Sec. 25

OWNER: FOUR WATERFRONT INVESTMENTS, PURPOSE: BOUNDARY LINE ADJUSTMENT DATE OF SURVEY: NOVEMBER, 2023

SECTION

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

PORTIONS

SURVE

9F

CERTIFICATE

77

LEGAL DESCRIPTIONS

TRACT I TRACT OF LAW IN THE SELVA NELVA OF SECTION 28, TOWNSHIP D2 MORTH, RANGE 20 WEST, PAMA, FLATHEAD COUNTY, MONTANA, DESCRIBED AS FOLLOWS. THAT STREET OF DAYS OF BECOMING SERVING THE WORTHEST OF SERVING SUBJECT TO AND THE FOLLOWING (6) CONTAMING (6) A AGREE MORE OR LESS, BEING SUBJECT TO AND TOGETHER WITH ALL APPORTEMANT EASEMENTS SHOWN AND OF RECORD.

A TRACT OF LAND IN THE E1/2 E1/2 OF SECTION 26, AND THE WI/2 WI/2 OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, NATURAL DESCRIBEDS AS FOLLOWS. THEREOUS REPAIRST 18427 FEBRET 10 THE TRIEF DOWN THE TRACE TO GET LAND HERROR DESCRIBED. THENCE SOOY230°C 872-89 FEET. THENCE NATIVES AND SET HEREOUS READ STATES. THENCE SOOY344°TE TO THE LAND HER TRACE OF LAND HER TRACE OF LAND HER TRACE OF LAND HER TRACE OF LAND HER TRACE SOOY340°C 872-89 FEET. THENCE NATIVES AND TRACE TO THENCE SOOY344°TE THENCE SOOY344°TE SOOY344°TE THENCE SOOY345°TE THENCE SOOY344°TE THENCE SOOY3440°TE THENCE SOOY344°TE THENCE SOOY344°TE THENCE SOOY344°TE THENCE

TRACT 3

TRACT 4

A TRACTO CLAND WITH ESTAN ELFO. SECTION 25, AND THE SWI/A NWI/A OF SECTION 25, TOWNSHIP 27 NORTH, RANGE ZO WEST, PALMA, FLATHEAD COUNTY, MANINANA DESCRIBED AS FOLLOWS. FINE THE ENGINE NEW SECTIONS 25 AND 25. THENCE WORSTSTEELS SECTIONS 25 AND 25. THENCE WORSTSTEELS SECTIONS 25 AND 25. THENCE WORSTSTEELS SHADOWN. THENCE ALONG SAID CHARLES GOADS SETTEMEN EVENT OF A SECTION OF A SIGNO FOUR FAMILS GUINE TO MEET THE CONTRIBUTION OF A SIGNO FOUR FAMILS GUINE TO MEET THE CONTRIBUTION OF A SIGNO FOUR FAMILS GUINE TO MEET SECTION SECTION SECTION SECTION OF A SIGNO FOUR FAMILS AND OF RECORD.

A TRACT OF LAND IN THE SMYA NWYA OF SECTION 25, TOWNSHIP 27 NORTH, RANGE ZO WEST, P.M.M., FLATHEJD COUNTY, MONTHANA, DESCRIBED AS FOLLOWS:

MOUNDCHOLD, AT THE NORTH 17 AC GORNER COMMON TO SAND SET, PIEMEC SHIPSELS, THENCE SOTZ-455" VESSE FEET. THENCE SOTZ-455" VESSE FEET TO THE
TRUE POINT OF EIGHNAND OF THE TRACT OF LAND HERDEN DESCRIBED. THE NEX SOTZ-455" WEST SAND SET EIGHNAND OF THE TRACT OF A PAGE STORED. THENCE SAND SET EIGHNAND OF THE FLALOWS (23)

COUNSES. SEBST320" WEST FEET, ALONG A 474.00 FOOT RADUES CHARGE. ALONG SAND SET EIGHT NORS-95" WEST SET EIGHNAND SET EIGHNAND SCHARGE. ALONG SET EIGHNAND SCHARGE. ALONG A 474.00 FOOT RADUES CHARGE. ALONG SAND SET EIGHT NORS-95" WEST SET EIGHN SESSE SET EIGHNAND SCHARGE. ALONG SCHARGE. ALONG SET EIGHNAND SCHARGE. ALONG SET EIGHNAND SCHARGE. SELF IN RESCHARGE. SELF IN RESPONDER SET IN ROST SET EIGHNAND SCHARGE. SELF IN RESPONDER SERVE TO AND

A TRACT OF LAND IN THE SECTION AS TOWISHIP 2 NORTH, RANCE 20 MEST P.A.M., FLATIEJO COUNTY, MONTANA, DESCRIBED AS FOLLOWS: THE TRISE POINT OF BELLOWING THE CALL OF THE TRISE POINT OF BELLOWING THE SECRET PROCESS WE SHOW A STAD OF THE CALL OF THE TRISE POINT OF BELLOWING THE SECRET PROCESS OF THE SECRET FOR THE TRIPE TO PROPER OF THE SECRET POINT OF BEDINNING CONTAINING (ABS) ACRES MORE OF LESS, BEING SUBJECT TO AND TO FERCIFIE WITH ALL APPLICATION TO SECRET.

NOTE: No search has been made for easements affecting this property and this survey does not purport to show all appurtenant easements.

Survey commissioned by record owner: Four Waterfront Investments, LLC

## OWNER'S CERTIFICATE

WEE TO WEEGERP PROPERTY OWNERS ON LIBEREY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARES BETWEEN ALCOMING PROFESTIES OUTSIDE OF A PLATTED SUBDINSION AND THAT NO ADDITIONEL PARCESS ARE HERBEY CREATED. THEREFORE, THIS DIVISION OF LAND IS DESIGNED THEREFORE, THIS DIVISION OF

TRACT 2 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 PROVESD BROUNDARY LIME ALGORISHEN, IF THE PARKEL HAS ESTIMEN GALQUIES FOR WAITER 1919-12. WASTERHENE DISPOSAL, STOWN DANAING, OR SOLID WISTER DISPOSAL, THAT WERE NOT SUBSETT OF REVIEW. NOT HAD HAVE BY EXPERIENCE TO REVIEW. AND HAVE WISTER DISPOSAL, THAT WERE PREVIOUSLY TO APPROVED AS REPLACEMENTS OF THE SUBSETING FROUNTS. OF THE SUBSETING FROUNTS WILL BE CONSTRUCTED ON THE PARCEL (G) EXCENSE FACILIES ON THE PARCEL COMPLED WITH STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING PERMIT REQUIREMENTS, WHICH WERE APPLICABLE AT THE INFO OF MISTALLITION.

TRACTS 1.3, 4,5 AND 6 ARE EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605 (2) AS A PARCEL THAT THAN NO FAGULITES FOR WATER SUPPLY, MASTEWIED DEPOSAL, STORM DRAINAGE OR SOLID WASTE DISPOSAL, IF NO FAGULITES WILL CONSTRUCTED ON THE PARCEL.

SAID THE KARE THAT IS BEINDED REQUED FORM ONE THECH OF PECCEPA AND JUNEUR WITH AND PETCHER PECCEPA TO TISEE A TRACT OF RECORD. SAIL AREA SHALL NOT BE AVALLARE AS A RETERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT FEAL PROPERTY TRANSPER PITER THE IMMALE TRANSPER ASSOCIATED WITH THE CRETIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WHITH OR EXCLUDED FROM ADJOINING THACTS OF RECORD.

FOR FOUR WATERFRONT INVESTMENTS, LLC

THIS INSTRUMENT WAS ACKNOMEDGED BEFORE WE OUTDOTCH SOUTH BY SCOTT HOLLINGER AS-PREBUBBLY OF FOUR WATERFRONT INVESTMENTS, LLC.  $Nemb_{\rm eff} = 33$ COUNTY OF Flathand: 55 STATE OF MONTAING

COUNTE M. GLUNDERDON NOTARY SCHAUF M. GLUNDER Counie M.

OONNIE M GUNDERSON NOTARY PUBLIC for the State of Montana Residing at Biglork, MT My Commission Expires April 14, 2027.



SURVEYOR'S CERTIFICATION JOHN W DUFFEY P.L.S., Montana License No. 15624LS

SURVENIM

JOHN M. DUFFEY 15624LS

2-29-2024 DATE

EXAMINING LAND SURVEYOR APPROVAL

3424

EXAMINING MONTANA P.L.S. No.7328LS

STATE OF MONTANA

SS COUNTY OF FLATHEAD

2024

AT 10:08 42, PAID FEE \$34.50 CLERK & RECORDER 351500001207 INSTRUMENT RECORD NO.

202400005158 Fees: \$34.00 by: SG by INSURED TITLES by S27/2024 Time 10:08 AM Debble Plerson, Flathead County Montana COS# 22767

CERTIFICATE OF SURVEY NO. 22747 SHEET 1 OF 2

DUFFEY LAND SURVEYING PO BOX 531 \* POLSON, MT 59860'

SURVE 0F CERTIFICATE

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

the four lots. Lots go to

centerline of Hogue.

N89'41'16"E 661.89'(R1)

N89\*57'50"E 375.84'(R)
N89\*49'09"E 375.68\*

Parcel A COS 15255

315.00' S19.42'10"W-S

409\*18'30"E 67.05'~ N09'22'32"E 67.05'(R)

WHISPERING ROCK ESTATES

LOT 10 PHASE 3

(BRIEN 7681S)

N76\*16'55"E 32.73'

S22\*58'55"E 167.79'—

TRACT 1 6.14 ACRES

LOT 7
MHISPERING ROCK ESTATES

TRACT 2 COS 16566

(BURTON 5428S)

33.98

60.68

TRACT 4 8.47 ACRES

purposes only to show

Colored for illustrative

OWNER: FOUR WATERFRONT INVESTMENTS, LLC PURPOSE: BOUNDARY LINE ADJUSTMENT DATE OF SURVEY: NOVEMBER, 2023

119.67 68.22' 59.57' S66'54'53"W 244.54' 50.00 63.60 S75'53'39"W 60.35' S84'07'26"W 77.04' N67'29'44"W 53.12' N2517'37"W 46.63' LINE TABLE: BOUNDARIES & CENTERLINE OF ROAD N6318'54"E N45'47'59"E N09"23"46"E N58\*42'17"E N59\*49\*51"E N26'15'54"E N3815'42"E N3875'42"E N69'04'13"E S34'05'18"E LINE L19 L20 L21 L22 L23 124 126 127 129 130 132 134 135 NB3"26'30"W 224.43' N77'04'14"W 258.14' 38.69 57.30 93.71 N70'55'24"W 46.86" N2012'27"W 47.70' 51.91 N08'42'07"W 42.91" N50'30'40"W 42.16' S87\*51'07"W 75.94' N72'40'25"W 38.91" N26'52'53"W 38.91 S88'13'20"W N68"29"28"E N50'31'05"E N34\*49'02"E S7317'59"W N3111'02"E N8016'18"E N85'49'19"E S81"21"51"W 

	LINE	LINE TABLE: ROAD RIGHT-OF-WAY MONUMENTS	D RIGHT-	-0F-W	AY MONUMEN	TS
	LINE	BEARING	HDIST.	LINE	BEARING	HDIST.
	143	S8813'20"W	93.71	728	N26.52'50"W	12.59
	L44	N70'55'42"W	29.35,	129	N22'03'02"E	10.29
	145	N2012'27"W	19.05	760	N6318'52"E	24.85
	146	N3111'03"E	19.56	197	N59*49'52"E	102.35
	L47	N8016'18"E	23.54'	797	N45'47'59"E	99.36
	L48	N85'49'19"E	68.27	163	875°53'39"W	65.16
	L49	N68'29'28"E	61.23*	797	S84'07'25"W	67.30
	720	N50'31'05"E	66.18	797	N67'29'45"W	33.96
	121	N34.49,01"E	56.70	997	N2517'30"W	25.68
	152	NO8'42'06"W	66.34	197	N09"23"45"E	54.40
	153	N50'30'40"W	67.01	897	N2615'54"E	51.97
	154	S81'21'52"W	70.30	697	N3815'42"E	161.11
	155	S7317'57"W	71.25	720	N58*42'17"E	55.47
	726	S87*51'09"W	,96'99	171	N69*04*13"E	150.21
	127	N72*40'28"W	21.09*	172	S34'05'19"E	127.83
-						

CURVE TABLE: BOUNDARIES & CENTERLINE OF ROAD 120.78' 138'24'11" N6413'37"W 212.77' 230.00' 221.19' 55'06'07" N84'45'26"W 115.87' 474.00' 116.16' 14'02'29" DELTA CHORD BRG. CHORD RADIUS ARC N21'49'30"W 93.48' 50.00' CURVE 2 2 2 3

NOO"51"37"W 663.04"(R1)

Deed Exhibit Book 504, Page 321

OLD BOUNDARY

TRACT 6
4.86 ACRES

Deed Exhibit Book 484, Page 679

Deed Exhibit Book 504, Page 317

AMENDED PLAT OF LOTS 3, 4, & 5 OF WHISPERING ROCK ESTATES

TRACT 5

AND TRACT 3

.44.88' N89\*49'09"E 369.87'

N12'12'23"W 132.97'

N1274'00"W 132.97"(R)

NO2\*00'20"W 129.97".

LOT 6 WHISPERING ROCK ESTATES

NO1'56'19"W 129.97'(R)

OLD BOUNDAR

PARCEL A COS 21868

C CHAPMAN HILL ROAD (60' DECLARED COUNTY ROAD)

SEE DETAIL 'A'-L

N89'41'14"E(R1) N89\*37'31"E

S01°24'45"W ,22.98'

-P.O.B. TR-5

60' EASEMENT FOR THE EXISTING HOGUE DRIVE Deed Exhibit Book 504, Page 313

200.24,34,E 204.05,(81) 200.25,32,E 204.20,

**365.35'** 365.63'(R1)

195.42' 139'57'35" N61'51'29"W 259.37' 260.00' 271.54' 59'50'21" CURVE TABLE: ROAD RIGHT-OF-WAY MONUMENTS N84\*45'25"W 108.54' 444.00' 108.81' 14\*02'29" 48.74' 34"54"36" S77'36'39"E 39.16' 30.00' 42.67' 81'29'18" CURVE CHORD BRG. CHORD RADIUS ARC N21'43'06"W 150.33' 80.00' 126.98' 80.00' 47.99' 80.00' N3910'24"W N30\*48\*23"E C7 C8 C9 C10 5 5

85.82' 81'56'49"

S77'21'37"E 78.69' 60.00'

C-W-1/16 P.O.B. TR-6

PARCEL A COS 18515

-S89\*43'34"W 1322.51'

P.O.B. TR-2 & TR-3

TRACT 1 AS SHOWN ON WENDED PLAT OF LOTS 3, 4, & 5 OF WHISPERING ROCK ESTATES

DETAIL 'A'
NOT TO SCALE

S38\*44'05"E

TRACT 2 9.78 ACRES

S25 A

109.64"

1063.10

All curves are non tangent and are a best fit for the existing roadway as presently constructed.

\* All curves are non tangent and are a best fit for the existing roadway as presently constructed.

N75\*45'02"W 156.11' N75\*40'01"W(R) 156.17'(R) S00'36'44"E 73.56' S00'31'53"E(R) 73.50'(R) (RAB 10009LS) N43\*48'24"W 161.71'X N15'49'28"W 42.91'~ N12'23'29"W 43.38'(R)

SET 5/8" REBAR IN ROCK W/YPC (DUFFEY 15624LS)

FOUND 1-1/2" O.D. PIPE W/DISK (2343S)

FOUND 5/8" REBAR W/YPC AS NOTED

FOUND 1-1/2" COPPER WELD (2343S)

FOUND 5/8" REBAR, OR AS NOTED

FOUND 2-1/2" BRASS CAP (2343S)

SET 5/8"X20" REBAR W/YPC (DUFFEY 15624LS)

LEGEND

NOO.25,25.W 672.20'(R)

Basis of Bearings Geodetic North GPS Derived SCALE: 1"=200"

1/4 CORNER, FOUND 2-1/2" BRASS CAP ANGLE POINT ONLY F. O. B. (₹1)

POINT OF BEGINNING RECORD PER C.O.S. NO.21868 RECORD PER DEED EXHIBIT BOOK 504, PAGES 313, 317, 321

202400005158 Fees: \$34.00 by: SG by INSURED TITLES Date 3/27/2024 Time 10:08 AM Debbie Pierson, Flathead County Montana COS# 22767

CERTIFICATE OF SURVEY NO. 22767 SHEET 2 OF 2

DUFFEY LAND SURVEYING PO BOX 531 \* POLSON, MT 598607