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

JOB NO: 190204
DRAWING DATE: DECEMBER 5, 2014
REVISED:
FOR/OWNER: BROSTEN FARMS

Preliminary Plat of:

PHEASANT HAVEN, PHASE 4

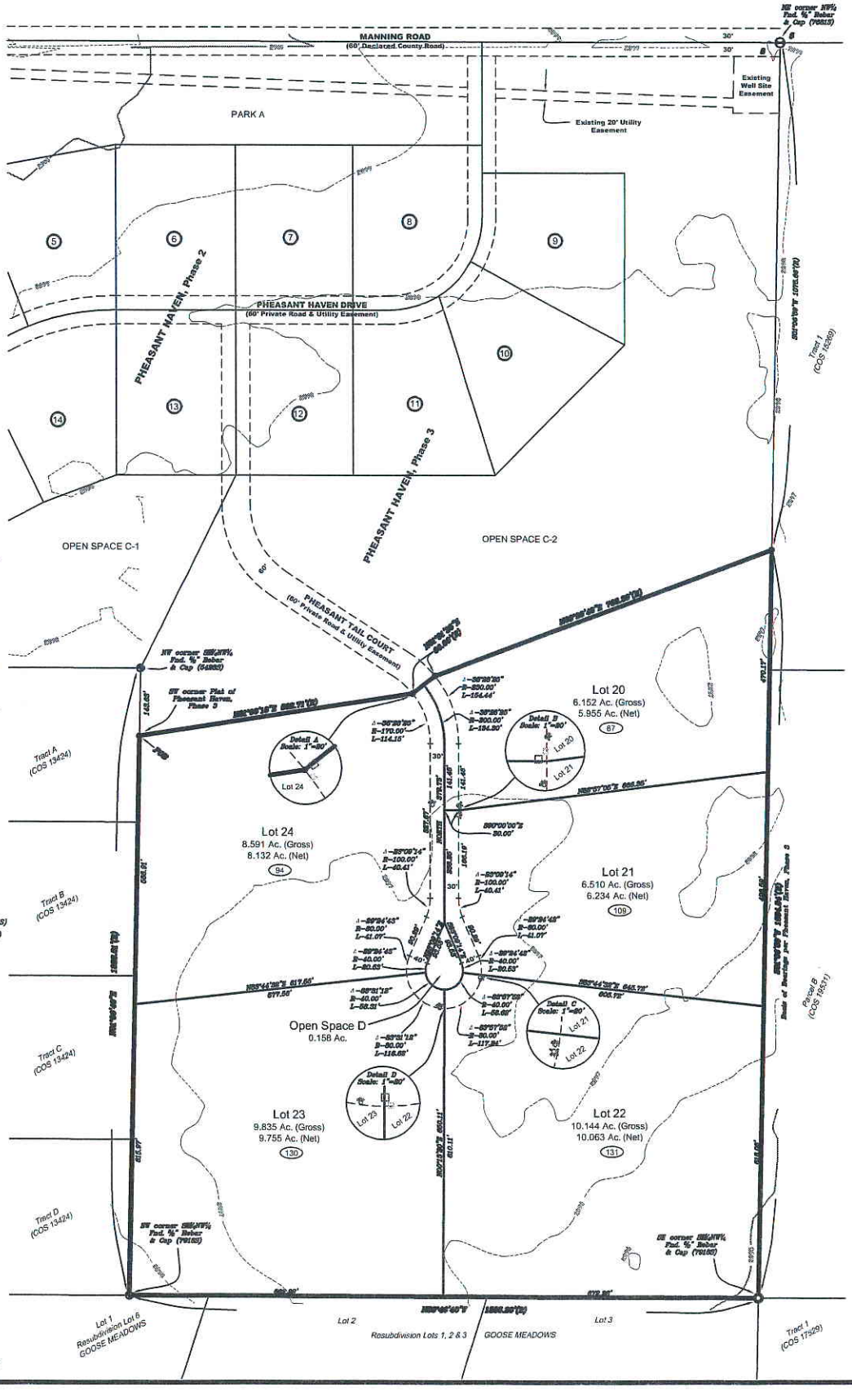
Located in E1/2NW1/4 SEC. 8, T.27N., R.20W., P.M.,M., FLATHEAD COUNTY, MONTANA

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

Lots Net (5) = 40.139 Ac.
In Private Road R/W = 1.093 Ac.
Open Space D = 0.158 Ac.
TOTAL SUBDIVISION = 41.390 Ac.

NOTES:

- Contour Interval = 1'
- Contours on Elevation Datum NGVD29
- Add 3.7' to all elevations to get to NAVD88 Datum
- Photo Google Earth 7-26-2014



LEGEND:

- 1/4 Section corner (as noted)
- Center section (as noted)
- 1/16 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (7975S)
- Found 1/2" Rebar & Cap (7975S)
- (R) Record Information Per PHEASANT HAVEN, Phases 2 & 3
- P.O.B. Point of Beginning
- Street Address

DESCRIPTION:

A TRACT OF LAND SITUATED, LYING, AND BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Commencing at the northwest corner of the Southeast Quarter of the Northwest Quarter of Section 8, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana, which is a found iron pin; Thence along the west boundary of said SE1/4NW1/4 S01°06'40"W 143.63 feet to a found iron pin and the southwest corner of the Plat of PHEASANT HAVEN, PHASE 3 (records of Flathead County, Montana) and THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED: Thence along the south boundary of said Plat the following three courses: N01°06'16"E 582.71 feet to a found iron pin; N01°31'36"E 60.00 feet to a found iron pin, and N89°36'43"E 768.89 feet to a found iron pin on the east boundary of said NW1/4; Thence leaving said Plat and along said east boundary S01°07'00"W 1584.54 feet to a found iron pin and the southeast corner thereof; Thence along the south boundary of said SE1/4NW1/4 N89°46'40"W 1336.20 feet to a found iron pin and the southwest corner thereof; Thence along the west boundary of said SE1/4NW1/4 N01°06'40"E 1184.56 feet to the point of beginning and containing 41.390 ACRES; Together with two 60 foot private road and utility easements known as Pheasant Tail Court and Pheasant Haven Drive for access to Manning Road as shown here on; And subject to and together with all appurtenant easements of record.

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS:
PHEASANT HAVEN, PHASE 4

LEGEND:

- 1/16 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (7975S)
- Found 5/8" Rebar & Cap (7681S)
- Found (as noted)
- POB Point of Beginning
- Boundary Adjoining
- Boundary Subject
- Contour Label
- Contour Major (Interval 5)
- Contour Minor (Interval 1)
- Power Transformer
- Telephone Pedestal
- Water Curb Stop
- Water Hydrant

This firm assumes no responsibilities for the accuracy and—or completeness of the underground utilities shown. Excavation of said utilities may indicate actual locations that differ from the locations shown hereon.

DEC 23 2014

DEC 2 3 2014

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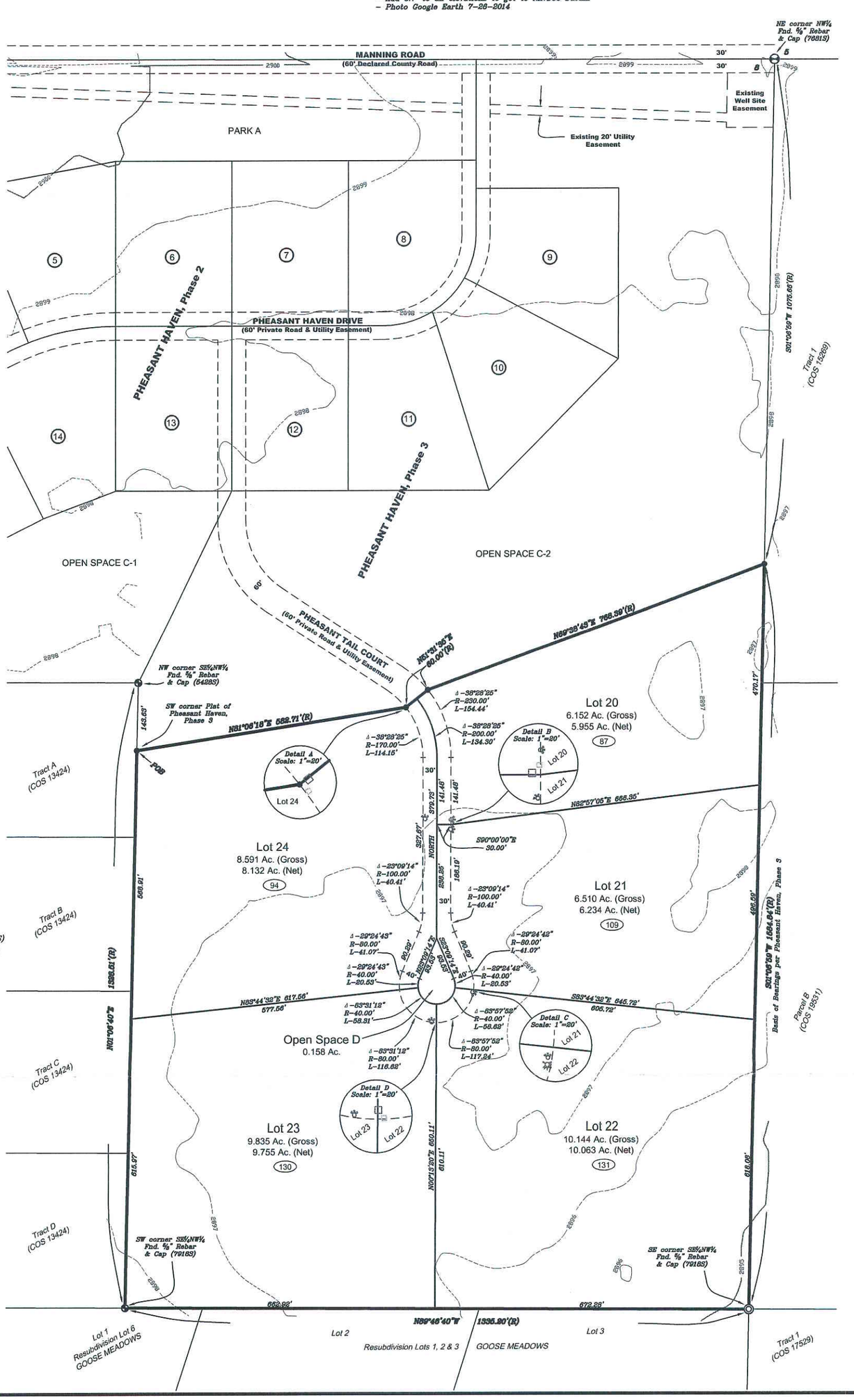

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- Found 5/8" Rebar & Cap (7681S)
- Found (as noted)
- POB Point of Beginning
- Boundary Adjoining
- Boundary Subject
- 2890 Contour Label
- Contour Major (Interval 5')
- Contour Minor (Interval 1')
- Power Transformer
- Telephone Pedestal
- Water Curb Stop
- Water Hydrant

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