

LOOKOUT LODGE MINOR SUBDIVISION PLAT

A MINOR SUBDIVISION OF THE CERTIFICATE OF SURVEY FILED UNDER DOCUMENT NUMBER 283053, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN, LEWIS AND CLARK COUNTY, MONTANA
 Survey Commissioned By: Lookout Lodge LLC Dates of Survey: August, 2018 - March, 2019

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and plotted into lots and easements, as shown by this plat herein annexed, the following described land in Lewis and Clark County, to-wit:

Certificate of Survey filed under Document Number 283053, located in the southeast quarter of Section 20 and the southeast quarter of Section 21, both in Township 15 North, Range 3 West, Principal Meridian, Montana, Lewis and Clark County, including of Lewis and Clark County, Montana, the parcel boundary of which is more particularly described as follows:

Beginning at the northeast corner of said Certificate of Survey Number 283053, monumented with a 56-inch, round and yellow plastic cap marked 30662E; thence N70°09'23"E 303.80 feet along the north line of said Certificate of Survey 283053, thence S4°29'37"E 344.63 feet along the east line of said Certificate of Survey Number 283053 to the north corner of Certificate of Survey Number 285856; thence S33°15'13"W 373.64 feet along the west line of said Certificate of Survey Number 285856 to the easterly right of way line of Craig River Road; thence N64°15'17"W 42.00 feet along said easterly right of way, thence 404.82 feet along the arc of a non-tangent curve to the right on said easterly right of way line having a delta of 64°15'22" a radius of 427.50 feet, and a chord bearing and distance of N17°01'05"W 380.86 feet to the Point of Beginning, containing 2.88 acres more or less, and subject to any easements of record or appurtenant to the ground.

The undersigned hereby grants the following unto every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer to the public: The right to the joint use of land hereinafter and hereinafter to be used for the construction, maintenance, repair and removal of their lines and other facilities, in and under each area designated on the plat as "Utility Easement", to have and to hold forever, the permanent structures may be placed on the easements. Features such as fencing or landscaping are subject to being torn up for maintenance needs.

The undersigned hereby grants the Emergency Access Turnaround and Underground Utility Easement shown on this plat to the public for such use.

The undersigned hereby grants the 16' x 110' wide Stormwater Retention Pond Easement shown on Lot 2 of this plat to be dedicated to the public for such use.

The Building Easements shall be maintained as shown on this plat to allow access to the personnel around all four sides of the structures.

[Signature]
 Lookout Lodge LLC
 Christopher M. Goodman, Member

STATE OF MONTANA
 County of LEWIS AND CLARK

On this 2 day of MAY, 2019, before me, the undersigned, a Notary Public for the State of MONTANA, personally appeared the above named persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Printed Name MATTHEW C. GOODMAN
 Notary Public for the State of MONTANA
 My commission expires 5-9-2022



CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of Lewis and Clark County, Montana does hereby certify that it has examined this subdivision and having found the same to conform to the law, approves it, and hereby accepts the Emergency Access Turnaround and Underground Utility and the Stormwater Retention Pond easements as being dedicated to the Public for such use on the 6th day of June, 2019.

[Signature]
 County Attorney
 County Clerk

[Signature]
 Commissioner

ATTEST *[Signature]*
 Lewis and Clark County Clerk and Recorder

DRAWING NUMBER: <u>FLAT 17000202020</u> DRAWING DATE: <u>05/02/2019</u>	SHEET <u>1</u> OF <u>1</u>
FIELD WORK: <u>BBJ/ABR</u> DRAWN BY: <u>JLR</u> CHECKED BY: <u>BBJ</u>	DATE: <u>3/20/2019</u> SCALE: <u>1"=50'</u> PROJ. #: <u>AL1702000</u>
PRINCIPAL MERIDIAN: <u>MONTANA</u> COUNTY: <u>MONTANA</u>	PLOTTED DATE: <u>3/20/2019</u> PLOTTED BY: <u>BBJ</u>



CERTIFICATE OF TREASURER
 I hereby certify pursuant to 76-3-01(1)(j) MCA that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Recorder: 05-2418-20-4-01-01-0000
 Assessor: 0000015122

[Signature]
 Lewis and Clark County Treasurer

CERTIFICATE OF EXAMINING LAND SURVEYOR
 Reviewed for errors and omissions in calculation and drafting this 27th day of March, 2019 pursuant to Section 76-3-01(2)(j) MCA.

[Signature]
 Examining Land Surveyor

