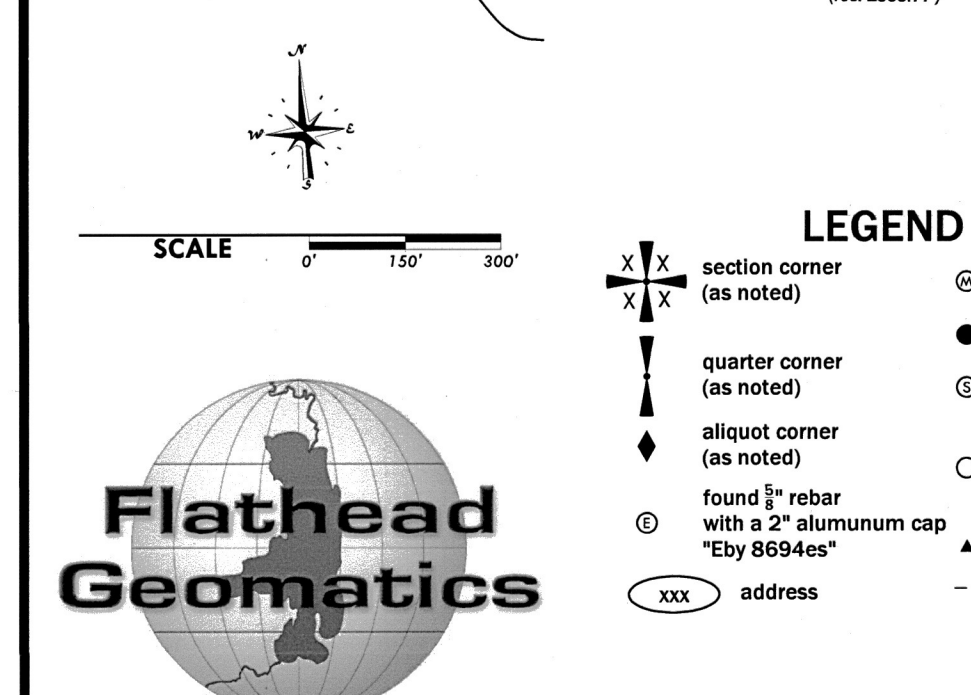
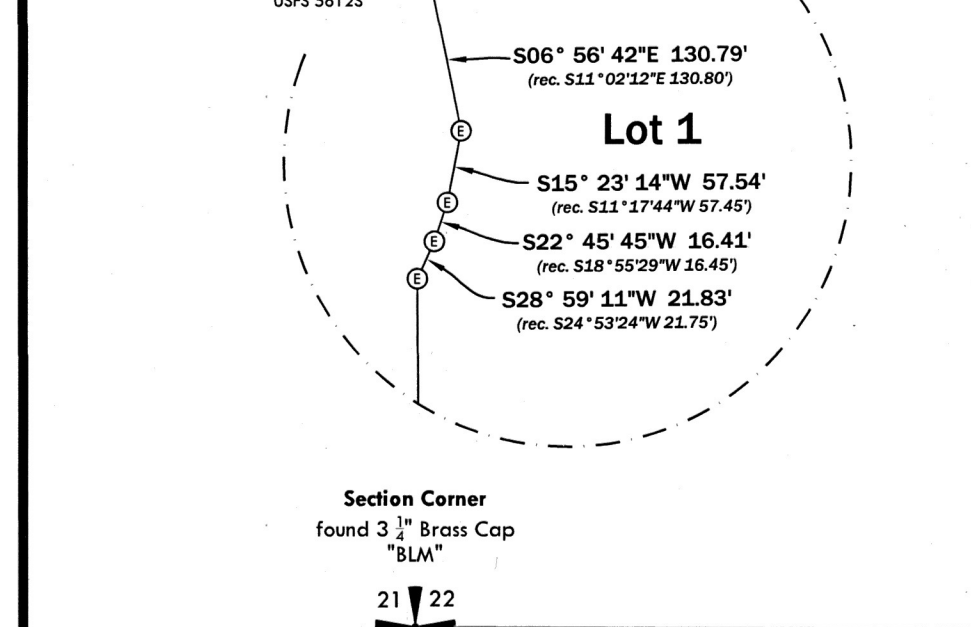
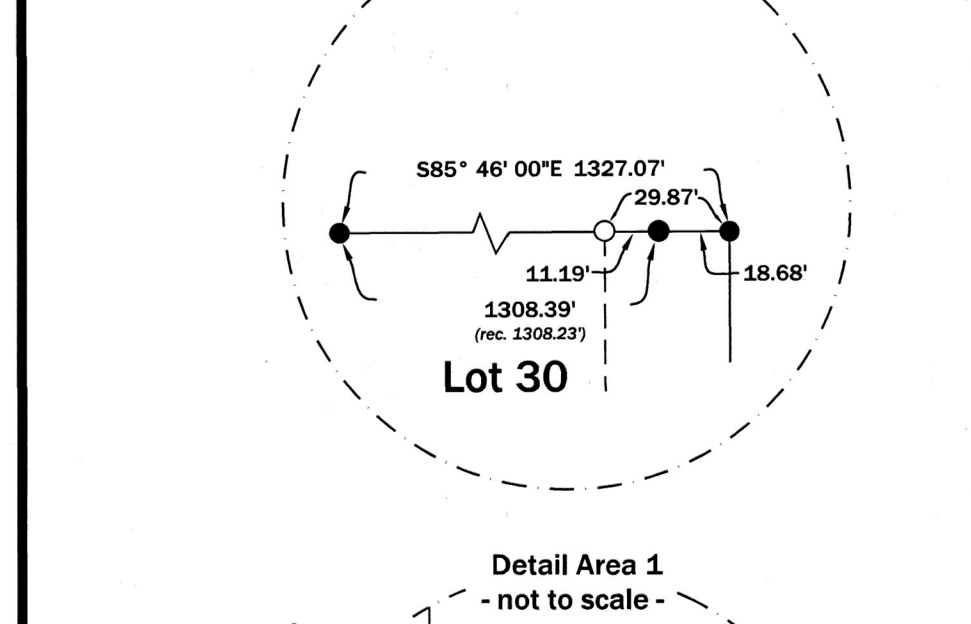
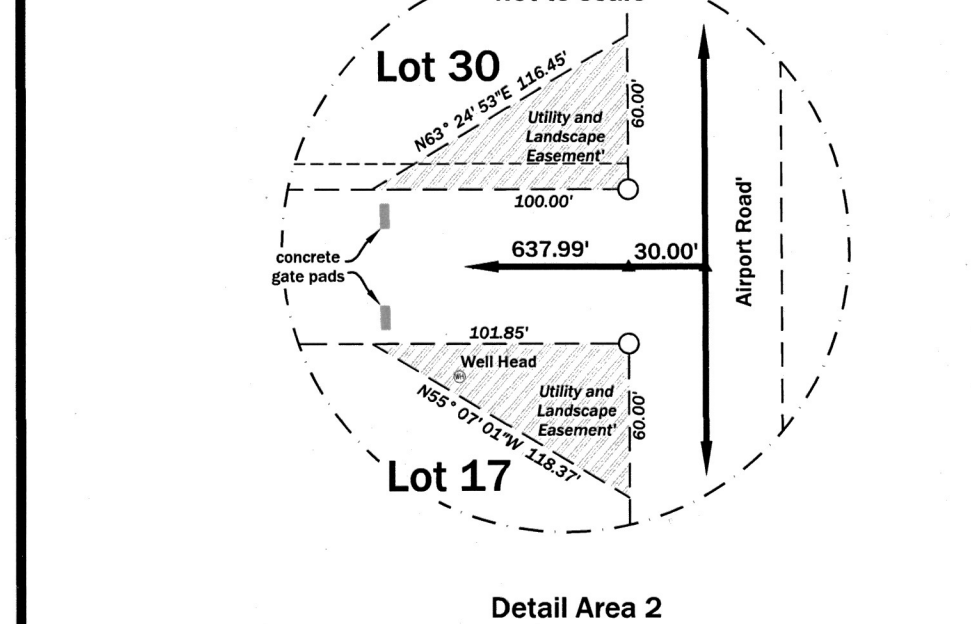
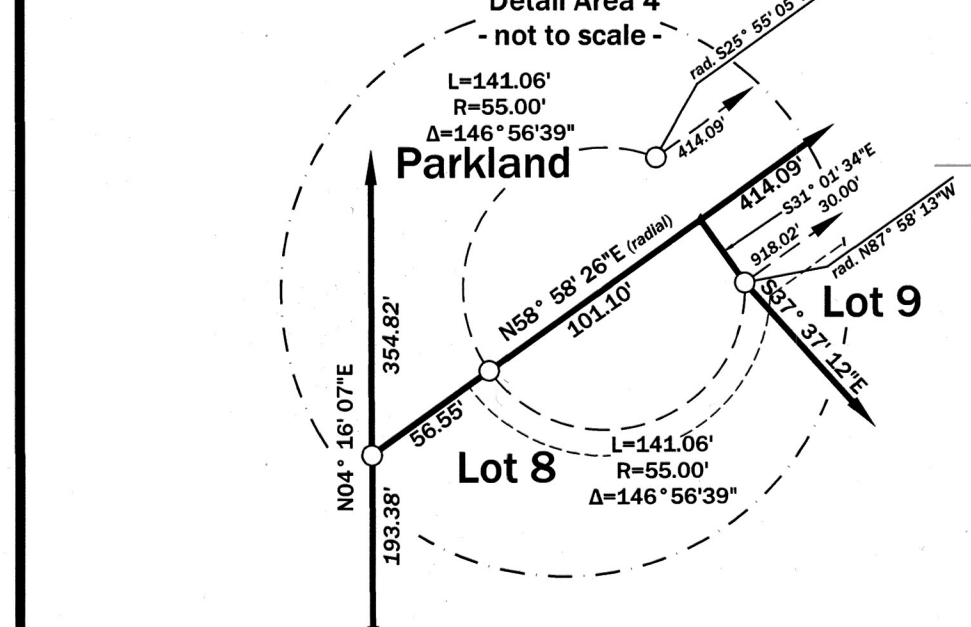
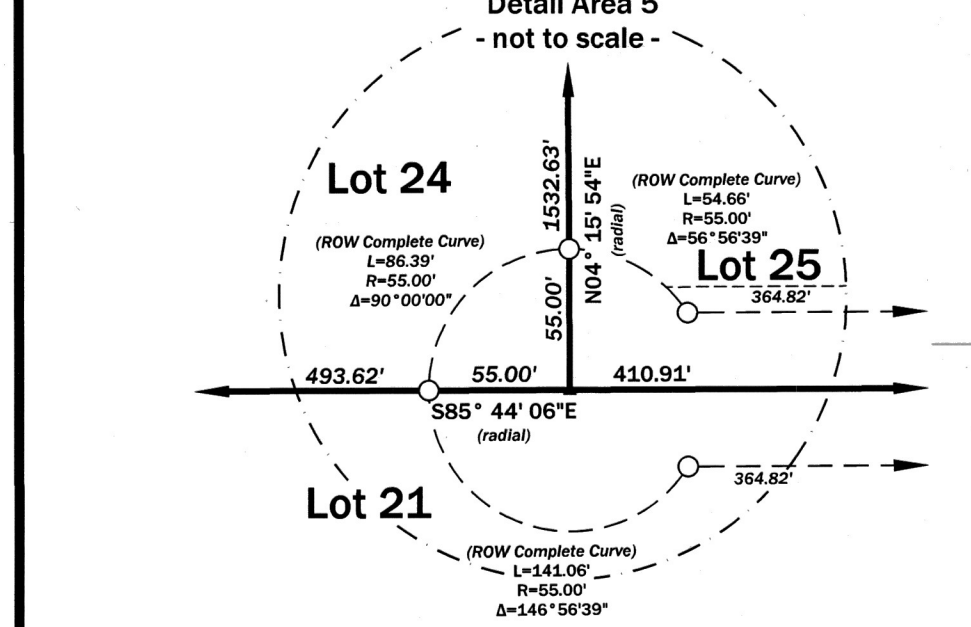
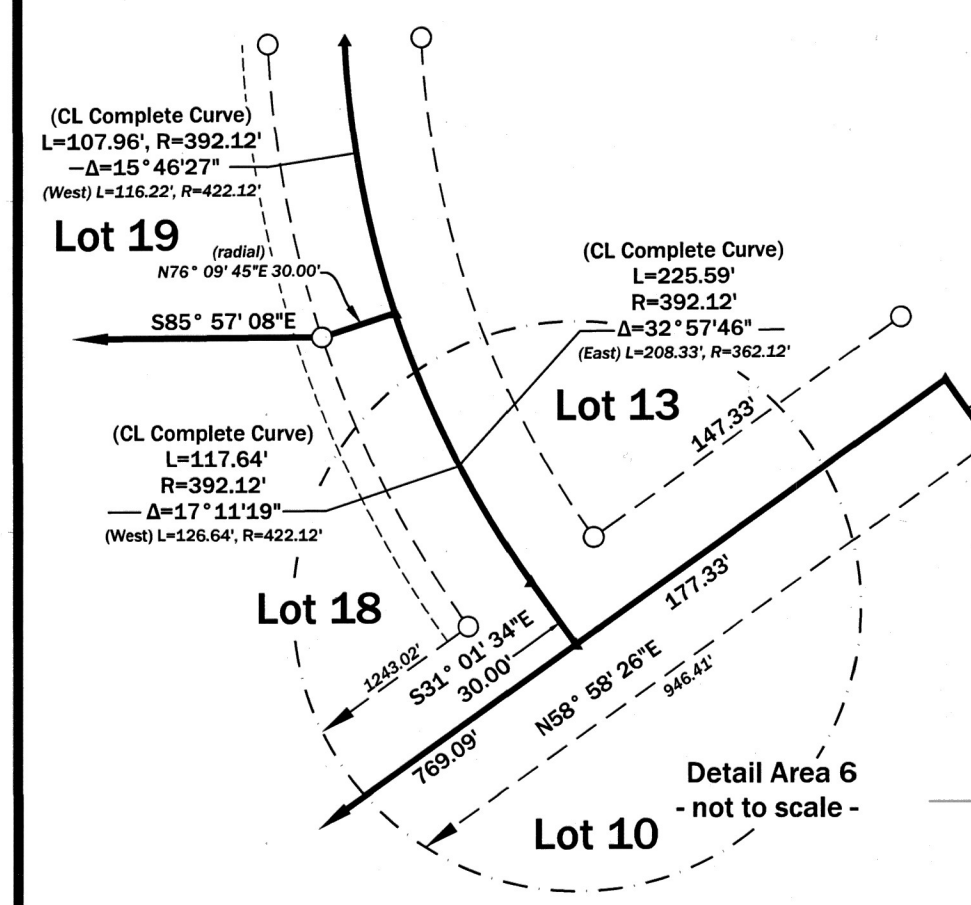
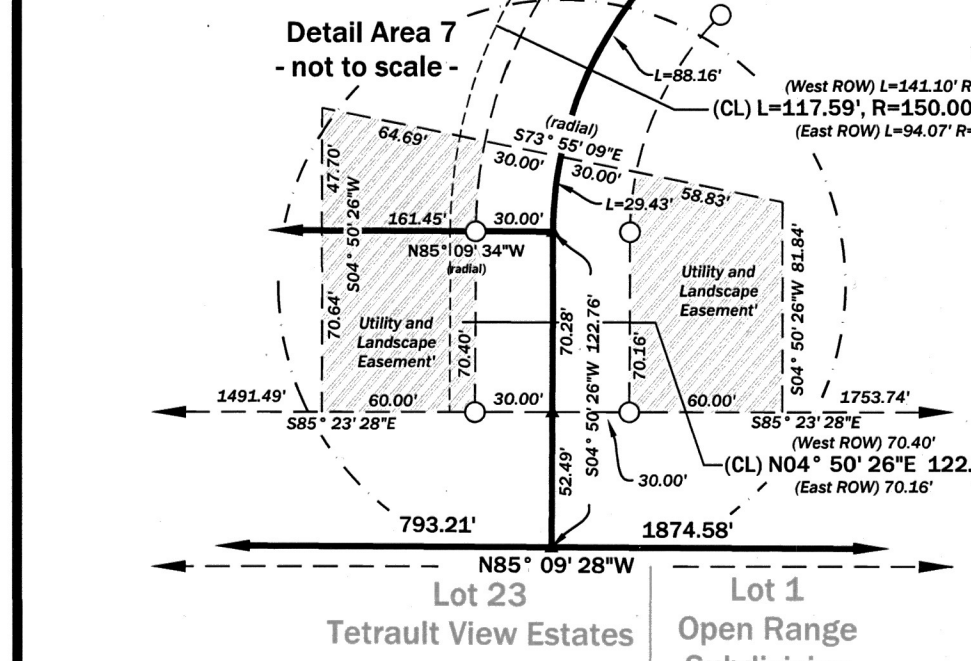
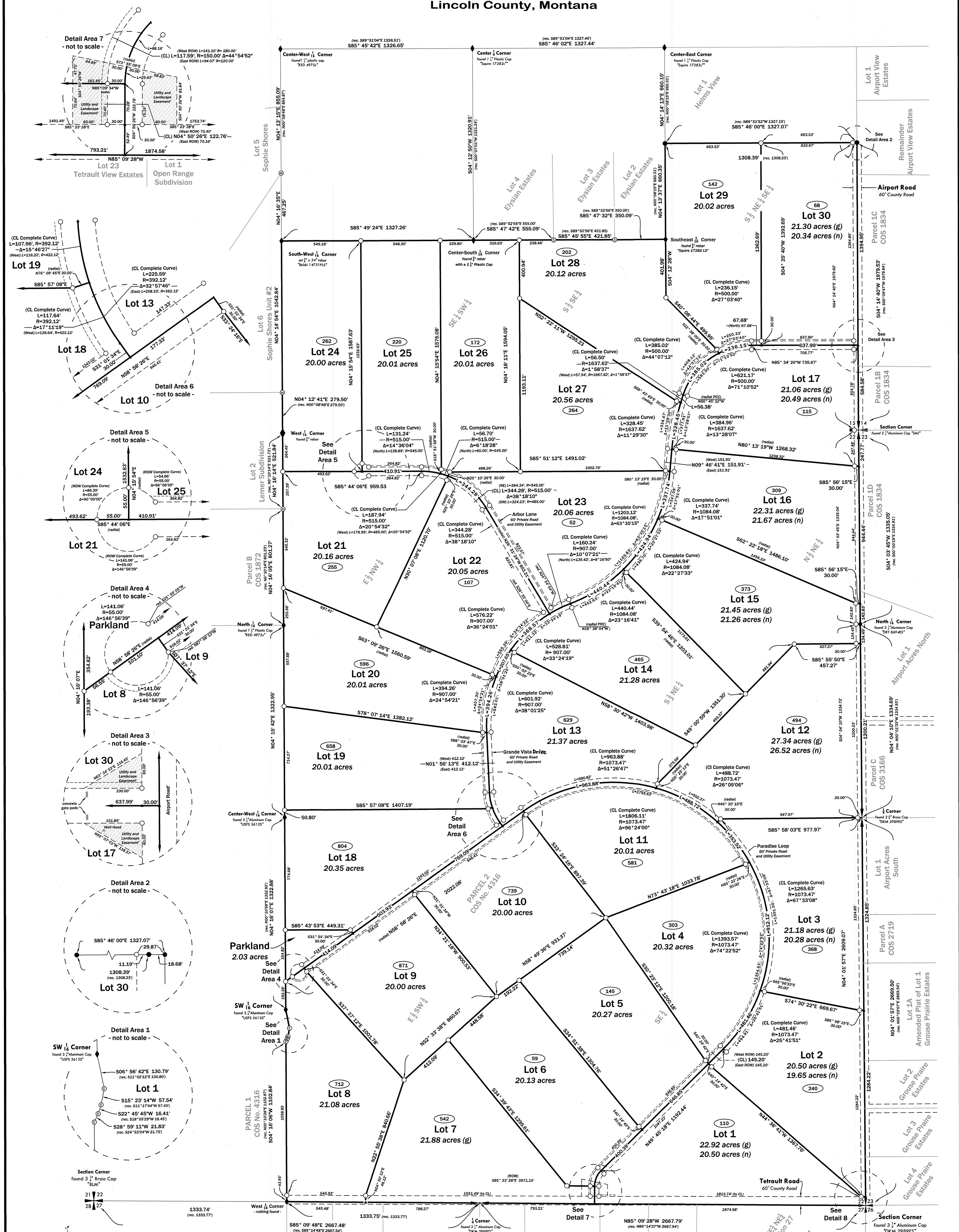


**Final Plat of
The Ranch at Eureka
Sections 15 & 22, T37N R27W, P.M., M.
Lincoln County, Montana**



LEGEND

- ⊙ section corner (as noted)
- ⊙ found 1/2" rebar "Marquardt 7328"
- ⊙ found 1/2" rebar
- ⊙ found 1" plastic cap "Square 172825"
- ⊙ set 1/2" x 24" rebar with a 2" aluminum cap "Belski 14731P5"
- ⊙ computed point - nothing found or set - nothing found or set - "Eby 8694es"
- ⊙ address
- ⊙ xxx

found 1/2" rebar
found 1" plastic cap
set 1/2" x 24" rebar with a 2" aluminum cap
computed point - nothing found or set - nothing found or set -
address

Flathead Geomatics
236 Wisconsin Ave. 311 SW Jefferson Avenue
Whitfisher, MT 59937 Corvallis, OR 97331
406.842.9922 541.778.9795
406.842.9922 541.778.9795

CERTIFICATE OF SURVEY
No. 177315
Andrew Belski
Registered Professional Surveyor
3 Jan 24
Date

CERTIFICATE OF EXAMINING SURVEYOR
No. 177315
Andrew Belski
Examining Land Surveyor
Registration No. 177315

Basis of Bearing is NAD83 (2011) Montana State Plane Grid.
Distances are US Survey Feet of ground based at:
Latitude: N48°57'35.51279"
Longitude: W115°04'21.59494"
Ellipsoidal Height: 2651.660
Combined Scale Factor: 1.0001511147
Convergence: -0°04'35.14"

SCALE
0' 150' 300'

Section Corner
found 3 1/2" Aluminum Cap
"DKM 2989ES"

Section Corner
found 3 1/2" Aluminum Cap
"DKM 2989ES"

Section Corner
found 3 1/2" Aluminum Cap
"DKM 2989ES"

Section Corner
found 3 1/2" Aluminum Cap
"DKM 2989ES"

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

LEGAL DESCRIPTION

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

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

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

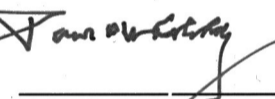
**Containing 627.78 acres of land as shown hereon.
Subject to and together with Easements of Record.**

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

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

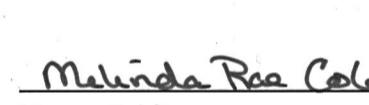
We hereby certify that Lots 1-30 are larger than 20 acres and thereby pursuant to 76-4-103, MCA, this division is exempt from review by the Montana Department of Environmental Quality.

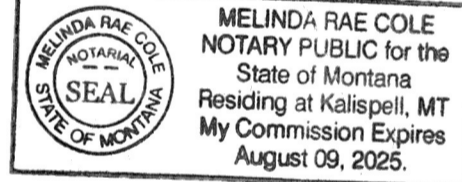
The Undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide, telephone, internet, electric power, gas, cable television, to the public the right to the joint use of an easement for the construction, maintenance, repair, and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


Paul Wachholz
for Talking Timbers, LLC. Date Jan 13, 2024

STATE OF Montana
County of Flathead

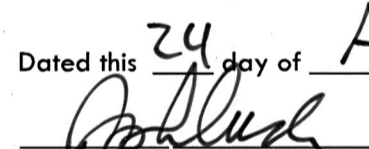
This instrument was acknowledged before me on this 3rd day of January, 2024, by Paul Wachholz for Talking Timbers, LLC.



Melinda Rae Cole
Notary Public



CERTIFICATE OF COUNTY Commissioners

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


Dated this 24 day of April, 2024

Chairperson
Board of County Commissioners
Lincoln County, Montana


County Clerk and Recorder
Lincoln County, Montana

CERTIFICATE OF COUNTY TREASURER

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

Dated this 29th day of APR, 2024

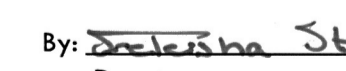

Sabina Salamanca
Treasurer of Lincoln County, Montana



STATE OF MONTANA
County of Lincoln

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


Carissa Brown
County Clerk & Recorder

By: 
Sabina Salamanca
Deputy

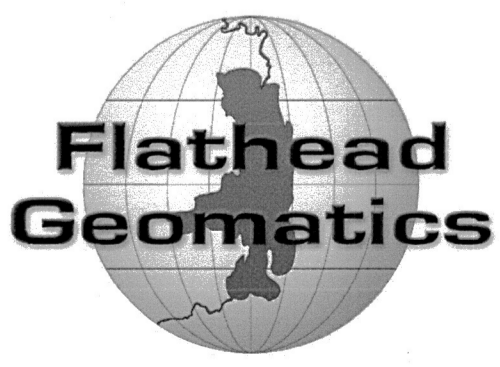
Instrument Record No. 310321

PLAT NOTES:

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

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

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



236 Wisconsin Ave.
Winnipeg, MT 59097
406.842.8977
406.842.8982

311 SW Jefferson Avenue
Coeur d'Alene, ID 83814
208.461.7319
208.461.7324

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

PM 7:22

Guarantee: 310320

Covenants: 310322