

CERTIFICATE OF SURVEY

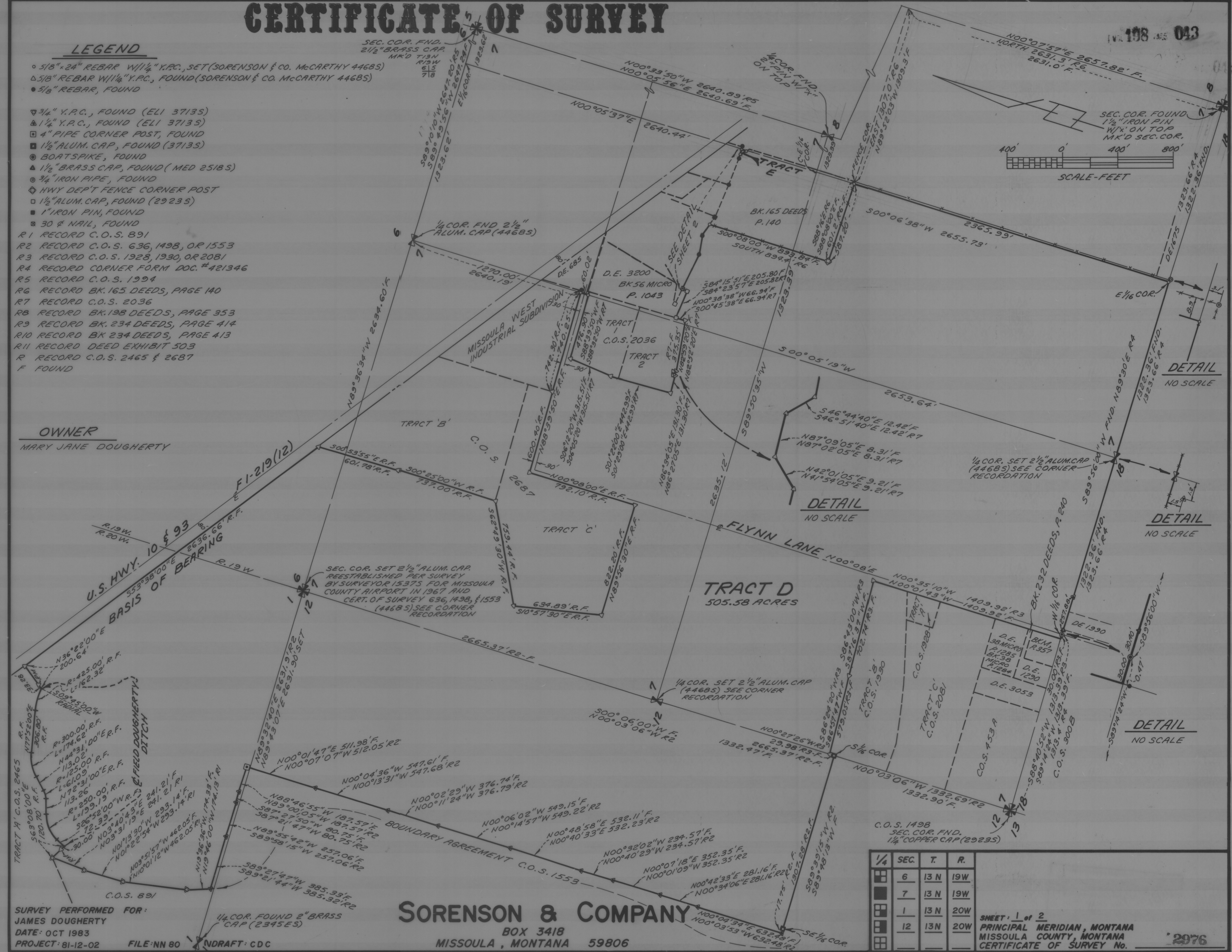
198 043

LEGEND

- 5/8" x 24" REBAR W/1/4" Y.P.C., SET (SORENSEN & CO. McCARTHY 44685)
- △ 5/8" REBAR W/1/4" Y.P.C., FOUND (SORENSEN & CO. McCARTHY 44685)
- 5/8" REBAR, FOUND
- ▽ 3/4" Y.P.C., FOUND (ELI 37135)
- ▲ 1/4" Y.P.C., FOUND (ELI 37135)
- 4" PIPE CORNER POST, FOUND
- 1/2" ALUM. CAP, FOUND (37135)
- BOATSPIKE, FOUND
- ▲ 1/2" BRASS CAP, FOUND (MED 25185)
- 3/4" IRON PIPE, FOUND
- ◆ HWY DEPT FENCE CORNER POST
- 1/2" ALUM. CAP, FOUND (29235)
- 1" IRON PIN, FOUND
- 30 # NAIL, FOUND
- R1 RECORD C.O.S. 891
- R2 RECORD C.O.S. 636, 1498, OR 1553
- R3 RECORD C.O.S. 1928, 1930, OR 2081
- R4 RECORD CORNER FORM DOC. #421346
- R5 RECORD C.O.S. 1994
- R6 RECORD BK. 165 DEEDS, PAGE 140
- R7 RECORD C.O.S. 2036
- R8 RECORD BK. 198 DEEDS, PAGE 353
- R9 RECORD BK. 234 DEEDS, PAGE 414
- R10 RECORD BK. 234 DEEDS, PAGE 413
- R11 RECORD DEED EXHIBIT 503
- R RECORD C.O.S. 2465 & 2687
- F FOUND

OWNER

MARY JANE DOUGHERTY



1/4	SEC.	T.	R.
6	13 N	19 W	
7	13 N	19 W	
1	13 N	20 W	
12	13 N	20 W	

SHEET 1 of 2
 PRINCIPAL MERIDIAN, MONTANA
 MISSOULA COUNTY, MONTANA
 CERTIFICATE OF SURVEY No.

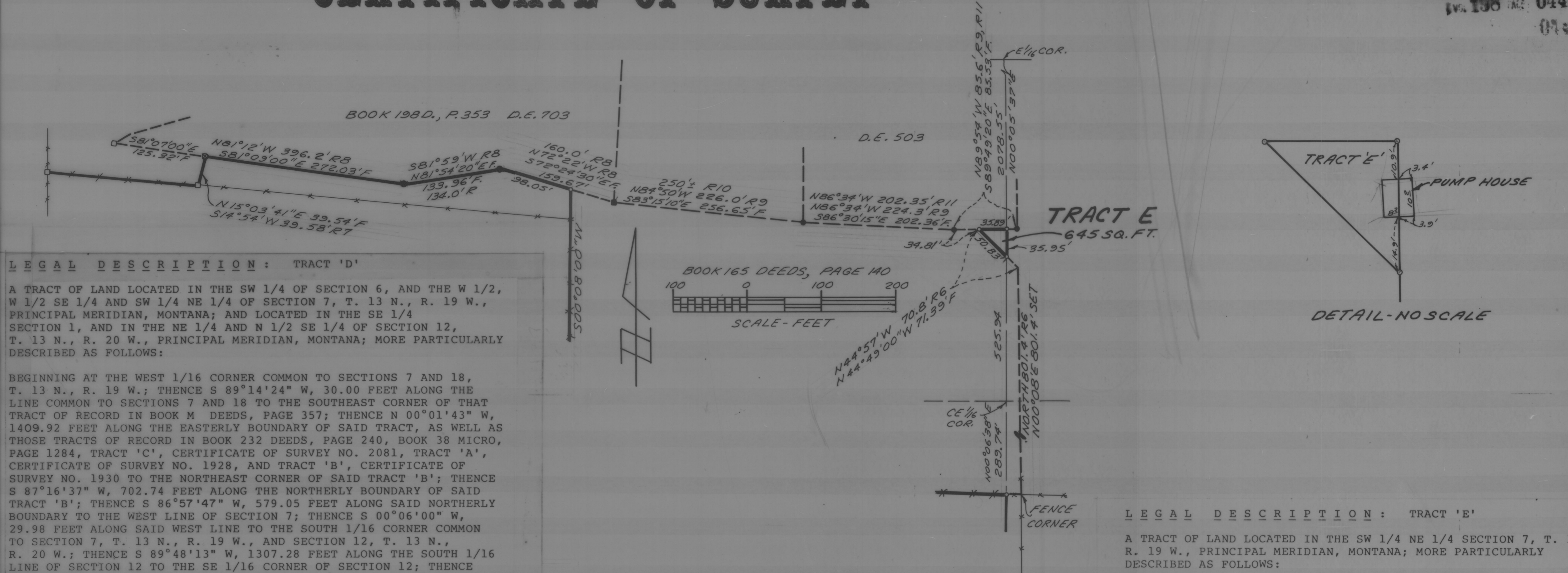
SORENSEN & COMPANY

BOX 3418
 MISSOULA, MONTANA 59806

SURVEY PERFORMED FOR:
 JAMES DOUGHERTY
 DATE: OCT 1983
 PROJECT: 81-12-02 FILE: NN 80 NORAFT: CDC

CERTIFICATE OF SURVEY

NOV 1983 PAGE 044
07



LEGAL DESCRIPTION: TRACT 'D'

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 6, AND THE W 1/2, W 1/2 SE 1/4 AND SW 1/4 NE 1/4 OF SECTION 7, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; AND LOCATED IN THE SE 1/4 SECTION 1, AND IN THE NE 1/4 AND N 1/2 SE 1/4 OF SECTION 12, T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/16 CORNER COMMON TO SECTIONS 7 AND 18, T. 13 N., R. 19 W.; THENCE S 89°14'24" W, 30.00 FEET ALONG THE LINE COMMON TO SECTIONS 7 AND 18 TO THE SOUTHEAST CORNER OF THAT TRACT OF RECORD IN BOOK M DEEDS, PAGE 357; THENCE N 00°01'43" W, 1409.92 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT, AS WELL AS THOSE TRACTS OF RECORD IN BOOK 232 DEEDS, PAGE 240, BOOK 38 MICRO, PAGE 1284, TRACT 'C', CERTIFICATE OF SURVEY NO. 2081, TRACT 'A', CERTIFICATE OF SURVEY NO. 1928, AND TRACT 'B', CERTIFICATE OF SURVEY NO. 1930 TO THE NORTHEAST CORNER OF SAID TRACT 'B'; THENCE S 87°16'37" W, 702.74 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 'B'; THENCE S 86°57'47" W, 579.05 FEET ALONG SAID NORTHERLY BOUNDARY TO THE WEST LINE OF SECTION 7; THENCE S 00°06'00" W, 29.98 FEET ALONG SAID WEST LINE TO THE SOUTH 1/16 CORNER COMMON TO SECTION 7, T. 13 N., R. 19 W., AND SECTION 12, T. 13 N., R. 20 W.; THENCE S 89°48'13" W, 1307.28 FEET ALONG THE SOUTH 1/16 LINE OF SECTION 12 TO THE SE 1/16 CORNER OF SECTION 12; THENCE ALONG THAT BOUNDARY AGREEMENT AS SHOWN ON CERTIFICATE OF SURVEY NO. 1553 THROUGH THE FOLLOWING FOURTEEN COURSES:

- (1) S 89°48'13" W, 17.75 FEET;
- (2) N 00°04'34" E, 632.48 FEET;
- (3) N 00°42'33" E, 281.16 FEET;
- (4) N 00°07'18" E, 352.35 FEET;
- (5) N 00°32'02" W, 234.57 FEET;
- (6) N 00°48'58" E, 532.11 FEET;
- (7) N 00°06'02" W, 549.15 FEET;
- (8) N 00°02'29" W, 376.74 FEET;
- (9) N 00°04'36" W, 547.61 FEET;
- (10) N 00°01'47" E, 511.98 FEET;
- (11) N 88°46'55" W, 187.57 FEET;
- (12) S 87°27'50" W, 80.75 FEET;
- (13) N 89°55'42" W, 257.06 FEET;
- (14) S 89°27'47" W, 385.33 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF THAT TRACT OF RECORD ON CERTIFICATE OF SURVEY NO. 891 THROUGH THE FOLLOWING FOUR COURSES:

- (1) N 19°36'36" W, 174.33 FEET;
- (2) N 09°51'57" W, 462.05 FEET;
- (3) N 01°13'30" W, 293.14 FEET;
- (4) N 03°40'43" E, 241.21 FEET;

THENCE S 63°08'00" E, 120.70 FEET ALONG THE SOUTHERLY BOUNDARY OF TRACT 'A' OF RECORD ON CERTIFICATE OF SURVEY NO. 2465 TO THE CENTERLINE OF THE FIELD-DOUGHERTY DITCH; THENCE N 26°52'00" E, 72.39 FEET ALONG SAID CENTERLINE; THENCE ALONG A 250.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG SAID CENTERLINE, AN ARC DISTANCE OF 199.19 FEET; THENCE N 72°31'00" E, 113.26 FEET ALONG SAID CENTERLINE; THENCE ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT AND ALONG SAID CENTERLINE, AN ARC DISTANCE OF 61.09 FEET; THENCE N 44°31'00" E, 113.02 FEET ALONG SAID CENTERLINE; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG SAID CENTERLINE, AN ARC DISTANCE OF 174.62 FEET; THENCE N 77°52'00" E, 306.80 FEET ALONG SAID CENTERLINE; THENCE ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG SAID CENTERLINE, AN ARC DISTANCE OF 162.32 FEET; THENCE N 36°22'00" E, 200.64 FEET ALONG THE SOUTHERLY BOUNDARY OF TRACT 'A', CERTIFICATE OF SURVEY NO. 2465 TO THE SOUTHWESTERLY R/W LIMIT OF U.S. HIGHWAY NO. 10 AND 93; THENCE S 53°38'00" E, 2636.66 FEET ALONG SAID R/W; THENCE S 00°53'55" E, 601.78 FEET ALONG THE WESTERLY BOUNDARY OF TRACT 'B', CERTIFICATE OF SURVEY NO. 2687; THENCE S 00°25'00" W, 737.00 FEET ALONG SAID BOUNDARY; THENCE S 62°49'30" W, 759.44 FEET ALONG THE WESTERLY BOUNDARY OF TRACT 'C', CERTIFICATE OF SURVEY NO. 2687; THENCE S 10°57'30" E, 634.89 FEET ALONG SAID WESTERLY BOUNDARY; THENCE N 89°56'30" E, 822.20 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 'C'; THENCE N 00°08'00" E, 792.10 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT 'C'; THENCE

N 88°39'50" E, 1340.65 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 'C' AND MISSOULA WEST INDUSTRIAL SUBDIVISION, A RECORDED SUBDIVISION OF MISSOULA COUNTY; THENCE S 00°05'19" W, 60.02 FEET ALONG THE NORTH-SOUTH MIDSECTION LINE OF SECTION 7; THENCE S 88°39'50" W, 476.90 FEET ALONG THE NORTHERLY BOUNDARY OF TRACT 1, CERTIFICATE OF SURVEY NO. 2036; THENCE S 06°12'20" W, 315.51 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT; THENCE S 01°22'00" E, 442.99 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1 AND TRACT 2, CERTIFICATE OF SURVEY NO. 2036; THENCE N 86°34'05" E, 131.30 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 2; THENCE N 42°01'05" E, 9.21 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE N 87°09'05" E, 8.31 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE S 46°44'40" E, 12.42 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE N 82°59'20" E, 375.35 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE N 00°38'38" W, 66.94 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT; THENCE S 84°15'51" E, 205.80 FEET ALONG THE SOUTHERLY BOUNDARY OF THAT TRACT OF RECORD IN BOOK 56 MICRO, PAGE 1043; THENCE N 15°03'41" E, 39.54 FEET ALONG SAID TRACT; THENCE S 81°09'00" E, 272.03 FEET ALONG THE SOUTHERLY BOUNDARY OF THAT TRACT OF RECORD IN BOOK 198 DEEDS, PAGE 353; THENCE N 81°54'20" E, 133.96 FEET ALONG SAID TRACT; THENCE S 72°24'30" E, 98.05 FEET ALONG SAID TRACT; THENCE S 00°08'00" W, 893.84 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF RECORD IN BOOK 165 DEEDS, PAGE 140; THENCE S 88°08'00" E, 587.20 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, TO THE EAST 1/16 LINE OF SECTION 7, T. 13 N., R. 19 W.; THENCE S 00°06'38" W, 2365.99 FEET ALONG SAID 1/16 LINE TO THE EAST 1/16 CORNER COMMON TO SECTIONS 7 AND 18, T. 13 N., R. 19 W.; THENCE S 89°56'00" W, 2644.72 FEET ALONG THE LINE COMMON TO SECTIONS 7 AND 18 TO THE POINT OF BEGINNING; CONTAINING 505.58 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS ATTACHED CERTIFICATE OF SURVEY; SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 'E'

A TRACT OF LAND LOCATED IN THE SW 1/4 NE 1/4 SECTION 7, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST 1/16 LINE OF SECTION 7, T. 13 N., R. 19 W., WHERE SAID 1/16 LINE INTERSECTS THAT CERTAIN LINE DESCRIBED IN BOOK 234 DEEDS, PAGE 414, SAID POINT BEING S 00°05'37" W, 2078.55 FEET FROM THE EAST 1/16 CORNER COMMON TO SECTIONS 6 AND 7, T. 13 N., R. 19 W.; THENCE S 00°05'37" W, 35.95 FEET ALONG THE EAST 1/16 LINE OF SECTION 7 TO THE NORTHERLY BOUNDARY OF THAT TRACT RECORDED IN BOOK 165 DEEDS, PAGE 140; THENCE N 44°49'00" W, 50.83 FEET TO THAT CERTAIN LINE DESCRIBED IN BOOK 234 DEEDS, PAGE 414; THENCE S 89°49'20" E, 35.89 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; CONTAINING 645 SQUARE FEET, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS ATTACHED CERTIFICATE OF SURVEY; SUBJECT TO EASEMENTS OF RECORD.

CERTIFICATE OF SURVEYOR * * * * *

I HEREBY CERTIFY THAT THE ATTACHED CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION BETWEEN MARCH, 1982 AND OCTOBER, 1983.

Thomas P. McCarthy 11/28/83
 THOMAS P. MCCARTHY, P.S.
 MONTANA REGISTRATION NO. 44688

PURPOSE OF SURVEY

RETRACE THE REMAINDER OF THOSE TRACTS OF RECORD IN BOOK 116 DEEDS, PAGE 85; BOOK 123 DEEDS, PAGE 273; AND 125 DEEDS, PAGE 129

SURVEY PERFORMED FOR:
 JAMES DOUGHERTY
 DATE: OCT 1983
 PROJECT: 81-12-02 FILE: NN-80 DRAFT: CDC

SORENSEN & COMPANY
 BOX 3418
 MISSOULA, MONTANA 59806

CERTIFICATE OF SURVEY FINAL APPROVAL GRANTED BY:
Edward J. Zuber 11/30/83
 MISSOULA CITY & COUNTY HEALTH DEPT.

Richard H. Colvill by *David J. Elliott* 11/29/83
 MISSOULA COUNTY SURVEYOR

1/4	SEC.	T.	R.
☐	6	13N	19W
☐	7	13N	19W
☐	1	13N	20W
☐	12	13N	20W
☐			
☐			

832104

I received and filed this instrument for record on the 19 day of Dec. 19 83 at 9:06 o'clock A.M., permanent files of Missoula County, State of Montana.
 Witness my hand:
 File Clerk, County Recorder
 By *[Signature]* Deputy
 Fee \$ 6.00 Paid

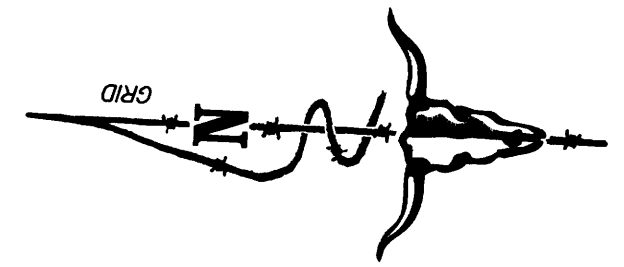
SHEET 2 of 2
 PRINCIPAL MERIDIAN, MONTANA
 MISSOULA COUNTY, MONTANA
 CERTIFICATE OF SURVEY No. 2976

CERTIFICATE OF SURVEY

LOCATED IN THE SW1/4 OF SEC. 6 AND THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE SE1/4 OF SEC. 1 AND THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

LEGEND

- = 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 (SMI 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 THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5718
- (R2) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6082
- (R3) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6689
- (R4) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5527
- (R5) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 4980
- (R6) = RECORD OR ADDITIVE PER PLEASANT VIEW HOMES, PHASE I
- (R7) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5278
- (R8) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 2976
- (R9) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6109
- (R10) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 4891
- (R11) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 4435
- (R12) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6845
- (R13) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5824
- (R14) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 636
- (*) = FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5718
- # = RADIAL BEARING
- COS = CERTIFICATE OF SURVEY
- RM = REFERENCE MONUMENT
- (CALC.) = CALCULATED POSITION, NOTHING FOUND OR SET
- (N.T.S.) = NOT DRAWN TO SCALE - EXAGGERATED FOR CLARITY
- POB = POINT OF BEGINNING
- AC. = ACRES

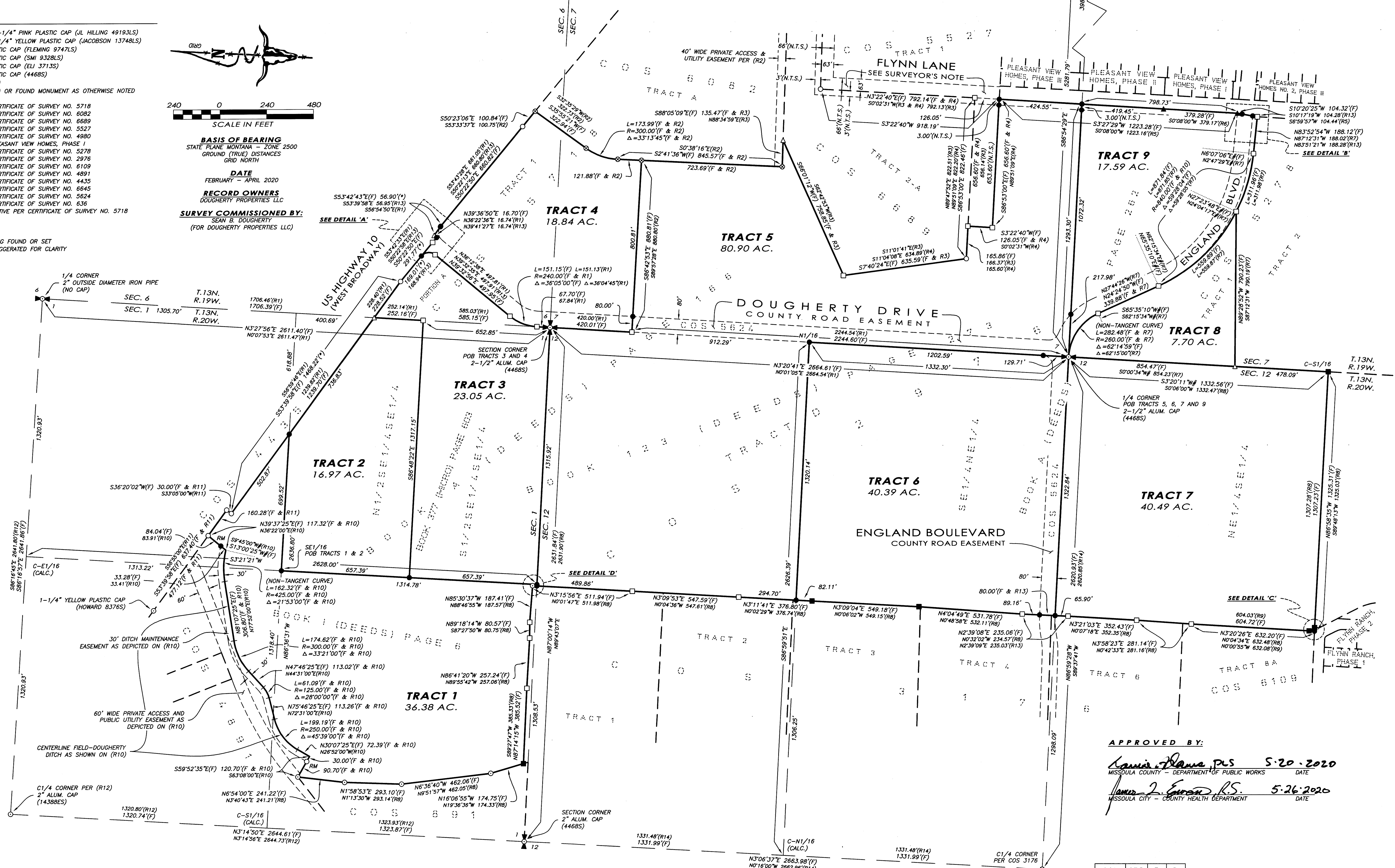


BASIS OF BEARING
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE
FEBRUARY - APRIL 2020

RECORD OWNERS
DOUGHERTY PROPERTIES LLC

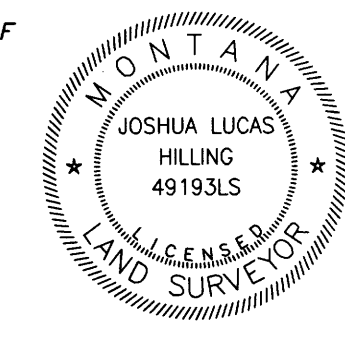
SURVEY COMMISSIONED BY:
SEAN B. DOUGHERTY
(FOR DOUGHERTY PROPERTIES LLC)



APPROVED BY:
Janis A. Davis, PLS 5-20-2020
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE
Janis J. Egan, PLS 5-26-2020
MISSOULA CITY - COUNTY HEALTH DEPARTMENT DATE

PURPOSE OF SURVEY:
THE PURPOSE OF THIS CERTIFICATE OF SURVEY IS TO DEPICT THE RETRACEMENT OF EXISTING TRACTS OF RECORD.

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 THE REGULATIONS ADOPTED UNDER THE ACT.



SURVEYOR'S NOTES

THE SOUTH BOUNDARY OF THAT PROPERTY SHOWN HEREON AS TRACT 1 AND THE WEST BOUNDARIES OF THOSE PROPERTIES SHOWN HEREON AS TRACTS 5, 6 AND 7 WERE AFFECTED BY CERTIFICATE OF SURVEY NO. 1553, WHICH APPEARS TO BE A BOUNDARY LINE RELOCATION BETWEEN LANDS WHICH AT THE TIME (AUGUST 7, 1978) WERE OWNED BY MARY DOUGHERTY AND ELMER FLYNN, ET AL. SUBSEQUENT CERTIFICATE OF SURVEY NO. 2976 SHOWS THIS LINE AS "BOUNDARY AGREEMENT C.O.S. 1553"; SIMILARLY, THE WARRANTY DEED IN BOOK 170 (MICRO) AT PAGE 260 DESCRIBES LANDS "...LYING EASTERLY OF THAT LINE OF AGREEMENT ON CERTIFICATE OF SURVEY 1553...". IN CONSIDERATION OF THE LANGUAGE CITED IN THE OWNERS CERTIFICATION AND PURPOSE OF SURVEY ON CERTIFICATE OF SURVEY NO. 1553, THIS SURVEY INFERS THAT A PORTION OF THE BOUNDARY COMMON TO THE FLYNN AND DOUGHERTY OWNERSHIP AT THAT POINT IN TIME WAS RELOCATED, AND BOUNDARIES OF UNDERLYING TRACTS OF RECORD WERE PROLONGED OR SHORTENED ACCORDINGLY TO INTERSECT THE RELOCATED COMMON BOUNDARY.

A PORTION OF THE NORTHWESTERLY BOUNDARY OF TRACT 1 AS SHOWN HEREON IS INTENDED TO FOLLOW THE CENTERLINE OF THE FIELD-DOUGHERTY DITCH IN ACCORDANCE WITH RECORD CERTIFICATES OF SURVEY NOS. 2976 AND 4891. THE CENTERLINE OF SAID DITCH SHALL ACT AS A NATURAL MONUMENT TO THE BOUNDARY LOCATION, AND REFERENCE MONUMENTS WERE SET ALONG THE BOUNDARY OF TRACT 1 WHERE IT APPROACHES OR DEPARTS FROM SAID DITCH CENTERLINE.

HISTORIC SURVEYS 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 GRANTED). HOWEVER, THAT PORTION OF FLYNN LANE ADJOINING THE LANDS SURVEYED HEREON 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.

1/4	SEC.	T.	R.
6	6	13N.	19W.
7	7	13N.	20W.
1	12	13N.	20W.

COS060758 Pages:2 Fee:\$29.50
05/26/2020 02:24:47 PM Certificate of Survey
Tyler R. Gernant, Missoula County Clerk & Recorder

SHEET 1 OF 2
CERTIFICATE OF SURVEY NO. 06758
MISSOULA COUNTY, MONTANA

PREPARED BY: **TERRITORIAL LANDWORKS, INC.**
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com
Phone: 406/721-0142 Fax: 406/721-5224
PO Box 8661 Missoula, MT 59806

LEGAL DESCRIPTIONS:

TRACT 1 OF CERTIFICATE OF SURVEY NO. **06758** BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN BOOK I, AT PAGE 6, DEED RECORDS OF MISSOULA COUNTY, LYING WITHIN TRACT D OF CERTIFICATE OF SURVEY NO. 2976, RECORDS OF MISSOULA COUNTY, EXCEPTING THEREFROM CERTIFICATE OF SURVEY NO. 4435, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST ONE-SIXTEENTH (SE1/16) CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4SE1/4) OF SAID SECTION 1, S74°21'21" E 131.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4SE1/4); THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 1, N87°00'14" W 7.39 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF TRACT D OF CERTIFICATE OF SURVEY NO. 2976, RECORDS OF MISSOULA COUNTY; THENCE THE FOLLOWING NINETEEN (19) COURSES ALONG THE WESTERLY BOUNDARIES OF SAID TRACT D: N31°56'56" E 22.08 FEET; THENCE N85°30'37" W 187.41 FEET; THENCE N89°18'14" W 80.57 FEET; THENCE N86°41'20" W 257.24 FEET; THENCE N87°14'15" W 385.52 FEET; THENCE N16°06'55" W 174.75 FEET; THENCE N6°36'40" W 462.06 FEET; THENCE N1°58'53" E 293.10 FEET; THENCE N6°54'00" E 241.22 FEET; THENCE S59°52'35" E 120.70 FEET; THENCE N30°07'25" E 72.39 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 199.19 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND DELTA 45°39'00" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N75°46'25" E 113.26 FEET TO A POINT OF TANGENT CURVATURE; THENCE AN ARC LENGTH OF 61.09 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET AND DELTA 28°00'00" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N47°46'25" E 113.02 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 174.62 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND DELTA 33°21'00" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N81°07'25" E 306.80 FEET TO A POINT OF TANGENT CURVATURE; THENCE AN ARC LENGTH OF 162.32 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET AND DELTA 21°53'00" TO A POINT ON A NON-TANGENT LINE; SAID POINT HAVING A RADIAL BEARING OF S13°00'25" W; THENCE ALONG SAID NON-TANGENT LINE, N33°37'25" E 117.32 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 10 (WEST BROADWAY) PER CERTIFICATE OF SURVEY NO. 4435; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY: S53°39'58" E 160.28 FEET; THENCE S36°20'02" W 30.00 FEET; THENCE S53°39'58" E 502.87 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4SE1/4) OF SECTION 1; THENCE ALONG SAID NORTH BOUNDARY, N86°36'31" W 899.52 FEET TO THE POINT OF BEGINNING;

CONTAINING 36.38 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 2 OF CERTIFICATE OF SURVEY NO. **06758** BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 166, DEED RECORDS OF MISSOULA COUNTY, LYING WITHIN TRACT D OF CERTIFICATE OF SURVEY NO. 2976, RECORDS OF MISSOULA COUNTY, AND LYING NORTH OF THAT PROPERTY DESCRIBED IN BOOK 377, AT PAGE 603, MICRO RECORDS OF MISSOULA COUNTY, EXCEPTING THEREFROM CERTIFICATE OF SURVEY NO. 4435, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST ONE-SIXTEENTH (SE1/16) CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4SE1/4) OF SAID SECTION 1, S86°36'31" E 899.52 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 10 (WEST BROADWAY) PER CERTIFICATES OF SURVEY NOS. 4435 AND 5718, RECORDS OF MISSOULA COUNTY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S53°39'58" E 738.83 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SECTION 1; THENCE ALONG SAID EAST BOUNDARY, S32°27'56" W 252.16 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4SE1/4) OF SAID SECTION 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4SE1/4), N86°48'15" W 1317.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4SE1/4); THENCE ALONG THE WEST BOUNDARY OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4SE1/4), N32°12'11" E 657.39 FEET TO THE POINT OF BEGINNING;

CONTAINING 16.97 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 3 OF CERTIFICATE OF SURVEY NO. **06758** BEING THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4) OF SECTION 1 AS DESCRIBED IN BOOK 377, AT PAGE 603, MICRO RECORDS OF MISSOULA COUNTY, AND PORTION A OF CERTIFICATE OF SURVEY NO. 5718, LOCATED IN THE SOUTHWEST ONE-QUARTER (SE1/4) OF SAID SECTION 1, TOWNSHIP 13 NORTH, RANGE 20 WEST, AND IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTH BOUNDARY, N87°00'14" W 1315.92 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4); THENCE ALONG THE WEST BOUNDARY OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4), N32°12'11" E 657.39 FEET TO THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4); THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4), S86°48'22" E 1317.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2SE1/4SE1/4); THENCE ALONG THE WEST BOUNDARY OF SAID PORTION A OF CERTIFICATE OF SURVEY NO. 5718; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTH AND EAST BOUNDARIES OF SAID PORTION A: S53°39'58" E 228.52 FEET; THENCE S50°22'50" E 169.01 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 78.48 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND DELTA 89°55'46" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S33°32'55" W 487.95 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 151.15 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET AND DELTA 36°05'00" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S32°27'56" W 67.70 FEET TO THE POINT OF BEGINNING;

CONTAINING 23.05 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 4 OF CERTIFICATE OF SURVEY NO. **06758** BEING TRACT 1 OF CERTIFICATE OF SURVEY NO. 5718, RECORDS OF MISSOULA COUNTY, EXCEPTING THEREFROM TRACT A OF CERTIFICATE OF SURVEY NO. 6032, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 6 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING NINE (9) COURSES ALONG THE BOUNDARIES OF SAID TRACT 1 OF CERTIFICATE OF SURVEY NO. 5718: N32°27'56" E 67.70 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 151.15 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET AND DELTA 36°05'00" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N39°32'56" E 497.95 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 78.48 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND DELTA 89°55'46" TO A POINT ON A NON-TANGENT LINE; SAID POINT HAVING A RADIAL BEARING OF S39°37'10" W; THENCE ALONG SAID NON-TANGENT LINE, S50°22'50" E 122.76 FEET; THENCE N39°36'50" E 16.70 FEET; THENCE S53°42'43" E 56.90 FEET; THENCE S50°22'50" E 860.82 FEET; THENCE S50°23'06" E 100.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT A OF CERTIFICATE OF SURVEY NO. 6032; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY BOUNDARIES OF SAID TRACT A: S35°55'21" W 322.94 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 173.99 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND DELTA 33°13'45" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S24°13'56" W 121.88 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF SAID TRACT 1 OF CERTIFICATE OF SURVEY NO. 5718; THENCE ALONG SAID SOUTH BOUNDARY, N86°42'53" W 880.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 1, N32°04'11" E 420.01 FEET TO THE POINT OF BEGINNING;

CONTAINING 18.84 ACRES, MORE OR LESS, BEING SUBJECT TO DOUGHERTY DRIVE AND ALL OTHER EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 5 OF CERTIFICATE OF SURVEY NO. **06758** BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 166, DEED RECORDS OF MISSOULA COUNTY, THE WEST BOUNDARY THEREOF HAVING BEEN RELOCATED ACCORDING TO CERTIFICATE OF SURVEY NO. 1553, RECORDS OF MISSOULA COUNTY, LYING SOUTH OF THAT PROPERTY DESCRIBED IN BOOK I, AT PAGE 6, DEED RECORDS OF MISSOULA COUNTY, AND TRACT 1 OF CERTIFICATE OF SURVEY NO. 5718, RECORDS OF MISSOULA COUNTY, AND TRACT A OF CERTIFICATE OF SURVEY NO. 6082, RECORDS OF MISSOULA COUNTY, AND TRACT 2-A OF CERTIFICATE OF SURVEY NO. 6689, RECORDS OF MISSOULA COUNTY, AND TRACT 1 OF CERTIFICATE OF SURVEY NO. 5527, RECORDS OF MISSOULA COUNTY, AND LYING WEST OF PLEASANT VIEW HOMES, PHASE II, AND PLEASANT VIEW HOMES, PHASE III, SUBDIVISIONS OF MISSOULA COUNTY, AND LYING NORTH AND EAST OF THAT PROPERTY DESCRIBED IN BOOK 123, AT PAGE 272, DEED RECORDS OF MISSOULA COUNTY, THE WEST BOUNDARY THEREOF HAVING BEEN RELOCATED ACCORDING TO CERTIFICATE OF SURVEY NO. 1553, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, AND THE NORTHWEST ONE-QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER (1/4) CORNER OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 12, N32°04'11" E 1332.30 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2NE1/4) OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2NE1/4), N86°59'51" W 1320.14 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF TRACT D OF CERTIFICATE OF SURVEY NO. 2976, RECORDS OF MISSOULA COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST BOUNDARY: N31°14'11" E 284.70 FEET; THENCE N30°09'53" E 547.59 FEET; THENCE S31°13'55" W 489.88 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF SAID SECTION 12; THENCE ALONG SAID NORTH BOUNDARY, S87°00'14" E 1323.31 FEET TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 12, S32°04'11" W 420.01 FEET TO THE SOUTHWEST CORNER OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 5718, RECORDS OF MISSOULA COUNTY; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 1, S86°42'53" E 880.81 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF TRACT A OF CERTIFICATE OF SURVEY NO. 6082, RECORDS OF MISSOULA COUNTY; THENCE ALONG SAID WEST BOUNDARY, S24°13'56" W 723.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT 2-A: S66°01'12" W 758.85 FEET; THENCE S74°02'42" E 635.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2-A; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 2-A, S86°53'00" E 165.88 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 5527, RECORDS OF MISSOULA COUNTY; THENCE ALONG SAID WEST BOUNDARY, S32°27'56" W 126.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 1, S86°53'00" E 656.60 FEET TO THE NORTHWEST CORNER OF PLEASANT VIEW HOMES, PHASE III, A SUBDIVISION OF MISSOULA COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLEASANT VIEW HOMES, PHASE III, S32°29'29" W 424.55 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2NW1/4) OF SAID SECTION 7; THENCE ALONG SAID SOUTH BOUNDARY, N86°54'29" W 1293.30 FEET TO THE POINT OF BEGINNING;

CONTAINING 80.90 ACRES, MORE OR LESS, BEING SUBJECT TO DOUGHERTY DRIVE AND ENGLAND BOULEVARD, AND ALL OTHER EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 6 OF CERTIFICATE OF SURVEY NO. **06758** BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN BOOK 123, AT PAGE 272, DEED RECORDS OF MISSOULA COUNTY, THE WEST BOUNDARY THEREOF HAVING BEEN RELOCATED ACCORDING TO CERTIFICATE OF SURVEY NO. 1553, RECORDS OF MISSOULA COUNTY, LYING SOUTH AND WEST OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 166, DEED RECORDS OF MISSOULA COUNTY, THE WEST BOUNDARY THEREOF HAVING BEEN RELOCATED ACCORDING TO CERTIFICATE OF SURVEY NO. 1553, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2NE1/4) OF SAID SECTION 12, N86°59'28" W 1322.84 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF TRACT D OF CERTIFICATE OF SURVEY NO. 2976, RECORDS OF MISSOULA COUNTY; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST BOUNDARY: N2°39'08" E 169.16 FEET; THENCE N4°04'49" E 531.28 FEET; THENCE N3°09'04" E 548.18 FEET; THENCE N31°14'11" E 82.11 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2NE1/4) OF SECTION 12; THENCE ALONG SAID NORTH BOUNDARY, S86°59'51" E 1320.14 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2NE1/4); THENCE ALONG THE EAST BOUNDARY OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2NE1/4), S32°04'11" W 1332.30 FEET TO THE POINT OF BEGINNING;

CONTAINING 40.39 ACRES, MORE OR LESS, BEING SUBJECT TO ENGLAND BOULEVARD AND ALL OTHER EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 7 OF CERTIFICATE OF SURVEY NO. **06758** BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 262, DEED RECORDS OF MISSOULA COUNTY, THE WEST BOUNDARY THEREOF HAVING BEEN RELOCATED ACCORDING TO CERTIFICATE OF SURVEY NO. 1553, LYING SOUTH OF THAT PROPERTY DESCRIBED IN BOOK 123, AT PAGE 273, DEED RECORDS OF MISSOULA COUNTY, THE WEST BOUNDARY THEREOF HAVING BEEN RELOCATED ACCORDING TO CERTIFICATE OF SURVEY NO. 1553, AND LYING WEST OF CERTIFICATE OF SURVEY NO. 5278, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 12, S32°04'11" W 1332.30 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4) OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4), N86°59'51" W 1325.31 FEET TO THE SOUTHWEST CORNER OF TRACT D OF CERTIFICATE OF SURVEY NO. 2976, RECORDS OF MISSOULA COUNTY; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WEST BOUNDARY OF SAID TRACT D: N32°27'56" E 332.20 FEET; THENCE N3°58'23" E 281.14 FEET; THENCE N32°12'11" E 352.43 FEET; THENCE N2°39'08" E 65.90 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (N1/2SE1/4) OF SECTION 12; THENCE ALONG SAID NORTH BOUNDARY, S86°59'28" E 1322.84 FEET TO THE POINT OF BEGINNING;

CONTAINING 40.49 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 8 OF CERTIFICATE OF SURVEY NO. **06758** BEING TRACT 1 OF CERTIFICATE OF SURVEY NO. 5278, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA;

CONTAINING 7.70 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 9 OF CERTIFICATE OF SURVEY NO. **06758** BEING THAT PORTION OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 262, DEED RECORDS OF MISSOULA COUNTY, LYING SOUTH OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 166, DEED RECORDS OF MISSOULA COUNTY, AND LYING NORTH AND EAST OF THAT PROPERTY DESCRIBED IN BOOK A, AT PAGE 166, DEED RECORDS OF MISSOULA COUNTY, AND LYING WEST OF PLEASANT VIEW HOMES, PHASE I, PLEASANT VIEW HOMES, PHASE II, AND PLEASANT VIEW HOMES, PHASE III, SUBDIVISIONS OF MISSOULA COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 7; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST ONE-QUARTER (SW1/4), S86°54'29" E 1293.30 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID PLEASANT VIEW HOMES, PHASE II; THENCE ALONG THE WESTERLY BOUNDARIES OF SAID PLEASANT VIEW HOMES, PHASE II AND PLEASANT VIEW HOMES, PHASE I, S32°29'29" W 798.73 FEET TO THE NORTHWEST CORNER OF SAID PLEASANT VIEW HOMES NO. 2, PHASE III, THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLEASANT VIEW HOMES NO. 2, PHASE III, S10°20'25" W 104.32 FEET TO THE NORTHEAST CORNER OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 5278; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHEASTERLY BOUNDARIES OF SAID CERTIFICATE OF SURVEY NO. 5278: N83°52'34" W 188.12 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 871.84 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET AND DELTA 59°28'04" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, N24°24'50" W 339.88 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 282.48 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET AND DELTA 62°14'59" TO THE POINT OF BEGINNING;

CONTAINING 17.59 ACRES, MORE OR LESS, BEING SUBJECT TO ENGLAND BOULEVARD AND ALL OTHER EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

PREPARED BY: TU PROJECT #20-5602

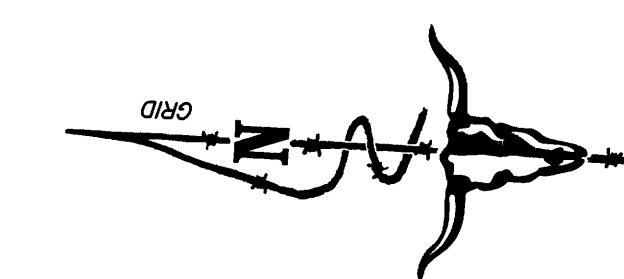
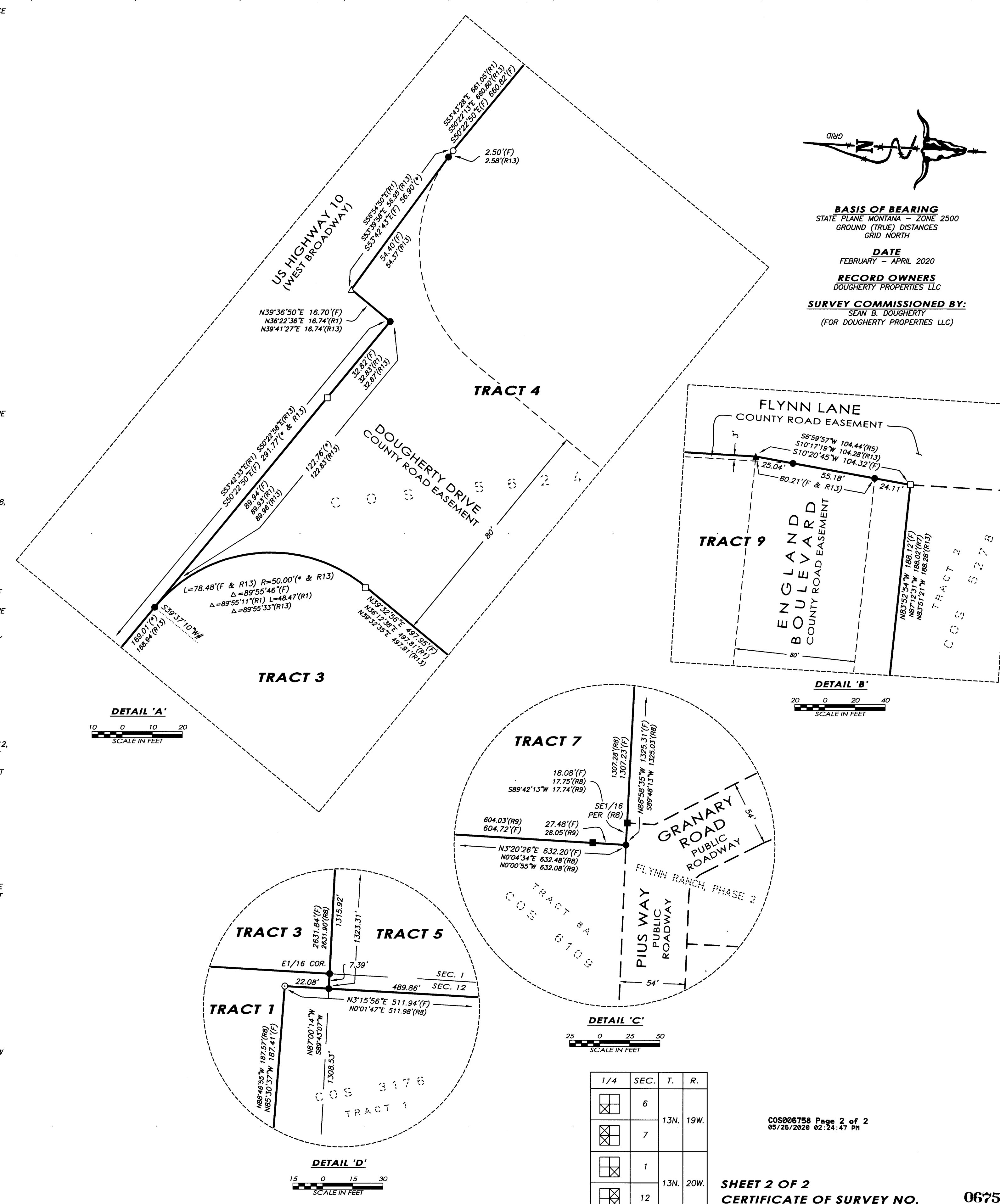


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CERTIFICATE OF SURVEY

LOCATED IN THE SW1/4 OF SEC. 6 AND THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE SE1/4 OF SEC. 1 AND THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

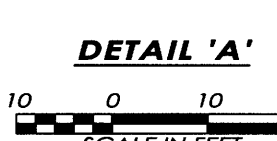


BASIS OF BEARING
STATE PLANE MONTANA ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE
FEBRUARY - APRIL 2020

RECORD OWNERS
DOUGHERTY PROPERTIES LLC

SURVEY COMMISSIONED BY:
SEAN B. DOUGHERTY
(FOR DOUGHERTY PROPERTIES LLC)



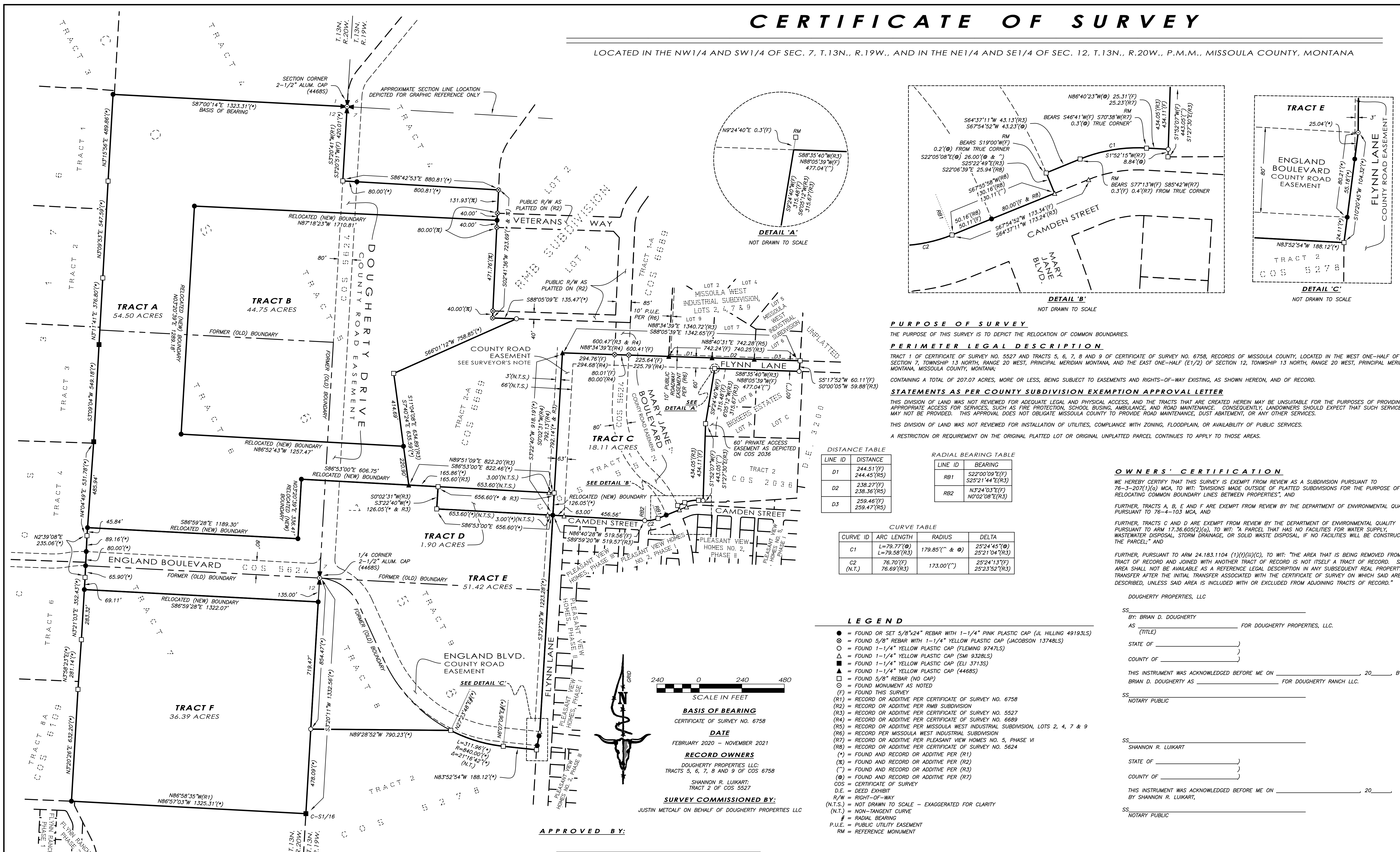
1/4	SEC.	T.	R.
☒	6	13N.	19W.
☒	7		
☒	1		
☒	12	13N.	20W.

COS006758 Page 2 of 2
05/26/2020 02:24:47 PM

SHEET 2 OF 2
CERTIFICATE OF SURVEY NO. 06758
MISSOULA COUNTY, 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



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;

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) S25°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'(C & R)	25°24'45"(F) 25°21'04"(R3)
C2	76.70'(F) 76.69'(R3)	173.00'(C)	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 (SMI 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)
- (@) = 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

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, TRACTS A, B, E AND F ARE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-103 MCA. AND

FURTHER, TRACTS C AND D ARE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605(2)(a), 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

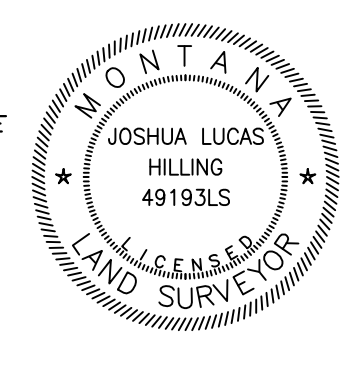
FURTHER, PURSUANT TO ARM 24.183.1104 (1)(i)(ii)(C), TO WIT: "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER 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 PROPERTIES, LLC
 SS _____
 BY: BRIAN D. DOUGHERTY
 AS _____ FOR DOUGHERTY PROPERTIES, LLC.
 (TITLE)
 STATE OF _____
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY
 BRIAN D. DOUGHERTY AS _____ FOR DOUGHERTY RANCH LLC.
 SS _____
 NOTARY PUBLIC
 SHANNON R. LUKART
 STATE OF _____
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
 BY SHANNON R. LUKART,
 SS _____
 NOTARY PUBLIC

APPROVED BY:
 MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE _____
 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
 PROFESSIONAL LAND SURVEYOR
 MONTANA LICENSE NO. 49193LS
 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:
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 IMEG PROJECT NO. 21000884

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

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