



PREPARED BY:
 JACKOLA ENGINEERING & ARCHITECTURE, P.C.
 2250 HWY 93 SOUTH
 P.O. BOX 1134
 KALISPELL, MT 59903
 406-755-3208

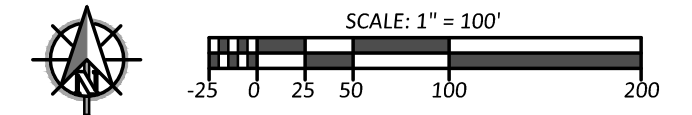
PREPARED FOR:
 PARKLAND MEADOWS PROPERTIES, LLC (OWNER)

JOB No.: 201208

DATE: NOVEMBER 2022

PLAT OF PARKLAND MEADOWS, PHASE 1 & 2

SW 1/4 OF SECTION 20 AND NW 1/4 SECTION 29, T28N, R21W, P.M.,M, CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA

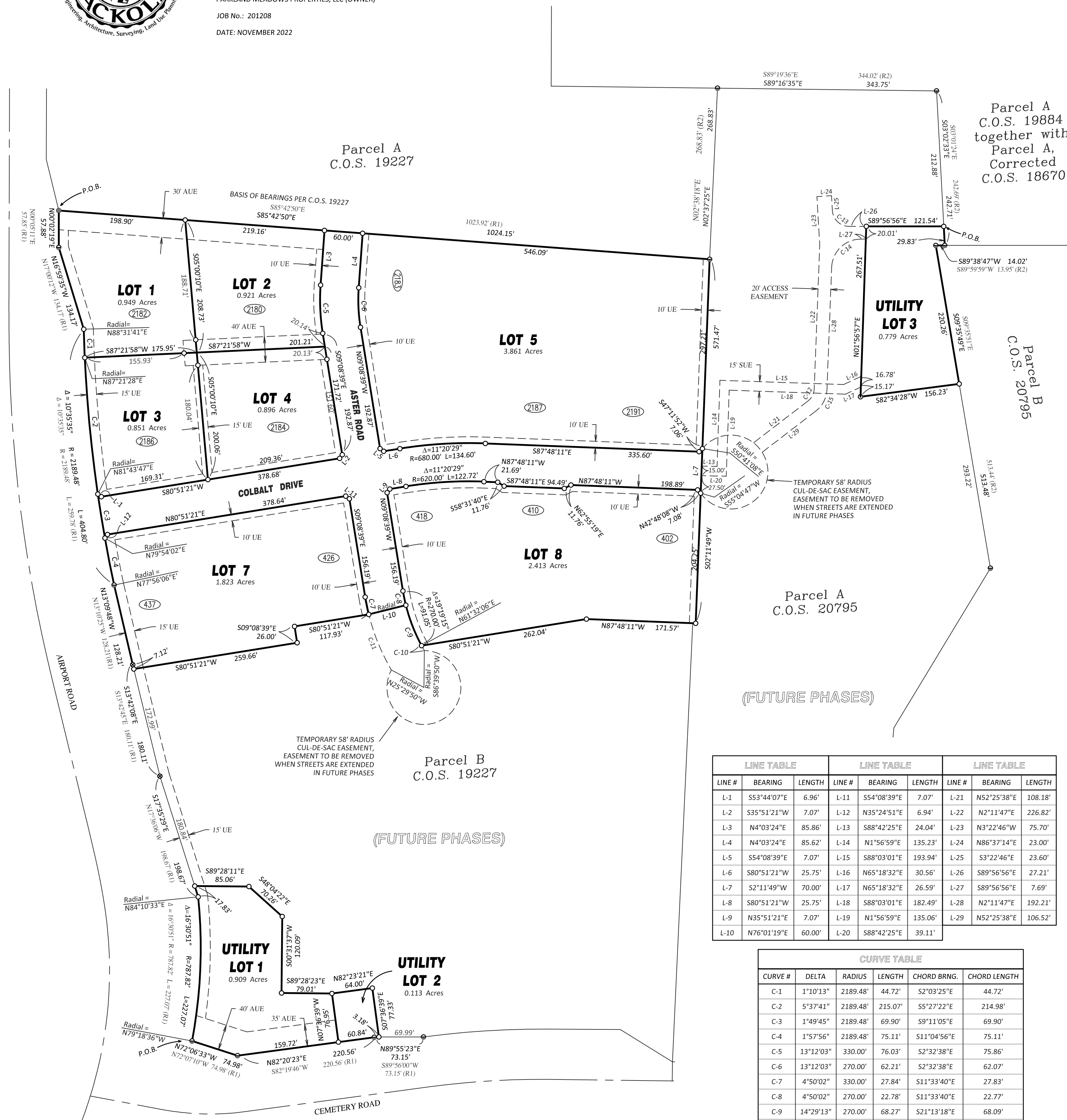


LEGEND:

- FOUND 2" ALUMINUM CAP BY MONTANA DEPARTMENT OF TRANSPORTATION
- FOUND 5/8" RE-BAR WITH CAP STAMPED "MARQUARDT 73285"
- SET 5/8" X 24" RE-BAR W/ PLASTIC CAP STAMPED "ERICKSON 1522715"
- ⑬ PHYSICAL ADDRESS
- UE = UTILITY EASEMENT
- SUE = STORM UTILITY EASEMENT
- AUE = ACCESS & UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- (R1) = C.O.S. 19227
- (R2) = C.O.S. 20795

NOTE: ALL HOUSE NUMBERS WILL BE VISIBLE FROM THE STREET, EITHER AT THE DRIVEWAY ENTRANCE OR ON THE HOUSE.

TOTAL AREA	15,592 Ac.
COMMERCIAL LOTS:	3.618 Ac.
(Lots 1 - 4)	
MULTI-FAMILY:	8.097 Ac.
(Lots 5, 7, 8)	
UTILITY LOTS:	1.801 Ac.
ROADS:	2.066 Ac.



Parcel A
 C.O.S. 19884
 together with
 Parcel A,
 Corrected
 C.O.S. 18670

CERTIFICATE OF CONSENT

THREE TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 21 WEST, P.M.,M, CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL B AS SHOWN ON CERTIFICATE OF SURVEY No. 19227, RECORDS OF FLATHEAD COUNTY, MONTANA; THENCE S85°42'50"E ON AND ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 1024.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S02°11'49"W, A DISTANCE OF 571.47 FEET; THENCE N87°48'11"W, A DISTANCE OF 171.57 FEET; THENCE S80°51'21"W, A DISTANCE OF 262.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL 270.00 FOOT RADIUS CURVE TO THE RIGHT WITH CENTER BEARING N61°32'06"E, THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 14°29'13", AN ARC DISTANCE OF 68.27 FEET; THENCE S76°01'19"W, A DISTANCE OF 60.00 FEET; THENCE S80°51'21"W A DISTANCE OF 117.93 FEET; THENCE S09°08'39"E, A DISTANCE OF 26.00 FEET; THENCE S80°51'21"W, A DISTANCE OF 259.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE KALISPELL BY-PASS AND AIRPORT ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: N13°42'08"W, A DISTANCE OF 7.12 FEET; N13°09'48"W, A DISTANCE OF 128.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL 2189.48 FOOT RADIUS CURVE TO THE RIGHT WITH CENTER BEARING N77°56'06"E, THENCE ALONG SAID CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 10°35'35", AN ARC DISTANCE OF 404.80 FEET; N16°59'35"W, A DISTANCE OF 134.17 FEET; N00°02'19"E, A DISTANCE OF 57.88 FEET TO THE POINT OF BEGINNING.

AND:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL A AS SHOWN ON CERTIFICATE OF SURVEY No. 20795, RECORDS OF FLATHEAD COUNTY, MONTANA; THENCE S03°02'33"E, A DISTANCE OF 212.88 FEET TO THE POINT OF BEGINNING; THENCE S03°02'33"E, A DISTANCE OF 29.83 FEET; THENCE S89°38'47"W, A DISTANCE OF 14.02 FEET; THENCE S09°35'49"E, A DISTANCE OF 220.26 FEET; THENCE S82°34'28"W, A DISTANCE OF 156.23 FEET; THENCE N01°56'57"E, A DISTANCE OF 267.51 FEET; THENCE S89°56'56"E, A DISTANCE OF 121.43 FEET TO THE POINT OF BEGINNING.

AND:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL B AS SHOWN ON CERTIFICATE OF SURVEY No. 19227, RECORDS OF FLATHEAD COUNTY, MONTANA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE KALISPELL BY-PASS AND AIRPORT ROAD ON A NON-TANGENTIAL 787.83 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N79°18'55"W, NORTHEASTERY THROUGH A CENTRAL ANGLE OF 16°30'50", AN ARC DISTANCE OF 227.07 FEET; THENCE N17°35'48"W, A DISTANCE OF 17.78 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S89°28'11"E, A DISTANCE OF 85.06 FEET; THENCE S48°04'22"E, A DISTANCE OF 70.26 FEET; THENCE S08°31'37"W, A DISTANCE OF 120.09 FEET; THENCE S89°29'23"E, A DISTANCE OF 79.01 FEET; THENCE N82°23'21"E, A DISTANCE OF 64.00 FEET; THENCE S07°36'39"E, A DISTANCE OF 77.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KALISPELL BY-PASS AND CEMETERY ROAD; THENCE ALONG SAID RIGHT-OF-WAY S89°55'23"W, A DISTANCE OF 3.18 FEET; THENCE S82°20'23"W, A DISTANCE OF 220.56 FEET; THENCE N72°06'33"W, A DISTANCE OF 74.98 FEET TO THE POINT OF BEGINNING.

THESE TRACTS CONTAIN 15,592 ACRES, SUBJECT TO AND TOGETHER WITH ALL EASEMENTS SHOWN HEREON AND ALL APPURTENANT EASEMENTS AND ENCUMBRANCES APPARENT AND OF RECORD.

THE ABOVE DESCRIBED TRACTS OF LAND ARE TO BE KNOWN AND DESIGNATED AS PARKLAND MEADOWS, PHASE 1 & 2 AND THE LANDS INCLUDED IN ALL STREETS AS SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER AND THAT UTILITY LOT 2 AS SHOWN ON SAID PLAT IS HEREBY GRANTED AND DONATED TO THE CITY OF KALISPELL.

WE HEREBY CERTIFY THAT THESE LOTS ARE EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO MCA 76-4-125 (1)(D) AS CERTIFIED PURSUANT TO 76-4-127. THE CERTIFICATION THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED FOR THE SUBDIVISION MUST BE SENT BY THE CERTIFYING AUTHORITY TO THE REVIEWING AUTHORITY PRIOR TO FINAL PLAT APPROVAL.

WAIVER OF RIGHT TO PROTEST

THE OWNERS HEREBY WAIVE ANY AND ALL RIGHT TO PROTEST WHICH IT MAY HAVE IN REGARDS TO ANY ATTEMPT TO BE MADE BY A LOCAL GOVERNMENTAL ENTITY, TO INITIATE A SPECIAL IMPROVEMENT DISTRICT FOR THE PURPOSES RELATED TO MAINTENANCE OF THE COMMON AREAS AS SHOWN HEREON, IN THE EVENT THAT THE HOMEOWNER'S ASSOCIATION DEFAULTS ON THEIR COMMON AREA MAINTENANCE OBLIGATIONS.

THE OWNERS HEREBY WAIVE THE RIGHT TO PROTEST THE CREATION OF AN SPECIAL IMPROVEMENT DISTRICT FOR THE PURPOSE OF FINANCING IMPROVEMENTS TO AREA ROADS WHICH WILL SPECIFICALLY BENEFIT THIS SUBDIVISION.

THE OWNERS HEREBY WAIVE THEIR RIGHT TO PROTEST FORMATION AND PARTICIPATION IN A SPECIAL IMPROVEMENT DISTRICT FOR STORM MAINTENANCE FACILITY.

THE OWNERS HEREBY WAIVE THEIR RIGHT TO PROTEST FORMATION OF A PARKS MAINTENANCE DISTRICT.

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.

PARKLAND MEADOWS PROPERTIES, LLC

BY: GREGG BARRETT, MEMBER

COUNTY OF FLATHEAD)
 STATE OF MONTANA) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED GREGG BARRETT, A MEMBER OF PARKLAND MEADOWS PROPERTIES, LLC AND 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

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L-1	S53°44'07"E	6.96'	L-11	S54°08'39"E	7.07'	L-21	N52°25'38"E	108.18'
L-2	S35°51'21"W	7.07'	L-12	N35°24'51"E	6.94'	L-22	N2°11'47"E	226.82'
L-3	N4°03'24"E	85.86'	L-13	S88°42'25"E	24.04'	L-23	N3°22'46"W	75.70'
L-4	N4°03'24"E	85.62'	L-14	N1°56'59"E	135.23'	L-24	N86°37'14"E	23.00'
L-5	S54°08'39"E	7.07'	L-15	S88°03'01"E	193.94'	L-25	S3°22'46"E	23.60'
L-6	S80°51'21"W	25.75'	L-16	N65°18'32"E	30.56'	L-26	S89°56'56"E	27.21'
L-7	S2°11'49"W	70.00'	L-17	N65°18'32"E	26.59'	L-27	S89°56'56"E	7.69'
L-8	S80°51'21"W	25.75'	L-18	S88°03'01"E	182.49'	L-28	N2°11'47"E	192.21'
L-9	N35°51'21"E	7.07'	L-19	N1°56'59"E	135.06'	L-29	N52°25'38"E	106.52'
L-10	N76°01'19"E	60.00'	L-20	S88°42'25"E	39.11'			

CURVE #	DELTA	RADIUS	LENGTH	CHORD BRNG.	CHORD LENGTH
C-1	1°10'13"	2189.48'	44.72'	S2°03'25"E	44.72'
C-2	5°37'41"	2189.48'	215.07'	S5°27'22"E	214.98'
C-3	1°49'45"	2189.48'	69.90'	S9°11'05"E	69.90'
C-4	1°57'56"	2189.48'	75.11'	S11°04'56"E	75.11'
C-5	13°12'03"	330.00'	76.03'	S2°32'38"E	75.86'
C-6	13°12'03"	270.00'	62.21'	S2°32'38"E	62.07'
C-7	4°50'02"	330.00'	27.84'	S11°33'40"E	27.83'
C-8	4°50'02"	270.00'	22.78'	S11°33'40"E	22.77'
C-9	14°29'13"	270.00'	68.27'	S21°13'18"E	68.09'
C-10	1°52'37"	270.00'	8.84'	S29°24'12"E	8.84'
C-11	16°23'31"	330.00'	94.41'	S22°10'27"E	94.09'
C-12	50°13'50"	24.00'	21.04'	N27°18'42"E	20.37'
C-13	86°34'11"	26.00'	39.38'	S46°39'51"E	35.65'
C-14	87°51'16"	46.00'	70.53'	S46°07'25"W	63.82'
C-15	50°13'50"	44.00'	38.57'	N27°18'42"E	37.35'

NOTE: SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CERTIFICATE OF SURVEYOR

REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 15272LS

APPROVED: _____

EXAMINING LAND SURVEYOR
 REGISTRATION NUMBER _____

STATE OF MONTANA)
 COUNTY OF FLATHEAD) SS

FILED ON THE _____ DAY OF _____, 20____
 AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY