Lot 2A - 0837855 Lot 3A - 0837854 OK by SM ks 10/13/2021

By: **SANDS SURVEYING, Inc.**
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 342103 (166402.dwg)
DRAWING DATE: JULY 26, 2021
COMPLETED DATE: 10 / 8 / 2021
FOR: DOUGLAS M. HICKOK
OWNER: DMH 37TH GP, LLC.

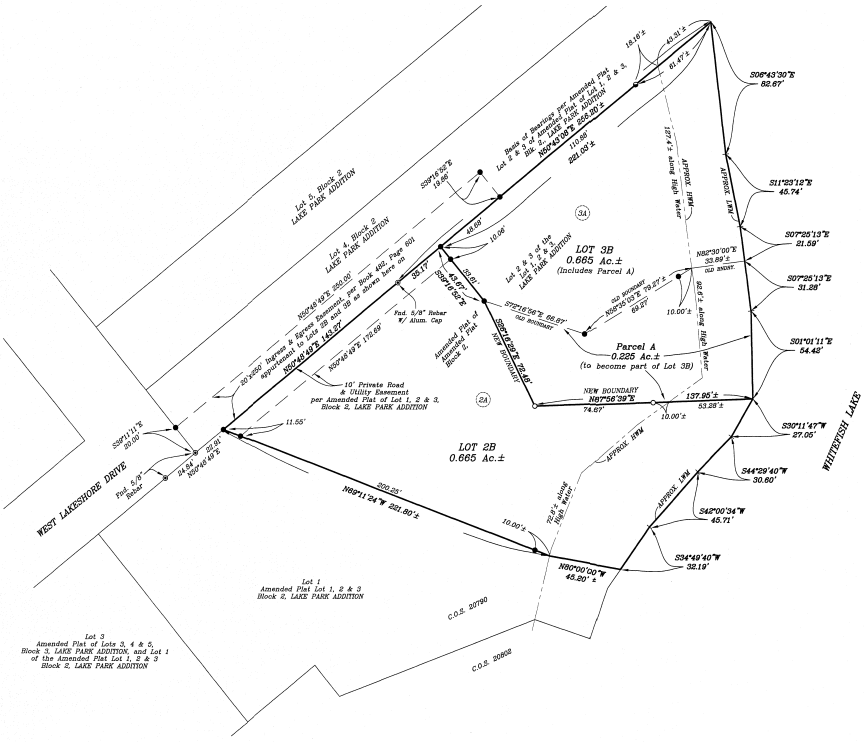
LAKE PARK ADDITION to WHITEFISH No. 3

The Amended Plat of Lots 2A and 3A of the Amended Plat of Lot 2 & 3 of the Amended Plat of Lot 1, 2 & 3, Block 2, LAKE PARK ADDITION

A Subdivision Located In

GOV'T. LOTS 1 & 2 of SEC. 26, T.31N., R.22W., P.M.,M., CITY OF WHITEFISH, FLATHEAD COUNTY, MONTANA

SCALE : 1" = 30'
30' 15' 0 30' 60'



PURPOSE OF SURVEY: BOUNDARY LINE ADJUSTMENT

A TRACT OF LAND, SITUATED, LYING AND BEING IN GOVERNMENT LOTS 1 AND 2 OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 22 WEST, P.M.M., CITY OF WHITEFISH, FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Lot 2A and Lot 3A, of the Amended Plat of Lots 2 and 3 of the Amended Plat of Lot 1, 2 & 3, Block 2, Lake Park Addition (records of Flathead County, Montana), containing 1.330 ACRES more or less; Subject to and together with a 10 foot private road and utility easement as shown here on; Together with a 20 foot private ingress and egress easement as shown here on; Subject to and together with all appurtenant easements of record.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS:

LAKE PARK ADDITION to WHITEFISH No. 3

OWNERS' CERTIFICATION:

"I hereby certify that the purpose of this division of land is to relocate common boundary lines between five or fewer lots within a platted subdivision, and that no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (1) (d), M.C.A.

ALSO, Lots 2B and 3B are excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(3)(c) as "a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided."

NOTE: "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record pursuant to ARM 24.183.1104(1)(f)(iii)(C). "

DMH 37TH GP, LLC.
by: Douglas M. Hickok, Manager

STATE OF Texas)
SS
County of Dallas)

On this 4 day of October, 2021, before me, a Notary Public in and for the State of Texas personally appeared Douglas M. Hickok, Manager of DMH 37TH GP, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and who duly acknowledged to me that he executed the same.

Notary Public for the State of Texas

NOTE: Surveyor has made no investigative or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

NOTE: Buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing.

LEGEND:

○ *Set 1/2"x24" R*
● *Found 1/2" Re*
◒ *Found 5/8" Re*
◉ *Found (as note*
HWM High Water Mar
LWM Low Water Mark

All data (excep boundary), is R the Amended P Amended Plat 2, Lake Park A

CERTIFICATE OF

JOSHUA NELSON

APPROVED: 9-17

EXAMINING LAND SU
REG. No. 732

STATE OF MONTANA
COUNTY OF FLATHE
FILED ON THE 13
AT 4:18 pm
Debbie Pierson
CLERK & RECORDER
BY K. Darling
DEPUTY
INSTRUMENT REC. N

Plat # 20210091 Ab
202100036319 Fees: $29.0
by SANDS SURV
Date 10/13/2021 Time 4:1
Debbie Pierson, Flathead Co

SHEET 1 OF 1

NO ABST *FILE No. 6-08*

Dir: 1098