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

JOB NO: DRAWING DATE: COMPLETED DATE:

FOR/OWNER:

358807 March 31, 2025

Starling Development LLC

72" max height fence

Temporary Utility

P -CITY WATER PIT

L - CITY LIGHT POLE

T- BOULEVARD TREE

* CITY REQUIRES 10' SEPARATION

FUTURE DEVELOPMENT AREA A

All front yard fencing must respect a

and return to the house

20 foot setback from the front property line

42" fence allowed 24"

areas.

160.00'

inside the property line

with a maintained hedge between the property line

and the fence on all common

Side corner fencing setback is same as the house setbac

10' Utility Easement

14

FUTURE DEVELOPMENT Phases

FUTURE Of Future Phases

inside the property line with a maintained he between the prand the fer areas

BETWEEN A TREE AND THE WATER PIT

42" fence allowed 24"

inside the property line

with a maintained hedge

between the property line

and the fence on all common

Easement per Doc.

Phase 4A Fencing Diagram

Plat of STARLING, PHASE 4A

A Subdivision Located In

SE1/4NE1/4 SEC. 35, T.29N., R.22W., P.M., M., CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA

Temporary Access &

Utility Easement per Doc. #202200025955

(See Important Note)

10' Utility Easement

0.126 Ac.

89°57'16"E 90.00'

0.112 Ac.

Common Area A

0.062 Ac.

0.118 Ac.

'89°57'16"E 90.00' —

0.118 Ac.

Common Area B

0.062 Ac.

V89°57'16"F. 90 00' -

0.118 Ac.

Common Area C

0.062 Ac.

0.111 Ac.

189°57'16"E 90.00'

0.126 Ac.

18

1 - 3)

LOT 1

TIMBERWOLF PARKWAY

(80' Collector City Street)

Vision Triangle- Must have unobstructed view

10B-2

11A - 1

11B-1

12A-1

12B-1

13A-1

13B-2

₹ 13C−1

13D-2

20

WAY reet)

HOLSTEIN (60' City Stı

 $\begin{array}{cccc}
\begin{array}{ccccc}
C & O & O \\
C & O & O \\
\end{array} & \begin{array}{ccccc}
\end{array} & 10A - 1
\end{array}$

er (Steaprhippegty Phases 1-3)

74 - 7D, 1 - 10D, 2D of 1 - 3)

ts 10A---12D 1--

ence allowed 24" C.A. G

een the property line the fence on all common

42" fence allowed 24"

Inside the property Ane H

and the fence on all com

`20.00'

Vision Triangle- Must have unobstructed view

19

a minimum of 10' back from corner on each side

| S89°57′16″W ∑ ≅

10' Utility Easement

with a maintained hedge between the forthe rty line ases 1-3)

de the property line Phases 1-3)

583.50

a minimum of 10' back from corner on each side

NE Cor.

Area A

Future Dev.

(Starling,

20 foot setback from the front property line

All front yard fencing must respect a

△ -90°00'00'

R-20.00'

L-31.42'

and return to the house

N89°57'16"E 80.00'\

N89°57′16″E 100.0

0.124 Ac.

Common Area D

0.069 Ac.

0.131 Ac.

820

N89°57'16"F 100.00

12

0.131 Ac.

816

Common Area E

0.069 Ac.

13

0.131 Ac.

N89°57'16"E 100.00

14 0.131 Ac.

808

Common Area F

0.069 Ac.

0.124 Ac.

804

N89°57'16"F 100 00

0.140 Ac.

80.00°

S89°57'16"W 410.00'

Development Area A of Starling, Phases 1-3)

16

(Starling,

(Basis of Bearings per Amd. Plat of Future

15

10' Utility Easement

N89°57'16"E 270.00'

TIMBERWOLF PARKWAY

(80' Collector City Street)

Front facing.

20' fencing

setback

RIVET (60' City

Storm Drain 2

___⊿ −*90°00'00"*

R-20.00'

L-31.42'

250.00°

100.00

AUGUST WAY (60' City Street)

△ -90°00'00"

17

Phases

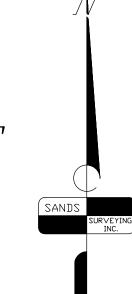
R-20.00

L-31.42'

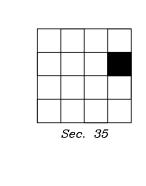
side corner

△ -90°00'00"

R-20.00'



property prior to closing.



Total Area:	3.884 Ac.
Lots (16):	1.999 Ac.
Roads:	1.261 Ac.
Alley:	0.231 Ac.
Common Areas:	0.393 Ac.

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

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

- 1.<u>Use:</u> Sections 27.09.010 and 27.09.030 Phase 3 [Lot 1 of this Plat] uses may include any permitted uses allowed under B-1 zoning. Accessory dwelling units are allowed on Lots 17, 24, 25, 32, 33, and 40 in Phase 2 [Phase 1 of this Plat] and future phases subject to review. ADUs would be subject to general zoning requirements as well as a requirement that (a) any lot with an ADU be a minimum width of 50 feet with a minimum depth of 100 feet; (b) they meet the setbacks for principal structures; and (c) that the parking for the ADU would be one additional parking space rather than two. The proposal would allow the ADU to be attached or detached from the principal structure.
- 2.<u>Lot Area:</u> Section 27.09.040(1) The minimum lot size in the $\overline{RA-1}$ is 6000 square feet minimum lot size. This deviation would allow a minimum lot size of 4000 square feet for single-family lots and a minimum lot size of 2350 square feet per unit for parent lots with townhomes/sublots.
- 3. <u>Lot Width</u>: 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. Setbacks: Section 27.09.040(3) General setbacks in the RA-1 are 15 feet in the front, 5 feet on the side, 10 feet in the rear, 15 feet on the side corner, and 20 feet to the garage from a street right-of-way. This deviation would allow for a side setback of 3 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. Road Sections: Section 28.3.14 This deviation would allow three alternative road sections: (a) 80-foot urban collector with 16-foot landscape boulevards; (b) 30-foot wide alleys; and (c) the 32 foot wide woonerf.
- 2. <u>House Orientation:</u> 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 Road are allowed.

- 2.A note shall be placed on the final plat indicating a waiver of the right to protest creation of a park maintenance district. This district shall only be activated in the event that the property owners' association defaults on their park and opens space amenity conditions. The assessments levied within the maintenance district shall be determined by the Parks and Recreation Department with approvals by the Kalispell City
- 3.A note shall be placed on the final plat indicating a waiver of the right to protest 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 Kalispell City Council.

IMPORTANT NOTE:

Per Amended Plat of Future Development Area A of Starling, Phases 1-3, "The temporary stormwater treatment facility designed for Starling Phases 1-3 shall be moved upon development or subdivision of Future Development Area A to a location outside of road right-of-ways in conformance with Kalispell Public Works

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

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.

"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).

LEGEND:

POB Point of Beginning

Street Address

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

• Found 1/2" Rebar & Cap (19236S)

(R) Record Information Per Amd. Plat

Starling, Phases 1-3

CERTIFICATE OF SURVEYOR

APPROVED: _______, 201 ____

JOSHUA NELSON 19236LS

EXAMINING LAND SURVEYOR

STATE OF MONTANA COUNTY OF FLATHEAD SS

REG. No. _____7328S

of Future Development Area A of

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT 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 NORTHEAST QUARTER OF SECTION 35. TOWNSHIP 29 NORTH, RANGE 22 WEST, P.M., M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at the northeast corner of Future Development Area A of the Amended Plat of Future Development Area A of Starling, Phases 1-3 (records of Flathead County, Montana), which is a found iron pin; Thence S00°02'44"E 583.50 feet to a found iron pin; Thence S89°57'16"W 20.00 feet to a found iron pin; Thence S00°02'44"E 46.50 feet to a found iron pin on the northerly R/W of a 60 foot city street known as August Way; Thence along said R/W S89°57'16"W 250.00 feet to a set iron pin; Thence N00°02'44"W 630.00 feet to a set iron pin on the northerly R/W of a 80 foot city collector street known as Timberwolf Parkway; Thence along said R/W N89°57'16"E 270.00 feet to the point of beginning and containing 3.884 ACRES; Subject to and together with 60 and 80 foot city streets, a 20 foot alley, 10 foot utility easements, and temporary easements per document #202200025955, all as shown hereon: Subject to and together with all appurtenant easements of record.

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 76-4-125(1)(d)(i) as certified pursuant to MCA 76-4-127: "(i) new divisions subject to review under the Montana Subdivision and Platting Act". The certifying authority shall send notice of certification to the reviewing authority that adequate storm water drainage and adequate municipal facilities will be provided for the subdivision.

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.

CERTIFICATE OF PRIVATE ROADWAYS:

The internal alleys 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 alley and the alley's configuration, they are not suitable for all-season maintenance by the public authority. The owners (and successors in interest) of the lots described in this plat will provide for all-season maintenance of the private alleys by creation of a corporation or association to administer and fund the maintenance. 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 lot in this plat is enhanced by the private nature of said street. Thus, the area encompassed by said private street will not be separately 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 heirs and assigns, and any and all previous and future phases or subdivisions submitted by the developer.

STARLING DEVELOPMENT LLC	-
By: (Printed Name)	-
STATE OF)	
SS COUNTY OF)	
On this, day of , personally appear	, 202, before me a Notary Public for the State of ed

_____, and known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same.

Notary Public for the State of ______

CERTIFICATE OF CITY COUNCIL _____, Mayor for the City of Kalispell, and ______

City Clerk of the City of Kalispell, Montana do hereby certify that the accompanying plat of STARLING, PHASE 4A was duly examined and approved by the City Council of the City of Kalispell at its regular meeting held on the_____ day of______, 202____.

The roadways known as Timberwolf Parkway and Rivet Way shown hereon are hereby accepted by the City of Kalispell forever.

Mayor of Kalispell, Montana

City Clerk of Kalispell, Montana

CERTIFICATE OF CITY ATTORNEY

I, ______, City Attorney for the City of Kalispell, Montana, do hereby certify that I have examined the Certificate of Title by a licensed title company on the land described in the Certificate of Dedication on the annexed Plat of STARLING, PHASE 4A, and find that

are the owners in fee simple of the land so platted. Dated this ____ day of ______, *202___*.

City Attorney for the City of Kalispell

SHEET 1 OF 1 SHEETS

FILED ON THE _____, 201 ___ _____, PAID FEE _____ CLERK & RECORDER

DEPUTYINSTRUMENT REC. No. _____

FILE No._____