2-7-30

Pt. Sr 6-0975202

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

JOB NO: 94756

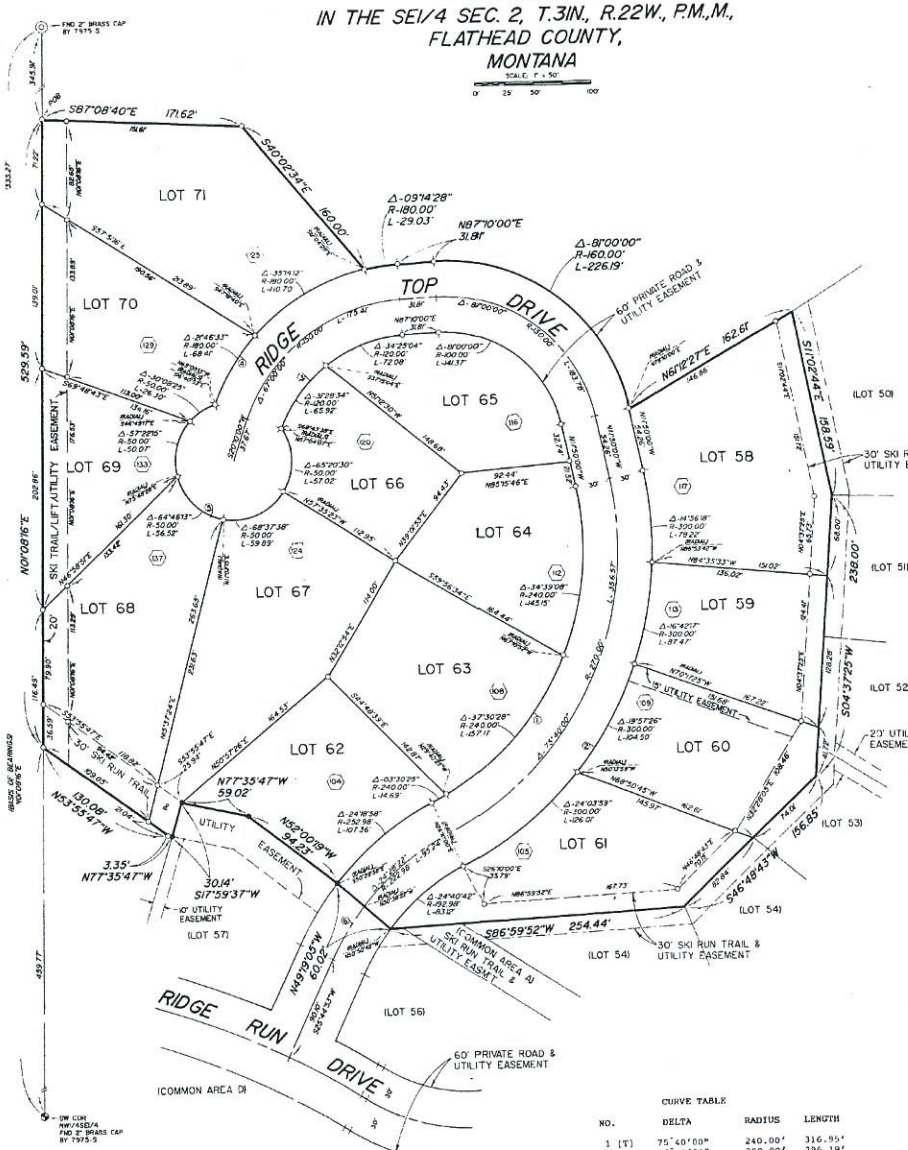
DATE: JUNE 19, 1996

FOR: BIG MOUNTAIN DEVELOPMENT CORP.

OWNER: WINTER SPORTS INC.

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

SCALE: 1" = 50'




## LEGEND

- ⓒ CENTER 1/4 CORNER (AS NOTED)
- ⓑ LOT/R CORNER (AS NOTED)
- ● FOUND 1/2" REBAR BY 7975-S (UNLESS NOTED)
- ○ SET 1/2"x24" REBAR WITH 1 1/4" PLASTIC CAP, STAMPED: SANDS, 7975-S
- ◯ ADDRESS

| LOT NO. | AREAS SIZE NET (ACRES) | SIZE GROSS (ACRES) |
|---|---|---|
| 58 | 0.635 | 0.7354 |
| 59 | 0.384 | 0.4844 |
| 60 | 0.412 | 0.5124 |
| 61 | 0.483 | 0.5834 |
| 62 | 0.417 | 0.5174 |
| 63 | 0.498 | 0.5984 |
| 64 | 0.382 | 0.4824 |
| 65 | 0.361 | 0.4614 |
| 66 | 0.326 | 0.4264 |
| 67 | 0.625 | 0.7254 |
| 68 | 0.609 | 0.7094 |
| 69 | 0.338 | 0.4384 |
| 70 | 0.432 | 0.5124 |
| 71 | 0.679 | 0.7794 |
| TOTAL (14) | 6.581 | 7.986 |
| Road | 1.405 AC. | |

NOTE: Gross Acreage add 1/14th of 1.405 AC. (0.1004 AC per lot) for tax purposes.

| CURVE TABLE | | | |
|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH |
| 1 (T) | 75°40'00" | 240.00' | 316.95' |
| 2 (T) | 75°40'00" | 300.00' | 396.19' |
| 3 (T) | 65°53'38" | 120.00' | 138.01' |
| 4 (T) | 66°15'13" | 180.00' | 208.14' |
| 5 (T) | 286°15'00" | 50.00' | 249.80' |
| 6 | 13°36'45" | 222.98' | 52.98' |

### 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 SURVEYOR, AND SHOWN ON THE ANNEXED PLAT OR 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 northwest 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 along the west boundary of said NW1/4SE1/4 S01°08'16"W 349.93 feet to a set iron pin and THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED: Thence S87°08'40"E 171.62 feet to a set iron pin; Thence S40°02'34"E 160.00 feet to a set iron pin on the northerly R/W of a 60 foot private road and utility easement, which point is on a 180.00 foot radius curve, concave southeasterly (radial bearing S12°04'26"E); Thence northeasterly along said R/W and along said curve through a central angle of 09°14'28" an arc length of 29.03 feet to a set iron pin; Thence N87°10'00"E 31.81 feet to a set iron pin and the P.C. of a 180.00 foot radius curve, concave southeasterly, having a central angle of 81°00'00"; Thence along an arc length of 226.19 feet to a set iron pin; Thence leaving said R/W N31°12'27"E 162.61 feet to the centerline of a 30 foot ski run trail and utility easement; Thence along said ski run trail and utility easement the following four (4) courses: S11°20'44"E 158.59 feet; S04°37'25"W 238.00 feet; S46°48'43"W 156.85 feet; S86°59'52"W 254.44 feet; Thence leaving said centerline S86°59'52"W 60.02 feet to a found iron pin on the northerly R/W of a 30 foot ski run trail and utility easement; Thence along said northerly R/W N52°00'09"W 94.23 feet to a found iron pin; Thence N77°35'47"W 59.02 feet to a found iron pin; Thence leaving said northerly R/W N53°35'47"W 16.14 feet to a found iron pin on the southerly R/W of said 30 foot ski run trail and utility easement; Thence along said southerly R/W N77°35'47"W 3.35 feet to a set iron; Thence along said southerly R/W S17°59'37"W 130.08 feet to the west boundary of said plat; Thence N01°08'16"E 459.77 feet to the point of beginning and along said west boundary 529.59 feet to the point of beginning and containing 7.986 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 IV.

### 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 AND BENEFIT 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. EXCEPTING AND RESERVING THE RIGHT IN USE ALL SAID PRIVATE ROADS BY THE OWNERS OF THE LOTS IN ALL PHASES OF SUN RISE RIDGE.

### 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 26th day of November, 1996.

Michael J. Winn, Pres.

STATE OF MONTANA )
: ss
COUNTY OF FLATHEAD )

On this 26th day of November, 1996, before me a Notary Public for the State of Montana, personally appeared Michael J. Winn, Collins Pres., Winter Sports Inc., 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.

Laurie Geaser
Notary Public for the State of Montana residing at Kalispell, MT
My commission expires 10 / 04 /2000

### CERTIFICATES OF COUNTY COMMISSIONERS

We, the undersigned Sharon L. Stratton, Chairman of the Board of County Commissioners of Flathead County, Montana, and Susan W. Lohnes, County Clerk of said County, do hereby certify that this accompanying Plat of SUN RISE RIDGE, Phase IV, 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 18th day of December, 1996.

Sharon L. Stratton
Susan W. Lohnes
Ted D. Schreiner
Chairman, Board of County Commissioners, Flathead County

ATTEST: Susan W. Lohnes, Clerk and Recorder

### CERTIFICATE OF COUNTY ATTORNEY

This plat has been examined by the office of the County Attorney according to 76-3-612 (2) M.C.A., relying upon Title Report No. 136644, and approved based on information submitted by the developer and/or his agent.

Office of the County Attorney
Flathead County, Montana
December 18, 1996 (date)
By: Dennis J. Paxton

### CERTIFICATE OF SURVEYOR

THOMAS E. SANDS 7975-S

APPROVED: July 8, 1996
Examining Land Surveyor 5108-S

STATE OF MONTANA )
: ss
COUNTY OF FLATHEAD )

Filed for record this 18 day of DEC., 1996 at 1:55 o'clock P.M.
Susan W. Lohnes
Flathead County Clerk and Recorder
By: Laurie Koch
Instrument Record No. 199635511300

SHEET 1 OF 1 SHEET

ABST # 1281
2-7-30