Preliminary Plat of:

ANDERSEN-ROE SUBDIVISION

SEP 2 2016

The Amended Plat of Lot 1 of
The Amended Plat of Lot 5 of The Amended Subdivision Plat of
Lots 3, 4 and 5 of BLAINE CREEK ESTATES
Located in SE¼ of Sec. 4, T.28N., R.20W., P.M.,M., Flathead County, Montana

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

JOB NO: 427501
DATE: AUGUST 15, 2016
REVISED:
FOR/OWNER: GWYN M. ANDERSEN

NOTES:

- *Contours from Flathead Basin Mapping Project 2009*
- *Datum: NAVD88*
- *Contour Interval = 2'*

LEGEND:

- *1/4 Corner (as noted)*
- *Found 2" Aluminum Cap (14731S)*
- *Found 5/8" Rebar & Cap (11706S)*
- *Set 1/2"x24" Rebar & Cap (7975S)*
- No Build Zone per Blaine Creek Estates
- 100 Year Flood Plain Scaled per panel 30029C1835J Effective 11-4-2015

N

SANDS SURVEYING INC.

SCALE : 1" = 100'

100' 50' 0 100' 200'

DESCRIPTION:

Lot 1 of The Amended Plat of Lot 5 of The Amended Subdivision Plat of Lots 3, 4 and 5 of BLAINE CREEK ESTATES, containing 20.612 Acres. Subject to and together with a 60 foot private road and utility easement; Subject to and together with a 60 foot County Road known as Mennonite Church Road, all as shown here on.

Total Area:	**20.612 Ac.**
Lots-Net:	**20.039 Ac.**
Roads:	**0.573 Ac.**

60' Private Road & Utility Easement appurtenant to Lots 1 & 2 of The Amended Plat of Lot 5 of The Amended Subdivision Plat of Lots 3, 4 and 5 of BLAINE CREEK ESTATES

Lot 4

Amended Subdivision Plat of Lots 3, 4 and 5 of BLAINE CREEK ESTATES

S40°57'10"E 651.39'

408.65'

Blaine Creek (Approximate location)

Lot 3

2972

2970

2968

No Build Zone per Blaine Creek Estates

S27°21'28"W 112.31'

100 Year Flood Plain Scaled per panel 30029C1835J Effective 11-4-2015

214.60'

N03°24'00"W 1310.44'

802.79'

The Amended Plat of Lot 5 of The Amended Subdivision Plat of Lots 3, 4 and 5 of BLAINE CREEK ESTATES

Lot 2

Intermittent Ponding Area

LOT 2
15.612 Ac. (Gross)
15.295 Ac. (Net)

N86°36'00"E 402.93'

243.34'

159.59'

856.70'

S00°14'31"E 1402.48'

Lot 1

The Amended Plat of Lot 5 of The Amended Subdivision Plat of Lots 3, 4 and 5 of BLAINE CREEK ESTATES

Transformer & UG Power

Disturbed Area (Gravel)

BLAINE CREEK ESTATES Lot 2

N23°02'40"E 147.76'

(Radial) S66°57'20"E

Δ=23°10'06" R=498.02' L=201.38'

346.06'

677.24'

LOT 1
5.000 Ac. (Gross)
4.744 Ac. (Net)

Septic Tank Lids

S89°56'16"W 802.23'

(Radial) N89°52'34"E

341.24'

460.98'

Disturbed Area (Gravel)

200' Building Envelope

Test Hole

Gravel Drive

Disturbed Area (Black Dirt)

N00°07'26"W 271.18'

200.00'

N00°07'26"W

200.00'

341.24'

461.40'

S89°56'16"W 802.64'

N89°56'16"E 30.00'

71.18'

101.18'

101.18'

Transformer & Telephone Pedestal

N00°07'26"W 60.00'

30.00'

341.24'

461.60'

5/8" Rebar

371.24'

30.00'

461.67'

30.00'

Mennonite Church Road (60' Declared County Road)

N89°56'16"E 30.00'

S89°56'16"W 832.91'

Basis of Bearings is Astronomic

2974

SHEET 1 OF 1