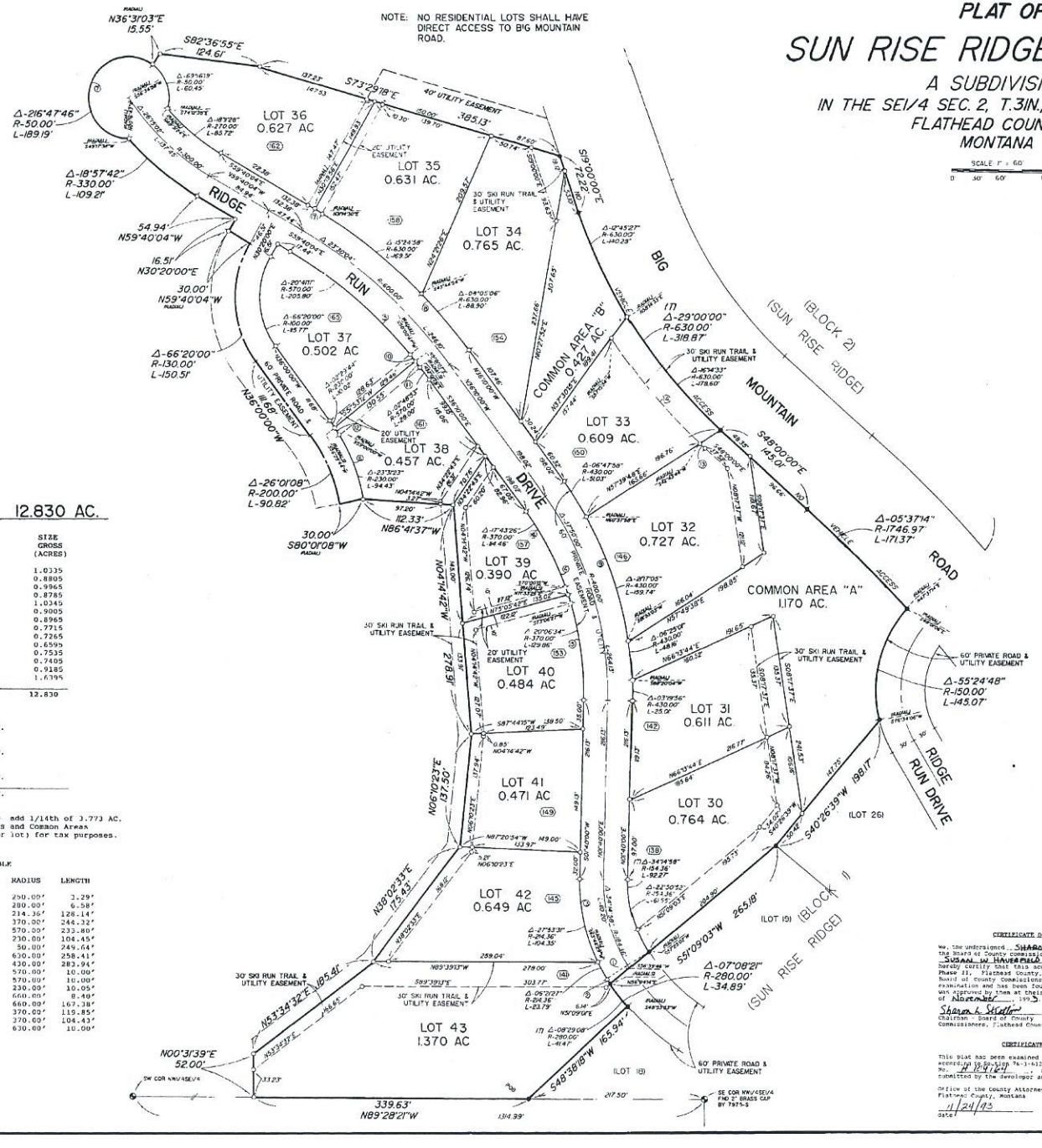
BY: SANDS SURVEYING, INC.
1995 THIRD AVENUE EAST
KALISPELL, MT 59901
PH: (406) 755-6481

JOB NO: 94726
DATE: MAY 7, 1993
FOR: BIG MOUNTAIN DEVELOPMENT CORP.
OWNER: WINTER SPORTS INC

PLAT OF
SUN RISE RIDGE, Phase II
A SUBDIVISION
IN THE SE1/4 SEC. 2, T.3N., R.22W, P.M., M., FLATHEAD COUNTY, MONTANA

SCALE 1" = 60'
0 30' 60' 120'

NOTE: NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO BIG MOUNTAIN ROAD.



LEGEND

- 1/16 CORNER (AS NOTED)
- FND 1/2" REBAR BY 7975-S
- SET 1/2"x24" REBAR WITH 1" PLASTIC CAP STAMPED: SANDS, 7975-S
- HOUSE ADDRESS

TOTAL AREA: 12.830 AC.

LOT NO.	AREAS SIZE NET (ACRES)	SIZE GROSS (ACRES)
30	0.764	1.0335
31	0.611	0.8805
32	0.727	0.9965
33	0.609	0.8785
34	0.765	1.0345
35	0.631	0.9005
36	0.627	0.8965
37	0.502	0.7715
38	0.457	0.7265
39	0.390	0.6595
40	0.484	0.7535
41	0.471	0.7405
42	0.649	0.9185
43	1.370	1.6395
TOTAL (14)	9.057	12.830

Road	2.176 AC.
Common Area "A"	1.170 AC.
Common Area "B"	0.427 AC.
	3.773 AC.

NOTE: Gross Acreage add 1/14th of 3.773 AC. total of Roads and Common Areas (0.2695 AC per lot) for tax purposes.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1	00°45'16"	250.00'	3.29'
2	01°20'48"	280.00'	6.58'
3 (T)	34°14'58"	214.36'	128.14'
4 (T)	37°50'00"	370.00'	244.32'
5 (T)	29°30'04"	570.00'	293.80'
6 (T)	26°01'08"	230.00'	104.45'
7 (T)	286°04'05"	50.00'	249.64'
8 (T)	29°30'04"	630.00'	258.41'
9 (T)	37°50'00"	430.00'	283.94'
10	01°00'20"	570.00'	10.00'
11	01°00'19"	570.00'	10.00'
12	02°30'16"	230.00'	10.05'
13	00°43'44"	660.00'	8.49'
14	14°31'50"	660.00'	167.38'
15	18°23'33"	370.00'	119.85'
16	16°10'15"	370.00'	104.43'
17	00°54'34"	630.00'	10.00'

CERTIFICATE OF DEDICATION

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

A TRACT OF LAND, SITUATED, LYING, AND BEING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 22 WEST, P.M., M., FLATHEAD COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Commencing at the southeast corner of the Northwest Quarter of the Southeast Quarter of Section 2, Township 31 North, Range 22 West, P.M., M., Flathead County, Montana; Thence N89°28'21"W and along the south boundary of said SW1/4SE1/4 a distance of 217.50 feet to a found iron pin and THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; Thence continuing N89°28'21"W and along said south boundary a distance of 339.63' to a set iron pin; thence N00°31'39"E 52.00 feet to a set iron pin; Thence N53°34'32"E 195.41 feet to a set iron pin; Thence N36°02'33"E 175.43 feet to a set iron pin; thence N06°10'23"E 137.50 feet to a set iron pin; Thence N08°14'42"W 278.91 feet to a set iron pin; Thence N61°41'17"E 112.33 feet to a set iron pin; Thence S80°07'08"E 30.00 feet to the centerline of a 60 foot private road and utility easement, which point is on a 200.00 foot radius curve, concave southeasterly (radial bearing S80°01'08"W); Thence northeasterly along said centerline and along said curve through a central angle of 26°01'08" an arc length of 90.82 feet; Thence N36°00'00"W 111.54 feet to the P.C. of a 130.00 foot radius curve, concave northeasterly, having a central angle of 66°20'00"; Thence along an arc length of 150.51 feet; Thence leaving said centerline N59°40'04"W 30.00 feet to a set iron pin on the westerly R/W of a 60 foot private road and utility easement; Thence along said R/W N30°20'00"E 16.5 feet to a set iron pin; Thence N59°40'04"W 54.94 feet to a set iron pin and the P.C. of a 330.00 foot radius curve, concave northeasterly, having a central angle of 18°57'42"; Thence along an arc length of 109.21 feet to a set iron pin and the P.C. of a 50 foot radius curve, concave southeasterly (radial bearing S80°16'42"W); Thence southwesterly, northwesterly, northeasterly and southeasterly along said cul-de-sac through a central angle of 216°47'46" an arc length of 189.19 feet to a set iron pin; Thence leaving said R/W N19°00'00"E 16.50 feet to a set iron pin; Thence N70°00'00"W 54.94 feet to a set iron pin and the P.C. of a 330.00 foot radius curve, concave northeasterly, having a central angle of 18°57'42"; Thence along an arc length of 109.21 feet to a set iron pin and the P.C. of a 50 foot radius curve, concave southeasterly (radial bearing S80°16'42"W); Thence southwesterly, northwesterly and southeasterly along said cul-de-sac through a central angle of 216°47'46" an arc length of 189.19 feet to a set iron pin; Thence leaving said R/W N19°00'00"E 16.50 feet to a set iron pin; Thence N70°00'00"W 54.94 feet to a set iron pin and the P.C. of a 330.00 foot radius curve, concave northeasterly, having a central angle of 18°57'42"; Thence along an arc length of 109.21 feet to a set iron pin on the westerly R/W of Big Mountain Road; Thence S19°00'00"E and along said R/W 77.22 feet to a found iron pin and the P.C. of a 630.00 foot radius curve, concave northeasterly, having a central angle of 29°00'00"; Thence along an arc length of 318.87 feet to a found iron pin; Thence S48°00'00"E 145.01 feet to a found iron pin and the P.C. of a 1746.97 foot radius curve, concave southeasterly, having a central angle of 05°37'14"; Thence along an arc length of 171.37 feet to a found iron pin on the westerly R/W of a 60 foot private road and utility easement, which point is the P.C. of a 150.00 foot radius curve, concave southeasterly (radial bearing S48°01'06"E); Thence southwesterly and southeasterly along said R/W and along said curve through a central angle of 55°24'48" an arc length of 145.07 feet to a found iron pin; Thence leaving said R/W S40°26'39"W 198.17 feet to a found iron pin; Thence S51°09'03"W 265.18 feet to a found iron pin on the southeasterly R/W of a 60 foot private road and utility easement, which point is on a 280.00 foot radius curve, concave northeasterly (radial bearing N55°04'14"E); Thence southeasterly along said R/W and along said curve through a central angle of 03°38'31" an arc length of 14.83 feet to a found iron pin; Thence leaving said R/W S48°38'18"W 165.94 feet to the point of beginning and containing 12.830 ACRES: Subject to and together with all appurtenant easements of record.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS: SUN RISE RIDGE, Phase II

CERTIFICATE OF PRIVATE ROADWAYS

THE ROADWAYS SHOWN ON THIS PLAT ARE INTENDED TO BE PRIVATE IN ALL RESPECTS. THEY ARE HEREBY DEDICATED FOREVER TO BE FOR THE SOLE USE OF THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT. THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT WILL PROVIDE FOR THE ALL-SEASON MAINTENANCE OF THE PRIVATE ROADWAY BY THE CREATION OF A CORPORATION OR HOMEOWNERS ASSOCIATION TO ADMINISTER AND FUND THE MAINTENANCE. IT IS UNDERSTOOD AND AGREED THAT THE VALUE OF EACH LOT DESCRIBED ON THIS PLAT IS ENHANCED BY THE PRIVATE, EXCLUSIVE NATURE OF SAID ROADWAY. ENCEPTING AND RESERVING THE RIGHT TO USE ALL SAID PRIVATE ROADS BY THE OWNERS OF THE LOTS IN ALL PHASES OF SUN RISE RIDGE.

PARK DEDICATION

THE PARK LAND SHOWN ON THIS PLAT IS INTENDED TO BE PRIVATE IN ALL RESPECTS. IT IS HEREBY DEDICATED FOREVER TO BE FOR THE SOLE USE OF THE OWNERS (AND THEIR SUCCESSORS IN INTEREST) OF THE LOTS DESCRIBED ON THIS PLAT. IT IS UNDERSTOOD AND AGREED THAT THE VALUE OF EACH LOT DESCRIBED ON THIS PLAT IS ENHANCED BY THE PRIVATE, EXCLUSIVE NATURE OF SAID PARK.

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.

In witness whereof, we have caused our hands to be this 14th day of October, 1993.

Winter Sports Inc
President

STATE OF MONTANA)
: ss
COUNTY OF FLATHEAD)

On this 14th day of October, 1993 before me a Notary Public for the State of Montana, personally appeared Richard Collins Lyncker and known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Notary Public for the State of Montana
Residing at Kalispell
My commission expires 3/7/95

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, Sharon L. Stratton, Chairman of the Board of County Commissioners of Flathead County, Montana, and Susan W. Haverfield, County Clerk of said County, do hereby certify that this accompanying Plat of: SUN RISE RIDGE, Phase II, Flathead County, Montana, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and has been found by them to conform to the law and was approved by them at their regular meeting held on the 20 day of November, 1993.

Sharon L. Stratton
Chairman - Board of County Commissioners, Flathead County

Susan W. Haverfield
Clerk & Recorder
Deputy

CERTIFICATE OF COUNTY ATTORNEY

This Plat has been examined by the office of the County Attorney according to Section 76-3-612 (2) M.C.A., relying upon Title Report No. 27-19-1644 and approved as to form and information submitted by the developer and/or his agent.

Office of the County Attorney
Flathead County, Montana

11/24/93
Dated

Deputy County Attorney

CLERK & RECORDER
FLATHEAD COUNTY, MT

CERTIFICATE OF SURVEYOR

I, THOMAS E. SANDS, do hereby certify that I am a Registered Land Surveyor, as prescribed by the laws of the State of Montana, Reg. No. 7975-S, and that this plat is a true and correct representation of the survey made by me or under my supervision.

THOMAS E. SANDS
Reg. No. 7975-S

APPROVED:
November 18, 1993
Examining Land Surveyor 5926-S

STATE OF MONTANA)
: ss
COUNTY OF FLATHEAD)

Filed for record this 30 day of NOV, 1993, at 1:00 o'clock PM
Susan W. Haverfield
Flathead County Clerk and Recorder
By Helen Hoover
Instrument Record No. 9333111000

$ 13.00 PD
10-9-27
Abs# 1053
CC*

SHEET 1 OF 1 SHEET