

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

JOB NO: 530704 (C3D; In 530701)
DATE: July 2, 2024
COMPLETED DATE: 10/7/2024
FOR: Carroll Demars
OWNER: C&J Land Development LLC

Plat Of
BITTERROOT FLATS EAST
A Subdivision Located In
S1/2NW1/4 & N1/2SW1/4 SEC. 21, T.27N., R.24W., P.M.M.,
FLATHEAD COUNTY, MONTANA

TR 16A-0014668

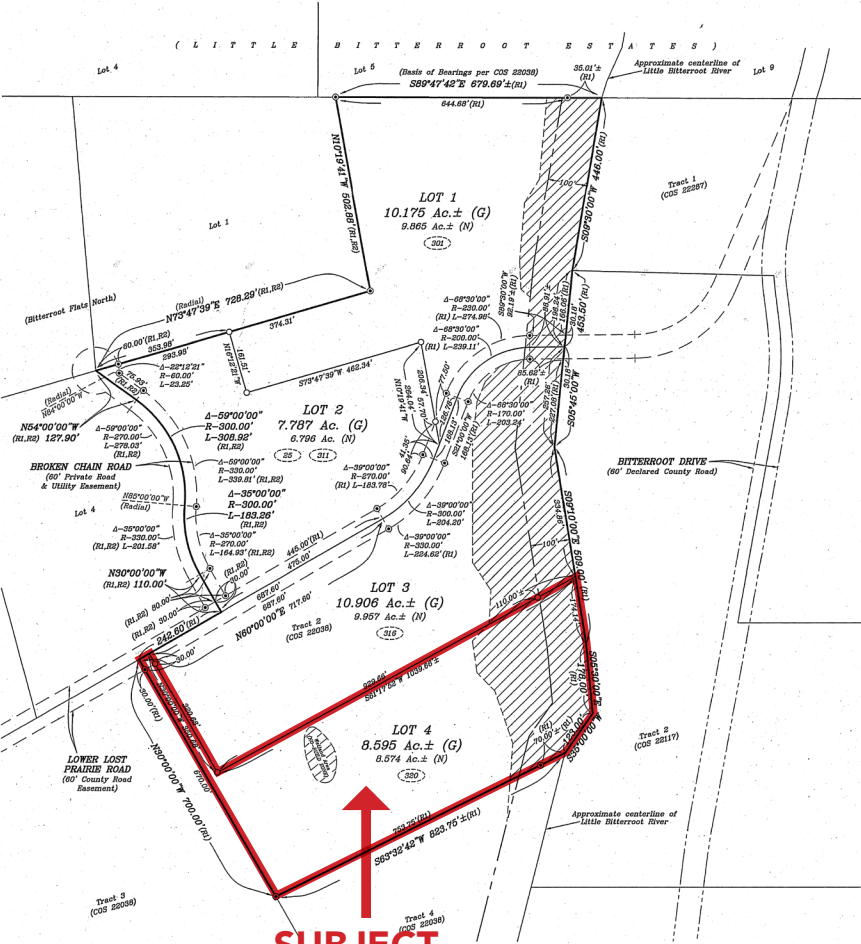
OK by T6/jd

10-7-2024



SCALE: 1" = 100'
150' 75' 0' 150' 300'

TOTAL: 37.463 Ac.±
Lots (Net) (4) 35.192 Ac.±
Broken Chain Road 1.796 Ac.
Lower Lost Prairie Rd. 0.485 Ac.±



CERTIFICATE OF DEDICATION:

I/WE, THE UNDERSIGNED PROPERTY OWNER(S), DO HEREBY CERTIFY THAT I/WE 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:

A TRACT OF LAND, SITUATED, LYING, AND BEING IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 22 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 2 of Certificate of Survey No. 22039 (records of Flathead County, Montana) and containing 37.463 ACRES, more or less; Subject to no-build zones as shown hereon; Subject to and together with a 60 foot private road and utility easement known as Broken Chain Road as shown hereon; Subject to and together with a 60 foot county road easement known as Lower Lost Prairie Road as shown hereon; Subject to and together with all appurtenant easements of record.

The above described tract of land shall hereafter be known as:
BITTERROOT FLATS EAST

UTILITY EASEMENT CERTIFICATE:

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, power, gas, cable television, water or sewer 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 "UTILITY EASEMENT" to have and to hold forever.

NOTE: Buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing. Pursuant to ARM 24.103.1107(2)(a)(c)(iii)(D).

C&J LAND DEVELOPMENT LLC
By: Justin Francis Owner

STATE OF MONTANA)
County of Flathead) SS

On this 8th day of August, 2024, before me, a Notary Public in and for the State of Montana, personally appeared Justin Francis, Owner

Justin Francis
Notary Public for the State of Montana



CONDITIONS OF APPROVAL PER FLATHEAD COUNTY BOARD OF COMMISSIONERS:

- All road names shall be assigned by the Flathead County Address Coordinator and clearly identified and house numbers will be clearly visible from the road, either at the driveway entrance or on the house. House numbers shall be at least four inches in length per number.
- All utilities shall be placed underground.
- The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities.
- Solid Waste removal for all lots shall be provided by a contracted solid waste hauler.
- Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed.
- This subdivision is located in the Wildland Urban Interface area where wildfires can and do occur.
- Only Class A and Class B fire-rated roofing materials are allowed.
- Prevent defensible space standards shall be incorporated around all primary structures and improvements.
- The subdivision occurs in an area prone to human-wildlife interaction and precautions should be taken to reduce conflict.

CERTIFICATE OF COUNTY ATTORNEY:

This plat has been examined by the office of the County Attorney according to Section 76-3-102(2) M.C.A., relying upon Title Report No. ET1855-241004, and approved based on information submitted by the developer and/or his agent.

Office of the County Attorney, Flathead County, Montana

Date: 9/25/2024 By: Justin Francis, D.D.

CERTIFICATE OF COUNTY COMMISSIONERS:

We, the undersigned Justin Francis, Chairman of the Board of County Commissioners of Flathead County, Montana, and Justin Francis, County Clerk of said County, do hereby certify that this accompanying Plat of **BITTERROOT FLATS EAST** 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 the law and was approved by them at their regular meeting held on this 3rd day of October, 2024.

Chairman - Board of County Commissioners, Flathead County

County Clerk - Flathead County



LEGEND:

- Set 1/2"x24" Rebar & Cap (192365)
- Found 1/2" Rebar & Cap (192365)
- Found 1/2" Rebar & Cap (79725)
- (R1) Found & Record Info. Per COS 22039
- (R2) Found & Record Info. Per Plat of Bitterroot Flats North
- Wetland Area (NO-BUILD ZONE)
- 100' Riparian Setback from approx. centerline of Little Bitterroot River
- Street Address

CERTIFICATE OF SURVEY
JOSHUA NELSON 192365
APPROVED: 7-2C, 2024
EXAMINING LAND SURVEYOR
Lic. No. 73285

STATE OF MONTANA) SS
COUNTY OF FLATHEAD)
FILED ON THE 11th DAY OF October, 2024
AT 3:58 PM, PAID FEE \$56.00
Debbie Pierson
CLERK & RECORDER
BY: Justin Francis
DEPUTY
INSTRUMENT REC. No. 202400020118
PLAT # 20240077 Abstract# N/A
202400020118 Fees: \$56.00 by: AP
by SANDS SURV
Date 10/7/2024 Time 3:58 PM
Debbie Pierson, Flathead County Montana

SHEET 1 OF 1
FILE No. 20240077

NOTES:
Surveyor has made no investigative or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.