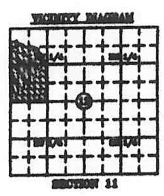
PRELIMINARY PLAT OF HALFMOON MEADOW SUBDIVISION

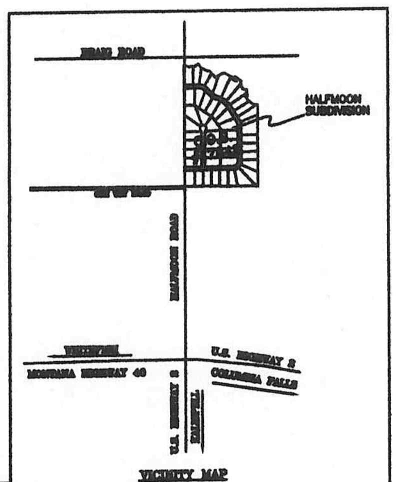
PARCEL 1 C.O.S. #17842

IN THE W1/2 NW1/2, SEC. 12, T30N, R21W, P.M.,M., FLATHEAD COUNTY

FOR PRAIRIE DOG DEVELOPMENT, LLC.

DATE: FEBRUARY 23, 2015





CERTIFICATE OF DEDICATION

I, Jim McIntyre of Prairie Dog Development, LLC, the undersigned property owner, do hereby certify that I 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 or map and situated in Flathead County, Montana:

That portion of the West one-half of the Northwest one-quarter (W1/2 NW1/4) of Section Twelve (12), Township Thirty North (T30N), Range Twenty-one West (R21W), Principal Meridian, Montana, more particularly described as follows:

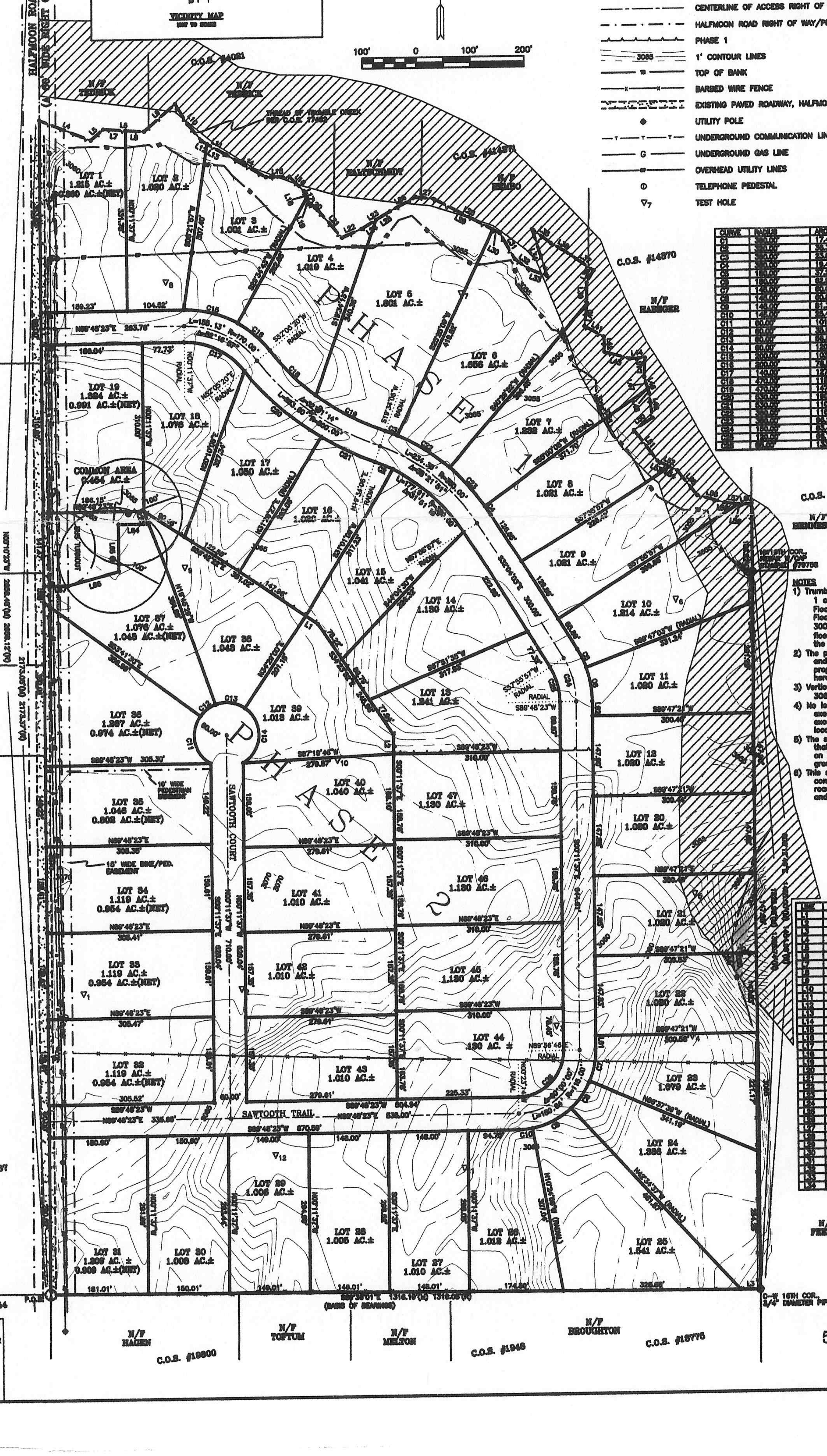
Beginning at the West one-quarter (W1/4) corner of said Section Twelve (12); thence North00°10'23"West 2173.05 feet along the westerly boundary of said Section Twelve (12) to the thread of Trumble Creek: thence the following forty-one (41) courses and distances along said thread: South67°46'03"East 102.50 feet, North46°51'39"East 30.66 feet, South55°54'56"East 75.81 feet, North45°56'33"East 76.26 feet, South31°50'19"East 43.60 feet, South39°00'37"East 41.71 feet, South80°00'22"East 51.85 feet, South60°05'46"East 84.63 feet, North59°41'59"East 43.52 feet, South44°44'18"East 38.36 feet, South22°38'28"East 26.19 feet, South53°57'07"East 19.09 feet, South40°56'05"East 67.75 feet, North65°43'29"East 40.20 feet, North59°01'03"East 61.28 feet, North62°10'21"East 54.89 feet, South63°03'24"East 33.42 feet, South62°02'46"East 138.40 feet, South26°50'50"East 54.99 feet, South53°51'59"East 31.01 feet, South68°22'03"East 38.16 feet, North17°56'11"West 60.94 feet, South53°36'57"East 43.05 feet, South58°40'38"East 44.57 feet, South55°06'53"East 50.14 feet, South29°53'00"West 28.90 feet, South03°09'13"West 79.69 feet, South60°33'56"East 41.19 feet, South01°05'04"East 27.83 feet, South76°06'14"East 48.20 feet, North87°06'26"East 29.24 feet, South02°16'27"West 38.11 feet, South16°08'30"East 32.12 feet, South07°11'55"East 46.74 feet, South58°10'28"West 41.55 feet, South37°11'11"East 71.44 feet, South62°44'24"East 41.80 feet, South38°34'06"East 58.03 feet, South74°01'07"East 52.00 feet, South81°40'20"East 32.52 feet, North84°06'40"East 18.88 feet to the easterly boundary of the West one-half of the Northwest one-quarter (W1/2 NW1/4) of said Section Twelve (12); thence South00°12'46"East 1458.00 feet along said easterly boundary to the center-north one-sixteenth (C-N 1/16) corner; thence North89°38'01"West 1316.19 feet along the southerly boundary of the Northwest one-quarter (NW1/4) of said Section Twelve (12) to the point of beginning and containing 58.558 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as HALFMOON MEADOW SUBDIVISION.

LEGEND

- PROPERTY LINE & PROPOSED LOT LINES
- CENTERLINE OF ACCESS RIGHT OF WAY
- HALFMOON ROAD RIGHT OF WAY/PROPOSED EASEMENTS
- PHASE 1
- 3085 — 1' CONTOUR LINES
- TOP OF BANK
- BARBED WIRE FENCE
- EXISTING PAVED ROADWAY, HALFMOON ROAD
- UTILITY POLE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- OVERHEAD UTILITY LINES
- TELEPHONE PEDESTAL
- ∇_7 TEST HOLE
- WEST 1/4 CORNER, SECTION 12 FOUND 2" DIAM. ALUMINUM CAP
- NORTHWEST CORNER, SECTION 12 FOUND 3/4" DIAM. PIPE W/PLUG
- 1/16 CORNER, SECTION 12 (FOUND AS NOTED)
- SET 5/8" REBAR W/CAP STAMPED #15627LS
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- N/F OWNERSHIP, NOW OR FORMERLY
- ZONE "A", MAP 30029C1115G
- PROPOSED WELL W/100' ISOLATION ZONE



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

NOTES

1) Trumble Creek, the riparian boundary of the northerly portion of Parcel 1 of C.O.S. #17842, is designated as Zone "A" (no determined Base Flood Elevation) by the Federal Emergency Management Agency in the Flood Insurance Rate Map, Panel 1115 of 3525, Map Number 30029C1115G. The area shown hereon as Zone "A" was scaled from said flood map. The "Top of Bank" line shown hereon is intended to depict the historic extent of the flood plain of Trumble Creek.
2) The proposed lots are to be serviced by a community water system and individual wastewater treatment facilities. All other utilities are proposed to be within the 60-foot wide right of way as shown hereon.
3) Vertical Control is based upon the NGS bench mark "Y 500 1979" @ 3064.31', NAVD 88.
4) No location or excavation was performed by this firm to verify the exact location of any undergrounutilities; therefore; before any excavation is done, U-Dig must be notified to verify the exact location of all utilities.
5) The subject property shown hereon was snow-covered during the time that this survey was performed. There may be improvements located on the premises that are not depicted on this plat due to obscured ground visibility.
6) This subdivision is proposed to be developed in two phases. Phase 1 consists of Lots 1–19 with a temporary cul-de-sac on the access road between Lots 11 & 12. Phase 2 consists of the remaining lots, and access roads.

TOTAL AREA
58.558 AC.±(GROSS)
5.272 AC.±(RIGHT OF WAY)

SAM CORDI
REGISTERED LAND SURVEYOR
974 COLORADO AVE.
P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977

MCINTYRE_15-02_SUB.dwg

MAR - 6 2015