

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

JOB NO: 198306
DATE: October 12, 2021
COMPLETED DATE: 11/1/2022
FOR/OWNER: Cahoon Enterprises, LLC

Plat Of WHITEFISH STAGE ESTATES

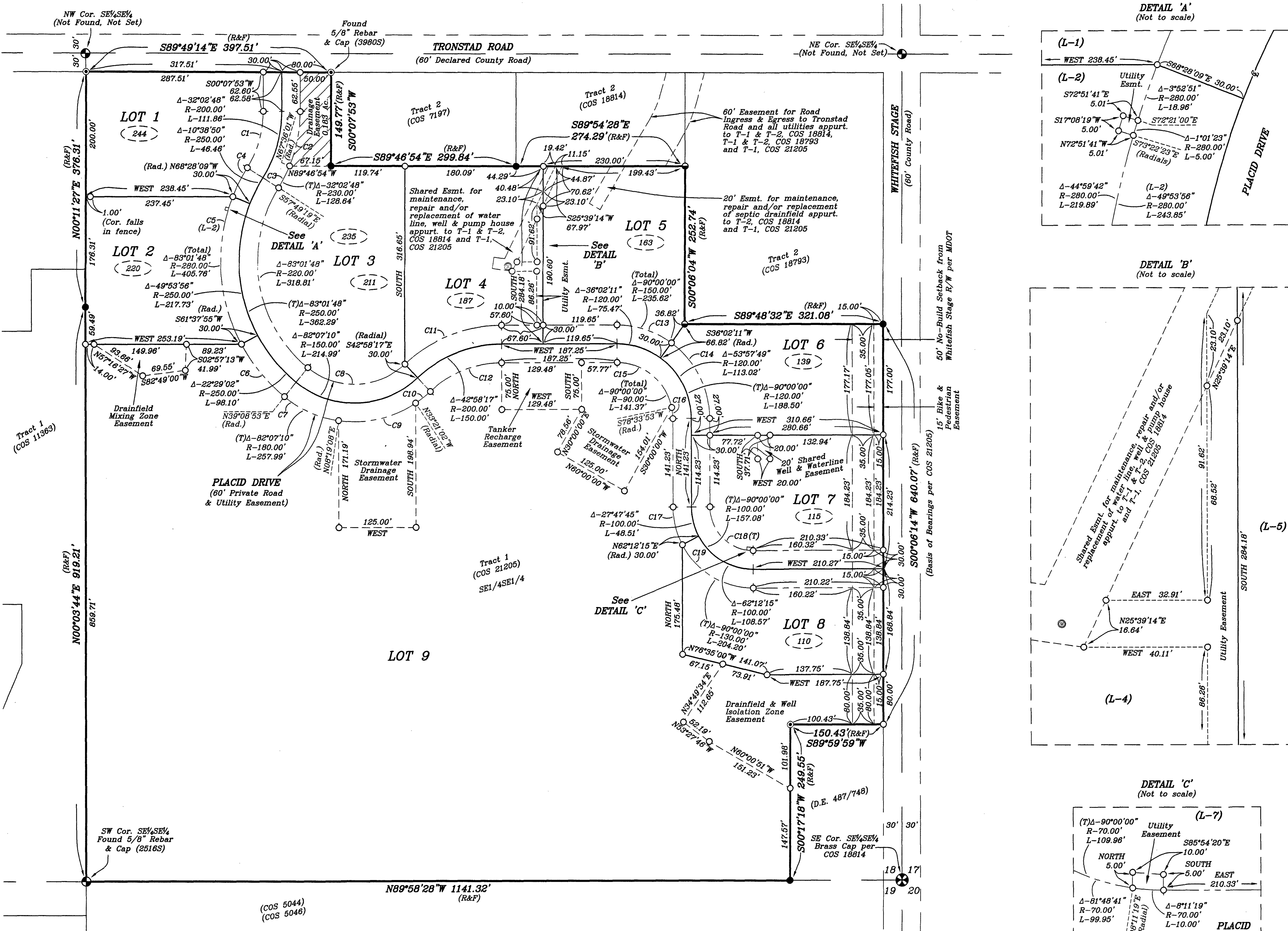
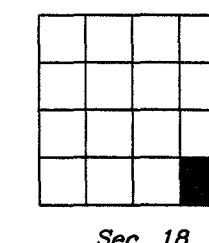
A Subdivision Located In
SE1/4SE1/4 SEC. 18, T.29N., R.21W., P.M.M., FLATHEAD COUNTY, MONTANA

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

ACREAGE TABLE

LOT	Acres (Net)	Acres (Gross)
1	1.259	1.408
2	1.236	1.395
3	1.852	2.346
4	1.381	1.538
5	1.365	1.506
6	1.230	1.337
7	1.162	1.478
8	1.037	1.268
9	19.613	20.321
Road:	2.460	
TOTAL:	32.597	

ok by CW/sc 11/1/2022



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.
- Lot 9 is an open space lot pursuant to Section 5.09 of the Flathead County Zoning Regulations and is therefore prohibited from further divisions of land. In addition, Lot 9 may be used for a single dwelling as provided for in Section 5.09.040 of the Flathead County Zoning Regulations.

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. FT1585-213190-Ann. 2, and approved based on information submitted by the developer and/or his agent.

Office of the County Attorney, Flathead County, Montana

Date: October 18, 2022

By: [Signature]

CERTIFICATE OF PARK LAND DEDICATION WAIVER AND ACCEPTANCE OF CASH IN LIEU THEREOF:

I, Dan Pagan, of Flathead County, Montana, do certify that the following order was made by the Flathead County Board of Commissioners at a meeting thereof held on the 13th day of November, 2022, and entered into the proceedings of said body to-wit: "Inasmuch as the dedication of park land within the platted area of WHITEFISH STAGE ESTATES is not desired for the reasons set forth in the adopted staff report, it is hereby ordered by the Flathead County Board of Commissioners that land dedication for park purposes be waived and that cash in lieu of park land, in the amount of Eleven Thousand Three Hundred dollars (\$11,300.00), be accepted in accordance with the provisions of 76-3-621, M.C.A."

CERTIFICATE OF COUNTY COMMISSIONERS:

We, the undersigned Panela S. Holmquist, Chairman of the Board of County Commissioners of Flathead County, Montana, and Dan Pagan, County Clerk of said County, do hereby certify that this accompanying Plat of WHITEFISH STAGE ESTATES, 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 13th day of November, 2022.

Panela S. Holmquist
Chairman - Board of County Commissioners, Flathead County

Dan Pagan
County Clerk - Flathead County

LEGEND:

- Section Corner (as noted)
- 1/16 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (192365)
- Found 5/8" Rebar & Cap (25165)
- Found 1/2" Rebar & Cap (79755)
- Found 5/8" Rebar (unless noted)
- (R) Record Information Per COS 21205
- (F) Found Information
- Existing Well
- Street Address

Curve #	Delta	Radius	Length
C1	32°02'48"	170.00'	95.08'
C2	22°16'06"	230.00'	89.39'
C3	9°46'42"	230.00'	39.25'
C4	10°38'50"	280.00'	52.03'
C5	49°53'56"	280.00'	243.85'
C6	22°29'02"	280.00'	109.88'
C7	30°49'45"	180.00'	98.85'
C8	62°07'10"	120.00'	171.99'
C9	41°40'10"	180.00'	130.91'
C10	9°37'14"	180.00'	30.22'

Curve #	Delta	Radius	Length
C11	42°58'17"	230.00'	172.50'
C12	42°58'17"	170.00'	127.50'
C13	36°02'11"	150.00'	94.34'
C14	53°57'49"	150.00'	141.28'
C15	78°33'53"	90.00'	123.41'
C16	11°28'07"	90.00'	17.96'
C17	27°47'45"	130.00'	63.07'
C18	90°00'00"	70.00'	109.96'
C19	62°12'15"	130.00'	141.14'

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 24.183.1107(2)(e)(xxiii)(B).

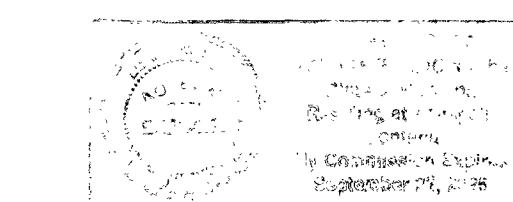
Mark Cahoon
CAHOON ENTERPRISES, LLC

By: Mark Cahoon, Managing Member

STATE OF Montana
County of Flathead

On this 30th day of September, 2022, before me, a Notary Public in and for the State of Montana, personally appeared Mark Cahoon, Managing Member known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and who duly acknowledged to me that he/she/they executed the same.

Heather M. Brown
Notary Public for the State of Montana



CERTIFICATE OF SURVEYOR

Joshua Nelson
JOSHUA NELSON 192365

APPROVED: 9-19, 2022

EXAMINING LAND SURVEYOR
Lic. No. 73285

STATE OF MONTANA) SS
COUNTY OF FLATHEAD)

FILED ON THE 18th DAY OF Nov, 2022

AT 4:04 pm, PAID FEE \$56.50

Debbie Pierson
CLERK & RECORDER

BY [Signature]
DEPUTY

INSTRUMENT REC. No. 202200028074

Plat # 20220102 Abstract# N/A

202200028094 Fees: \$56.50 by: JW

by SANDS SURV

Date 11/1/2022 Time 4:04 PM

Debbie Pierson, Flathead County Montana

SHEET 1 OF 1
FILE No. 20220102

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 SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 1 of Certificate of Survey No. 21205 (records of Flathead County, Montana) and containing 32.597 ACRES; Subject to and together with a 60 foot private road and utility easement known as Placid Drive as shown hereon; Subject to and together with a drainage easement as shown hereon; Subject to and together with a 15' bike and pedestrian easement as shown hereon; Subject to and together with a 20 foot shared well and waterline easement as shown hereon; Subject to and together with utility easements as shown hereon; Subject to and together with a drainfield and well isolation zone easement as shown hereon; Subject to and together with stormwater drainage easements as shown hereon; Subject to and together with a drainfield mixing zone easement as shown hereon; Subject to and together with a tanker recharge easement as shown hereon; Subject to a 50 foot no-build setback from the westerly R/W of Whitefish Stage as shown hereon; Together with a 60 foot easement for road ingress and egress to Tronstad Road and all utilities as shown hereon; Subject to and together with a shared easement for maintenance, repair and/or replacement of water line, well and pump house as shown hereon; Subject to and together with a 20 foot easement for maintenance, repair and/or replacement of septic drainfield as shown hereon; Subject to and together with all appurtenant easements of record.

The above described tract of land shall hereafter be known as:
WHITEFISH STAGE ESTATES

CERTIFICATE OF PRIVATE ROADWAYS:

The roadway shown as PLACID DRIVE on this plat is intended to be private in all respects. It is hereby dedicated forever to be for the use of the owners (and their successors in interest) of the lots described on this plat. The owners (and their successors in interest) of the lots described on this plat will provide for the all-season maintenance of said PLACID DRIVE by the creation of a Corporation or Home Owners Association to administer and fund the maintenance. It is understood and agreed that the value of each lot described on this plat is enhanced by the private, exclusive nature of said PLACID DRIVE. Excepting and reserving the right to use all roadways within the plat of WHITEFISH STAGE ESTATES by the owners of the lots in this phase, the developer, his heirs and assigns, and any and all previous and future phases or subdivisions submitted by the developer. Per Flathead County Subdivision Regulations, subdivision roads shall be designated as public access easements.

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, electric 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.

LOT 9 is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102(22).