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

JOB NO: 434403 (in 434401)
DATE: NOVEMBER 4, 2015
FOR: ROBERT RIGG
OWNER: CONSERVATION LAND USE, LLC

RECEIVED
MAR - 1 2016
FLATHEAD COUNTY
PLANNING & ZONING

Preliminary Plat of:

WHITEFISH RIVER TRAILS, PHASE 2-5

A Subdivision

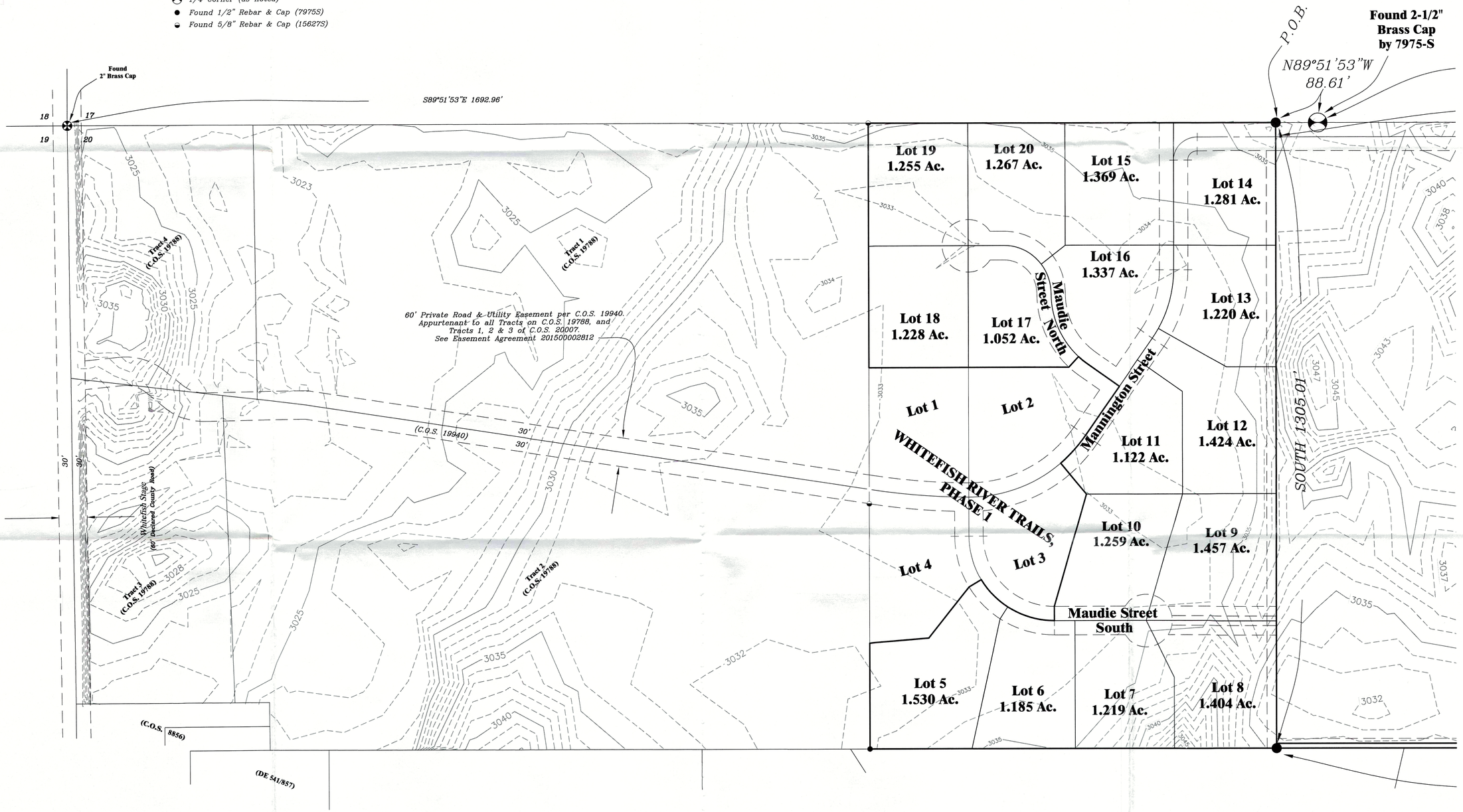
Located in N½N½ Sec. 20 and W½NW¼ Sec. 21, T.29N., R.21W., P.M.,M., Flathead County, Montana

SCALE : 1" = 100'
100' 50' 0 100' 200'

Notes:
Contour Interval = 1'
Datum = NAVD88

LEGEND:
- *Section corner (as noted)*
- *1/4 Corner (as noted)*
- *Found 1/2" Rebar & Cap (7975S)*
- *Found 5/8" Rebar & Cap (15627S)*

Total Area:	**63.089 Ac.**
Lots-Net (17):	**60.603 Ac.**
Roads:	**2.486 Ac.**



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SCALE : 1" = 200'
200' 100' 0 200' 400'

Notes:
Contour Interval = 1'
Datum = NAVD88

Total Area:	**63.089 Ac.**
Lots-Net (17):	**60.603 Ac.**
Roads:	**2.486 Ac.**

LEGEND:
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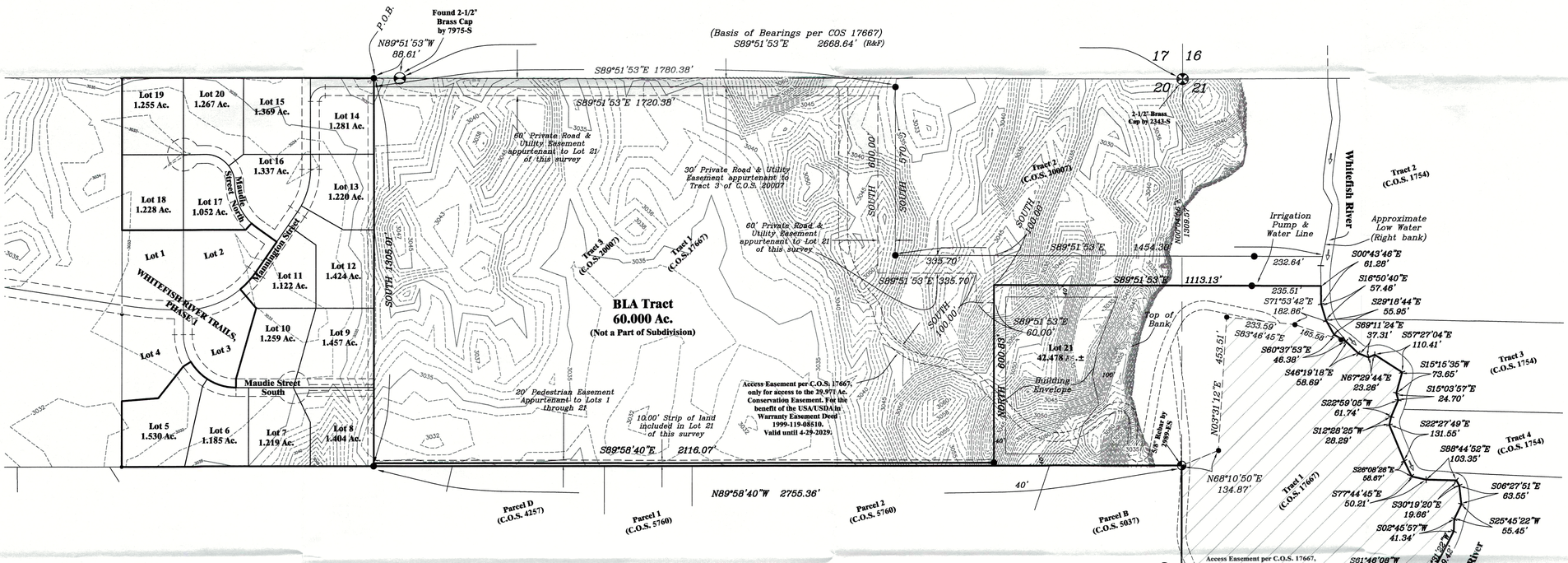

DESCRIPTION:

A TRACT OF LAND, SITUATED, LYING, AND BEING IN THE NORTH HALF OF THE NORTH HALF OF SECTION 20 and IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

TOTAL SUBDIVISION:

*Commencing at the northeast corner of the Northwest Quarter of Section 20, Township 29 North, Range 21 West, P.M.,M., Flathead County, Montana, which is a found brass cap; Thence along the north boundary of said NW1/4 N89°51'53"W 88.61 feet to a found iron pin and **THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:** Thence SOUTH 1305.01 feet to a found iron pin; Thence S89°58'40"E 2116.07 feet to a found iron pin; Thence NORTH 600.83 feet to a found iron pin; Thence S89°51'53"E 1113.13 feet to the low water mark of the right bank of Whitefish River; Thence along said low water mark the following thirty eight (38) courses: S00°43'46"E 61.28 feet; S16°50'40"E 57.46 feet; S29°18'44"E 55.95 feet; S60°37'53"E 46.38 feet; S46°19'18"E 58.69 feet; S69°11'24"E 37.31 feet; N67°29'44"E 23.26 feet; S57°27'04"E 110.41 feet; S15°15'35"W 73.65 feet; S15°03'57"E 24.70 feet; S22°59'05"W 61.74 feet; S12°28'25"W 28.29 feet; S22°27'49"E 131.55 feet; S26°08'26"E 58.67 feet; S77°44'45"E 50.21 feet; S38°44'52"E 103.35 feet; S30°19'20"E 19.66 feet; S06°27'51"E 63.55 feet; S25°45'22"W 55.45 feet; S02°45'57"W 41.34 feet; S26°31'22"W 199.42 feet; S61°46'08"W 65.03 feet; S08°29'11"W 109.30 feet; S12°50'08"E 55.15 feet; Thence S48°26'34"E 46.99 feet; S73°42'46"E 135.28 feet; S21°42'52"E 65.52 feet; S15°48'43"W 90.28 feet; S22°48'40"E 91.97 feet; S01°20'32"E 34.57 feet; S74°42'57"W 149.37 feet; N83°21'05"W 45.19 feet; S61°44'13"W 129.92 feet; S81°43'18"W 43.16 feet; S54°56'12"W 89.57 feet; S36°27'42"W 159.03 feet; S06°38'45"W 22.75 feet and S03°17'42"W 78.90 feet to the south boundary of said NW1/4; Thence leaving said low water mark and along said south boundary N89°53'34"W 458.95 feet to a found brass cap and the southwest corner of said NW1/4; Thence along the west boundary of said NW1/4 N00°04'56"E 1310.49 feet to a found iron pin and the southeast corner of the North Half of the North Half of Section 20, Township 29 North, Range 21 West, P.M.,M., Flathead County, Montana; Thence along the south boundary of said N1/2N1/2 N89°58'40"W 2755.36 feet to a found iron pin; Thence N89°58'40"W 860.73 feet to a found iron pin; Thence NORTH 221.78 feet to a found iron pin; Thence N85°30'00"E 125.00 feet to a found iron pin; Thence N38°30'00"E 137.17 feet to a found iron pin; Thence N58°59'45"E 30.00 feet to a point on the centerline of a 60 foot private road and utility easement, being on a 180.00 foot radius curve, concave to the northeast (radial bearing of N58°59'45"E); Thence on a curve to the left, through a central angle of 58°59'45", for an arc length of 185.34 feet to a point of tangency; Thence leaving said centerline NORTH 30.00 feet to a found iron pin; Thence N16°00'00"E 248.40 feet to a found iron pin; Thence N40°00'00"W 84.29 feet to a point on the centerline of a 60 foot private road and utility easement, being on a 300.00 foot radius curve, concave to the northwest (radial bearing of N40°00'00"W); Thence on a curve to the left, through a central angle of 15°00'00", for an arc length of 78.54 feet to a point of tangency; Thence continuing along said centerline N35°00'00"E 125.16 feet to a point of intersection of another 60 foot private road and utility easement; Thence along said centerline N55°00'00"W 82.07 feet to a point of curvature of a 180.00 foot radius curve, concave to the northeast (radial bearing of N35°00'00"E); Thence on a curve to the right, through a central angle of 07°53'26", for an arc length of 24.79 feet; Thence leaving said centerline S42°53'26"W 30.00 feet to a found iron pin; Thence WEST 422.07 feet to a found iron pin; Thence NORTH 515.31 feet to a found iron pin; Thence S89°51'53"E 860.73 feet to the point of beginning and containing 63.089 ACRES more or less; Together with a 60 foot private road and utility easement for access to Whitefish Stage; Subject to and together with 60 foot private road and utility easements; Subject to and together with a Conservation Easement, all as shown here on; Subject to and together with all appurtenant easements of record.*