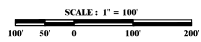


By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 358807
DATE: JANUARY 13, 2025
REVISED: APRIL 7, 2026 (phases)
FOR: GROSSWILER DAIRY
OWNERS: STARLING DEVELOPMENT LLC

Preliminary Plat of:
STARLING, PHASES 5 & 6
Located in S1/2NE1/4 & NE1/4SE1/4 Sec. 35, T.29N., R.22W., P.M.,M., Flathead County, Montana



All Lots shown herein are excluded from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-125(1)(iv) as certified pursuant to MCA 76-4-127. 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.

PREPLAT PHASE 5 AREAS:			PREPLAT PHASE 6 AREAS:		
Total Area:	5.98 Ac.		Total Area:	6.57 Ac.	
Lots (31):	3.59 Ac.		Lots (23):	2.97 Ac.	
Roads:	2.22 Ac.		Roads:	1.79 Ac.	
Future Dev.:	0.17 Ac.		Common Areas:	1.35 Ac.	
			Future Dev.:	0.46 Ac.	

Note:
Attached Single Family Lots - 6
Single Family Lots - 25

Note:
Attached Single Family Lots - 12
Single Family Lots - 11

LOT	SQ. FT.	ACRES
1A	4361	0.10
1B	3381	0.08
2A	3381	0.08
2B	3381	0.08
3A	3381	0.08
3B	3381	0.08
4	5714	0.13
5	5026	0.12
6	5027	0.12
7	5026	0.12
8	5027	0.12
9	5714	0.13
10	5714	0.13
11	5027	0.12
12	5026	0.12
13	5027	0.12
14	5026	0.12
15	5714	0.13
16	5984	0.14
17	4806	0.13
18	5795	0.13
19	5795	0.13
20	5774	0.13
21	5763	0.13
22	5753	0.13
23	5714	0.13
24	5026	0.12
25	5027	0.12
26	5026	0.12
27	5027	0.12
28	5695	0.13
TOTAL	156510	3.59

ROADS	SQ. FT.	ACRES
F.D.A. D	1061	0.02
F.D.A. E	6341	0.15
TOTAL	7403	0.17

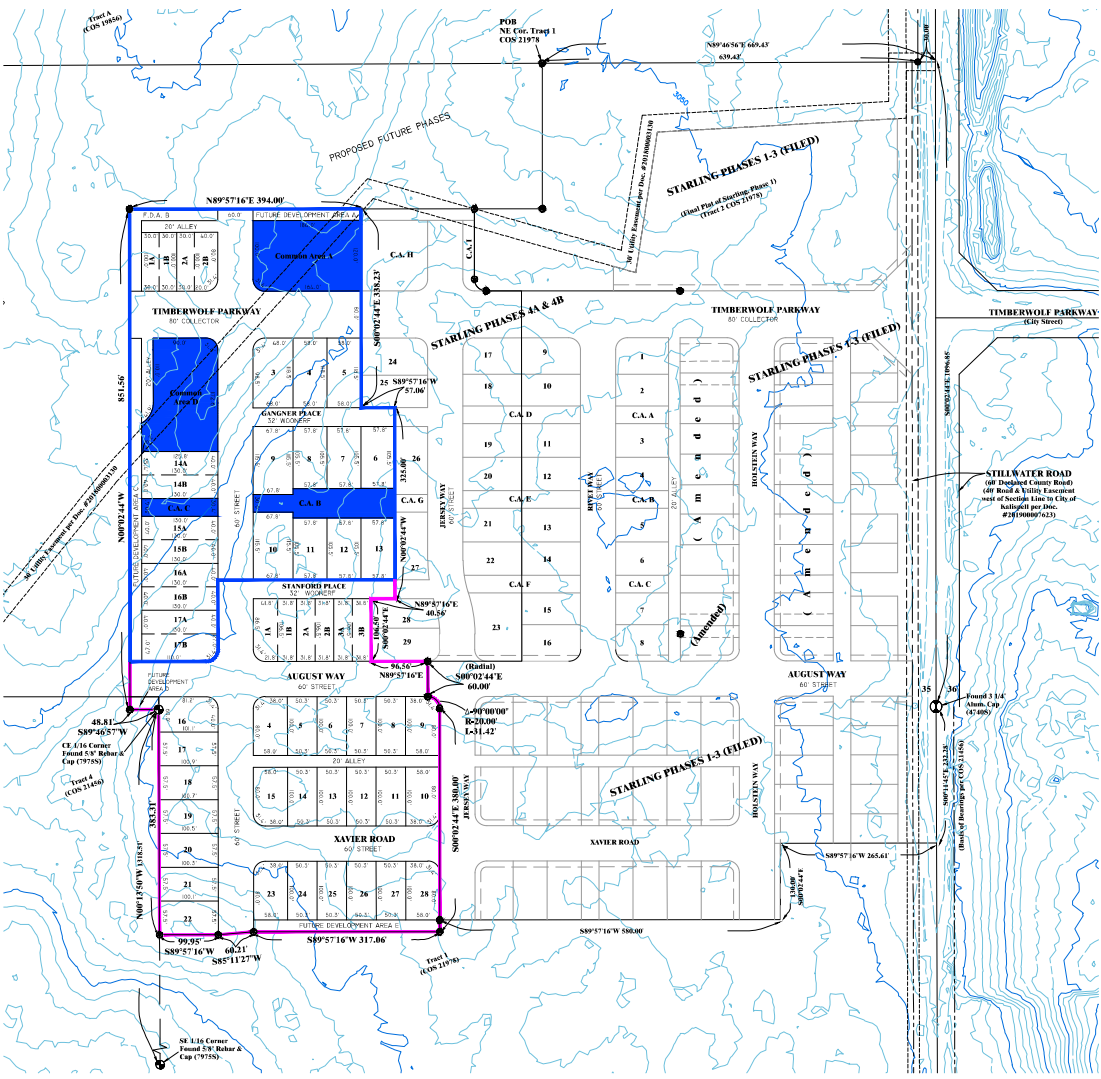
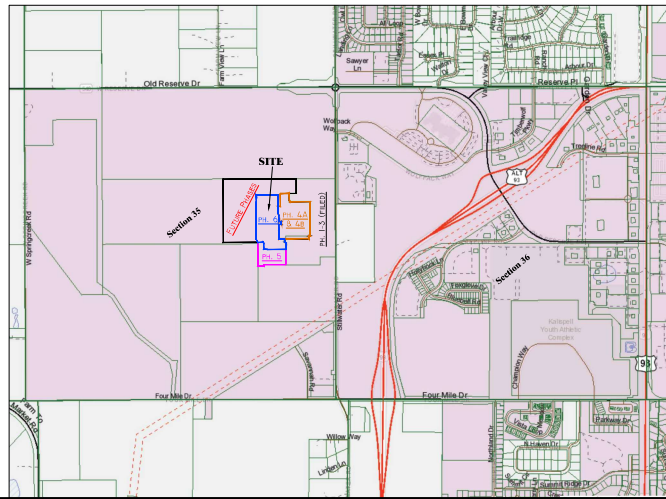
LOT	SQ. FT.	ACRES
1A	3000	0.07
1B	3000	0.07
2A	3000	0.07
2B	3914	0.09
3	7972	0.18
4	6873	0.16
5	6873	0.16
6	6094	0.14
7	6093	0.14
8	6093	0.14
9	7831	0.18
10	7831	0.18
11	6093	0.14
12	6093	0.14
13	6094	0.14
14A	5190	0.12
14B	5200	0.12
15A	5200	0.12
15B	5200	0.12
16A	5200	0.12
16B	5200	0.12
17A	5200	0.12
17B	4824	0.11
TOTAL	129527	2.97

ROADS	SQ. FT.	ACRES
F.D.A. A	21994	0.50
C.A. B	10697	0.25
C.A. C	3951	0.09
C.A. D	22172	0.51
TOTAL	58914	1.35

LEGEND:
1/4 Corner (as noted)
Found 2" Alum. Cap (14308ES)
Found 1/2" Rebar & Cap (1923AS)

Phase 5
Phase 6
Common Area Phase 6

VICINITY MAP
Scale 1" = 1000'



NOTES:
Contour Interval - 1 foot
Contours shown are from 2009 LIDAR

DESCRIPTION: PERIMETER OF STARLING PHASES 5 & 6
A TRACT OF LAND, SITUATED, LYING AND BEING IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST 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 southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 29 North, Range 22 West, P.M.,M., Flathead County, Montana, which is a found iron pin; Thence along the south boundary of said SW1/4NE1/4, S89°49'21"W 48.61 feet to a found iron pin; Thence N89°08'44"E 80.26 feet to a found iron pin; Thence N89°07'18"E 304.00 feet; Thence S89°08'44"E 338.23 feet; Thence N89°07'18"E 57.08 feet; Thence S89°08'44"E 385.00 feet; Thence S89°07'18"W 40.56 feet; Thence S89°08'44"E 106.50 feet; Thence N89°07'18"E 86.56 feet to a found iron pin on the northerly R/W of a 60 foot city street known as August Way; Thence S89°08'44"E 80.00 feet to a found iron pin on the southerly R/W of said August Way and the P.C. of a 35.00 foot radius non-tangent curve, occupies southeasterly (radial bearing N89°07'18"E); Thence southeasterly along said curve and along the westerly R/W of a 60 foot city street known as August Way through a central angle of 90°00'00" an arc length of 31.42 feet to a found iron pin; Thence continuing along said R/W S89°08'44"E 380.00 feet to a found iron pin; Thence S89°07'18"W 317.08 feet to a found iron pin; Thence S89°11'29"W 80.31 feet to a found iron pin; Thence N89°07'18"W 86.56 feet to a found iron pin on the west boundary of the Northeast Quarter of the Southeast Quarter of said Section 35; Thence along said boundary N89°19'00"W 283.31 feet to the point of beginning and containing 19,500 ACRES, Subject to and together with all appurtenant easements shown and of record.

STILLWATER ROAD
(off Dehler Canyon Road)
4th Build & Utility Easement
west of Section Line to City of
Kalispell per plat
#20(00007613)