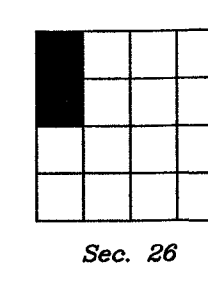


By: SANDS SURVEYING, Inc.  
2 Village Loop  
Kalispell, MT 59901  
(406) 755-6481

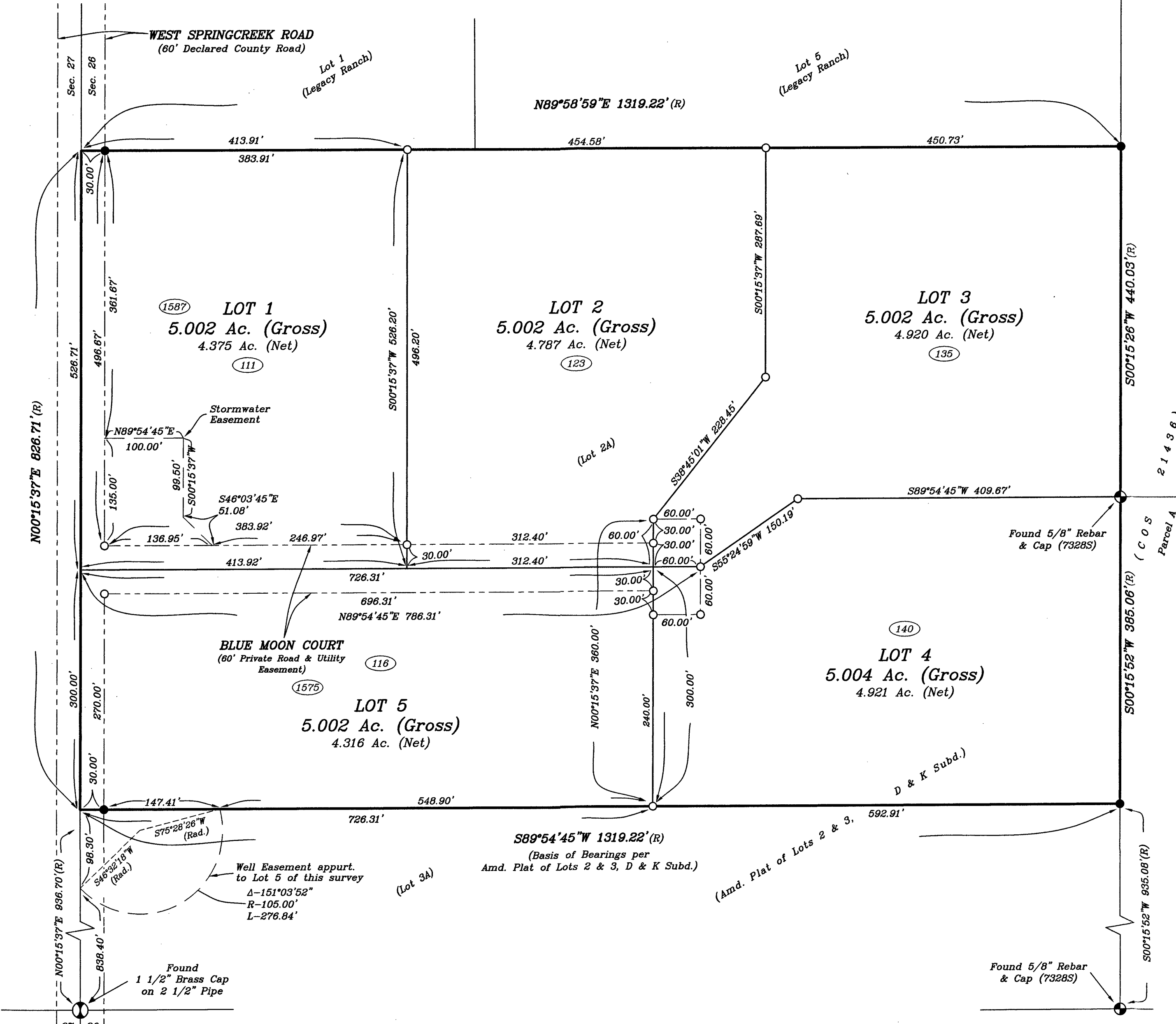
JOB NO: 999901  
DATE: June 8, 2023  
COMPLETED DATE: 8/22/2023  
FOR/OWNER: Bluemoon Refinery, LLC

# Plat Of BLUEMOON ESTATES

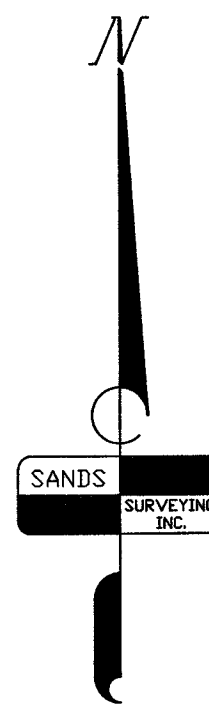
An Amended Plat of Lot 2A  
of the Amended Plat of Lots 2 & 3, D & K Subdivision  
Located in W1/2NW1/4 SEC. 26, T.29N., R.22W., P.M.,M.,  
FLATHEAD COUNTY, MONTANA



SCALE: 1" = 100'  
100' 50' 0 100' 200'



TOTAL: 25.012 Ac.  
Lots (5) (Net) 23.319 Ac.  
West Springcreek Rd. 0.569 Ac.  
Blue Moon Court 1.124 Ac.



### CERTIFICATE OF DEDICATION:

I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I 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 ANNEXED PLAT OR MAP AND SITUATED IN FLATHEAD COUNTY, MONTANA:

A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Lot 2A of the Amended Plat of Lots 2 & 3 of D & K Subdivision (records of Flathead County, Montana) and containing 25.012 ACRES; Subject to and together with a 60 foot declared county road known as West Springcreek Road as shown hereon; Subject to and together with a 60 foot private road and utility easement known as Bluemoon Court as shown hereon; Subject to and together with a stormwater easement as shown hereon; Together with a well easement as shown hereon; Subject to and together with all appurtenant easements of record.

The above described tract of land shall hereafter be known as:  
**BLUEMOON ESTATES**

### CERTIFICATE OF PRIVATE ROADWAYS:

The roadway shown on this plat is intended to be private in all respects. It is hereby dedicated forever to be for the use of the owners (and their successors in interest) of the lots described on this plat. The owners (and their successors in interest) of the lots described on this plat will provide for the all-season maintenance of said roadway by the creation of a Corporation or Home Owners 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. Excepting and reserving the right to use all roadways within the plat of BLUEMOON ESTATES by the owners of the lots in this phase, the developer, his/hers heirs and assigns, and any and all previous and future phases or subdivisions submitted by the developer. Per Flathead County Subdivision Regulations, subdivision roads shall be designated as public access easements.

### 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 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.

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." Pursuant to ARM 24.183.1107(2)(e)(xxiii)(B).

Jaimie Nelson  
BLUEMOON REFINERY, LLC  
By: JAIMIE NELSON, President

STATE OF MONTANA)  
SS  
COUNTY OF FLATHEAD)

On this 19th day of June, 2023, before me a Notary Public for the State of Montana, personally appeared JAIMIE NELSON, President of BLUEMOON REFINERY, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

Debbie Pierson  
Notary Public for the State of Montana

### CONDITIONS OF APPROVAL PER FLATHEAD COUNTY BOARD OF COMMISSIONERS:

- All road names shall be assigned by the Flathead County Address Coordinator and clearly identified, and house numbers will be clearly visible from the road, either at the driveway entrance or on the house. House numbers shall be at least four inches in length per number.
- All utilities shall be placed underground.
- The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities.
- Solid waste removal for all lots shall be provided by a contracted solid waste hauler.
- Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed.
- This subdivision is located in the Wildland Urban Interface area where wildfires can and do occur.
- Only Class A and Class B fire-rated roofing materials are allowed.
- Firewise defensible space standards shall be incorporated around all primary structures and improvements.

### CERTIFICATE OF COUNTY ATTORNEY:

This plat has been examined by the office of the County Attorney according to Section 76-3-612(2) M.C.A., relying upon Title Report No. FT1585-231464 and approved based on information submitted by the developer and/or his/her agent.

Asia R. Sturgeon  
Office of the County Attorney, Flathead County, Montana  
Date: Aug 4, 2023 By: Asia R. Sturgeon, Deputy

### CERTIFICATE OF COUNTY COMMISSIONERS:

We, the undersigned, David Decker, Chairman of the Board of County Commissioners of Flathead County, Montana, and Debi Decker, County Clerk of said County, do hereby certify that this accompanying Plat of BLUEMOON ESTATES Flathead County, Montana, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and has been found by them to conform to the law and was approved by them at their regular meeting held on this 22nd day of August, 2023.

David Decker  
Chairman - Board of County Commissioners, Flathead County

Debi Decker  
County Clerk - Flathead County

### LEGEND:

- 1/4 Corner (as noted)
- 1/16 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (192365)
- Found 1/2" Rebar & Cap (192365)
- (R) Found & Record Information Per Amd. Plat of Lots 2 & 3, D & K Subd.
- Street Address

Joshua Nelson  
CERTIFICATE OF SURVEYOR  
JOSHUA NELSON 192365  
8-22-2023

APPROVED: G-9, 2023

Debbie Pierson  
EXAMINING LAND SURVEYOR  
Lic. No. 73285

STATE OF MONTANA)  
COUNTY OF FLATHEAD) SS

FILED ON THE 22 DAY OF August 2023  
AT 4:00 PM, PAID FEE \$50.50

Debbie Pierson  
CLERK & RECORDER

BY Debi Decker  
DEPUTY

INSTRUMENT REC. No. 202300014958

Plat # 20230057 Abstract# N/A

202300014958 Fees: \$50.50 by: GJ  
by SANDS SURV  
Date 8/22/2023 Time 4:00 PM  
Debbie Pierson, Flathead County Montana

SHEET 1 OF 1  
FILE No. 20230057

L 2A = 0508046

DEBI DECKER 8/22/2023