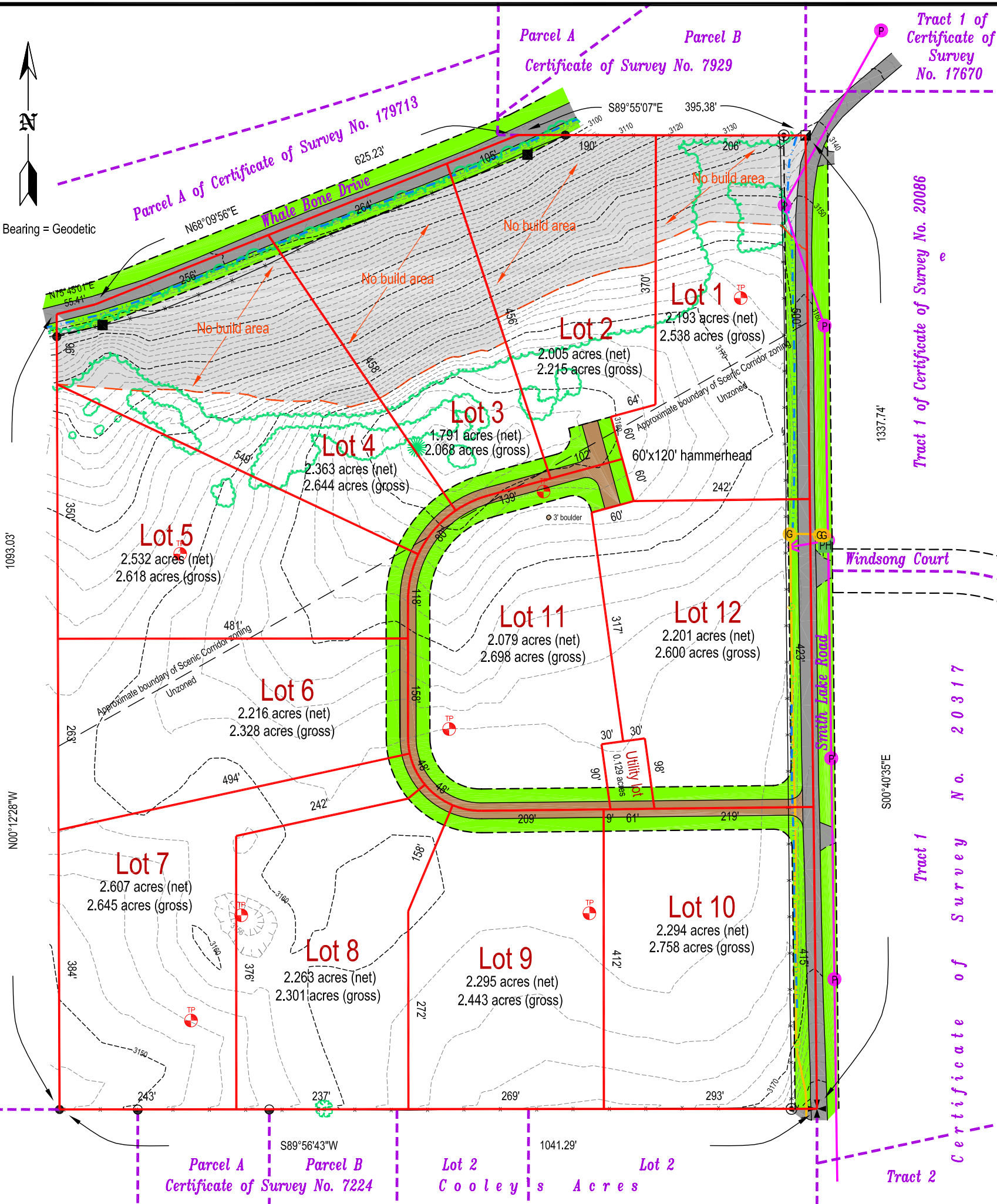


Basis of Bearing = Geodetic

Parcel A of Certificate of Survey No. 179713



Preliminary Plat of
Pheasant Ridge Estates
Section 16, Township 28 North, Range 22 West
Principal Meridian, Flathead County, Montana
Revised November 12, 2019

Applicant and Landowner:
Michael W. Fraser
Strickland Family Trust
690 N. Meridian Road
Suite 103
Kalispell, Montana 59901

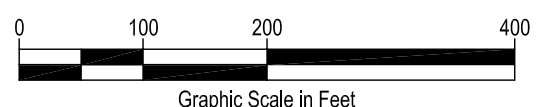
Consultants:
LAND SOLUTIONS, LLC
Enviro-Tech Consulting, Inc.
Kalispell, Montana

Subdivision Notes:

- Partially inside Scenic Corridor land use zoning designation, balanced unzoned
- 60 foot wide private internal subdivision road and utility easement
- All public utilities within road right of way
- Paved internal subdivision road
- Protective covenants
- Subdivision Design

Total number of lots	14
Total area in lots	29.984 Acres +/-
Minimum lot size (gross)	2.027 Acres +/-
Maximum lot size (gross)	2.295 Acres +/-
Total area in internal subdivision road right of way	2.375 Acres +/-
Total area in subdivision	29.984 Acres +/-

- Legend
- ✦ Found 2" diameter steel pipe with 2" diameter brass cap
 - Found 5/8" diameter rebar, no cap or obliterated yellow plastic cap
 - Found 5/8" diameter rebar with 1 1/4" diameter pink plastic cap marked, "MARQUARDT 7328S"
 - Found 5/8" diameter rebar with 1 1/4" diameter yellow, plastic cap marked, "MARQUARDT 7328S"
 - Found 5/8" diameter rebar with 1 1/4" diameter yellow, plastic cap marked, "BRIEN 7681S"
 - ⊙ Found 1 1/8" diameter galvanized steel pipe with 3/4" diameter brass disk marked, "ES 2989"
 - G Natural gas witness post
 - TP Ground water monitoring stand pipe
 - P Existing power pole
 - PH Existing phone pedestal
 - - - Ditch



Vertical Datum = NAVD88 based on USC&GS benchmark C 381 1952
Contour Interval = 2 feet