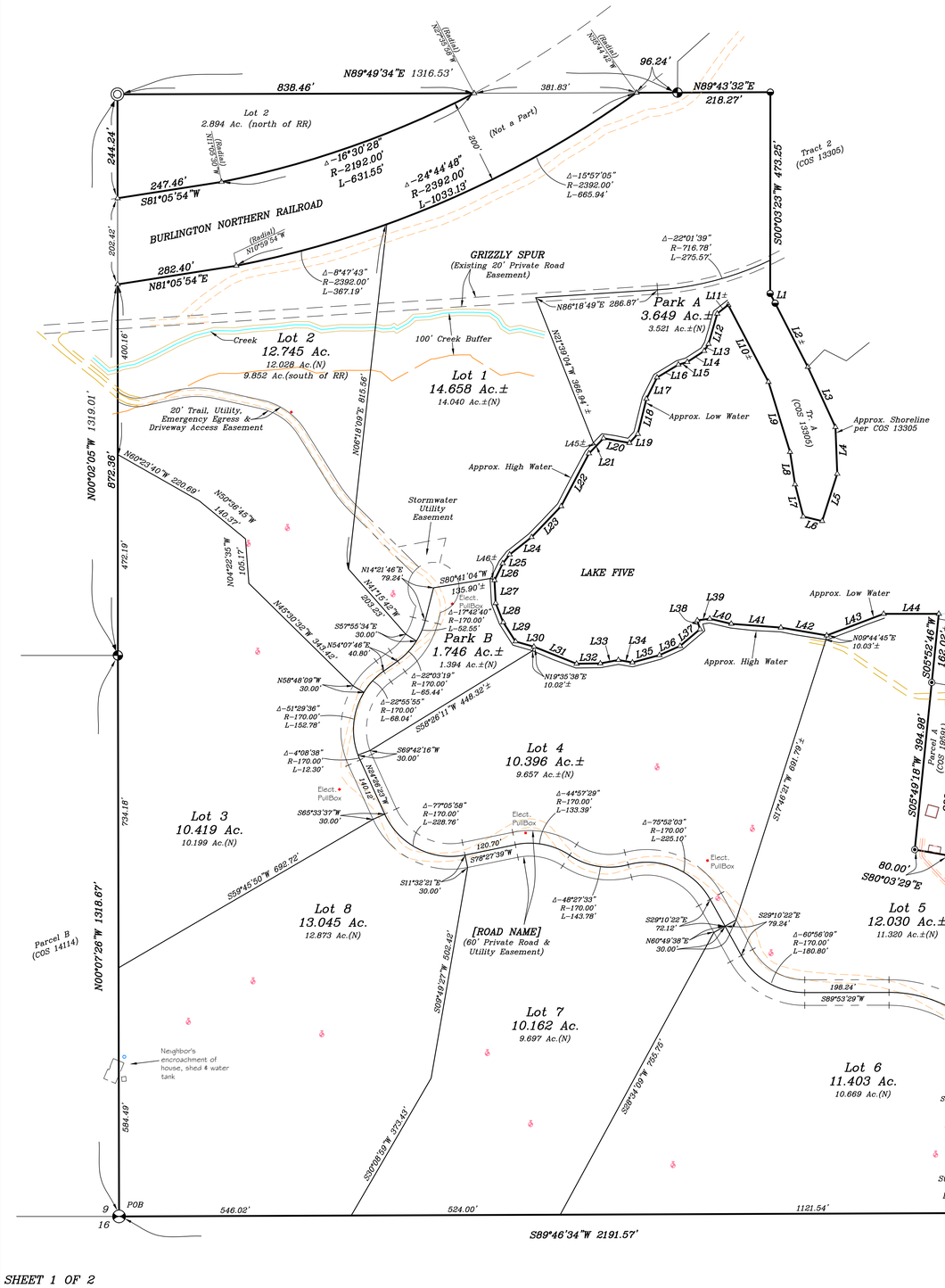
By: **SANDS SURVEYING, Inc.**
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 536304
DATE: May 4, 2026
UPDATED: May 28, 2026
FOR/OWNER: Ridenour Family LLC

Preliminary Plat Of
HAROLD'S ACRES
Located in
SE1/4 SEC. 9, T.31N., R.19W., P.M.,M., FLATHEAD COUNTY, MONTANA

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



Acreage Table:

Lots:	Size Gross: (Acres)	Size Net: (Acres)
1	14.658	14.040
2	12.745	12.028
3	10.419	10.199
4	10.396	9.657
5	12.030	11.320
6	11.403	10.669
7	10.162	9.697
8	13.045	12.873
Total Lots:	94.858	90.483
Park A	3.649	3.521
Park B	1.746	1.394
Total Parks:	5.396	4.915
Grizzly Spur		0.710
Interior Roads		3.739
Trail/Util. Esmnt.		0.407
Total Roads:		4.857
Total:	100.254	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°39'58"E	25.72'
L2	S27°07'27"E	168.22'
L3	S24°37'45"E	155.81'
L4	S2°11'44"E	109.68'
L5	S17°39'38"W	116.70'
L6	N76°40'06"W	45.61'
L7	N14°20'01"W	78.31'
L8	N8°53'24"W	76.94'
L9	N17°05'01"W	172.27'
L10	N27°37'06"W	204.24'
L11	S51°35'40"W	32.94'
L12	S16°03'49"W	74.11'
L13	S30°58'08"W	19.33'
L14	S56°59'30"W	47.56'
L15	S73°43'10"W	21.86'
L16	S58°44'56"W	58.53'
L17	S26°33'43"W	56.05'
L18	S13°46'07"W	84.81'
L19	S42°57'40"W	28.85'
L20	N79°47'52"W	61.93'
L21	S43°51'13"W	49.57'
L22	S27°44'23"W	140.27'
L23	S43°48'37"W	100.68'
L24	S51°35'25"W	65.69'
L25	S37°50'42"W	26.41'
L26	S26°02'56"W	44.29'
L27	S3°04'20"E	53.74'
L28	S21°31'33"E	48.32'
L29	S32°43'16"E	53.67'
L30	S74°05'20"E	44.88'
L31	S68°13'06"E	107.91'
L32	N89°16'29"E	55.94'
L33	N79°19'34"E	43.13'
L34	S80°16'34"E	33.56'
L35	N74°49'15"E	65.92'
L36	N66°09'45"E	53.07'
L37	N49°51'17"E	60.84'
L38	N16°22'14"W	22.02'
L39	N82°44'09"E	29.50'
L40	S76°42'52"E	51.99'
L41	S85°39'57"E	116.98'
L42	S80°15'15"E	109.33'
L43	N69°16'10"E	143.20'
L44	N89°58'31"E	129.66'
L45	S46°08'47"E	10.00'
L46	S63°57'04"E	10.00'

DESCRIPTION:

A TRACT OF LAND, SITUATED, LYING AND BEING IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 19 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at the southwest corner of the Southeast Quarter of Section 9, Township 31 North, Range 19 West, P.M.,M., Flathead County, Montana, which is a found brass cap; Thence along the west boundary of said SE1/4 the following two (2) courses: N00°07'26"W 1318.67 feet to a found aluminum cap; N00°02'05"W 1319.01 feet to a found aluminum cap; Thence along the north boundary of said SE1/4 N89°49'34"E 838.46 feet to the northerly R/W of Burlington Northern Railroad, which is on a 2192.00 foot radius curve, concave northwesterly (radial bearing N27°35'58"W); Thence southwesterly along said curve and along said R/W through a central angle of 16°30'28" an arc length of 631.55 feet; Thence continuing along said R/W S81°05'54"W to the west boundary of said SE1/4; Thence along said boundary S00°02'05"E 202.42 feet to the southerly R/W of said Burlington Northern Railroad; Thence along said R/W the following two (2) courses: N81°05'54"E 282.40 feet to the P.C. of a 2392.00 foot radius curve, concave northwesterly (radial bearing N17°59'54"W); northeasterly along said curve through a central angle of 24°44'48" an arc length of 1033.13 feet to the north boundary of said SE1/4; Thence along said north boundary the following two (2) courses: N89°49'34"E 96.24 feet to a found aluminum cap; N89°43'32"E 218.27 feet to a found iron pin; Thence S00°03'23"W 473.25 feet to a found iron pin; Thence S27°39'58"E 25.72 feet to a found iron pin; Thence S27°07'27"E 168.22 feet, more or less, to the shoreline of Lake Five; Thence along said shoreline the following eight (8) courses: S24°37'45"E 155.81 feet; S02°11'44"E 109.68 feet; S17°39'38"W 116.70 feet; S76°40'06"W 45.61 feet; N14°20'01"W 78.31 feet; N08°53'24"W 76.94 feet; N17°05'01"W 172.27 feet; N27°37'06"W 204.24 feet, more or less, to the low water mark of said Lake Five; Thence along said low water mark the following thirty-four (34) courses: S51°35'40"W 32.94 feet; S16°03'49"W 74.11 feet; S30°58'08"W 19.33 feet; S56°59'30"W 47.56 feet; S73°43'10"W 21.86 feet; S58°44'56"W 58.53 feet; S26°33'43"W 56.05 feet; S13°46'07"W 84.81 feet; S42°57'40"W 28.85 feet; N79°47'52"W 61.93 feet; S43°51'13"W 49.57 feet; S27°44'23"W 140.27 feet; S43°48'37"W 100.68 feet; S51°35'25"W 65.69 feet; S37°50'42"W 26.41 feet; S26°02'56"W 44.29 feet; S03°04'20"E 53.74 feet; S21°31'33"E 48.32 feet; S32°43'16"E 53.67 feet; S74°05'20"E 44.88 feet; S68°13'06"E 107.91 feet; N89°16'29"E 55.94 feet; N79°19'34"E 43.12 feet; S80°16'34"E 33.56 feet; N74°49'15"E 65.92 feet; N66°09'45"E 53.07 feet; N49°51'17"E 60.84 feet; N16°22'14"W 22.02 feet; N82°44'09"E 29.50 feet; S76°42'52"E 51.99 feet; S85°39'57"E 116.98 feet; S80°15'15"E 109.33 feet; N69°16'10"E 143.20 feet; N89°58'31"E 129.66 feet; Thence leaving said low water mark S05°49'18"W 162.02 feet, more or less, to a found iron pin; Thence S05°49'18"W 394.98 feet to a found iron pin; Thence S80°03'29"E 80.00 feet to a found iron pin; Thence N05°46'19"E 288.96 feet to a found iron pin; Thence N89°54'55"E 125.25 feet to a found iron pin; Thence N89°56'35"E 129.58 feet to a found iron pin; Thence S06°15'42"W 377.97 feet to a found iron pin; Thence S00°02'28"W 751.76 feet to a found iron pin on the south boundary of said SE1/4; Thence along said boundary S89°46'34"W 2191.57 feet to the point of beginning and containing 100.254 ACRES; Subject to and together with all appurtenant easements shown hereon and of record.

Sec. 19

Notes:
Basis of Bearings: Geodetic North per static GPS single-point calibration

Vertical Datum: NAVD88 (per SSI GPS observation, processed by NGS OPUS using Geoid 18)

The contours shown were generated from Aerial LiDAR Project Flathead_2021_Phase3_5 ground point data. Collection Dates August/September 2021.

Contour Interval: 1 foot

No 100 year floodplain on the subject property according to FEMA FIRM Panel 30029C1135G. Effective Date 9/28/2007

Wetland areas shown hereon are approximate from the U.S. Fish & Wildlife Service National Wetlands Inventory

N

SANDS SURVEYING INC

LEGEND:

- 1/4 Corner – Found 2 1/2" Brass Cap (2343S)
- Center Section – Found 3 1/4" Alum. Cap (BLM 1981)
- 1/16 Corner – Found 3 1/4" Alum. Cap (BLM 1981)
- Found 5/8" Rebar & Cap (7328S)
- Found 1/2" Rebar & Cap (7975S)
- Found 5/8" Rebar & Cap (9344LS)
- Found 3/4" Rebar
- Angle Point, Nothing Found or Set

POB Point of Beginning

- Building Corner
- Overhang
- Edge of Gravel
- Creek centerline
- Approx. High Water Mark
- Elect. PullBox
- Test Hole

VICINITY MAP
(Not to Scale)

