Tr. 28A = 0975016

04-10-39

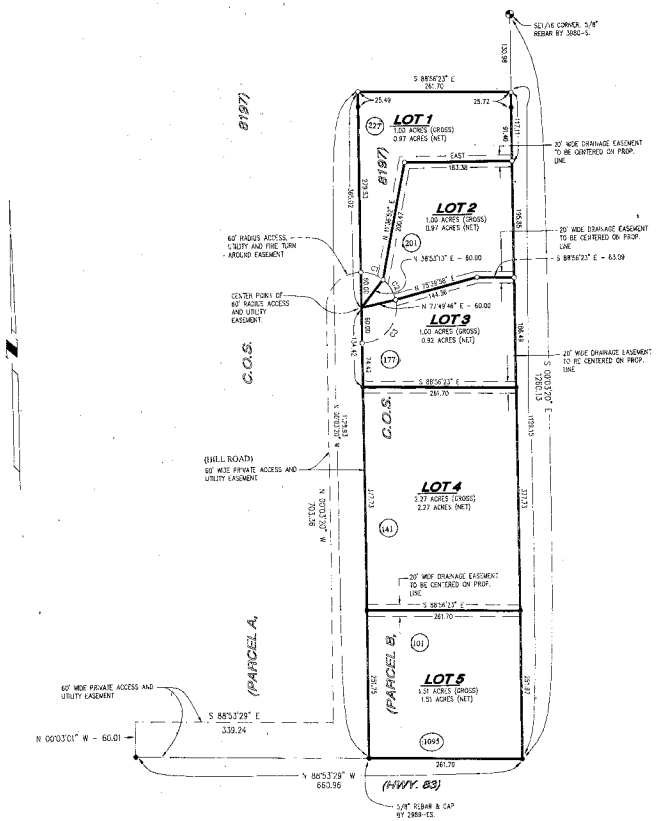
By: Larsen Engineering and Surveying, Inc., P.C.
Civil Engineering and
Land Surveying
P.O. Box 2071
780 Two Mile Drive
Kalispell, Mont. 59901
Phone: 406-752-7808

Donald R. Larsen, P.L.S.
Jeff H. Larsen, P.E., P.L.S.

SUBDIVISION PLAT
SWAN RIVER CENTER 2

SE1/4 OF SEC. 17, T. 27 N., R. 19 W.,
P.M.M., FLATHEAD CO., MONTANA

100 0 100 200 300 Feet
HORIZONTAL SCALE: 1" = 100'



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	38°56'33"	60.00	40.78	21.21	S 70°35'04" E	40.03
C2	38°56'33"	60.00	40.78	21.21	S 31°38'31" E	40.00
C3	102°06'34"	60.00	106.93	74.22	S 38°53'13" W	93.33

ACREAGE SUMMARY

LOT 1: 1.00 ACRES (GROSS)
0.97 ACRES (NET)

LOT 2: 1.00 ACRES (GROSS)
0.97 ACRES (NET)

LOT 3: 1.00 ACRES (GROSS)
0.92 ACRES (NET)

LOT 4: 2.27 ACRES (GROSS)
2.27 ACRES (NET)

LOT 5: 1.51 ACRES (GROSS)
1.51 ACRES (NET)

TOTAL: 6.78 ACRES (GROSS)
6.64 ACRES (NET)

SUBDIVISION PLAT NOTES

A. All building addresses shall be visible from the road, either at the driveway entrance or on the structure.
B. All utilities shall be extended underground.
C. Lot owners are responsible for the eradication and control of noxious weeds upon their property.

LOT 4 ENVIRONMENTAL EXEMPTION

I (We) hereby certify that Lot 4 is exempt from review by the Montana Department of Environmental Quality because it is a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, MCA, or that were exempt from such review it (1) no new facilities will be constructed on the parcel; and (2) the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption.

State of Montana)
County of Flathead)
On this 25th day of March in the year 2005 before me, personally appeared Larry W. & Carole S. Hill known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.
Ardis M. Larsen
NOTARY PUBLIC for the State of Montana
RESIDING at Kalispell
My Commission Expires 3/14/2007
ARDIS M LARSEN

NOTARIAL SEAL — STATE OF MONTANA

Owner: Hill, Larry W & Carole S.
Date: August 2003

NOTE: ALL DISTANCES ARE IN FEET

CERTIFICATE OF DEDICATION

We, the undersigned property owners, do hereby certify that we have caused to be surveyed and platted into lots all of the following described property as described in the Certificate of Dedication and shown by the annexed plat or map and situate, lying and being in the SE 1/4 of Section 17, Township 27 North, Range 19 West, P.M.M., Flathead County, Montana, and more particularly described as follows:

Commencing at the SE1/16 corner of said Section 17; thence S 00°03'20" E, 130.98 feet along the East boundary of Parcel A of C.O.S. 8197 to the TRUE POINT OF BEGINNING of the Tract of land being described; thence S 00°03'20" E, 1129.15 feet to the Southeast corner of Parcel B of C.O.S. 8197; thence N 88°53'29" W, 261.70 feet to the Southwest corner of said Parcel B; thence N 00°03'20" W, 1128.93 feet; thence S 88°56'23" E, 261.70 feet to the point of beginning. Containing 6.78 acres of land. The above described property shall be known as Swan River Center 2. Together with and subject to all easements apparent or of record.

In witness whereof we have caused our hand to be set this 30 day of March 2005
OWNER OWNER

State of Montana) SS:
County of Flathead)
On this 30th day of March in the year 2005 before me a Notary Public for the State of Montana, personally appeared Larry W. Hill Carole S. Hill known to me to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that they executed th same.
Ardis M. Larsen
NOTARY PUBLIC for the State of Montana
RESIDING at Kalispell
My Commission Expires 3/14/2007
ARDIS M LARSEN

NOTARIAL SEAL — STATE OF MONTANA

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, Robert Walsdine PT Chairman of the Board of County Commissioners of Flathead County, Montana, and Paula Robinson County Clerk of said County, do hereby certify that this accompanying plat of Swan River Center 2, Flathead County, Montana, has been submitted to the Board of Commissioners of Flathead County, Montana, for examination and has been found by them to conform to law and was approved by them at a regular meeting held on the 27 day of April 2005

Robert Walsdine PT
Chairman - Board of County Commissioners
Flathead County

Paula Robinson by Kimberly Maxey
County Clerk - Flathead County

SEAL OF FLATHEAD COUNTY — CLERK & RECORDER — STATE OF MT.

CERTIFICATE OF COUNTY ATTORNEY

This plat has been examined by the office of the County Attorney according to Section 76-3-612 (2) M.C.A. Relying upon Title report No. H 460 000 and has been approved based on information submitted by the developer and/or his agent.

3-25-05
date

UTILITY EASEMENT

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for construction, maintenance, repair and removal of their lines and other facilities in and under each area designated on this plat as "Utility Easement" to have and to hold forever. All extensions or additions to existing and future utilities shall be underground.

A ten (10) foot wide utility easement is hereby reserved for each lot of this subdivision, centered on the utility service for each lot. Said easement shall extend from the point of origin to the required service point.

In witness whereof we have caused our hand to be set this 30 day of March 2005
OWNER OWNER

State of Montana) SS:
County of Flathead)
On this 30th day of March in the year 2005 before me a Notary Public for the State of Montana, personally appeared Larry W. Hill Carole S. Hill known to me to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that they executed th same.
Ardis M. Larsen
NOTARY PUBLIC for the State of Montana
RESIDING at Kalispell
My Commission Expires 3/14/2007
ARDIS M LARSEN

NOTARIAL SEAL — STATE OF MONTANA

MONTANA — JEFF H. LARSEN 9250-ES — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

CERTIFICATE OF SURVEYOR

Jeff H. Larsen 3/9/05
REGISTERED LAND SURVEYOR REGISTRATION NUMBER 9250-ES

APPROVED: 1/25 2005
EXAMINING LAND SURVEYOR REGISTRATION NUMBER 5485

STATE OF MONTANA
COUNTY OF Flathead 7.50
FILED THIS 27 DAY OF April 2005 A.D.
AT 8:22 O'CLOCK A.M.
Paula Robinson
CLERK AND RECORDER
BY: Char Jerry
DEPUTY

INSTRUMENT RECORD NUMBER 200511711220

SHEET 1 OF 1 SHEETS

LEGEND

- SECTION CORNER (AS NOTED)
- 1/4 CORNER (AS NOTED)
- CENTER OF SECTION (AS NOTED)
- 1/16 CORNER (AS NOTED)
- FOUND 5/8" REBAR BY 3980-S (UNLESS NOTED)
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED LARSEN 9250-ES

File 4-10-39
Abst 2038

4-10-39