




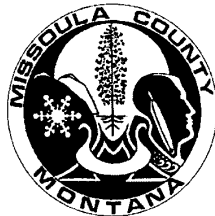


Certificate of Survey Checklist and Treasurer's Certificate			
This survey qualifies for the following exemption:		Boundary Line Relocation: §76-3-207(1)a ✓	
Governing Body Approval Date:		10/27/2021 	
Parcel(s) Tax ID(s):		514402, 3866108, 420167002, 514002, 3213707, 3213909	
Parcel(s) Legal Description:		TRACT 1 OF COS 5527 S07, T13 N, R19 W TRACT 5 OF COS 6758 S07 AND S12, T13 N, R19 W, ACRES 80.9 TRACT 6 OF COS 6758 S12, T13 N, R20 W, ACRES 40.39 TRACT 7 OF COS 6758 S12, T13 N, R20 W, ACRES 40.49 TRACT 8 OF COS 6758 S07, T13 N, R19 W, ACRES 7.7 TRACT 9 OF COS 6758 S07, T13 N, R19 W, ACRES 17.59	
Approval Status:			
Department	Status	Approver Initials	Date Approved
Clerk & Recorder	Approved ✓	KB	1/4/2022 
Community & Planning Services	Approved ✓	BM	12/28/2021 
Health Department	Approved ✓	KC	12/15/2021 
Surveyor	Approved ✓	SEN	12/15/2021 

TREASURER'S CERTIFICATE

I hereby certify, pursuant to 7-4-2613(1)(a)(ii) M.C.A. and other relevant provisions of Montana law, that as of January 04, 2022 real property taxes and assessments that have been assessed and levied on the above described land to be divided or merged have been paid.




Deputy County Treasurer

06850

202200303 B:1069 P:1061 Pages:3 Fee:\$3.00
01/05/2022 09:52:24 AM Subdivision Checklist
Tyler R. Gernant, Missoula County Clerk & Recorder



COMMUNITY & PLANNING SERVICES

Mailing Address: 200 W. Broadway
Physical Address: 127 E. Main St. Suite 2
Missoula, MT 59802-4292

P: 406.258.4657 | F: 406.258.3920
E: caps@missoulacounty.us



Missoula
COUNTY

To: IMEG
c/o Joe Dehnert
1817 South Avenue W., Suite A
Missoula, MT 59801

From: Bailey Minnich, Planner, CAPS

Date: October 27, 2021

Re: Properties legally described as: Parcel 8 of Certificate of Survey 6758 in S07, T13N R19W (Geocode: 04-2200-07-3-02-01-0000), Parent Tract 9 of Certificate of Survey 6758 in S07-T13N, R19W (Geocode: 04-2200-07-3-01-25-0000), Parent Tract 5 of Certificate of Survey 6758 in S07, T13N, R19W (Geocode: 04-2200-07-3-01-05-0000), Parcel 7 of Certificate of Survey 6758 in S12, T13N, R20W (Geocode: 04-219912-1-01-15-0000), Parcel Tract 6 of Certificate of Survey 6758 in S12, T13N, R20W (Geocode: 04-2199-12-1-01-11-0000) and Tract 1 of Certificate of Survey 5527 in S07, T13N, R19W (Geocode: 04-2200-07-3-01-09-0000)

Claimant(s): Dougherty Ranch LLC, Shannon Lujikart

Exemption: MCA 76-3-207(1)(a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties

Missoula County Community and Planning Services received the original affidavit supporting your request for use of the exemption noted above on August 30, 2021. This letter is to notify you that this exemption request is **approved**. This approval is valid for three years and **expires on October 27, 2024**. If an extension is not requested and granted, the division may not be recorded after the approval period has expired.

A copy of this approval will be sent to the Clerk and Recorder/Treasurer for reference when the plat, survey or deed is filed. This approval only entitles the applicant to the Subdivision and Platting Act exemption(s) noted above. The following statements must be printed on the face of the plat(s) or survey(s) or on the deed(s) if a plat or survey is not required:

"This division of land was not reviewed for adequate legal and physical access, and the tracts that are created herein may be unsuitable for the purposes of providing appropriate access for services, such as fire protection, school busing, ambulance, and road maintenance. Consequently, landowners should expect that such services may not be provided. This approval does not obligate Missoula County to provide road maintenance, dust abatement, or any other services."

"This division of land was not reviewed for installation of utilities, compliance with zoning, floodplain, or availability of public services."

"A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas."

Agency Comment

The application was sent out to Missoula County agencies for comment:

- The Missoula County Public Works Department and the Missoula County Clerk & Records Office stated they had no comments.

Taxes

For any division or merger of real property, all assessed and levied taxes, even if not due at the time of recording, must be paid in full before recording. The landowner must present the County Treasurer's certification that all taxes, fees, and special assessments that have been levied and assessed are paid in full prior to recording.

DEQ Review

All exempt divisions of land are subject to DEQ review, unless shown to be exempt from review under Title 76, Chapter 4. The Clerk and Recorder is prohibited from filing a division that does not meet the sanitation requirements of §76 4 122(2), MCA. The landowner is responsible for obtaining necessary sanitation approvals.

Recording Requirements

Boundary Line Relocation (Section 8.6.13.7)

- A. A deed, including corrected deeds, or a recordable agreement exchanging recorded interest from every person having a recorded interest in adjoining properties for the entire newly described parcels or that portion of the tract(s) being affected.
- B. Correction deed(s) stating that the previous property description is now to be described as the newly created tract(s) of record.
- C. The certificate of survey must bear the signatures of all landowners whose parcels are changed.
- D. When no survey is required (see Section 8.8.6.3), the documents to be recorded creating the division must include any certification that would have been included on the survey.

Appropriate deed(s) may need to be recorded to finalize the proposed transaction. You may still need other approvals such as a certification of taxes paid, County Surveyor's approval and state or local Health Department approval. There may be zoning, building, floodplain, or other permits necessary. Please contact Community and Planning Services at 258-4657 if you have questions on these or other requirements.

CC: Tim Worley, CAPS
Tyler Gernant, Clerk and Recorder/Treasurer
Environmental Health Department
Surveyor's Office
County Public Works

202200306 B:1069 P:1064 Pages:2 Fee:\$16.00
01/05/2022 09:52:24 AM Warranty Deed
Tyler R. Gernant, Missoula County Clerk & Recorder



TITLE SERVICES, INC.

ORDER NO. TSI-N/A

Parcel No. 514402, 3213707, 3213909, 514002 & 420167002

RETURN TO: ~~DOUGHERTY RANCH, LLC~~

*IMEG CORP.
1817 SOUTH AVE. W SUITE A*

WARRANTY DEED

FOR VALUE RECEIVED,

Grantor(s): **DOUGHERTY RANCH, LLC, a Montana limited liability company**

does hereby grant, bargain, sell and convey unto

Grantee(s): **DOUGHERTY RANCH, LLC, a Montana limited liability company**

the following described premises in Missoula County, Montana, to-wit:

Tracts A, B, E and F of Certificate of Survey No. 06850, located in the West one-half of Section 7, Township 13 North, Range 19 West, and the East one-half of Section 12, Township 12 North, Range 20 West, P.M.M., Missoula County, Montana.

SUBJECT TO: Rural Special Improvement District No. 474

SUBJECT TO: Easements, Covenants, Conditions, Restrictions and Encumbrances of record or apparent.

TOGETHER WITH all and singular the hereinbefore described premises together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR(S), of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises unto the said GRANTEE(S), and to its heirs and assigns forever.

The GRANTOR(S), and their successors and assigns, covenant with the GRANTEE(S) that the GRANTOR(S) are now seized in fee simple absolute of said premises; that the GRANTOR(S) have full power to convey the same; that the same is free from all encumbrances except current year's

taxes, levies, assessments, U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises; that the GRANTEE(S) shall enjoy the same without any lawful disturbance; that the GRANTOR(S) will, on demand, execute and deliver to the GRANTEE(S), at the expense of the GRANTOR(S), any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that the GRANTOR(S) warrant to the GRANTEE(S) and will defend for the GRANTEE(S) said premises against every person lawfully claiming all or any interest in the same.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hands and seals this 28th day of December, 2021.

DOUGHERTY RANCH, LLC, a Montana limited liability company

Brian D. Dougherty

BY: Brian D. Dougherty Member/Co-Manager

h. Dougherty

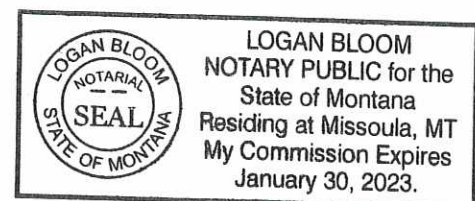
BY: Sean Dougherty Member/Co-Manager

STATE OF Montana)

County of Missoula)

This instrument was acknowledged before me this 28th day of December, 2021, by Brian D Dougherty Member/Co-Manager, and Sean Dougherty Member/Co-Manager, / Dougherty Ranch LLC

h. Bloom
Notary Public for the State of Montana



TITLE SERVICES, INC.

ORDER NO. TSI-N/A

Parcel No. 3866108

RETURN TO: ~~SHANNON R. LUIKART~~

202200305 B:1069 P:1063 Pages:2 Fee:\$16.00
01/05/2022 09:52:24 AM Warranty Deed
Tyler R. Gernant, Missoula County Clerk & Recorder



IMEG CORP.
1817 SOUTH AVE. W SUITE A
WARRANTY DEED

FOR VALUE RECEIVED,

Grantor(s): SHANNON R. LUIKART

does hereby grant, bargain, sell and convey unto

Grantee(s): SHANNON R. LUIKART

the following described premises in Missoula County, Montana, to-wit:

Tracts C and D of Certificate of Survey No. 06850 located in the West one-half of Section 7, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana.

SUBJECT TO: Rural Special Improvement District No. 474

SUBJECT TO: Easements, Covenants, Conditions, Restrictions and Encumbrances of record or apparent.

TOGETHER WITH all and singular the hereinbefore described premises together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR(S), of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises unto the said GRANTEE(S), and to her heirs and assigns forever.

The GRANTOR(S), and their successors and assigns, covenant with the GRANTEE(S) that the GRANTOR(S) are now seized in fee simple absolute of said premises; that the GRANTOR(S) have full power to convey the same; that the same is free from all encumbrances except current year's

taxes, levies, assessments, U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises; that the GRANTEE(S) shall enjoy the same without any lawful disturbance; that the GRANTOR(S) will, on demand, execute and deliver to the GRANTEE(S), at the expense of the GRANTOR(S), any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that the GRANTOR(S) warrant to the GRANTEE(S) and will defend for the GRANTEE(S) said premises against every person lawfully claiming all or any interest in the same.

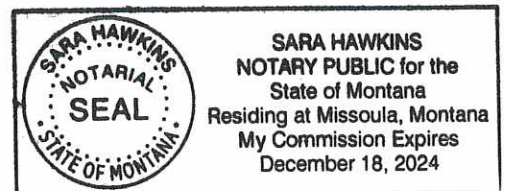
IN WITNESS WHEREOF, the said GRANTOR(S) has hereunto set her hands and seals this 3 day of January, 2021.
22 SH

Shannon R. Luikart
SHANNON R. LUIKART

STATE OF Montana)
County of Missoula)

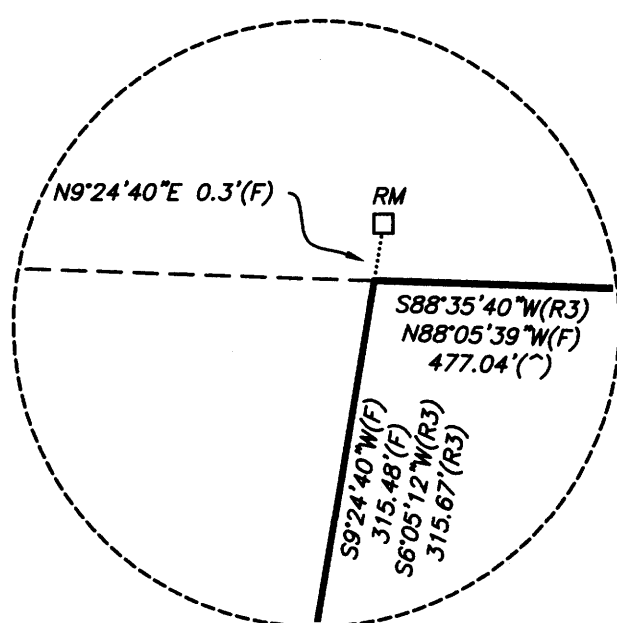
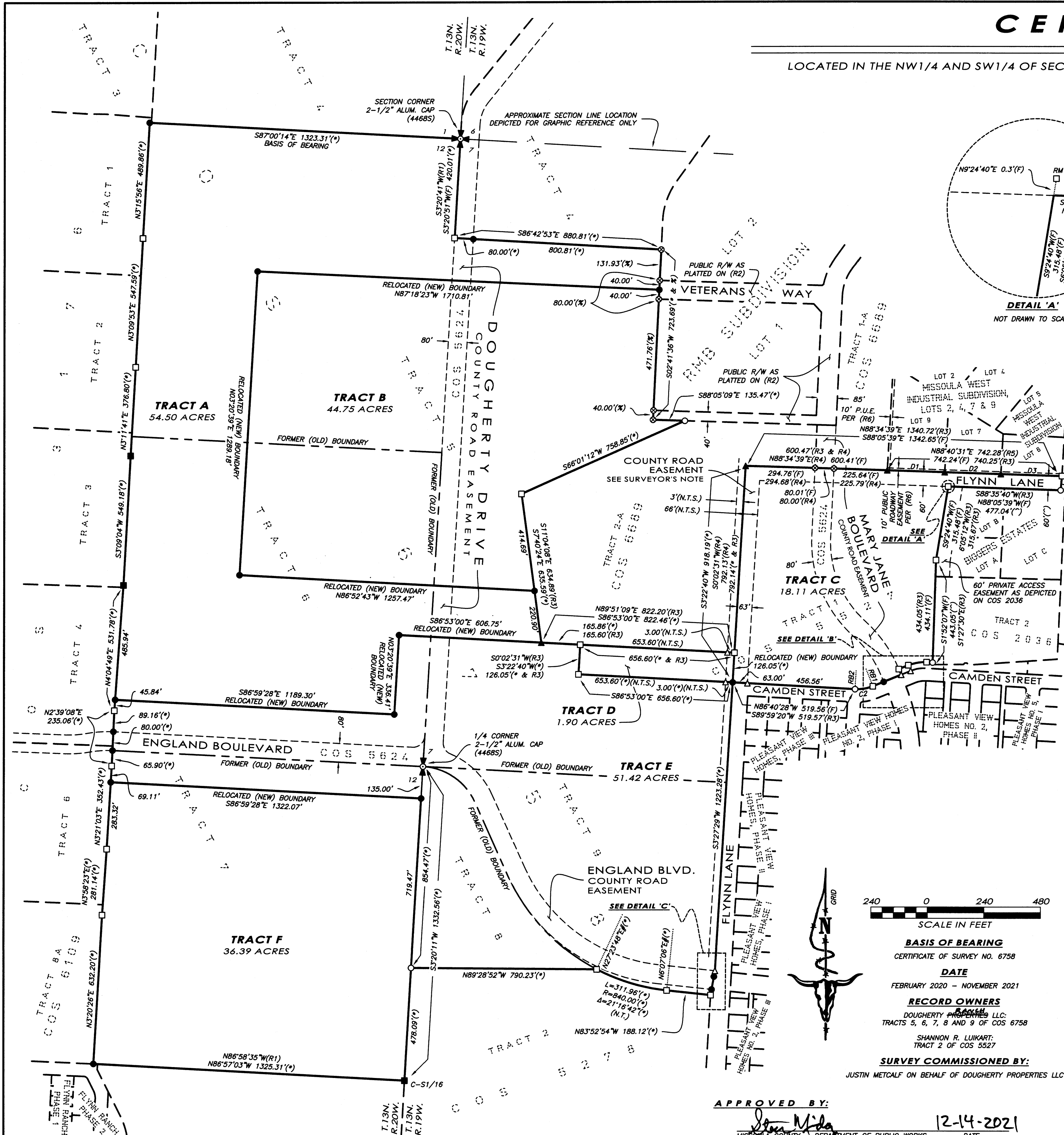
This instrument was acknowledged before me this 3 day of January, 2021, by SHANNON R. LUIKART.
22 SH

Sara Hawkins
Notary Public for the State of Montana

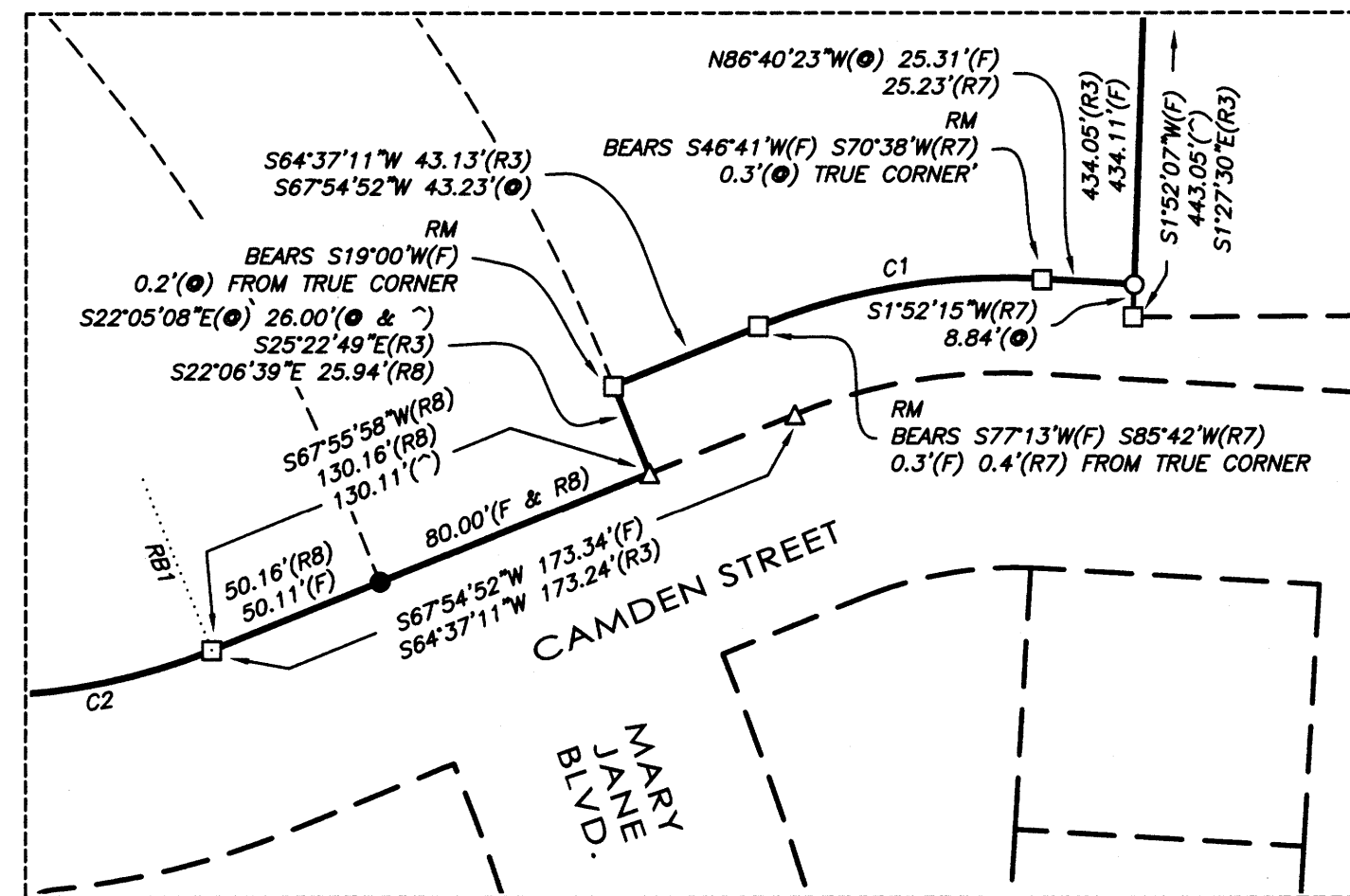


CERTIFICATE OF SURVEY

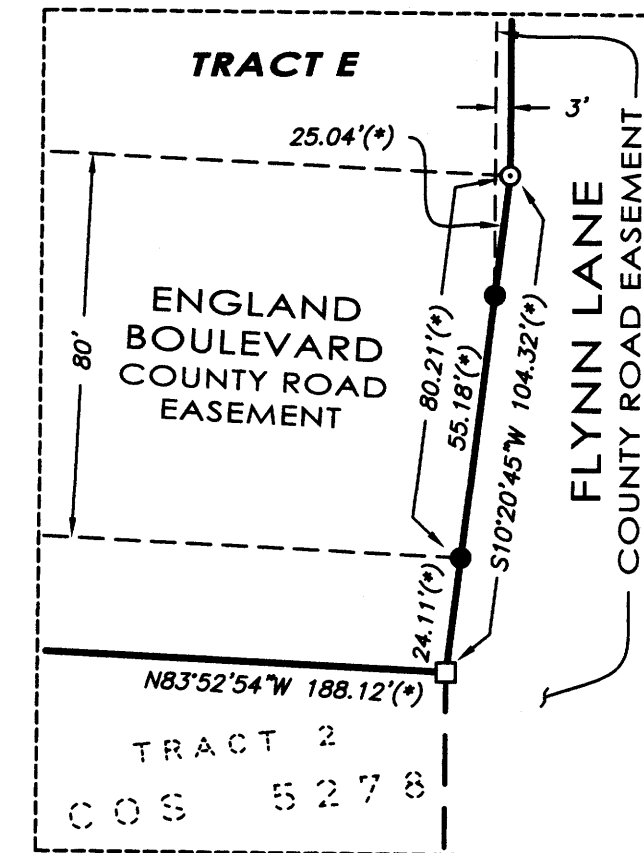
LOCATED IN THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA



DETAIL 'A'
NOT DRAWN TO SCALE



DETAIL 'B'
NOT DRAWN TO SCALE



DETAIL 'C'
NOT DRAWN TO SCALE

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES.

PERIMETER LEGAL DESCRIPTION

TRACT 1 OF CERTIFICATE OF SURVEY NO. 5527 AND TRACTS 5, 6, 7, 8 AND 9 OF CERTIFICATE OF SURVEY NO. 6758, RECORDS OF MISSOULA COUNTY, LOCATED IN THE WEST ONE-HALF OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, AND THE EAST ONE-HALF (E1/2) OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA; 19

CONTAINING A TOTAL OF 207.07 ACRES, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY EXISTING, AS SHOWN HEREON, AND OF RECORD.

STATEMENTS AS PER COUNTY SUBDIVISION EXEMPTION APPROVAL LETTER

THIS DIVISION OF LAND WAS NOT REVIEWED FOR ADEQUATE LEGAL AND PHYSICAL ACCESS, AND THE TRACTS THAT ARE CREATED HEREIN MAY BE UNSUITABLE FOR THE PURPOSES OF PROVIDING APPROPRIATE ACCESS FOR SERVICES, SUCH AS FIRE PROTECTION, SCHOOL BUSING, AMBULANCE, AND ROAD MAINTENANCE. CONSEQUENTLY, LANDOWNERS SHOULD EXPECT THAT SUCH SERVICES MAY NOT BE PROVIDED. THIS APPROVAL DOES NOT OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT, OR ANY OTHER SERVICES.

THIS DIVISION OF LAND WAS NOT REVIEWED FOR INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, FLOODPLAIN, OR AVAILABILITY OF PUBLIC SERVICES.

A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

LINE ID	DISTANCE
D1	244.51'(F) 244.45'(R5)
D2	238.27'(F) 238.36'(R5)
D3	259.46'(F) 259.47'(R5)

LINE ID	BEARING
RB1	S22°00'09"E(F) S23°21'44"E(R3)
RB2	N3°24'03"E(F) N0°02'08"E(R3)

CURVE ID	ARC LENGTH	RADIUS	DELTA
C1	L=79.77'(F) L=79.58'(R3)	179.85'(- & 0)	25°24'45"(F) 25°21'04'(R3)
C2	76.70'(F) 76.69'(R3)	173.00'(-)	25°24'13'(F) 25°23'52'(R3)

LEGEND

- = FOUND OR SET 5/8"x24" REBAR WITH 1-1/4" PINK PLASTIC CAP (JL HILLING 49193LS)
- = FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON 13748LS)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (FLEMING 9747LS)
- △ = FOUND 1-1/4" YELLOW PLASTIC CAP (SM 9328LS)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (ELI 3713S)
- ▲ = FOUND 1-1/4" YELLOW PLASTIC CAP (4468S)
- = FOUND 5/8" REBAR (NO CAP)
- = FOUND MONUMENT AS NOTED
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6758
- (R2) = RECORD OR ADDITIVE PER RMB SUBDIVISION
- (R3) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5527
- (R4) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6689
- (R5) = RECORD OR ADDITIVE PER MISSOULA WEST INDUSTRIAL SUBDIVISION, LOTS 2, 4, 7 & 9
- (R6) = RECORD PER MISSOULA WEST INDUSTRIAL SUBDIVISION
- (R7) = RECORD OR ADDITIVE PER PLEASANT VIEW HOMES NO. 5, PHASE VI
- (R8) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5624
- (*) = FOUND AND RECORD OR ADDITIVE PER (R1)
- (X) = FOUND AND RECORD OR ADDITIVE PER (R2)
- (-) = FOUND AND RECORD OR ADDITIVE PER (R3)
- (0) = FOUND AND RECORD OR ADDITIVE PER (R7)
- COS = CERTIFICATE OF SURVEY
- D.E. = DEED EXHIBIT
- R/W = RIGHT-OF-WAY
- (N.T.S.) = NOT DRAWN TO SCALE - EXAGGERATED FOR CLARITY
- (N.T.) = NON-TANGENT CURVE
- # = RADIAL BEARING
- P.U.E. = PUBLIC UTILITY EASEMENT
- RM = REFERENCE MONUMENT



BASIS OF BEARING

CERTIFICATE OF SURVEY NO. 6758

DATE

FEBRUARY 2020 - NOVEMBER 2021

RECORD OWNERS

DOUGHERTY PROPERTIES, LLC;
TRACTS 5, 6, 7, 8 AND 9 OF COS 6758
SHANNON R. LUKART;
TRACT 2 OF COS 5527

SURVEY COMMISSIONED BY:

JUSTIN METCALF ON BEHALF OF DOUGHERTY PROPERTIES LLC

APPROVED BY:

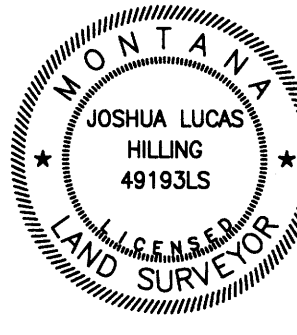
Justin Metcalf 12-14-2021
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS
12-15-2021
MISSOULA CITY COUNTY HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND REGULATIONS ADOPTED THEREUNDER.

JOSEPH LUCAS HILLING
PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 49193LS

12/9/2021
DATE



SURVEYOR'S NOTE REGARDING FLYNN LANE

HISTORIC SURVEYS IN THE AREA DEPICTED HEREON HAVE TREATED FLYNN LANE AS A 60' WIDE EASEMENT (ASIDE FROM THOSE PORTIONS ADJACENT TO THE PLEASANT VIEW SUBDIVISIONS WHEREIN ADDITIONAL RIGHT-OF-WAY WAS PLATTED). HOWEVER, THAT PORTION OF FLYNN LANE CROSSING TRACT C OF THIS SURVEY WAS APPOINTED A COUNTY ROAD ON MAY 22, 1871, IN COMMISSIONER'S JOURNAL A2 AT PAGE 135, WHICH WOULD RESULT IN A STATUTORY RIGHT-OF-WAY WIDTH OF 66' PURSUANT TO "AN ACT REGULATING THE WIDTH OF ROADS" ESTABLISHED BY THE FIFTH LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA IN 1869. IT SHOULD BE FURTHER NOTED THAT SAID COMMISSIONER'S JOURNAL DESCRIBES THE "COMMENCING AT A POINT ON THE MULLAN ROAD ONE QUARTER OF A MILE EAST OF THE LINE DIVIDING TOWNSHIP 13 N. AND 20 WEST FROM TOWNSHIP 13 N. AND 19 W. AND THENCE RUNNING DUE NORTH TO THE NORTH BOUNDARY OF TOWNSHIP 13 N. AND 19 WEST."

HENCE, THIS SURVEY DEPICTS THAT PORTION OF FLYNN LANE BEARING GENERALLY NORTH/SOUTH AS A 66' WIDE STRIP. THE LOCATION AND WIDTH OF FLYNN LANE SHOWN ON CERTIFICATE OF SURVEY NO. 6758 MAY NOT BE FULLY CORRECT BASED UPON THE CITED COMMISSIONER'S JOURNAL ENTRY.

PREPARED BY:
IMEG
1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com
IMEG PROJECT NO. 21000864

AC B 1069 P 1060 WD B 1069 P 1063
SAC B 1069 P 1061 WD B 1069 P 1064
SPA B 1069 P 1062

COS006850 Pages: 1 Fee: \$28.00
01/05/2022 09:52:24 AM Certificate of Survey
Tyler R. Gorman, Missoula County Clerk & Recorder

1/4	SEC.	T.	R.
7	13N.	19W.	
12	13N.	20W.	


SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 06850
MISSOULA COUNTY, MONTANA

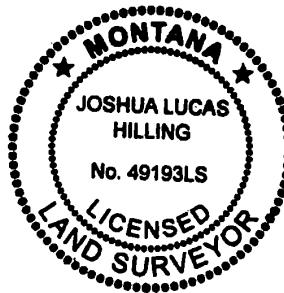
CORRECTION AFFIDAVIT

I, Joshua Lucas Hilling, a Licensed Land Surveyor in the State of Montana, License Number 49193LS, do hereby certify that wet ink corrections have been made to a Certificate of Survey commissioned by Dougherty Ranch, LLC. Said Certificate of Survey depicts a Boundary Line Relocation for Tract 1 of Certificate of Survey no. 5527 and Tracts 5, 6, 7, 8, and 9 of Certificate of Survey 6758, Records of Missoula County, located in the West One-Half (W1/2) of Section 7, Township 13 North, Range 19 West, and the East One-Half (E1/2) of Section 12, Township 13 North, Range 20 West, and in the NE ¼ and SE ¼ of Section 12, Township 13 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana; corrections are as described below:

On Sheet 1 of 1 within the Perimeter Legal Description text is "...Section 7, Township 13 North, Range 20 West...", which is incorrect. A wet ink correction has been made so this text now reads "...Section 7, Township 13 North, Range 19 West..."

On Sheet 1 of 1 within the Owners' Certification text is "Dougherty Properties, LLC", which is incorrect. A wet ink correction has been made so this text now reads "Dougherty Ranch, LLC".


Joshua Lucas Hilling
Professional Land Surveyor
Montana License No. 49193LS

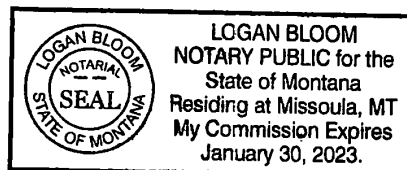


06850

State of Montana)
)ss
County of Missoula)

This instrument was signed or acknowledged before me on the 4th day of January 2022, by
Joshua Lucas Hilling.

SS 
Notary Public



(20-00000)

Missoula County Clerk and Recorder's Office
Tyler R. Gernant, Clerk and Recorder
200 W. Broadway
Missoula MT, 59802

Receipt: 0283666

Product	Name	Extended
COS	Certificate Of Survey	\$26.00
	Pages	1
	Document #	COS006889
	Book and Page:	CERTIFICATES OF SURVEY
	Lots/Tracts	2
SAC	Subdivision Checklist	\$4.00
	Pages	4
	Document #	202215583
	Book and Page:	MICRO B: 1080 P: 941
	Return Name:	IMEG FORMERLY TERRITORIAL-LANDWORKS INC
	Print Additional Label	false
	Survey	true
SPA	Certificate Of Subdivision PI	\$1.00
	Pages	1
	Document #	202215584
	Book and Page:	MICRO B: 1080 P: 942
	Return Name:	IMEG FORMERLY TERRITORIAL-LANDWORKS INC
	Print Additional Label	false
	Survey	true
WD	Warranty Deed	\$16.00
	Document #	202215585
	Book and Page:	MICRO B: 1080 P: 943
	Return Name:	IMEG FORMERLY TERRITORIAL-LANDWORKS INC
	Pages	2
	RTC Pages	1
	Print RTC Label	true
	Print Additional Label	false
Total		\$47.00
Tender (On Account)		\$47.00
Account#	TELAN	
Account Name	IMEG	
Customer Name	DOUGHERTY RANCH LLC BLR	
Balance	\$47.00	

Thank You!

Fri Aug 26 15:58:36 MDT 2022 kbaldridge

COMMUNITY & PLANNING SERVICES

Mailing Address: 200 W. Broadway
Physical Address: 127 E. Main St. Suite 2
Missoula, MT 59802-4292

P: 406.258.4657 | F: 406.258.3920
E: caps@missoulacounty.us



To: IMEG Corp.
c/o Joe Dehnert
1817 South Ave. West, Suite A
Missoula, MT 59801

From: Matt Heimel, Planner, CAPS

Date: July 15, 2022

Re: Properties legally described as: Tracts E and F of COS 6850, S07, T13 N,
R19 W (Geocodes: 04-2200-07-3-02-01-0000 & 04-2199-12-1-01-15-
0000)

Claimant(s): Dougherty Ranch LLC

Exemption: MCA 76-3-207(1)(a) divisions made outside of platted subdivisions for the
purpose of relocating common boundary lines between adjoining
properties

Missoula County Community and Planning Services received the original affidavit supporting your request for use of the exemption noted above on May 4, 2022. This letter is to notify you that this exemption request is **approved**. This approval is valid for three years and **expires on July 15, 2025**. If an extension is not requested and granted, the division may not be recorded after the approval period has expired.

A copy of this approval will be sent to the Clerk and Recorder/Treasurer for reference when the plat, survey or deed is filed. This approval only entitles the applicant to the Subdivision and Platting Act exemption(s) noted above. The following statements must be printed on the face of the plat(s) or survey(s) or on the deed(s) if a plat or survey is not required:

“This division of land was not reviewed for adequate legal and physical access, and the tracts that are created herein may be unsuitable for the purposes of providing appropriate access for services, such as fire protection, school busing, ambulance, and road maintenance. Consequently, landowners should expect that such services may not be provided. This approval does not obligate Missoula County to provide road maintenance, dust abatement, or any other services.”

“This division of land was not reviewed for installation of utilities, compliance with zoning, floodplain, or availability of public services.”

“A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas.”

Agency Comment

The application was sent out to Missoula County agencies for comment. No comments were received.

Taxes

For any division or merger of real property, all assessed and levied taxes, even if not due at the time of recording, must be paid in full before recording. The landowner must present the County Treasurer's certification that all taxes, fees, and special assessments that have been levied and assessed are paid in full prior to recording.

DEQ Review

All exempt divisions of land are subject to DEQ review, unless shown to be exempt from review under Title 76, Chapter 4. The Clerk and Recorder is prohibited from filing a division that does not meet the sanitation requirements of §76 4 122(2), MCA. The landowner is responsible for obtaining necessary sanitation approvals.

Recording Requirements

Boundary Line Relocation (Section 8.6.13.7)

- A. A deed, including corrected deeds, or a recordable agreement exchanging recorded interest from every person having a recorded interest in adjoining properties for the entire newly described parcels or that portion of the tract(s) being affected.
- B. Correction deed(s) stating that the previous property description is now to be described as the newly created tract(s) of record.
- C. The certificate of survey must bear the signatures of all landowners whose parcels are changed.
- D. When no survey is required (see Section 8.8.6.3), the documents to be recorded creating the division must include any certification that would have been included on the survey.

Appropriate deed(s) may need to be recorded to finalize the proposed transaction. You may still need other approvals such as a certification of taxes paid, County Surveyor's approval and state or local Health Department approval. There may be zoning, building, floodplain, or other permits necessary. Please contact Community and Planning Services at 258-4657 if you have questions on these or other requirements.

CC: Tim Worley, CAPS

Tyler Gernant, Clerk and Recorder/Treasurer
Environmental Health Department
County Public Works
County Surveyors Office

**RETURN TO:
IMEG CORP.
1817 SOUTH AVE. W SUITE A
MISSOULA, MONTANA 59801**

WARRANTY DEED

FOR VALUE RECEIVED,

Grantor(s): **DOUGHERTY RANCH, LLC, a Montana limited liability company**
does hereby grant, bargain, sell and convey unto

Grantee(s): **DOUGHERTY RANCH, LLC, a Montana limited liability company**

the following described premises in Missoula County, Montana, to-wit:

Tract E-1 and Tract F-1 of Certificate of Survey No. _____, located in the Northwest ¼ and Southwest ¼ of Section 7, Township 13 North, Range 19 West, and in the Northeast ¼ and the Southeast ¼ of Section 12, Township 13 North, Range 20 West, P.M.M., Missoula County, Montana.

**SUBJECT TO: Rural Special Improvement District No. 474
SUBJECT TO: Easements, Covenants, Conditions, Restrictions and Encumbrances of record or apparent.**

TOGETHER WITH all and singular the hereinbefore described premises together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR(S), of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises unto the said GRANTEE(S), and to its heirs and assigns forever.

The GRANTOR(S), and their successors and assigns, covenant with the GRANTEE(S) that the GRANTOR(S) are now seized in fee simple absolute of said premises; that the GRANTOR(S) have full power to convey the same; that the same is free from all encumbrances except current year's taxes, levies, assessments, U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises; that the GRANTEE(S) shall enjoy the same without any lawful disturbance; that the GRANTOR(S) will, on demand, execute and deliver to the GRANTEE(S), at the expense of the GRANTOR(S), any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that the GRANTOR(S) warrant to the GRANTEE(S) and will defend for the GRANTEE(S) said premises against every person lawfully claiming all or any interest in the same.

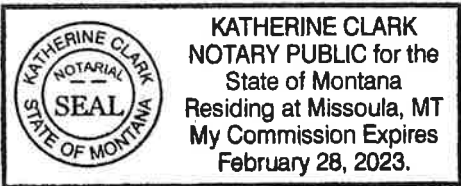
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hands and seals this 25th day of August, 2022.

DOUGHERTY RANCH, LLC, a Montana limited liability company

Brian D. Dougherty

BY: Brian D. Dougherty Member/Co-Manager

STATE OF Montana)
County of Missoula)



This instrument was acknowledged before me this 25th day of August, 2021, by Brian D. Dougherty Member/Co-Manager.

Katherine Clark
Notary Public for the State of Montana

REALTY TRANSFER CERTIFICATE

Confidential Tax Document: The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense, 15-7-308, MCA.

GEOCODE(S) _____

ASSESSMENT CODE: _____

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully completed and signed by the preparer. (Please read the attached instructions on page 1 for assistance in completing and filing this form.)

Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 15-7-305 and 15-7-310, MCA)

PART 1 – DATE OF TRANSFER (SALE)

(MM/DD/YYYY)

PART 2 – PARTIES

Please complete this section in full; if additional space is required, please attach a separate page

Seller (Grantor)

Name Dougherty Ranch, LLC

Mailing Address 1185 E Cooper Lake Shr.

(Permanent) _____

City Ovando ST MT ZIP 59854

Seller Principal Residence ☐ Yes ☐ No

Enter the last 4 digits of the SSN or FEIN

SSN _____ - _____ - 9588

SSN _____ - _____ - _____

FEIN 47 - 3233411

Daytime Phone 406-793-5565

Email Address _____

Buyer (Grantee)

Name Dougherty Ranch, LLC

Mailing Address 1185 E Cooper Lake Shr.

(Permanent) _____

City Ovando ST MT ZIP 59854

Buyer Principal Residence ☐ Yes ☐ No

Mailing Address _____

For Tax Notice _____

(If different) City _____ ST _____ ZIP _____

SSN _____ - _____ - 9588

SSN _____ - _____ - _____

FEIN 47 - 3233411

Daytime Phone 406-793-5565

Email Address _____

Transfer to Trustee, Custodian, or other Representative:

Trust FEIN _____ - _____

Minor SSN _____ - _____ - _____

Main Geocode _____ / _____ / _____ / _____ / _____

Assessor Code or Parcel # _____

PART 3 – PROPERTY DESCRIPTION

Please complete fully; if additional space is required, please attach a separate page.

Legal Description Tracts E1 and F1 of Certificate of Survey No. _____ Attachment ☐

Add/Sub _____ Block _____ Lot _____

County Missoula City/Town Missoula Section 7 Township 13 Range 20

PART 4 – DESCRIPTION OF TRANSFER

Please complete fully; more than one option may apply.

☐ Sale ☐ Gift ☐ Barter ☒ Nominal or no consideration ☐ Part of 1031 or 1033 exchange ☐ Transfer is subject to a reserved life estate

Distressed sales: ☐ Sheriff's deed ☐ Trustee's deed ☐ Deed in lieu of foreclosure ☐ Short sale ☐ Other

Transfer by Operation of Law

☐ Termination of life estate by death ☐ Termination of joint tenancy by death ☐ Transfer on Death deed

☐ Court order or decree (except sheriff's sale) ☐ Merger, consolidation, or other business entity reorganization ☐ Name change only

PART 5 – EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION

Please complete fully, more than one may apply.

☐ Transfer between husband/wife or parent/child for nominal consideration ☐ Transfer made in contemplation of death without consideration

☐ Termination of joint tenancy by death ☐ Transfer of property of a decedent's estate

☐ Transfer to a revocable living trust ☐ Transfer pursuant to court decree (except sheriff's sale)

☐ Gift ☐ Termination of life estate by death

☒ Correction, modification, or supplement of previously recorded instrument, no additional consideration ☐ Transfer by government agency

☐ Merger, consolidation, or reorganization of business entity ☐ Tax deed

☐ Land currently classified as agricultural land and for continued use for agricultural purposes (15-7-307, MCA) ☐ Land currently classified as forestland and for continued use for producing timber (15-7-307, MCA)

PART 6 – SALE PRICE INFORMATION

Please complete fully, more than one may apply.

Actual Sale Price \$ _____

Financing: ☐ Cash ☐ FHA ☐ VA ☐ Contract ☐ Other

Terms: ☐ New loan OR ☐ Assumption of existing loan

Value of personal property included in sale \$ _____

Value of inventory included in sale \$ _____

Value of licenses included in sale \$ _____

Value of good will included in sale \$ _____

Was an SID payoff included in the sale price? ☐ Yes ☐ No

Did the buyer assume an SID? ☐ Yes ☐ No

Amount of SID paid or assumed: \$ _____

Was a mobile home included in the sale? ☐ Yes ☐ No

PART 7 – WATER RIGHT DISCLOSURE

Disclosure is only applicable to the property identified in PART 3 above.

☐ A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water.

☐ B. Seller has no water rights on record with DNRC to transfer.

☐ C. Seller is transferring ALL water rights on record with DNRC to the Buyer.

☐ D. Seller is dividing or exempting (reserving) water rights. Seller must file Water Right Update form.

X Seller (Grantor) Signature Brian D. Dougherty Date 8-25-22

PART 8 – PREPARER INFORMATION

Preparer's signature is required.

X Signature _____ Mailing Address 1817 South Ave W Suite A

Name/Title Joe Dehnert, Land Use Planner City Missoula State MT ZIP 59801

(please print) Daytime Phone (912) 212-5028

Clerk and Recorder Use Only

Recording Information: Document No. _____ Book _____ Page _____ Date _____

Department of Revenue Copy

Page 3

CERTIFICATE OF SURVEY

LOCATED IN THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES.

PERIMETER LEGAL DESCRIPTION

TRACT E AND F OF CERTIFICATE OF SURVEY NO. 6850, RECORDS OF MISSOULA COUNTY, LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, AND THE EAST ONE-HALF (E1/2) OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA;

CONTAINING A TOTAL OF 87.81 ACRES, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY EXISTING, AS SHOWN HEREON, AND OF RECORD.

OWNERS' CERTIFICATION

WE HEREBY CERTIFY THAT THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(a) MCA, TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN PROPERTIES"; AND

FURTHER, TRACT E-1 IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-103 MCA, AND

FURTHER, TRACT F-1 IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605(2)(g), TO WIT: "A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL;" AND

FURTHER, PURSUANT TO ARM 24.183.1104 (1)(i)(iii)(C), TO WIT: "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

DOUGHERTY RANCH, LLC

SS Brian D. Dougherty

BY Brian D. Dougherty

AS Member / Co-manager FOR DOUGHERTY RANCH, LLC.
(TITLE)

STATE OF Montana

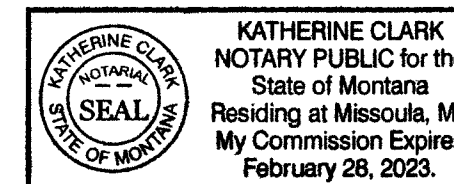
COUNTY OF Missoula

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 25, 2022, BY Brian D. Dougherty

AS Member / Co-manager FOR DOUGHERTY RANCH, LLC.

SS Katherine Clark

NOTARY PUBLIC



STATEMENTS AS PER COUNTY SUBDIVISION EXEMPTION APPROVAL LETTER

THIS DIVISION OF LAND WAS NOT REVIEWED FOR ADEQUATE LEGAL AND PHYSICAL ACCESS, AND THE TRACTS THAT ARE CREATED HEREIN MAY BE UNSUITABLE FOR THE PURPOSES OF PROVIDING APPROPRIATE ACCESS FOR SERVICES, SUCH AS FIRE PROTECTION, SCHOOL BUSING, AMBULANCE, AND ROAD MAINTENANCE. CONSEQUENTLY, LANDOWNERS SHOULD EXPECT THAT SUCH SERVICES MAY NOT BE PROVIDED. THIS APPROVAL DOES NOT OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT, OR ANY OTHER SERVICES.

THIS DIVISION OF LAND WAS NOT REVIEWED FOR INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, FLOODPLAIN, OR AVAILABILITY OF PUBLIC SERVICES.

A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

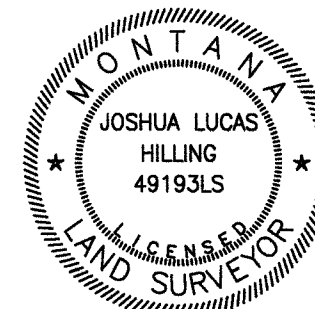
APPROVED BY:

Shirley Widen 8-18-2022
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE
Shirley Widen 8/18/22
MISSOULA CITY - COUNTY HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND REGULATIONS ADOPTED THEREUNDER.

SS Joshua Lucas Hilling 8/10/2022
JOSHUA LUCAS HILLING DATE
PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 49193LS

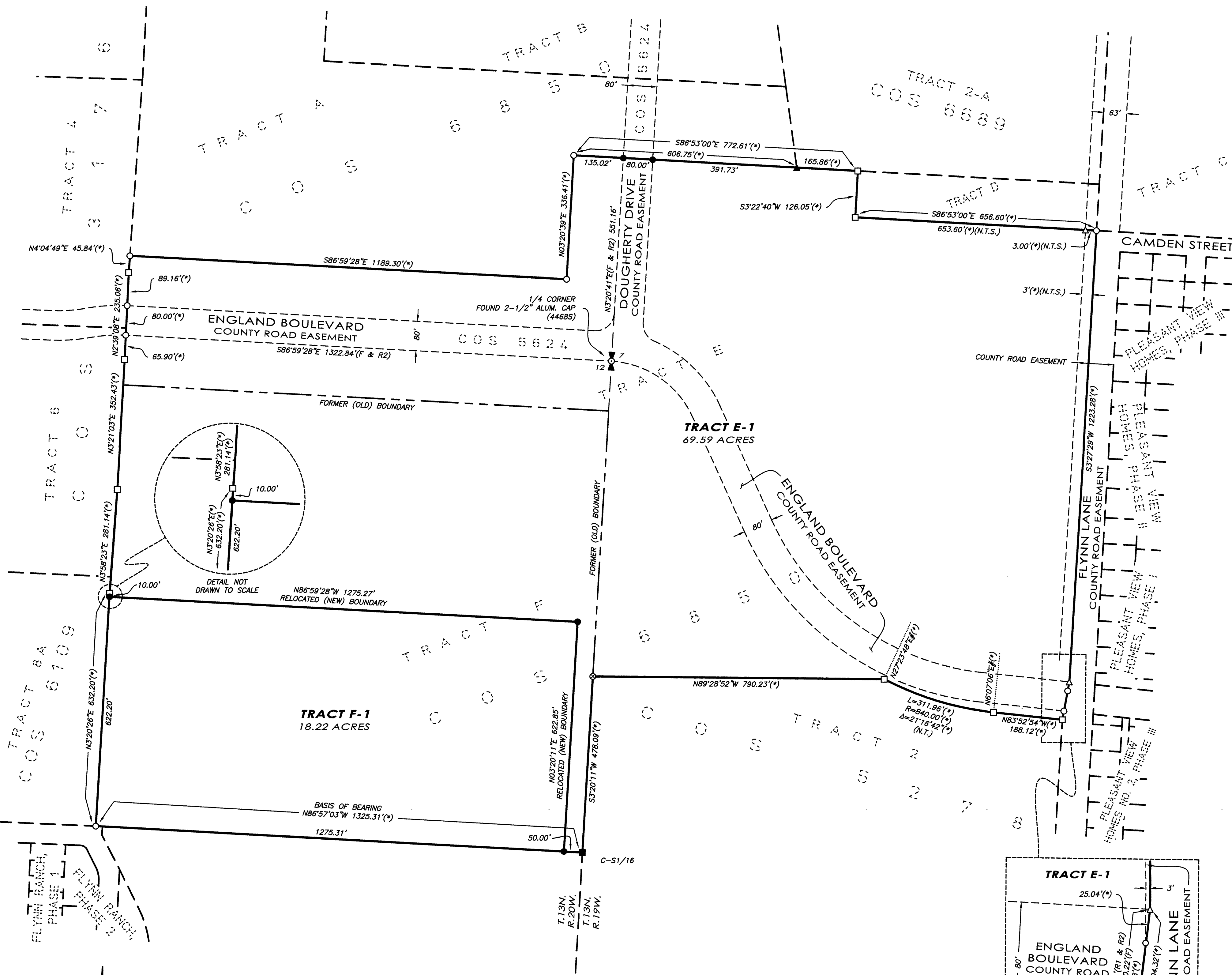


SAC B: 1080 P: 941
SPA B: 1080 P: 942
WD B: 1080 P: 943

COS006889 Pages: 1 Fee: \$26.00
8/26/2022 03:58:36 PM Certificate of Survey
Tyler R. Gernert, Missoula County Clerk & Recorder

SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 06889
MISSOULA COUNTY, MONTANA

COUNTY TRACKING NO. 22-00852



LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" PINK PLASTIC CAP (JL HILLING 49193LS)
- = FOUND 5/8" REBAR WITH 1-1/4" PINK PLASTIC CAP (JL HILLING 49193LS)
- ⊙ = FOUND 1-1/4" YELLOW PLASTIC CAP (FLEMING 9747LS)
- △ = FOUND 1-1/4" YELLOW PLASTIC CAP (SMI 9328LS)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (ELI 3713S)
- = FOUND 5/8" REBAR (NO CAP)
- = FOUND MONUMENT AS NOTED
- (*) = FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6850
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6850
- (R2) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6758
- COS = CERTIFICATE OF SURVEY
- (N.T.S.) = NOT DRAWN TO SCALE - EXAGGERATED FOR CLARITY
- (N.T.) = NON-TANGENT CURVE
- # = RADIAL BEARING

SURVEYOR'S NOTE REGARDING FLYNN LANE

HISTORIC SURVEYS IN THE AREA DEPICTED HEREON HAVE TREATED FLYNN LANE AS A 60' WIDE EASEMENT (ASIDE FROM THOSE PORTIONS ADJACENT TO THE PLEASANT VIEW SUBDIVISIONS WHEREIN ADDITIONAL RIGHT-OF-WAY WAS PLATTED). HOWEVER, THAT PORTION OF FLYNN LANE CROSSING TRACT E-1 OF THIS SURVEY WAS APPOINTED A COUNTY ROAD ON MAY 22, 1871, IN COMMISSIONER'S JOURNAL 42 AT PAGE 135, WHICH WOULD RESULT IN A STATUTORY RIGHT-OF-WAY WIDTH OF 66' PURSUANT TO "AN ACT REGULATING THE WIDTH OF ROADS" ESTABLISHED BY THE FIFTH LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA IN 1869. IT SHOULD BE FURTHER NOTED THAT SAID COMMISSIONER'S JOURNAL DESCRIBES THE "COMMENCING AT A POINT ON THE MULLAN ROAD ONE QUARTER OF A MILE EAST OF THE LINE DIVIDING TOWNSHIP 13 N AND 20 WEST FROM TOWNSHIP 13 N. AND 19 W. AND THENCE RUNNING DUE NORTH TO THE NORTH BOUNDARY OF TOWNSHIP 13 N. AND 19 WEST."

HENCE, THIS SURVEY DEPICTS THAT PORTION OF FLYNN LANE BEARING GENERALLY NORTH/SOUTH AS A 66' WIDE STRIP.

PREPARED BY:



1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com
IMEG PROJECT NO. 21000864

SURVEY COMMISSIONED BY:

JUSTIN METCALF ON BEHALF OF DOUGHERTY PROPERTIES LLC