

TR 4-0962420 ok. ^{F.V.I.} MAY 12/02

OWNER: NORTHVIEW HEIGHTS, LLC AND MARK L. HENSLEY AND MICHELLE HENSLEY
 BY: THOMAS DEAN AND HOSKINS, INC.
 690 NORTH MERIDIAN SUITE #101
 KALISPELL, MT. 59901
 PHONE: (406) 752-5246
 DATE: NOVEMBER, 2002

PLAT OF
NORTHVIEW HEIGHTS SUBDIVISION- PHASE 1
 LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 28 NORTH, RANGE 22 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.



LEGEND

- ⊖ SOUTH 1/4 CORNER, SECTION 1 NOT FOUND OR SET
- ⊙ 1/16 CORNER- FOUND 5/8" REBAR
- FOUND 1 1/2" PIPE WITH COPPER WELD, OR AS NOTED
- ⊙ FOUND 5/8" REBAR W/CAP MARKED "9525 15"
- SET 5/8" REBAR W/CAP MARKED "9525 15"
- UTILITY EASEMENT
- Ⓢ STREET ADDRESS

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	21.44'	15.00'	81°52'45"	19.66'	S56°20'08"W
C2	25.69'	15.00'	98°07'15"	22.66'	S33°39'52"E
C3	19.56'	15.00'	74°41'42"	18.20'	S52°44'36"W
C4	27.57'	15.00'	105°18'18"	23.85'	S37°15'24"E
C5	37.13'	53.00'	40°08'33"	36.38'	S54°38'07"W
C6	56.02'	53.00'	60°33'32"	53.45'	N75°00'56"W
C7	56.02'	53.00'	60°33'32"	53.45'	N14°27'25"W
C8	37.13'	53.00'	40°08'33"	36.38'	N55°53'33"E
C9	23.85'	15.00'	99°20'45"	21.29'	N44°44'10"W
C10	25.35'	15.00'	96°50'18"	22.44'	N48°51'21"E
C11	59.42'	53.00'	64°13'57"	56.35'	N22°58'22"W
C12	48.88'	53.00'	52°50'38"	47.21'	N33°33'54"E
C13	56.43'	53.00'	60°59'57"	53.80'	S87°30'49"E
C14	27.58'	53.00'	20°48'53"	27.27'	S42°08'24"E

PHASE 1 AREA TOTALS

LOTS	5.855 AC.
ROADS	3.302 AC.
TOTAL	9.157 AC.



CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed and plotted into the lots and streets as shown by the plat and certificate of survey herewith attached, the following described tract of land, to wit:

A tract of land located in the Southeast quarter of the Southwest quarter of Section 1, Township 28 North, Range 22 West, Principal Meridian, Montana, Flathead County, Montana, being more particularly described as follows:

Commencing at the Northeast corner of Tract 1 of Certificate of Survey No. 11421, records of Flathead County, and the POINT-OF-BEGINNING; thence NB2°43'30"W along the North boundary of said tract, a distance of 571.30 feet to the Northwest corner of said tract; thence S04°16'13"W along the West boundary of said tract, a distance of 625.73 feet to the Southwest corner of said tract, said corner being on the North right-of-way of a State highway known as Three Mile Drive; thence S89°54'12"W along said right-of-way, a distance of 60.08 feet; thence leaving said right-of-way N04°16'13"E a distance of 323.47 feet; thence N04°14'52"E a distance of 313.02 feet; thence N15°23'45"E a distance of 637.33 feet to a point on the South boundary of the plot of Meadowland- Unit No. 2, records of Flathead County; thence S89°54'30"E along said boundary, a distance of 462.21 feet to the Northwest corner of Tract 1 of Certificate of Survey No. 9693, records of Flathead County; thence S00°28'12"W along the West boundary of said tract, a distance of 696.35 feet to the POINT-OF-BEGINNING, containing 9.157 acres.

The above described land is designated and to be known as Northview Heights Subdivision-Phase 1 located in the Southeast quarter of the Southwest quarter of Section 1, Township 28 North, Range 22 West, Principal Meridian, Montana, Flathead County, Montana.

UTILITY EASEMENT

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 construction, maintenance, repair and removal of their lines and other facilities in and under each area designated on this plat as "Utility Easement" to have and to hold forever.



NORTHVIEW HEIGHTS, LLC
 BY: *Michelle Hensley*
 MICHELLE HENSLEY

State of MONTANA
 County of FLATHEAD ss.
 On this 21st day of NOVEMBER, 2002, before me, the undersigned, a Notary for the State of MONTANA, personally appeared MARK L. & MICHELLE HENSLEY known to me to be the person(s) whose name(s) (are) subscribed to this instrument, and acknowledged to me that they executed the same.



State of MONTANA
 County of FLATHEAD ss.
 On this 22nd day of NOVEMBER, 2002, before me, the undersigned, a Notary for the State of MONTANA, personally appeared Northview Heights, LLC known to me to be the person(s) whose name(s) (are) subscribed to this instrument, and acknowledged to me that they executed the same.



CERTIFICATE OF CITY ATTORNEY

This Plat has been examined by the office of the City Attorney according to Section 76-3-612(2), M.C.A. relying upon title report No. 01-11-11 and approved based on information submitted by the developer and/or his agent. Office of the City Attorney Kalispell, Montana

Date: 11/11/02 By: *COS*

CERTIFICATE OF PUBLIC WORKS DIRECTOR

The Public Works Director, City of Kalispell, hereby certifies that the required public improvements have been installed and/or have been approved for installation, in accordance to City of Kalispell construction standards and as per City Resolution No. 2527. All improvements not yet completed shall be subject to a subdivision improvement agreement between the developer and the city.

Theresa White
 Theresa White, Clerk of Council

CERTIFICATE OF WAIVER OF PARK LAND DEDICATION & ACCEPTANCE OF CASH IN LIEU THEREOF

I, Theresa White of Flathead County, Montana do certify that the following order was made by the City of Kalispell at a meeting thereof held on the 11/22 day of DECEMBER, 2002 and entered into the proceedings of said body to wit: "Inasmuch as the dedication of Park land within the platted area of Northview Heights Subdivision-Phase 1 is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the City Council of Kalispell that land dedication for Park purposes be waived and that cash in lieu of Park land in the amount of \$ 234,522 dollars be accepted in accordance with the provisions of 76-3-606, M.C.A. in witness whereof, I have hereunto affixed the seal of Flathead County, Montana this 17th day of December, 2002."

Theresa White
 Theresa White, Clerk of Council

CERTIFICATE OF MAYOR

The City Council of Kalispell, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use, this 17th day of December, 2002.

Theresa White
 Theresa White, Clerk of Council

Paula B. Kennedy
 Paula B. Kennedy, Mayor

CERTIFICATE OF SURVEYOR

Richard J. Swanson
 REGISTRATION NO. 9525-LS
 APPROVED 11/20, 2002
 EXAMINING LAND SURVEYOR REG. NO. 5003
 STATE OF MONTANA
 COUNTY OF FLATHEAD SS
 FILED ON THE 2 DAY OF JAN, 2003
 TIME: 9:32
Paula Robinson
 CLERK AND RECORDER
 BY: *Diana Jones*
 DEPUTY
 RECEPTION NO. 200300209320

716.00
 File 212-202
 ABST 1613