



LISTING PACKAGE

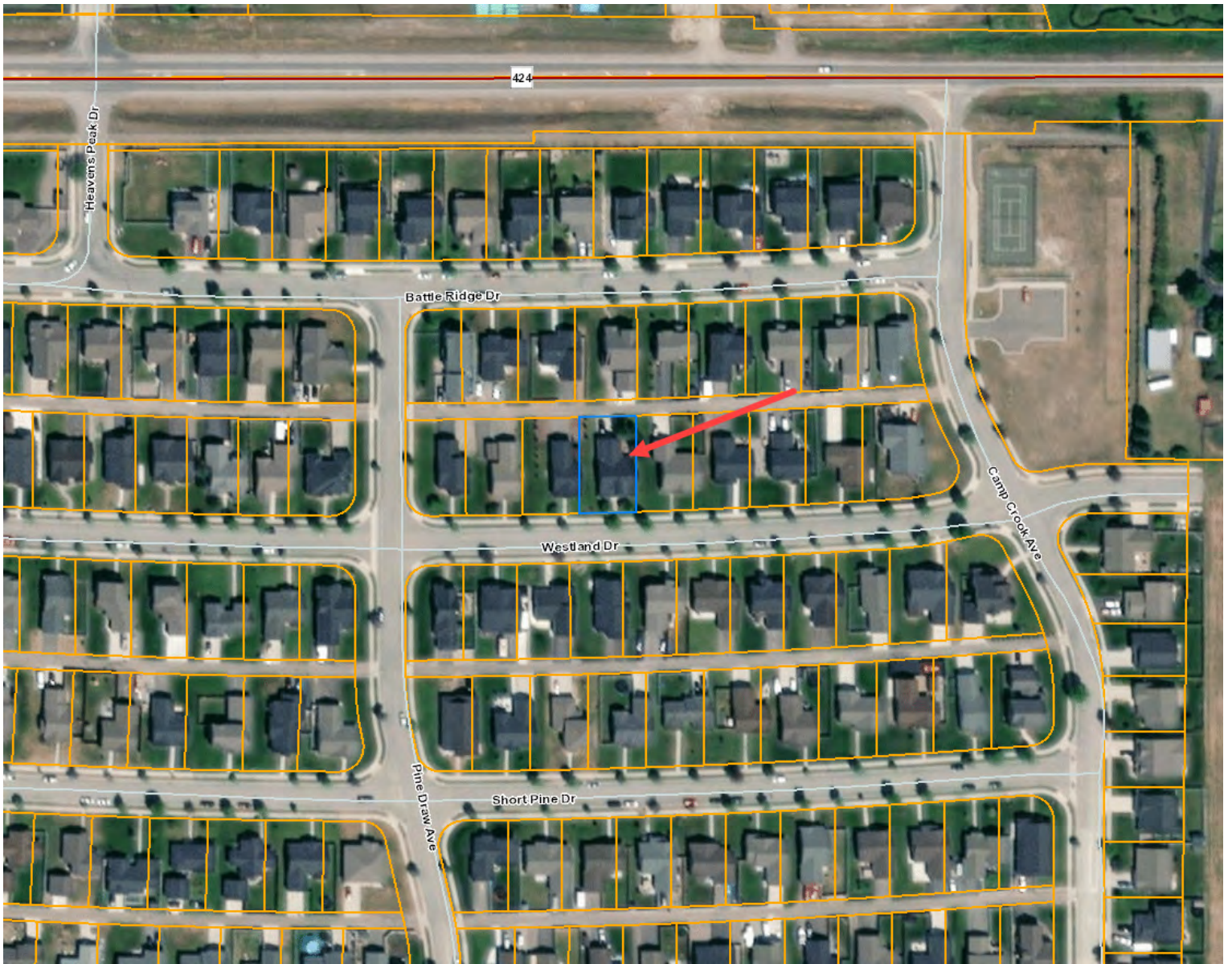
265 Westland Drive
Kalispell, MT 59901

Assessor Number: 0503302
Geocode: 07396511209250000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	X
Vesting Deed	X
Open Deeds of Trust	N/A
Tract Map	X
Survey/Subdivision Map	X
CCR's	X





Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Residential Property](#)
Geocode: [07-3965-11-2-09-25-0000](#) **Assessment Code:** [0000503302](#)
Primary Owner: **PropertyAddress:** [265 WESTLAND DR](#)
[SPERRY LARRY & DEBRA](#) [KALISPELL, MT 59901](#)
[265 WESTLAND DR](#) **COS Parcel:**
[KALISPELL, MT 59901-1421](#)
[NOTE: See the Owner tab for all owner information](#)

Certificate of Survey:
Subdivision: [SPRING CREEK ESTATES 1](#)
Legal Description:
[SPRING CREEK ESTATES 1, S11, T28 N, R22 W, Lot 089](#)
Last Modified: [7/14/2022 4:23:18 AM](#)

General Property Information

Neighborhood: [207.101.0](#) **Property Type:** [IMP_U - Improved Property - Urban](#)
Living Units: [1](#) **Levy District:** [07-0B8436-01 - KIUV](#)
Zoning: **Ownership %:** [100](#)
Linked Property:

Linked Property	Link Type	
07-3965-11-2-13-99-6666	9 - Other	<input type="button" value="View"/>

Exemptions:
[No exemptions exist for this property](#)

Condo Ownership:
General: [0](#) **Limited:** [0](#)

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.183	67,181.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/7/2019			5/7/2019	201900008524	Warranty Deed

9/2/2009		9/2/2009	200900025542	Warranty Deed
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Owners

Party #1

Default Information: SPERRY LARRY & DEBRA
 265 WESTLAND DR
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 5/3/2020 8:25:06 PM

Other Names

Other Addresses

Name **Type**

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	67181	286319	353500	MKT
2021	67181	286319	353500	MKT
2020	48768	262032	310800	MKT

Market Land

Market Land Item #1

Method: Sqft **Type:** Primary Site
Width: **Depth:**
Square Feet: 7,971 **Acres:**
 Valuation
Class Code: 2201 **Value:** 67181

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2009

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional
Year Built: 2009 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 3
Grade: 6 **Exterior Walls:** 1 - Frame
Class Code: 3501 **Exterior Wall Finish:** 3 - Masonite
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:**
Basement Type: 1 - Crawl **Quality:**

Heating/Cooling Information

Type: Central/AC **System Type:** 9 - Hot/Cool Air
Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 4

Family Rooms: 0

Full Baths: 2

Half Baths: 1

Addl Fixtures: 5

Additional Information

Fireplaces:

Garage Capacity: 0

% Complete: 0

Stacks: 0

Openings: 0

Cost & Design: 0

Description:

Stories:

Prefab/Stove: 1

Flat Add: 0

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 0

First Floor: 1492

Second Floor: 0

Additional Floors: 0

Half Story: 0

Attic: 576

Unfinished Area: 0

SFLA: 2068

Depreciation Information

CDU:

Desirability:

Physical Condition: Average (7)

Property: Average (7)

Location: Average (7)

Utility: Average (7)

Depreciation Calculation

Age: 11

Pct Good: 0.85

RCNLD: 294730

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			576	0	28197
	11 - Porch, Frame, Open			228	0	6161
	35 - Deck, Stone or Tile			336	0	4872

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential

Quantity: 1

Condition:

Description: RPA2 - Concrete

Year Built: 2009

Functional:

Grade: A

Class Code: 3501

Dimensions

Width/Diameter: 24

Height:

Length: 27

Bushels:

Size/Area: 648

Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel



Parcel Information Report

Area of Interest (AOI) Information

Nov 1 2022 14:41:53 Mountain Daylight Time



1:564

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

• Property Address	— Unnamed Roads	— Railroads
— Adjacent County Highways	— Road Classifications	
— US Highway	— Arterial Road	
— State or Secondary Highway	— Collector Road	
— All Roads	— Local Road	
--- Driveways or Alleys	— Unclassified Road	
--- Forest Service Roads	— Highways	

Maxar, Microsoft, Flathead County

Summary

Name	Count	Area(ft ²)	Length(ft)
Property Identifiers	1	N/A	N/A
Property Address	0	N/A	N/A
Legislative Districts	1	N/A	N/A
Commissioner District	1	N/A	N/A
100 Year Flood Plain	0	N/A	N/A
500 Year Flood Plain	0	N/A	N/A
County Zoning	0	N/A	N/A
Neighborhood Plan	1	N/A	N/A

Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft ²)
1	2822X11-SCG-89	0503302	07396511209250000	N/A

Legislative Districts

#	Precinct	House District	Senate District	Area(ft ²)
1	31	8	4	N/A

Commissioner District

#	District Number	District Representative	Area(ft ²)
1	3	Randy Brodehl	N/A

Neighborhood Plan

#	Plan Name	Area(ft ²)
1	West Valley Neighborhood Plan	N/A

Options	Inquiry	Overview	Unpaid Taxes	Pay Taxes	Tax History	Tax Bill	Disclaimer
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Email:

Active Header Year: 22 Assessor: 0503302 SD: 01 BCC: 00

Names :
1M SPERRY, LARRY & DEBRA

Addresses:
Mailing Address
265 WESTLAND DR
KALISPELL MT 59901

Physical Address
265 WESTLAND DR
KALISPELL MT 59901

Legal Descriptions
Record #01 Sec:11 Twp:28 Rng:22 Lot:89 Subdiv Cd:SCG
Description:SPRING CREEK ESTATES 1
Acres: 0.20
Old Assessor # : 0969910

Value record(s) for year 2022

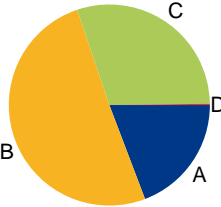
	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	KIUV	22010 RESIDENTL CI	0.18	67181	907.00	07396511209250000
1	KIUV	35010 IMPS ON RES	0.00	286319	3865.00	07396511209250000



FLATHEAD COUNTY
2022 REAL ESTATE TAX BILL
Adele Krantz, Treasurer
290 A North Main Kalispell MT 59901
(406) 758-5680
https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0503302
TAX BILL NUMBER: 202201354
SCHOOL DISTRICT: 01
GEOCODE: 07396511209250000
Property Location:
265 WESTLAND DR
KALISPELL MT 59901
Property Description:
Sn Tn Rn Property Description Lot Block
11 28 22 SPRING CREEK ESTATES 1 89
Parties with ownership interests as of 1/1/22:
Owner of Record.....SPERRY, LARRY & DEBRA

11835*28**G50**0.584**1/2*****AUTO5-DIGIT 59901
LARRY & DEBRA SPERRY
265 WESTLAND DR
KALISPELL MT 59901-1421



Property Type	Taxable Market Value	Taxable Value
Real Estate	67,181	907.00
Buildings	286,319	3,865.00
Totals	353,500	4,772.00

Description	Percentage	Amount
A County	19.22%	710.68
B Education	50.60%	1871.00
C City	29.98%	1108.64
D Other	0.20%	7.35

SUMMARY OF TAXES, LEVIES & FEES

COUNTY	.056400	269.16
SHERIFF	.037700	179.90
NOXIOUS WEEDS	.001570	7.49
911 GENER OBLIG BOND	.001350	6.44
ROAD	.022030	105.13
BOARD OF HEALTH	.003990	19.04
ROAD EXEMPT	-.022030	-105.13
COUNTY LANDFILL		80.73
STATE - UNIVERSITY	.006000	28.63
STATE - SCHOOL AID	.040000	190.88
FLATHEAD HIGH SCHOOL	.087120	415.74
FVCC PERMIS MED LEVY	.004760	22.71
KALISPELL CITY	.145430	694.00
KAL LIGHTING 50		28.46
KAL URBAN FOREST DST		40.55
SOIL & WATER CONSERV	.001540	7.35
Total Mills Levied	0.691210	

COUNTY LIBRARY	.005790	27.63
CO PERM MED LEVY	.012230	58.36
COUNTYWIDE MOSQUITO	.000910	4.34
PERM SRS LEVY	.000670	3.20
COUNTY PLANNING	.001220	5.82
FECC SPECIAL DIST	.011400	54.40
COUNTY PLAN EXEMPT	-.001220	-5.83
SUB-TOTAL - Taxes For County Functions...	.132010	710.68
GENERAL SCHOOLS	.100940	481.69
FLAT VAL COM COLLEGE	.013050	62.27
WEST VALLEY ELEM 01	.140210	669.08
SUB-TOTAL - Taxes For Education.....	.392080	1871.00
KAL PERM MED LEVY	.020150	96.16
KAL STORM SEWER		96.17
KAL STREET MAINT		153.30
SUB-TOTAL - Taxes For City Functions.....	.165580	1108.64
SUB-TOTAL - Other Taxes And Fees.....	.001540	7.35

TOTAL TAXES AND FEES . . . 3697.67

1st Installment due 11/30/22 = 1,848.85
2nd Installment due 05/31/23 = 1,848.82

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.

To pay or view taxes online, go to https://flathead.mt.gov/property_tax.

A 3% fee will be charged on all credit/debit card payments. Currently, there is no fee to pay by e-check (subject to change).

Payments made after 5:00 pm or postmarked after the due date must include 2% penalty & monthly interest of 5/6 of 1% (0.008333).

Flathead County no longer accepts checks drawn on Canadian Banks

Return this stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

05/31/23

Make checks payable to **FLATHEAD COUNTY TREASURER**
Please include your tax bill number on your check
Pay by e-check, credit/debit card online at https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0503302
TAXBILL NUMBER: 202201354
SCHOOL DISTRICT: 01

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

TAX 1,848.82

If your address has changed, please make corrections below:

LARRY & DEBRA SPERRY
265 WESTLAND DR
KALISPELL MT 59901

FLATHEAD COUNTY TREASURER
Adele Krantz
290 A North Main
Kalispell, MT 59901

No additional notice will be sent for this installment.

2nd 2022 REAL ESTATE



Return this stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

11/30/22

Make checks payable to **FLATHEAD COUNTY TREASURER**
Please include your tax bill number on your check
Pay by e-check, credit/debit card online at https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0503302
TAXBILL NUMBER: 202201354
SCHOOL DISTRICT: 01

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

TAX 1,848.85

If your address has changed, please make corrections below:

LARRY & DEBRA SPERRY
265 WESTLAND DR
KALISPELL MT 59901

FLATHEAD COUNTY TREASURER
Adele Krantz
290 A North Main
Kalispell, MT 59901

1st 2022 REAL ESTATE



11835 1/1





0503302 LF Approved 5/7/19

WHEN RECORDED RETURN TO:
Larry Sperry and Debra Sperry
PO Box 196
Lakeside, MT 59922
File number: 385FPT

**WARRANTY DEED
(Joint Tenancy)**

FOR VALUE RECEIVED,

Howard L. Nash and Donna J. Nash, Trustees of the Nash Family Living Trust,
hereinafter called GRANTOR, do(es) hereby grant, bargain, sell and convey unto:
Larry Sperry and Debra Sperry

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in Flathead County, Montana, to-wit:

Lot 89 of Spring Creek Estates I, according to the official map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants With the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he/she or they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

Dated this 7th day of May, 2019

Nash Family Living Trust

Howard L. Nash, Trustee
Howard L. Nash, Trustee

Donna J. Nash, Trustee
Donna J. Nash, Trustee

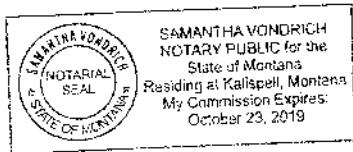
State of Montana
County of Flathead

On this 1st day of May, 2019, before me, the undersigned, a Notary Public, personally appeared Howard L. Nash and Donna J. Nash, trustees of the Nash Family Living Trust and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Samantha Vondrich

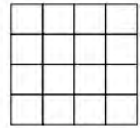
Notary Public for the State of Montana
Notary Resides: _____
My commission expires: _____



THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

11 28 22

SCALE 1" = 400'



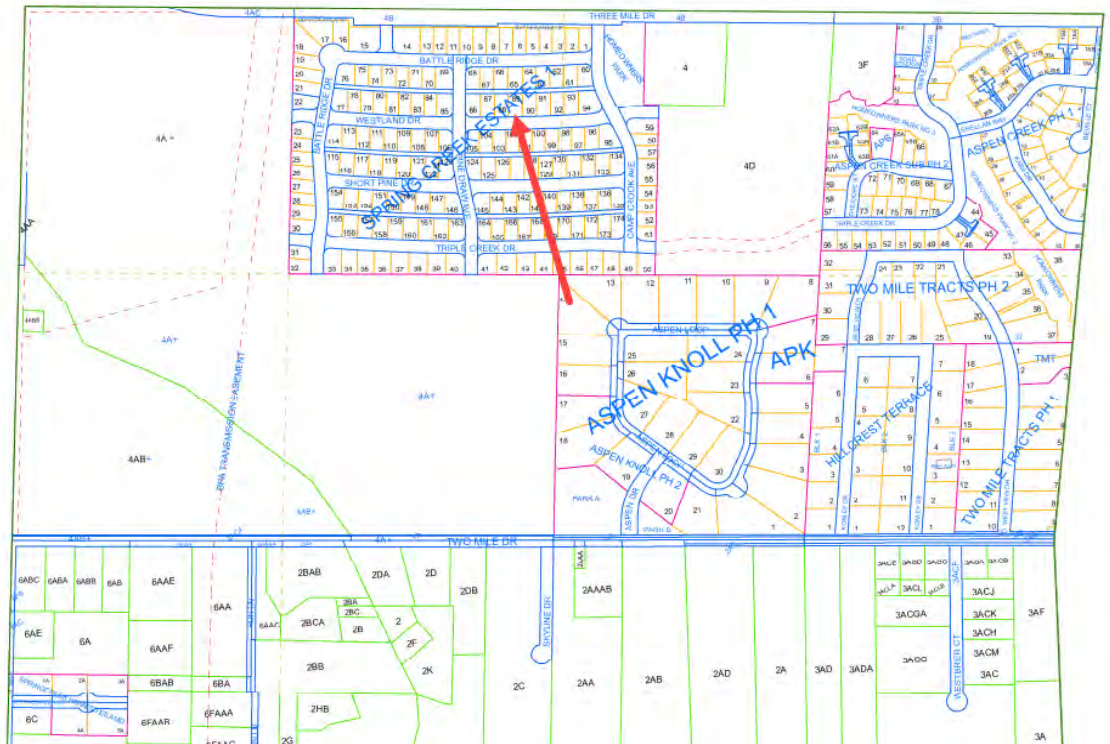
THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

SURVEYS OF RECORD

- 46829- SACD, SACD, SACD, SACF, SACD, SACR
- 46830- SACD, SACD, SACD, SACD, SAC, SACR
- 46831- SACD, SACD, SACD, SACD, SAC, SACR
- 47377- SACD
- 46831- SA
- 47374- SEL, SED
- 47375- SEC
- 46829- SA
- 46830- SD
- 46831- SD
- 52379- SAD
- 52380- SDE
- 52424- SEL
- 52425- SEC, SFA
- 52426- SE

C.S.

- 30- 3A, 3AA, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 3AA, 3AB, 3AC, 3AD, 3AE, 3AF, 3AG, 3AH, 3AI, 3AJ, 3AK, 3AL, 3AM, 3AN, 3AO, 3AP, 3AQ, 3AR, 3AS, 3AT, 3AU, 3AV, 3AW, 3AX, 3AY, 3AZ, 3BA, 3BB, 3BC, 3BD, 3BE, 3BF, 3BG, 3BH, 3BI, 3BJ, 3BK, 3BL, 3BM, 3BN, 3BO, 3BP, 3BQ, 3BR, 3BS, 3BT, 3BU, 3BV, 3BW, 3BX, 3BY, 3BZ, 3CA, 3CB, 3CC, 3CD, 3CE, 3CF, 3CG, 3CH, 3CI, 3CJ, 3CK, 3CL, 3CM, 3CN, 3CO, 3CP, 3CQ, 3CR, 3CS, 3CT, 3CU, 3CV, 3CW, 3CX, 3CY, 3CZ, 3DA, 3DB, 3DC, 3DD, 3DE, 3DF, 3DG, 3DH, 3DI, 3DJ, 3DK, 3DL, 3DM, 3DN, 3DO, 3DP, 3DQ, 3DR, 3DS, 3DT, 3DU, 3DV, 3DW, 3DX, 3DY, 3DZ, 3EA, 3EB, 3EC, 3ED, 3EE, 3EF, 3EG, 3EH, 3EI, 3EJ, 3EK, 3EL, 3EM, 3EN, 3EO, 3EP, 3EQ, 3ER, 3ES, 3ET, 3EU, 3EV, 3EW, 3EX, 3EY, 3EZ, 3FA, 3FB, 3FC, 3FD, 3FE, 3FF, 3FG, 3FH, 3FI, 3FJ, 3FK, 3FL, 3FM, 3FN, 3FO, 3FP, 3FQ, 3FR, 3FS, 3FT, 3FU, 3FV, 3FW, 3FX, 3FY, 3FZ, 3GA, 3GB, 3GC, 3GD, 3GE, 3GF, 3GG, 3GH, 3GI, 3GJ, 3GK, 3GL, 3GM, 3GN, 3GO, 3GP, 3GQ, 3GR, 3GS, 3GT, 3GU, 3GV, 3GW, 3GX, 3GY, 3GZ, 3HA, 3HB, 3HC, 3HD, 3HE, 3HF, 3HG, 3HH, 3HI, 3HJ, 3HK, 3HL, 3HM, 3HN, 3HO, 3HP, 3HQ, 3HR, 3HS, 3HT, 3HU, 3HV, 3HW, 3HX, 3HY, 3HZ, 3IA, 3IB, 3IC, 3ID, 3IE, 3IF, 3IG, 3IH, 3II, 3IJ, 3IK, 3IL, 3IM, 3IN, 3IO, 3IP, 3IQ, 3IR, 3IS, 3IT, 3IU, 3IV, 3IW, 3IX, 3IY, 3IZ, 3JA, 3JB, 3JC, 3JD, 3JE, 3JF, 3JG, 3JH, 3JI, 3JJ, 3JK, 3JL, 3JM, 3JN, 3JO, 3JP, 3JQ, 3JR, 3JS, 3JT, 3JU, 3JV, 3JW, 3JX, 3JY, 3JZ, 3KA, 3KB, 3KC, 3KD, 3KE, 3KF, 3KG, 3KH, 3KI, 3KJ, 3KK, 3KL, 3KM, 3KN, 3KO, 3KP, 3KQ, 3KR, 3KS, 3KT, 3KU, 3KV, 3KW, 3KX, 3KY, 3KZ, 3LA, 3LB, 3LC, 3LD, 3LE, 3LF, 3LG, 3LH, 3LI, 3LJ, 3LK, 3LL, 3LM, 3LN, 3LO, 3LP, 3LQ, 3LR, 3LS, 3LT, 3LU, 3LV, 3LW, 3LX, 3LY, 3LZ, 3MA, 3MB, 3MC, 3MD, 3ME, 3MF, 3MG, 3MH, 3MI, 3MJ, 3MK, 3ML, 3MM, 3MN, 3MO, 3MP, 3MQ, 3MR, 3MS, 3MT, 3MU, 3MV, 3MW, 3MX, 3MY, 3MZ, 3NA, 3NB, 3NC, 3ND, 3NE, 3NF, 3NG, 3NH, 3NI, 3NJ, 3NK, 3NL, 3NM, 3NN, 3NO, 3NP, 3NQ, 3NR, 3NS, 3NT, 3NU, 3NV, 3NW, 3NX, 3NY, 3NZ, 3OA, 3OB, 3OC, 3OD, 3OE, 3OF, 3OG, 3OH, 3OI, 3OJ, 3OK, 3OL, 3OM, 3ON, 3OO, 3OP, 3OQ, 3OR, 3OS, 3OT, 3OU, 3OV, 3OW, 3OX, 3OY, 3OZ, 3PA, 3PB, 3PC, 3PD, 3PE, 3PF, 3PG, 3PH, 3PI, 3PJ, 3PK, 3PL, 3PM, 3PN, 3PO, 3PP, 3PQ, 3PR, 3PS, 3PT, 3PU, 3PV, 3PW, 3PX, 3PY, 3PZ, 3QA, 3QB, 3QC, 3QD, 3QE, 3QF, 3QG, 3QH, 3QI, 3QJ, 3QK, 3QL, 3QM, 3QN, 3QO, 3QP, 3QQ, 3QR, 3QS, 3QT, 3QU, 3QV, 3QW, 3QX, 3QY, 3QZ, 3RA, 3RB, 3RC, 3RD, 3RE, 3RF, 3RG, 3RH, 3RI, 3RJ, 3RK, 3RL, 3RM, 3RN, 3RO, 3RP, 3RQ, 3RR, 3RS, 3RT, 3RU, 3RV, 3RW, 3RX, 3RY, 3RZ, 3SA, 3SB, 3SC, 3SD, 3SE, 3SF, 3SG, 3SH, 3SI, 3SJ, 3SK, 3SL, 3SM, 3SN, 3SO, 3SP, 3SQ, 3SR, 3SS, 3ST, 3SU, 3SV, 3SW, 3SX, 3SY, 3SZ, 3TA, 3TB, 3TC, 3TD, 3TE, 3TF, 3TG, 3TH, 3TI, 3TJ, 3TK, 3TL, 3TM, 3TN, 3TO, 3TP, 3TQ, 3TR, 3TS, 3TT, 3TU, 3TV, 3TW, 3TX, 3TY, 3TZ, 3UA, 3UB, 3UC, 3UD, 3UE, 3UF, 3UG, 3UH, 3UI, 3UJ, 3UK, 3UL, 3UM, 3UN, 3UO, 3UP, 3UQ, 3UR, 3US, 3UT, 3UU, 3UV, 3UW, 3UX, 3UY, 3UZ, 3VA, 3VB, 3VC, 3VD, 3VE, 3VF, 3VG, 3VH, 3VI, 3VJ, 3VK, 3VL, 3VM, 3VN, 3VO, 3VP, 3VQ, 3VR, 3VS, 3VT, 3VU, 3VV, 3VW, 3VX, 3VY, 3VZ, 3WA, 3WB, 3WC, 3WD, 3WE, 3WF, 3WG, 3WH, 3WI, 3WJ, 3WK, 3WL, 3WM, 3WN, 3WO, 3WP, 3WQ, 3WR, 3WS, 3WT, 3WU, 3WV, 3WW, 3WX, 3WY, 3WZ, 3XA, 3XB, 3XC, 3XD, 3XE, 3XF, 3XG, 3XH, 3XI, 3XJ, 3XK, 3XL, 3XM, 3XN, 3XO, 3XP, 3XQ, 3XR, 3XS, 3XT, 3XU, 3XV, 3XW, 3XX, 3XY, 3XZ, 3YA, 3YB, 3YC, 3YD, 3YE, 3YF, 3YG, 3YH, 3YI, 3YJ, 3YK, 3YL, 3YM, 3YN, 3YO, 3YP, 3YQ, 3YR, 3YS, 3YT, 3YU, 3YV, 3YW, 3YX, 3YY, 3YZ, 3ZA, 3ZB, 3ZC, 3ZD, 3ZE, 3ZF, 3ZG, 3ZH, 3ZI, 3ZJ, 3ZK, 3ZL, 3ZM, 3ZN, 3ZO, 3ZP, 3ZQ, 3ZR, 3ZS, 3ZT, 3ZU, 3ZV, 3ZW, 3ZX, 3ZY, 3ZZ



Subdivision Plat of **SPRING CREEK ESTATES I** N1/2 of Section 11, T28N R22W, P.M., M. Flathead County, Montana

DRAWN: HODGSON ASSOCIATES, LLC
DATE: 10/11/2024
CITY: BUTTE, MONTANA
DATE: OCTOBER 1, 2024

UTILITY EASEMENT AND ADDRESS DETAIL
SCALE 1" = 100'



Lot	Area (Ac)	Area (Sq Ft)	Lot	Area (Ac)	Area (Sq Ft)	Lot	Area (Ac)	Area (Sq Ft)
101	0.146	10,131	102	0.146	10,590	103	0.146	10,590
104	0.146	10,590	105	0.146	10,590	106	0.146	10,590
107	0.146	10,590	108	0.146	10,590	109	0.146	10,590
110	0.146	10,590	111	0.146	10,590	112	0.146	10,590
113	0.146	10,590	114	0.146	10,590	115	0.146	10,590
116	0.146	10,590	117	0.146	10,590	118	0.146	10,590
119	0.146	10,590	120	0.146	10,590	121	0.146	10,590
122	0.146	10,590	123	0.146	10,590	124	0.146	10,590
125	0.146	10,590	126	0.146	10,590	127	0.146	10,590
128	0.146	10,590	129	0.146	10,590	130	0.146	10,590
131	0.146	10,590	132	0.146	10,590	133	0.146	10,590
134	0.146	10,590	135	0.146	10,590	136	0.146	10,590
137	0.146	10,590	138	0.146	10,590	139	0.146	10,590
140	0.146	10,590	141	0.146	10,590	142	0.146	10,590
143	0.146	10,590	144	0.146	10,590	145	0.146	10,590
146	0.146	10,590	147	0.146	10,590	148	0.146	10,590
149	0.146	10,590	150	0.146	10,590	151	0.146	10,590
152	0.146	10,590	153	0.146	10,590	154	0.146	10,590
155	0.146	10,590	156	0.146	10,590	157	0.146	10,590
158	0.146	10,590	159	0.146	10,590	160	0.146	10,590
161	0.146	10,590	162	0.146	10,590	163	0.146	10,590
164	0.146	10,590	165	0.146	10,590	166	0.146	10,590
167	0.146	10,590	168	0.146	10,590	169	0.146	10,590
170	0.146	10,590	171	0.146	10,590	172	0.146	10,590
173	0.146	10,590	174	0.146	10,590	175	0.146	10,590
176	0.146	10,590	177	0.146	10,590	178	0.146	10,590
179	0.146	10,590	180	0.146	10,590	181	0.146	10,590
182	0.146	10,590	183	0.146	10,590	184	0.146	10,590
185	0.146	10,590	186	0.146	10,590	187	0.146	10,590
188	0.146	10,590	189	0.146	10,590	190	0.146	10,590
191	0.146	10,590	192	0.146	10,590	193	0.146	10,590
194	0.146	10,590	195	0.146	10,590	196	0.146	10,590
197	0.146	10,590	198	0.146	10,590	199	0.146	10,590
200	0.146	10,590						

CERTIFICATE OF OPERATION
I, the undersigned, being duly sworn, do hereby certify that the plat above is a correct and true copy of the original plat on file in the County Clerk's Office in Flathead County, Montana, and that the same was duly recorded and filed in the County Clerk's Office in Flathead County, Montana, on the 1st day of October, 2024.

NOTARIAL PUBLIC
My Commission Expires: 10/31/2026
Notary Public for Flathead County, Montana

TESTIMONY
I, the undersigned, being duly sworn, do hereby certify that the plat above is a correct and true copy of the original plat on file in the County Clerk's Office in Flathead County, Montana, and that the same was duly recorded and filed in the County Clerk's Office in Flathead County, Montana, on the 1st day of October, 2024.

NOTARIAL PUBLIC
My Commission Expires: 10/31/2026
Notary Public for Flathead County, Montana

INTRODUCTION AND PURPOSE
The purpose of this document is to provide a detailed description of the utility easements and address details for the Spring Creek Estates I subdivision. This document is intended for use by the property owners and the local utility providers.

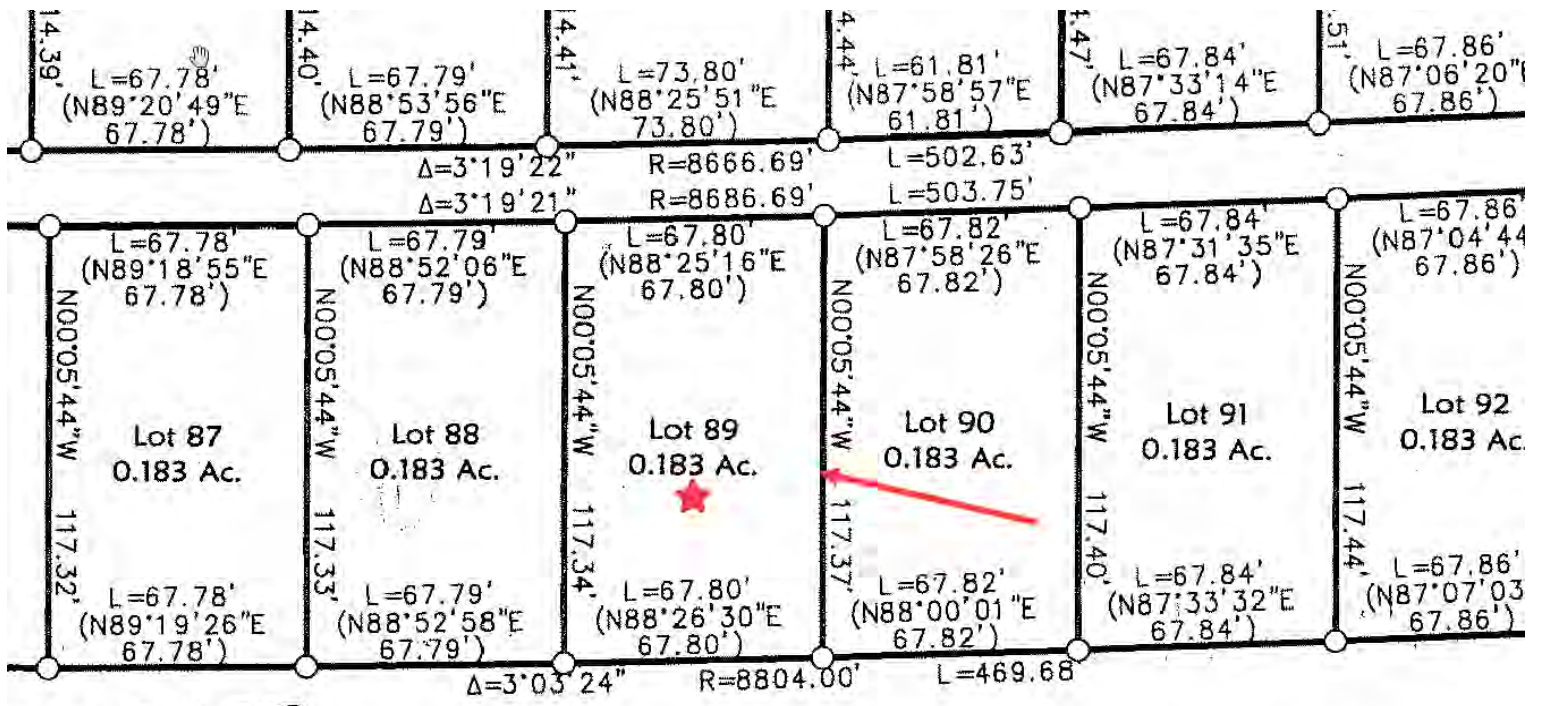
DEFINITIONS
The following definitions apply to the terms used in this document:
"Easement" means the right to use the land for a specific purpose.
"Property" means the land described in this document.

CONSENT AND APPROVAL
The undersigned hereby consent to the use of the land for the purposes described in this document.

NOTARIAL PUBLIC
My Commission Expires: 10/31/2026
Notary Public for Flathead County, Montana



1. THIS DOCUMENT IS A LEGAL INSTRUMENT AND SHOULD BE KEPT IN A SAFE PLACE.
2. THIS DOCUMENT IS A LEGAL INSTRUMENT AND SHOULD BE KEPT IN A SAFE PLACE.



0. 16428

THIS MAP IS FURNISHED FOR INFORMATION
 PURPOSES ONLY TO ASSIST IN PROPERTY
 LINES WITH REFERENCE TO STREET
 WHETHER PARCELS NOT REPRESENTED
 IS MADE AS TO ALIGNMENT AND PLACEMENT
 PREVIOUS TITLE ASSUMES LIABILITY FOR
 ANY LOSS OCCURRING BY REASON OF
 RELIANCE THEREON.

WESTLAND DRIVE - 60 DEDICATED CITY STREET

Δ=3°05'24" R=8804.00' L=473.05'