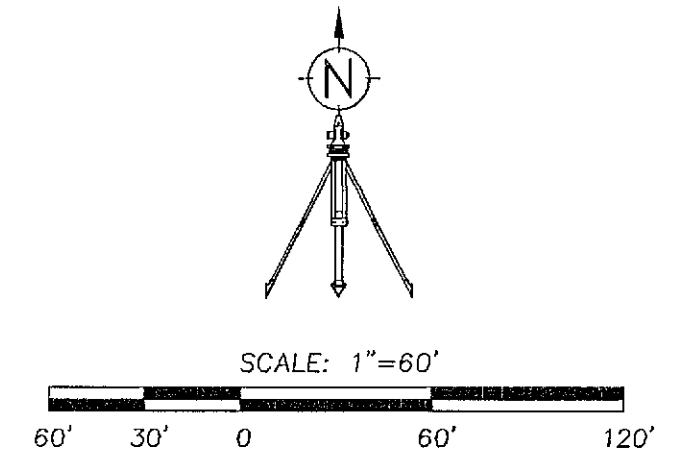
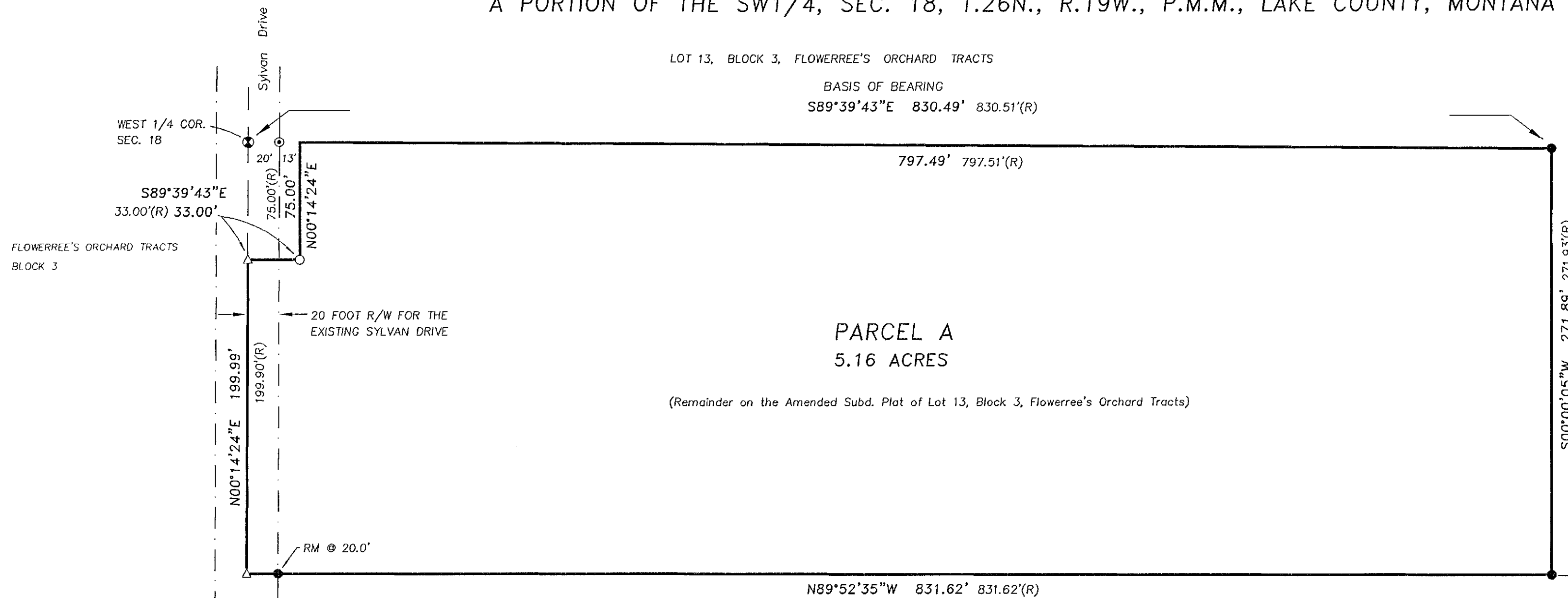


SUBDIVISION PLAT NO. 292

A PORTION OF THE SW1/4, SEC. 18, T.26N., R.19W., P.M.M., LAKE COUNTY, MONTANA

DATE OF SURVEY: MARCH, 2024



PARCEL B
AMEND PLAT OF LOT 13, BLOCK 3,
FLOWERREE'S ORCHARD TRACTS

H - 1860

TRACT 3 H - 1797

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO TRACTS AND EASEMENTS ALL OF THE FOLLOWING DESCRIBED PROPERTY AND AS SHOWN BY THE ANNEXED PLAT, TO WIT:

PARCEL A, SHOWN AS THE REMAINDER ON THE AMENDED SUBDIVISION PLAT OF LOT 13, BLOCK 3, FLOWERREE'S ORCHARD TRACTS, AND BEING A PORTION OF THE SW1/4 OF SECTION 18, T.26N., R.19W., P.M.M., LAKE COUNTY, MONTANA, CONTAINING 5.16 ACRES MORE OR LESS.

THIS PLAT DOES NOT CREATE ANY ADDITIONAL PARCELS AND IS PREPARED AS A REQUIREMENT FOR THE PROCESS TO REMOVE AN AGRICULTURAL COVENANT FROM THE SUBJECT PROPERTY.

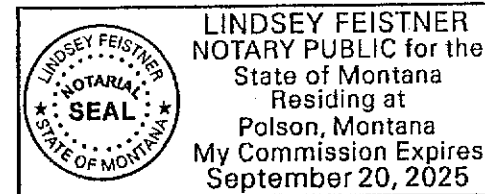
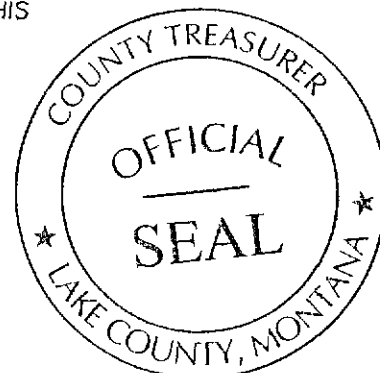
"THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE,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

Reid Schulein
FOR: REID SCHULEIN, LLC

STATE OF MT
COUNTY OF LAKE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-27-2024
BY Genivieve Reid AS Agent OF REID SCHULEIN, LLC.

Lindsey Feistner
NOTARY SIGNATURE



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN SURVEY ARE DELINQUENT. THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-611(b) M.C.A.

DATED THIS 24 DAY OF September 2024
Wendy Tubberger - Tax
TREASURER, LAKE COUNTY, MONTANA

SURVEYOR'S NOTE:

This Subdivision Plat does not create a new parcel of record and is only being created as a requirement of Lake County as part of the process to remove an existing agricultural covenant from the subject property. This Subdivision Plat is based solely on the found monuments for Parcel A "Remainder" as shown on the Amended Subdivision Plat of Lot 13, Block 3, Flowerree's Orchard Tracts and is not tied to any adjacent surveys of record.

GOVERNING BODY APPROVAL

THE COUNTY COMMISSION OF LAKE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT.

DATED THIS 28th DAY OF October, 2024

Gale Becker CHAIRMAN
William D. Benson COMMISSIONER
Mark Helt COMMISSIONER
ATTEST: Kendra Steele CLERK & RECORDER

LEGEND

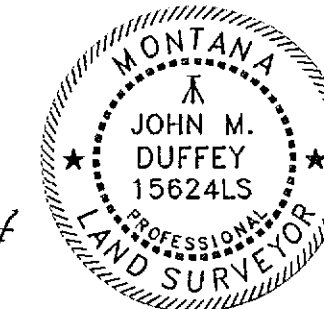
- SET 5/8"x20" REBAR W/YPC (DUFFEY 15624LS)
- FOUND 5/8" REBAR W/YPC (MARQUARDT 7328S)
- ⊙ FOUND 5/8" REBAR (NO CAP)
- ⊗ 1/4 CORNER, FOUND 1/2" SQUARE ROD
- △ DENOTES ANGLE POINT ONLY, NOTHING FOUND OR SET
- (R) RECORD PER AMENDED SUBD. PLAT OF LOT 13, BLOCK 3, FLOWERREE'S ORCHARD TRACTS

SURVEY COMMISSIONED BY RECORD OWNER: REID SCHULEIN, LLC

Lake County cannot assure water users, including this Applicant/Permittee, that they have any specific legal right to use water on the Flathead Reservation and Lake County shall be held harmless if future lot owners within the platted subdivision cannot legally access or use water.

SURVEYOR'S CERTIFICATION

John M. Duffey 9-17-2024
JOHN M. DUFFEY, PLS No. 15624LS DATE



Donald M. Reed 10/30/2024
EXAMINING MONTANA P.L.S. No. 10999LS DATE

Teffi Murphy 10/30/24
LAKE COUNTY PLANNING DEPT. DATE

Maria K. Luke, P.S. Sept. 30, 2024
LAKE COUNTY SANITATION DEPT. DATE

613713-J-10098-DEQ

Doc Number 613714 PLAT
STATE OF MONTANA LAKE COUNTY
10/30/2024 01:45 PM Total Pages: 1 Fees: \$25.50
Kendra Steele, Clerk & Recorder
By ksteele

DUFFEY LAND SURVEYING
PO Box 531, Polson MT 59860
406-883-1727

10/30/24
WR