

CERTIFICATE OF SURVEY

PORTIONS OF THE E1/2 E1/2 OF SECTION 26 AND THE W1/2 OF SECTION 25, T.27N., R.20W., P.M., M., FLATHEAD COUNTY, MONTANA

DATE OF SURVEY: MAY, 2024

PURPOSE: BOUNDARY LINE ADJUSTMENT

OWNER: FOUR WATERFRONT INVESTMENTS, LLC

OWNER'S CERTIFICATE

I/WE, THE UNDERSIGNED PROPERTY OWNERS DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES BETWEEN ADJOINING PROPERTIES OUTSIDE OF A PLATTED SUBDIVISION AND THAT NO ADDITIONAL PARCELS ARE HEREBY CREATED. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(d) M.C.A.

TRACT 2A IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605(2)(c) AS A PARCEL THAT WILL BE AFFECTED BY A PROPOSED BOUNDARY LINE ADJUSTMENT. IF THE PARCEL HAS EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL THAT WERE NOT SUBJECT TO REVIEW, AND HAVE NOT BEEN REVIEWED UNDER TITLE 76, CHAPTER 4, PART 1, MCA, AND IF: (i) NO FACILITIES, OTHER THAN THOSE IN EXISTENCE PRIOR TO THE BOUNDARY LINE ADJUSTMENT, OR THOSE THAT WERE PREVIOUSLY APPROVED AS REPLACEMENTS FOR THE EXISTING FACILITIES, WILL BE CONSTRUCTED ON THE PARCEL; (ii) EXISTING FACILITIES ON THE PARCEL COMPLIED WITH STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING PERMIT REQUIREMENTS, WHICH WERE APPLICABLE AT THE TIME OF INSTALLATION.

TRACT 3A IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605 (2) (a) AS 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.

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.

FOR: FOUR WATERFRONT INVESTMENTS, LLC

STATE OF _____
COUNTY OF _____ :ss
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,
BY SCOTT HOLLINGER AS PRESIDENT OF FOUR WATERFRONT INVESTMENTS, LLC.

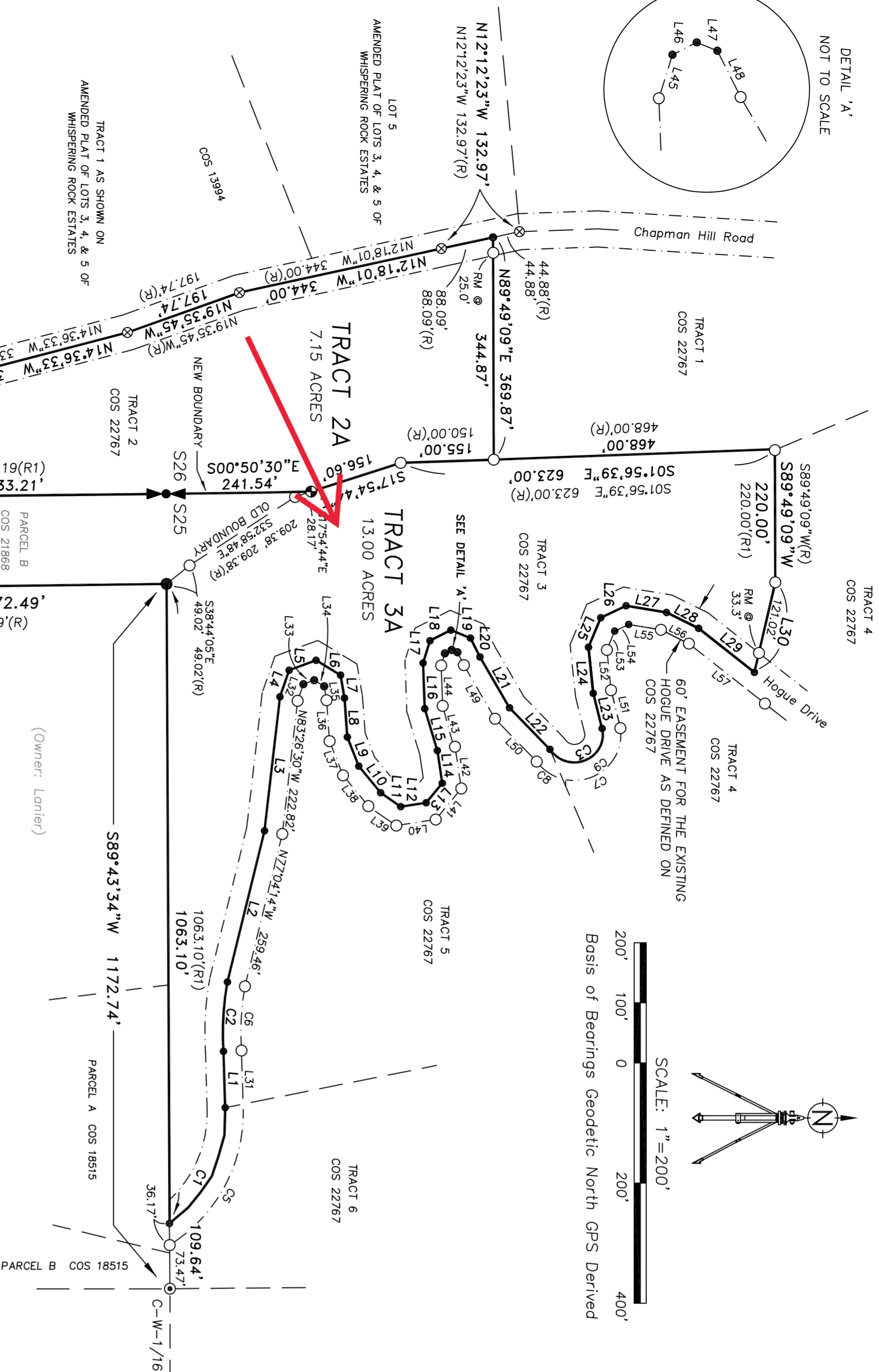
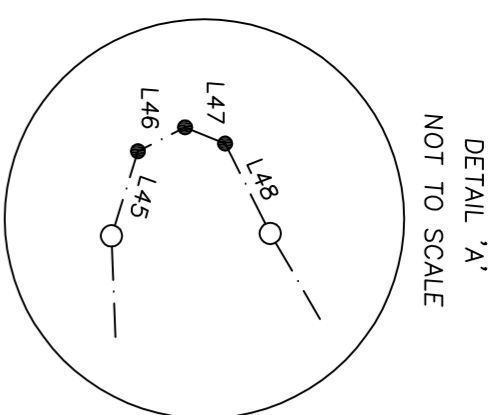
NOTARY SIGNATURE

PERIMETER LEGAL DESCRIPTION

TRACTS 2 AND 3 OF CERTIFICATE OF SURVEY NO. 22767, LOCATED IN PORTIONS OF THE E1/2 E1/2 OF SECTION 26 AND THE W1/2 OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M., M., FLATHEAD COUNTY, MONTANA, CONTAINING A TOTAL OF 20.15 ACRES AND SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

TRACT 2A
TRACT 2A OF CERTIFICATE OF SURVEY NO. _____, LOCATED IN PORTIONS OF THE E1/2 E1/2 OF SECTION 26 AND THE W1/2 OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M., M., FLATHEAD COUNTY, MONTANA, CONTAINING A TOTAL OF 7.15 ACRES AND SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

TRACT 3A
TRACT 3A OF CERTIFICATE OF SURVEY NO. _____, LOCATED IN PORTIONS OF THE E1/2 E1/2 OF SECTION 26 AND THE W1/2 OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M., M., FLATHEAD COUNTY, MONTANA, CONTAINING A TOTAL OF 13.00 ACRES AND SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.



LINE TABLE: BOUNDARIES & CENTERLINE OF ROAD

LINE	BEARING	HDIST.	LINE	BEARING	HDIST.
L1 M&R	S88°13'20"W	93.71'	L16 M&R	S87°51'07"W	75.94'
L2 M&R	N77°04'14"W	2581.14'	L17 M&R	N72°40'25"W	38.91'
L3 M&R	N83°26'30"W	224.43'	L18 M&R	N26°52'53"W	38.91'
L4 M&R	N70°55'24"W	46.86'	L19 M&R	N22°03'09"E	35.24'
L5 M&R	N201°22'27"W	47.70'	L20 M&R	N63°18'52"E	35.24'
L6 M&R	N80°16'18"E	38.69'	L21 M&R	N45°47'59"E	96.49'
L7 M&R	N85°49'19"E	65.15'	L22 M&R	N45°47'59"E	96.49'
L8 M&R	N68°29'28"E	51.91'	L23 M&R	S75°53'39"W	60.35'
L9 M&R	N50°31'05"E	57.30'	L24 M&R	S84°07'26"W	77.04'
L10 M&R	N34°49'02"E	40.59'	L25 M&R	N67°29'44"W	53.12'
L11 M&R	N08°42'07"W	42.91'	L26 M&R	N25°17'37"W	46.63'
L12 M&R	N50°30'40"W	42.16'	L27 M&R	N09°23'46"E	68.22'
L13 M&R	S81°21'51"W	54.79'	L28 M&R	N26°15'54"E	59.57'
L14 M&R	S73°17'59"W	72.96'	L29 M&R	N38°15'42"E	119.67'
L15 M&R	S73°17'59"W	72.96'	L30 M&R	N77°23'27"W	154.32'

LINE TABLE: ROAD RIGHT-OF-WAY MONUMENTS

LINE	BEARING	HDIST.	LINE	BEARING	HDIST.
L31 M&R	S88°13'20"W	93.71'	L45 M&R	N72°40'28"W	21.09'
L32 M&R	N70°55'42"W	29.35'	L46 M&R	N26°52'50"W	12.59'
L33 M&R	N201°22'27"W	19.05'	L47 M&R	N22°03'02"E	10.29'
L34 M&R	N31°11'03"E	19.56'	L48 M&R	N63°18'52"E	24.85'
L35 M&R	N80°16'18"E	23.54'	L49 M&R	N59°49'52"E	102.35'
L36 M&R	N85°49'19"E	68.27'	L50 M&R	N45°47'59"E	99.36'
L37 M&R	N68°29'28"E	61.23'	L51 M&R	S75°53'39"W	65.16'
L38 M&R	N50°31'05"E	66.18'	L52 M&R	S84°07'25"W	67.30'
L39 M&R	N34°49'01"E	56.70'	L53 M&R	N67°29'45"W	33.96'
L40 M&R	N08°42'06"W	66.34'	L54 M&R	N25°17'30"W	25.68'
L41 M&R	N50°30'40"W	67.01'	L55 M&R	N09°23'46"E	54.40'
L42 M&R	S81°21'52"W	70.30'	L56 M&R	N26°15'54"E	51.97'
L43 M&R	S73°17'57"W	71.25'	L57 M&R	N38°15'42"E	161.11'
L44 M&R	S87°51'09"W	66.96'			

EXAMINING LAND SURVEYOR APPROVAL:

EXAMINING MONTANA P.L.S. No. 73281/S _____ DATE _____

STATE OF MONTANA
COUNTY OF FLATHEAD
FILED ON THE _____ DAY OF _____, 202__

AT _____, PAID FEE _____

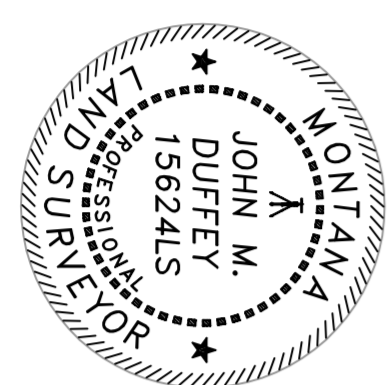
CLERK & RECORDER
BY: _____ DEPUTY

INSTRUMENT RECORD NO. _____

LEGEND

- SET 5/8"x20" REBAR W/YPC (DUFFEY 15624LS)
- FOUND 5/8" REBAR W/YPC (DUFFEY 15624LS)
- FOUND 5/8" REBAR W/YPC (RAB 10009LS)
- FOUND 1-1/2" O.D. PIPE W/DISK (2343S)
- FOUND 2-1/2" BRASS CAP (2343S)
- ⊗ FOUND 5/8" REBAR, OR AS NOTED
- ANGLE POINT ONLY
- 1/4 CORNER, FOUND 2-1/2" BRASS CAP

- P.O.B. POINT OF BEGINNING
- (M) MEASUREMENT PER THIS SURVEY
- (R) RECORD PER C.O.S. NO. 22767
- (R1) RECORD PER C.O.S. NO. 21868



SURVEYOR'S CERTIFICATION

JOHN M. DUFFEY P.L.S.
Montana License No. 15624LS

DATE _____

DUFFEY LAND SURVEYING
PO BOX 531 * POLSON, MT 59860
406-883-1727

NOTE: No search has been made for easements affecting this property and this survey has been made for purposes to show all appurtenant easements.