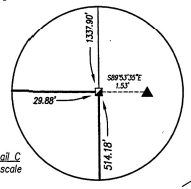
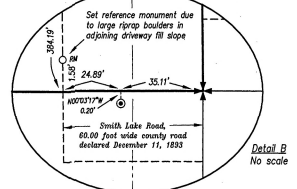
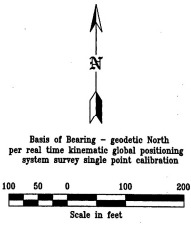


subdivision plat of Pheasant Ridge

Southeast 1/4, Section 16, Township 28 North, Range 22 West
Principal Meridian, Flathead County, Montana



Lot line curve table

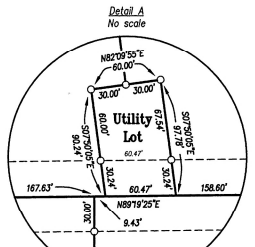
Overall curve	①	②	③	④	⑤	⑥	⑦
(1+2+3+4)	R=2325'55"	R=100.00'	L=40.90'				
Δ=90°37'19"		R=2729'12"	R=100.00'	L=47.97'			
R=100.00'		Δ=121°3'00"	R=100.00'	L=47.97'			
L=128.16'		Δ=121°3'00"	R=100.00'	L=21.32'			
Overall curve	⑤	⑥	⑦				
(5+6+7)	R=2514'58"	R=150.00'	L=66.10'				
Δ=74°48'09"		Δ=30°34'28"	R=150.00'	L=80.04'			
R=150.00'		Δ=18°58'43"	R=150.00'	L=49.69'			
L=195.83'							

Essential line curve table

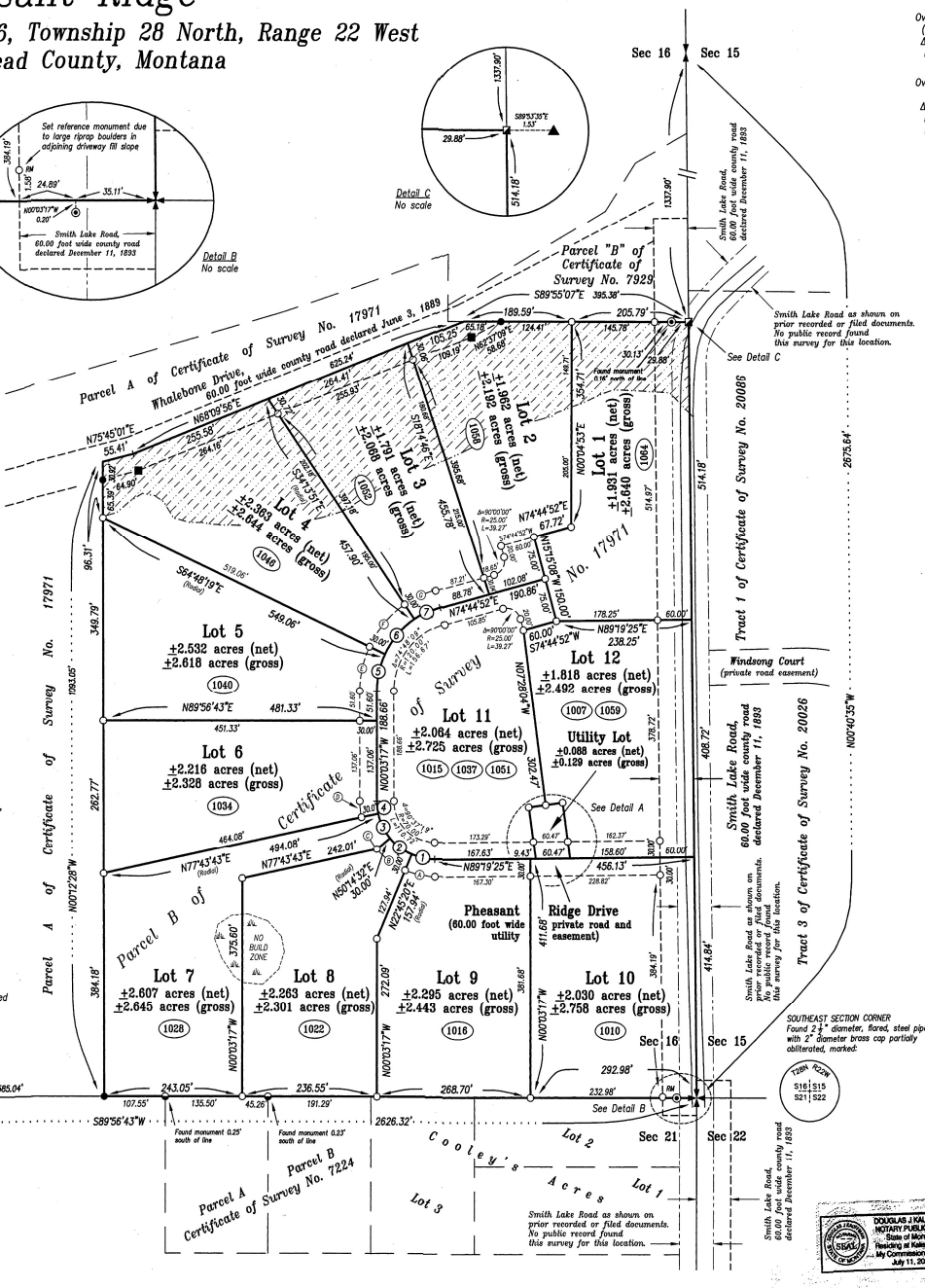
Overall curve	①	②	③	④	⑤	⑥	⑦
(1+2+3+4)	R=2325'55"	R=130.00'	L=53.17'				
Δ=90°37'19"		Δ=27°12'12"	R=130.00'	L=62.38'			
R=130.00'		Δ=121°3'00"	R=130.00'	L=62.38'			
L=128.16'		Δ=121°3'00"	R=130.00'	L=21.32'			
Overall curve	⑤	⑥	⑦				
(5+6+7)	R=2514'58"	R=150.00'	L=70.32'				
Δ=74°48'09"		Δ=30°34'28"	R=150.00'	L=86.05'			
R=150.00'		Δ=18°58'43"	R=150.00'	L=59.82'			
L=195.83'							

Total acreage in residential lots (gross) 129.854 Acres
 Total acreage in residential lots (net) 125.869 Acres
 Total acreage in Utility Lot (gross) 16.129 Acres
 Total acreage in Utility Lot (net) 16.008 Acres
 Total acreage in public road easement: 12.340 Acres
 Total acreage in private road easement: 11.686 Acres
 Total acreage in subdivision: 189.903 Acres

Taxation table		
Lot	Gross area (acres)	Area for taxation purposes (acres)
Lot 1	2.640	2.650
Lot 2	2.192	2.203
Lot 3	2.068	2.079
Lot 4	2.644	2.655
Lot 5	2.818	2.829
Lot 6	2.328	2.339
Lot 7	2.645	2.656
Lot 8	2.301	2.312
Lot 9	2.443	2.454
Lot 10	2.758	2.769
Lot 11	2.725	2.736
Lot 12	2.492	2.502
Utility lot	0.129	0
Total area	29.983	29.983



- LEGEND**
- Section corner Found monument as noted
 - Quarter section corner Found monument as noted
 - Found 3/8" diameter rebar, no cap or with obliterated yellow plastic cap
 - Found 5/8" diameter rebar with 1 1/2" diameter pink plastic cap marked, "MARGUARDT 73285"
 - Found 3/8" diameter rebar with 1 1/2" diameter yellow plastic cap marked, "BIRCH 76815"
 - Found 3/8" diameter rebar with 1 1/2" diameter yellow plastic cap marked, "BIRCH 76815"
 - Found 3/8" diameter rebar with 1 1/2" diameter yellow plastic cap marked, "HELPS 47395"
 - Found 1 1/2" diameter galvanized steel pipe with 3/4" diameter brass disk marked, "ES 23989"
 - Set 3/8" diameter rebar with 2" diameter aluminum cap marked, "EBY & ASSOCIATES" and "M.J. DRENTH 10684LS"
 - Reference monument Set 3/8" diameter rebar with 2" diameter aluminum cap marked, "EBY & ASSOCIATES" and "M.J. DRENTH 10684LS, stamped "RM"
 - Approximate location of Freshwater emergent wetlands per National Wetlands Inventory Map. No build zone.
 - Timbered slope - no build area
 - 123 Address on Pheasant Ridge Drive
 - Existing roadway
 - Lot line
 - Section line
 - Adjoining tracts of record
 - County road easement
 - Purported county road easement shown on prior recorded or filed documents, no public record found this survey



CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots and private road easement as shown by the plat hereto annexed, the following described land situated in Flathead County, Montana, to wit:

Parcel B of Certificate of Survey No. 17971, Section 16, Township 28 North, Range 22 West, Principal Meridian, Flathead County, Montana, containing 29.983 acres of land, more or less.

The above-described lands are to be known and designated as PHEASANT RIDGE, and the lands included in all private road right of way shown on this plat are hereby granted to public services and emergency services use.

ROAD NAME AND ADDRESSES
 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.

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 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. All extensions or additions to existing and future utilities shall be placed underground.

DUST CONTROL
 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
 Solid waste removal for all lots shall be provided by a contracted solid waste hauler.

WEED CONTROL
 Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed.

WATER RIGHTS
 Lots 1 through 12 are part of a combined appropriation limited to 10 AF/year under the water right permit exceptions of MCA 85-2-306(3)(iv). Therefore, Lots 1 through 12 may appropriate up to 0.833 AF/year/lot at a pumping rate not to exceed 35 GPM per lot.

STATE OF MONTANA COUNTY OF FLATHEAD ss
 I, Michael J. Drenth, Notary Public for the State of Montana, do hereby certify that I have examined the original plat of Pheasant Ridge and find that the survey data shown thereon meets the conditions set forth by or pursuant to Title 76, Chapter 3, Part 2, M.C.A.

STATE OF MONTANA COUNTY OF FLATHEAD ss
 I, Dem Marguardt, Notary Public for the State of Montana, do hereby certify that I have examined the original plat of Pheasant Ridge and find that the survey data shown thereon meets the conditions set forth by or pursuant to Title 76, Chapter 3, Part 2, M.C.A.

STATE OF MONTANA COUNTY OF FLATHEAD ss
 I, Frank Strickland, Notary Public for the State of Montana, do hereby certify that I have examined the original plat of Pheasant Ridge and find that the survey data shown thereon meets the conditions set forth by or pursuant to Title 76, Chapter 3, Part 2, M.C.A.

STATE OF MONTANA COUNTY OF FLATHEAD ss
 I, Debbie Pierson, Notary Public for the State of Montana, do hereby certify that I have examined the original plat of Pheasant Ridge and find that the survey data shown thereon meets the conditions set forth by or pursuant to Title 76, Chapter 3, Part 2, M.C.A.

CERTIFICATE OF COUNTY ATTORNEY

This plat has been examined by the Office of the County Attorney pursuant to Section 76-2-612(2) M.C.A. and relying upon the abstract or certificate of title No. 55-1-4882925-1 has been approved based upon the information submitted by the developer and/or agent.

Carly Overland 8/31/21
 Office of the County Attorney Date

CERTIFICATE OF COUNTY COMMISSIONERS

The County Commission of Flathead County, Montana, does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby causes the dedication to Flathead County and to public use of any and all lands shown on this plat as being dedicated to such use and accepts responsibility for maintaining the same.

Dated this 9 day of September, 2021 at 10:27 o'clock.

Michael J. Drenth
 Chairman - Board of County Commissioners - Flathead County
Carly Overland
 County Clerk - Flathead County

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, Michael J. Drenth, a Licensed Professional Land Surveyor do hereby certify that I have performed the survey shown on the attached plat of Pheasant Ridge that said survey was made March 2017-June 2021; that said survey has been prepared in accordance with Montana Code Annotated Title 76 Chapter 3 and the Montana Department of Labor and Industry Administrative Rules for the Montana Subdivision and Platting Act Uniform Standards for Monumentation, Certificates of Survey and Final Subdivision Plat.

Michael J. Drenth
 Montana License No. 10684LS

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, Dem Marguardt, acting as an Examining Land Surveyor for Flathead County, Montana, do hereby certify that I have examined the final plat of Pheasant Ridge and find that the survey data shown thereon meets the conditions set forth by or pursuant to Title 76, Chapter 3, Part 2, M.C.A.

Dated this 14th day of August, 2021.
 Dem Marguardt
 Montana License No. 7822LS

Plat # 210078 Abstract# 2775

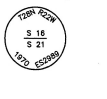
20210002665 Fees: \$60.00 by: AW
 by Eby & Associates Inc.
 Date 9/9/2021 Time 11:05 AM
 Debbie Pierson, Flathead County Montana

CERTIFICATE OF CLERK AND RECORDER

State of Montana) ss
 County of Flathead)
 Filed for record this 9th day of September, 2021 A.D.
 at 11:05 o'clock a.m.
Debbie Pierson \$60.00 by Amey Wanda
 County Clerk and Recorder Deputy

Instrument Rec. No. 20210002665
 Plat 20210078 Abst 2775

EBY & ASSOCIATES, INC.
 POST OFFICE BOX 7144
 KALISPELL, MT 59904
 PHONE 406-785-8329



Frank Strickland
 Notary Public for the State of Montana
 Pheasant Ridge Development Corporation, Inc.
 by Frank Strickland, Secretary

Dem Marguardt
 Notary Public for the State of Montana
 Pheasant Ridge Development Corporation, Inc.
 by Dem Marguardt, Secretary

Debbie Pierson
 Notary Public for the State of Montana
 Pheasant Ridge Development Corporation, Inc.
 by Debbie Pierson, Secretary