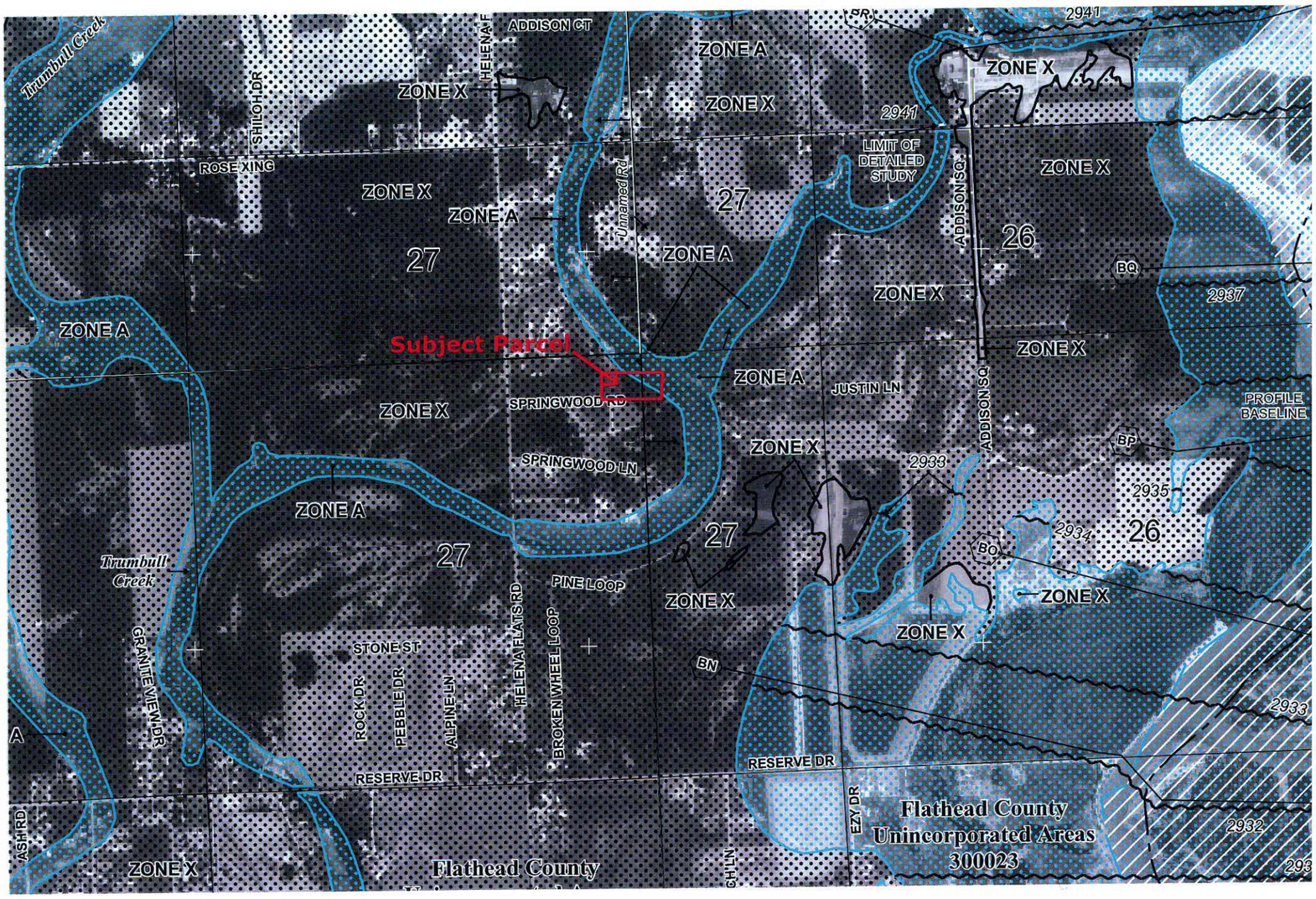
Site Plan and Floodplain Map
Teets' Conditional Use Permit Application

OCT 25 2017


Trumbull Creek
ADDISON CT
HELENA F
SHILOH DR
ROSE XING
Unnamed Rd
LIMIT OF DETAILED STUDY
ADDISON SQ
JUSTIN LN
PROFILE BASELINE
Subject Parcel
SPRINGWOOD RD
SPRINGWOOD LN
PINE LOOP
STONE ST
ROCK DR
PEBBLE DR
ALPINE LN
HELENA FLATS RD
BROKEN WHEEL LOOP
GRANITE VIEW DR
RESERVE DR
ASH RD
EZY DR
CH LN
ZONE A
ZONE X
27
26
2941
2937
2935
2934
2933
2932
BQ
BP
BN
Flathead County
Flathead County
Unincorporated Areas
300023

OCT 25 2011

12-1-24

SUBDIVISION PLAT OF NORTH SPRINGWOOD

NE 1/4, Sec. 27, T29N R21W, Flathead County, Montana

CERTIFICATE OF DEDICATION

I, CHESTER L. ELLINGSON, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND BLOCKS AS SHOWN ON THE PLAT AND CERTIFICATE OF SURVEY HEREUNTO INCLUDED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 27, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 27; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ NORTH 89°54'05" WEST 97.05 FEET; AND NORTH 89°54'40" WEST 999.55 FEET; THENCE NORTH 0°34'57" WEST 225.01 FEET; THENCE NORTH 89°54'05" EAST 390.30 FEET TO THE EAST RIGHT OF WAY LINE OF HELENA FLATS ROAD, A COUNTY ROAD; THENCE ALONG THE EAST LINE OF THE ROAD NORTH 0°34'57" WEST 225.01 FEET; THENCE SOUTH 89°55'55" EAST 1300.60 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE ALONG THE EAST LINE SOUTH 0°34'19" EAST 450.05 FEET TO THE POINT OF BEGINNING, CONTAINING 10.108 ACRES OF LAND, ALL AS SHOWN HEREON.

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, CABLE TELEVISION, WATER OR GAS 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 "BROAD BASED UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS NORTH SPRINGWOOD, FLATHEAD COUNTY, MONTANA; THE LAND INCLUDED IN ALL ROADS OF THE PLAT AND HELENA FLATS ROAD SHOWN ON SAID PLAT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER FOR ROAD RIGHT OF WAY EASEMENT; AND THE DRAINAGE EASEMENT ALONG SPRING CREEK IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER FOR DRAINAGE PURPOSES WITH THE PROVISION THAT NATURAL VEGETATION WITHIN THE EASEMENT IS NOT TO BE DAMAGED OR REMOVED WITHOUT THE CONSENT OF FLATHEAD COUNTY.

Chester L. Ellingson
OWNER OF LAND INTEREST

STATE OF MONTANA
COUNTY OF FLATHEAD } SS.

ON THIS 12th DAY OF July, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE APPEARED, PERSONALLY KNOWN TO ME CHESTER L. ELLINGSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rosemary A. Bowker
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT KALISPELL
MY COMMISSION EXPIRES 1-13-89

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, Kenneth W. Krueger, CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA, AND Susan W. Haverfield, COUNTY CLERK AND RECORDER OF SAID COUNTY DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF NORTH SPRINGWOOD, 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 LAW AND WAS APPROVED AT THEIR REGULAR MEETING HELD ON THE 27th DAY OF July, 1988.

WE DO HEREBY FURTHER CERTIFY THAT THE FOLLOWING ORDER WAS MADE BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING THEREOF HELD ON THIS 27th DAY OF July, 1988, AND ENTERED INTO THE PROCEEDINGS OF SAID BODY TO-WIT: "INASMUCH AS DEDICATION OF PARK LAND WITHIN THE PLATTED AREA "NORTH SPRINGWOOD WOULD BE UNSUITABLE, UNECONOMICAL, DIFFICULT TO DEVELOP OR MAINTAIN OR OTHERWISE UNSUITABLE FOR PARK AND PLAYGOUND PURPOSES, IT IS HEREBY ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA, THAT LAND DEDICATION FOR PARK PURPOSES BE WAIVED AND THAT CASH IN LIEU OF PARK LAND BE ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-606, M.C.A. 1978." IN THE AMOUNT OF Five Thousand Three Hundred Ninety-Nine and 00/100 ($5,399.00).

Kenneth W. Krueger
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
FLATHEAD COUNTY, MONTANA

ATTEST: Susan W. Haverfield, by Liz L. Stevens, Deputy
COUNTY CLERK AND RECORDER
FLATHEAD COUNTY, MONTANA

APPROVED: July 14, 1988

James H. Burton
EXAMINING LAND SURVEYOR
REGISTRATION No. 5428 S

CERTIFICATE OF SURVEYOR

D.R. Marquardt
D.R. MARQUARDT
REGISTRATION No. 2986 LS

STATE OF MONTANA
COUNTY OF FLATHEAD

FILED ON THE 27 DAY OF July, 1988, A.D., AT 8:45 O'CLOCK P M.

Susan W. Haverfield
COUNTY CLERK AND RECORDER

Abst 873
$9.00

BY Bridget C. Kauffman
DEPUTY

THIS PLAT HAS BEEN EXAMINED BY THE OFFICE OF THE COUNTY ATTORNEY ACCORDING TO SECTION 76-3-612(2) M.C.A. AND THE TITLE REPORT No. MI-56165, AN APPROVED BASED ON INFORMATION SUBMITTED BY THE DEVELOPER AND/OR HIS AGENT.

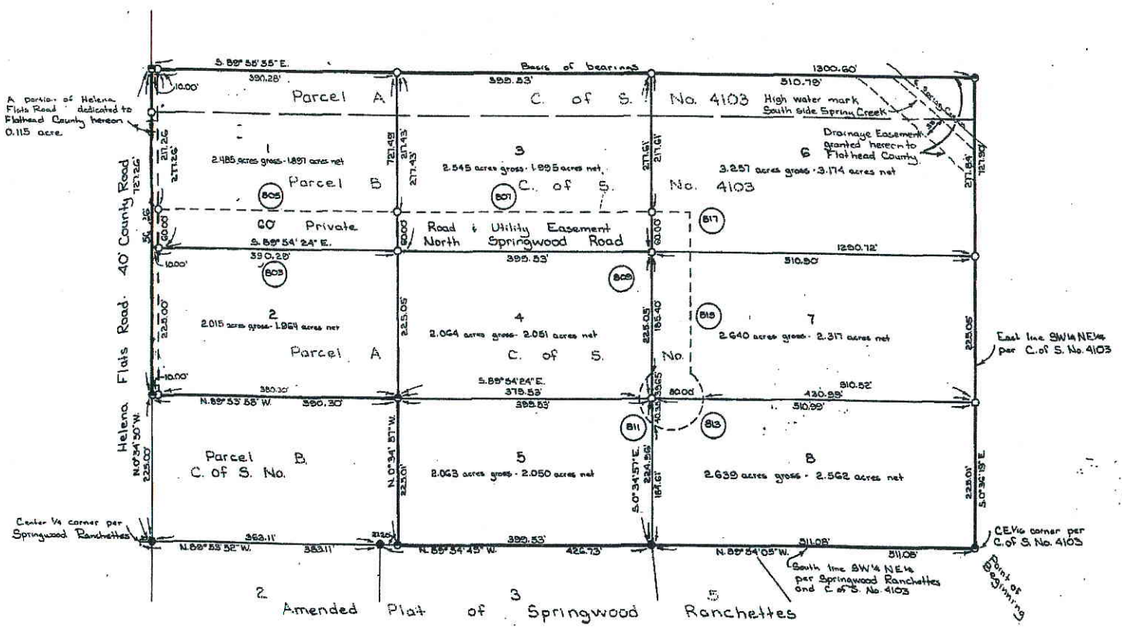
OFFICE OF THE COUNTY ATTORNEY
FLATHEAD COUNTY, MONTANA

7/26/88
DATE

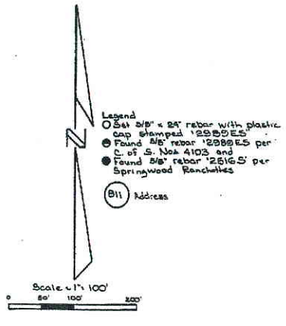
Dennis J. Heath

Deed Book _____ Page _____ _____

INSTRUMENT REC. No. 8820914450



Total Area: 19.708 acres
Lot Area: 18.010 acres - exclusive of County & Private Roads
County Road Area: 0.115 acre
Private Road Area: 1.583 acre



MARQUARDT SURVEYING
1031 South Main (406) 755-6285
KALISPELL, MONTANA 59901

OCT 25 2018

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 381401
DATE: October 24, 2011
FOR/OWNER: Teets

Teets

Conditional Use Permit Application

NE1/4 SEC. 27, T.29N., R.21W., P.M.,M.
FLATHEAD COUNTY, MONTANA

SCALE : 1" = 50'

50' 25' 0 50' 100'

N

SANDS SURVEYING INC.

OCT 25 2011