11.5.33 TR. 6.6E.6F - 0604510

BY: SANDS SURVEYING, INC.
1995 THIRD AVENUE EAST
KALISPELL, MT 59901
PH: (406) 755-6481

JOB NO: 168777, DWG NO: 8180I
JOB FILE NO: 13923

DATE: FEBRUARY 9, 2000

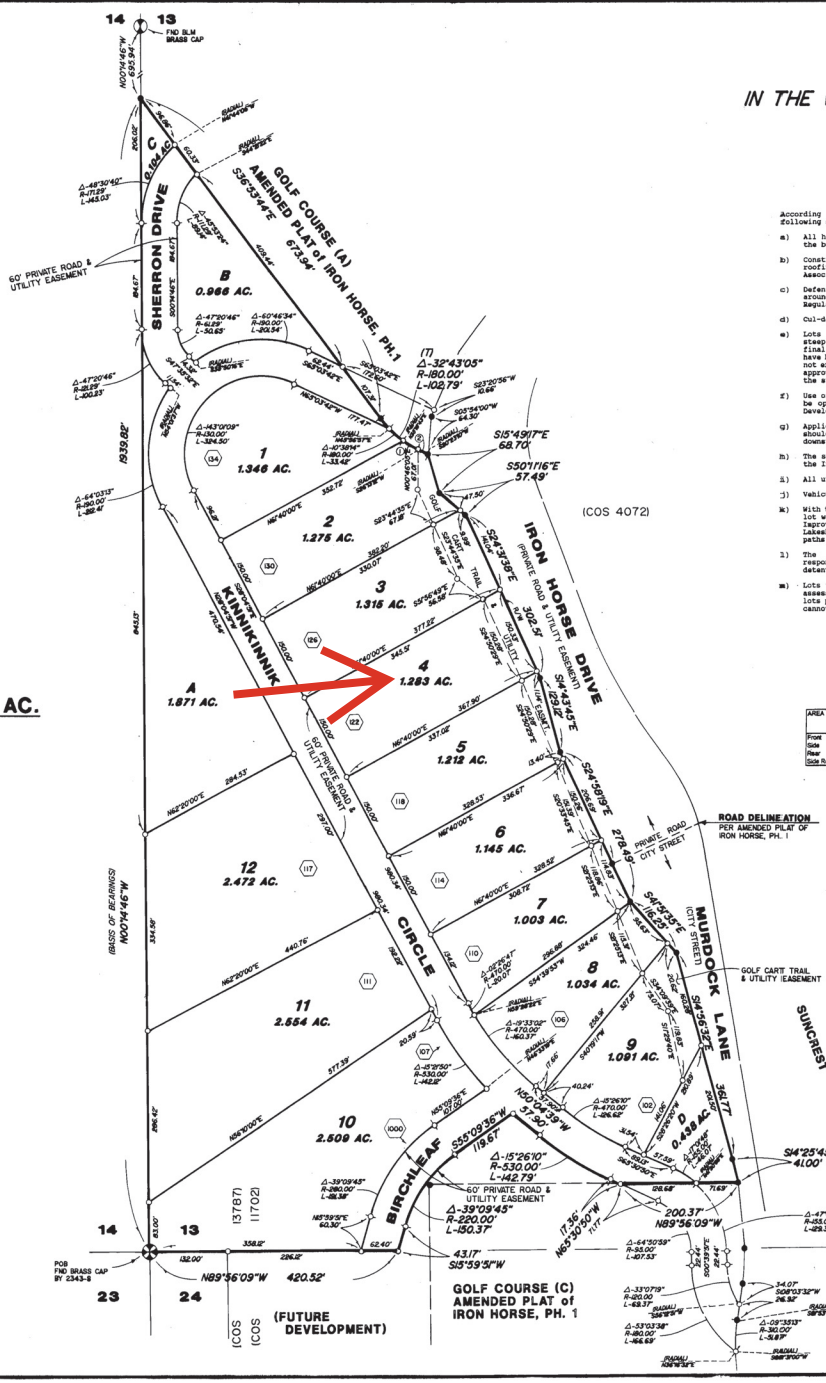
FOR: PAT DONOVAN
OWNER: IRON HORSE AT WHITEFISH LLC

PLAT OF
IRON HORSE, PHASE 6

A SUBDIVISION
IN THE W1/2SW1/4 SEC. 13, T.31N., R.22W., P.M.,M., FLATHEAD COUNTY, MONTANA

SCALE: 1" = 100'

0' 50' 100' 200'



LEGEND

- SECTION CORNER (AS NOTED)
- 1/4 CORNER (AS NOTED)
- FOUND 1/2" REBAR BY 7975-S (UNLESS NOTED)
- SET 1/2"x24" REBAR WITH 1 1/4" PLASTIC CAP, STAMPED: SANDS, 7975-S
- ADDRESS

TOTAL AREA: 25.319 AC.

LOT NO.	SIZE (ACRES)	SIZE GROSS (ACRES)
1	1.346	1.936
2	1.275	1.845
3	1.315	1.905
4	1.283	1.873
5	1.212	1.802
6	1.145	1.735
7	1.003	1.593
8	1.034	1.624
9	1.091	1.681
10	2.509	3.099
11	2.554	3.144
12	2.472	3.062
TOTAL (12)	18.239	25.319
Common Area A	1.871	
Common Area B	0.966	
Common Area C	0.104	
Common Area D	0.438	
	3.379	
Private Roads	3.701	
TOTAL	25.319 AC.	

NOTE: GROSS ACREAGE FOR TAX PURPOSES: add 1/12th of 7.080 AC. Common Areas and Private Roads acreage per lot. (0.590 +/- AC per lot)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1	09°05'31"	180.00'	28.56'
2	05°50'02"	180.00'	18.33'

According to the preliminary plat conditions of approval, the following statements are to appear on this final plat:

a) All house numbers shall be visible from the road, either on the building or at the driveway entrance.

b) Construction shall utilize only Class A or B fire resistant roofing materials, as rated by the National Fire Protection Association.

c) Defensible Space fire breaks shall be provided and maintained around each structure, as indicated in Whitefish Subdivision Regulations.

d) Cul-de-sacs shall be kept unobstructed at all times.

e) Lots with this subdivision may be subject to hazards form steep terrain. Building envelopes are submitted with the final plat and individual slope characteristics of the lots have been prepared as part of the final plat. Driveways shall not exceed 10% grade nor be narrower than 10 feet and shall be approved by the City of Whitefish as suitable access prior to the start of residential construction.

f) Use of Kinnikinnik Circle, Sherron Drive and Birchleaf shall be open to the public in accordance with the Planned Unit Development and subsequent agreements with the City Council.

g) Application of fertilizers or pesticides in the subdivision should be minimized to protect the water quality of the downstream residents.

h) The setbacks shall be as per the setback table of page 5 of the Iron Horse application package dated March 17, 1997.

i) All utilities shall be installed underground.

j) Vehicular access through the lots shall be limited as shown.

k) With the purchase of each lot within a phase the owner of the lot waives their right to protest the creation of a Special Improvement District to upgrade Wisconsin Avenue and East Lakeshore Drive, including construction of sidewalks, bike paths and storm sewer improvements.

l) The Iron Horse Homeowner's Association Inc. shall be responsible for the maintenance of the storm drainage detention ponds designed and constructed for the project site.

m) Lots with slopes greater than 25% have had a geotechnical assessment report performed. This report found that these lots pose no severe geological risks due to development which cannot be overcome with standard construction practices.

SETBACK TABLE
Per Page 5 of March 14, 1997 application

AREA	WMR-1 Ord.	WMR-1 PUD II	WMR Ord.	WMR PUD II	MCR Ord.	MCR PUD II	Loop Ord.	Loop PUD II
Front	15'	15'	25'		30'	25'	50'	25'
Side	10'		15'	10'	20'	10'	20'	10'
Rear	20'		25'		20'		20'	10'
Side Road							25'	

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS ALL THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND SHOWN BY THE ANNEXED PLAT OR MAP AND SITUATED IN FLATHEAD COUNTY, MONTANA:

A TRACT OF LAND, SITUATED, LYING, AND BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 22 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at the southwest corner of Section 13, Township 31 North, Range 22 West, P.M.,M., Flathead County, Montana, which is a found brass cap; Thence along the west boundary of said Section 13; N00°14'46"W 1939.82 feet to a found iron pin; Thence S36°53'44"E 673.94 feet to a found iron pin and the P.C. of a 180.00 foot radius curve, concave northeasterly, having a central angle of 32°43'05"; Thence along an arc length of 102.79 feet to a found iron pin on the westerly R/W of Iron Horse Drive; Thence along said R/W S15°49'17"E 68.70 feet to a found iron pin; Thence S50°11'16"E 57.49 feet to a found iron pin; Thence S24°37'38"E 302.51 feet to a found iron pin; Thence S24°38'19"E 278.49 feet to a found iron pin on the westerly R/W of Murdock Lane; Thence continuing along said R/W S41°51'35"E 116.25 feet to a found iron pin; Thence S14°56'32"E 361.77 feet to a found iron pin; Thence S14°25'45"E 41.00 feet to a found iron pin on the north boundary of Golf Course (C) of the Amended Plat of Iron Horse, Phase 1 (records of Flathead County, Montana); Thence leaving said R/W and along said north boundary N89°56'09"W 200.37 feet to a set iron pin on the southeasterly R/W of a 60 foot private road and utility easement known as Kinnikinnik Circle; Thence along said R/W N65°30'50"W 17.56 feet to a set iron pin and the P.C. of a 530.00 foot radius curve, concave northeasterly, having a central angle of 15°26'10"; Thence along an arc length of 142.79 feet to a set iron pin; Thence N50°04'39"W 57.90 feet to a set iron pin on the easterly R/W of a 60 foot private road and utility easement known as Birchleaf; Thence along said R/W N55°09'36"W 119.67 feet to a set iron pin and the P.C. of a 220.00 foot radius curve, concave southeasterly, having a central angle of 39°09'45"; Thence along an arc length of 150.37 feet to a set iron pin; Thence S15°59'51"W 43.17 feet to a set iron pin on the south boundary of said Section 13; Thence leaving said R/W N89°56'09"W and along said south boundary 420.52 feet to the point of beginning and containing 25.319 ACRES; Subject to and together with all appurtenant easements of record.

The above described tract of land shall hereafter be known as: IRON HORSE, PHASE 6

CERTIFICATE OF PRIVATE ROADWAYS

THE ROADWAYS SHOWN ON THIS PLAT AS SHOWN ARE INTENDED TO BE PRIVATE THEY ARE HEREBY DEDICATED FOREVER TO BE FOR THE USE OF THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT AND ALL PHASES OF IRON HORSE SUBDIVISIONS. THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT WILL PROVIDE FOR THE ALL-SEASON MAINTENANCE OF THE PRIVATE ROADWAY BY THE CREATION OF A CORPORATION OR HOMEOWNERS ASSOCIATION TO ADMINISTER AND FUND THE MAINTENANCE. IT IS UNDERSTOOD AND AGREED THAT THE VALUE OF EACH LOT DESCRIBED ON THIS PLAT IS ENHANCED BY THE PRIVATE, NATURE OF SAID ROADWAY. EXCEPTING AND RESERVING THE RIGHT TO USE ALL SAID PRIVATE ROADS BY THE OWNERS OF THE LOTS IN ALL PHASES OF IRON HORSE SUBDIVISIONS. BY ORDER OF THE CITY COUNCIL, THESE ROADS ARE OPEN TO THE PUBLIC.

UTILITY EASEMENT CERTIFICATE

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.

In witness whereof, we have caused our hands to be this _____ day of July, 2000.

Patrick E. Donovan - IRON HORSE AT WHITEFISH LLC
Attorney in Fact

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

On this 1st day of June, 2000, before me a Notary Public for the State of Montana, personally appeared Patrick E. Donovan, Attorney in Fact for IRON HORSE AT WHITEFISH LLC, and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana
Residing at Whitefish, MT
My commission expires 8-7-2000

CERTIFICATE OF CITY COUNCIL

We, Andy Feury, Mayor for the City of Whitefish, and Nicole Lorang, City Clerk of the City of Whitefish, Montana do hereby certify that the accompanying plat was duly examined and approved by the City Council of the City of Whitefish at its regular meeting held on the 7th day of June, 2000.

Mayor of Whitefish, Montana
City Clerk of Whitefish, Montana

CERTIFICATE OF CITY ENGINEER

I, John C. Wilson, City Engineer for the City of Whitefish, Montana, do hereby certify that the accompanying plat conforms to the adjoining additions or plats in the City of Whitefish, Montana, which are already platted, as near as circumstances will permit.

City Engineer, City of Whitefish

CERTIFICATE OF CITY ATTORNEY

I, John M. Phelps, City Attorney for the City of Whitefish, Montana, do hereby certify that I have examined the Certificate of Title by a licensed title company on the land described in the Certificate of Dedication on the annexed Plat of IRON HORSE, Phase 6, and find that Iron Horse at Whitefish LLC are the owners in fee simple of the land so platted. Dated this 1st day of August, 2000.

City Attorney for the City of Whitefish

CERTIFICATE OF SURVEYOR

THOMAS E. SANDS 7975-S

APPROVED: 5/30, 2000

Examining Land Surveyor 5408 -S

File #503
11-5-33

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

Filed for record this 29 day of Aug, 2000 at 3:00 o'clock PM
Susan W. Waterfield
Flathead County Clerk & Recorder
By: Charlene
Instrument Record No. 2000-21-5540

SHEET 1 OF 1 SHEET