17-28-21

SUBJECT

KAL ADD #3

KAL ADD #7

KAL ADD #8

10TH ST E
11TH ST E
12TH ST E
13TH ST E
14TH ST E

1ST AVE E
2ND AVE E
3RD AVE E

AIRPORT RD
POSTON ADDITION
HIGHWAY 93
PSU
BLK 1
PDD
DIAMOND HILLS CONDOS

TIRE-RAMA SUB
RYKER ADD TO KALISPELL AMD L 1-10 B2 AMD L 1 & 2
RYKER ADD TO KALISPELL AMD L 1-10 B 2
CIR
SUBDIVISION NO 288

LINDSEY LUMBER ADD NO 30 TO KALISPELL AMD

CEDAR COMMONS LN

BIRCHWOOD CT
BIRCHWOOD CT

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

N

L.4 = 0504004

PLAT OF
Subdivision No. 288
Located in Lot 4 of the Amended Plat of Lots 1-10, Block 2, Ryker Addition to Kalispell,
Southwest Quarter of the Southwest Quarter, Section 17, Township 28 North, Range 21 West, P.M.,M.,
Flathead County, Montana

1/4	SEC.	T.	R.
	17	28N	21W

Principal Meridian, Montana
Flathead County

Lot 3,
Amended Plat of Lots 1-10, Block 2,
Ryker Addition to Kalispell

SUBJECT

P.O.B.

Basis of Bearing per Amended Plat of Lots 1-10, Block 2, Rykers Addition to Kalispell N76°17'46"E 173.84' (173.64' Rec-1)

Lot 3,
Amended Plat of Lots 1-10, Block 2,
Ryker Addition to Kalispell

3rd Avenue East

Lot 1
1.042 Acres
(45,376 Square Feet)
(205)

Lot 4,
Amended Plat of Lots 1-10, Block 2,
Ryker Addition to Kalispell

Lot 2
0.368 Acres
(16,050 Square Feet)
(201)

Document No. 200034608450

18th Street East

Monument 0.79' West
of record position

Δ=26°07'18"
R=497.11' L=226.63'
Δ=27'12'34" R=497.11' L=236.22'
(Δ=27'1?22? R=497.11' L=236.20' Rec-1)

Δ=01°06'18"
R=497.11'
L=9.59'

S89°51'08"W
24.32'

The map/plat is being furnished as an aid in locating the herein described Land in
relation to adjoining streets, natural boundaries and other land, and is not a
survey of the land depicted. Except to the extent a policy of title insurance is
expressly modified by endorsement, if any, the Company does not insure dimensions,
distances, location of easements, acreage or other matters shown thereon.

CERTIFICATE OF DEDICATION
I the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided
and platted into lots, blocks, streets and alleys, as shown by the plat hereto annexed, the following
described land in the City of Kalispell, Montana, to-wit:

A tract of land known as Lot 4 of the Amended Plat of Lots 1-10, Block 2, Ryker
Addition to Kalispell, records of Flathead County, Montana, in the Southwest Quarter
of the Southwest Quarter, Section 17, Township 28 North, Range 21 West, P.M.,M.,
Flathead County, Montana.

Excepting therefrom that portion of land shown in Document No. 200034608450,
records of Flathead County, Montana.

Containing 1.410 acres of land, more or less.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as Subdivision No. 288 and the
lands included in all streets, avenues, alleys, and parks or public squares shown on said plat are
hereby granted and donated to the use of the public forever.

For: Big Sky King Properties, LLC   Date

State of Montana
County of Flathead SS.

CERTIFICATE OF CITY COUNCIL
The City Council of the City of Kalispell, Montana, does hereby certify that it has examined this
subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the
dedication to public use of any and all lands shown on this plat as being dedicated to such use, this
3rd day of June, 2015 at ? o'clock.

Mayor of Kalispell,   City Clerk of Kalispell,
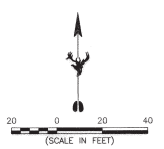Montana   Montana

CERTIFICATE OF CITY ATTORNEY
The plat has been examined by the office of the city attorney of Kalispell, Montana according to
Section 76-3-612 (3)M.C.A., and relying upon Title Report No.G-222-0106570 and approved
based on information submitted by the owner and/or their agent.

Office of Kalispell City Attorney
City of Kalispell, Montana

June 3, 2015   By:
Date

CERTIFICATE OF SURVEYOR

Jason M. Smith
Montana Reg. No. 14739LS

Plat # 201500023 Abstract# 2602
201500010853 Fees: $29.00 by: NC
by SANDS SURV
Date 6/4/2015 Time 8:45 AM
Debbie Pierson, Flathead County Montana

STATE OF MONTANA
FLATHEAD COUNTY } SS.

APPROVED: 2018   FILED ON THE 4 DAY OF June, 2015
EXAMINING LAND SURVEYOR   AT 8:45 O'CLOCK AM
REG. NO.   COUNTY CLERK AND RECORDER
                                  DEPUTY
                                  INSTRUMENT REC. NO. 201500010853

Abst. 2602 Plat 20150023

LEGEND:
● Found 5/8" rebar with MDT right-of-way aluminum cap
■ Found 5/8" rebar with yellow plastic cap, marked "HAIGES 2520S"
▲ Found nail
○ Set 5/8" rebar, with aluminum cap, marked "J. SMITH 14739 LS"
(205) Address number to 18th Street East
(Rec-1) Record dimensions per Amended Plat of Lots 1-10, Block 2, Ryker Addition to Kalispell

Area Table:
Lot 1 45,376 square feet 1.042 acres
Lot 2 16,050 square feet 0.368 acre
Total 61,426 square feet 1.410 acres

20 0 20 40
(SCALE IN FEET)

OWNERS: Big Sky King Properties, LLC
PURPOSE: Subdivision

RPA

1 OF 1