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

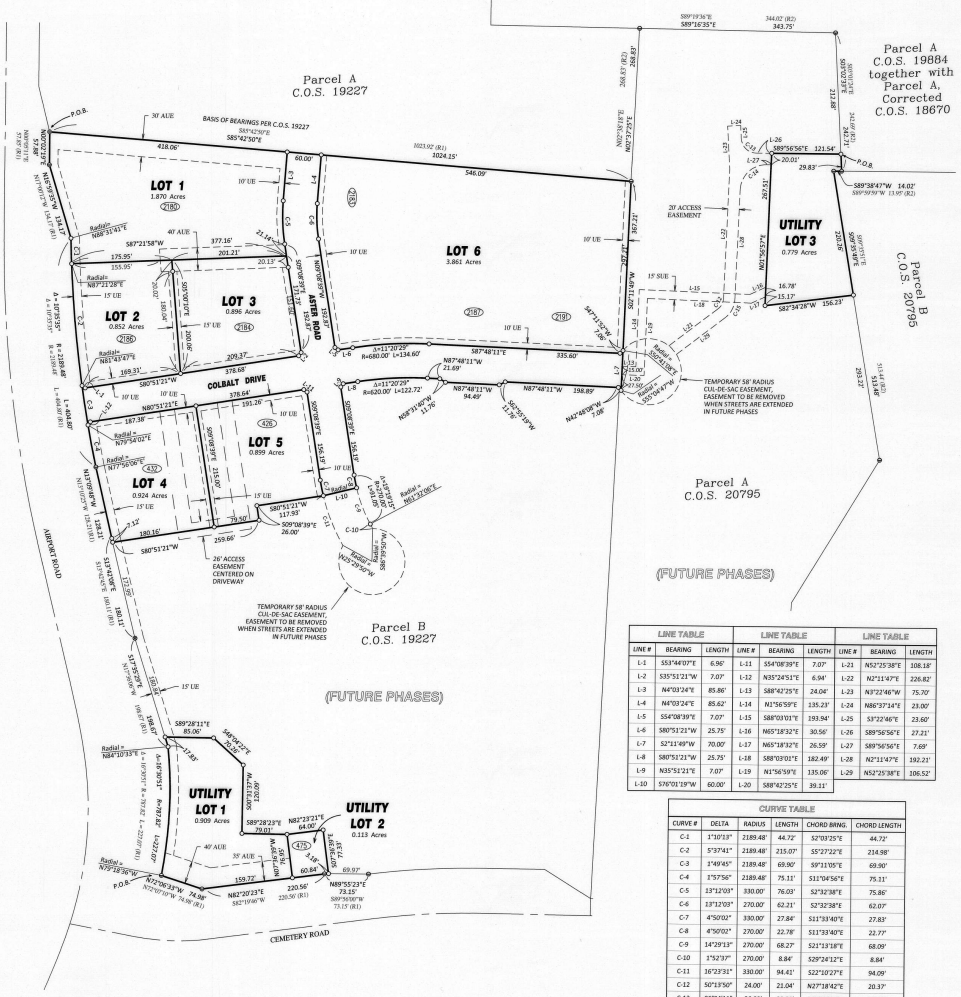
PREPARED FOR:
PARKLAND MEADOWS PROPERTIES, LLC (OWNER)

JOB No.: 201208

DATE: MAY 2024

PLAT OF
PARKLAND MEADOWS, PHASE 1

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



LINE TABLE			LINE TABLE			LINE TABLE		
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	S76°01'19"W	60.00'	L-20	S88°42'25"E	39.11'			

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BRNG.	CHORD LENGTH
C-1	1°10'15"	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'	39.28'	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'

TOTAL AREA 13.169 Ac.

COMMERCIAL LOTS: (Lots 1 - 3)	3.618 Ac.
MULTI-FAMILY: (Lots 4 - 6)	5.684 Ac.
UTILITY LOTS 1-3:	1.801 Ac.
ROADS:	2.066 Ac.

SCALE: 1" = 100'

-25 0 25 50 100 200

LEGEND:

- FOUND 2" ALUMINUM CAP BY MONTANA DEPARTMENT OF TRANSPORTATION
- FOUND 5/8" RE-BAR WITH CAP STAMPED "MARQUARDT 7328S"
- COMPUTED POSITION (FOUND FENCE POST PER C.O.S. 19227)
- SET 5/8" X 24" RE-BAR W/ PLASTIC CAP STAMPED "ERICKSON 15227LS"

(125) PHYSICAL ADDRESS

UE = UTILITY EASEMENT
AE = CCESS 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

NOTES:

- ALL HOUSE NUMBERS WILL BE VISIBLE FROM THE STREET, EITHER AT THE DRIVEWAY ENTRANCE OR ON THE HOUSE.
- LOTS 1, 2 & 4 SHALL BE ACCESSED FROM INTERNAL STREETS.
- DUE TO CONSTRUCTION ACTIVITY ASSOCIATED WITH THE SUBDIVISION IMPROVEMENTS, PROPERTY CORNER MONUMENTS WILL BE SET WITHIN 240 DAYS FROM THE DATE THIS PLAT IS FILED IN ACCORDANCE WITH A.R.M. 24.183.1101(3)(d).

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 367.21 FEET; THENCE N42°48'08"W, A DISTANCE OF 7.08 FEET; THENCE N87°48'11"W, A DISTANCE OF 198.89 FEET; THENCE S62°55'19"W, A DISTANCE OF 11.76 FEET; THENCE N87°48'11"W, A DISTANCE OF 94.49 FEET; THENCE N58°31'40"W, A DISTANCE OF 11.76 FEET; THENCE N87°48'11"W, A DISTANCE OF 21.69 FEET TO THE BEGINNING OF A 620.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 11°20'29", AN ARC DISTANCE OF 122.72 FEET; THENCE S80°51'21"W, A DISTANCE OF 25.75 FEET; THENCE S35°51'21"W, A DISTANCE OF 7.07 FEET; THENCE S09°08'39"E, A DISTANCE OF 156.19 FEET TO THE BEGINNING OF A 270.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 04°50'02", AN ARC DISTANCE OF 22.78 FEET; THENCE S76°01'19"W, A DISTANCE OF 60.00 FEET; THENCE S85°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-TANGENT 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; N18°59'15"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 121.54 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 787.82 FOOT RADIUS CURVE TO THE LEFT WITH CENTER BEARING N79°18'36"W, NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 16°30'51", AN ARC DISTANCE OF 227.07 FEET; THENCE N17°35'29"W, A DISTANCE OF 17.83 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 S00°31'37"W, A DISTANCE OF 120.09 FEET; THENCE S89°28'23"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°59'23"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 13.169 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 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 (2)(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: GA Barrett
GREGG BARRETT, MEMBER

COUNTY OF FLATHEAD)
SS
STATE OF MONTANA)

ON THIS 4th DAY OF June, 2024 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.

TRENA FULLER
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
July 28, 2025

Trena Fuller
NOTARY PUBLIC FOR THE STATE OF MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL - CITY

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 17 DAY OF June, 20 24 AT 7 pm O'CLOCK.

BY: Aimee Brundenstein
CITY CLERK

BY: [illegible]
MAYOR

CITY OF KALISPELL CORPORATE SEAL 1892 MONTANA

CERTIFICATE OF CITY ATTORNEY

I, Johna Preble, CITY ATTORNEY FOR THE CITY OF KALISPELL, MONTANA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE ISSUED BY A LICENSED TITLE COMPANY, ATTACHED HERETO, OF LAND DESCRIBED IN THE CERTIFICATE OF DEDICATION OF THE ANNEXED PLAT OF PARKLAND MEADOWS, PHASE 1 IN THE CITY OF KALISPELL, MONTANA AND FIND THAT THE OWNERS IN FEE SIMPLE OF RECORD HAVE CONSENTED TO PLATTING OF SAID SUBDIVISION.

DATED THIS 12th DAY OF June 20 24

BY: [illegible]
CITY ATTORNEY

CERTIFICATE OF SURVEYOR

MONTANA ROBERT A. ERICKSON No. 15227LS LICENSED PROFESSIONAL LAND SURVEYOR

6/3/24
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 15227LS

APPROVED: 6-3-2024

EXAMINING LAND SURVEYOR
REGISTRATION NUMBER 73281S

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

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

COUNTY CLERK AND RECORDER

BY _____
DEPUTY

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.