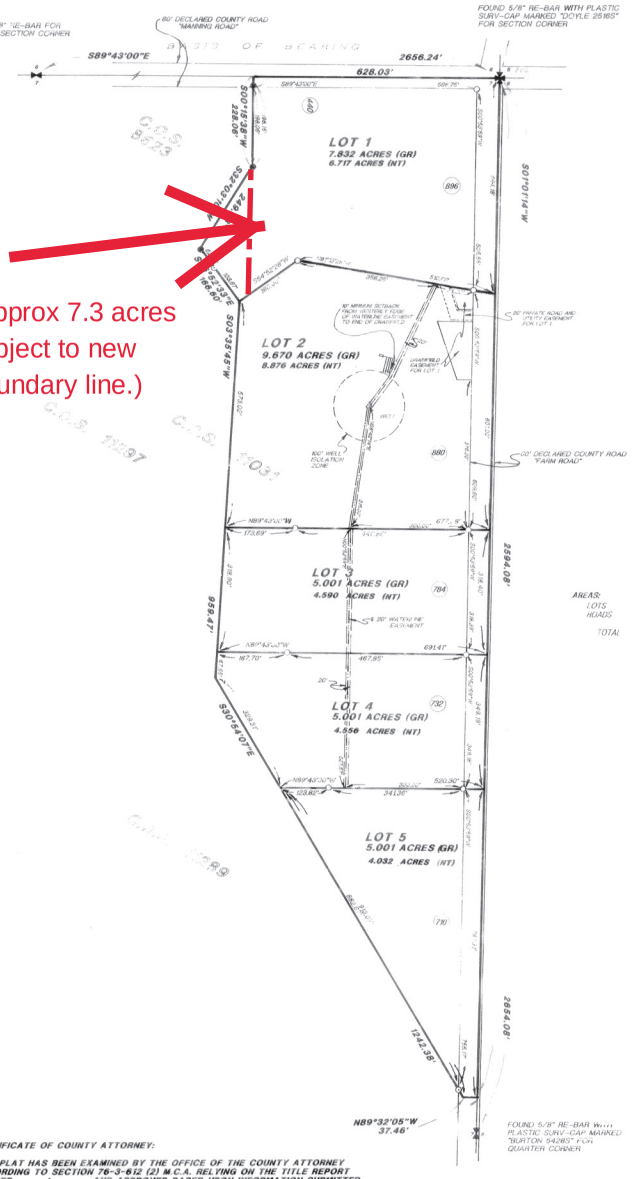
TR 5-0742600

SUBDIVISION PLAT OF

SKY RANCH ADDITION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, T27N, R20W, P.M.,M., FLATHEAD COUNTY, MONTANA



(Approx 7.3 acres subject to new boundary line.)

SCALE: 1"=150'

0 75 150 300

AREAS:

LOTS	28.771 ACRES
ROADS	3.734 ACRES
TOTAL	32.505 ACRES

● FOUND 5/8" RE-BAR WITH PLASTIC SURV-CAP MARKED "ISAKS 7975S"

⊙ FOUND 5/8" RE-BAR WITH PLASTIC SURV-CAP MARKED "BURTON 5428S"

○ SET 5/8" x 24" RE-BAR WITH PLASTIC SURV-CAP MARKED "BURTON 5428S"

(710) Address

PREPARED BY:
FLATHEAD LAND CONSULTANTS
JAMES H. BURTON R.L.S.
118 SOUTH MERIDIAN ROAD
P.O. BOX 572
KALISPELL, MONTANA 59903
406-257-2202

PREPARED FOR:
TIM BIRK

JUNE, 1994

CONSENT TO PLAT

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST SECTION CORNER OF SAID SECTION 7, INDICATED BY A FOUND 5/8" RE-BAR AND WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE S01°01'14"W, ON AND ALONG THE EAST BOUNDARY OF SAID EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2594.08 FEET TO A POINT;

THENCE N89°32'05"W, AND LEAVING SAID EAST BOUNDARY, A DISTANCE OF 37.46 FEET TO A POINT;

THENCE N30°54'07"W, A DISTANCE OF 1242.38 FEET TO A POINT;

THENCE N03°35'45"E, A DISTANCE OF 959.41 FEET TO A POINT;

THENCE N36°52'33"W, A DISTANCE OF 166.60 FEET TO A FOUND 5/8" RE-BAR;

THENCE N32°03'10"E, A DISTANCE OF 249.58 FEET TO A FOUND 5/8" RE-BAR;

THENCE N00°15'38"E, A DISTANCE OF 228.06 FEET TO A POINT WHICH POINT LIES ON THE NORTH BOUNDARY OF SAID EAST HALF OF THE NORTHEAST QUARTER;

THENCE S89°43'00"E, ON AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 628.03 FEET TO THE TRUE POINT OF BEGINNING.

THIS TRACT CONTAINS 32.506 ACRES AND SUBJECT TO AND TOGETHER WITH TWO 60-FOOT DECLARED COUNTY ROADS BEING MANNING ROAD ON THE NORTH AND FARM ROAD ON THE EAST AND SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENT OF RECORD. THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "SKY RANCH ADDITION."

CERTIFICATE OF UTILITY EASEMENTS

I, THE UNDERSIGNED, HEREBY GRANT 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 ANY EASEMENT PRO THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OR THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

TIM BIRK

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

ON THIS 22nd DAY OF October, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED TIM BIRK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Kalispell, MONTANA
MY COMMISSION EXPIRES 6/15/03

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, Howard W. Gipe, CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA AND SUSAN W. HAVERFIELD, COUNTY CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA, DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF "SKY RANCH ADDITION", 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 THE 18 DAY OF December, 2001

PARKLAND DEDICATION IS HEREBY WAIVED AS THIS IS A MINOR SUBDIVISION

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

Susan W. Haverfield
COUNTY CLERK AND RECORDER
BY Vikie M. Lage
DEPUTY

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 ON THE TITLE REPORT NUMBER 27004004 AND APPROVED BASED UPON INFORMATION SUBMITTED BY THE DEVELOPER AND/OR HIS AGENT.

DATED 12/7/01 BY Dennis J. Watts

CERTIFICATE OF SURVEYOR:

JAMES H. BURTON
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 5428S

CERTIFICATE OF EXAMINING LAND SURVEYOR APPROVED:

10-22

BRYAN B. BLOCK
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 7918S

ADD'T # 1916
File # 710-34

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

FILED FOR RECORD ON THE 18 DAY OF DEC. 2001 A.D., AT 1045 O'CLOCK A. M. 200152-1045D

Susan W. Haverfield
SUSAN W. HAVERFIELD

BY: Paula Fox
DEPUTY

$7.50 pd.