of October, 2015, A.D., at 11:40 o'clock A m.
Robert A. Pearson
County Clerk and Recorder
By: Deanna Dennis
Deputy

Instrument Record No. 259809

Sheet 1 of 1 Sheet PM # 7175

Date: Aug. 24, 2015	Field Crew: BP TB
Project Name: Wilderness...10	Revision Date:
Filename: AmdNo10	Project Number: 15-156
	Drawn By: A

WILDERNESS CLUB

platting Certificate Doc# 259805 P.F# 19084
Consent to platting Doc# 259806 P.F# 19085
Consent to platting Doc 259807 P.F# 19086
DEQ - Doc# 259808 P.F# 19087

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

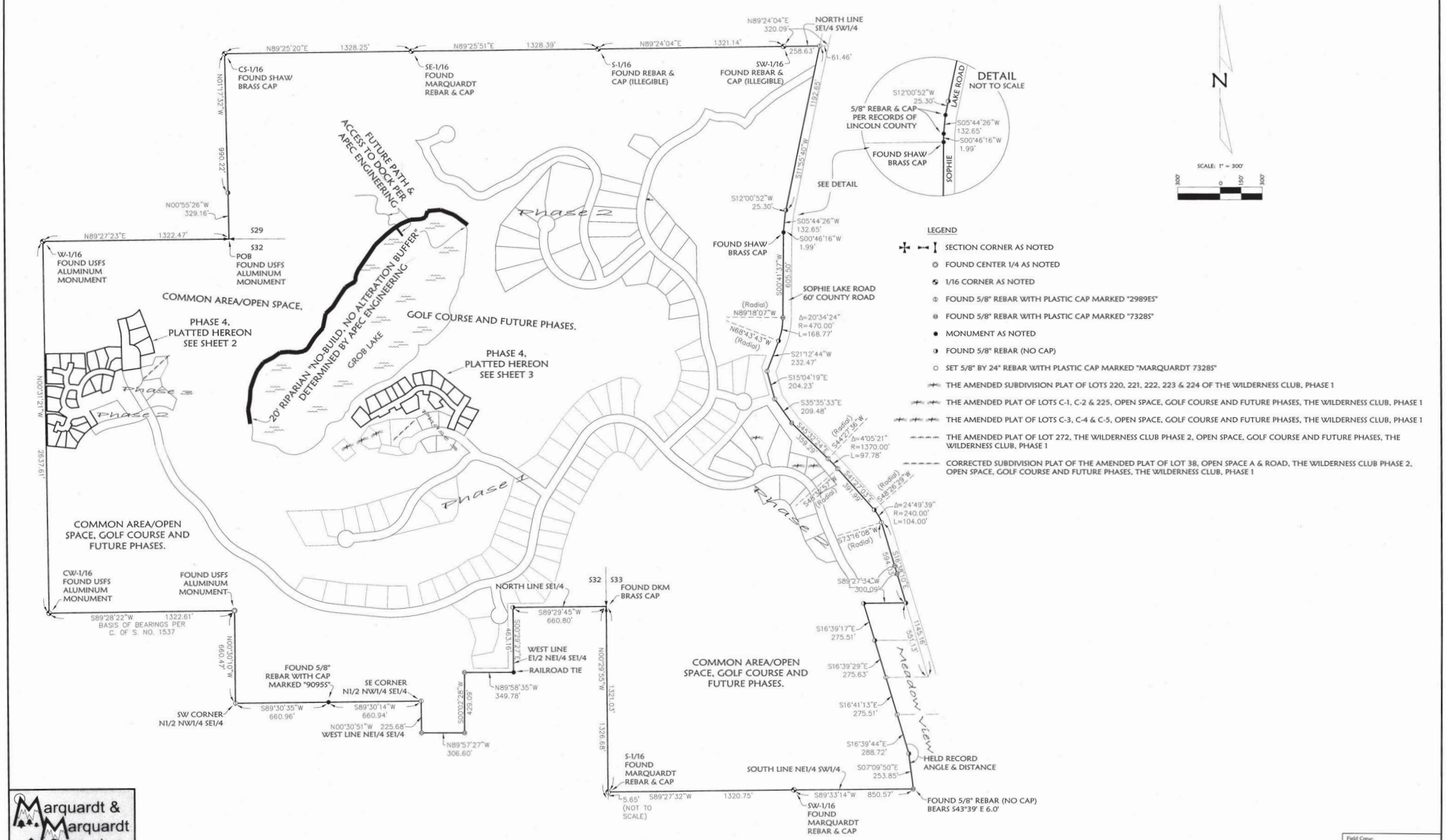
PURPOSE: SUBDIVISION PLAT

DATE: NOVEMBER 12, 2012

Subdivision Plat of

THE WILDERNESS CLUB, PHASE 4

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana



Marquardt & Marquardt Surveying
201 3rd Ave. West
Kalispell, Mt. 59901
tel: (406) 755-6285
fax: (406) 755-3055

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

Sheet 1 of 3 Sheets PM # 7136 Doc# 244896

Field Crew:	
Date: Mar. 6, 2012	Revision Date: Nov. 12, 2012
Project Name: Wilderness	Project Number: 11-163
Filename: Final_P4_r1RevNov2012	Drawn By: A

Sanitary Restrictions Removed Doc 244892 P.F.# 11401
Platting Certificate Doc 244893 p.f.# 11402

Road Approval Doc 244894 P.F.# 11403
Consent to Platting Doc 244895 P.F.# 11404

WILDERNESS CLUB

OWNER\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: SUBDIVISION PLAT

DATE: NOVEMBER 12, 2012

Subdivision Plat of
THE WILDERNESS CLUB, PHASE 4

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana

LINE TABLE		
LINE	BEARING	LENGTH
L50	N21°16'59"E	15.59'
L51	S68°43'01"E	12.00'
L52	N21°37'33"E	12.33'
L53	N21°37'33"E	17.03'
L54	S29°03'44"E	12.00'
L55	S69°38'21"E	14.95'
L56	N20°21'39"E	17.00'
L57	S69°38'21"E	27.00'
L58	N69°38'21"W	27.00'
L59	N20°21'39"E	17.00'
L60	N69°38'21"W	14.95'
L61	S18°31'57"E	5.07'
L62	S07°30'16"W	21.62'
L63	S07°30'16"W	18.47'
L64	N87°26'14"W	20.02'
L65	N87°26'14"W	20.02'
L66	N11°58'41"E	14.92'
L67	N37°29'20"W	31.49'
L68	S20°35'34"E	23.00'
L69	N27°58'19"W	58.57'
L70	S17°42'38"W	46.96'
L71	S17°42'38"W	3.04'
L72	S35°53'55"E	31.25'
L73	N01°59'11"E	19.83'
L74	N73°22'56"W	28.93'
L75	S66°49'13"E	10.24'
L76	S51°55'23"E	19.00'
L77	S51°55'23"E	19.00'
L78	N38°04'37"E	23.00'
L79	S51°55'23"E	19.00'
L80	S51°55'23"E	19.00'
L81	N38°04'37"E	23.00'
L82	S38°04'37"W	23.00'
L83	S26°54'37"W	13.68'
L84	N11°53'47"W	23.00'
L85	N78°06'13"E	18.67'
L86	N78°06'13"E	18.67'
L87	N78°06'13"E	18.67'
L88	N11°53'47"W	23.00'
L89	N78°06'13"E	18.67'
L90	N78°06'13"E	18.67'
L91	N78°06'13"E	18.67'
L92	S11°53'47"E	23.00'
L93	S11°53'47"E	23.00'
L94	S20°35'34"E	26.31'
L95	S20°35'34"E	28.82'
L96	N69°24'26"E	18.60'
L97	N69°24'26"E	18.60'
L98	N69°24'26"E	18.60'
L99	N69°24'26"E	18.60'
L100	N69°24'26"E	18.60'
L101	S20°35'34"E	23.00'
L102	N69°24'26"E	18.60'
L103	N69°24'26"E	18.60'
L104	N69°24'26"E	18.60'
L105	N69°24'26"E	18.60'
L106	N69°24'26"E	18.60'
L107	S20°35'34"E	23.00'
L108	S20°35'34"E	23.00'
L109	S20°35'34"E	23.00'
L110	S20°35'34"E	23.00'
L111	N78°18'28"W	30.75'
L112	N11°41'32"E	12.00'
L113	N11°41'32"E	12.00'
L114	N78°18'28"W	31.49'
L115	S75°56'16"W	10.26'
L116	S75°56'16"W	9.74'
L117	N64°54'36"E	22.75'
L118	N77°56'03"E	18.57'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C50	0°49'02"	340.33'	4.85'	S05°31'57"E	4.85'
C51	4°49'57"	340.33'	28.70'	S02°42'28"E	28.70'
C52	59°44'32"	73.88'	89.93'	N35°09'45"W	84.48'
C53	20°04'57"	73.88'	25.90'	N80°04'30"W	25.76'
C54	8°58'19"	330.00'	51.67'	N05°25'08"W	51.62'
C55	3°35'46"	330.00'	20.71'	N11°42'11"W	20.71'
C56	2°30'28"	329.70'	14.43'	S07°06'59"E	14.43'
C57	4°55'46"	329.70'	28.37'	S03°23'57"E	28.36'
C58	12°34'05"	270.00'	59.23'	N07°13'02"W	59.11'
C59	38°25'34"	157.18'	105.42'	N57°17'07"E	103.45'
C60	7°42'01"	330.00'	44.35'	S25°12'57"W	44.32'
C61	14°11'07"	330.00'	81.70'	S36°09'31"W	81.49'
C62	9°33'34"	330.00'	55.06'	S48°01'52"W	55.00'
C63	84°28'39"	8.85'	13.05'	N10°34'20"E	11.90'
C64	81°46'52"	10.00'	14.27'	N72°33'26"W	13.09'
C65	19°32'18"	184.00'	62.75'	N76°19'17"E	62.44'
C66	64°48'27"	28.75'	32.52'	S53°41'12"W	30.81'
C67	19°11'08"	65.50'	21.93'	N35°04'25"E	21.83'
C68	18°16'37"	65.50'	18.61'	N52°48'17"E	18.55'
C69	34°34'00"	53.50'	32.28'	N78°13'40"E	31.79'
C70	14°51'00"	53.50'	13.87'	S77°03'50"E	13.83'
C71	89°04'41"	13.50'	20.99'	N65°49'19"E	18.94'
C72	11°45'05"	68.75'	14.10'	S27°06'28"W	14.08'
C73	31°45'31"	88.76'	49.20'	S13°43'00"E	48.57'
C74	7°47'25"	88.76'	12.07'	S06°03'28"W	12.06'
C75	7°45'28"	88.76'	12.02'	S13°49'54"W	12.01'
C76	17°37'35"	62.50'	19.17'	S26°31'26"W	19.09'
C77	53°52'10"	16.84'	15.83'	N08°24'08"E	15.26'
C78	4°52'10"	120.45'	10.24'	S16°05'51"E	10.23'
C79	24°36'00"	120.45'	51.72'	S01°21'46"E	51.32'
C80	78°51'17"	10.00'	13.76'	N28°29'25"W	12.70'
C81	185°47'19"	226.48'	74.73'	N77°22'13"W	74.39'
C82	11°41'27"	266.48'	54.37'	N80°13'37"W	54.28'
C83	6°50'08"	266.48'	31.79'	N71°03'50"W	31.77'
C84	85°22'10"	10.00'	14.90'	N69°40'09"E	13.56'
C85	27°38'58"	105.07'	49.79'	N13°24'36"E	49.32'
C86	14°00'53"	145.07'	35.48'	N07°35'42"E	35.40'
C87	18°26'49"	145.07'	46.71'	N23°49'33"E	46.51'
C88	51°13'24"	80.45'	71.93'	S07°26'16"W	69.56'
C89	73°35'23"	10.00'	12.84'	S54°58'08"E	11.98'
C90	14°36'43"	183.71'	47.36'	N84°27'28"E	47.23'
C91	79°22'53"	10.00'	13.85'	N63°09'27"E	12.77'
C92	9°59'10"	213.10'	37.14'	S28°27'35"W	37.09'
C93	16°29'18"	174.80'	50.30'	S41°41'50"W	50.13'
C94	12°12'56"	174.80'	37.27'	S56°02'57"W	37.20'
C95	18°26'50"	174.80'	56.28'	S71°22'50"W	56.04'
C96	3°16'56"	174.80'	10.01'	S82°14'43"W	10.01'
C97	3°16'42"	174.80'	10.00'	S85°31'31"W	10.00'
C98	10°41'48"	174.80'	32.63'	N87°29'14"W	32.59'
C99	5°28'30"	250.00'	23.74'	N79°25'05"W	23.73'
C100	10°38'44"	250.00'	46.45'	N71°22'28"W	46.38'
C101	18°17'19"	210.00'	67.03'	N72°59'40"W	66.75'
C102	5°04'21"	134.80'	11.93'	N84°40'30"W	11.93'
C103	42°26'45"	134.80'	99.83'	S71°32'57"W	97.67'
C104	16°51'24"	134.80'	39.66'	S41°52'52"W	39.52'
C105	21°27'28"	173.10'	64.83'	S22°43'26"W	64.45'
C106	12°59'02"	121.33'	27.49'	S05°30'10"W	27.44'
C107	20°34'38"	161.33'	57.94'	S16°53'38"E	57.63'
C108	18°22'08"	161.33'	51.72'	S02°34'45"W	51.50'
C109	90°25'09"	10.00'	15.78'	N33°26'46"W	14.19'
C110	12°46'39"	145.71'	32.50'	N85°02'40"W	32.43'
C111	70°51'22"	22.30'	27.58'	S53°08'19"W	25.85'
C112	9°25'14"	48.76'	80.90'	S30°59'59"E	73.27'
C113	8°35'05"	511.20'	76.59'	N09°42'23"W	76.52'
C114	6°29'16"	511.20'	57.88'	N17°14'33"W	57.85'
C115	9°06'46"	492.27'	78.30'	N09°30'21"W	78.21'
C116	9°09'44"	472.27'	75.52'	N09°28'52"W	75.44'
C117	13°01'27"	270.00'	61.37'	N71°25'19"E	61.24'
C118	14°41'28"	330.00'	84.62'	S70°35'18"W	84.38'
C119	22°53'02"	330.00'	131.80'	S19°41'19"E	130.93'



LEGEND

- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S" (UNLESS OTHERWISE NOTED)

*GARAGE EASEMENTS
E61 - APPURTENANT TO LOT 61 - 0.010 Ac.
E62 - APPURTENANT TO LOT 62 - 0.010 Ac.
E63 - APPURTENANT TO LOT 63 - 0.010 Ac.
E64 - APPURTENANT TO LOT 64 - 0.010 Ac.
E65 - APPURTENANT TO LOT 65 - 0.010 Ac.
E66 - APPURTENANT TO LOT 66 - 0.010 Ac.
E67 - APPURTENANT TO LOT 67 - 0.010 Ac.
E68 - APPURTENANT TO LOT 68 - 0.010 Ac.
E69 - APPURTENANT TO LOT 69 - 0.010 Ac.
E70 - APPURTENANT TO LOT 70 - 0.010 Ac.

NOTES:
**NO-BUILD ZONES" ARE AREAS GREATER THAN 30% SLOPE AS DETERMINED BY APEC ENGINEERING; MASS GRADING IS NOT PERMITTED.

EACH LOT SHALL HAVE ONLY ONE LIVING UNIT ON IT.

Marquardt & Marquardt Surveying
201 3rd Ave. West tel: (406) 755-6285
Kalispell, Mt 59901 fax: (406) 755-3055

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

Sanitary Restrictions Removed Doc# 244892 P.F.# 11401
Division Certificate Doc# 244893 P.F.# 11402

Road Approval Doc# 244894 P.F.# 11403
Amount to Divide Doc# 244895 P.F.# 11404

Sheet 2 of 3 Sheets PM # 7136 Doc# 244896

Date: April 16, 2012	Field Crew: BP CF
Project Name: Wilderness	Revision Date: Nov. 12, 2012
Filename: Final_P4_RevNov2012	Project Number: 11-163
	Drawn By: A

WILDERNESS CLUB

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

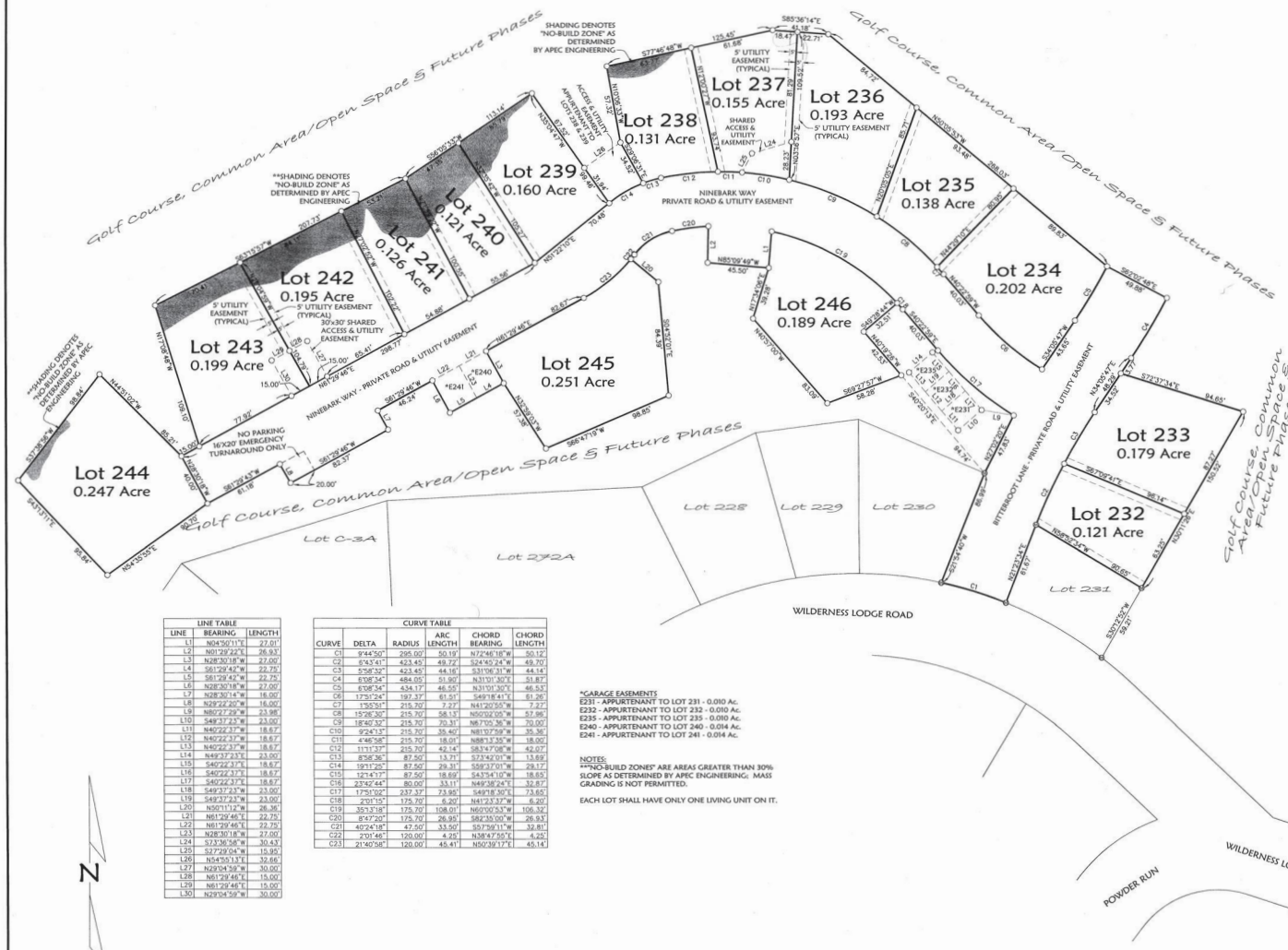
PURPOSE: SUBDIVISION PLAT

DATE: NOVEMBER 12, 2012

Subdivision Plat of

THE WILDERNESS CLUB, PHASE 4

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4
Section 33, T37N R27W, P.M., M. Lincoln County, Montana



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°50'11"E	27.01'
L2	N01°29'22"E	26.93'
L3	N28°30'18"W	27.00'
L4	S61°29'42"W	22.75'
L5	S61°29'42"W	22.75'
L6	N28°30'18"W	27.00'
L7	N28°30'14"W	16.00'
L8	N29°22'20"W	16.00'
L9	N80°27'29"W	23.98'
L10	S49°37'23"W	23.00'
L11	N40°22'37"W	18.67'
L12	N40°22'37"W	18.67'
L13	N40°22'37"W	18.67'
L14	N49°37'23"E	23.00'
L15	S40°22'37"E	18.67'
L16	S40°22'37"E	18.67'
L17	S40°22'37"E	18.67'
L18	S49°37'23"W	23.00'
L19	S49°37'23"W	23.00'
L20	N50°11'12"W	26.36'
L21	N61°29'46"E	22.75'
L22	N61°29'46"E	22.75'
L23	N28°30'18"W	27.00'
L24	S73°36'58"W	30.43'
L25	S27°29'04"W	15.95'
L26	N54°55'13"E	32.66'
L27	N29°04'58"W	30.00'
L28	N61°29'46"E	15.00'
L29	N61°29'46"E	15.00'
L30	N29°04'58"W	30.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°44'50"	295.00'	50.19'	N72°46'18"W	50.12'
C2	8°43'41"	423.45'	49.72'	S24°45'24"W	49.70'
C3	5°58'32"	423.45'	44.16'	S31°06'31"W	44.14'
C4	8°08'34"	484.05'	51.90'	N31°01'30"E	51.87'
C5	6°08'34"	434.17'	46.55'	N31°01'30"E	46.53'
C6	17°51'24"	197.37'	61.51'	S49°18'41"E	61.26'
C7	15°25'51"	215.70'	7.23'	N41°20'55"W	7.23'
C8	15°28'30"	215.70'	58.13'	N50°02'05"W	57.95'
C9	18°40'32"	215.70'	70.31'	N87°05'36"W	70.00'
C10	9°24'13"	215.70'	35.40'	N81°07'59"W	35.36'
C11	4°46'58"	215.70'	18.01'	N88°13'35"W	18.00'
C12	11°11'37"	215.70'	42.14'	S83°47'08"W	42.07'
C13	8°58'36"	87.50'	13.71'	S73°42'01"W	13.69'
C14	19°11'25"	87.50'	29.31'	S58°37'01"W	29.17'
C15	12°14'17"	87.50'	18.69'	S43°34'10"W	18.65'
C16	23°42'44"	80.00'	33.11'	N49°38'24"E	32.87'
C17	17°51'02"	237.37'	73.95'	S49°18'30"E	73.65'
C18	2°01'15"	175.70'	6.20'	N41°23'37"W	6.20'
C19	35°3'18"	175.70'	108.01'	N60°00'53"W	106.32'
C20	8°47'20"	175.70'	26.95'	S82°35'05"W	26.93'
C21	40°24'18"	47.50'	33.50'	S57°59'11"W	32.81'
C22	2°01'46"	120.00'	4.25'	N38°47'55"E	4.25'
C23	21°40'58"	120.00'	45.41'	N50°39'17"E	45.14'

*GARAGE EASEMENTS
E231 - APPURTENANT TO LOT 231 - 0.010 Ac.
E232 - APPURTENANT TO LOT 232 - 0.010 Ac.
E235 - APPURTENANT TO LOT 235 - 0.010 Ac.
E240 - APPURTENANT TO LOT 240 - 0.014 Ac.
E241 - APPURTENANT TO LOT 241 - 0.014 Ac.

NOTES:
**NO-BUILD ZONES" ARE AREAS GREATER THAN 30% SLOPE AS DETERMINED BY APEC ENGINEERING; MASS GRADING IS NOT PERMITTED.

EACH LOT SHALL HAVE ONLY ONE LIVING UNIT ON IT.

SCALE: 1" = 40'

LEGEND

● FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"

○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S" (UNLESS OTHERWISE NOTED)

Marquardt & Marquardt Surveying
201 3rd Ave. West tel: (406) 755-6285
Kalispell, MT 59901 fax: (406) 755-3055

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

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned, _____, 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 4, 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 the 1 day of MAY, 2013

Anthony J. Berget
Chairperson
Board of County Commissioners
Lincoln County, Montana

_____
County Clerk and Recorder
Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'08" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning.
Excepting therefrom:
Lots 6-25, 126-165, and 212-219, The Wilderness Club, Phase 1;
Lots 1-5, 44, 166-184, and 208-211, The Wilderness Club, Phase 2;
Lots 26, 27 and 226-231, The Wilderness Club, Phase 3;
Lots C-3A, C-4A & C-5A of the Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots C-1A, C-2A & 225A of the Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots 220A, 221A, 222A, 223A & 224A of the Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1;
Lot 272A of the Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 28 of the Corrected Subdivision Plat of the Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
containing 481.01 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to easements as shown hereon.

The above described tract of land is to be known and designated as THE WILDERNESS CLUB, PHASE 4.
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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

RICHARD G. BOHNE, On-Site Manager and Appointed Agent of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF MT)
: ss.
County of Lincoln)

This instrument was signed and acknowledged before me on April 16th, 2013, by RICHARD G. BOHNE, in his capacity as On-Site Manager and Appointed Agent of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name
Notary Public for the State of
Residing at
My Commission Expires

SEAL
MARY ELIZABETH CHAPPELOW
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, MT
My Commission Expires
November 19, 2016

PHYSICAL ACCESS
Access to all lots within this subdivision are provided by: Wilderness Club Drive, Bitterroot Lane, Ninebark Way, Rusty Iron Way, Battered Flag Lane & Cracked Wedge Court and the driving surface is approximately 20-24 feet wide. As certified by: APEC Engineering.

4/18/2013
DAWN MARQUARDT, Registration No. 7328 s

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

Examined: Dec 13, 2012
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

4/9/2013
Date

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

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 15th day of May, 2013.

Treasurer, Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 2nd day of May, 2013, A.D., at 9:50 o'clock A.m.

County Clerk and Recorder

By: Deputy

Instrument Record No. 244876

Sheet 3 of 3 Sheets PM # 7136

Field Crew: BP CF	
Date: April 16, 2012	Revision Date: Apr. 8, 2013
Project Name: Wilderness	Project Number: 11-163
Filename: Final_P4_RevNov2012	Drawn By: A

WILDERNESS CLUB

Sanitary Restrictions Removed Doc # 244892 PF # 11401
Plating Certificate Doc # 244893 PF # 11402

Road Approval Doc # 244894 PF # 11403
Consent to Plat Doc # 244895 PF # 11404

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

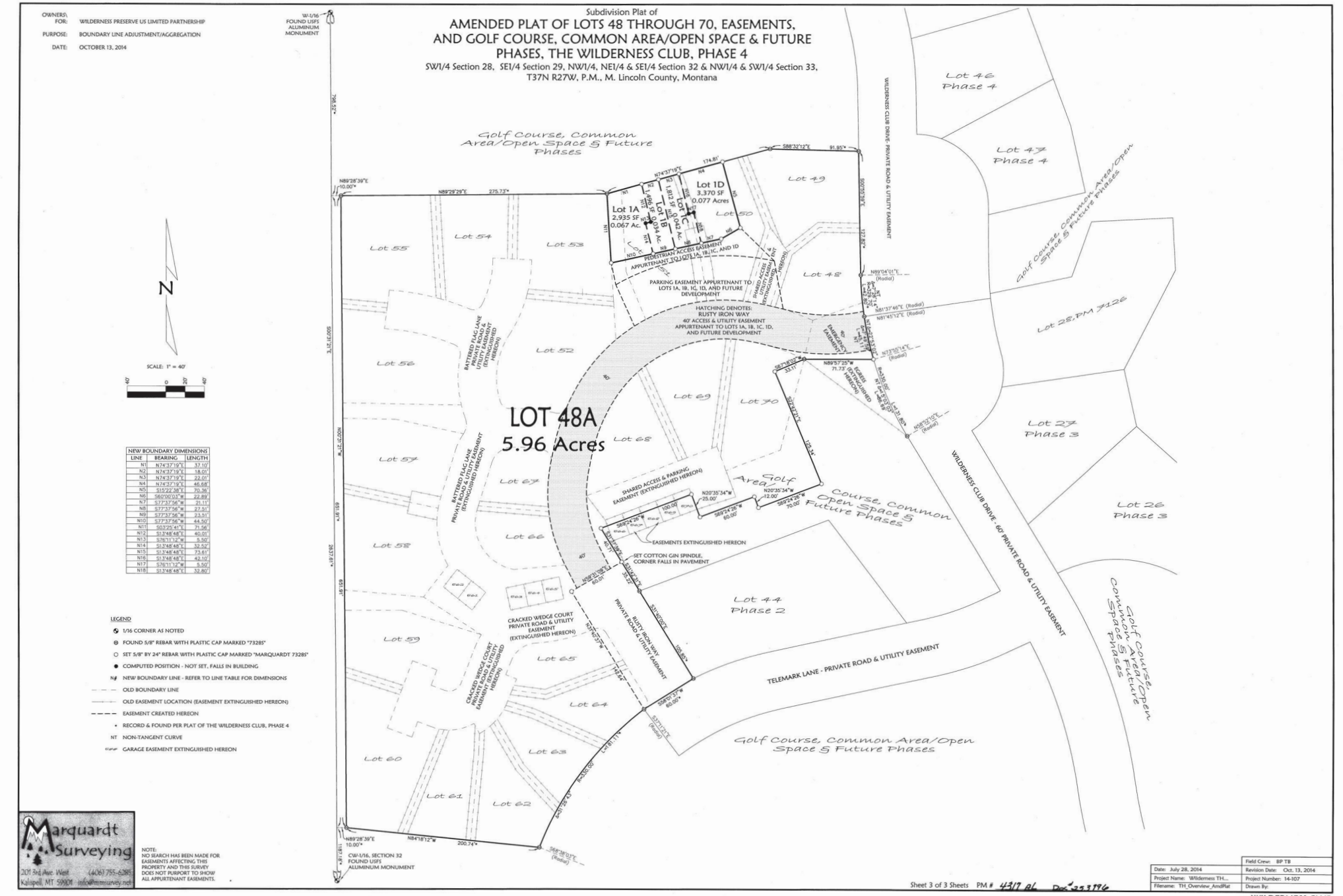
PURPOSE: BOUNDARY LINE ADJUSTMENT/AGGREGATION

DATE: OCTOBER 13, 2014

Subdivision Plat of

AMENDED PLAT OF LOTS 48 THROUGH 70, EASEMENTS, AND GOLF COURSE, COMMON AREA/OPEN SPACE & FUTURE PHASES, THE WILDERNESS CLUB, PHASE 4

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



NEW BOUNDARY DIMENSIONS		
LINE	BEARING	LENGTH
N1	N74°37'19"E	37.10'
N2	N74°37'19"E	18.01'
N3	N74°37'19"E	22.01'
N4	N74°37'19"E	46.68'
N5	S15°22'38"E	70.36'
N6	S60°00'03"W	22.89'
N7	S77°37'56"W	21.11'
N8	S77°37'56"W	27.51'
N9	S77°37'56"W	23.51'
N10	S77°37'56"W	44.50'
N11	S03°25'41"E	71.56'
N12	S13°48'48"E	40.01'
N13	S76°11'12"W	5.50'
N14	S13°48'48"E	32.52'
N15	S13°48'48"E	73.61'
N16	S13°48'48"E	42.10'
N17	S76°11'12"W	5.50'
N18	S13°48'48"E	32.80'

LEGEND

- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- COMPUTED POSITION - NOT SET, FALLS IN BUILDING
- N# NEW BOUNDARY LINE - REFER TO LINE TABLE FOR DIMENSIONS
- OLD BOUNDARY LINE
- OLD EASEMENT LOCATION (EASEMENT EXTINGUISHED HEREON)
- EASEMENT CREATED HEREON
- RECORD & FOUND PER PLAT OF THE WILDERNESS CLUB, PHASE 4
- NT NON-TANGENT CURVE
- GE GARAGE EASEMENT EXTINGUISHED HEREON

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

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

Date: July 28, 2014	Field Crew: BP TB
Project Name: Wilderness TH...	Revision Date: Oct. 13, 2014
Filename: TH_Overview_AmdPlat	Project Number: 14-107
	Drawn By:

OWNERS\ FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

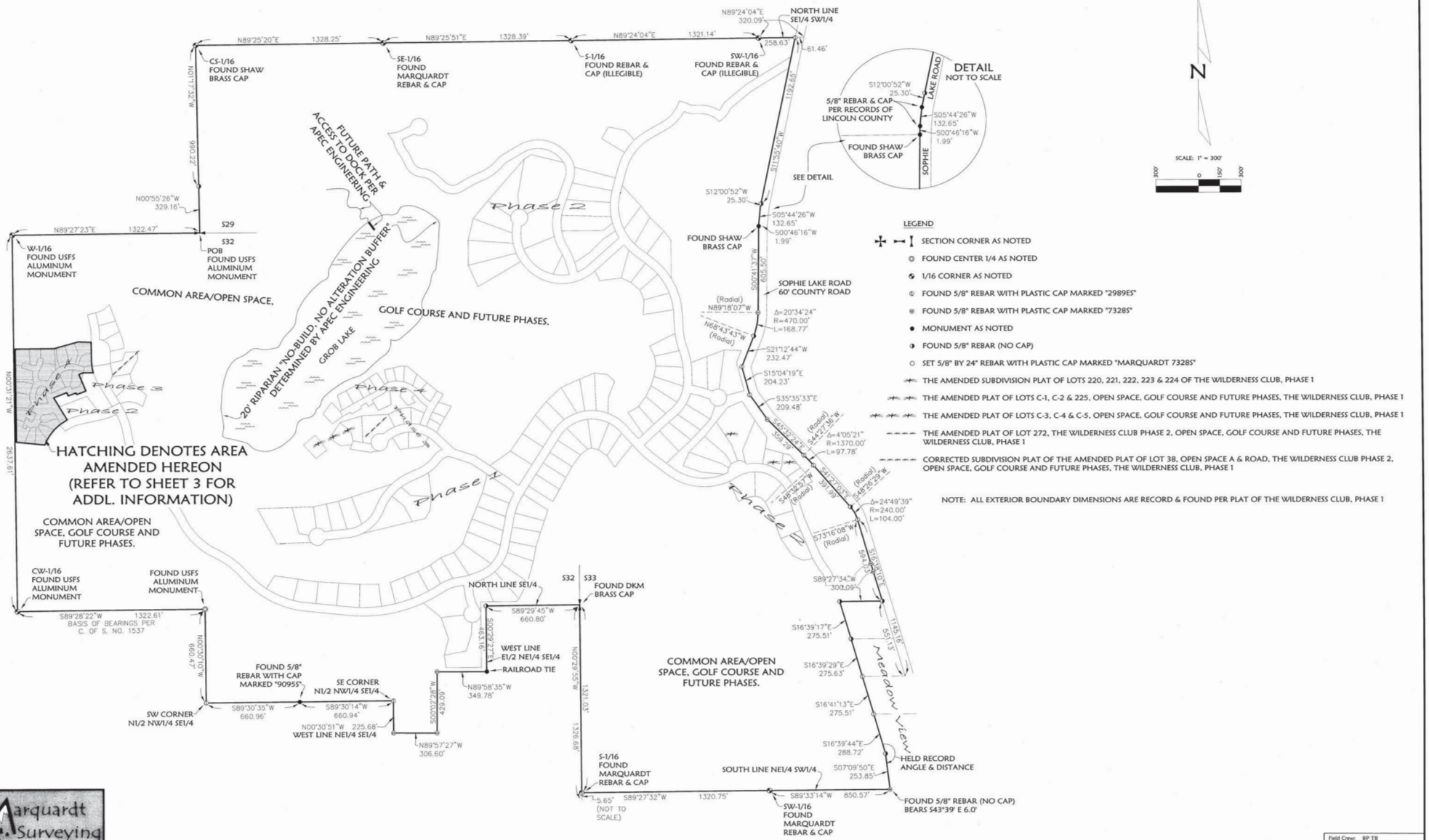
PURPOSE: BOUNDARY LINE ADJUSTMENT/AGGREGATION

DATE: OCTOBER 13, 2014

Subdivision Plat of

AMENDED PLAT OF LOTS 48 THROUGH 70, EASEMENTS, AND GOLF COURSE, COMMON AREA/OPEN SPACE & FUTURE PHASES, THE WILDERNESS CLUB, PHASE 4

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



Marquardt Surveying
201 3rd Ave. West (406) 755-6295
Kalispell, MT 59901 info@mtmsurvey.net

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

Field Crew: BP TB	
Date: July 28, 2014	Revision Date: Oct. 13, 2014
Project Name: Wilderness TH...	Project Number: 14-107
Filename: TH_Overview_AmdPlat	Drawn By:

WILDERNESS CLUB

OWNERS, FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: BOUNDARY LINE ADJUSTMENT/AGGREGATION

DATE: OCTOBER 13, 2014

Subdivision Plat of

AMENDED PLAT OF LOTS 48 THROUGH 70, EASEMENTS, AND GOLF COURSE, COMMON AREA/OPEN SPACE & FUTURE PHASES, THE WILDERNESS CLUB, PHASE 4

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning.
Excepting therefrom:
Lots 6-14, 16-25, 126-165, and 212-219, The Wilderness Club, Phase 1;
Lots 1-5, 44, 166-184, and 208-211, The Wilderness Club, Phase 2;
Lots 26, 27 and 226-231, The Wilderness Club, Phase 3;
Lots C-3A, C-4A & C-5A of the Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots C-1A, C-2A & 225A of the Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots 220A, 221A, 222A, 223A & 224A of the Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1;
Lot 272A of the Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 28 of the Corrected Subdivision Plat of the Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 15A, The Amended Plat of Lot 15, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 45-47 and 232-246, The Wilderness Club Phase 4;
containing 477.55 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to easements as shown hereon.

The above described tract of land is to be known and designated as AMENDED PLAT OF LOTS 48 THROUGH 70, EASEMENTS, AND GOLF COURSE, COMMON AREA/OPEN SPACE & FUTURE PHASES, THE WILDERNESS CLUB, PHASE 4.

We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.

We hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, if:
no new facilities will be constructed on the parcels (Lots 9A, 9B, 9C & 9D);
and the division of land will not cause approved facilities to violate any conditions of approval. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

I hereby certify that the purpose of this division of land (Lot 48A) is to aggregate 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 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 as a subdivision pursuant to Section 76-3-207(1)(f), MCA.
I hereby certify that this division creates a parcel of land that has no existing facilities for water supply, wastewater disposal, and solid waste disposal, and that no new facilities will be constructed on the parcel (48A). Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a).

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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

RICHARD G. BOHNE, On-Site Manager and Appointed Agent of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF Montana)
: ss.
County of Flathead)

This instrument was signed and acknowledged before me on Oct. 21, 2014.
by RICHARD G. BOHNE, in his capacity as On-Site Manager and Appointed Agent of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: Brian T. Foley
Notary Public for the State of Montana
Residing at Kalispell
My Commission Expires 08/20/2016

Examined: 10-20, 2014

Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

10-20-2014
Date

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

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 22 day of October, 2014

Nancy Trotter Higgins By Linda Carlberg
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 22nd day of October, 2014, A.D., at 10:05 o'clock A m.

Tammy K. Lauer
County Clerk and Recorder
By: Deputy

Instrument Record No. 253996

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmisurvey.net

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

	Field Crew: BP TB
Date: July 28, 2014	Revision Date: Oct. 13, 2014
Project Name: Wilderness TH...	Project Number: 14-107
Filename: TH_Overview_AmdPlat	Drawn By:

Sheet 1 of 3 Sheets CS# 4317 AL

Corr Aff DEQ Doc# 254569 355/521

WILDERNESS CLUB

OWNERS\ FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: BOUNDARY LINE ADJUSTMENT

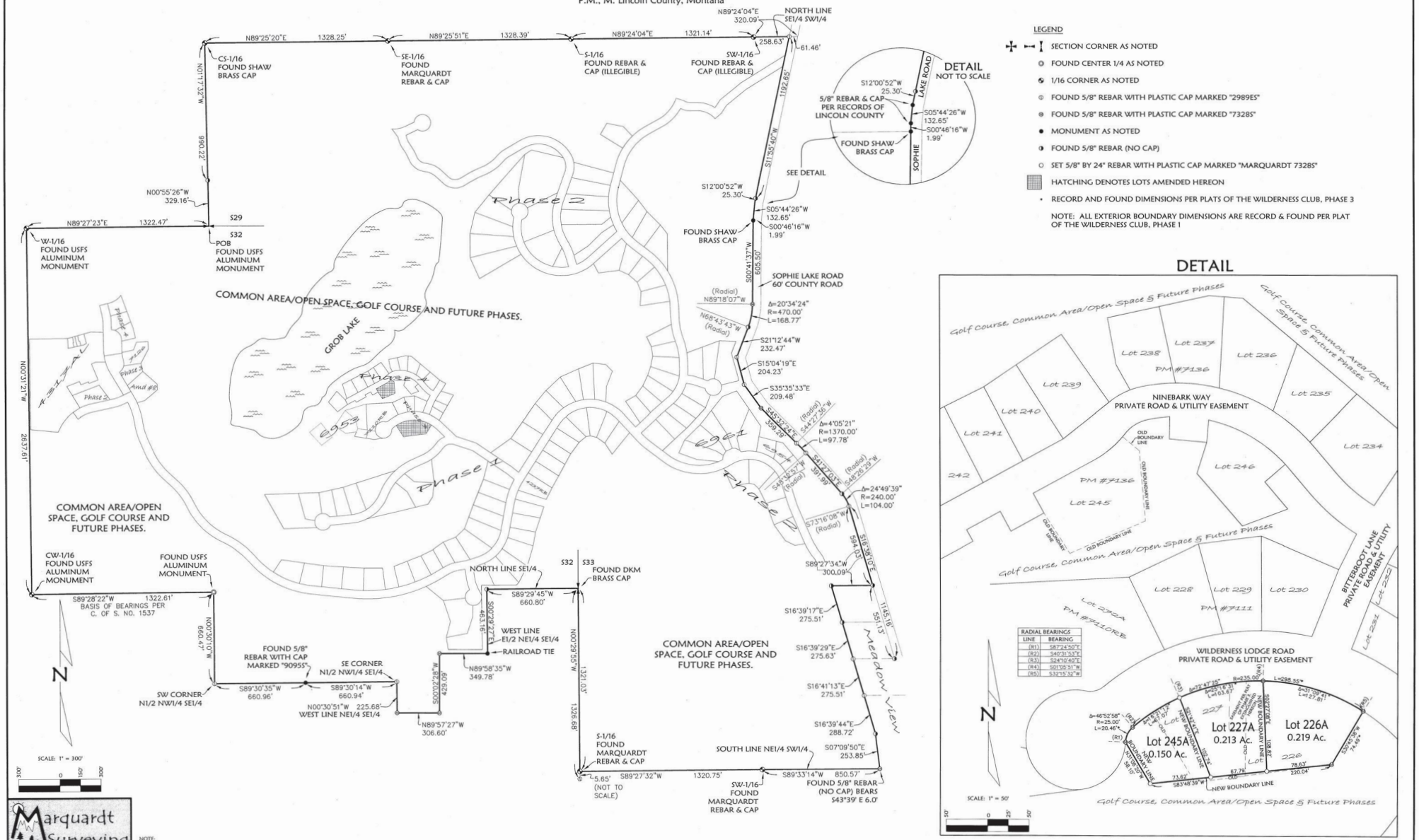
DATE: JULY 15, 2015

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 9

(Being an Amended Plat of Lots 226 & 227, The Wilderness Club, Phase 3, and Lot 245, The Wilderness Club, Phase 4, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club)

SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana



LEGEND

- SECTION CORNER AS NOTED
- FOUND CENTER 1/4 AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "7328S"
- MONUMENT AS NOTED
- FOUND 5/8" REBAR (NO CAP)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- HATCHING DENOTES LOTS AMENDED HEREON
- RECORD AND FOUND DIMENSIONS PER PLATS OF THE WILDERNESS CLUB, PHASE 3

NOTE: ALL EXTERIOR BOUNDARY DIMENSIONS ARE RECORD & FOUND PER PLAT OF THE WILDERNESS CLUB, PHASE 1

DETAIL

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

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

Sheet 2 of 2 Sheets PM #08 #389RB Doc #259635

Date: June 30, 2015	Field Crew:
Project Name: Wilderness Cabins	Revision Date:
Filename: Amd9	Project Number: 15-105
	Drawn By: A

WILDERNESS CLUB

OWNERS\
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: JULY 15, 2015

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 9

(Being an Amended Plat of Lots 226 & 227, The Wilderness Club, Phase 3, and Lot 245, The Wilderness Club, Phase 4, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club)
SW1/4 Section 28, SE1/4 Section 29, NW1/4, NE1/4 & SE1/4 Section 32 & NW1/4 & SW1/4 Section 33, T37N R27W, P.M., M. Lincoln County, Montana

CERTIFICATE OF DEDICATION
WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Those portions of the Southwest 1/4 of Section 28, the Southeast 1/4 of Section 29, Section 32 and the West 1/2 of Section 33, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the North 1/4 corner, Section 32;
Thence along the North, West and South line of the East 1/2 of the Northwest 1/4, Section 32, South 89°27'23" West 1322.47 feet, South 00°31'21" East 2637.61 feet and North 89°28'22" East 1322.61 feet to the Center 1/4 corner, Section 32;
Thence along the West and South lines of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32, South 00°30'10" East 660.47 feet, North 89°30'35" East 660.96 feet and North 89°30'14" East 660.94 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 32;
Thence along the West line of the Northeast 1/4 of the Southeast 1/4, Section 32, South 00°30'51" East 225.68 feet;
Thence South 89°57'27" East 306.60 feet;
Thence North 00°02'28" East 429.09 feet;
Thence South 89°58'35" East 349.78 feet to the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32;
Thence along the West and North lines of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 32, North 00°29'27" West 463.16 feet and North 89°29'45" East 660.80 feet to the West 1/4 corner, Section 33;
Thence along the West and South lines of the North 1/2 of the Southwest 1/4 of Section 33, South 00°29'55" East 1321.03 feet, North 89°27'32" East 1320.75 feet and North 89°33'14" East 850.57 feet;
Thence North 07°09'50" West 253.85;
Thence North 16°39'44" West 288.72 feet;
Thence North 16°14'13" West 275.51 feet;
Thence North 16°39'29" West 275.63 feet;
Thence North 16°39'17" West 275.51 feet;
Thence North 89°27'34" East 300.09 feet to the Westerly right of way boundary of Sophie Lake Road;
Thence along the Westerly right of way boundary of Sophie Lake Road the following courses:
North 16°38'10" West 594.03 feet to a point on a 240.00 foot radius curve concave Southwesterly, having a radial bearing of South 73°16'08" West;
Thence Northwesterly along the curve thru a central angle of 24°49'39" 104.00 feet;
Thence North 41°27'03" West 391.99 feet to the beginning of a 1370.00 foot radius curve to the left;
Thence Northwesterly along the curve thru a central angle of 04°05'21" 97.78 feet;
Thence North 45°32'24" West 359.29 feet;
Thence North 35°35'33" West 209.48 feet;
Thence North 15°04'19" West 204.23 feet;
Thence North 21°12'44" East 232.47 feet to a point on a 470.00 foot radius curve concave Westerly, having a radial bearing of North 68°43'43" West;
Thence Northerly along the curve thru a central angle of 20°34'24" 168.77 feet;
Thence North 00°41'37" East 605.50 feet;
Thence North 00°46'16" East 1.99 feet;
Thence North 05°44'26" East 132.65 feet;
Thence North 12°00'52" East 25.30 feet;
Thence North 11°55'40" East 1192.65 feet to the North line of the Southeast 1/4 of the Southwest 1/4, Section 28;
Thence, leaving the Westerly right of way boundary of the road, along the North line of the South 1/2 of the Southwest 1/4, Section 28, South 89°24'04" West 258.63 feet and South 89°24'04" West 1321.14 feet to the Northeast corner of the South 1/2 of the Southeast 1/4, Section 28;
Thence along the North and West lines of the South 1/2 of the Southeast 1/4 of Section 29, South 89°25'51" West 1328.39 feet, South 89°25'20" West 1328.25 feet, South 01°17'32" East 990.22 feet and South 00°55'26" East 329.16 feet to the Point of Beginning,
EXCEPTING THEREFROM:
Lots 6-14, 16-25, 126-165, and 212-219, The Wilderness Club, Phase 1;
Lots 1-5, 44, 166-184, and 208-211, The Wilderness Club, Phase 2;
Lots 27 and 228-231, The Wilderness Club, Phase 3;
Lots C-3A, C-4A & C-5A of the Amended Plat of Lots C-3, C-4 & C-5, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots C-1A, C-2A & 225A of the Amended Plat of Lots C-1, C-2 & 225, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lots 220A, 221A, 222A, 223A & 224A of the Amended Subdivision Plat of Lots 220, 221, 222, 223 & 224 of The Wilderness Club, Phase 1;
Lot 272A of the Amended Plat of Lot 272, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 28 of the Corrected Subdivision Plat of the Amended Plat of Lot 38, Open Space A & Road, The Wilderness Club, Phase 2, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 15A, The Amended Plat of Lot 15, Open Space, Golf Course and Future Phases, The Wilderness Club, Phase 1;
Lot 45-47 and 232-244, & 246, The Wilderness Club Phase 4;
Lots 1A, 1B, 1C, 1D, and 48A, Amended Plat of Lots 48 through 70, Easements, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club, Phase 4; and
Lot 26A, The Wilderness Club Amendment 8;
containing 471.93 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to easements as shown hereon.

The above described tract of land is to be known and designated as THE WILDERNESS CLUB AMENDMENT 9.

We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that fewer than five lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.

We hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, if:
no new facilities will be constructed on the parcels (Lots 226A, 227A, & 245A);
and the division of land will not cause approved facilities to violate any conditions of approval. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was signed and acknowledged before me on August 20, 2015,

by BRIAN EHLERT, in capacity as Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Cheryl A Motz
Printed Name: Cheryl A Motz
Notary Public for the State of Montana
Residing at Eureka
My Commission Expires April 15, 2019

CHERYL A MOTZ
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
April 15, 2019

SEAL

Examined: August 3, 2015
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR
DAWN MARQUARDT
Registration No. 7328LS
8-4-2015
Date

MONTANA
DAWN MARQUARDT
7328 LS
REGISTERED
PROFESSIONAL LAND SURVEYOR

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 28th day of September, 2015

Nancy Trotter Huguet 1st Deputy
Treasurer & County Clerk

LINCOLN COUNTY TREASURER
SEAL
STATE OF MONTANA

STATE OF MONTANA
County of Lincoln
Filed on the 29th day of September, 2015, A.D., at _____ o'clock ___m.
Robin A. Brown
County Clerk and Recorder
By: Deputy
Instrument Record No. 259635

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

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

Sheet 1 of 2 Sheets

Field Crew:	
Date: June 30, 2015	Revision Date: July 15, 2015
Project Name: Wilderness Cabins	Project Number: 15-105
Filename: Amd9	Drawn By: A

WILDERNESS CLUB

OWNERS, FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: SUBDIVISION

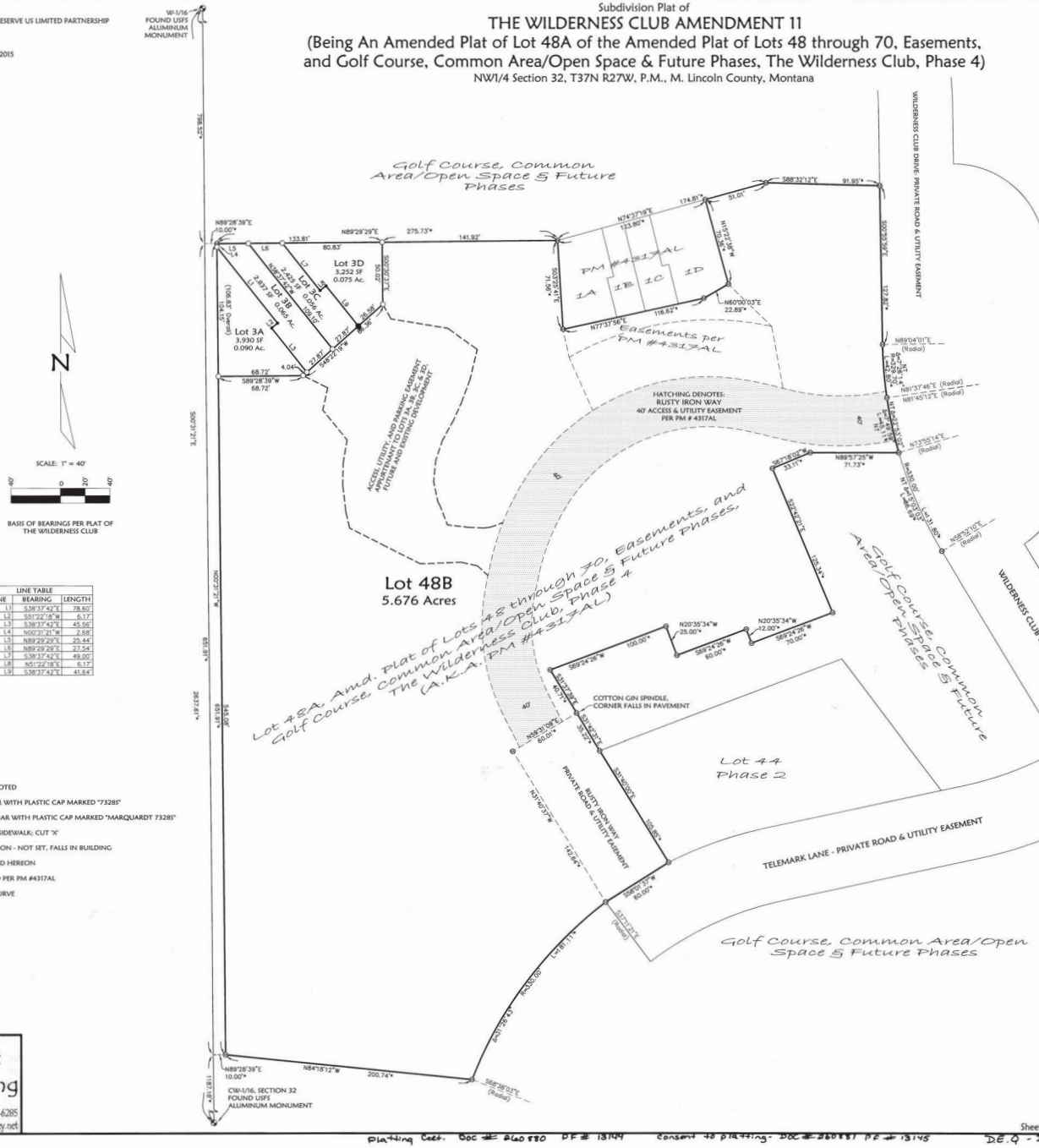
DATE: SEPTEMBER 29, 2015

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 11

(Being An Amended Plat of Lot 48A of the Amended Plat of Lots 48 through 70, Easements, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club, Phase 4)

NW1/4 Section 32, T37N R27W, P.M., M. Lincoln County, Montana



LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°37'42"E	78.60'
L2	S51°22'18"W	6.17'
L3	S38°37'42"E	45.56'
L4	N00°31'21"W	2.68'
L5	N89°29'29"E	25.44'
L6	N89°29'29"E	27.54'
L7	S38°37'42"E	49.00'
L8	N51°22'18"E	6.17'
L9	S38°37'42"E	41.64'

LEGEND

- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "73285"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 73285"
- CORNER FALLS IN SIDEWALK; CUT 'X'
- COMPUTED POSITION - NOT SET, FALLS IN BUILDING.
- EASEMENT CREATED HEREON
- RECORD & FOUND PER PM #4317AL
- NT NON-TANGENT CURVE

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Legal Description
Lot 48A of the Amended Plat of Lots 48 Through 70, Easements, and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club, Phase 4, recorded as Certificate of Survey No. 4317AL, lying in the Northwest ¼ of Section 32, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, containing 5.96 acres of land all 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 AMENDMENT 11.

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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PERSERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was signed and acknowledged before me on Nov 12, 2015, by BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: [illegible]
Notary Public for the State of Montana
Residing at Eureka
My Commission Expires 5/8/2016

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned, Mike Cole, Chairperson of the Board of County Commissioners of Lincoln County, Montana and Robin Benson, County Clerk and Recorder of said county do hereby certify that this accompanying plat of THE WILDERNESS CLUB AMENDMENT 11, 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 the 9 day of Dec, 2015

Mike Cole
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 the driving surface is approximately 24 feet wide. As certified by: APEC Engineering.

DAWN MARQUARDT, Registration No. 73285

Examined: November 12, 2015

Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 73285

11-10-2015
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 9 day of December, 2015.

Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 16th day of December, 2015 A.D., at 10:45 A.M.

Robin A. Benson
County Clerk and Recorder

Deputy

Instrument Record No. 260883

Sheet 1 of 1 Sheet PM # 7180

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

Field Crew: BP TB	
Date: Sept. 30, 2015	Revision Date: Oct. 12, 2015
Project Name: Wilderness Club Amd 11	Project Number: 15-197
Filename: TH_Lot 3-Amd_11	Drawn By: A

WILDERNESS CLUB

Platting Cert. Doc # 260880 DF # 13144 Consent to platting - Doc # 260881 DF # 13145 DEQ - Doc # 260882 DF # 13146

OWNERS/
FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

PURPOSE: SUBDIVISION

DATE: SEPTEMBER 28, 2018

Subdivision Plat of

THE WILDERNESS CLUB AMENDMENT 12

(Being an Amended Plat of: Lot 48B of The Wilderness Club Amendment 11
and Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club)
NW1/4, Section 32, T37N R27W, P.M., M. Lincoln County, Montana



RECORD SURVEY INFORMATION	
PM #7180	THE WILDERNESS CLUB AMENDMENT 11
PM #6896	THE WILDERNESS CLUB, PHASE 2
PM #4317AL	AMENDED PLAT OF LOTS 48 THROUGH 70, EASEMENTS, AND GOLF COURSE, COMMON AREA/OPEN SPACE & FUTURE PHASES, THE WILDERNESS CLUB, PHASE 4

ACREAGE TABLE	
LOTS	3.205 AC.
OPEN/COMMON AREAS	0.755 AC.
ACCESS/UTILITY & PARKING EASEMENTS	2.689 AC.
TOTAL	6.649 AC.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°30'33"	329.70'	37.46'	S04°11'16"E	37.44'
C2	24°30'17"	177.45'	74.35'	N89°59'05"E	73.80'
C3	11°48'56"	121.33'	25.02'	S06°05'13"W	24.98'
C4	21°27'29"	173.10'	64.83'	S22°43'26"W	64.45'
C5	27°35'56"	134.80'	65.72'	S47°25'08"W	65.07'
C7	31°24'13"	134.80'	73.88'	S77°05'13"W	72.96'
C8	5°04'21"	134.80'	11.93'	N84°40'30"W	11.93'
C9	5°24'48"	210.00'	19.84'	N79°25'56"W	19.83'
C10	3°04'20"	217.45'	11.66'	S78°23'30"E	11.66'
C11	64°24'30"	134.80'	151.54'	S65°39'25"W	143.68'
C12	0°55'42"	329.70'	5.34'	S07°54'23"E	5.34'
C13	6°01'23"	330.00'	34.69'	S11°15'28"E	34.67'
C14	16°51'39"	330.00'	97.11'	S22°42'00"E	96.76'
C15	20°52'04"	217.45'	79.20'	N88°38'18"E	78.76'

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP "MARQUARDT 7328S"
- FOUND COTTON GIN SPINDLE SET IN PAVEMENT
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP "MARQUARDT 7328S"
- RECORD & FOUND DIMENSIONS PER RECORDS OF LINCOLN COUNTY MONTANA
- (C#) REFER TO CURVE TABLE
- TIE LINE (FOR CALCULATIONS ONLY)
- OLD LOT LINE
- HATCHING DENOTES ACCESS, UTILITY, AND PARKING EASEMENT APPURTENANT TO 'THE WILDERNESS CLUB'
- HATCHING DENOTES GOLF COURSE COMMON AREA/OPEN SPACE APPURTENANT TO 'THE WILDERNESS CLUB'

NOTE:
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. 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.

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

Lot 48B of the The Wilderness Club Amendment 11 and a portion of the Golf Course, Common Area/Open Space & Future Phases, The Wilderness Club, lying in the Northwest ¼ of Section 32, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
BEGINNING at the Southwest Corner of Lot 48B of The Wilderness Club Amendment 11, records of Lincoln County, Montana;
Thence North 00°31'21" West 545.08 feet;
Thence North 89°28'39" East 68.72 feet;
Thence North 48°22'19" East 86.36 feet;
Thence North 00°30'37" West 50.02 feet;
Thence North 89°29'29" East 141.92 feet;
Thence South 03°25'41" East 71.56 feet;
Thence North 77°37'56" East 116.62 feet;
Thence North 60°00'03" East 22.89 feet;
Thence North 15°22'38" West 70.36 feet;
Thence North 74°37'19" East 51.01 feet;
Thence South 88°32'12" East 91.95 feet;
Thence South 00°55'59" East 127.82 feet to the beginning of a 329.70 foot radius curve, concave Northeasterly, having a radial bearing of North 89°04'01" East;
Thence Southeasterly along the curve through a central angle of 7°26'14" along an arc length of 42.80 feet to a point on a 330.00 foot radius curve, concave Northeasterly, having a radial bearing of North 81°45'12" East;
Thence Southeasterly along the curve through a central angle of 22°53'02" along an arc length of 131.80 feet;
Thence South 31°07'50" East 185.64 feet;
Thence South 64°54'36" West 22.75 feet to the beginning of a 270.00 foot radius curve to the right;
Thence Southwesterly along the curve through a central angle of 13°01'27" along an arc length of 61.37 feet;
Thence South 77°56'03" West 18.57 feet;
Thence North 37°17'19" West 132.58 feet;
Thence South 69°24'26" West 209.17 feet;
Thence South 31°40'00" East 105.85 feet;
Thence South 58°01'37" West 60.00 feet to a point on a 330.00 foot radius curve having a radial bearing of South 37°11'21" East;
Thence Southwesterly along the curve through a central angle of 31°26'43" along an arc length of 181.11 feet;
Thence North 84°18'12" West 200.74 feet to the Point of Beginning, containing 6.649 acres of land, all 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 AMENDMENT 12.

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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF MONTANA)
: ss.
County of FLATHEAD)

This instrument was signed and acknowledged before me on 11-26, 2018,
by BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: MARCEEN LIECHTI
Notary Public for the State of MONTANA
Residing at 35 SPINDLE RD, LAKESIDE, MT
My Commission Expires 8-23-21

MARCEEN LIECHTI NOTARY PUBLIC for the State of Montana Residing at Lakeside, MT My Commission Expires August 23, 2021

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 THE WILDERNESS CLUB AMENDMENT 12, 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 the 19th day of January, 2019.

Chairperson
Board of County Commissioners
Lincoln County, Montana

County Clerk and Recorder
Lincoln County, Montana

ACCESS CERTIFICATION

Access requirements per the Conditions of Approval, Findings of Fact, and Wilderness Club PUD have been met, or have been bonded for, according to information provided by BPEC Engineering Inc.

DAWN MARQUARDT, Registration No. 7328S

Examined: Nov 19th, 2018

Examining Land Surveyor
Ronald A. Pearson, 900BLS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

11-16-2018
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 1 day of January, 2019.

Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln ;

Filed on the 2nd day of January, 2019, A.D., at 1:35 o'clock P m.

Robin Pearson
County Clerk and Recorder
By: Clyde Erm
Deputy

Instrument Record No. 277896
PM # 12

Title Insurance #277894 DEQ #277895 Covenants, Easements & Agreements See Document #277894

Field Crew:	BP AE
Date: Sept. 28, 2018	Revision Date: Oct. 25, 2018
Project Name: Wilderness Club Amd	Project Number: 18-030
Filename: WCAmd12_Final	Drawn By: A

WILDERNESS CLUB

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

OWNERS/ FOR: WILDERNESS PRESERVE US LIMITED PARTNERSHIP

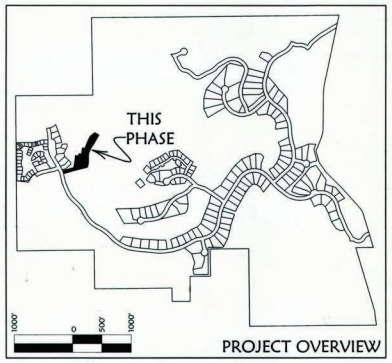
PURPOSE: SUBDIVISION

DATE: MARCH 14, 2019

Subdivision Plat of

THE WILDERNESS CLUB, PHASE 5

NW1/4 and NE1/4, Section 32, T37N R27W, P.M., M. Lincoln County, Montana



NOTES:

EACH LOT SHALL HAVE ONLY ONE LIVING UNIT ON IT

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. 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.

ACREAGE TABLE

LOTS	1.412 AC.
OPEN/COMMON AREA	1.306 AC.
TOTAL	2.718 AC.

LEGEND

- ● FOUND 5/8" REBAR WITH PLASTIC CAP "MARQUARDT 73285"
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP "MARQUARDT 73285"
- • RECORD & FOUND DIMENSIONS PER RECORDS OF LINCOLN COUNTY, MONTANA
- TIE LINE (FOR LOCATION REFERENCE ONLY)
- HATCHING DENOTES GOLF COURSE COMMON AREA/OPEN SPACE. ACCESS AND UTILITY EASEMENT APPURTENANT TO 'THE WILDERNESS CLUB'

RECORD SURVEY INFORMATION

PM #7212	THE WILDERNESS CLUB AMENDMENT 12
PM #7175	THE WILDERNESS CLUB AMENDMENT 10

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

CERTIFICATE OF DEDICATION

WILDERNESS PRESERVE US LIMITED PARTNERSHIP, WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat and Certificate of Survey hereunto included, the following described tract of land, to-wit:

That portion of the Northwest ¼ and the Northeast 1/4 of Section 32, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows: BEGINNING at a point on the Easterly right of way of Wilderness Club Drive, a sixty foot private road and utility easement, said point bears South 56°32'39" East 125.62 feet from the Southeast corner of the Open/Common Area 1 as shown on the plat of The Wilderness Club Amendment 12 (PM #7212), records of Lincoln County, Montana;
Thence North 73°32'14" East 197.21 feet;
Thence North 09°33'43" East 126.82 feet;
Thence North 07°25'42" East 81.00 feet;
Thence South 82°34'18" East 53.02 feet;
Thence North 07°25'42" East 35.80 feet;
Thence South 82°34'18" East 44.95 feet;
Thence North 07°25'42" East 106.52 feet;
Thence South 82°34'18" East 46.37 feet;
Thence North 21°23'47" East 121.48 feet;
Thence North 26°55'18" East 106.86 feet;
Thence North 50°57'49" East 96.47 feet;
Thence South 59°29'28" East 90.97 feet;
Thence South 30°30'32" West 181.38 feet;
Thence South 35°07'33" West 91.72 feet;
Thence South 20°39'39" West 85.30 feet;
Thence South 07°01'16" West 43.17 feet;
Thence South 00°08'06" East 99.72 feet;
Thence South 07°42'07" West 56.74 feet;
Thence South 17°47'50" West 46.43 feet;
Thence South 76°07'30" West 230.41 feet;
Thence South 73°32'14" West 190.80 feet to a point on a 530.00 foot radius curve, concave Southwesterly, having a radial bearing of South 74°03'41" West;
Thence Northwesterly along the curve through a central angle of 6°29'50" along an arc length of 60.10 feet to the Point of Beginning, containing 2.718 acres of land, all 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 5.

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 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.

WILDERNESS PRESERVE US LIMITED PARTNERSHIP

WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

WILDERNESS PRESERVE GP LIMITED, General Partner of WILDERNESS PRESERVE CANADIAN FOUNDERS LIMITED PARTNERSHIP

BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP

STATE OF MT)
County of Lincoln) : ss.

This instrument was signed and acknowledged before me on July 25, 2019.
by BRIAN EHLERT, Managing Partner of WILDERNESS PRESERVE US LIMITED PARTNERSHIP.

Printed Name: Tammy Lawler
Notary Public for the State of MT
Residing at Eureka
My Commission Expires 8/6/2022

TAMMY LAWLER NOTARY PUBLIC for the State of Montana Residing at Eureka, Montana My Commission Expires July 07, 2022 SEAL

CERTIFICATE OF COUNTY COMMISSIONERS

We, The undersigned Jean Bennett, 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 5, 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 the 7 day of Aug, 2019

Jean Bennett
Chairperson
Board of County Commissioners
Lincoln County, Montana

Robin A. Benson
County Clerk and Recorder
Lincoln County, Montana

ACCESS CERTIFICATION

Access requirements per the Conditions of Approval, Findings of Fact, and Wilderness Club PUD have been met or have been bonded for according to information provided by APEC Engineering, Inc.

DAWN MARQUARDT Registration No. 7328S — Date 7-25-2019

MONTANA DAWN MARQUARDT No. 7328 LS PROFESSIONAL LAND SURVEYOR LICENSED

CERTIFICATE OF SURVEYOR

I, Dawn Marquardt, a Professional Land Surveyor, do hereby certify that the monuments indicated hereon to be set will be set after installation of improvements, no later than 11-20-2019

DAWN MARQUARDT Registration No. 7328S — Date 7-25-2019

MONTANA DAWN MARQUARDT No. 7328 LS PROFESSIONAL LAND SURVEYOR LICENSED

Examined: May 14th, 2019
Examining Land Surveyor
Ronald A. Pearson, 9008LS

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 21 day of July, 2019.
Jesse Kress Con Sedevic Carlberg
Treasurer, Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 1st day of August, 2019 A.D., at 2:05 o'clock P m.
Robin Benson
County Clerk and Recorder
By: Claude E Rm
Deputy

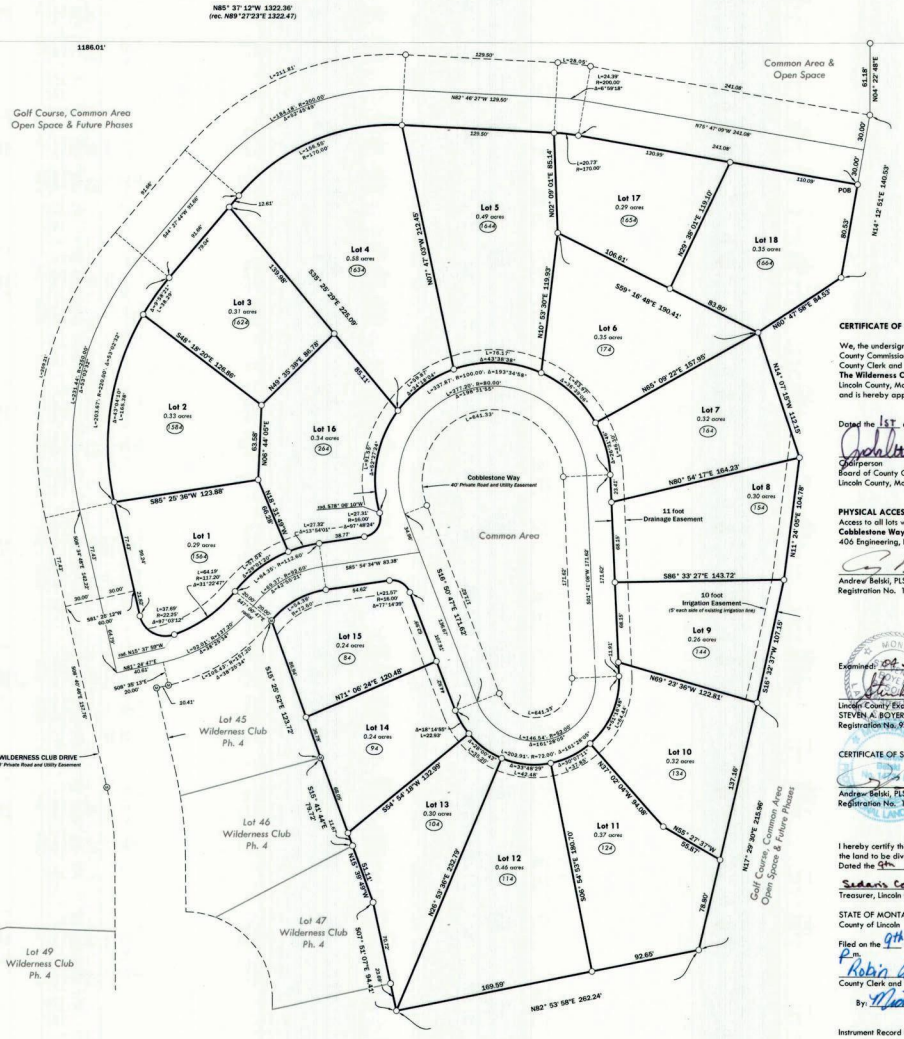
Instrument Record No. 280911
PM # 7216

Date: March 8, 2019	Field Crew:
Project Name: Wilderness Club P5	Revision Date:
Filename: WC_P5_Final	Project Number: 19-015
	Drawn By: A

WILDERNESS CLUB

Title Insurance #280949 DED #280910 Agreement 280912 Covenants 281394 & 249132

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~~ Richard Bonne for WILDERNESS PRESERVE US LP.

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 7328r"
- aliquot corner (as noted)
- quarter corner (as noted)
- (xxx) property address

SCALE 0 30 60

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"

DELAYED STAKING CERTIFICATION

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

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, Josh Letcher, Chairperson of the Board of County Commissioners of Lincoln County, Montana and _____, County Clerk and Recorder of said county do hereby certify that this accompanying plat of **The Wilderness Club Phase 6** has been submitted to the Board of County Commissioners of Lincoln County, Montana for examination and has been found by them to conform to law and is hereby approved.

Dated the 1ST day of January, 2023

Josh Letcher
Chairperson
Board of County Commissioners
Lincoln County, Montana

County Clerk and Recorder
Lincoln County, Montana

PHYSICAL ACCESS

Access to all lots within this subdivision are provided by: **Wilderness Club Drive and Cobblestone Way** and the driving surface is approximately 24 feet wide. As certified by: 406 Engineering, Inc.

Andrew Belski, PLS
Registration No. 14731PLS

Examined this 9th day of Jan., 2023

Steven A. Boyer
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 Carlborn, 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

Flathead Geomatics

236 Wisconsin Ave.
Whitefish, MT 59937
tel:406.862.4937
fax:406-862-4963

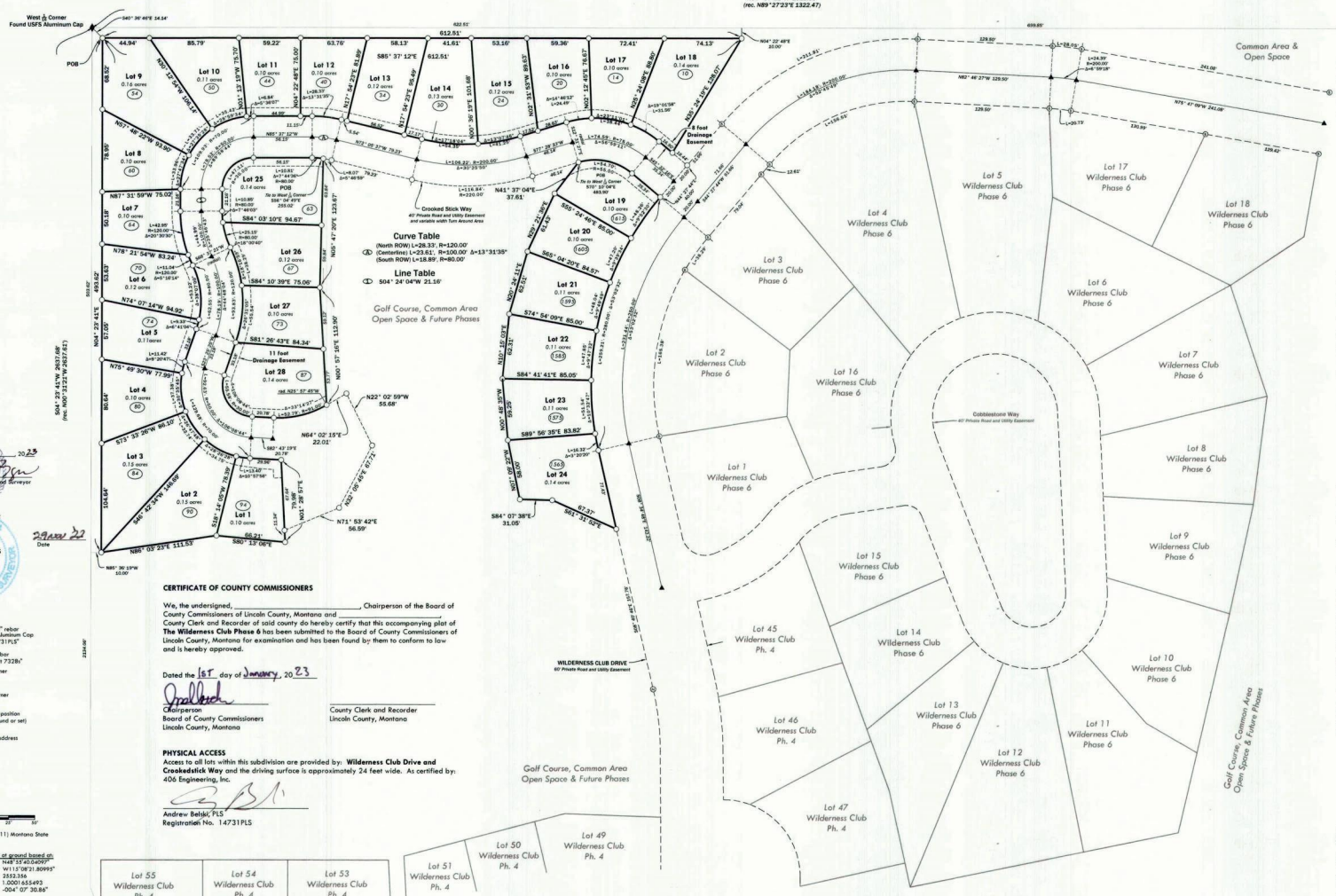
311 SW Jefferson Avenue
Corvallis, OR 97333
tel:541.758.3930
fax:541.752.8324

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

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



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

Commencing at the West 1/16 Corner common to Sections 29 and 32;
Thence S40°36'46"E 14.14 feet to the **Point of Beginning;**
Thence S85°37'12"E 612.51 feet;
Thence S35°24'19"W 1.28.07 feet to the ROW limit of Crooked Stick Way;
Thence along said ROW Limit the following courses:
N43°32'16"W 16.90 feet to the beginning of a curve to the left with a radius of 95 feet and a central angle of 56°59'11";
along the arc of the curve a length of 94.49 feet;
S77°28'33"W 46.14 feet to the beginning of a curve to the right with a radius of 180 feet and a central angle of 30°25'50";
along the arc of the curve a length of 95.60 feet;
N72°05'37"W 79.23 feet to the beginning of a curve to the left with a radius of 120.00 feet and a central angle of 13°31'35";
along the arc of the curve a length of 28.33 feet;
N85°37'12"W 56.15 feet to the beginning of a curve to the left with a radius of 70.00 feet and a central angle of 89°58'44";
along the arc of the curve a length of 109.93 feet;
S04°24'04"W 21.16 feet to the beginning of a curve to the left with a radius of 120.00 feet and a central angle of 25°46'43";
Along the arc of the curve 53.99 feet to the beginning of a reverse curve to the right with a radius of 80.00 feet, a central angle of 44°48'04" and a radial bearing of S68°37'21"W;
Along the arc of the curve a length of 62.55 feet;
S23°25'25"W 33.18 feet to the beginning of a curve to the left with a radius of 70.00 feet and a central angle of 106°08'44";
Along the arc of the curve a length of 129.68 feet;
S82°43'19"E 29.86 feet;
Thence S01°28'57"W 79.98 feet;
Thence N80°13'06"W 66.21 feet;
Thence S86°03'23"W 111.53 feet;
Thence N04°23'41"E 493.62 feet to the Point of Beginning.
Containing 2.11 acres

Also,

Commencing at the West 1/16 Corner;
Thence S56°04'49"E 255.02 feet to a point on the ROW limit of Crooked Stick Way and the **Point of Beginning;**
Thence S05°47'20"W 123.67 feet;
Thence S00°57'16"W 112.90 feet to the ROW limit of Crooked Stick Way, a 40 foot private road and utility easement, said point being on a non-tangent curve to the right concave northerly with a radius of 91.00 feet, a central angle of 23°14'27" and a radial bearing of N25°57'45"
Thence along said ROW limit the following courses:
along the arc of the curve a length of 52.79 feet;
N82°43'19"W 20.78 feet to the beginning of a curve to the right with a radius of 30.00 feet, a central angle of 106°08'44";
along the curve a length of 55.58 feet;
N23°25'25"E 33.18 feet to the beginning of a curve to the left with radius of 120.00 feet and a central angle of 44°48'04";
along the arc of the curve a length of 93.83 feet to the beginning of a reverse curve to the right with a radius of 80.00 feet, a central angle of 25°46'43";
along the arc of the curve a length of 36.00 feet;
N04°24'04"E 21.16 feet to the beginning of a curve to the right with a radius of 30.00 feet, a central angle of 89°58'44"E;
along the curve a length of 47.11 feet;
S85°37'12"E 56.15 feet to the beginning of a curve to the right with a radius of 80.00 feet and a central angle of 7°44'36";
along the arc of the curve a length of 10.81 feet to the **Point of Beginning.**
Containing 0.50 acres

Also,

Commencing at the West 1/16 Corner;
Thence S70°10'04"E 483.90 feet to a point on the ROW limit of Crooked Stick Way and the **Point of Beginning**, said point being on a non-tangent curve concave southerly with a radius of 55.00 feet and a central angle of 56°59'11";
Thence along said ROW Limit the following courses:
along the curve a length of 54.70 feet;
S45°32'16"E 35.34 feet to a point on the Westerly ROW Limit of Wilderness Club Drive, said point being on a non-tangent curve concave southeasterly with a radius of 280.00 feet and a central angle of 53°02'32"
Thence along said Westerly ROW Limit the following courses:
along the arc of the curve a length of 259.21 feet;
S08°34'48"E 77.43 feet;
Thence N61°31'52"W 67.37 feet;
Thence N84°07'38"W 31.05 feet;
Thence N07°09'22"W 58.00 feet;
Thence N00°48'35"W 59.25 feet;
Thence N10°15'03"E 62.31 feet;
Thence N20°24'11"E 62.51 feet;
Thence N29°21'36"E 61.43 feet;
Thence N41°37'04"E 37.61 feet to the **Point of Beginning.**
Containing 0.66 acres

All together containing 3.27 acres of land as shown hereon.
Subject to and together with Easements as shown hereon.
Subject to and together with Easements of Record.

The above described tract of land is to be known and designated as **The Wilderness Club Phase 7.**

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

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated the 9th day of January, 2023
Sedaris Carlson by K Randall
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln
Filed on the 9th day of January, 2023 A.D., at 4:14 o'clock P.M.
Robin A. Benson
County Clerk and Recorder
By Michelle Byrd
Deputy
Instrument Record No. 304221

Expiration 04 2023
Lincoln County Examining Land Surveyor
28-10-14, 82718, PLS
Registration No. 9750LS

CERTIFICATE OF SURVEYOR
29 NOV 22
Andrew Belski, PLS
Registration No. 14731 PLS
Date

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 **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 Crookedstick Way** and the driving surface is approximately 24 feet wide. As certified by:
406 Engineering, Inc.

Andrew Belski, PLS
Registration No. 14731PLS

Legend
- Set ½" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- found ½" rebar "Marrowstill 7328r"
- aliquot corner (as noted)
- quarter corner (as noted)
- calculated position (nothing found or set)
- (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: 2553.336
Combined Scale Factor: 1.0001655493
Convergence: -004° 07' 30.86"

Center West ¼ Corner
Found USFS Aluminum Cap

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)

Brian Elliott for Richard Borne for WILDERNESS PRESERVE US LP
11/30/2022
Date

STATE OF MT
County of Flathead ss.
This instrument was acknowledged before me on 11-30, 2022 by Brian Elliott for Richard Borne for WILDERNESS PRESERVE US LP.
Christine Griffin
Notary Public

CHRISTINE GRIFFIN
NOTARY PUBLIC for the State of Montana
Residing at Columbia Falls, MT
My Commission Expires December 22, 2026

Flathead Geomatics
296 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.541.738.8334

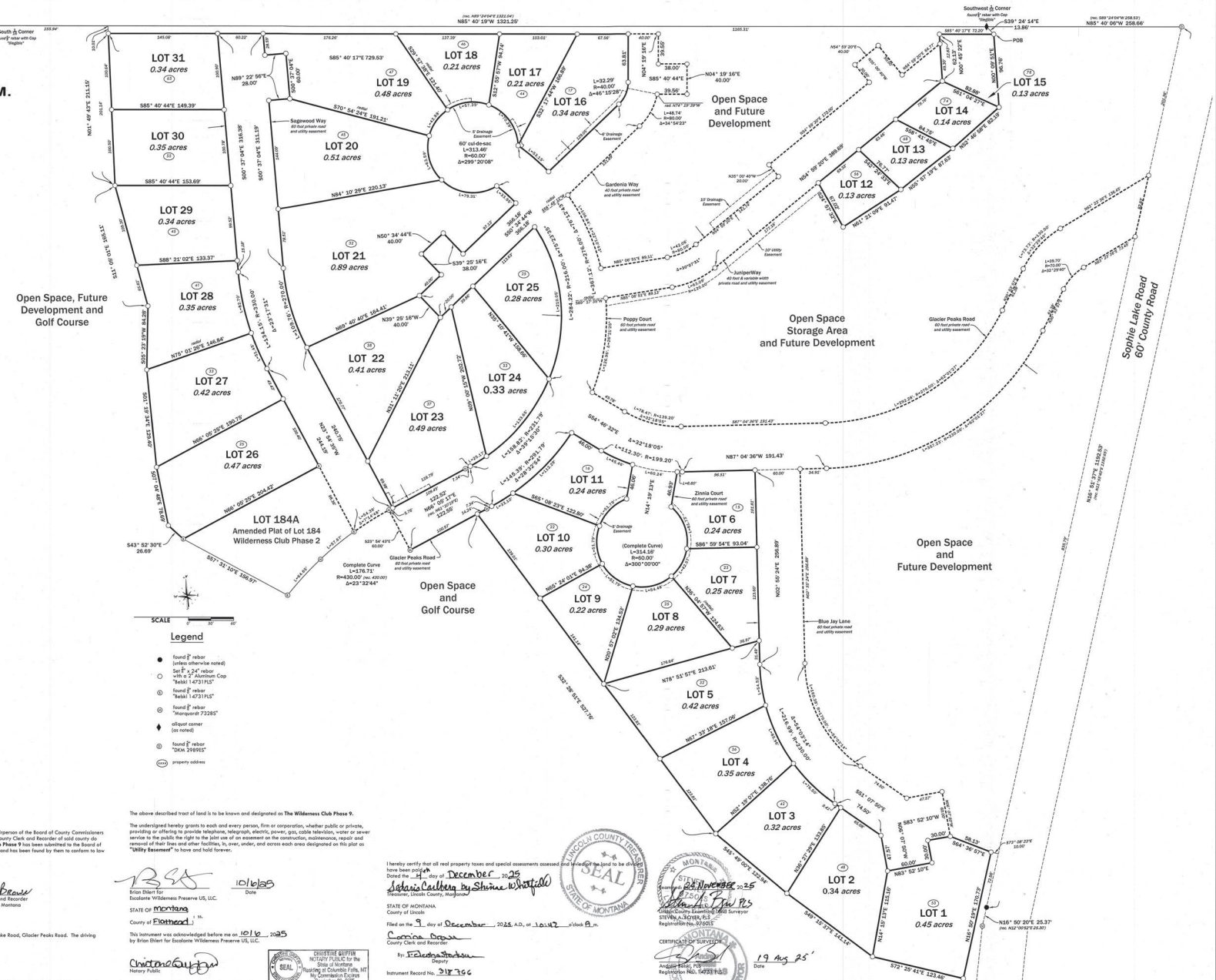
NOTE: No search has been made for easements effecting this property and this survey does not purport to show all appurtenant easements.

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

PLAT NO. 7252

21-058 Wilderness Club Phase 7

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:

COMMENCING at the Southwest 1/16 Corner;
Thence S39°24'14"E 13.86 feet to the **POINT OF BEGINNING;**
Thence S00°09'31"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°00'31";
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 N75°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 39.56 feet;
Thence S85°40'44"E 38.00 feet;
Thence S04°19'16"W 40.00 feet;
Thence N85°40'44"W 39.56 feet; to the beginning of a non-tangent curve to the right concave westerly with a radius of 80.00 feet, a central angle of 34°54'23" and a radial bearing of N74°19'39"W;
Thence along the arc of the curve a length of 48.74 feet;
Thence S50°34'44"W 131.89 feet to the beginning of a non-tangent curve to the right concave westerly with a radius of 276.00 feet, a central angle of 22°10'43" and a radial bearing of S58°48'12"W;
Thence along the arc of the curve a length of 106.84 feet;
Thence N85°06'51"E 89.11 feet to the beginning of a curve to the left with a radius of 80.00 feet and a central angle of 30°00'01";
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 on:	
Latitude:	N48°55'40.04097"
Longitude:	W115°08'21.80999"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.0001655493
Convergence:	-004° 07' 30.86"

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

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

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, _____ 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 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, 20 25

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: 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 4 day of December, 2025
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.
County Clerk and Recorder

By: _____ Deputy

Instrument Record No. 318766

Examined 24 NOVEMBER, 2025
Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 9720LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS

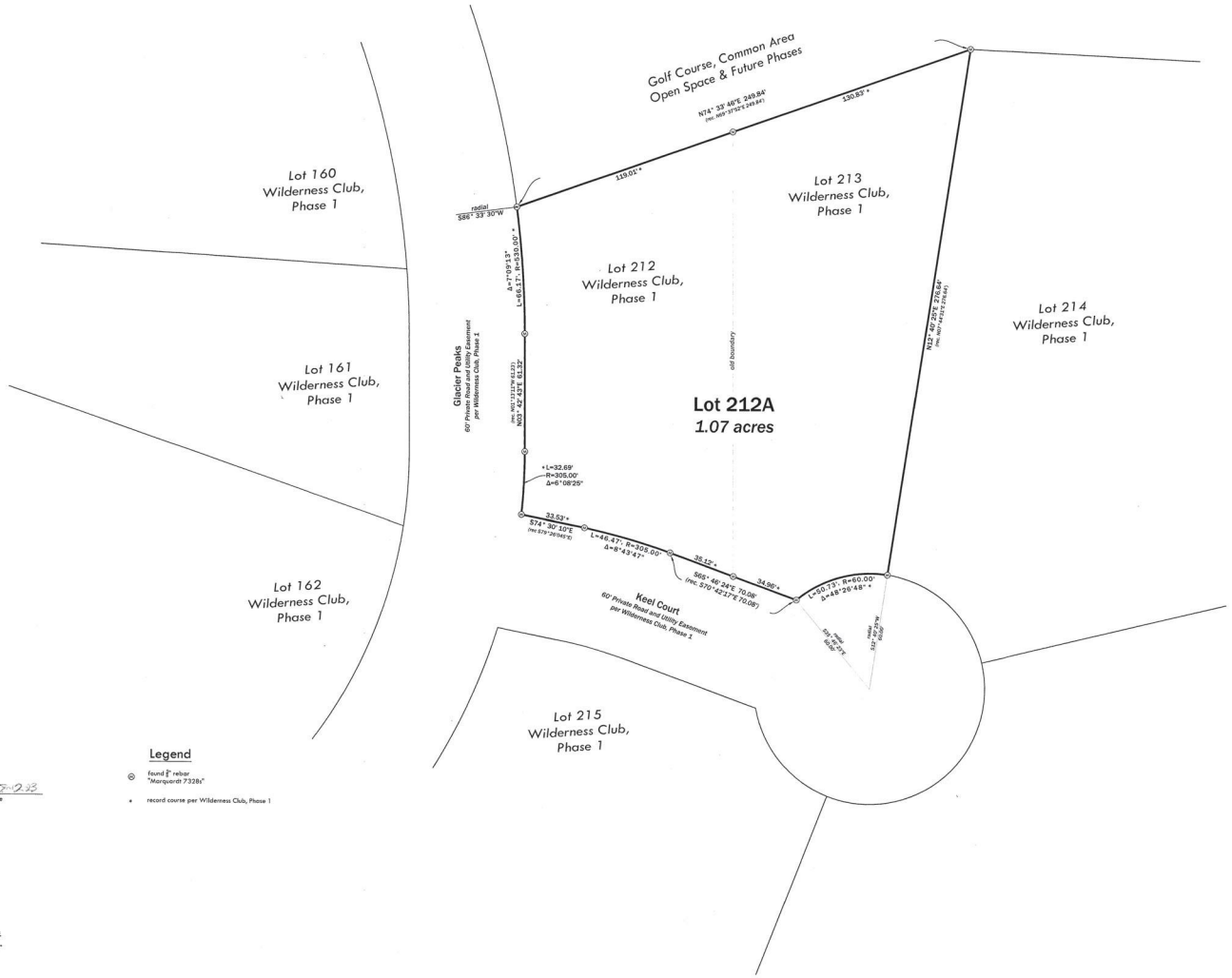
19 Aug 25
Date

PM 7289
21-058 Wilderness Club PH9

Guarantee 318764 DEQ 318765

Amended Plat of:
Lots 212 and 213 of The Wilderness Club, Phase 1
NW ¼ Section 33, T37N R27W, P.M., M.
Lincoln County, Montana

For: Robert Charles Wilson
Owner: Robert Charles Wilson
Date: 12 April, 2022
Purpose: Aggregation



PERIMETER DESCRIPTION

That portion of the Northwest ¼ of Section 33, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Lots 212 and 213 of The Wilderness Club, Phase 1
Containing 1.07 acres of land as shown hereon.

I hereby certify that this division (**Lot 212a**) is for the purpose of aggregating lots. A restriction or requirement on the original platted lot or original un-platted parcel continues to apply to those areas. Therefore, pursuant to 76-3-207 (1) (f) this division is exempt from review as a subdivision.

I 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.

Robert Charles Wilson — 08/15/2023 Date

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was acknowledged before me on Aug 15, 2023 by Robert Charles Wilson.

Notary Public

CARLA J SIEGRIST
NOTARY PUBLIC for the
State of Montana
Residing at Libby, Montana
My Commission Expires
[illegible]

Examined this 21st day of Nov, 2023
Lincoln County Examining Land Surveyor
STEVEN L. BOYER, PLS
Registration No. 17503

CERTIFICATE OF SURVEYOR

Andrew Baisl, PLS
Registration No. 14731 PLS

8-2-23
Date

Legend

- ⊙ found ½" rebar "Marquardt 7328s"
- + record course per Wilderness Club, Phase 1

SCALE 0 15' 30'

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"

Flathead Geomatics

236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4927
fax.406.862.4983

311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.758.2920
fax.541.758.8124

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

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 26th day of February, 2026.
Sedanis Carlberg by K. Randall
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the 26 day of February, 2026 A.D., at 9:32 o'clock A m.
Corrina Downs
County Clerk and Recorder
By: Felisha Shotgun
Deputy

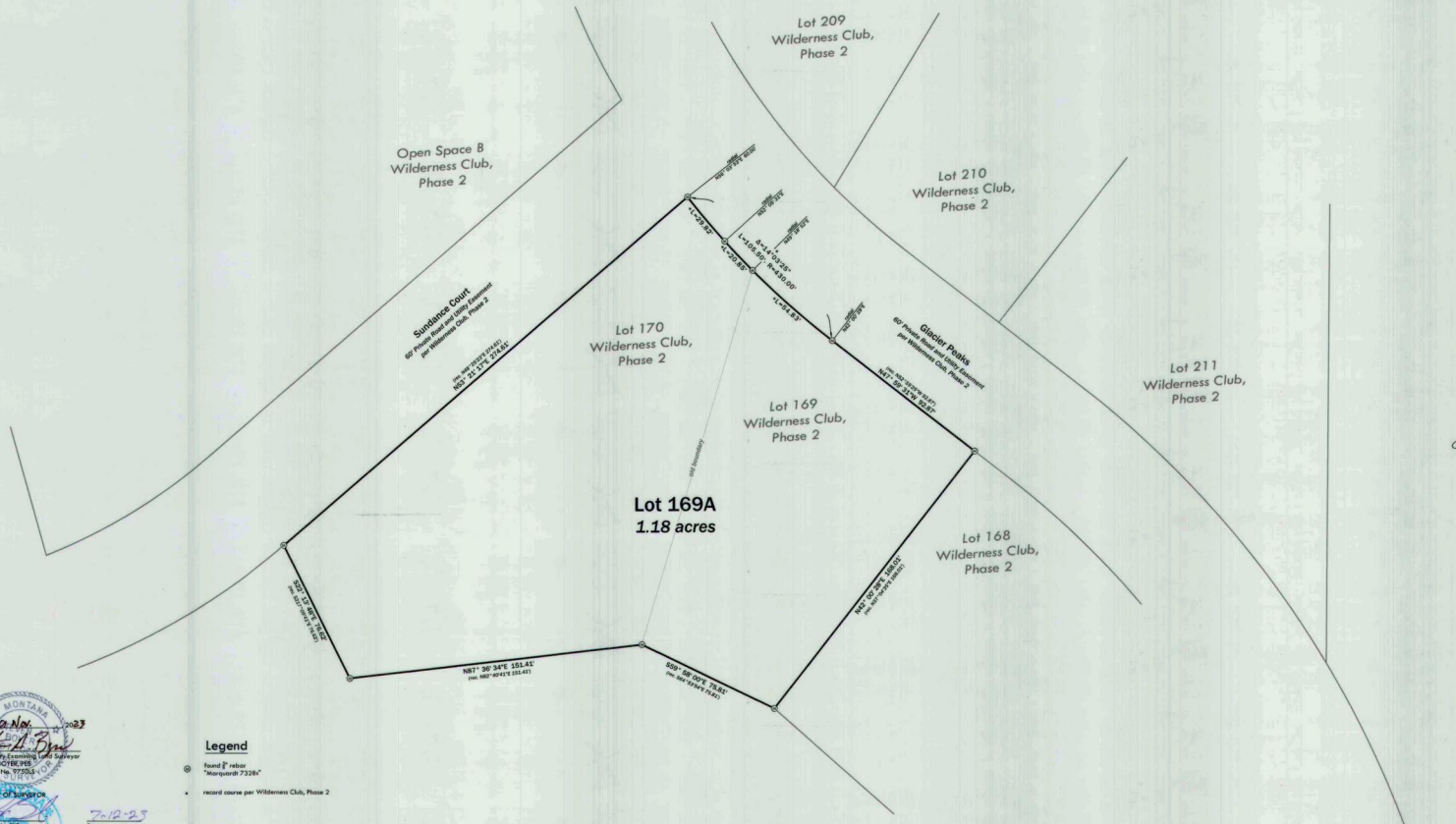
Instrument Record No. 219806

CS 5201 AL

21-058 Wilderness Club - AGG1

Amended Plat of:
Lots 169 and 170 of The Wilderness Club, Phase 2
NW ¼ Section 33, T37N R27W, P.M., M.
Lincoln County, Montana

For: James & Nancy Shepard Trust
Owner: James & Nancy Shepard Trust
Date: 12 April, 2022
Purpose: Aggregation



Legend

- found ½" rebar "Marquardt 7328s"
- record course per Wilderness Club, Phase 2

SCALE 0' 75' 150'

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

Distances are International Feet at ground based on

Latitude:	N48°55'40.04097"
Longitude:	W115°58'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.00016554 93
Convergence:	-004° 07' 30.86"

PERIMETER DESCRIPTION

That portion of the Northwest ¼ of Section 33, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Lots 169 and 170 of The Wilderness Club, Phase 2
Containing 1.18 acres of land as shown hereon.

I hereby certify that this division (**Lot 169A**) is for the purpose of aggregating lots. A restriction or requirement on the original platted lot or original un-platted parcel continues to apply to those areas. Therefore, pursuant to 76-3-207 (1) (f) this division is exempt from review as a subdivision.

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.

James W. Shepard
Trustee for James & Nancy Shepard Trust — Date: Aug. 14, 2023

Nancy T. Shepard
Trustee for James & Nancy Shepard Trust — Date: Aug. 14, 2023

STATE OF Montana)
County of Lincoln) ss.

This instrument was acknowledged before me on 8/14, 2023
by James W. Shepard and Nancy T. Shepard for James & Nancy Shepard Trust.

Notary Public

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

Examined this 9 Nov. 2023

Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 9705LS

CERTIFICATE OF SURVEYOR

Andrew Seidel, PLS
Registration No. 14731 PLS

7-12-23
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 14th day of November 2023
Sedawn Carlson, Jay K. Randall
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln
Filed on the 14th day of November 2023 A.D., at 10:23 o'clock A.m.
CORTINA BROWN
County Clerk and Recorder
By: Michelle Byrd
Deputy
Instrument Record No. 308309

CS 4986 AL

Flathead Geomatics

236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.8127
fax.406.862.4962

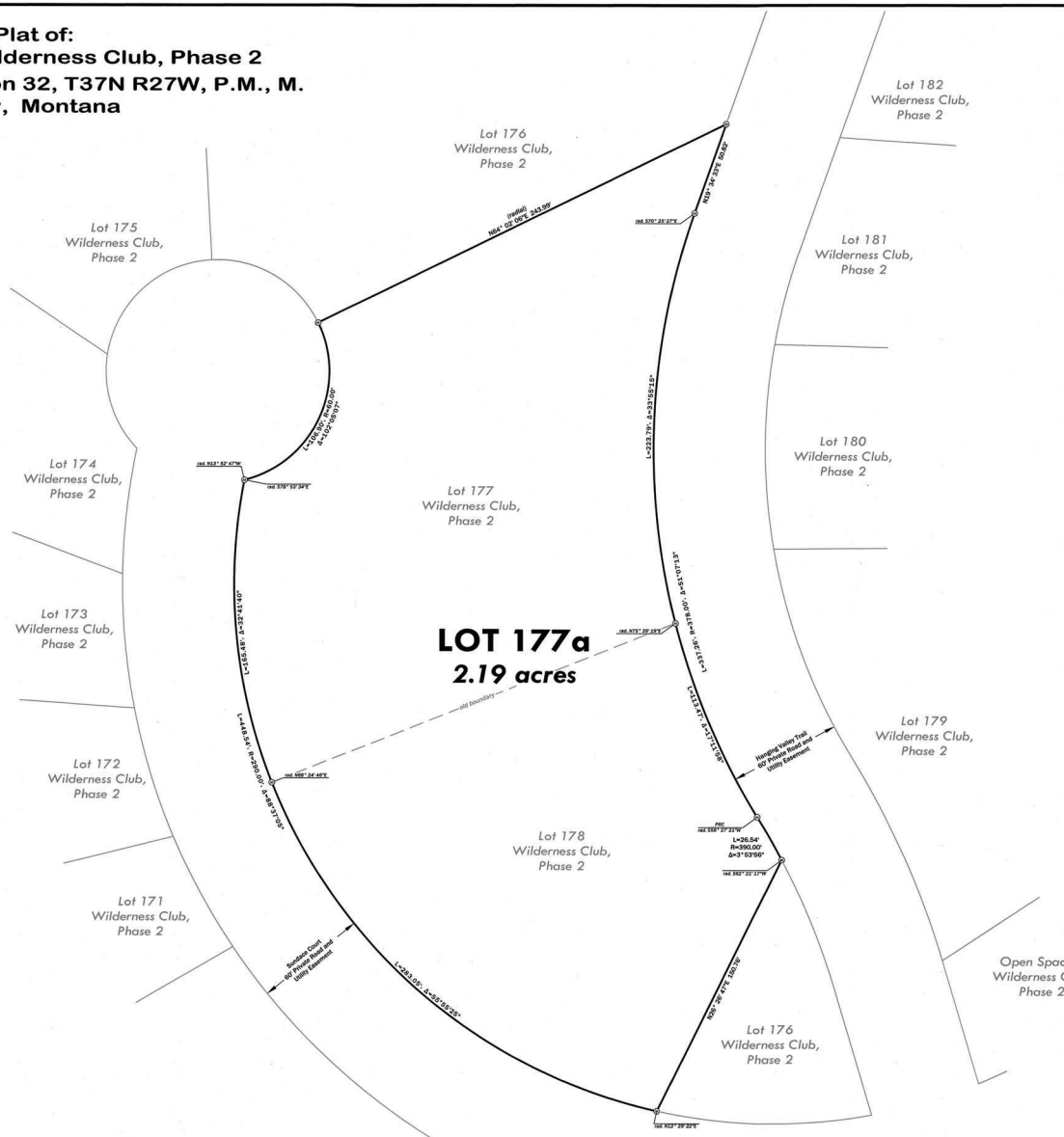
311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.758.3920
fax.541.758.8324

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

21-058 Wilderness Club - AGG2

Amended Plat of:
Lots 177 and 178 of The Wilderness Club, Phase 2
SE¼ Section 29 and NE ¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana

For: Richard Bohne Shondi Bohne
Owner: Richard Bohne Shondi Bohne
Date: 28 November, 2023
Purpose: Aggregation



PERIMETER DESCRIPTION

That portion of the SE¼ Section 29 and NE ¼ Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Lots 177 AND 178 of The Wilderness Club, Phase 2
Containing 2.19 acres as shown hereon.

I hereby certify that this division (**Lot 177a**) is for the purpose of aggregating lots. A restriction or requirement on the original platted lot or original un-platted parcel continues to apply to those areas. Therefore, pursuant to 76-3-207 (1) (f) this division is exempt from review as a subdivision.

I also hereby certify that Aggregations of Parcels are not subdivision subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval under Title 76, Chapter 4, Part 1 MCA. Therefore, pursuant to 17.36.605 (3) this Aggregation is exempt from review by the Department of Environmental Quality as a subdivision.

Richard Bohne — Date: Dec 19, 2023

STATE OF Montana)
: ss.
County of Flathead)

This instrument was acknowledged before me on Dec 19, 2023 by Richard Bohne.

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.

Shondi Bohne — Date: Dec 19 23

STATE OF Montana)
: ss.
County of Flathead)

This instrument was acknowledged before me on Dec 19, 2023 by Shondi Bohne.

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.

MONTANA — STEVEN A. BOYER — 15070 — REGISTERED LAND SURVEYOR

Examined and approved this 26 Dec, 2023
Lincoln County Examining Land Surveyor
STEVEN A. BOYER, PLS
Registration No. 15070LS

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731 PLS — Date: 12-19-23

SCALE 0' 15' 30'

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

Distances are International Feet at ground based at:

Latitude:	N48°55'40.04997"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.00016554593
Convergence:	-00°4' 07" 20.86"

Flathead Geomatics

238 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4037
fax.406.862.4049

311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.758.3920
fax.541.758.8324

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided hereby have been paid.
Dated the 2nd day of Jan, 2024
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln }
Filed on the 2nd day of January, 2024 A.D., at 2:22 o'clock P.m.
County Clerk and Recorder
By: Michelle Byrd
Deputy
Instrument Record No. 308842

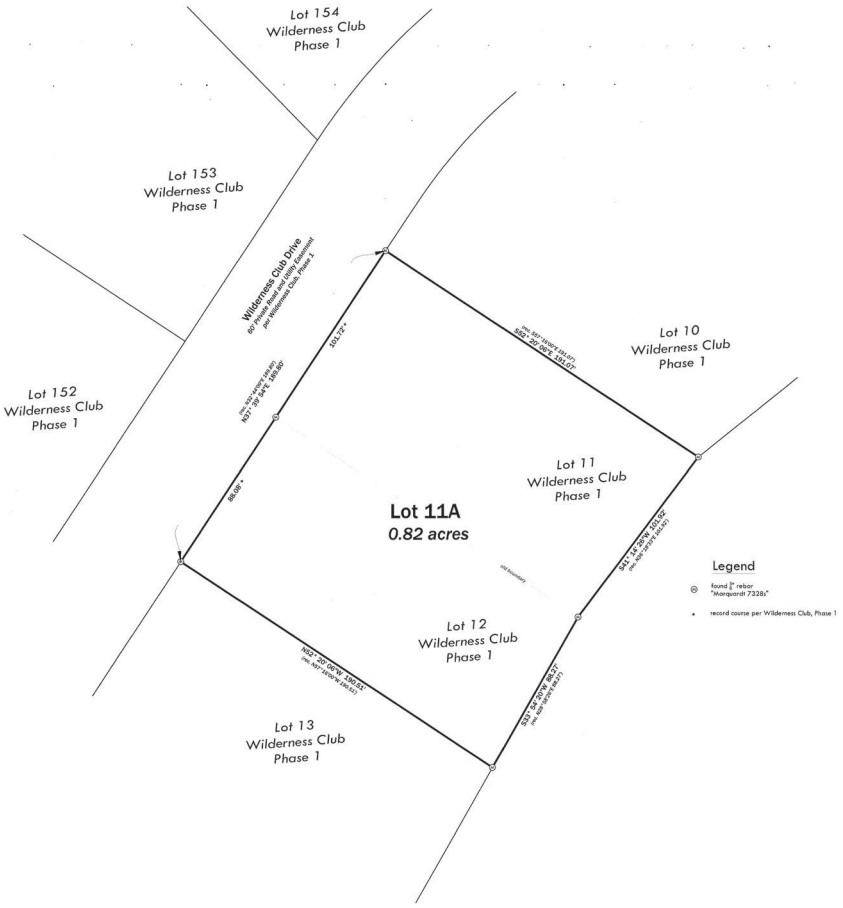
NOTE: No search has been made for easements effecting this property and this survey does not purport to show all appurtenant easements.

CS 4995 AL

21-058 Wilderness Club AGG6

Amended Plat of:
Lots 11 and 12 of The Wilderness Club, Phase 1
NW ¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana

For: Benjamin Maxwell Schuster and Randi Yates Warner
Owner: Benjamin Maxwell Schuster and Randi Yates Warner
Date: 15 November, 2023
Purpose: Aggregation



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:

Lots 11 AND 12 of The Wilderness Club, Phase 1
Containing 0.82 acres as shown hereon.

I hereby certify that this division (**Lot 11A**) is for the purpose of aggregating lots. A restriction or requirement on the original platted lot or original un-platted parcel continues to apply to those areas. Therefore, pursuant to 76-3-207 (1) (f) this division is exempt from review as a subdivision.

I 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.

Benjamin Maxwell Schuster — Date 1-19-24

STATE OF Montana
: ss.
County of Lincoln

This instrument was acknowledged before me on Jan 19, 2024
by **Benjamin Maxwell Schuster.**

Notary Public

SEAL — KAYLEENA PERISLETE, NOTARY PUBLIC for the State of Montana, Residing at Eureka, Montana, My Commission Expires October 19, 2025

Randi Yates Warner — Date 1-19-24

STATE OF Montana
: ss.
County of Lincoln

This instrument was acknowledged before me on Jan 19, 2024
by **Randi Yates Warner.**

Notary Public

SEAL — KAYLEENA PERISLETE, NOTARY PUBLIC for the State of Montana, Residing at Eureka, Montana, My Commission Expires October 19, 2025

Examined and approved this 26 April, 2024
Lincoln County Examining Land Surveyor
STEVEN A. BOYES, P.L.S.
Registration No. 9750LS

CERTIFICATE OF SURVEYOR
Andrew Belski, PLS
Registration No. 14731 PLS
15 APR 2024
Date

SCALE 0' 15' 30'

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

Distances are International Feet at ground based at:
Latitude: N48° 53' 40.04097"
Longitude: W115° 08' 21.80995"
Ellipsoidal Height: 2552.356
Combined Scale Factor: 1.0001655493
Convergence: -00° 07' 20.86"

I hereby certify that all real property taxes and special assessments assessed and levied on the lands divided have been paid.
Dated the 22nd day of October, 2024
Sedona Courtney, by K. Randall
Treasurer, Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln
Filed on the 22 day of October, 2024 A.D., at 11:22 o'clock A.m.
Corrina Brown
County Clerk and Recorder
By: Dorleisha Stockton
Deputy
Instrument Record No. 312734

Flathead Geomatics
220 Wisconsin Ave.
Whitefish, MT 59937
W:406.863.4927
fax:406.863.4945
311 SW Jefferson Avenue
Corvallis, OR 97333
tel:541.758.2930
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.

CS 5080 AL

21-058 Wilderness Club AGG5

Amended Plat of Lots 179, 180, & 181 of The Wilderness Club, Phase 2
SW ¼ Section 28, SE ¼ Section 29, NE ¼ Section 32, & NW ¼ Section 33
T37N R27W, P.M., M.
Lincoln County, Montana

For: Kay Sherman
Owner: Kay & Warren Sherman, Vaun J. Podlogar
Date: 2024-10-03
Purpose: Boundary Line Adjustment & Aggregation

Perimeter Legal Description
Those portions of the NE¼ of Section 32, the SE¼ of Section 29, the NW¼ of Section 33, & the SW ¼ of Section 28, Township 37 North, Range 27 West, Principal Meridian, Montana, Lincoln County, described as follows:
Lots 179, 180, & 181 of The Wilderness Club, Phase 2

Containing 2.66 acres as shown hereon;
Subject to easements of record.

To be known as: The Amended Plat of Lots 179, 180, & 181 of The Wilderness Club, Phase 2.

Owner's Certification:
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 pursuant to ARM 24.183.1104(1)(f)(iii)(C).

We hereby certify that this division of land is for the relocation of common boundaries of five or fewer lots within a platted subdivision. Therefore, this division of land is exempt from review as a subdivision pursuant to MCA 76-3-207(1)(d).

We also hereby certify that Aggregations 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 aggregation of land is exempt from review as a subdivision pursuant to MCA 76-3-207(1)(f).

We certify that **Lots 179A & 180A** are exempt from Sanitation Act review under ARM 17.36.605(2)(b)(i)(II), as parcels that have previous approval issued under Title 76, chapter 4, part 1, MCA, in
(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.

We further certify that **Lot 180A** is exempt from 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 unplatted parcel continues to apply to those areas.

Vaun J. Podlogar

STATE OF Montana)
: ss.
County of Flathead)

This instrument was acknowledged before me on Dec. 20, 2024 by **Vaun J. Podlogar.**

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.

Kay Sherman

STATE OF Montana)
: ss.
County of Flathead)

This instrument was acknowledged before me on Nov. 15, 2024 by **Kay Sherman.**

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.

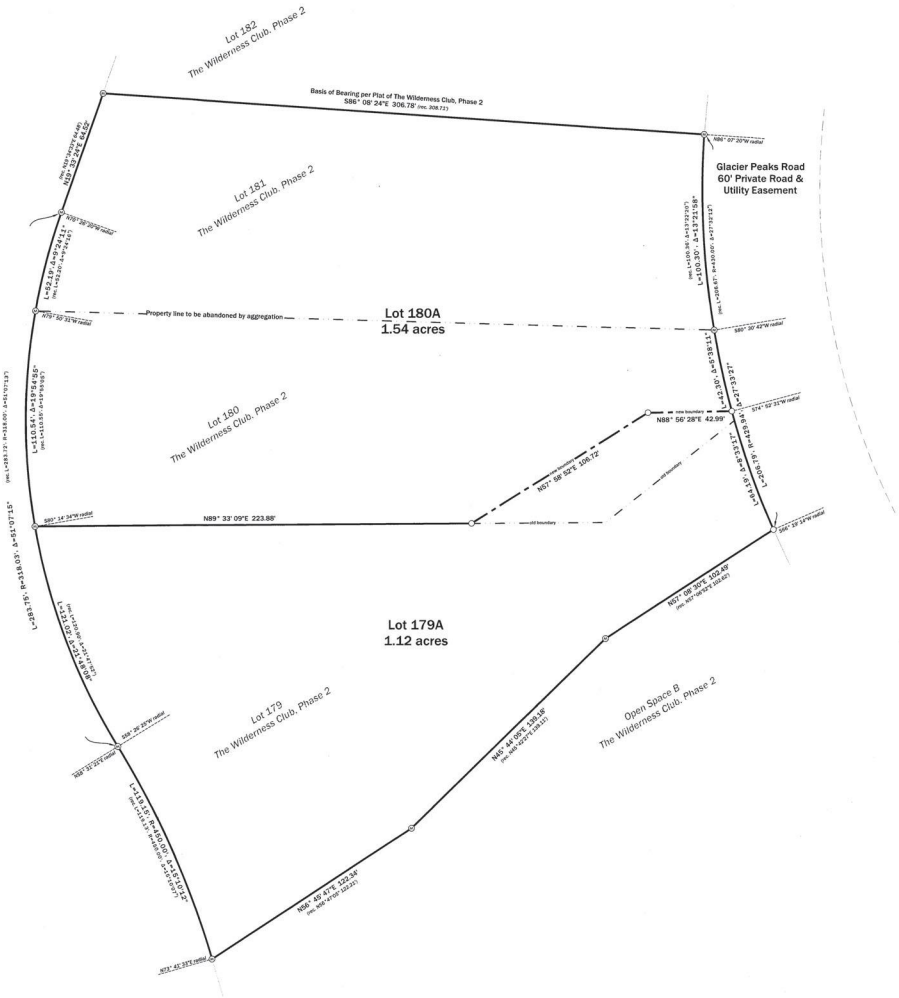
Warren Sherman

STATE OF Montana)
: ss.
County of Flathead)

This instrument was acknowledged before me on Nov. 15, 2024 by **Warren Sherman.**

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.



Legend

- found ½" rebar with a plastic cap "Marquardt 73285"
- Set ½" x 24" rebar with a 2" aluminum cap "Belski 14731PLS"

SCALE 0 15 30

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS
Registration No. 14731PLS

Date

CERTIFICATE OF EXAMINING SURVEYOR

Approved this 29th day of January, 2025

Examining Land Surveyor
Registration No. 27502LS

STATE OF MONTANA
County of Lincoln

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 January, 2025

Treasurer of Lincoln County, Montana

State of Montana
County of Lincoln)ss

Filed on the 4 day of February, 2025 C.E. at 9:54 o'clock A.M.

Lincoln County Clerk and Recorder

BY: Deputy

Instrument Record No. 314139

Flathead Geomatics

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

311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.754.9520
fax.541.754.8324

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

Certificate Of Survey No. 51078B AL

Sherman 92676

For: Reid McDonald
Owner: Escalante Wilderness Preserve US LLC
Date: 2025-08-15
Purpose: Boundary Line Adjustment & Aggregation

Amended Plat of Lots 19, 20, 21, 22, & 23 of The Wilderness Club Phase 7

NW 1/4 Section 32, T37N, R27W, P.M., M. Lincoln County, Montana

Perimeter Legal Description
Those portions of the Northwest ¼ of Section 32, Township 37 North, Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:
Lots 19, 20, 21, 22, & 23 of The Wilderness Club Phase 7.

Containing 2.66 acres as shown hereon,
Subject to and Together With easements of record.

To be known as: The Amended Plat of Lots 19, 20, 21, 22, & 23 of The Wilderness Club Phase 7.

Owner's Certification:

We hereby certify that this division of land is for the relocation of common boundaries of five or fewer lots within a platted subdivision. Therefore, this division of land is exempt from review as a subdivision pursuant to MCA 76-3-207(1)(d).

We also hereby certify that Aggregations 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 aggregation of land is exempt from review as a subdivision pursuant to MCA 76-3-207(1)(f).

We certify that **Lots 19A, 21A & 23A** are exempt from Sanitation Act review under ARM 17.36.605(2)(b)(iii), as parcels that have 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.

We further certify that **Lots 19A & 21A** are exempt from 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 unplatted parcel continues to apply to those areas.

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 pursuant to ARM 24.183.1104(1)(f)(iii)(C).

Escalante Wilderness Preserve US LLC,
a Montana limited liability company

by Escalante Golf LLC,
a Texas limited liability company
its Manager

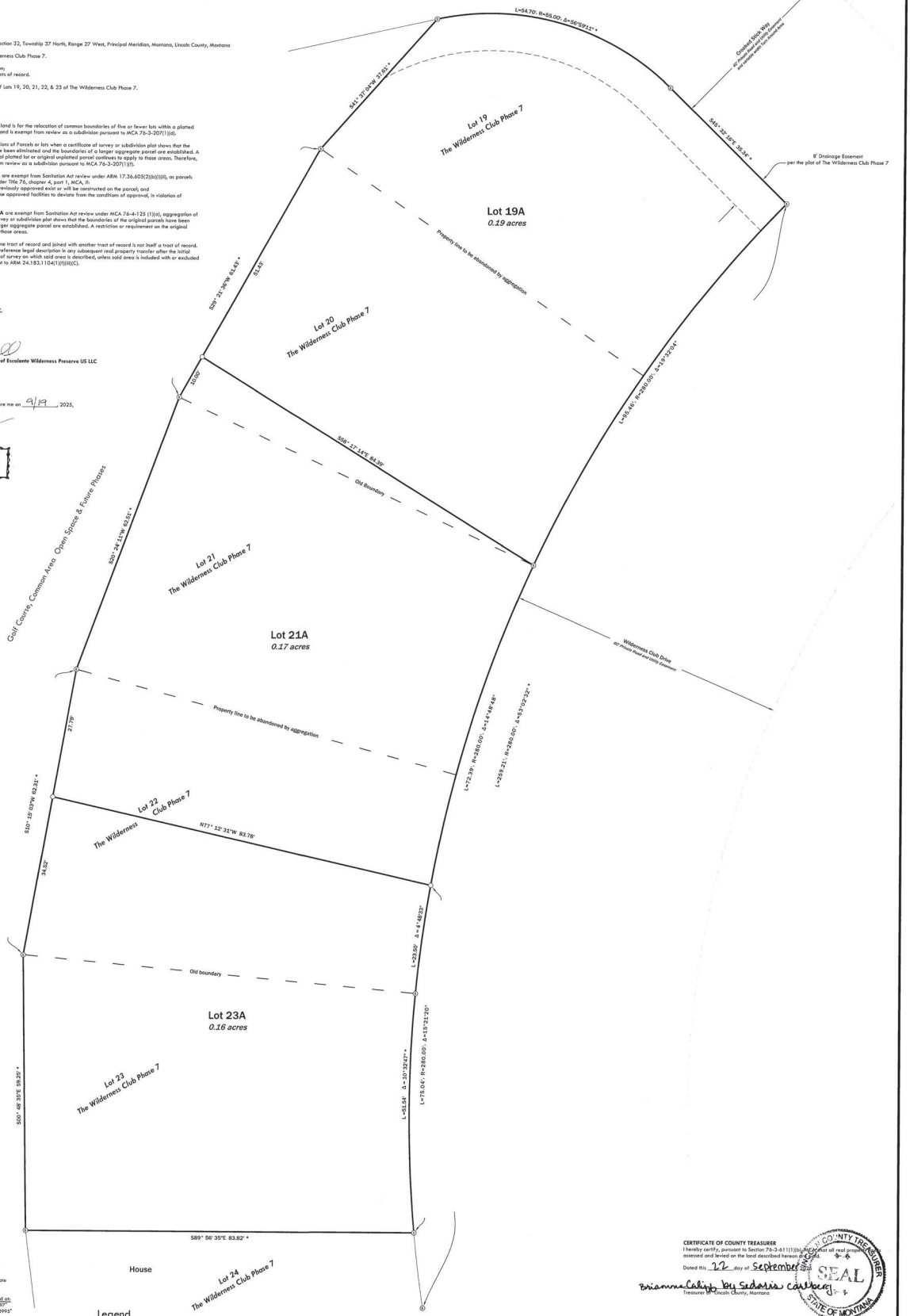
by: _____
David McDonald, as President of Escalante Wilderness Preserve US LLC

STATE OF Texas)
ss.
County of Tarrant)

This instrument was acknowledged before me on 9/19, 2025,

_____
Notary Public

Tifini B Lozano
My Commission Expires
1/29/2029
Notary ID132899130



SCALE
0' 5' 10'

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

Distances are International Feet at ground based at:

Latitude:	N48°33'40.04097"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2332.356
Combined Scale Factor:	1.00016553493
Convergence:	-004° 07' 30.86"

Legend

- ⊗ found ½" rebar w/ 2" aluminum cap "Belski 14731LS"
- ○ Set ½" x 24" rebar with a 2" aluminum cap "Belski 14731LS"
- ⊙ Set nail with Brass Washer "Belski 14731LS"
- * record bearing and distance per the plat of The Wilderness Club Phase 7

CERTIFICATE OF SURVEYOR

_____
Andrew Belski, PLS
Registration No. 14731PLS

8-23-25
Date

CERTIFICATE OF EXAMINING SURVEYOR

Approved 23 September 2025

_____
Examining Land Surveyor
Registration No. 9750LS

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

Dated this 26 day of September 2025

Brianna Calig, by Sedaris Carberry
Treasurer of Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

State of Montana
County of Lincoln)ss

Filed on the 23 day of September 2025 at 02 o'clock PM.

CORINNA BROWN
Lincoln County Clerk and Recorder

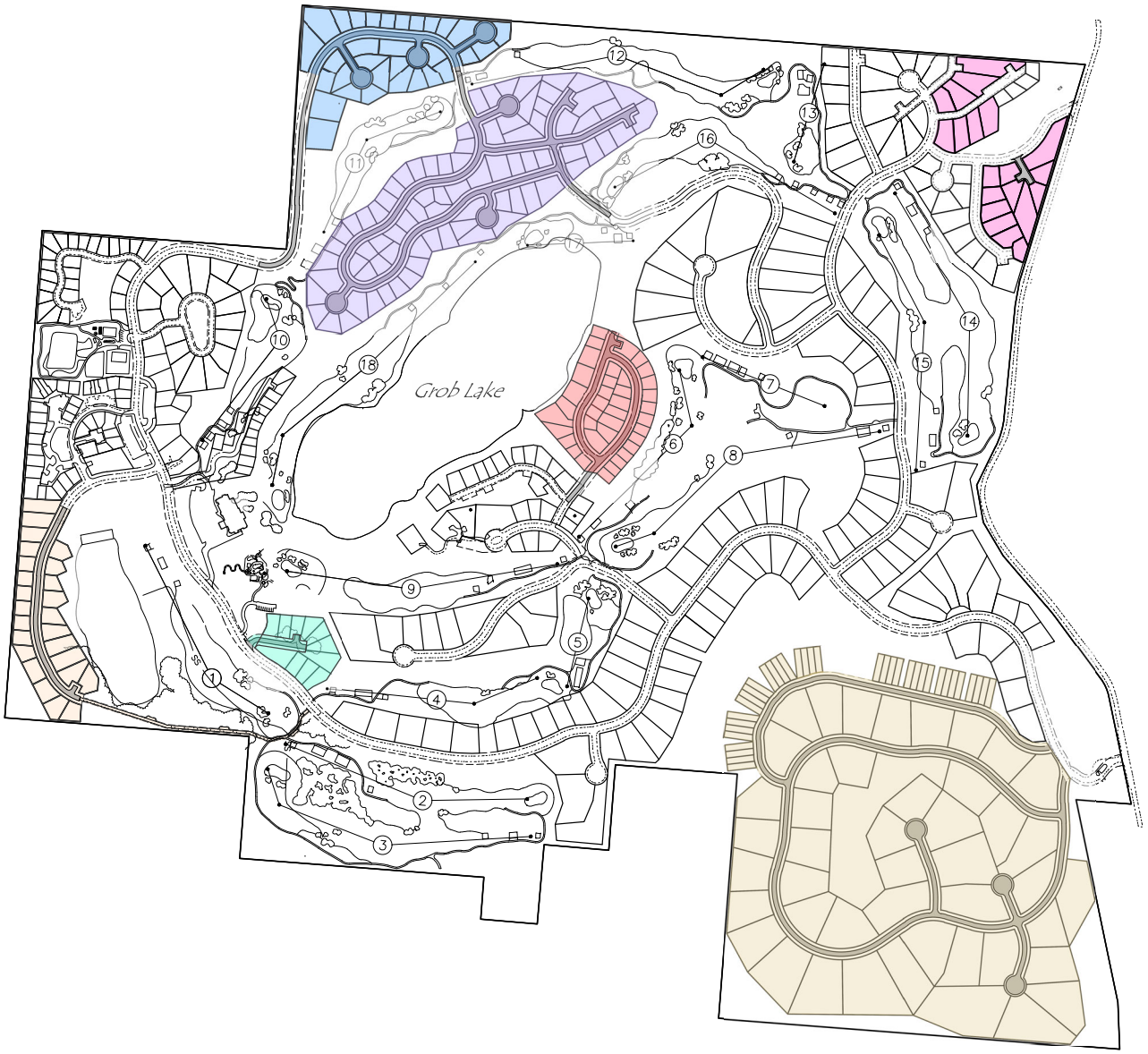
BY: Tessa Jones
Deputy
Instrument Record No. 217594

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.

CS 5175 ALEB
Escalante Wilderness Preserve 98160_2025



wilderness club
MONTANA

Masterplan
03-26-2026

Wilderness Club Subdivision

- Phases 1-7, Phase 9, Amendments #1 - #12, and lot aggregations - 264 lots total
- Phase 8 - 31 Lots total
- Phase 10 - 20 Lots total

315 Lots Total

Escalante Wilderness Preserve

- Phase 11 - 81 Lots total - January 2030
- Phase 12 - 38 Lots total - January 2033
- Phase 13 - 11 Lots total - January 2036
- Phase 14 - 79 Lots total - January 2039
- Phase 15 - 25 Lots total - January 2042

234 Lots Total

0 NORTH 300

SCALE IN FEET

406 ENGINEERING
CIVIL
ENGINEERING
LAND USE
CONSULTING
1201 S. 6th St. W.
Missoula, MT 59801
(406) 317-1131
35 8th St. E.
Kalispell, MT 59901
(406) 257-0679
www.406engineeringinc.com

PLOT DATE: 3/6/2026 3:52 PM
DWG LOCATION: O:\DRAWINGS\MASTER PLANS\MP ENGINEERING - DOCUMENTS\PLAN VIEWS & PRESENTATIONS\2026\PROJECTS\2-26\PH ESCALANTE WILDERNESS PRESERVE\DRAFTING\8.1_DRAWINGS\ALL\DEPRESS ESCALANTE PRESERVE MASTER PLAN.DWG

Project Summary
Escalante Wilderness Preserve Subdivision

PROPERTY DESCRIPTION

The proposed Escalante Wilderness Preserve subdivision is located three miles west of Highway 93, with access provided by Sophie Lake Road and internal subdivision roads and is situated within the Wilderness Club Resort. The Wilderness Club is a previously approved 320 residential lot subdivision with two remaining phases, Phases 8 and 10, to bring to final plat. Internal subdivision roads have been constructed to serve the completed phases and homes are under construction. Beside residential uses, the Wilderness Club contains an 18-hole golf course with associated course amenities, a water park, sports facilities, and clubhouse. Grob Lake is situated centrally within the Wilderness Club Resort, and four smaller ponds are scattered throughout the property. The Escalante Wilderness Preserve will place lots on the remaining undeveloped land of the Wilderness Club and future residents will be able to utilize the resort's amenities. The proposed property totals 141.47 acres. Topography can be described as gently rolling hills with spaces of open grasslands, a large hill is found in the southeast corner of the property.

EXISTING USE

The proposed subdivision is located within the established Wilderness Club Resort, a golf course community predominantly comprised of second or seasonal residences. The area designated for the proposed subdivision is presently undeveloped. The subject property is not zoned.

PROPOSED USE

The owner proposes to develop the property into 234 residential lots (36 condo lots and 198 single-family lots) ranging in size from 0.12 acres to 2.50 acres, one (1) Utility Lot, and one (1) Open Space Lot. The subdivision is proposed to be developed over 5 phases. A phasing plan is included in the application:

- Phase 11: 81 lots (45 single-family and 36 condominium lots), 1 Utility Lot, and 1 Parkland/Open Space Lot
- Phase 12: 38 single-family lots
- Phase 13: 11 single-family lots
- Phase 14: 79 single-family lots
- Phase 15: 25 single-family lots

ROADS AND ACCESS

The Wilderness Club Resort is currently accessed from two approaches off Sophie Lake Road which is a paved, County-maintained road within a 60-foot-wide right-of-way, where it runs along the property. New and existing internal, privately maintained roads will be utilized to access the Escalante Wilderness Preserve lots. All existing roads have been paved and meet county standards. New proposed subdivision roads will be paved and constructed to meet county standards (60' easement, 24' wide paved travel surface with 1' gravel shoulders and slopes less than or equal to 9%). The subdivision roads are privately maintained by the developer and will eventually be turned over to the Wilderness Club Homeowners' Association. Road maintenance provisions are included in the subdivision's covenants.

Phase 11 is proposed to have two access points off Wilderness Club Drive. This phase will include

approximately 8,000 linear feet of looped road with three cul-de-sacs for emergency turnarounds.

Phase 12 is proposed to have one access point off Bitterroot Lane. This phase will include a looped road with approximately 1,868 linear feet of road and two hammerheads to provide for emergency vehicle turnaround.

Phase 13 is proposed to have one access point off Wilderness Club Drive, will include one hammerhead for emergency vehicle turnaround, and approximately 322 linear feet of road.

Phase 14 is proposed to have two access points, one from Wilderness Club Drive and the other from Hanging Valley Trail. This will include a looped road with approximately 5,344 linear feet of road with three cul-de-sacs and two hammerhead emergency vehicle turnaround locations.

Phase 15 access is proposed as an extension of Telemark Lane. This phase will include approximately 2,490 linear feet of road with one hammerhead emergency vehicle turnaround location. Once extended, Telemark Lane will exceed the maximum road length of 1000' as found in Table 4 of VI-G of the Lincoln County Subdivision Regulations. Pursuant to the regulations, a road can be up to 2,500' if emergency access is provided and with governing body approval. Therefore, the applicants are proposing a 14-foot wide gravel, emergency access road connecting from the proposed internal subdivision road, looping along the southern portion of Hole 1 of the golf course, and back to Wilderness Club Drive near proposed Phase 13.

PARKLAND

The developers will dedicate onsite parkland to be maintained by a Homeowners Association. Based on parkland dedication requirements in the Lincoln County Subdivision Regulations, 6.96 acres of parkland are required for the proposed subdivision. The previous Wilderness Club subdivision was required to dedicate 14.32 acres of parkland. Therefore, a total of 21.28 acres will be dedicated onsite with Phase 11. The proposal will not add any recreational facilities to the property, but future residents will have access to the existing resort amenities like the golf course, water park, and sports facilities. The golf course, water park, sports facilities are owned by the developer and are not considered parkland based on the Lincoln County Subdivision Regulations.

SEWER

Each phase of the proposed subdivision will be served by multi-user wastewater treatment systems. There is an existing public wastewater treatment system serving the Wilderness Club Development within 500 feet, however, due to a lack of capacity for wastewater storage, the proposed subdivision cannot connect to the existing system. A non-degradation analysis has been completed for the new multi-user wastewater treatment systems demonstrating cumulative effects from the systems will not degrade nearby surface waters or the underlying aquifer. The wastewater treatment systems will require permitting from the Lincoln County Environmental Health Department and approval from the Montana Department of Environmental Quality (MDEQ).

WATER

The existing Wilderness Club Development is served by the Wilderness Club Public Water System #MT0004748. The Escalante Wilderness Preserve subdivision will connect to the existing public water system, a will serve letter has been obtained. Water mains are proposed to be extended into each phase of the subdivision to serve the development. The extension of the public water system will require approval from MDEQ.

There are domestic, stock, and irrigation water rights associated with the existing Wilderness Club subdivision. To accommodate the proposed subdivision, the developers are submitting two applications to the Department of Natural Resources and Conservation (DNRC). One application will request new water rights to accommodate additional flows and the second application will request a change to the existing water rights in order to expand the existing use. Pre-application meetings have been conducted and work is ongoing to submit an application to the DNRC.

STORM WATER

Storm water will be managed onsite. Storm water will be diverted away from structures and roadways. Culverts will be installed at appropriate low spots in the roadways to allow for conveyance of storm water. The Wilderness Club will be responsible for stormwater management within the right-of-way which will include roadside swales, culverts, infiltration sumps, and retention ponds. Each lot owner will be responsible for storm water management of their own lot through methods such as rain gutters, grading away from buildings and roadways, and culverts.

UTILITIES

Power is available through Lincoln Electric and telecommunication fiberoptic lines are available through Interbel. Existing onsite utilities will be extended and undergrounded into the subdivision.

SERVICES

The subdivision is approximately 7 miles from the incorporated town of Eureka where fire and medical providers, schools, and general community services and amenities are available. Additional cluster mailbox units will be installed at the existing mail delivery location at the gated entrance of Wilderness Drive.

406 ENGINEERING

35 8th Street East | Kalispell, MT 59901 | 406.257.0679 | www.406engineeringinc.com

ESCALANTE WILDERNESS PRESERVE
PHASING PLAN NARRATIVE

Escalante Wilderness Preserve US LLC intends to develop the proposed subdivision in 5 phases. Below indicates the estimated date each phase will be submitted for final review, the estimated improvements for each phase and the required park land dedication. Please see the attached Phasing Plan to locate proposed phases and to reference location of golf course holes mentioned in text below.

Phase 11

Phase 11 of the Escalante Wilderness Preserve Subdivision will consist of 45 single family residential lots, 36 condo lots, one utility lot, and parkland to accommodate the parkland dedication requirements for both the Escalante Wilderness Preserve Subdivision and the Wilderness Club Subdivision. This phase is situated on the southeast portion of the property near the main entrance to the site. The 45 single family lots will vary in size from 0.85 acres to 2.46 acres. The 36 condo lots are approximately 0.1 acres in size and are currently proposed to be developed with nine 4-plex units. Improvements completed for Phase 11 will include:

- **Parkland Dedication:** The original Wilderness Club subdivision which received preliminary plat approval in 2006 required 14.32 acres of parkland. Escalante Wilderness Club will require 6.96 acres. Therefore, a total of 21.28 acres are required to be dedicated between the two subdivisions. The parkland will be dedicated entirely within Phase 11. The preliminary plat of Phase 11 desginates the parkland as Open Space Lot A, totaling 21.90 acres. Open Space Lot A will be turned over to and maintained by the Homeowners' Association.
- **Roadway**: Approximately 8,000-linear feet (lf) of roadway is proposed to be extended off of Wilderness Club's existing roadway network. The proposed roadway improvements will be looped internally within the phase and include two entry points onto Wilderness Club Drive. The three dead end streets will include cul-de-sac's meeting emergency vehicle turn around requirements. Proposed road names within this phase include Mossy Cup Drive which serves condos, Greenbark way which loops through the residential lots, and the dead-end streets which include Black Pepper Court, Cherokee Rose Way, and Bent Grass Lane. All road improvements have been designed to meet Lincoln County Standards for design and construction.
- **Water**: Approximately 6,850-lf of water main will be extended from the Wilderness Club Subdivision water system which will include service connections, fire hydrants placed to meet the requirements of the fire department, valves, fittings and appurtenances. A second 150,000 gallon water tank serving the entire development will most likely need to be installed as a part of this phase to serve the additional development of the Escalante Wilderness Preserve Subdivision, but this will be determined per DEQ requirements.
- **Sewer**: The 45 residential lots will be serviced by three elevated sand mounds, multiple septic tanks, approximately 5,775-lf of small diameter sewer force main, and individual grinder pumps from each unit. The 36 condo lots will be serviced by two elevated sand mounds, multiple septic tanks, and approximately 3,990-lf of small diameter sewer force main, and individual grinder pumps from each unit. A non-degradation analysis for each drainfield has been completed indicating passing results.

- **Storm**: Stormwater infrastructure will include the use of roadside swales, check dams, culverts, and infiltration sumps to manage stormwater runoff from all lots and roadway improvements.

The estimated final plat submittal for Phase 11 is January 2030.

Phase 12

Phase 12 of the Escalante Wilderness Preserve Subdivision is situated between Grob Lake and Hole 6 of the existing golf course. Phase 12 sits between Phase 2 and Phase 4 of the Wilderness Club Subdivision. Phase 12 includes 38 lots ranging in size from 0.9-acres to 0.32-acres. Improvements completed for Phase 12 will include:

- **Roadway**: Approximately 1,790-lf of roadway is proposed to be extended off of the Wilderness Club's existing roadway network. The proposed roadway is proposed to tie into Bitterroot Lane and will be looped internally with a hammerhead turnaround at the end meeting emergency vehicle turn around requirements. Proposed road names within this phase include the extension of Bitterroot Lane and Crystal Lake Way. All road improvements have been designed to meet Lincoln County Standards for design and construction.
- **Water**: Approximately 1,710-lf of water main will be extended from the Wilderness Club Subdivision water system which will include service connections, fire hydrants placed to meet the requirements of the fire department, valves, fittings and appurtenances.
- **Sewer**: All lots within this phase are proposed to be served by two elevated sand mounds, multiple septic tanks, approximately 2,550-lf of small diameter sewer force main, and individual grinder pumps from each unit. A non-degradation analysis for each drainfield has been completed indicating passing results.
- **Storm**: Stormwater infrastructure will include the use of roadside swales, check dams, culverts, and infiltration sumps to manage stormwater runoff from all lots and roadway improvements.

The estimated final plat submittal for Phase 12 is January 2033.

Phase 13

Phase 13 of the Escalante Wilderness Preserve Subdivision is located towards the southwest corner of the site and includes 11 lots ranging in size from 0.18-acres to 0.32-acres. This subdivision sits between Wilderness Club Drive, some of the lots within Phase 1 of the Wilderness Club subdivision, and close to Holes 4 and 9 of the golf course. Improvements completed for Phase 13 will include:

- **Roadway**: Approximately 325-lf of roadway is proposed to be extended off of Wilderness Club Drive with a hammerhead proposed at the end of the road meeting emergency vehicle turn around requitements. All road improvements have been designed to meet Lincoln County Standards for design and construction. The proposed road name for this phase is Wild Deer Way.
- **Water**: Approximately 325-lf of water main will be extended from the Wilderness Club Subdivision water system which will include service connections, fire hydrants placed to meet the requirements of the fire department, valves, fittings and appurtenances.
- **Sewer**: All lots within this phase are proposed to be served by one elevated sand mound, multiple septic tanks, approximately 1,055-lf of small diameter sewer force main, and individual grinder pumps from each unit. A non-degradation analysis for the drainfield has been completed indicating passing results.
- **Storm**: Stormwater infrastructure will include the use of roadside swales, check dams, culverts, and infiltration sumps to manage stormwater runoff from all lots and roadway improvements.

The estimated final plat submittal for Phase 13 is January 2036.

Phase 14

Phase 14 of the Escalante Wilderness Preserve Subdivision includes 79 residential lots. This subdivision is located towards the northwest corner of the site and is situated on the north side of Grob Lake, surrounded by Holes 11, 12, 16, 17, and 18 of the golf course. Lot sizes for this phase range from 0.15-acres to 0.53-acres. Improvements completed for Phase 14 will include:

- **Roadway**: Approximately 5,345-lf of roadway is proposed to be extended off of the Wilderness Club's existing roadway network. The roadway is proposed to tie into Hanging Valley Trail to the south and a future roadway to the north associated with Wilderness Club – Phase 8 which is planned to be developed in 2027. This roadway is looped internally along the proposed Snowy Bank Trail which has three cul-de-sac streets connecting to it proposed to be called Rockwell Court, Windy Brook way, and Blackwell Lane. Hanging Valley Way is proposed to be extended through to a hammerhead turn around. The other proposed road, Robin Wood Hollow, connects Snowy Bank Trail and Hanging Valley Way along with a hammerhead turn around. All hammerhead turn arounds and cul-de-sacs have been designed to meet emergency vehicle turn around requirements. All road improvements have been designed to meet Lincoln County Standards for design and construction.
- **Water**: The water system is proposed to be extended through Phase 14 when Phase 8 of the Wilderness Club is developed which will loop the entire water system allowing for all hydrants to meet the required fire flow of 1000 gallons per minute as specified by the Eureka Volunteer Fire Department. This infrastructure is proposed to be installed before Phase 14 is developed, therefore, proposed infrastructure for Phase 14 will include approximately 3,930-lf of water main which will include service connections, fire hydrants placed to meet the requirements of the fire department, valves, fittings and appurtenances.
- **Sewer**: All lots within this phase are proposed to be served by five elevated sand mounds, multiple septic tanks, approximately 6,450-lf of small diameter sewer force main, and individual grinder pumps from each unit. A non-degradation analysis for each drainfield has been completed, indicating passing results.
- **Storm**: Stormwater infrastructure will include the use of roadside swales, check dams, culverts, and infiltration sumps to manage stormwater runoff from all lots and roadway improvements.

The estimated final plat submittal for Phase 14 is January 2039.

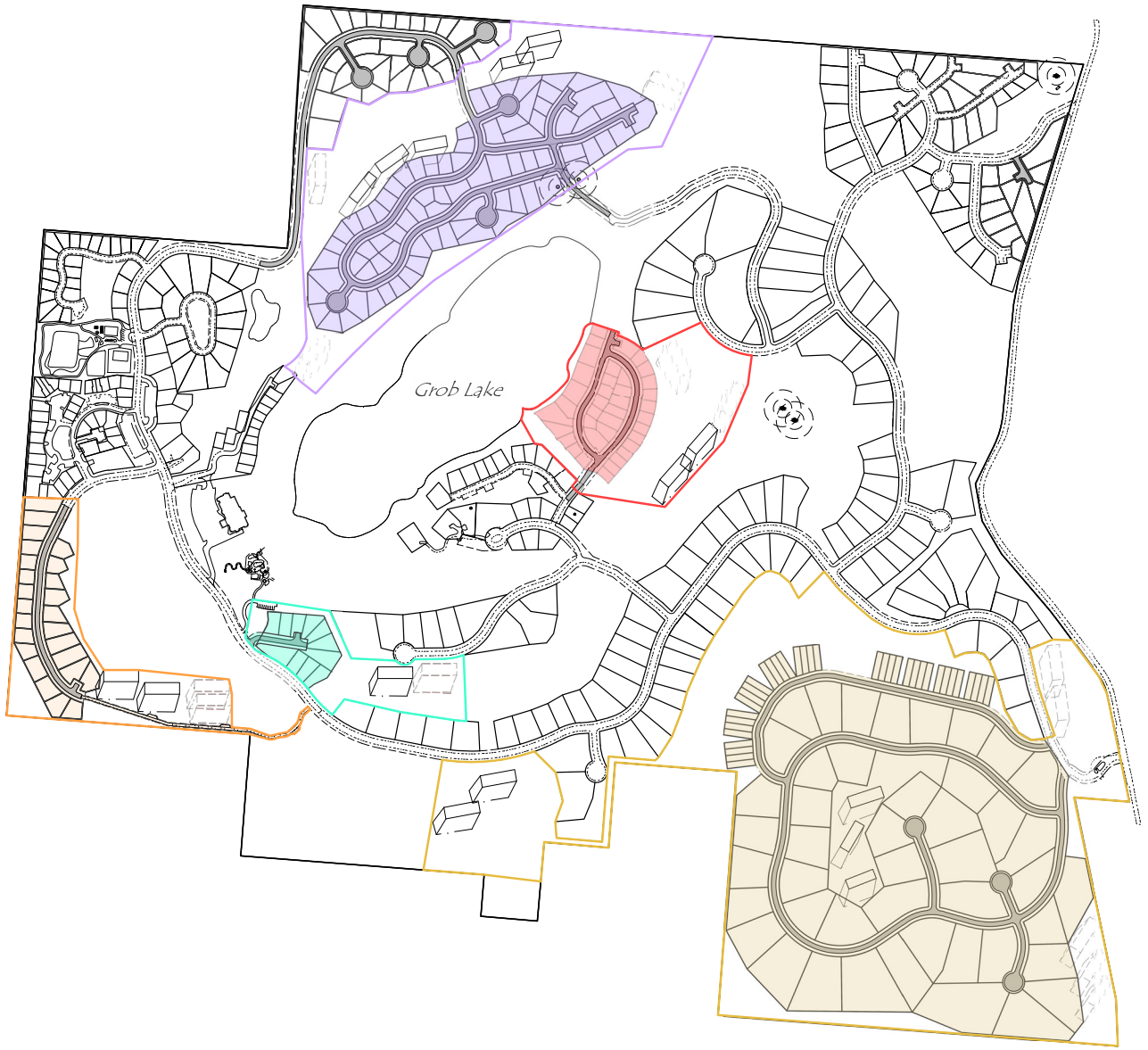
Phase 15

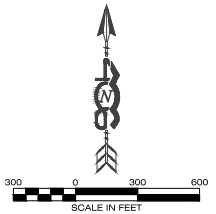
Phase 15 of the Escalante Wilderness Preserve Subdivision is situated in the southwest corner of the subdivision, adjacent to the driving range. This phase will consist of 25 residential lots. Lot sizes range from 0.16-acres to 0.34-acres. Improvements completed for Phase 15 will include:

- **Roadway**: Approximately 1,150-lf of roadway is proposed to be extended off of Telemark Lane with a hammerhead proposed at the end of the road meeting emergency vehicle turn around requirements. Additionally, a 1,340-lf emergency access road has been provided from the end of the proposed road to Wilderness Club Drive. All road improvements have been designed to meet Lincoln County Standards for design and construction. The proposed road name for this phase will be the extension of Telemark Lane.
- **Water**: Approximately 1,250-lf of water main will be extended from the Wilderness Club Subdivision water system which will include service connections, fire hydrants placed to meet the requirements of the fire department, valves, fittings and appurtenances.

- **Sewer**: All lots within this phase are proposed to be served by two elevated sand mounds, multiple septic tanks, approximately 1,755-lf of small diameter sewer force main, and individual grinder pumps from each unit. A non-degradation analysis for each drainfield has been completed indicating passing results.
- **Storm**: Stormwater infrastructure will include the use of roadside swales, check dams, culverts, and infiltration sumps to manage stormwater runoff from all lots and roadway improvements.

The estimated final plat submittal for Phase 14 is January 2042.





Wilderness Club Subdivision

Phase 1 through 10

Escalante Wilderness Preserve

Phase 11 - 81 Lots total
Estimated Platting Date:
January 2030

Phase 12 - 38 Lots total
Estimated Platting Date:
January 2033

Phase 13 - 11 Lots total
Estimated Platting Date:
January 2036

Phase 14 - 79 Lots total
Estimated Platting Date:
January 2039

Phase 15 - 25 Lots total
Estimated Platting Date:
January 2042

234 Lots Total

All phases to be platted within 20 years of preliminary plat approval

Primary Drainfield with Mixing Zone

Replacement Drainfield with Mixing Zone

Existing Public Wells

406 ENGINEERING
CIVIL ENGINEERING
LAND USE CONSULTING
1201 S. 6th St. W.
Missoula, MT 59801
(406) 317-1131
38 8th St. E.
Kalispell, MT 59901
(406) 257-0070
www.406engineeringinc.com

DESIGNED: BC
DRAFTED: BC
CHECKED: ML
DATE: JULY 2026

REVISIONS | DATE

LOCATION: SOPHIE LAKE ROAD
COS 4389
SEC. 28, 29, 32 & 33, T37N, R27W, PMM
LINCOLN COUNTY

PREPARED FOR: WILDERNESS PRESERVE US LP

PROJECT NAME: ESCALANTE WILDERNESS PRESERVE

SHEET TITLE: MASTER PLAN - PHASING

406 PROJECT NO. 21-007K

SHEET: 1 OF 1

PLOT DATE: 8/7/2026 12:05 PM BY: LARISSA VAN RIET | LARISSA@406ENGINEERINGINC.COM

DWG LOCATION: C:\USERS\LARISSA\DROPBOX (406 ENGINEERING)\406 ENGINEERING TEAM FOLDER\PROJECTS\2021 PROJECTS\21-007K ESCALANTE WILDERNESS PRESERVE\PLANS\PLAT\FINAL PLAT\MASTER PLAN\MASTER PLAN.DWG

PERIMETER LEGAL DESCRIPTION

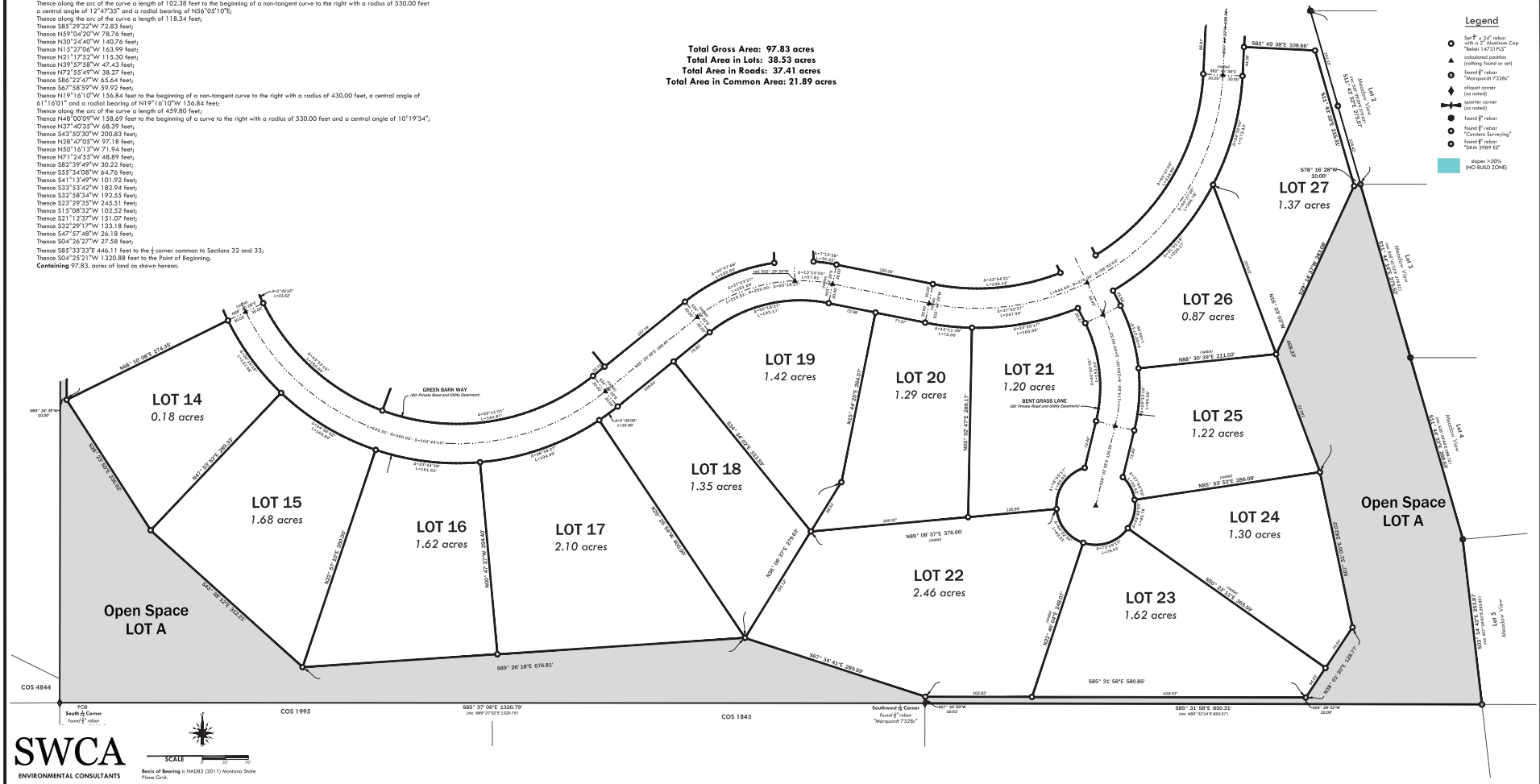
That portion of the Northeast ¼ and SE¼ of Section 33 and the NE ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Beginning at the South ¼ Corner common to Sections 32 and 33;
Thence S85°37'06"E 1320.79 feet to the Southwest ¼ Corner of Section 33;
Thence S85°31'58"E 850.31 feet;
Thence N02°14'42"W 253.87 feet;
Thence N11°44'32"W 288.65 feet;
Thence N11°44'14"W 275.52 feet;
Thence S78°16'28"W 10.00 feet;
Thence S11° 43' 32"E 215.31 feet;
Thence N82°45'38"W 108.66 feet;
Thence N07°14'22"E 83.33 feet to the beginning of a curve to the left with a radius of 595.90 and a central angle of 10°30'35";
Thence along the arc of the curve a length of 109.31 feet;
Thence N03°16'13"W 107.64 feet to the beginning of a curve to the right with a radius of 502.98 feet and a central angle of 15°14'28";
Thence along the arc of the curve a length of 125.82 feet;
Thence N53°19'27"W 26.36 feet;
Thence N85°13'21"W 60.59 feet to the beginning of a non-tangent curve to the left with a radius of 120.00 feet, a central angle of 48°53'04 and a radial bearing of N77°53'35"W ;
Thence along the arc of the curve a length of 102.38 feet to the beginning of a non-tangent curve to the right with a radius of 530.00 feet a central angle of 12°47'35" and a radial bearing of N56°05'10"E;
Thence along the arc of the curve a length of 118.34 feet;
Thence S85°29'32"W 72.83 feet;
Thence N59°04'20"W 78.76 feet;
Thence N30°24'40"W 140.76 feet;
Thence N15°27'06"W 163.99 feet;
Thence N21°17'52"W 115.30 feet;
Thence N39°57'58"W 47.43 feet;
Thence N72°55'49"W 38.27 feet;
Thence S86°22'47"W 65.64 feet;
Thence S67°58'59"W 59.92 feet;
Thence N19°16'10"W 156.84 feet to the beginning of a non-tangent curve to the right with a radius of 430.00 feet, a central angle of 61°16'01" and a radial bearing of N19°16'10"W 156.84 feet;
Thence along the arc of the curve a length of 459.80 feet;
Thence N48°00'09"W 158.69 feet to the beginning of a curve to the right with a radius of 530.00 feet and a central angle of 10°19'34";
Thence N37°40'35"W 68.39 feet;
Thence S43°50'30"W 200.83 feet;
Thence N28°47'05"W 97.18 feet;
Thence N50°16'13"W 71.94 feet;
Thence N71°24'55"W 48.89 feet;
Thence S82°39'49"W 30.22 feet;
Thence S55°34'08"W 64.76 feet;
Thence S41°13'49"W 101.92 feet;
Thence S33°53'42"W 182.94 feet;
Thence S32°58'34"W 192.55 feet;
Thence S23°29'35"W 245.51 feet;
Thence S15°08'32"W 102.52 feet;
Thence S21°12'37"W 151.07 feet;
Thence S32°29'17"W 133.18 feet;
Thence S47°57'48"W 26.18 feet;
Thence S04°26'27"W 27.58 feet;
Thence S85°33'33"E 446.11 feet to the ¼ corner common to Sections 32 and 33;
Thence S04°25'21"W 1320.88 feet to the Point of Beginning.
Containing 97.83. acres of land as shown hereon.

Preliminary Plat
Escalante Wilderness Preserve, Phase 11
SE¼ and NE¼ Section 33, NE¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana
(Sheet 1 of 3)

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Total Gross Area: 97.83 acres
Total Area in Lots: 38.53 acres
Total Area in Roads: 37.41 acres
Total Area in Common Area: 21.89 acres



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

Distances are International Feet at ground based on:

Latitude:	N48°52'40.04097"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.000165543
Convergence:	-004° 07' 30.86"

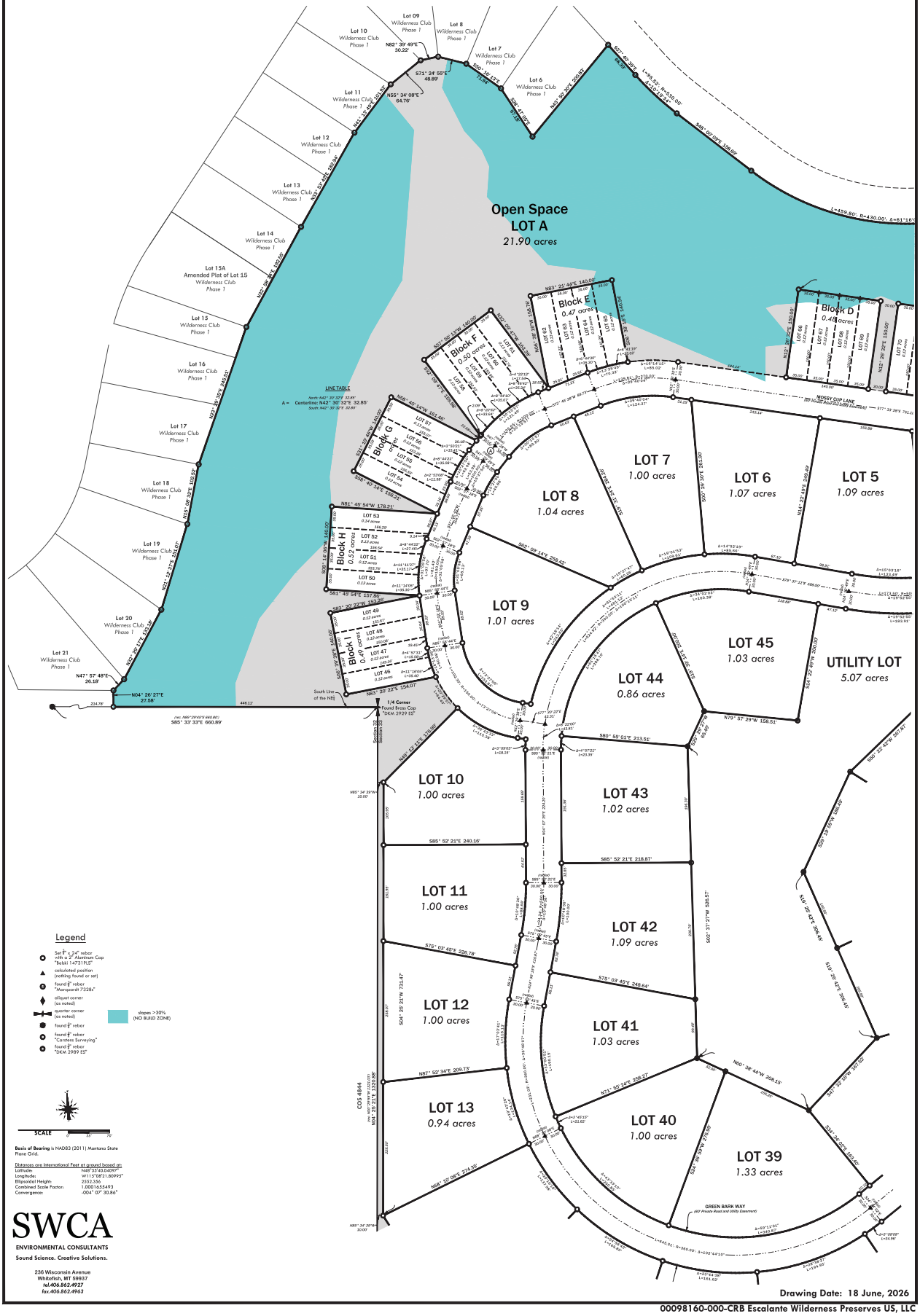
SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.
236 Wisconsin Avenue
Whitefish, MT 59937
tel.406.862.4927
fax.406.862.4963

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 11

SE¼ and NE¼ Section 33, NE¼ Section 32T37N R27W, P.M., M.
Lincoln County, Montana
(Sheet 2 of 3)

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

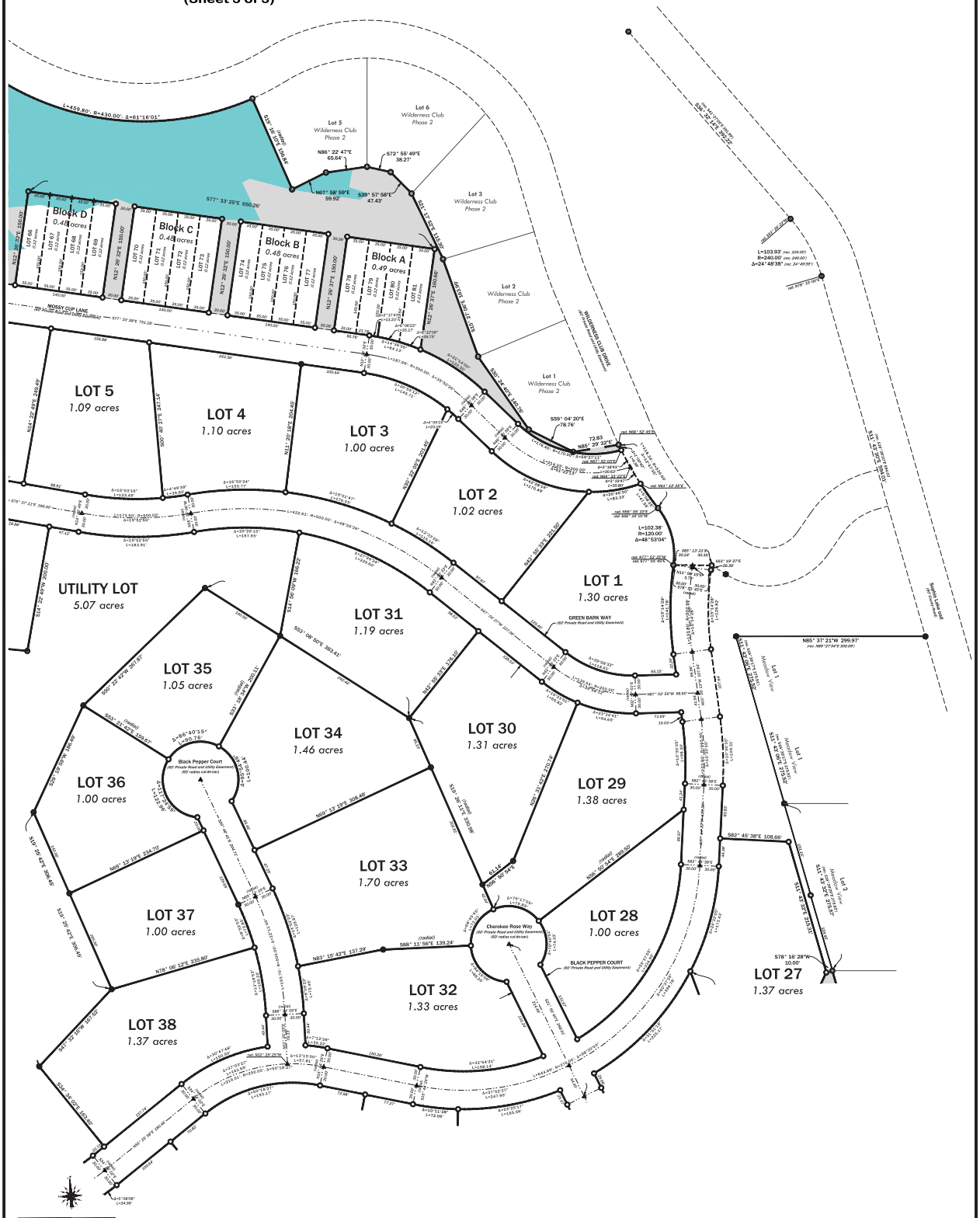


SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.
236 Wisconsin Avenue
Whitefish, MT 59937
tel.406.862.4927
fax.406.862.4963

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 11
SE¼ and NE¼ Section 33, NE¼ Section 32T37N R27W, P.M., M.
Lincoln County, Montana
(Sheet 3 of 3)

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721



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

Distances are International Feet at ground based on:

Latitude:	N48°35'40.04097"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.00016554493
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

Drawing Date: 18 June, 2026

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Preliminary Plat
Escalante Wilderness Preserve, Phase 12
NE¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana



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

Distances are International Feet at ground based at:

Latitude:	N48°55'40.040977"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.336
Combined Scale Factor:	1.00016554493
Convergence:	-004° 07' 30.86"

PERIMETER LEGAL DESCRIPTION

That portion of the Northeast ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the Center ¼ Corner of Section 32;
Thence S76°12'55"E 1703.18 feet to the **Point of Beginning;**
Thence S71°11'18"E 147.61 feet;
Thence S18°41'52"W 37.92 feet to the beginning of a non-tangent curve to the right with a radius of 310.00 feet, a central angle of 77°07'07" and a radial bearing of S18°09'10";
Thence along the arc of the curve a length of 417.25 feet;
Thence S05°16'17"W 21.25 feet to the beginning of a curve to the right with a radius of 546.53 feet and a central angle of 34°34'26";
Thence along the arc of the curve a length of 329.79 feet;
Thence S41°03'54"W 201.62 feet;
Thence N49°05'53"W 87.41 feet to the beginning of a non-tangent curve to the left with a radius of 697.13 feet, a central angle of 7°40'17" and a radial bearing of S49°05'53"E;
Thence along the arc of the curve a length of 93.34 feet to the beginning of a non-tangent curve to the right with a radius of 494.17 feet, a central angle of 6°21'07" and a radial bearing of N56°46'10";
Thence along the arc of the curve a length of 54.79 feet;
Thence N61°49'10"W 9.96 feet;
Thence N39°00'12"E 3.77 feet to the beginning of a non-tangent curve to the left with a radius of 484.05 feet, a central angle of 6°07'59" and a radial bearing of N50°59'48"W;
Thence along the arc of the curve a length of 51.81 feet
Thence N57°07'31"W 49.94 feet to the beginning of a non-tangent curve to the right with a radius of 757.13 feet, a central angle of 5°09'11" and a radial bearing of S51°38'37"E;
Thence along the arc of the curve a length of 68.11 feet;
Thence N41°12'43"W 408.44 feet;
Thence N60°42'50"E 127.03 feet;
Thence N43°04'15"E 52.89 feet;
Thence N31°00'21"E 97.46 feet;
Thence N20°11'01"E 99.63 feet;
Thence N23°50'43"E 102.39 feet;
Thence N24°12'58"E 60.28 feet;
Thence N17°02'43"E 60.00 feet to the **Point of Beginning.**
Containing 7.63 acres of land as shown hereon.

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

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 13
NW¼ and NE¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana



Legend

- Set ½" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- calculated position (nothing found or set)
- found ½" rebar "Marquardt 7328s"
- aliquot corner (as noted)
- quarter corner (as noted)
- found monument (as noted)

SCALE 0 20 40

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

Distances are International Feet at ground based on:

Latitude:	N48°15'40.04977"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	3552.356
Combined Scale Factor:	1.00001655493
Convergence:	-00d1' 07" 30.86"

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Total Gross Area: 2.84 acres
Total Area in Lots: 2.39 acres
Total Area in Roads: 0.45 acres

PERIMETER LEGAL DESCRIPTION

That portion of the Northwest ¼ and the Northeast ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the Center ¼ Corner of Section 32;
Thence N52°29'52"E 398.31 feet to the **Point of Beginning.**
Thence N51°43'45"E 158.33 feet;
Thence N32°57'43"E 102.44 feet;
Thence N24°19'13"W 234.62 feet;
Thence N85°34'29"W 305.37 feet;
Thence S09°31'19"E 57.89 feet;
Thence S14°02'40"W 17.40 feet;
Thence S42°40'49"W 52.73 feet to the beginning of a non-tangent curve to the left with a radius of 80.00 feet, a central angle of 50°58'15" and a radial bearing of S08°47'20"W;
Thence along the arc of the curve a length of 71.17 feet;
Thence S47°49'04"W 11.04 feet to the beginning of a curve to the left with a radius of 470.00 feet, a central angle of 21°25'09" and a radial bearing of N51°28'39"E;
Thence along the arc of the curve a length of 175.00 feet the beginning of a reverse curve to the right with a radius of 680.00 feet, a central angle of 21°40'15" and a radial bearing of S37°04'19";
Thence along the arc of the curve 257.19 feet to the **Point of Beginning.**
Containing 2.84 acres of land as shown hereon.

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

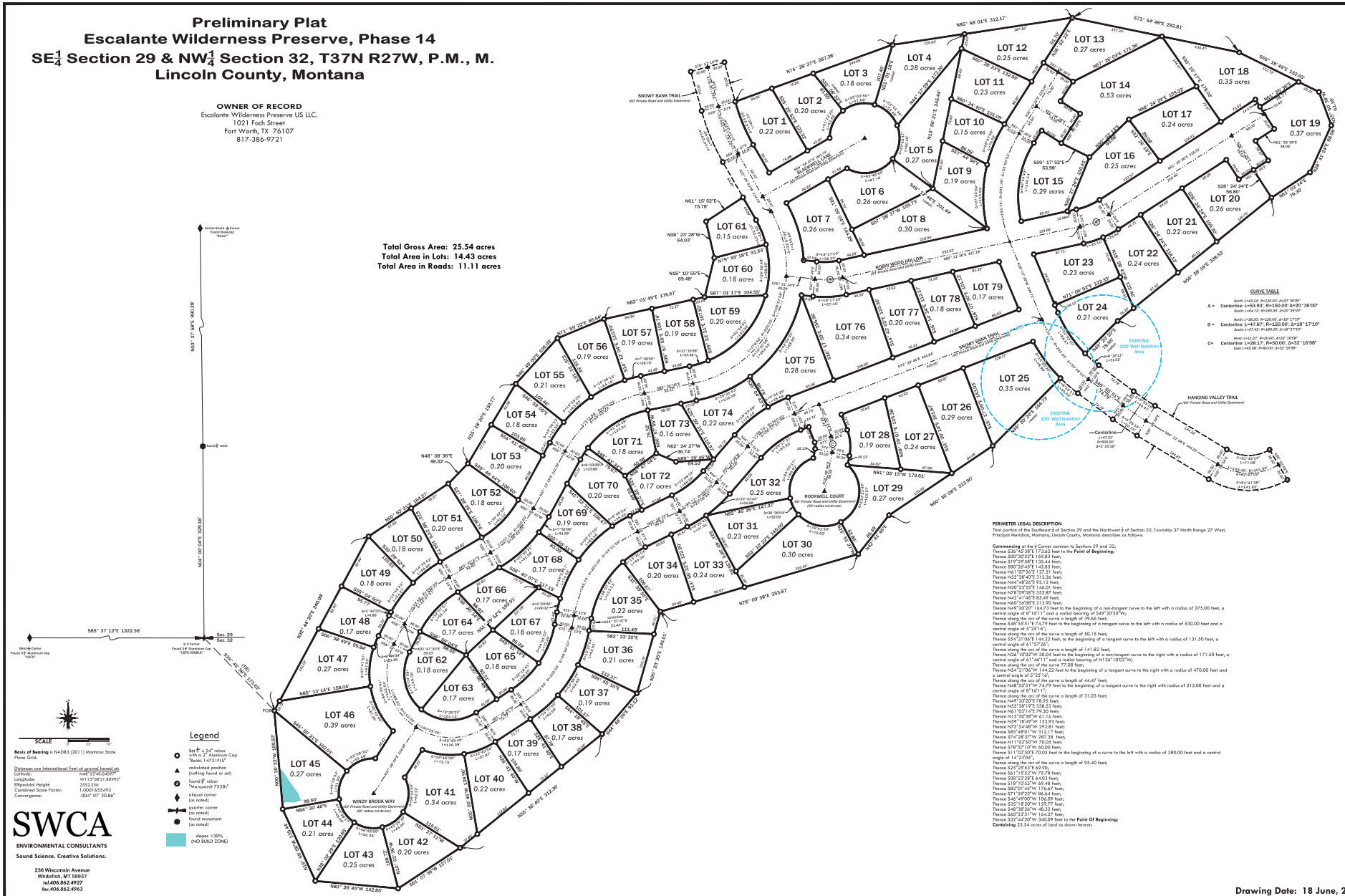
Drawing Date: 18 June, 2026

00098160-000-CRB Escalante Wilderness Preserves US, LLC

Preliminary Plat
Escalante Wilderness Preserve, Phase 14
$SE\frac{1}{4}$ Section 29 & $NW\frac{1}{4}$ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Total Gross Area: 25.54 acres
Total Area in Lots: 14.43 acres
Total Area in Roads: 11.11 acres



CURVE TABLE

A = Centerline: L=53.93', R=150.00', Δ=20° 36'00"
South: L=54.72', R=180.00', Δ=20° 39'00"
North: L=36.30', R=120.00', Δ=18° 17'10"
B = Centerline: L=47.87', R=150.00', Δ=18° 17'10"
South: L=57.45', R=180.00', Δ=18° 17'10"
West: L=11.27', R=200.00', Δ=3° 13'58"
C= Centerline: L=28.17', R=50.00', Δ=32° 16'58"
East: L=41.08', R=90.00', Δ=32° 35'59"

PERIMETER LEGAL DESCRIPTION

That portion of the Southeast ¼ of Section 29 and the Northwest ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the ¼ Corner common to Sections 29 and 32;
Thence S36°45'38"E 173.62 feet to the **Point of Beginning;**
Thence S00°30'22"E 169.83 feet;
Thence S19°39'58"E 135.44 feet;
Thence S80°26'45"E 142.85 feet;
Thence N61°07'36"E 127.51 feet;
Thence N53°38'40"E 312.36 feet;
Thence N44°48'26"E 92.12 feet;
Thence N20°23'57"E 146.01 feet;
Thence N78°09'38"E 353.87 feet;
Thence N42°41'46"E 85.49 feet;
Thence N60°36'08"E 213.90 feet;
Thence N49°20'20" 164.73 feet to the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 8°16'11" and a radial bearing of S49°20'20"W;
Thence along the arc of the curve a length of 39.66 feet;
Thence S48°53'51"E 74.79 feet to the beginning of a tangent curve to the left with a radius of 530.00 feet and a central angle of 3°25'16";
Thence along the arc of the curve a length of 50.15 feet;
Thence S54°21'06"E 144.22 feet, to the beginning of a tangent curve to the left with a radius of 131.50 feet, a central angle of 61°57'26";
Thence along the arc of the curve a length of 141.82 feet;
Thence N26°10'02"W 30.04 feet to the beginning of a non-tangent curve to the right with a radius of 171.50 feet, a central angle of 61°46'11" and a radial bearing of N12°6'10"W;
Thence along the arc of the curve 77.08 feet;
Thence N54°21'06"W 144.22 feet to the beginning of a tangent curve to the right with a radius of 470.00 feet and a central angle of 3°25'16";
Thence along the arc of the curve a length of 44.47 feet;
Thence N48°53'51"W 74.79 feet to the beginning of a tangent curve to the right with radius of 215.00 feet and a central angle of 8°16'11";
Thence along the arc of the curve a length of 31.03 feet;
Thence N49°20'20"E 78.95 feet;
Thence N53°38'19"E 338.53 feet;
Thence N61°03'14"E 79.30 feet;
Thence N15°50'38"W 61.16 feet;
Thence N59°18'49"W 152.93 feet;
Thence N73°54'48"W 292.81 feet;
Thence S85°48'01"W 312.17 feet;
Thence S74°28'37"W 287.38 feet;
Thence N11°02'50"W 70.05 feet;
Thence S78°57'10"W 60.00 feet;
Thence S11°02'50"E 70.05 feet to the beginning of a curve to the left with a radius of 380.00 feet and a central angle of 14°23'04";
Thence along the arc of the curve a length of 95.40 feet;
Thence S25°25'53"E 69.90;
Thence S61°15'52"W 75.78 feet;
Thence S08°23'28"E 64.03 feet;
Thence S18°10'55"W 69.48 feet;
Thence S82°01'45"W 176.67 feet;
Thence S71°59'22"W 86.64 feet;
Thence S46°49'00"W 106.09 feet;
Thence S35°18'20"W 159.77 feet;
Thence S48°38'36"W 48.32 feet;
Thence S60°53'31"W 164.27 feet;
Thence S33°46'30"W 340.09 feet to the **Point Of Beginning;**
Containing 25.54 acres of land as shown hereon.

SCALE 0 50 100

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

Distances are International Feet at ground based on:
Latitude: N48°15'40.04977"
Longitude: W115°08'21.80995"
Ellipsoidal Height: 3552.356
Combined Scale Factor: 1.00016554493
Convergence: -00°47' 00.86"

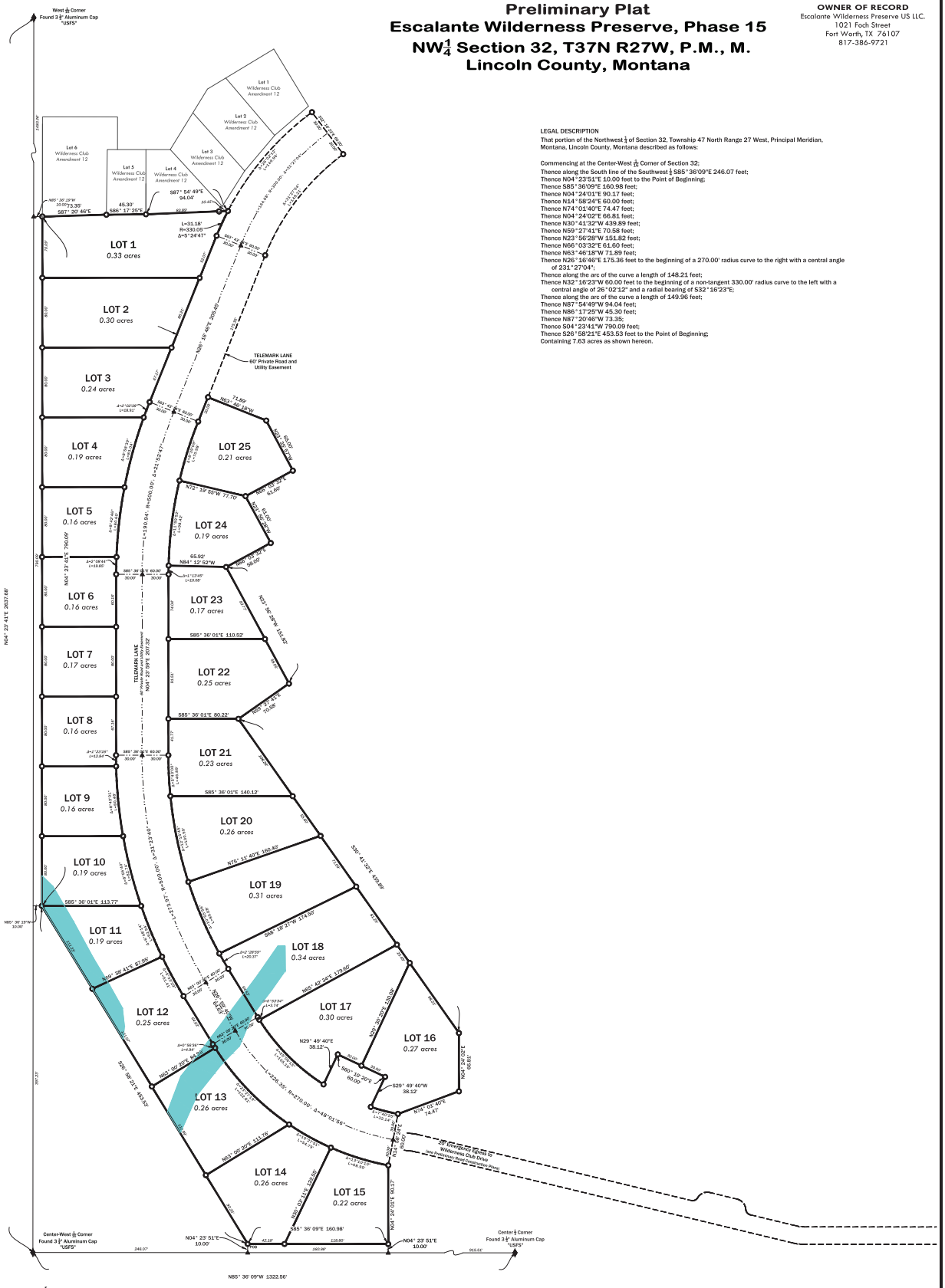
Legend
- Set ½" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- calculated position (nothing found or set)
- Found ½" rebar "Marquardt 7328s"
- aliquot corner (as noted)
- quarter corner (as noted)
- found monument (as noted)
- slopes >30% (NO BUILD ZONE)

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

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 15
NW¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721



LEGAL DESCRIPTION

That portion of the Northwest ¼ of Section 32, Township 47 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Commencing at the Center-West ¼ Corner of Section 32;
Thence along the South line of the Southwest ¼ S85°36'09"E 246.07 feet;
Thence N04°23'51"E 10.00 feet to the Point of Beginning;
Thence S85°36'09"E 160.98 feet;
Thence N04°24'01"E 90.17 feet;
Thence N14°58'24"E 60.00 feet;
Thence N74°01'40"E 74.47 feet;
Thence N04°24'02"E 66.81 feet;
Thence N30°41'32"W 439.89 feet;
Thence N59°27'41"E 70.58 feet;
Thence N23°56'28"W 151.82 feet;
Thence N66°03'32"E 61.60 feet;
Thence N63°46'18"W 71.89 feet;
Thence N26°16'46"E 175.36 feet to the beginning of a 270.00' radius curve to the right with a central angle of 231°27'04";
Thence along the arc of the curve a length of 148.21 feet;
Thence N32°16'23"W 60.00 feet to the beginning of a non-tangent 330.00' radius curve to the left with a central angle of 26°02'12" and a radial bearing of S32°16'23"E;
Thence along the arc of the curve a length of 149.96 feet;
Thence N87°54'49"W 94.04 feet;
Thence N86°17'25"W 45.30 feet;
Thence N87°20'46"W 73.35;
Thence S04°23'41"W 790.09 feet;
Thence S26°58'21"E 453.53 feet to the Point of Beginning;
Containing 7.63 acres as shown hereon.

Total Gross Area: 7.63 acres
Total Area in Lots: 5.74 acres
Total Area in Roads: 1.89 acres

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

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 11
SE¼ and NE¼ Section 33, NE¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana
(Sheet 1 of 3)

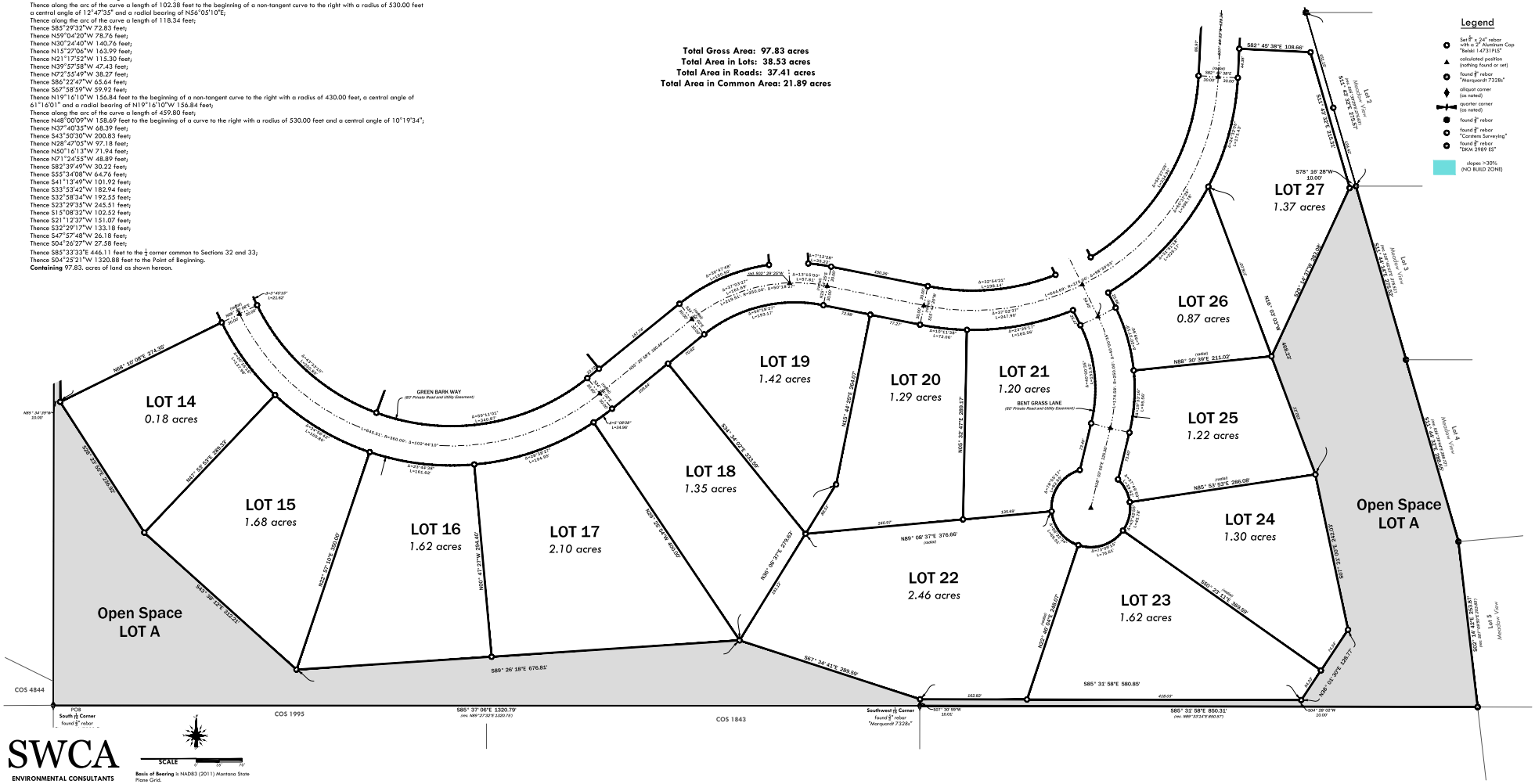
PERIMETER LEGAL DESCRIPTION

That portion of the Northeast ¼ and SE¼ of Section 33 and the NE ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Beginning at the South ¼ Corner common to Sections 32 and 33;
Thence S85°37'06"E 1320.79 feet to the Southwest ¼ Corner of Section 33;
Thence S85°31'58"E 850.31 feet;
Thence N02°14'42"W 253.87 feet;
Thence N11°44'32"W 288.65 feet;
Thence N11°44'14"W 275.52 feet;
Thence S78°16'28"W 10.00 feet;
Thence S11° 43' 32"E 215.31 feet;
Thence N82°45'38"W 108.66 feet;
Thence N07°14'22"E 83.33 feet to the beginning of a curve to the left with a radius of 595.90 and a central angle of 10°30'35";
Thence along the arc of the curve a length of 109.31 feet;
Thence N03°16'13"W 107.64 feet to the beginning of a curve to the right with a radius of 502.98 feet and a central angle of 15°14'28";
Thence along the arc of the curve a length of 125.82 feet;
Thence N53°19'27"W 26.36 feet;
Thence N85°13'21"W 60.59 feet to the beginning of a non-tangent curve to the left with a radius of 120.00 feet, a central angle of 48°53'04 and a radial bearing of N77°53'35"W ;
Thence along the arc of the curve a length of 102.38 feet to the beginning of a non-tangent curve to the right with a radius of 530.00 feet a central angle of 12°47'35" and a radial bearing of N56°05'10"E;
Thence along the arc of the curve a length of 118.34 feet;
Thence S85°29'32"W 72.83 feet;
Thence N59°04'20"W 78.76 feet;
Thence N30°24'40"W 140.76 feet;
Thence N15°27'06"W 163.99 feet;
Thence N21°17'52"W 115.30 feet;
Thence N39°57'58"W 47.43 feet;
Thence N72°55'49"W 38.27 feet;
Thence S86°22'47"W 65.64 feet;
Thence S67°58'59"W 59.92 feet;
Thence N19°16'10"W 156.84 feet to the beginning of a non-tangent curve to the right with a radius of 430.00 feet, a central angle of 61°16'01" and a radial bearing of N19°16'10"W 156.84 feet;
Thence along the arc of the curve a length of 459.80 feet;
Thence N48°00'09"W 158.69 feet to the beginning of a curve to the right with a radius of 530.00 feet and a central angle of 10°19'34";
Thence N37°40'35"W 68.39 feet;
Thence S43°50'30"W 200.83 feet;
Thence N28°47'05"W 97.18 feet;
Thence N50°16'13"W 71.94 feet;
Thence N71°24'55"W 48.89 feet;
Thence S82°39'49"W 30.22 feet;
Thence S55°34'08"W 64.76 feet;
Thence S41°13'49"W 101.92 feet;
Thence S33°53'42"W 182.94 feet;
Thence S32°58'34"W 192.55 feet;
Thence S23°29'35"W 245.51 feet;
Thence S15°08'32"W 102.52 feet;
Thence S21°12'37"W 151.07 feet;
Thence S32°29'17"W 133.18 feet;
Thence S47°57'48"W 26.18 feet;
Thence S04°26'27"W 27.58 feet;
Thence S85°33'33"E 446.11 feet to the ¼ corner common to Sections 32 and 33;
Thence S04°25'21"W 1320.88 feet to the Point of Beginning.
Containing 97.83. acres of land as shown hereon.

Total Gross Area: 97.83 acres
Total Area in Lots: 38.53 acres
Total Area in Roads: 37.41 acres
Total Area in Common Area: 21.89 acres

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721



SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

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

SCALE 0 35 70

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

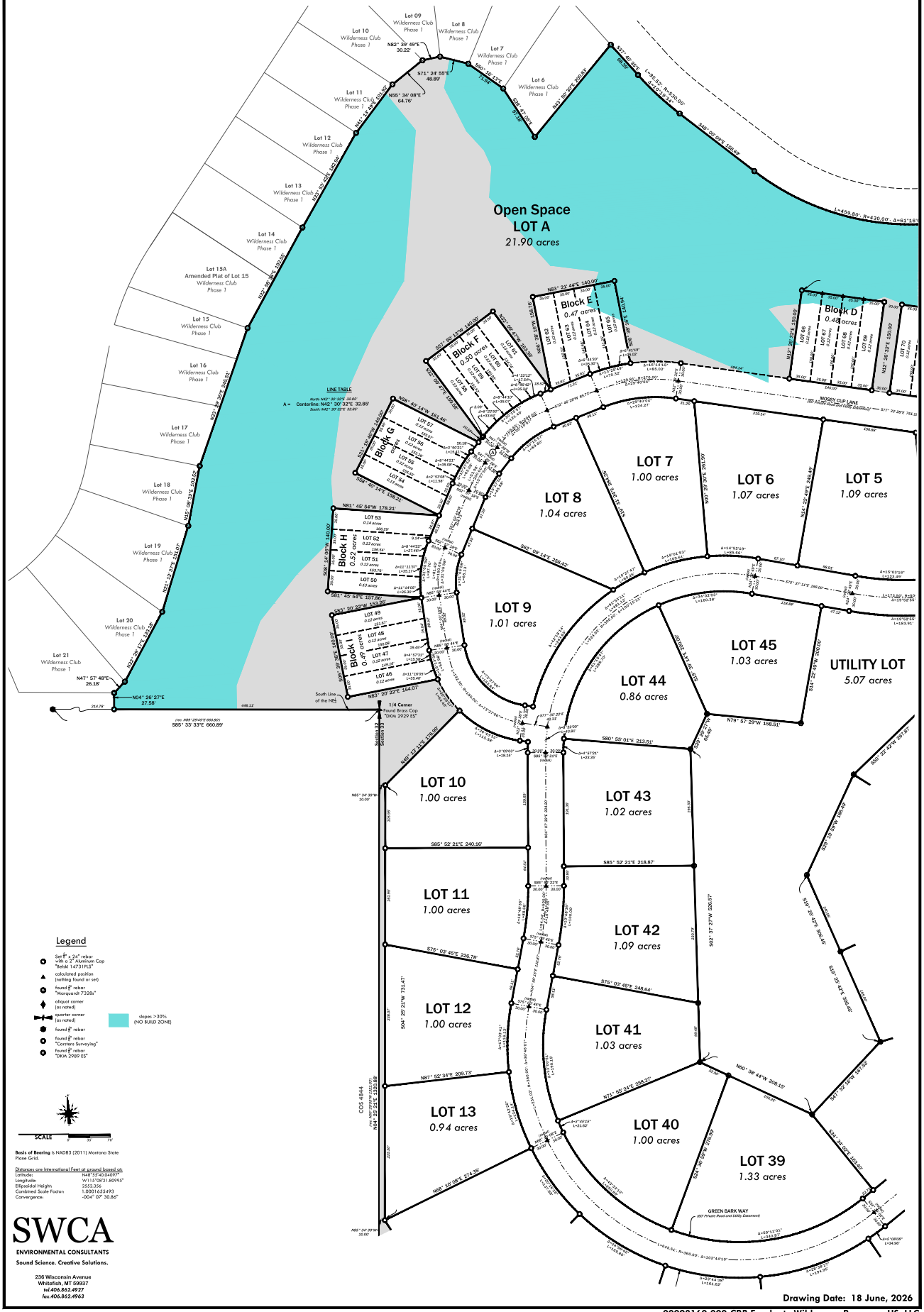
Distances are International Feet at ground based on:

Latitude:	N48°57'40.04095"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.000165549
Convergence:	-004° 07' 30.86"

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 11
SE¼ and NE¼ Section 33, NE¼ Section 32T37N R27W, P.M., M.
Lincoln County, Montana
(Sheet 2 of 3)

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721



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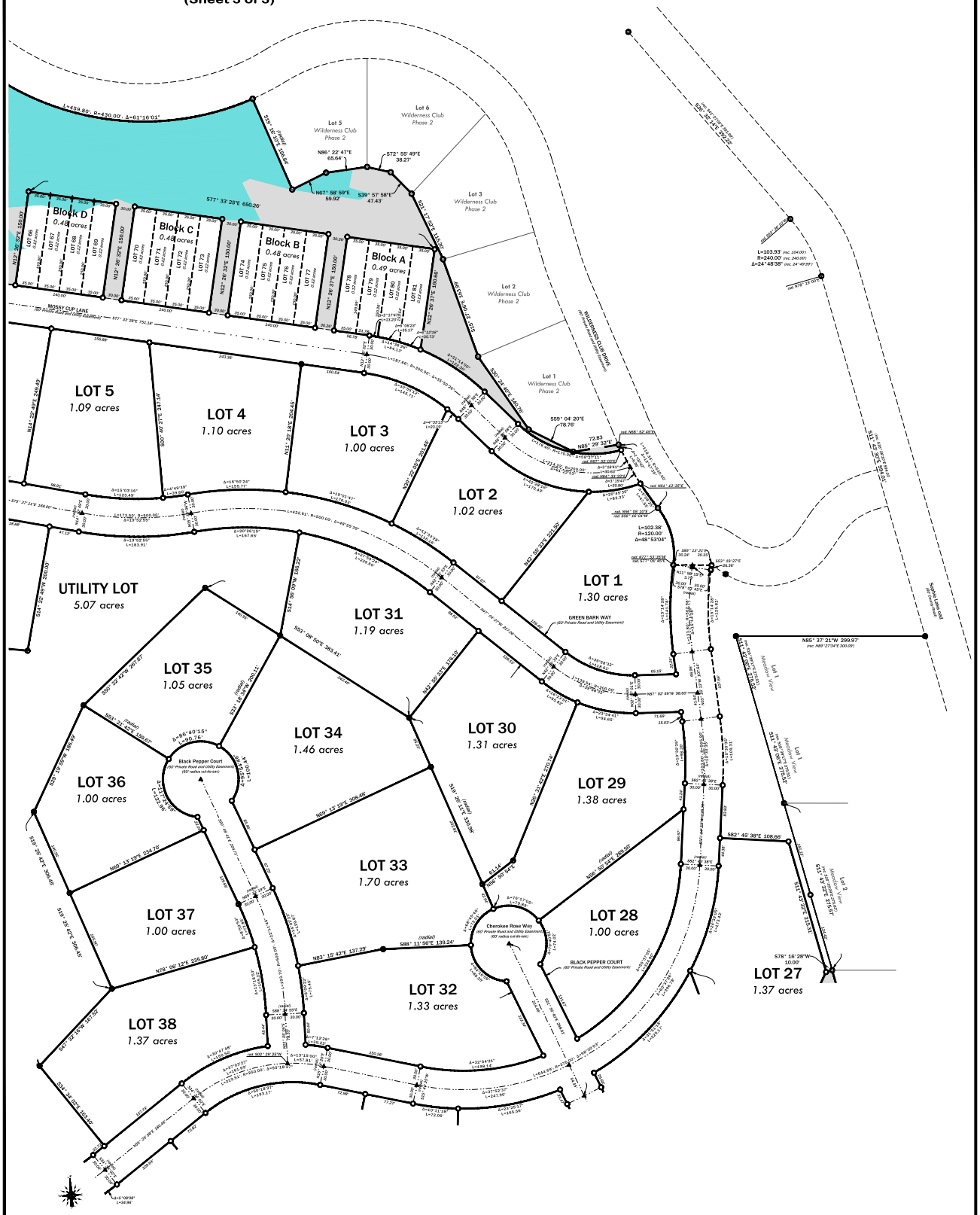
236 Wisconsin Avenue
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fax.406.862.4963

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 11

SE¼ and NE¼ Section 33, NE¼ Section 32T37N R27W, P.M., M.
Lincoln County, Montana
(Sheet 3 of 3)

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721



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

Distances are International Feet at ground based on:

Latitude:	N48°33'40.0097"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.000165493
Convergence:	-004° 07' 30.86"

Legend

- Set ⅝" x 24" rebar with a 2" Aluminum Cap "Belski 14731PLS"
- calculated position (nothing found or set)
- found ⅝" rebar "Marquardt 7328s"
- ellipsoid corner (as noted)
- quarter corner (as noted)
- found ½" rebar
- found ⅝" rebar "Carstens Surveying"
- found ⅝" rebar "DKM 2989 ES"

slopes >30% (NO BUILD ZONE)

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ENVIRONMENTAL CONSULTANTS
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fax.406.862.4963

Drawing Date: 18 June, 2026

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Preliminary Plat
Escalante Wilderness Preserve, Phase 12
NE¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana



LINE TABLE

West: S05° 16' 17"W 21.25'

A = Centerline: S05° 16' 17"W 21.25'

East: S05° 16' 17"W 21.25'

Total Gross Area: 7.63 acres
Total Area in Lots: 3.62 acres
Total Area in Roads: 4.01 acres

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

Distances are International Feet at ground based on:

Latitude:	N48°53'40.04097"
Longitude:	W115°08'21.80993"
Ellipsoidal Height:	2552.356
Combined Scale Factor:	1.00016353493
Convergence:	-004° 07' 30.86"

PERIMETER LEGAL DESCRIPTION

That portion of the Northeast ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

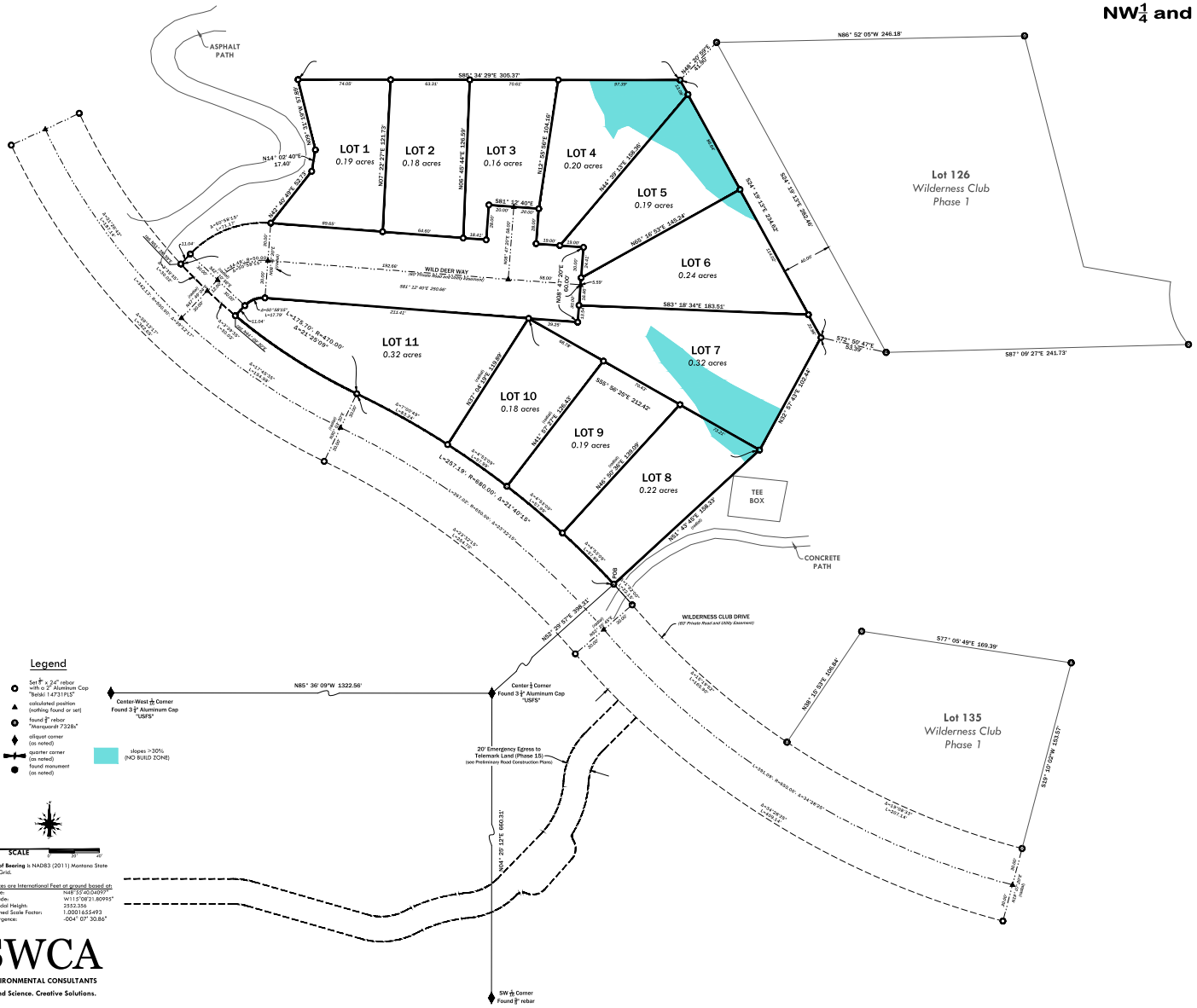
Commencing at the Center ¼ Corner of Section 32;
Thence S76°12'55"E 1703.18 feet to the **Point of Beginning;**
Thence S71°11'18"E 147.61 feet;
Thence S18°41'52"W 37.92 feet to the beginning of a non-tangent curve to the right with a radius of 310.00 feet, a central angle of 77°07'07" and a radial bearing of S18°09'10";
Thence along the arc of the curve a length of 417.25 feet;
Thence S05°16'17"W 21.25 feet to the beginning of a curve to the right with a radius of 546.53 feet and a central angle of 34°34'26";
Thence along the arc of the curve a length of 329.79 feet;
Thence S41°03'54"W 201.62 feet;
Thence N49°05'53"W 87.41 feet to the beginning of a non-tangent curve to the left with a radius of 697.13 feet, a central angle of 7°40'17" and a radial bearing of S49°05'53"E;
Thence along the arc of the curve a length of 93.34 feet to the beginning of a non-tangent curve to the right with a radius of 494.17 feet, a central angle of 6°21'07" and a radial bearing of N56°46'10";
Thence along the arc of the curve a length of 54.79 feet;
Thence N61°49'10"W 9.96 feet;
Thence N39°00'12"E 3.77 feet to the beginning of a non-tangent curve to the left with a radius of 484.05 feet, a central angle of 6°07'59" and a radial bearing of N50°59'48"W;
Thence along the arc of the curve a length of 51.81 feet'
Thence N57°07'31"W 49.94 feet to the beginning of a non-tangent curve to the right with a radius of 757.13 feet, a central angle of 5°09'11" and a radial bearing of S51°38'37"E;
Thence along the arc of the curve a length of 68.11 feet;
Thence N41°12'43"W 408.44 feet;
Thence N60°42'50"E 127.03 feet;
Thence N43°04'15"E 52.89 feet;
Thence N31°00'21"E 97.46 feet;
Thence N20°11'01"E 99.63 feet;
Thence N23°50'43"E 102.39 feet;
Thence N24°12'58"E 60.28 feet;
Thence N17°02'43"E 60.00 feet to the **Point of Beginning.**
Containing 7.63 acres of land as shown hereon.

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fax.406.862.4963

Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 13
NW¼ and NE¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana



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:	1.0001655493
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

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Total Gross Area: 2.84 acres
Total Area in Lots: 2.39 acres
Total Area in Roads: 0.45 acres

PERIMETER LEGAL DESCRIPTION

That portion of the Northwest ¼ and the Northeast ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the Center ¼ Corner of Section 32;
Thence N52°29'57"E 398.31 feet to the **Point of Beginning.**
Thence N51°43'45"E 158.33 feet;
Thence N32°57'43"E 102.44 feet;
Thence N24°19'13"W 234.62 feet;
Thence N85°34'29"W 305.37 feet;
Thence S09°31'19"E 57.89 feet;
Thence S14°02'40"W 17.40 feet;
Thence S42°40'49"W 52.73 feet to the beginning of a non-tangent curve to the left with a radius of 80.00 feet, a central angle of 50°58'15" and a radial bearing of S08°47'20"W;
Thence along the arc of the curve a length of 71.17 feet;
Thence S47°49'04"W 11.04 feet to the beginning of a curve to the left with a radius of 470.00 feet, a central angle of 21°25'09" and a radial bearing of N51°28'39"E;
Thence along the arc of the curve a length of 175.00 feet the beginning of a reverse curve to the right with a radius of 680.00 feet, a central angle of 21°40'15" and a radial bearing of S37°04'19";
Thence along the arc of the curve 257.19 feet to the **Point of Beginning.**
Containing 2.84 acres of land as shown hereon.

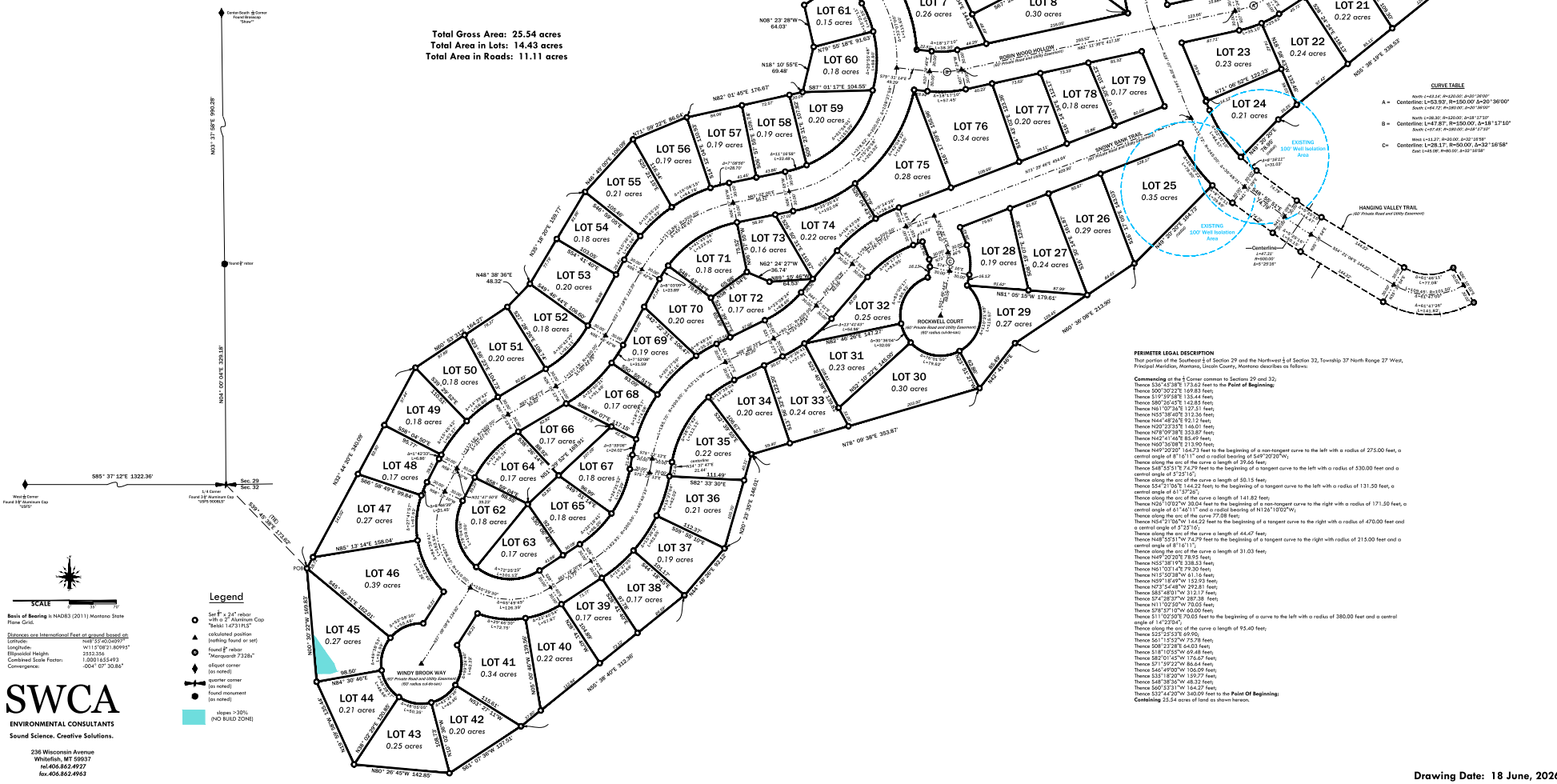
Drawing Date: 18 June, 2026

00098160-000-CRB Escalante Wilderness Preserves US, LLC

Preliminary Plat
Escalante Wilderness Preserve, Phase 14
$SE\frac{1}{4}$ Section 29 & $NW\frac{1}{4}$ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721

Total Gross Area: 25.54 acres
Total Area in Lots: 14.43 acres
Total Area in Roads: 11.11 acres



CURVE TABLE

A = Centerline: L=53.93', R=150.00' Δ=20°36'00"
North: L=44.72', R=280.00', Δ=20°36'00"
South: L=44.72', R=280.00', Δ=20°36'00"

B = Centerline: L=47.87', R=150.00', Δ=18°17'10"
North: L=38.30', R=120.00', Δ=18°17'10"
South: L=47.87', R=150.00', Δ=18°17'10"

C= Centerline: L=28.13', R=50.00', Δ=32°16'58"
West: L=13.27', R=30.00', Δ=32°16'58"
East: L=15.08', R=80.00', Δ=32°16'58"

PERIMETER LEGAL DESCRIPTION

That portion of the Southeast ¼ of Section 29 and the Northwest ¼ of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the ¼ Corner common to Sections 29 and 32;
Thence S36°45'38"E 173.62 feet to the **Point of Beginning;**
Thence S00°30'22"E 169.83 feet;
Thence S19°35'58"E 135.44 feet;
Thence S80°26'45"E 142.85 feet;
Thence N61°07'36"E 127.51 feet;
Thence N55°38'40"E 312.36 feet;
Thence N44°48'26"E 92.12 feet;
Thence N20°23'35"E 146.01 feet;
Thence N78°09'38"E 353.87 feet;
Thence N62°41'46"E 85.49 feet;
Thence N60°36'08"E 213.90 feet;
Thence N49°20'20" 164.73 feet to the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 8°16'11" and a radial bearing of S49°20'20"W;
Thence along the arc of the curve a length of 39.66 feet;
Thence S48°53'51"E 74.79 feet to the beginning of a tangent curve to the left with a radius of 330.00 feet and a central angle of 5°25'16";
Thence along the arc of the curve a length of 50.15 feet;
Thence S34°21'06"E 144.22 feet; to the beginning of a tangent curve to the left with a radius of 131.50 feet, a central angle of 61°57'28";
Thence along the arc of the curve a length of 141.82 feet;
Thence N26°10'02"W 30.04 feet to the beginning of a non-tangent curve to the right with a radius of 171.50 feet, a central angle of 61°46'11" and a radial bearing of N126°10'02"W;
Thence along the arc of the curve 77.08 feet;
Thence N34°21'06"W 144.22 feet to the beginning of a tangent curve to the right with a radius of 470.00 feet and a central angle of 5°25'16";
Thence along the arc of the curve a length of 44.47 feet;
Thence N48°55'51"W 74.79 feet to the beginning of a tangent curve to the right with radius of 215.00 feet and a central angle of 8°16'11";
Thence along the arc of the curve a length of 31.03 feet;
Thence N49°20'20"E 78.95 feet;
Thence N55°38'19"E 338.53 feet;
Thence N61°05'14"E 79.30 feet;
Thence N15°50'38"W 61.16 feet;
Thence N39°18'49"W 152.93 feet;
Thence N73°54'48"W 292.81 feet;
Thence S85°48'01"W 312.17 feet;
Thence S74°28'37"W 287.38 feet;
Thence N11°02'50"W 70.05 feet;
Thence S78°57'10"W 60.00 feet;
Thence S11°02'50"E 70.05 feet to the beginning of a curve to the left with a radius of 380.00 feet and a central angle of 14°23'04";
Thence along the arc of the curve a length of 95.40 feet;
Thence S25°25'53"E 69.90;
Thence S61°15'52"W 75.78 feet;
Thence S08°23'28"E 64.03 feet;
Thence S18°10'55"W 69.48 feet;
Thence S82°01'45"W 176.67 feet;
Thence S71°59'22"W 86.64 feet;
Thence S87°01'17"E 104.55 feet;
Thence S79°32'14"W 45.29 feet;
Thence S87°01'17"E 104.55 feet;
Thence N18°10'55"E 69.48 feet;
Thence N79°55'18"E 91.80 feet;
Thence N08°23'28"W 64.03 feet;
Thence N61°15'52"E 75.78 feet;
Thence N25°25'53"W 69.90 feet;
Thence along the arc of the curve a length of 95.40 feet;
Thence N11°02'50"E 70.05 feet;
Thence N78°57'10"E 60.00 feet;
Thence S11°02'50"E 70.05 feet;
Thence N74°28'37"E 287.38 feet;
Thence N85°48'01"E 312.17 feet;
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Thence S39°18'49"E 152.93 feet;
Thence S15°50'38"E 61.16 feet;
Thence S61°05'14"W 79.30 feet;
Thence S55°38'19"W 338.53 feet;
Thence S49°20'20"W 78.95 feet;
Thence along the arc of the curve a length of 31.03 feet;
Thence S48°53'51"E 74.79 feet;
Thence along the arc of the curve a length of 39.66 feet;
Thence S49°20'20"E 164.73 feet;
Thence S60°36'08"W 213.90 feet;
Thence S62°41'46"W 85.49 feet;
Thence S78°09'38"W 353.87 feet;
Thence S20°23'35"W 146.01 feet;
Thence S44°48'26"W 92.12 feet;
Thence S55°38'40"W 312.36 feet;
Thence S61°07'36"W 127.51 feet;
Thence S80°26'45"W 142.85 feet;
Thence S19°35'58"E 135.44 feet;
Thence S00°30'22"E 169.83 feet;
Thence S36°45'38"E 173.62 feet to the **Point of Beginning**

Containing 25.54 acres of land as shown hereon.

SCALE 0 35' 70'

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

Distances are International Feet at ground based at:

Latitude:	N48°55'40.040977"
Longitude:	W115°08'21.80995"
Ellipsoidal Height:	2532.356
Combined Scale Factor:	1.0001655493
Convergence:	-.004° 07' 30.86"

Legend

- Set ⌖ x 24" rebar with a 2" Aluminum Cap "Swiss 1473 LS"
- calculated position (nothing found or set)
- Found ⌖ rebar "Marquardt 7328s"
- adjoust corner (as noted)
- quarter corner (as noted)
- found monument (as noted)
- slopes >30% (NO BUILD ZONE)

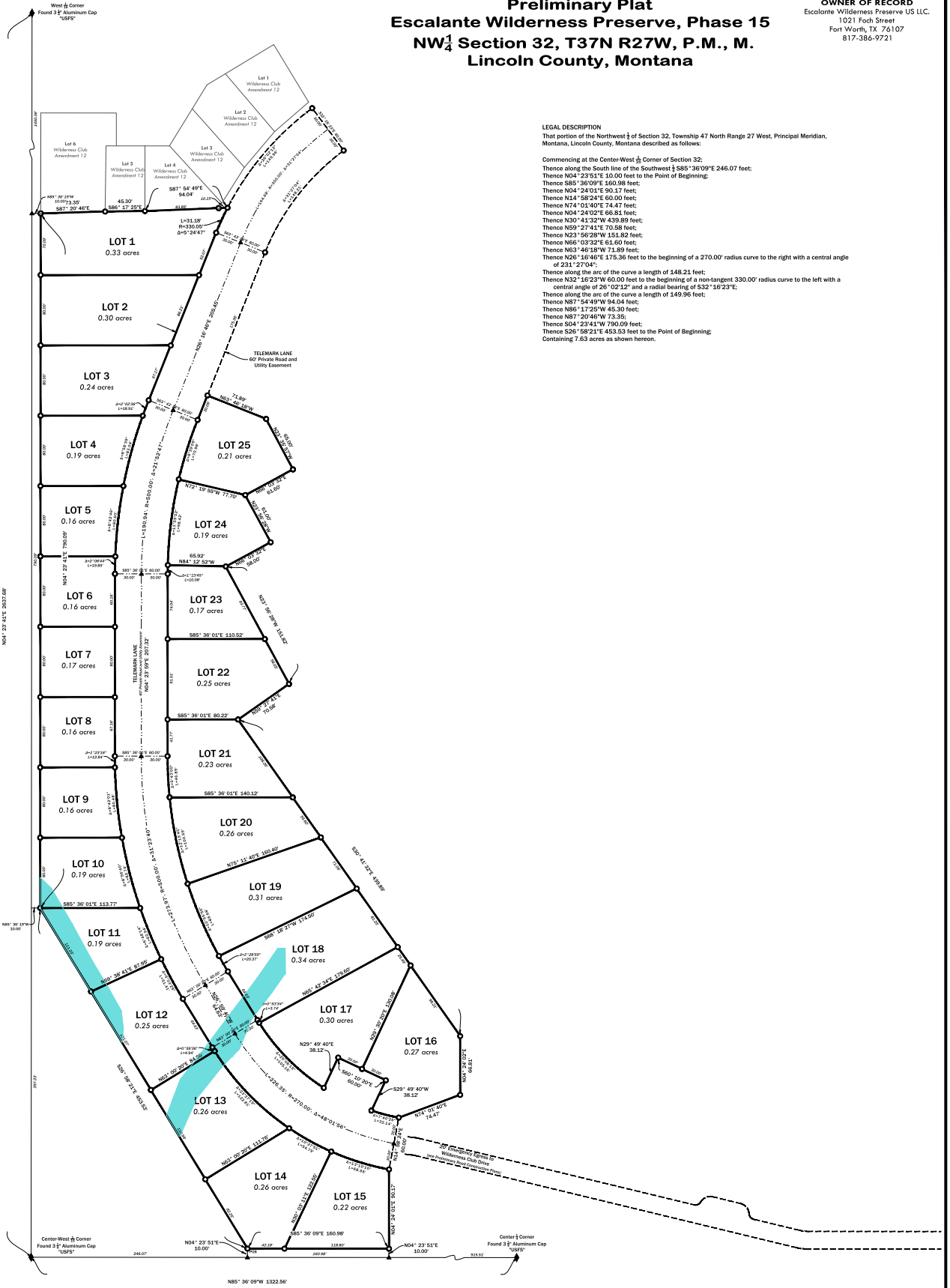
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236 Wisconsin Avenue
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Drawing Date: 18 June, 2026

Preliminary Plat
Escalante Wilderness Preserve, Phase 15
NW¼ Section 32, T37N R27W, P.M., M.
Lincoln County, Montana

OWNER OF RECORD
Escalante Wilderness Preserve US LLC.
1021 Foch Street
Fort Worth, TX 76107
817-386-9721



LEGAL DESCRIPTION

That portion of the Northwest ¼ of Section 32, Township 47 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Commencing at the Center-West ¼ Corner of Section 32;
Thence along the South line of the Southwest ¼ S85°36'09"E 246.07 feet;
Thence N04°23'51"E 10.00 feet to the Point of Beginning;
Thence S85°36'09"E 160.98 feet;
Thence N04°24'01"E 90.17 feet;
Thence N14°58'24"E 60.00 feet;
Thence N74°01'40"E 74.47 feet;
Thence N04°24'02"E 66.81 feet;
Thence N30°41'32"W 439.89 feet;
Thence N59°27'41"E 70.58 feet;
Thence N23°56'28"W 151.82 feet;
Thence N66°03'32"E 61.60 feet;
Thence N63°46'18"W 71.89 feet;
Thence N26°16'46"E 175.36 feet to the beginning of a 270.00' radius curve to the right with a central angle of 231°27'04";
Thence along the arc of the curve a length of 148.21 feet;
Thence N32°16'23"W 60.00 feet to the beginning of a non-tangent 330.00' radius curve to the left with a central angle of 26°02'12" and a radial bearing of S32°16'23"E;
Thence along the arc of the curve a length of 149.96 feet;
Thence N87°54'49"W 94.04 feet;
Thence N86°17'25"W 45.30 feet;
Thence N87°20'46"W 73.35;
Thence S04°23'41"W 790.09 feet;
Thence S26°58'21"E 453.53 feet to the Point of Beginning;
Containing 7.63 acres as shown hereon.

Legend

- Set ½" x 24" rebar with ø 2" Aluminum Cap "Belski 14731PLS"
- calculated position (nothing found or set)
- found ½" rebar "Marquardt 7328s"
- aliquot corner (as noted)
- slopes >30% (NO BUILD ZONE)

SCALE 0 35 70

Total Gross Area: 7.63 acres
Total Area in Lots: 5.74 acres
Total Area in Roads: 1.89 acres

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

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

Drawing Date: 18 June, 2026

00098160-000-CRB Escalante Wilderness Preserves US, LLC

PROPOSED LEGAL DESCRIPTIONS FOR ESCALANTE WILDERNESS PRESERVE – PHASES 11-15

PHASE 11
PERIMETER LEGAL DESCRIPTION

That portion of the Northeast 1/4 and SE1/4 of Section 33 and the NE 1/4 of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Beginning at the South 1/16 Corner common to Sections 32 and 33;
Thence S85°37'06"E 1320.79 feet to the Southwest 1/16 Corner of Section 33;
Thence S85°31'58"E 850.31 feet;
Thence N02°14'42"W 253.87 feet;
Thence N11°44'32"W 288.65 feet;
Thence N11°44'14"W 275.52 feet;
Thence S78°16'28"W 10.00 feet;
Thence S11° 43' 32"E 215.31 feet;
Thence N82°45'38"W 108.66 feet;
Thence N07°14'22"E 83.33 feet to the beginning of a curve to the left with a radius of 595.90 and a central angle of 10°30'35";
Thence along the arc of the curve a length of 109.31 feet;
Thence N03°16'13"W 107.64 feet to the beginning of a curve to the right with a radius of 502.98 feet and a central angle of 15°14'28";
Thence along the arc of the curve a length of 125.82 feet;
Thence N53°19'27"W 26.36 feet;
Thence N85°13'21"W 60.59 feet to the beginning of a non-tangent curve to the left with a radius of 120.00 feet, a central angle of 48°53'04 and a radial bearing of N77°53'35"W ;
Thence along the arc of the curve a length of 102.38 feet to the beginning of a non-tangent curve to the right with a radius of 530.00 feet a central angle of 12°47'35" and a radial bearing of N56°05'10"E;
Thence along the arc of the curve a length of 118.34 feet;
Thence S85°29'32"W 72.83 feet;
Thence N59°04'20"W 78.76 feet;
Thence N30°24'40"W 140.76 feet;
Thence N15°27'06"W 163.99 feet;
Thence N21°17'52"W 115.30 feet;
Thence N39°57'58"W 47.43 feet;
Thence N72°55'49"W 38.27 feet;
Thence S86°22'47"W 65.64 feet;
Thence S67°58'59"W 59.92 feet;
Thence N19°16'10"W 156.84 feet to the beginning of a non-tangent curve to the right with a radius of 430.00 feet, a central angle of 61°16'01" and a radial bearing of N19°16'10"W 156.84 feet;
Thence along the arc of the curve a length of 459.80 feet;

Thence N48°00'09"W 158.69 feet to the beginning of a curve to the right with a radius of 530.00 feet and a central angle of 10°19'34";
Thence N37°40'35"W 68.39 feet;
Thence S43°50'30"W 200.83 feet;
Thence N28°47'05"W 97.18 feet;
Thence N50°16'13"W 71.94 feet;
Thence N71°24'55"W 48.89 feet;
Thence S82°39'49"W 30.22 feet;
Thence S55°34'08"W 64.76 feet;
Thence S41°13'49"W 101.92 feet;
Thence S33°53'42"W 182.94 feet;
Thence S32°58'34"W 192.55 feet;
Thence S23°29'35"W 245.51 feet;
Thence S15°08'32"W 102.52 feet;
Thence S21°12'37"W 151.07 feet;
Thence S32°29'17"W 133.18 feet;
Thence S47°57'48"W 26.18 feet;
Thence S04°26'27"W 27.58 feet;
Thence S85°33'33"E 446.11 feet to the 1/4 corner common to Sections 32 and 33;
Thence S04°25'21"W 1320.88 feet to the Point of Beginning.
Containing 97.83. acres of land as shown hereon.

PHASE 12
PERIMETER LEGAL DESCRIPTION
That portion of the Northeast 1/4 of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the Center 1/4 Corner of Section 32;
Thence S76°12'55"E 1703.18 feet to the **Point of Beginning;**
Thence S71°11'18"E 147.61 feet;
Thence S18°41'52"W 37.92 feet to the beginning of a non-tangent curve to the right with a radius of 310.00 feet, a central angle of 77°07'07" and a radial bearing of S18°09'10";
Thence along the arc of the curve a length of 417.25 feet;
Thence S05°16'17"W 21.25 feet to the beginning of a curve to the right with a radius of 546.53 feet and a central angle of 34°34'26";
Thence along the arc of the curve a length of 329.79 feet;
Thence S41°03'54"W 201.62 feet;
Thence N49°05'53"W 87.41 feet to the beginning of a non-tangent curve to the left with a radius of 697.13 feet, a central angle of 7°40'17" and a radial bearing of S49°05'53"E;
Thence along the arc of the curve a length of 93.34 feet to the beginning of a non-tangent curve to the right with a radius of 494.17 feet, a central angle of 6°21'07" and a radial bearing of N56°46'10";
Thence along the arc of the curve a length of 54.79 feet;
Thence N61°49'10"W 9.96 feet;
Thence N39°00'12"E 3.77 feet to the beginning of a non-tangent curve to the left with a radius of 484.05 feet, a central angle of 6°07'59" and a radial bearing of N50°59'48"W;
Thence along the arc of the curve a length of 51.81 feet'
Thence N57°07'31"W 49.94 feet to the beginning of a non-tangent curve to the right with a radius of 757.13 feet, a central angle of 5°09'11" and a radial bearing of S51°38'37"E;
Thence along the arc of the curve a length of 68.11 feet;
Thence N41°12'43"W 408.44 feet;
Thence N60°42'50"E 127.03 feet;
Thence N43°04'15"E 52.89 feet;
Thence N31°00'21"E 97.46 feet;
Thence N20°11'01"E 99.63 feet;
Thence N23°50'43"E 102.39 feet;
Thence N24°12'58"E 60.28 feet;
Thence N17°02'43"E 60.00 feet to the **Point of Beginning.**
Containing 7.63 acres of land as shown hereon.

PHASE 13
PERIMETER LEGAL DESCRIPTION
That portion of the Northwest 1/4 and the Northeast 1/4 of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the Center 1/4 Corner of Section 32;
Thence N52°29'57"E 398.31 feet to the **Point of Beginning.**
Thence N51°43'45"E 158.33 feet;
Thence N32°57'43"E 102.44 feet;
Thence N24°19'13"W 234.62 feet;
Thence N85°34'29"W 305.37 feet;
Thence S09°31'19"E 57.89 feet;
Thence S14°02'40"W 17.40 feet;
Thence S42°40'49"W 52.73 feet to the beginning of a non-tangent curve to the left with a radius of 80.00 feet, a central angle of 50°58'15" and a radial bearing of S08°47'20"W;
Thence along the arc of the curve a length of 71.17 feet;
Thence S47°49'04"W 11.04 feet to the beginning of a curve to the left with a radius of 470.00 feet, a central angle of 21°25'09" and a radial bearing of N51°28'39"E;
Thence along the arc of the curve a length of 175.00 feet the beginning of a reverse curve to the right with a radius of 680.00 feet, a central angle of 21°40'15" and a radial bearing of S37°04'19";
Thence along the arc of the curve 257.19 feet to the **Point of Beginning.**
Containing 2.84 acres of land as shown hereon.

PHASE 14
PERIMETER LEGAL DESCRIPTION
That portion of the Southeast 1/4 of Section 29 and the Northwest 1/4 of Section 32, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana describes as follows:

Commencing at the 1/4 Corner common to Sections 29 and 32;
Thence S36°45'38"E 173.62 feet to the **Point of Beginning;**
Thence S00°30'22"E 169.83 feet;
Thence S19°59'58"E 135.44 feet;
Thence S80°26'45"E 142.85 feet;
Thence N61°07'36"E 127.51 feet;
Thence N55°38'40"E 312.36 feet;
Thence N44°48'26"E 92.12 feet;
Thence N20°23'35"E 146.01 feet;
Thence N78°09'38"E 353.87 feet;
Thence N42°41'46"E 85.49 feet;
Thence N60°36'08"E 213.90 feet;
Thence N49°20'20" 164.73 feet to the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 8°16'11" and a radial bearing of S49°20'20"W;
Thence along the arc of the curve a length of 39.66 feet;
Thence S48°55'51"E 74.79 feet to the beginning of a tangent curve to the left with a radius of 530.00 feet and a central angle of 5°25'16";
Thence along the arc of the curve a length of 50.15 feet;
Thence S54°21'06"E 144.22 feet; to the beginning of a tangent curve to the left with a radius of 131.50 feet, a central angle of 61°57'26";
Thence along the arc of the curve a length of 141.82 feet;
Thence N26°10'02"W 30.04 feet to the beginning of a non-tangent curve to the right with a radius of 171.50 feet, a central angle of 61°46'11" and a radial bearing of N126°10'02"W;
Thence along the arc of the curve 77.08 feet;
Thence N54°21'06"W 144.22 feet to the beginning of a tangent curve to the right with a radius of 470.00 feet and a central angle of 5°25'16';
Thence along the arc of the curve a length of 44.47 feet;
Thence N48°55'51"W 74.79 feet to the beginning of a tangent curve to the right with radius of 215.00 feet and a central angle of 8°16'11";
Thence along the arc of the curve a length of 31.03 feet;
Thence N49°20'20"E 78.95 feet;
Thence N55°38'19"E 338.53 feet;
Thence N61°03'14"E 79.30 feet;
Thence N15°50'38"W 61.16 feet;
Thence N59°18'49"W 152.93 feet;
Thence N73°54'48"W 292.81 feet;
Thence S85°48'01"W 312.17 feet;
Thence S74°28'37"W 287.38 feet;

Thence N11°02'50"W 70.05 feet;
Thence S78°57'10"W 60.00 feet;
Thence S11°02'50"E 70.05 feet to the beginning of a curve to the left with a radius of 380.00 feet and a central angle of 14°23'04";
Thence along the arc of the curve a length of 95.40 feet;
Thence S25°25'53"E 69.90;
Thence S61°15'52"W 75.78 feet;
Thence S08°23'28"E 64.03 feet;
Thence S18°10'55"W 69.48 feet;
Thence S82°01'45"W 176.67 feet;
Thence S71°59'22"W 86.64 feet;
Thence S46°49'00"W 106.09 feet;
Thence S35°18'20"W 159.77 feet;
Thence S48°38'36"W 48.32 feet;
Thence S60°53'31"W 164.27 feet;
Thence S32°44'20"W 340.09 feet to the **Point Of Beginning;**
Containing 25.54 acres of land as shown hereon.

PHASE 15
LEGAL DESCRIPTION
That portion of the Northwest 1/4 of Section 32, Township 47 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:

Commencing at the Center-West 1/16 Corner of Section 32;
Thence along the South line of the Southwest 1/4 S85°36'09"E 246.07 feet;
Thence N04°23'51"E 10.00 feet to the **Point of Beginning;**
Thence S85°36'09"E 160.98 feet;
Thence N04°24'01"E 90.17 feet;
Thence N14°58'24"E 60.00 feet;
Thence N74°01'40"E 74.47 feet;
Thence N04°24'02"E 66.81 feet;
Thence N30°41'32"W 439.89 feet;
Thence N59°27'41"E 70.58 feet;
Thence N23°56'28"W 151.82 feet;
Thence N66°03'32"E 61.60 feet;
Thence N63°46'18"W 71.89 feet;
Thence N26°16'46"E 175.36 feet to the beginning of a 270.00' radius curve to the right with a central angle of 231°27'04";
Thence along the arc of the curve a length of 148.21 feet;
Thence N32°16'23"W 60.00 feet to the beginning of a non-tangent 330.00' radius curve to the left with a central angle of 26°02'12" and a radial bearing of S32°16'23"E;
Thence along the arc of the curve a length of 149.96 feet;
Thence N87°54'49"W 94.04 feet;
Thence N86°17'25"W 45.30 feet;
Thence N87°20'46"W 73.35;
Thence S04°23'41"W 790.09 feet;
Thence S26°58'21"E 453.53 feet to the **Point of Beginning;**
Containing 7.63 acres as shown hereon.

Lincoln County Planning Department
512 California Ave, Libby, MT 59923
Phone: (406) 283-2309
Email: lcplanning@libby.org
Website: https://lincolncountymt.us/planning-homepage/

January 22, 2026

VIA E-MAIL DELIVERY ONLY (chrissyg@406eng.com; maggiel@406eng.com)

RE: Wilderness Escalante Preserve Pre-Application Notes

Based on the pre-application documentation submitted, as well as our discussion on January 22, 2026, the items below are some things to include/address in your preliminary plat application, in addition to all of the standard application requirements. Please note that additional items could be required during the review and comment period with the County or OTHER agencies.

1. Provide comment from Lincoln County Sheriff's Office, local fire district, schools and SHPO.
2. A Geotech will need to be engaged for comment on a summary analysis for lots with slopes over 30%.
3. A waiver of Right to Protest improvements will be required, and must be listed on the face of the plat.
4. Parkland dedication will be required.
5. Provide evidence of sufficient water availability.
6. Solid waste disposal options must be included in the CCRs.

The Preliminary Plat package must be submitted within 180 days from the date of this letter. Requirements can be found in the Lincoln County Subdivision Regulations Section IV. The review fees due at the time of Preliminary Plat Submittal are as follows:

Subdivision Review Fee (234 Lots)**.....$117,000**

Other fees for other services (Fire Risk Assessment, Weed Assessment, etc.) are due at the time of request and payable to those individuals/departments.

Based on legal guidance provided to Lincoln County in the wake of the Upper Missouri Waterkeepers v. Broadwater County court order, applicants should refer to the attached document for guidance regarding the preparation of Environmental Assessments and Summary of Probable Impacts.

Respectfully,

Alisha Osborne, Assistant Planner
Lincoln County Planning Department

Lincoln County Planning Department
512 California Ave. | Libby, MT. 59923
P: 406-283-2309
Website: http://www.lincolncountymt.us/planning-homepage

April 21, 2025

Chrissy Griffin
406 Engineering

VIA E-MAIL DELIVERY ONLY (chrissyg@406eng.com)

RE: Wilderness Escalante Preserve Pre-Application Notes

Based on the pre-application documentation submitted, as well as our discussion on April 17, 2025, the items below are some things to include/address in your preliminary plat application, in addition to all of the standard application requirements. Please note that additional items could be required during the review and comment period with the County or OTHER agencies.

1. Provide comment from Lincoln County Sheriff's Office, local fire district, schools required.
2. Provide Traffic study which provides potential pinch points and access issues.
3. Provide evidence of sufficient water availability.
4. A site visit may be required.

The Preliminary Plat package must be submitted within 180 days from the date of this letter.

Requirements can be found in the Lincoln County Subdivision Regulations Section IV. The review fees due at the time of Preliminary Plat Submittal are as follows:

Subdivision Review Fee (234 Lots)……**$117,000**

Other fees for other services (Fire Risk Assessment, Weed Assessment, etc.) are due at the time of request and payable to those individuals/departments.

Based on legal guidance provided to Lincoln County in the wake of the Upper Missouri Waterkeepers v. Broadwater County court order, applicants should refer to the attached document for guidance regarding the preparation of Environmental Assessments and Summary of Probable Impacts.

Respectfully,

Alisha Osborne
Assistant Planner, Lincoln County Planning Department