

3-E-3

PL-01
#10
#11



PLAT OF EMERALD POINT ON ASHLEY LAKE No. 3 A SUBDIVISION LOCATED IN W1/2 SECTION 1, T.28N., R.24W., P.M.M., FLATHEAD COUNTY, MONTANA

FROM THE OFFICE: BRIEN SURVEYING, Inc.
P.O. BOX 160
SOMERS, MT 59932
(406) 457-3563
FOR: CLEARWATER DEVELOPMENT LTD PARTNERSHIP
DATE: JUNE 6, 2001
PURPOSE: MAJOR SUBDIVISION

"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles

CERTIFICATE OF DEDICATION
(We) the undersigned property owners do hereby certify that (we) have caused to be surveyed and platted into lots and private easements all of the following described property and so shown for the annexed plat, to wit:

A tract of land in the W1/2 of Section 1, Township 28 North Range 24 West, P.M.M., Flathead County, described as follows: Commencing at the northwest corner of said Section 1, said corner being the TRUE POINT OF BEGINNING of the tract of land herein described. Thence S29°21'04"E 1637.70 feet. Thence S29°21'07"W 263.23 feet. Thence S70°22'25"W 508.84 feet. Thence S28°13'13"E 724.20 feet. Thence S24°27'57"W 528.70 feet. Thence along a curve to the left with a radial bearing of S25°32'32"E, a radius of 580.00 feet, through a central angle of 23°57'47", for an arc length of 348.50 feet to a point with a radial bearing of N0°20'20"W. Thence S29°28'40"W 182.13 feet. Thence along a curve to the left with a radial bearing of S29°20'20"E, a radius of 445.00 feet, through a central angle of 28°18'08", for an arc length of 245.15 feet to a point with a radial bearing of S27°13'38"W. Thence S27°48'22"E 85.88 feet to a point on the south right-of-way of North Ashley Lake Road. Thence along said right-of-way N56°05'15"E 40.33 feet. Thence N27°48'22"W 78.42 feet. Thence along a curve to the right with a radial bearing of N62°13'35"E, a radius of 105.00 feet, through a central angle of 2°14'05", for an arc length of 18.74 feet to a point with a radial bearing of N29°36'30"W. Thence N30°29'40"E 153.15 feet. Thence along a curve to the right with a radial bearing of S25°32'32"E, a radius of 580.00 feet, through a central angle of 23°57'47", for an arc length of 348.50 feet to a point with a radial bearing of S29°28'40"W. Thence S29°28'40"W 182.13 feet. Thence along a curve to the right with a radial bearing of S29°20'20"E, a radius of 445.00 feet, through a central angle of 28°18'08", for an arc length of 245.15 feet to a point on the high water of Ashley Lake. Thence along said high water the following courses: S77°11'19"W 94.42 feet. S80°42'11"W 130.00 feet. S27°40'50"W 104.40 feet. S29°20'20"E 100.00 feet. S29°08'05"E 111.71 feet. S28°44'44"W 124.17 feet. S27°12'10"W 118.04 feet. S28°24'43"W 138.65 feet. S28°48'39"W 129.14 feet. S28°18'39"W 123.82 feet. S10°30'20"W 90.18 feet. S81°34'30"W 11.01 feet. S29°28'40"W 96.16 feet. S71°28'39"W 113.87 feet. S78°57'59"W 79.86 feet. S86°13'17"W 105.63 feet. S28°45'19"W 96.37 feet. S29°29'39"W 96.82 feet. S29°06'22"W 118.10 feet. S28°38'57"E 83.62 feet. S28°40'25"W 103.37 feet. S75°12'38"W 88.46 feet. S78°57'10"W 87.34 feet. S27°18'52'77" feet to a point on the west boundary of said Section 1. Thence along said west boundary the following courses: N0°20'25"E 1128.38 feet. N0°20'00"E 763.70 feet. N0°23'53"E 1325.18 feet. N0°15'25"E 1262.45 feet to the point of beginning containing 96.441 acres more or less, being subject to and together with all appurtenant easements shown and of record. Generally extends to low water per 70-16-201 and 70-20-201 (5), M.C.A.

The above described tract of land is to be known and described as EMERALD POINT ON ASHLEY LAKE No. 3, and the lands included in all streets shown on this plat shall be open to public use.

(We) further waive the right of protest to a Rural Special Improvement District (RSID) for just abatement of North Ashley Lake Road.

DECLARATION OF PRIVATE ROADWAY
The roadway shown on this plat as EMERALD COVE, is hereby dedicated to the use of the owners (and successors in interest) of the lots shown in this plat, for ingress, egress and all utility purposes, but shall be open to public use. It is understood and agreed upon by the public authorities that the owners (and successors in interest) of the lots shown in this plat will provide for the all season maintenance of the private roadway by the creation of an association to administer and fund the maintenance. This dedication is made with the express understanding that the private roadway will not be maintained by any governmental agency or public authority.

CERTIFICATE OF 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 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 said and hold forever.

NOTARIAL STATEMENT
On this 6th day of June, 2001, before me, a Notary Public in and for the State of Montana, personally appeared Mike Runson, the Director of CLEARWATER DEVELOPMENT LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and who duly acknowledged to me that he executed the same.



CERTIFICATE OF COUNTY COMMISSIONERS
We, the undersigned Chairman of the Board of County Commissioners and the County Clerk and Recorder of Flathead County, Montana, do hereby certify that the accompanying plat of EMERALD POINT ON ASHLEY LAKE No. 3, Flathead County, Montana, has been submitted to the Board of County Commissioners of Flathead County, Montana, for examination and as been found by them to conform to law and was approved by them at their regular meeting held on the 5th day of June, 2001.

Chairman, Board of County Commissioners
Dennis W. Vanderveld
Flathead County Clerk and Recorder
Linda M. Page, County Recorder

CERTIFICATE OF COUNTY ATTORNEY
This plat has been examined by the Office of the County Attorney, Flathead County, Montana, and approved based on information submitted by the developer and/or his agent.

- REQUIREMENTS FOR EMERALD POINT ON ASHLEY LAKE No. 3**
- 1) All house numbers will be visible from the road, either at the drive entrance or on the house.
 - 2) All utilities shall be placed underground.
 - 3) All driveways shall be less than 10% grade. The driveways on Lots 44, 45 & 46 shall be approved by the local fire chief prior to construction.
 - 4) Only Class A or B fire-retardant materials are allowed.
 - 5) Lot owners shall provide a defensible space vegetation reduction around all primary structures as indicated in Flathead County Subdivision Regulations.
 - 6) On Lots 46 through 48, lands steeper than 30% slope shall be retained in a natural state with no new structures, roadway, excavation, fill or major vegetation removal, except for construction specifically permitted by the Flathead County Lakeshore Regulations. Setbacks from steep slopes shall be 10 feet from the crest of the 30% slope.

CERTIFICATE OF RECORDOR
DANIEL P. BRIEN, PLS 76815
President
APPROVED: 6/11/01
EXAMINING LAND SURVEYOR
REG No. 54385
STATE OF MONTANA
COUNTY OF FLATHEAD) SS
FILED ON THE 12 DAY of JUNE, 2001
at 11:00 AM in the City of Missoula, MT
by: Mike Runson
CLERK & RECORDOR
DEPUTY
INSTRUMENT REC. NO. 200122509400
SHEET 2 OF 2

2007-Flathead-15247-2007

FOUND 3&1/4" ALUMINUM CAP PER CORNER RECORD

OPEN SPACE 13.826 Ac.

20' UTILITY EASEMENT

10' UTILITY EASEMENT

NTY ROAD
338-08550
Y LAKE ROAD

E
GROSS (Ac.)

- 1.3024
- 1.6944
- 1.8944
- 1.5574
- 1.4694
- 1.6364
- 1.5704
- 1.3454
- 1.0784
- 1.2024
- 1.0434
- 0.9564
- 1.5164
- 5.8554
- 6.0994
- 8.5894

57.630

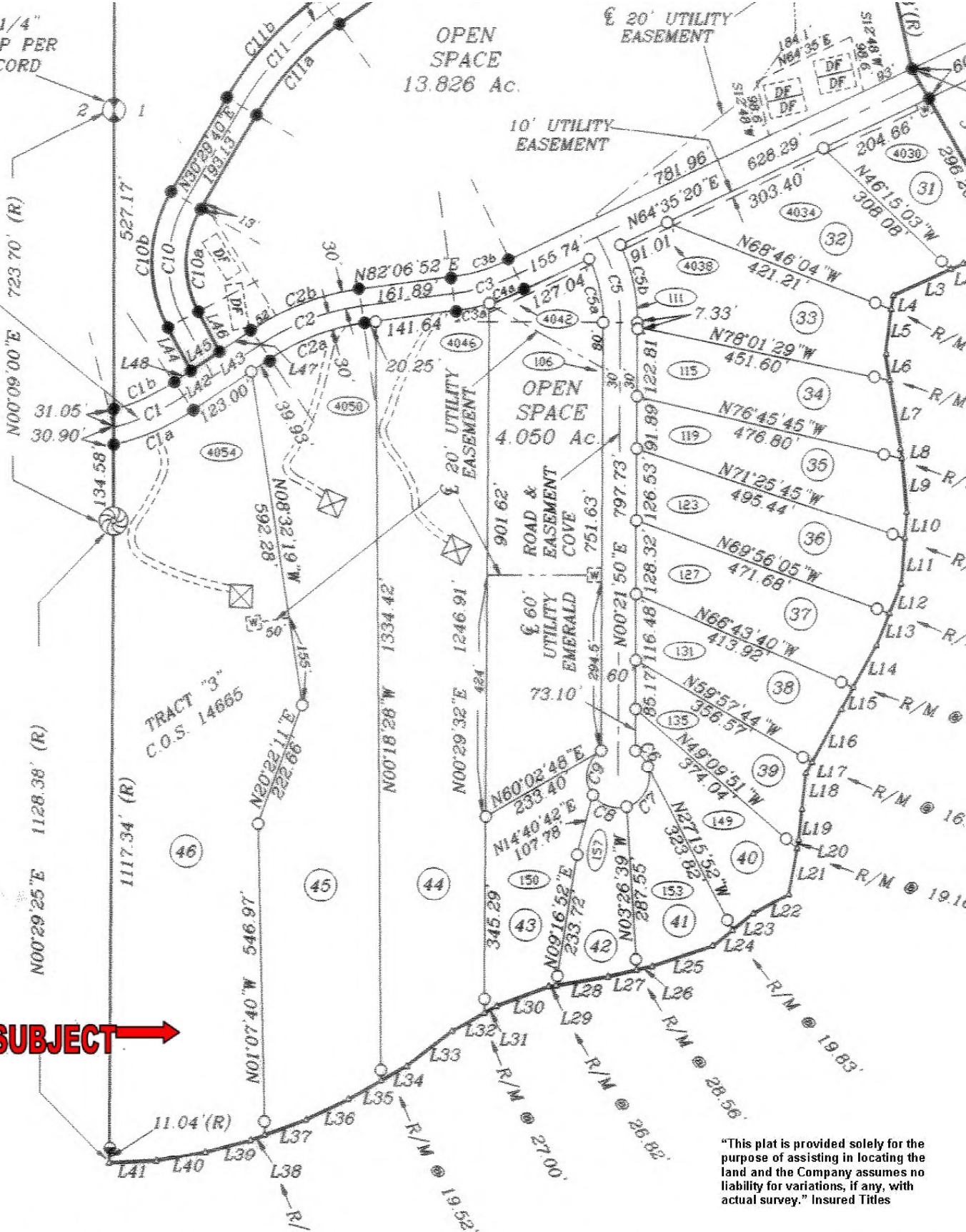
96.441

SUBJECT →

TRACT "3"
C.O.S. 14865

OPEN SPACE 4.050 Ac.

ROAD & UTILITY EASEMENT
EMERALD COVE



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Note: OWNERS
Per 70-16-20

for Phase No. 3 is 3.558 Ac.
3.558 = 0.2224 Ac. added to
for Gross acreage for each Lot.

ASHLEY

PLAT OF
EMERALD POINT ON ASHLEY LAKE No. 3
 A SUBDIVISION LOCATED IN
 W1/2 SECTION 1, T.28N., R.24W., P.M.M., FLATHEAD COUNTY, MONTANA

FROM THE OFFICE: BRIEN SURVEYING, Inc.
 P.O. BOX 160
 SOMERS, MT 59932
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FOR: CLEARWATER DEVELOPMENT LTD PARTNERSHIP
 DATE: JUNE 6, 2001
 PURPOSE: MAJOR SUBDIVISION



CURVE TABLE

Leg	Bearing	Delta	Radius	Arc Length	Radial Bearing Out
C1	N141°32'30" W	19°42'13"	391.09	134.48	S33°54'45" E
C2	S33°54'45" E	26°01'37"	480.67	191.09	N07°53'08" W
C3	N07°53'08" W	17°31'38"	379.80	116.17	S25°24'40" E
C4	S25°24'40" E	31°13'28"	294.10	159.04	S89°38'10" E
C5	S89°38'10" E	37°40'47"	55.00	36.17	N33°25'10" E
C6	N33°25'10" E	9°38'39"	55.00	39.70	N71°05'57" E
C7	N71°05'57" E	69°15'18"	55.00	66.48	S15°27'24" E
C8	S15°27'24" E	83°30'35"	55.00	89.76	S53°47'54" W
C9	S53°47'54" W	58°16'02"	215.00	216.65	N59°30'20" W
C10	N59°30'20" W	23°57'47"	550.00	230.03	N35°32'33" W
C11	N35°32'33" W	20°44'46"	421.09	152.47	S33°54'45" E
C12	S33°54'45" E	26°01'37"	390.67	177.46	N07°53'08" W
C13	N07°53'08" W	17°31'38"	379.80	116.17	S25°24'40" E
C14	S25°24'40" E	31°13'28"	294.10	159.04	S89°38'10" E
C15	S89°38'10" E	37°40'47"	55.00	36.17	N33°25'10" E
C16	N33°25'10" E	9°38'39"	55.00	39.70	N71°05'57" E
C17	N71°05'57" E	69°15'18"	55.00	66.48	S15°27'24" E
C18	S15°27'24" E	83°30'35"	55.00	89.76	S53°47'54" W
C19	S53°47'54" W	58°16'02"	215.00	216.65	N59°30'20" W
C20	N59°30'20" W	23°57'47"	550.00	230.03	N35°32'33" W
C21	N35°32'33" W	20°44'46"	421.09	152.47	S33°54'45" E
C22	S33°54'45" E	26°01'37"	390.67	177.46	N07°53'08" W
C23	N07°53'08" W	17°31'38"	379.80	116.17	S25°24'40" E
C24	S25°24'40" E	31°13'28"	294.10	159.04	S89°38'10" E
C25	S89°38'10" E	37°40'47"	55.00	36.17	N33°25'10" E
C26	N33°25'10" E	9°38'39"	55.00	39.70	N71°05'57" E
C27	N71°05'57" E	69°15'18"	55.00	66.48	S15°27'24" E
C28	S15°27'24" E	83°30'35"	55.00	89.76	S53°47'54" W
C29	S53°47'54" W	58°16'02"	215.00	216.65	N59°30'20" W
C30	N59°30'20" W	23°57'47"	550.00	230.03	N35°32'33" W
C31	N35°32'33" W	20°44'46"	421.09	152.47	S33°54'45" E

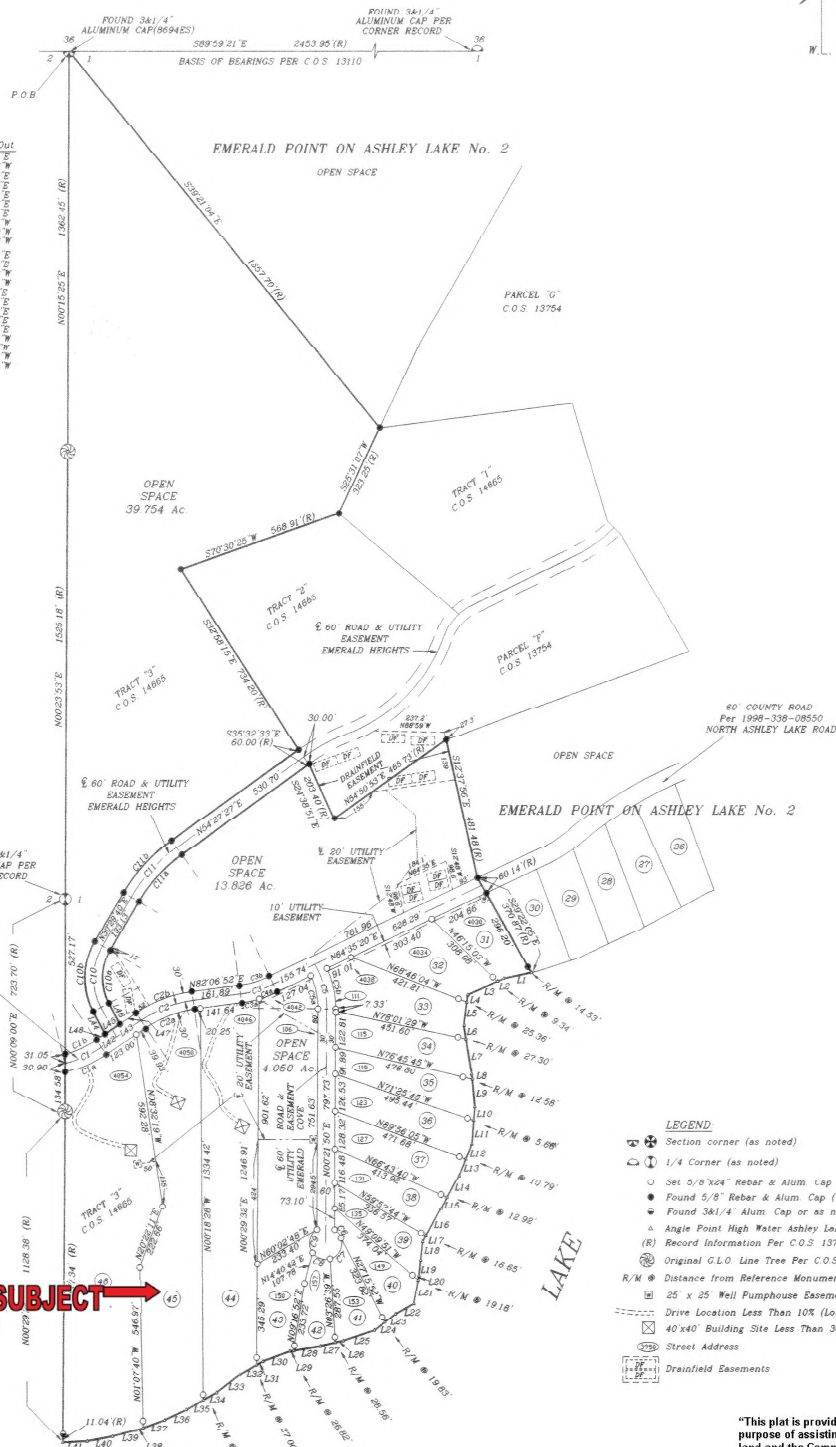
LINE TABLE

Leg	Bearing	Distance
L1	S77°47'19" W	94.45
L2	S85°45'15" W	110.44
L3	S85°45'15" W	110.44
L4	S07°40'55" W	24.56
L5	S07°40'55" W	79.20
L6	S09°22'08" E	46.08
L7	S09°22'08" E	163.72
L8	S05°04'05" E	16.26
L9	S05°04'05" E	95.43
L10	S04°24'44" W	45.57
L11	S04°24'44" W	79.60
L12	S22°14'12" W	61.64
L13	S22°14'12" W	61.64
L14	S28°54'43" W	43.29
L15	S28°54'43" W	43.29
L16	S28°46'39" W	106.71
L17	S28°46'39" W	63.03
L18	S06°19'29" W	63.60
L19	S06°19'29" W	60.03
L20	S10°30'50" W	9.34
L21	S10°30'50" W	62.44
L22	S61°34'30" W	71.01
L23	S20°29'48" W	45.52
L24	S20°29'48" W	43.96
L25	S71°35'25" W	113.47
L26	S28°46'39" W	85.36
L27	S78°57'59" W	52.29
L28	S80°13'17" W	91.71
L29	S80°13'17" W	13.82
L30	S89°43'42" W	96.37
L31	S89°43'42" W	62.71
L32	S59°20'51" W	96.95
L33	S59°20'51" W	96.85
L34	S90°06'22" W	52.26
L35	S90°06'22" W	63.84
L36	S38°38'15" W	83.62
L37	S89°46'34" W	75.54
L38	S89°46'34" W	27.63
L39	S75°12'36" W	80.46
L40	S78°57'10" W	87.34
L41	N18°11'14" W	62.44
L42	N56°05'15" E	62.74
L43	N56°05'15" E	50.08
L44	S27°46'32" E	85.88
L45	N56°05'15" E	60.35
L46	S27°46'32" E	73.42
L47	S56°05'15" W	66.79
L48	S56°05'15" W	35.79

ACREAGE TABLE

LOT	NET (Ac)	GROSS (Ac)
31	1.080	1.3024
32	1.472	1.6944
33	1.672	1.8944
34	1.335	1.5574
35	1.247	1.4694
36	1.414	1.6364
37	1.348	1.5704
38	1.123	1.3454
39	0.856	1.0784
40	0.980	1.2024
41	0.821	1.0434
42	0.734	0.9564
43	1.294	1.5164
44	5.633	5.8554
45	8.877	6.0994
46	8.367	8.5894
47	9.559	—
ROADS	—	—
OPEN SPACE	57.630	57.630
TOTAL	96.441	96.441

NOTE: Total Road Acreage for Phase No. 3 is 3.558 Ac.
 16 Lots divided by 3.558 = 0.2224 Ac. added to
 all Net Lot acreage for Gross acreage for each Lot.



- LEGEND**
- Section corner (as noted)
 - 1/4 Corner (as noted)
 - 3/8" x 3/8" Rebar & Alum. Cap (1/8" dia)
 - Found 5/8" Rebar & Alum. Cap (7/8" dia)
 - Found 3/8" x 1/4" Alum. Cap of ss noted
 - Angle Point High Water Ashley Lake, Nothing Set
 - Record Information Per C.O.S. 13754
 - (R) Original G.L.O. Line Tree Per C.O.S. 13110
 - R/M Distance from Reference Monument to high water
 - 25 x 25 Well Pumphouse Easement
 - Drive Location Less Than 10% (Lots 44, 45 & 46)
 - 40 x 40 Building Site Less Than 30% (Lots 44, 45 & 46)
 - Street Address
 - Drainfield Easements

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Note: OWNERSHIP EXTENDS TO LOW WATER
 Per 70-16-201 and 70-20-201(5) M.C.A.

3-5-34
 2001-Emerald3-SUBD-101