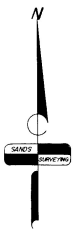
8-9-29 gll 10/5 4442 021320

ANDS SURVEYING, INC.
995 THIRD AVENUE EAST
KALISPELL, MT 59901
PH. (406) 755-6481

137401
OVEMBER 2, 1995
RIC F. KAPLAN &
ATHERINE R. CURTIS

AMENDED PLAT OF
LOTS 41 & 42, WAGSMITH VILLA
A SUBDIVISION
IN GOV'T. LOT 15, SEC. 5, T.30N., R.19W., P.M.,M., FLATHEAD COUNTY, MONTANA

SCALE: 1" = 50'
0' 25' 50' 100'



LEGEND

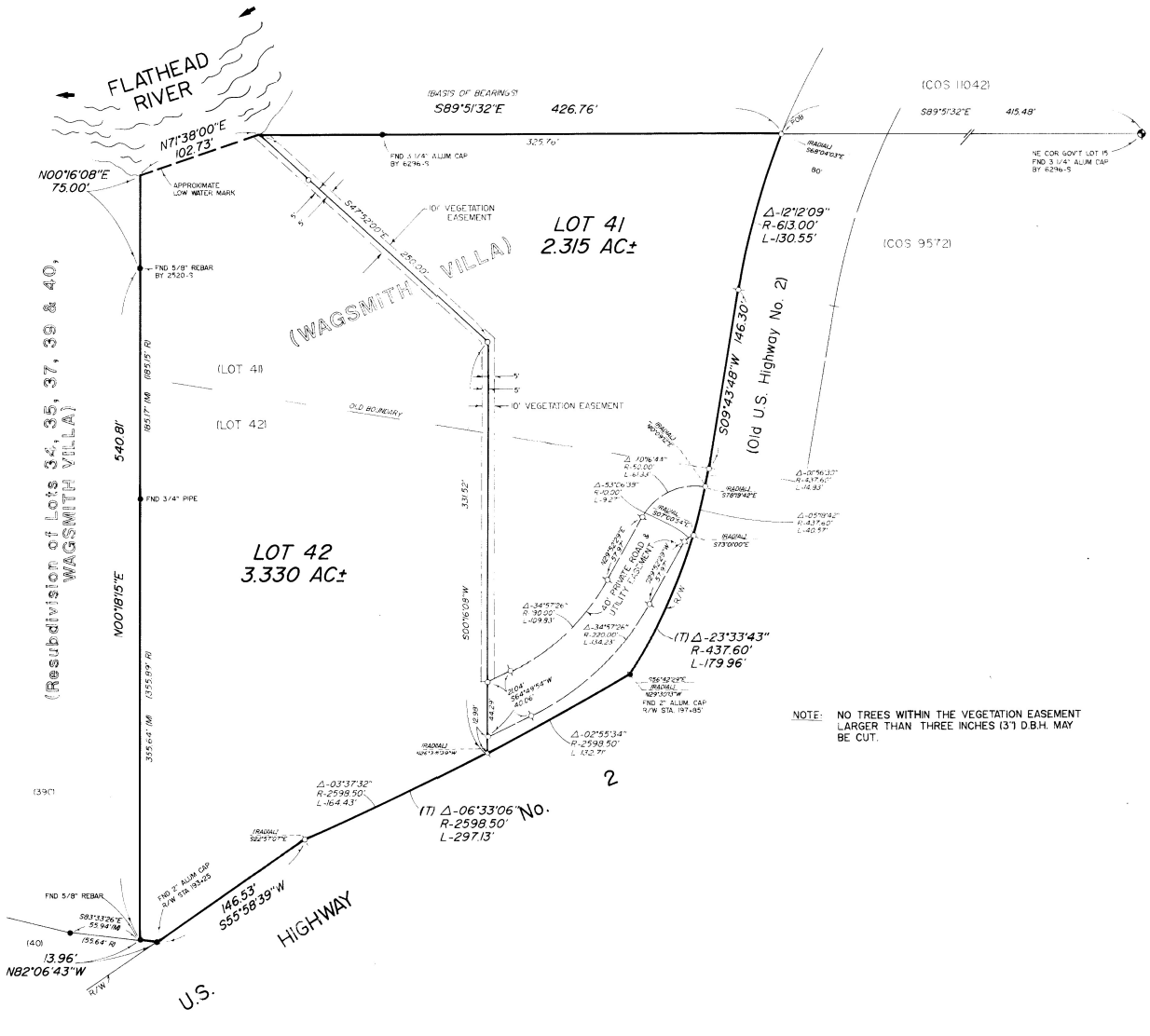
1/16th CORNER (AS NOTED)

FOUND (AS NOTED)

SET 1/2"x24" REBAR WITH 1 1/4" PLASTIC CAP, STAMPED: SANDS, 7975-S

TOTAL AREA: 5.645 AC±

LOTS (2) NET	5.419 AC.
ROAD	0.226 AC.



NOTE: NO TREES WITHIN THE VEGETATION EASEMENT LARGER THAN THREE INCHES (3") D.B.H. MAY BE CUT.

PURPOSE OF SURVEY: AGGREGATION OF LOTS

CERTIFICATE OF DEDICATION

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

A TRACT OF LAND, SITUATED, LYING, AND BEING IN GOVER OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 19 WEST, P.M. COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FO

BEGINNING at the northeast corner of Lot 41 of Wa (records of Flathead County, Montana), a set iron westerly R/W of Old U.S. Highway No. 2, which point i foot radius curve, concave southwesterly (ra S68°04'03"E): Thence southwesterly along said R/W a curve through a central angle of 13°12'09" an arc len feet to a set iron pin: Thence S09°43'48"W 146.30 iron pin and the P.C. of a 437.60 foot radius cu northwesterly, having a central angle of 23°33'43"; an arc length of 179.96 feet to a found aluminu northerly R/W of U.S. Highway No. 2, which point is foot radius curve, concave northwesterly (ra N09°30'19"W): Thence southwesterly along said R/W a curve through a central angle of 06°33'06" an arc len feet to a set iron pin: Thence S55°58'39"W 146.53 fe aluminum cap: Thence leaving said R/W N82°06'43"W 13 found iron pin: Thence N00°18'15"E 540.81 feet to pin: Thence N00°16'08"E 75.00 feet to the approxim mark on the left bank of Flathead River: Thence a water mark N71°38'00"E 102.73 feet to the north bou Government Lot 15: Thence leaving said low water mar and along said north boundary 426.76 feet to the point and containing 5.645 ACRES, more or less. Subject to with all appurtenant easements of record.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE **AMENDED PLAT OF LOTS 41 & 42, WAGSMITH VILLA**

CERTIFICATE OF PRIVATE ROADWAYS

THE ROADWAYS SHOWN ON THIS PLAT ARE INTENDED TO BE P RESPECTS. THEY ARE HEREBY DEDICATED FOREVER TO BE FO OF THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) DESCRIBED ON THIS PLAT. THE OWNERS (AND THEIR INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT WILL PR ALL-SEASON MAINTENANCE OF THE PRIVATE ROADWAY BY THE CORPORATION OR HOMEOWNERS ASSOCIATION TO ADMINISTER MAINTENANCE. IT IS UNDERSTOOD AND AGREED THAT THE

LOT DESCRIBED ON THIS PLAT IS ENHANCED BY THE PRIVA NATURE OF SAID ROADWAY. EXCEPTING AND RESERVING THE ALL SAID PRIVATE ROADS BY THE OWNERS OF THE LOTS.

ENCROACHMENT SURVEY

I CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES, ENCROACHMENT ON NEIGHBORING PROPERTY AND NO ADDITION HEREBY CREATED. THEREFORE THIS DIVISION OF LAND I REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 IS ALSO EXEMPT FROM REVIEW FROM MONTANA DEPARTMENT ENVIRONMENTAL SCIENCES REVIEW PER SECTION 16.16.605

"Division made to correct errors in construction whe shrubs or other permanent vegetation may encro adjoining property."

Eric F. Kaplan Katherine R.

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

On this 20th day of Dec 1995, before me, a for the State of Montana, personally appeared: Eric F. Kaplan & Katherine R. and known to me to be the person(s) whose name(s) are the foregoing instrument and acknowledged to me that the same.

Notary Public for the State of Montana
Residing at Kalispell, MT
My Commission expires 6-9-99

CERTIFICATE OF SURVEYOR

THOMAS F. SANDS

APPROVED: Nov. 16

Examining Land Surveyor

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

Filed for record this 8 December, 1995, at 2:10 o'

Susan W Haverfield
Flathead County Clerk and
By: Jean Dickhens
Instrument/Record No. 5

$16-pd. 8-9-29 NO ABST. SHEET 1 OF 1 SH