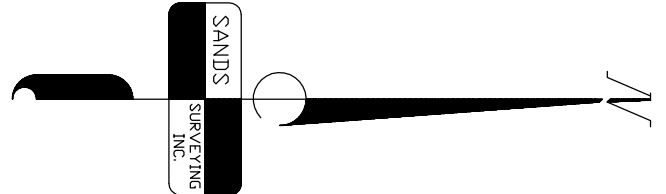
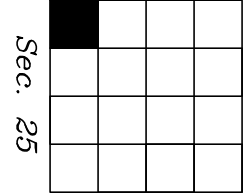
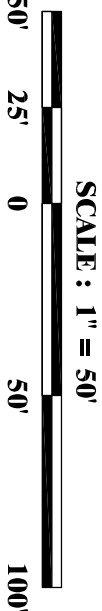


By: SANDS SURVEYING, Inc.
2 Village Loop
Kalspell, MT 59901
(406) 755-6481
JOB NO: 591401
DATE:
REVISED:
FOR/OWNER: James Chavez

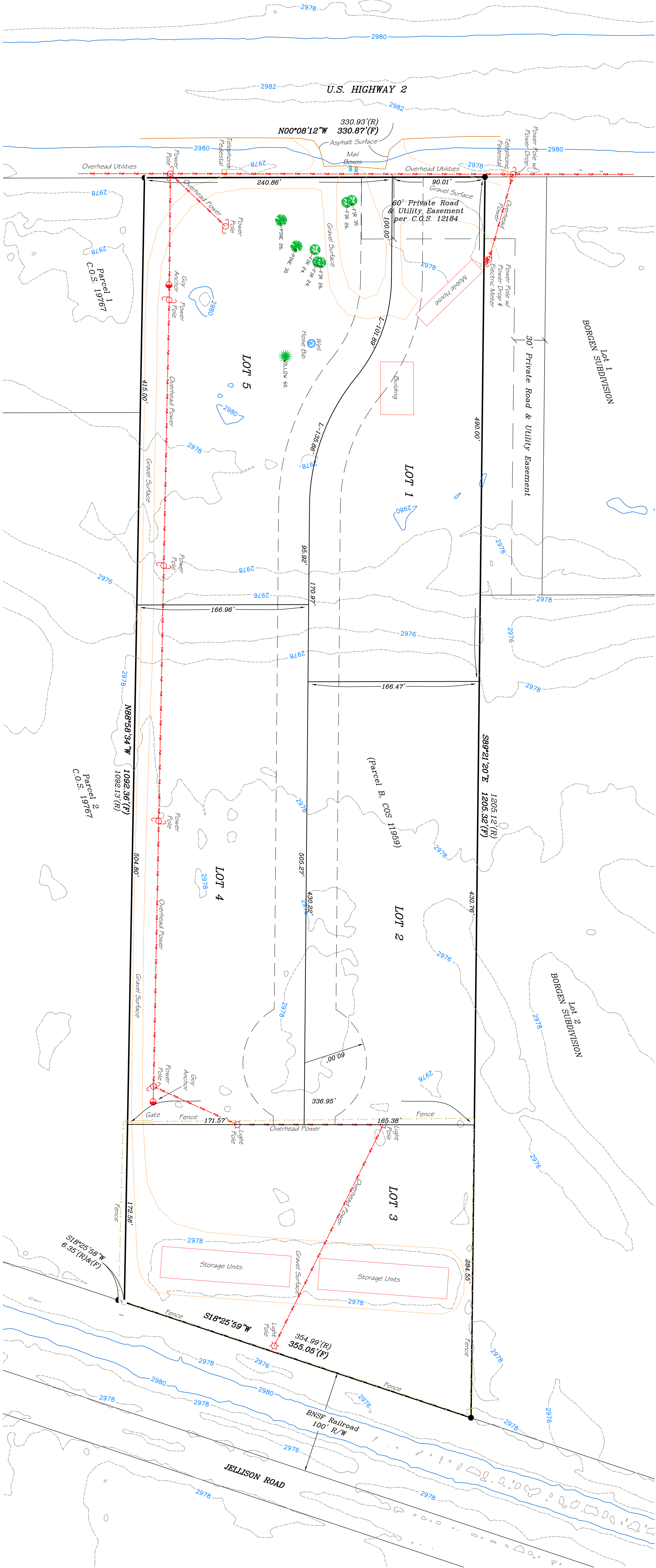
Preliminary Plat of
COLUMBIA FALLS LLC

In SW¹/₄,SW¹/₄ of SEC.25,T.30N.,R.21W.,P.M.,M., FLATHEAD COUNTY, MONTANA

NOTES:
- Contours from Flathead Basin Mapping Project 2009
- Derived from AYD88
- Contour Interval = 2'
- Photo date: 7/20/21



ACREAGE TABLE			
Lot	Area Acres (G)	Area Acres (N)	
1	1.516	1.166	
2	1.640	1.293	
3	1.771	1.771	
4	1.962	1.563	
5	1.936	1.637	
Road Name		1.395	
TOTAL:	8.825		



- LEGEND:
- Set 1/2"x24" Rebar & Cap (192265)
 - Found 5/8" Rebar & Cap (73285)
 - Found 5/8" Rebar (smashed Cap)
 - (F) Found Information
 - (R) Record Information Per C.O.S. 11959
 - (G) Gross acreage
 - (N) Net acreage

Basis of Bearings: Geodetic North per Real-Time Kinematic Global Positioning System survey single point calibration

FEATURE LEGEND:

- Boundary Adjoining
- Boundary Subject
- Building Line
- 3000' Contour Label
- Contour Major (Interval 5')
- Contour Minor (Interval 1')
- Gravel Edge
- Gravel Surface
- Gate
- Pavement Edge
- Anchor Wire (Tower)
- Light Pole
- Power Meter
- Power Overhead
- Power Pole
- Power Drop
- Telephone Pedestal
- Water Hose Bib
- Water Well
- Mailbox
- Douglas Fir
- Ponderosa Pine
- Willow

DESCRIPTION:

A TRACT OF LAND SITUATED, LYING AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 25, TOWNSHIP 30 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Parcel B of Certificate of Survey No. 11959, containing 8.825 Acres; Subject to and together with a 60 foot Private Road and Utility Easement as shown hereon. Subject to and together with all appurtenant easements of record.

VICINITY MAP

