L.1=0006548 L.2=0505065

01/31/20 FF

For: SC Homes, LLC

Owner: SC Homes, LLC

Date: October 2018

RAB SURVEYS, LLC
330 GOODRICH ROAD
KALISPELL, MT 59901
406-756-5779

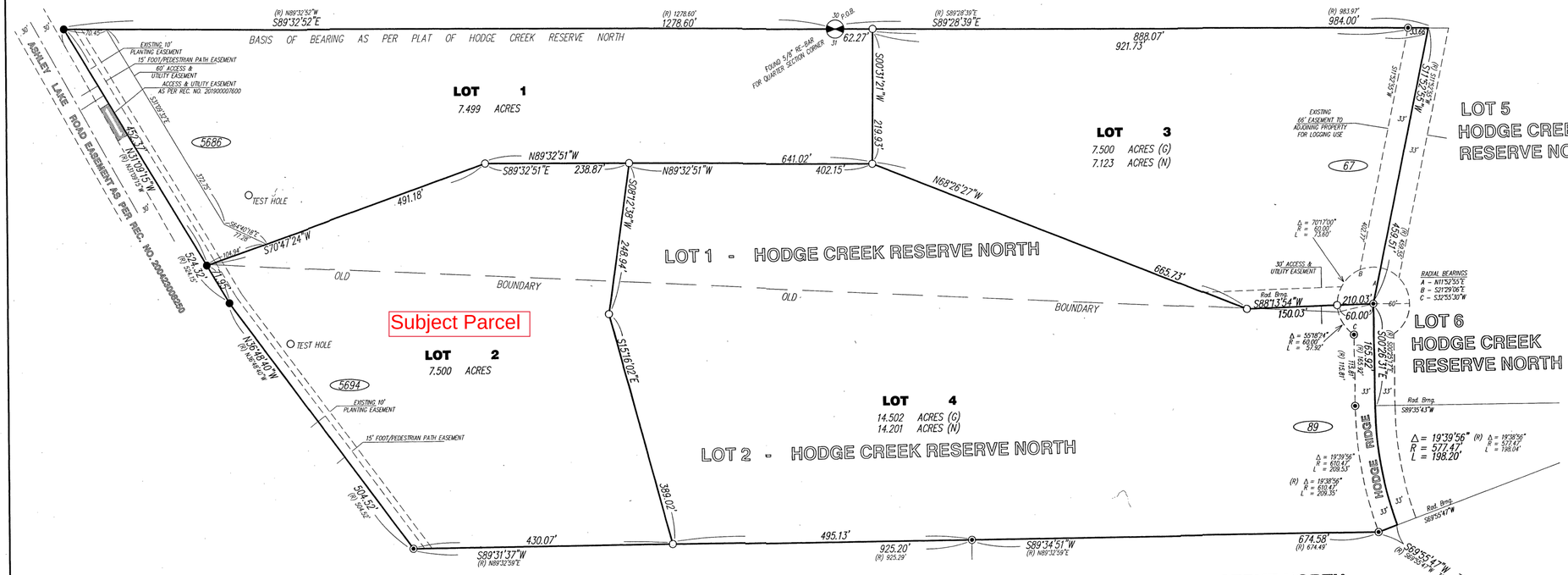
PLAT OF

EAGLE VIEW RIDGE SUBDIVISION

BEING AN AMENDED PLAT OF LOTS 1 & 2 OF HODGE CREEK RESERVE NORTH
LOCATED IN THE NE 1/4 OF THE NW 1/4 AND IN THE NW 1/4 OF THE NE 1/4 OF SECTION 31, T28N, R23W, PM,M,
FLATHEAD COUNTY, MONTANA

NOTE: NO SEARCH HAS BEEN MADE FOR EASEMENTS OTHER THAN THOSE SHOWN AFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

SHEET 1 OF 1 SHEETS



LOT 1 - HODGE CREEK RESERVE NORTH

LOT 2 - HODGE CREEK RESERVE NORTH

LOT 3 - HODGE CREEK RESERVE NORTH

LOT 4 - HODGE CREEK RESERVE NORTH

NOTES APPLICABLE TO ALL LOTS:

A. 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 ENTERENCE OR ON THE HOUSE. HOUSE NUMBERS SHALL BE AT LEAST FOUR INCHES IN LENGTH PER NUMBER.

B. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

C. 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.

D. SOLID WASTE REMOVAL FOR ALL LOTS SHALL BE PROVIDED BY A CONTRACTED SOLID WASTE HAULER.

E. LOT OWNERS ARE BOUND BY THE WEED CONTROL PLAN TO WHICH THE DEVELOPER AND THE FLATHEAD COUNTY WEED DEPARTMENT AGREED.

F. THIS SUBDIVISION IS LOCATED IN THE WILDLAND URBAN INTERFACE WHERE WILDFIRES CAN AND DO OCCUR.

G. ONLY CLASS A AND CLASS B FIRE-RATED ROOFING MATERIALS ARE ALLOWED.

H. FIREWISE DEFENSIBLE SPACE STANDARDS SHALL BE INCORPORATED AROUND ALL PRIMARY STRUCTURES AND IMPROVEMENTS.

I. 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 AE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

SCALE: 1"=100'
0 50 100 150 200 250

FOUND 5/8" RE-BAR FOR QUARTER CORNER
FOUND 5/8" RE-BAR AS PER PLAT OF HODGE CREEK RESERVE NORTH SUBDIVISION
FOUND 5/8" RE-BAR BY "DOYLE 25165"
SET 5/8" RE-BAR WITH SURV-CAP MARKED "RAB 10009S"
OLD BOUNDARY LINES
(R) RECORD BEARINGS AND DISTANCES AS PER PLAT OF HODGE CREEK RESERVE NORTH
P.O.B. POINT OF BEGINNING
5686 HOUSE ADDRESS

CERTIFICATE OF DEDICATION

WE, S C HOMES, LLC, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING LAND IN FLATHEAD COUNTY, TO-WIT:

LOTS 1 AND 2 OF HODGE CREEK RESERVE NORTH LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 23 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 INDICATED BY A FOUND RE-BAR MONUMENT AND WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE ON AND ALONG THE EXTERIOR BOUNDARIES OF SAID LOTS 1 AND 2, THE FOLLOWING TEN (10) COURSES;

S89°28'39"E, A DISTANCE OF 984.00 FEET TO A POINT; S11°52'55"W, A DISTANCE OF 459.51 FEET TO A POINT; S00°26'31"E, A DISTANCE OF 165.92 FEET TO A POINT AND WHICH POINT IS A POINT OF CURVATURE; SOUTHEASTERLY, ON A NON-TANGENT CURVE TO THE RIGHT (DELTA = 19°39'56", RADIUS = 577.47 FEET AND RADIAL BEARING = N89°35'43"E), AN ARC DISTANCE OF 198.20 FEET TO A POINT; S89°55'47"W, A DISTANCE OF 33.00 FEET TO A POINT; S89°34'51"W, A DISTANCE OF 674.58 FEET TO A POINT; S89°31'37"W, A DISTANCE OF 925.20 FEET TO A POINT; N36°48'40"W, A DITANCE OF 504.52 FEET TO A POINT; N31°09'15"W, A DISTANCE OF 524.32 FEET TO A POINT; S89°32'52"E, A DISTANCE OF 1278.60 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINS 37.001 ACRES OF LAND ALL AS SHOWN HEREON.
SUBJECT TO AND TOGETHER WITH EASEMENTS AS SHOWN HEREON.
SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS EAGLE VIEW RIDGE SUBDIVISION.

THE UNDERSIGNED HEREBY GRANTS TO EACH AND EVERY PERSON, FIRM, OR CORPORATION, EITHER 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 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.

S C HOMES, LLC
BY: _____

STATE OF MONTANA)
SS.
COUNTY OF FLATHEAD)
By Joel Silver of SC Homes, LLC
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 10, 2020.

Christine Griffin
PRINTED NAME Christine Griffin
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Columbia Falls, MONTANA
MY COMMISSION EXPIRES 10/22/2021

CHRISTINE GRIFFIN
NOTARY PUBLIC for the
STATE OF MONTANA
Residing in Columbia Falls, Montana
My Commission Expires
December 22, 2021

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, Pamela J. Holmquist CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA AND Maria Alberton COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF EAGLE VIEW RIDGE SUBDIVISION, 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 LAW AND IS HEREBY APPROVED.

Pamela J. Holmquist
CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS
FLATHEAD COUNTY, MONTANA

M. Alberton 03/12/2020
COUNTY CLERK
FLATHEAD COUNTY, MONTANA

SEAL OF FLATHEAD COUNTY COMMISSIONERS OFFICE 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), MCA, RELYING UPON TITLE REPORT NO. 880-157-FT AND APPROVED BASED ON INFORMATION SUBMITTED BY THE DEVELOPER OR HIS AGENT.

Caitlin Overland
OFFICE OF THE COUNTY ATTORNEY
FLATHEAD COUNTY, MONTANA

MONTANA
ROBERT A. BROWN
No. 10009LS
LICENSED PROFESSIONAL LAND SURVEYOR

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT, AND CANNOT BE RELIED UPON IN WHOLE OR IN PART.

Robert A Brown 1-23-2020
ROBERT A. BROWN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 10009LS

APPROVED: 1-21, 2020

DAWN MARQUARDT
EXAMINING LAND SURVEYOR
REGISTRATION NUMBER 7918S

STATE OF MONTANA)
SS
COUNTY OF FLATHEAD)

$55.00

FILED ON THE 12 DAY OF March, 2020
AT 12:10 O'CLOCK P.M.
Debbie Pierson
COUNTY CLERK AND RECORDER
BY M Wiberg
DEPUTY

Document Number: 202000006572
Plat : 20200026
ABST: 2729

Plat # 20200026 Abstract# 2729
202000006572 Fees: $55.00 by: MW
by 406 ENGINEERING
Date 3/12/2020 Time 12:10 PM
Debbie Pierson, Flathead County Montana