

2 VILLAGE LOOP
KALISPELL, MT 59901
PH: (406) 755-6481

DATE: JULY 19, 2005
JOB NO: 214803 DWG: 69604
FOR: JOHN BLAKELY

OWNERS: JOHN T. & PAMELA W. BLAKELY
MARK P. COLONNA

WOLFTAIL SUBDIVISION

AN AMENDED PLAT OF:
**LOT 1, LION MOUNTAIN,
PHASE 6A &
LOT 2, SUBDIVISION No. 104**

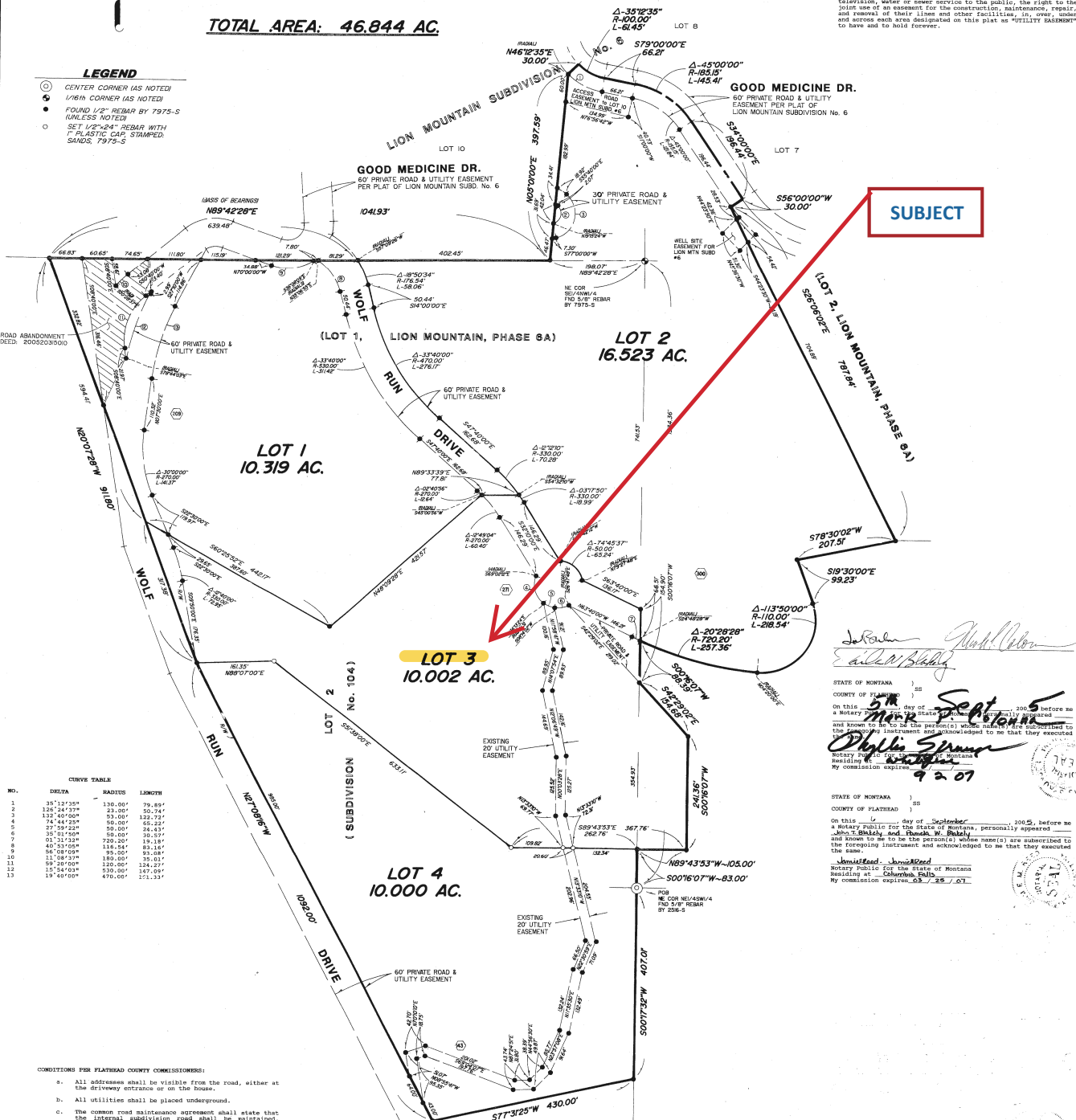
IN THE E1/2NW1/4, NE1/4SW1/4 & W1/2NE1/4
SEC. 27, T.31N, R.22W, PM.M.,
FLATHEAD CO., MONTANA

SCALE: 1" = 100'
0 50 100 200

TOTAL AREA: 46.844 AC.

LEGEND

- CENTER CORNER (AS NOTED)
- IRON CORNER (AS NOTED)
- FOUND 1/2" REBAR BY 1975-S (UNLESS NOTED)
- SET 1/2"x24" REBAR WITH 7" PLASTIC CAP, STAMPED SANDS, 1975-S



CHISEL TABLE

NO.	DEG.	MINUTES	SECONDS
1	35	13	25
2	126	24	27
3	132	40	00
4	74	44	25
5	27	59	22
6	35	01	20
7	05	23	18
8	40	50	05
9	56	08	29
10	55	08	29
11	15	28	03
12	19	40	00
13	19	40	00

CONDITIONS PER FLATHEAD COUNTY COMMISSIONERS:

- a. All addresses shall be visible from the road, either at the driveway entrance or on the house.
- b. All utilities shall be placed underground.
- c. The common road maintenance agreement shall state that the internal subdivision road shall be maintained, including repairs and snow removal, to ensure safe all-weather travel for two-way traffic.
- d. Lot owners are responsible for the eradication and control of noxious weeds upon their property.
- e. Lot owners are advised that they are moving into an area that may be frequented by wild animals. As such, lot owners are strongly encouraged to contact the Montana Department of Fish, Wildlife and Parks to obtain information on living with wildlife. Dogs must be contained by a physical or electronic/invisible fence or kept on leashes at all times.
- f. Only Class A and Class B fire resistant roofing materials are allowed. Wood shake shingles, treated or otherwise, or prohibited.
- g. Defensible Space Standards shall be incorporated around all primary structures as described in Appendix C of the Flathead County Subdivision Regulations.
- h. All driveways shall be a 10% maximum grade to ensure access by emergency vehicles.

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS ALL THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND SHOWN BY THE AMENDED PLAT OF WOLFTAIL SUBDIVISION, FLATHEAD COUNTY, MONTANA:

A TRACT OF LAND, SITUATED, LYING, AND BEING IN THE EAST HALF OF THE NORTHEAST QUARTER IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 22 WEST, R. 22 W., T. 31 N., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

LOT 1 OF LION MOUNTAIN, PHASE 6A AND LOT 2, SUBDIVISION No. 104 (records of Flathead County, Montana) and containing 46.844 acres, SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS WOLFTAIL SUBDIVISION

CERTIFICATE OF PRIVATE ROADWAYS

THE ROADWAYS SHOWN ON THIS PLAT ARE INTENDED TO BE PRIVATE IN ALL RESPECTS. THEY ARE HEREBY DEDICATED FOREVER TO BE FOR THE SOLE USE OF THE OWNERS (AND THEIR SUCCESSORS, HEIRS, ASSIGNEES, OR ASSOCIATES) OF THE LOTS DESCRIBED ON THIS PLAT. THE OWNERS OF THE LOTS DESCRIBED ON THIS PLAT WILL PROVIDE FOR THE ALL-WEATHER MAINTENANCE OF THE PRIVATE ROADWAYS BY THE CREATION OF A CORPORATION OR HOMEOWNERS ASSOCIATION TO ADMINISTER AND FUND THE MAINTENANCE. IT IS UNDERSTOOD AND AGREED THAT THE VALUE OF EACH LOT DESCRIBED ON THIS PLAT IS ENHANCED BY THE PRIVATE, EXCLUSIVE NATURE OF SAID ROADWAY.

UTILITY EASEMENT CERTIFICATE

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 use of any easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under and across each and every designated on this plat as "UTILITY EASEMENT" to have and to hold forever.

GOOD MEDICINE DR.
60' PRIVATE ROAD & UTILITY EASEMENT PER PLAT OF LION MOUNTAIN SUBDIVISION No. 6

LOT 2, LION MOUNTAIN, PHASE 6A

LOT 2, 16.523 AC.

LOT 1, 10.319 AC.

LOT 3, 10.002 AC.

LOT 4, 10.000 AC.

STATE OF MONTANA)
COUNTY OF FLATHEAD)

On this 19 day of September, 2005 before me a Notary Public for the State of Montana, personally appeared John T. Blakely and Pamela W. Blakely and known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Phyllis Spurr
Notary Public for the State of Montana
My commission expires 9-2-07

STATE OF MONTANA)
COUNTY OF FLATHEAD)

On this 19 day of September, 2005, before me a Notary Public for the State of Montana, personally appeared John T. Blakely and Pamela W. Blakely and known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

James Head James Head
Notary Public for the State of Montana
Residing at Columbia Falls
My commission expires 03-18-07

CERTIFICATE OF CITY COUNCIL

WE, John T. Blakely, Pamela W. Blakely, Mayor for the City of Whitefish and John T. Blakely, Pamela W. Blakely, City Clerk of the City of Whitefish, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WHITEFISH AT ITS REGULAR MEETING HELD ON THE 19 DAY OF September, 2005.

John T. Blakely
Mayor of Whitefish, Montana

CERTIFICATE OF CITY ATTORNEY

I, John M. Flivido, CITY ATTORNEY FOR THE CITY OF WHITEFISH, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF DEDICATION OF THE AMENDED PLAT OF WOLFTAIL SUBDIVISION AND FIND THAT John T. Blakely, Pamela W. Blakely ARE THE OWNERS IN FEE SIMPLE OF THE LAND SO PLATTED, DATED THIS 19 DAY OF September, 2005.

John M. Flivido
City Attorney for the City of Whitefish

CERTIFICATE OF SURVEY

Thomas E. Sands
7975-S

APPROVED: Jan V. Bitt, 2005
Examining Land Surveyor 506-S

STATE OF MONTANA)
COUNTY OF FLATHEAD) SS

Filed for record this 14 day of NOV, 2005 at 1:28 o'clock PM

Paula Robinson
Flathead County Clerk & Recorder
By: Christina
TREATMENT RECORD No. 2005 316 1300
ABST 2139
FILE 5-11-40
SHEET 1 OF 1 SHEET