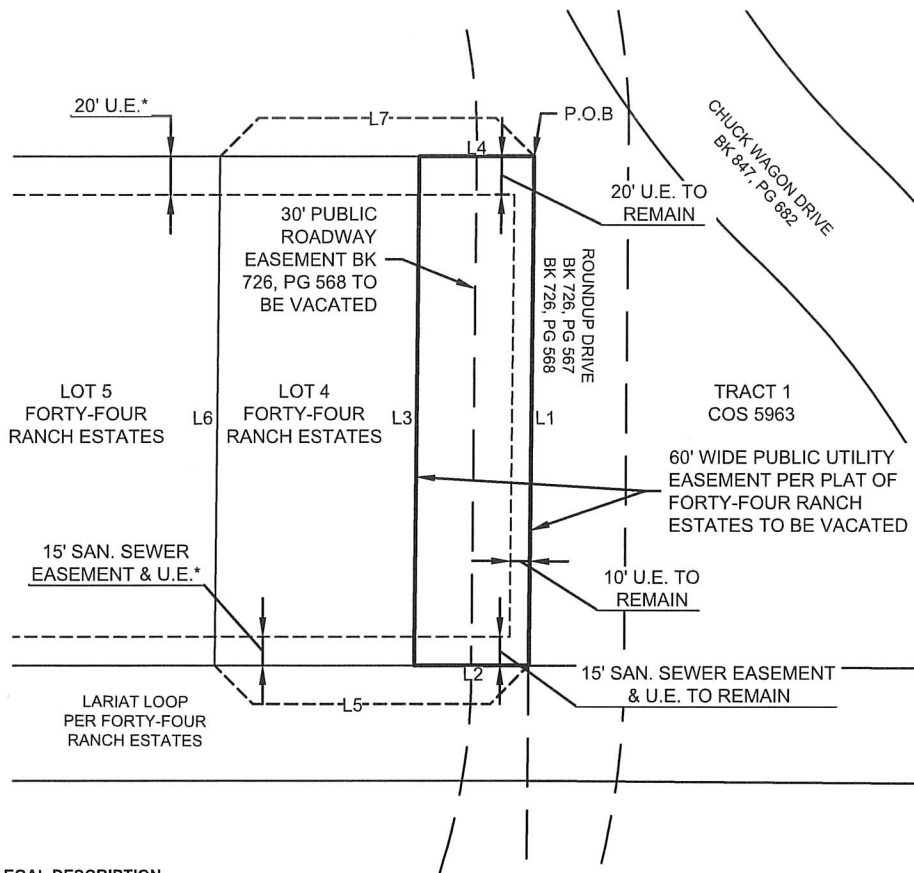


# EXHIBIT 'A'



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	264.87' *	S 00° 31' 43" W *
L2	60.00' *	S 89° 59' 33" W *
L3	264.87'	N 00° 31' 43" E
L4	60.00' *	N 89° 59' 33" E *
L5	164.47' *	S 89° 59' 33" W *
L6	264.87' *	N 00° 31' 43" E *
L7	164.47' *	N 89° 59' 33" E *

**LEGEND**

L# LINE INDEX NUMBER  
 U.E. PUBLIC UTILITY EASEMENT  
 P.O.B. POINT OF BEGINNING  
 \* PER SUBDIVISION PLAT OF FORTY-FOUR RANCH ESTATES

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 4, FORTY-FOUR RANCH ESTATES, IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, FORTY-FOUR RANCH ESTATES; THENCE S00°31'43"W ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 4, 264.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°59'33"W ALONG THE SOUTHERLY PROPERTY LINE 60.00 FEET OF SAID LOT 4; THENCE LEAVING SAID SOUTHERLY PROPERTY LINE N00°31'43"E, 264.87 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT 4; THENCE N89°59'33"E ALONG SAID NORTHERLY PROPERTY LINE 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,892 SQUARE FEET.

EXCEPTING AND RESERVING THE FOLLOWING THREE EASEMENTS:

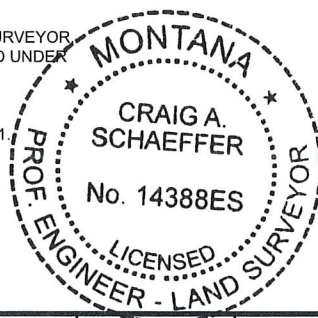
- 15 FOOT SAN. SEWER EASEMENT AND PUBLIC UTILITY EASEMENT WITHIN THE ABOVE-DESCRIBED AREA AND CONTIGUOUS WITH THE SOUTHERN BOUNDARY OF SAID LOT 4.
- 20 FOOT PUBLIC UTILITY EASEMENT WITHIN THE ABOVE-DESCRIBED AREA AND CONTIGUOUS WITH THE NORTHERN BOUNDARY OF SAID LOT 4.
- 10 FOOT PUBLIC UTILITY EASEMENT WITHIN THE ABOVE-DESCRIBED AREA AND CONTIGUOUS WITH THE EASTERN BOUNDARY OF SAID LOT 4.

**CERTIFICATE OF SURVEYOR**

I, CRAIG SCHAEFFER, PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021

DATED THIS 2ND DAY OF NOVEMBER 2021.

BY: Craig Schaeffer  
 CRAIG SCHAEFFER  
 MONTANA REGISTRATION NO. 14388ES



**BASIS OF BEARING**  
 BASIS OF BEARING IS PER FORTY-FOUR RANCH ESTATES

<p>engineers • surveyors • planners • scientists</p> <p>3011 Palmer Street Missoula, MT 59808 Phone: 406.542.8880 Fax: 406.542.4801</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2021</p>	DRAWN BY: <u>WEH</u> DSGN. BY: <u>WEH</u> APPR. BY: <u>CAS</u> DATE: <u>07/2021</u>	LOT 4, FORTY-FOUR RANCH ESTATES ROW EASEMENT AND PUBLIC UTILITY EASEMENT VACATION MISSOULA MT	PROJECT NO. 6851.001
	EXHIBIT "A"	FIGURE NUMBER 1 OF 1	

M:\5671 - Bleecker\001\_00\_Lot 4, 44 Ranch Estates ROW Vacation\ACAD\Exhibits\Legal Vacation Exhibit.dwg Plotted by craig a. schaeffer on Nov/2/2021