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

Plat of STARLING, PHASE 4A

A Subdivision Located In

358807 SE1/4NE1/4 SEC. 35, T.29N., R.22W., P.M.,M., CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA June 9, 2025 DRAWING DATE COMPLETED DATE: 8/6/2015 Starling Development LLC FOR/OWNER:





C.A. A Phases 1-3) __LOT 1 N89*57'16"E 270.00 TIMBERWOLF PARKWAY
(80' Collector City Street) TIMBERWOLF PARKWAY
(80' Collector City Street) Note: See Doc. #_ for additional offsite easements appurtenant to Starling, Phase 4A P 8 8 € 10A-1 Alley N89*57'16'E 100.00 Rillity Common Area A 0.062 Ac. Common Area D 0.069 Ac. of Lots 7A-7D.

-9D, 10A-10D,

& 12A-12D of

Phases 1-3) (Amd. Plat o 8A-8D, 9A-11A-11D & Starling, I 744 E WAY N89*57'16'E 90.00' -WAY Street) Common Area B 0.062 Ac. Common Area E 0.069 Ac. 30.00 C.A. G (Starling, Phases 1-3) N89*57'16"E 90.00" 89*57*16°E 90.00 C.A. H (Starling, Phases 1-3) Common Area C 0.062 Ac. Common Area F 0.069 Ac. 89°57'16'E 100.00 N89"57"16"E 90.00" 20.00' ES 13D-2 A-90'00'00 R-20.00' L-31.42' AUGUST WAY (60' City Street) 15 18 C.A. Phases 1-3)

Deviations from Zoning Regulations allowed per Starling Phases 1-8 PUD (City of Kalispell Resolution No. 6054):

PUD (City of Kalispell Resolution No. 0054):

1.ligs: Sections 27.08.010 and 27.08.000 - Phase 3 [Lot I of this Phat) uses may include any permitted uses allowed under B-1 and the section of the sectio

Structure. Section 27.09.040(1) — The minimum lot size in the RA-1 is 6000 square feet minimum lot size. This deviation would allow a minimum lot size of 4000 square feet or single-family lots and a minimum lot size of 2200 square feet per unit for parent lots with townhomes/sublots.

3. Lot Width: Section 27.09.040(2) — The minimum lot width in the RA-1 zone is 50 feet. This deviation would allow a minimum width of 40 feet.

4.Seibacks: Section 27.09.040(3) — General sebacks in the R4-1 are 15 feet in the front, 5 feet on the side, 10 feet in the reat, 5 feet on the side comer, are 20 feet to the garage from a treet right - of-way. This deviation would allow for a side setback of 5 feet.

5. Permitted Lot Coverage: Section 27.09.040(5) - The maximum lot coverage in the RA-1 zone is 45%. This deviation would allow a maximum lot coverage of 60%.

Deviations from Kalispell Subdivision Regulations allowed per Starling Phases 1-8 PUD (City of Kalispell Resolution No. 6054):

1. Read Sections: Section 28.3.14 - This deviation would allow three alternative road sections: (a) 80-foot urban collector with 10-foot landscape boulevards; (b) 30-foot wide alleys; and (c) the 32 foot wide women!

2. House Orientation: Section 28.3.14(F)(1) - This deviation allows homes to face Stillwater Road provided that access is provided only from the alley behind the homes.

3. Alley as Primary Access: Section 28.3.11(B) and (C) — This deviation allows homes along Stillwater Road to be accessed only from an alley.

Conditions of Approval per City of Kalispell Resolution No. 6054:

1.No individual accesses to Stillwater Good are allowed.

2. The County of Control of the Control of the County of th

Sunce whise which we describe the right to profest creation of a stormwater maintenance district. This district shall only be activated in the event that the property owner(s) default on the maintenance of the approved stormwater facilities. The assessments levied within the maintenance district shall be determined by the Public Works Department with approvals by the fallipped City Council.

Forks Department with approvals by the Kalippell Ciff Council.

Any lot adjacent to an alley shall access the home from the
alley rather than the street. Clearing FUD condition right to

6. "Give styles LAND" or mountabout construction of the
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BPORTANT NOTE:

Steffing, Phases 1-3. The temporary stormaster resulting the phases 1-3. The temporary stormaster resulting the phases 1-3. The temporary stormaster resultent itselfit designed for Starling Phases 1-3 shall be moved upon development or subdivision of Future right-of-way in conformance with fallispell Public Forks Standards. (See Doc. \$2025.0015440 for new offsite easement locality.)

Future Development Area A and the remainder tract are subject to the P.U.D. Ordinance in City of Kalispell Ordinance No. 1865."

NOTES: Surveyor has made no investigative or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Thyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filled in conjunction with the 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(26)(ximi)(B).

LEGEND:

Set 1/2"x24" Rebar & Cap (19236S)
 Found 1/2" Rebar & Cap (19236S)

Found 1/E neon's Act (18205)
 POB Point of Beginning
 (R) Record Information Per Amd. Plat
 of Fiture Development Area A of
 Starling, Phases 1-3
 Street Address

76/Jd

CERTIFICATE OF SURVEYOR

APPROVED: __G__QO ,2005

EXAMINING LAND SURVEYOR REG. No. 7328S

STATE OF MONTANA) SS COUNTY OF FLATHEAD') SS
FILED ON THE 14-DAY OF AUGUST 2015
FILED ON THE 14-DAY OF AUGUST 2015
FILED ON THE 15-DAY OF CLERK & RECORDER

CLERK & RECORDER

BY Anto: at topp

INSTRUMENT REC. No. 20 25 000 15 638

CENTIFICATE OF CITY ATTOMET

I MANUAL WEEKL

City Attorney for the City of Kalispell, Montana, do hereby certify that I have examined the Certificate of Tills by a licensed tille company on the land described in the Certificate of Dedication on the sansaced Paid or STAILING, PRINS' 44, and find that

Starling Development, LC

City Attorney for the City of Kalispell Spince Brunckhorst 8-4-25

Plat # 20250071 Abstract# N/A 202500015638 Fees: \$56.00 by: by SANDS SURVEYING INC Date 8/6/2025 Time 4:39 PM Debbie Pierson, Flathead County M

SHEET 1 OF 1 SHEETS FILE No. 20250071

A TRACT OF LAND, SITUATED, LYING AND BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 29 NORTH, RANCE 22 WEST, P.M., K., FLATHEAD COUNTY, MONTANA. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT.

NONTAMA, AND MORE PARTICULARLY DESCRIBED AS POLIORS TO WIT.

BECONNING at the northeest corner of Future Development Area A of the Amended Plat of Future Development Area A of Starling, Phases I-3 (records of Fithhead County, Montano), Future Development Area A of Starling, Phases I-3 (records of Fithhead County, Montano), Future Development Area A of Starling, Phases I-3 (records of Fithhead County, Montano), Future Plates III (Plates III), Future Plates III (Plates III),

THE ABOVE DESCRIBED TRACT OF LAND SHALL HEREAFTER BE KNOWN AS: STARLING, PHASE 4A The roadways known as Timberwolf Parkway and Rivet Way shown hereon are hereby dedicated to the City of Kalispell forever.

All lots shown hereon are excluded from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-126(f)(d)(f) as certified pursuant to MCA 76-4-127. (f) new divisions subject to review under the Montana Subdivision and Pletting The certifying authority shall send notice of certification to the reviewing authority that adequate storm water drainings and adequate storm with the provided for the

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, sex-exament 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 EASSMED to have and to hold forever.

Centification of Private Robberts.

The internal aliers shown on the final plat are intended to be privately owned and maintained and open to the public, including parking. Because of the limited use of the aliery and the allery configuration, they are not suitable for all-easeon maintannee by the public authority. The owners (and successors in interest) of the lots described in this plat will provide for the owners of the configuration of the plat will provide the provide and the maintainnees. This dedication is made with the express understanding that the private alleys will never be maintained by any government agency or public authority, it is understood and agreed that the value of each described list in this plat is enhanced by the privately taxed or assessed by any government agency or public authority. Excepting and reserving the right to use all alleys shown on the final plat by the owners of the lots in this phase, the developer, his bairs and assigns, and any and all previous and future phases or subdivisious submitted by the developer.

STARLING DEVELOPMENT LLC

STARLING DEVELOPMENT LLC

By: Chac Pelley

(Printed Name) COUNTY OF Flathead) SS 2025 before me a Notary Public for the State of

STATE OF Montana)

On this 18th day of June Montaria personally appeared

Mad Pelley, Manager of Starling Development U.C. and known to me to be the personally showe name(s) is also subscribed to the foregoing instrument and acknowledged to me that he date they executed they says.

Lives favor

Lives favor

Lives favor

Motary Public for the State of Mentana.

With the state of Mentana.

CERTIFICATE OF CITY COUNCIL May K Johnson

We, Mayor for the City of Kalispell, and Airnee Brunckhorst
City Clark of the City of Kalispell, Montana do hereby certify that the accompanying plat of STARING, PHASE 44
was duly examined and approved by the City Council of the City of Kalispell at its regular meeting held on
the 1 day of August

2025.

The roadways known as Timberwolf Parkway and Rivet Way sh Kalispell forever.

Kalispell Junional
Mayor of Kalispell, Montana
Mymee Brunckhowk

"Ver Clerk of Kalispell, Montana SEAL 1892

are the owners in fee simple of the land so platted. Dated this the day of August