5-3-76

FOR: LION MOUNTAIN INC.
R.R.I
WHITEFISH, MT. 59937
PH. 862-3328
DATE: FEB. 14, 1977

BY: DOYLE ENTERPRISES
285 NORTH MAIN
KALISPELL, MONTANA, 59901
755-6481

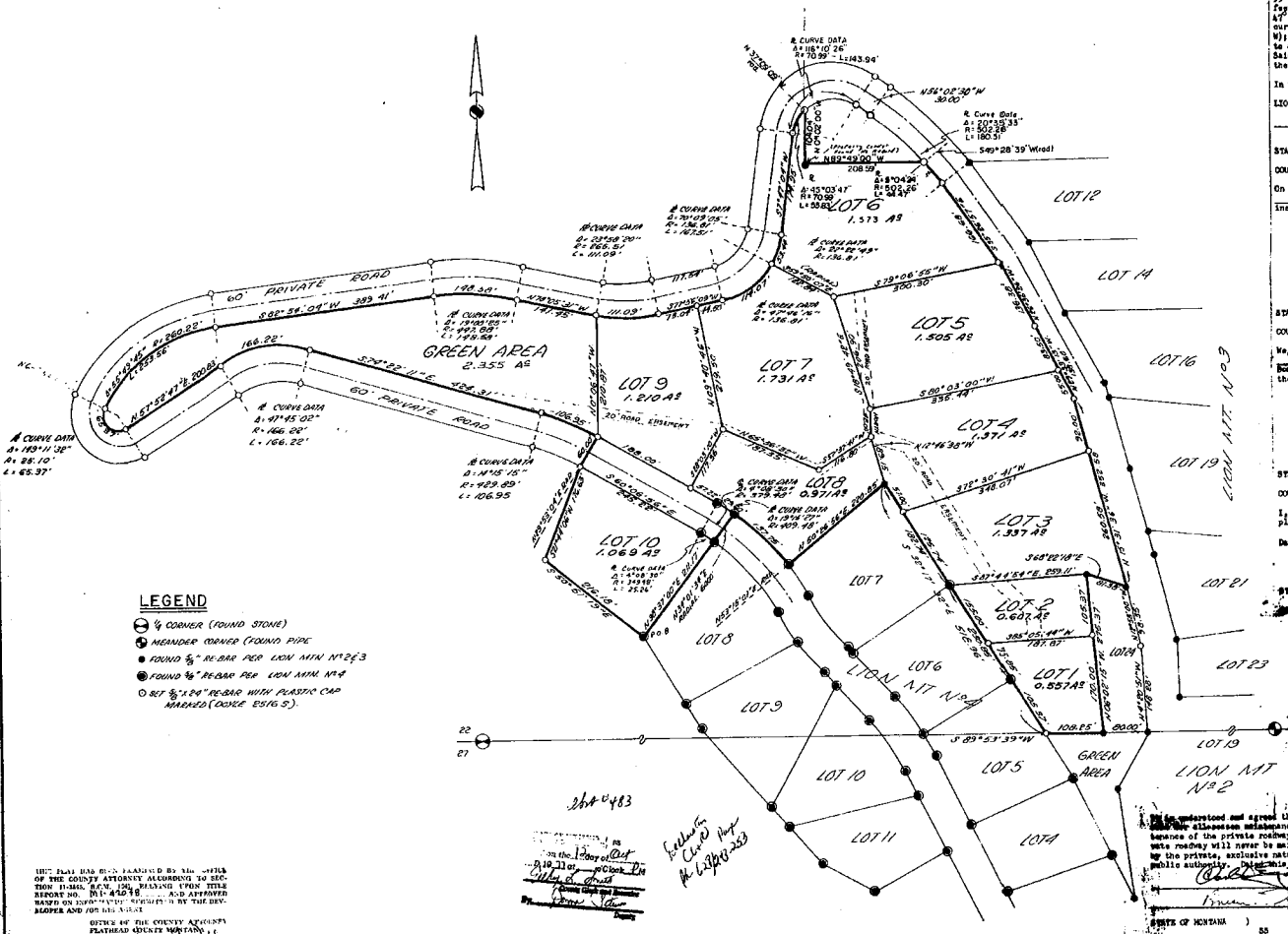
LION MOUNTAIN SUBDIVISION Nº 5

S.E.1/4, SEC. 22 T. 31 N., R. 22W., P.M.M., FLATHEAD COUNTY, MONTANA

SCALE 1" = 100'

0 50 100 200 300

10 LOTS -	519,714 S.F.	- 11.931 Ac
GREEN AREA -	102,584 S.F.	- 2.355 Ac
PRIVATE ROAD -	175,756 S.F.	- 4.035 Ac
TOTAL -	798,054 S.F.	- 18.321 Ac



LEGEND

- ½ CORNER (FOUND STONE)
- MEANDER CORNER (FOUND PIPE
- FOUND ⅝" RE-BAR PER LION MTN Nº2&3
- FOUND ⅝" RE-BAR PER LION MTN Nº4
- SET ⅝ x 24" RE-BAR WITH PLASTIC CAP MARKED (DOYLE 2516 S).

THIS PLAT HAS BEEN EXAMINED BY THE OFFICE OF THE COUNTY ATTORNEY ACCORDING TO SECTION 11-3915, R.C.M. 1947, FINDING UPON TITLE REPORT NO. M11-44218 AND APPROVED BASED ON INFORMATION FURNISHED BY THE DEVELOPER AND FOR HIS BENEFIT

OFFICE OF THE COUNTY ATTORNEY
FLATHEAD COUNTY MONTANA

10-4-77
DATE

BY: [illegible]

Filed for record this 11th day of Oct A.D., 1977 at 9:10 A.M. o'Clock A.M.
Sally E. Loss
County Clerk and Recorder
By [illegible] Deputy

Fee $ 6.00 Rec. No. 263483

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed and platted into lots, all of the following described property as described in the CERTIFICATE OF DEDICATION and shown by the annexed plat or map and situated in Flathead County, Montana and more particularly described as follows to wit:

A tract of land situated, lying and being in Government lots Four (4) and Six (6) and the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Twenty-two (22), Township Thirty-one (31) North, Range Twenty-two (22) West, P.M.M., Flathead County, Montana and more particularly described as follows to wit:

Beginning at the most westerly corner of Lot 8 of Lion Mountain Subdivision No. 4, a plat or map of which is on file in the Clerk and Recorders Office of Flathead County, Montana; thence N 38° 37' 00" E and along the northwesterly boundary of Lion Mountain Subdivision No. 4, 211.17 feet to a found iron pin; thence N 36° 01' 34" E (radial bearing) 60.00 feet to a found iron pin on the northeasterly R/W of a 60 foot private road, said point being on a 409.46 foot radius curve concave southwesterly; thence along said road R/W through a central angle of 19° 16' 27" an arc length of 137.75 feet to a found iron pin (westerly corner Lot 7, Lion Mountain Subdivision No. 4); thence N 50° 26' 56" E and along the northwesterly boundary of said Lot 7 Lion Mountain Subdivision No. 4, 220.85 feet to a found iron pin; thence S 32° 17' 32" E and along the northeasterly boundary of said Lion Mountain Subdivision No. 4, 518.95 feet to a set iron pin; thence N 89° 53' 39" E a distance of 108.25 feet to a found iron pin on the westerly boundary of Lion Mountain Subdivision No. 3 a plat or map of which is on file in the Clerk and Recorders Office of Flathead County, Montana; thence N 0° 02' 15" W and along said boundary 275.37 feet to a found iron pin (NW corner Lot 24, Lion Mountain Subdivision No. 3); thence S 68° 22' 18" E a distance of 81.38 feet to a found iron pin (NE corner Lot 24, Lion Mountain Subdivision No. 3); thence following along the westerly R/W of a 60 foot private road the following courses and distances: N 15° 31' 36" W, 382.58 feet to a set iron pin; thence N 29° 33' 13"W, a distance of 116.50 feet to a set iron pin; thence N 26° 36' 26" W, 136.38 feet to a set iron pin; thence N 32° 26' 57" W a distance of 165.68 feet to a set iron pin on the P.C. of a 502.26 foot radius curve to the left; thence through a central angle of 5° 04' 24" an arc length of 44.47 feet to a set iron pin (radial bearing S 19° 28' 39" W); thence N 89° 49' 00" W and leaving said road R/W; 208.59 feet to a found iron pin; thence N 0° 02' 00" W a distance of 104.04 feet to a set iron pin on the R/W of afore said private road (radial bearing of S 37° 09' 09" E), said point being on a 70.99 foot radius curve concave southeasterly; thence through a central angle of 15° 03' 47" an arc length of 55.83 feet to the P.T. of said curve; thence following along said road R/W the following courses and distances: S 67° 47' 04" W, 174.95 feet to the P.C. of a 136.81 foot radius curve to the right; thence through a central angle of 70° 09' 15" an arc length of 167.51 feet to a set iron pin (P.T. of said curve); thence S 37° 56' 09" W, 117.54 feet to the P.C. of a 265.51 foot radius curve to the right; thence through a central angle of 23° 58' 20", an arc length of 111.09 feet to the P.T. of said curve; thence N 78° 05' 31" W, 121.45 feet to the P.C. of a 447.88 foot radius curve to the left; thence through a central angle of 19° 00' 25", an arc length of 148.58 feet to the P.T. of said curve; thence S 82° 54' 04" W, 389.61 feet to the P.C. of a 260.22 foot radius curve to the left; thence through a central angle of 55° 49' 45" an arc length of 253.56 feet to the P.T. of said curve (radial bearing of S 42° 55' 41" E) and being the P.C. of a 25.10 foot radius curve to the left; thence through a central angle of 149° 11' 32", an arc length of 65.37 feet to the P.T.; thence N 59° 52' 47" E, 200.83 feet to the P.C. of a 199.45 foot radius curve to the right; thence through a central angle of 47° 15' 02", an arc length of 166.22 feet to the P.T.; thence S 74° 52' 11" E a distance of 424.31 feet to the P.C. of a 429.89 foot radius curve to the right; thence throughta central angle of 14° 15' 15", an arc length of 106.95 feet to a set iron pin (radial bearing of S 29° 53' 04" W); thence leaving said road R/W S 29° 53' 04" W a distance of 60.00 feet to a set iron pin; thence S 21° 41' 06" W a distance of 176.63 feet to a set iron pin; thence S 50° 51' 19" E a distance of 216.18 feet to the place of beginning and containing 18.32 acres of land more or less. Said tract of land is to be known as Lion Mountain Subdivision No. 5. All as shown on the annexed plat. Subject to all easements as shown on the annexed plat and all easements as shown and of record.

In witness whereof we have caused our hand and seal to be set this 26th day of Sept 1977.

LION MOUNTAIN INC.
Brian J. Stelter PRESIDENT
[signature] SECRETARY

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

On this 26th day of Sept 1977 before me a Notary Public in and for the State of Montana, personally appeared Brian J. Stelter and [illegible] known to me to be the persons whose names are subscribed to the foregoing instrument of dedication and acknowledged to me that they executed the same.

(SEAL)

Sally E. Roesler
Notary Public for the State of Montana
Residing at Columbia Falls
My commission expires 9-13-79

CERTIFICATE OF COUNTY COMMISSIONERS

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

We, the undersigned Frank Berry, Chairman of the Board of County Commissioners of Flathead County, Montana and Sally E. Loss, County Clerk of said county do hereby certify that this accompanying plat, as prepared in duplicate, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and has been found by them to conform to law and was approved by them at their regular meeting held on this 11th day of Oct 1977.

Frank Berry
Chairman, Board of County Commissioners
Attest: Sally E. Loss
County Clerk and Recorder
Flathead County Montana

CERTIFICATE OF EXAMINING LAND SURVEYOR

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

I, D.K. MARQUARDT, Examining Land Surveyor of Flathead County, Montana do hereby certify that I have examined the accompanying plat, and the survey it represents, and that I find the same conforms to law and do hereby approve the same.

(SEAL)

Dated this 6th day of Oct 1977

D.K. Marquardt Reg. No. 2989ES
Examining Land Surveyor-Flathead County, Montana

CERTIFICATE OF SURVEY

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

I, Charles W. Doyle, professional Land Surveyor, Montana Licens No. 2516 S, do hereby certify that between May and August, 1977, a survey under my supervision was made of Lion Mountain Subdivision No. 5 and platted as shown on the accompanying plat and as described in the accompanying Certificate of Dedication, and that same was made in accordance with the provisions of Title 11, Chapter 38, RCM 1947. That all corners ware set as indicated.

Charles W. Doyle
Charles W. Doyle, Reg. No. 2516 S

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

On this 11th day of October 1977, before me a Notary Public in and for the State of Montana, personally appeared Charles W. Doyle, known to me to be the person who executed the Certificate of Survey and acknowledged to me that he executed the same.

[illegible]
Notary Public for the State of Montana
Residing at Kalispell
My commission expires September 17, 1979

CERTIFICATE OF PRIVATE ROADWAYS

The roadways shown on this plat is intended to be private in all respects. It is hereby dedicated forever to the sole use of the owners (and successors in interest) of the lots described in this plat.

It is understood and agreed that this private roadway does not conform to the state and county requirements for a public roadway. Because of size limitations, it is not eligible for the all-season maintenance by the public authorities. The owners (and successors in interest) of the lots described in this plat will provide for the all-season maintenance of the private roadway by the creation of a corporation to administer and fund the maintenance. This dedication is made with the express understanding that the private roadway will never be maintained by a governmental agency or public authority. It is understood and agreed that the value of each lot described in this plat is enhanced by the private, exclusive nature of said roadway. Thus, the area encompassed by said private roadway will not be separately taxed or assessed by any governmental agency or public authority. Dated this 4th day of October A.D., 1977.

[signature]

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

On this 4th day of Oct 1977, before me a Notary Public in and for the State of Montana, personally appeared Brian J. Stelter and [illegible] known to me to be the persons whose names are subscribed to the foregoing instrument of Dedication and acknowledged to me that they executed the same.

[signature] Notary Public for the State of Montana Residing at Columbia Falls My commission expires 9-13-79