

CERTIFICATE OF SURVEY

LOTS 34, 34A, 34B AND 35A, BEEBE TRACTS (AN UNRECORDED SUBDIVISION)

SITUATED IN THE NW1/4 SECTION 10, T. 20 N., R. 4 E., P.M.M.,
CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

CERTIFICATE OF OWNER:

I, THE UNDERSIGNED, NAFAA DAWAD, AUTHORIZED REPRESENTATIVE OF ND CARS, LLC., OWNER OF THE SUBJECT PROPERTIES SHOWN HEREON, CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, AND BOUNDARIES ADJUSTED, THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

LOTS 34, 34A, 34B, 35A, BEEBE TRACTS, SITUATED IN THE NW1/4 NW1/4 SECTION 10, T. 20 N., R. 4 E., P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

TRACT 1

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, T. 20 N., R. 4 E., P.M.M., THENCE N88°13'17"E A DISTANCE OF 675.99 FEET TO A POINT ON THE NORTH LINE OF SECTION 12, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE NORTH LINE OF SECTION 10, N88°13'17"E A DISTANCE OF 236.49 FEET TO AN ANGLE POINT;

THENCE DEPARTING FROM SAID NORTH LINE S01°20'44"E A DISTANCE OF 320.45 FEET TO AN ANGLE POINT;

THENCE S88°39'16"W A DISTANCE OF 228.67 FEET TO AN ANGLE POINT;

THENCE N02°45'02"W A DISTANCE OF 318.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.706 ACRES

TRACT 2

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, T. 20 N., R. 4 E., P.M.M., THENCE ALONG THE NORTH LINE OF SECTION 10, N88°13'17"E A DISTANCE OF 675.99 FEET TO A POINT ON THE NORTH LINE OF SECTION 12;

THENCE CONTINUING ALONG THE NORTH LINE OF SECTION 10, N88°13'17"E A DISTANCE OF 236.49 FEET TO AN ANGLE POINT, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE DEPARTING THE NORTH LINE OF SECTION 10, S01°20'44"E A DISTANCE OF 320.45 FEET TO AN ANGLE POINT;

THENCE N88°39'16"E A DISTANCE OF 287.46 FEET TO AN ANGLE POINT;

THENCE N02°44'28"W A DISTANCE OF 322.66 FEET TO AN ANGLE POINT;

THENCE S88°13'17"W A DISTANCE OF 279.61 FEET TO THE POINT OF BEGINNING, CONTAINING 2.093 ACRES

TRACT 3
COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, T. 20 N., R. 4 E., P.M.M., THENCE N88°13'17"E A DISTANCE OF 675.99 FEET TO A POINT ON THE NORTH LINE OF SECTION 12; THENCE CONTINUING ALONG THE NORTH LINE OF SECTION 10, N88°13'17"E A DISTANCE OF 236.49 FEET TO AN ANGLE POINT;

THENCE DEPARTING THE NORTH LINE OF SECTION 10, S01°20'44"E A DISTANCE OF 320.45 FEET TO AN ANGLE POINT, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE N88°39'16"E A DISTANCE OF 287.46 FEET TO AN ANGLE POINT;

THENCE S02°45'34"E A DISTANCE OF 333.09 FEET TO AN ANGLE POINT;

THENCE S88°39'16"W A DISTANCE OF 295.67 FEET TO AN ANGLE POINT;

THENCE N01°20'44"W A DISTANCE OF 332.99 FEET TO THE POINT OF BEGINNING, CONTAINING 2.229 ACRES

TRACT 4
COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, T. 20 N., R. 4 E., P.M.M., THENCE N88°13'17"E A DISTANCE OF 675.99 FEET TO A POINT ON THE NORTH LINE OF SECTION 12; THENCE CONTINUING ALONG THE NORTH LINE OF SECTION 10, N88°13'17"E A DISTANCE OF 236.49 FEET TO AN ANGLE POINT, THENCE DEPARTING THE NORTH LINE OF SECTION 10, S01°20'44"E A DISTANCE OF 320.45 FEET TO AN ANGLE POINT, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S88°39'16"W A DISTANCE OF 228.67 FEET TO AN ANGLE POINT;

THENCE S02°45'02"E A DISTANCE OF 333.09 FEET TO AN ANGLE POINT;

THENCE N88°39'16"E A DISTANCE OF 220.51 FEET TO AN ANGLE POINT;

THENCE N01°20'44"W A DISTANCE OF 332.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.717 ACRES, AND;

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARY LINES BETWEEN FOUR EXISTING TRACTS OF LAND. THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO M.C.A. 76-3-207(1)(a), WHICH STATES: "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties." AND;

THIS AMENDED PLAT IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125(1)(d) WHICH STATES: "as certified pursuant to M.C.A. 76-4-127;" AND A.R.M. 17.36.605(2)(c), WHICH STATES: "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, M.C.A."

NAFAA DAWAD, AUTHORIZED REPRESENTATIVE
ND CARS, L.L.C.

DATE

ACKNOWLEDGED

STATE OF _____

SS: _____

COUNTY OF _____

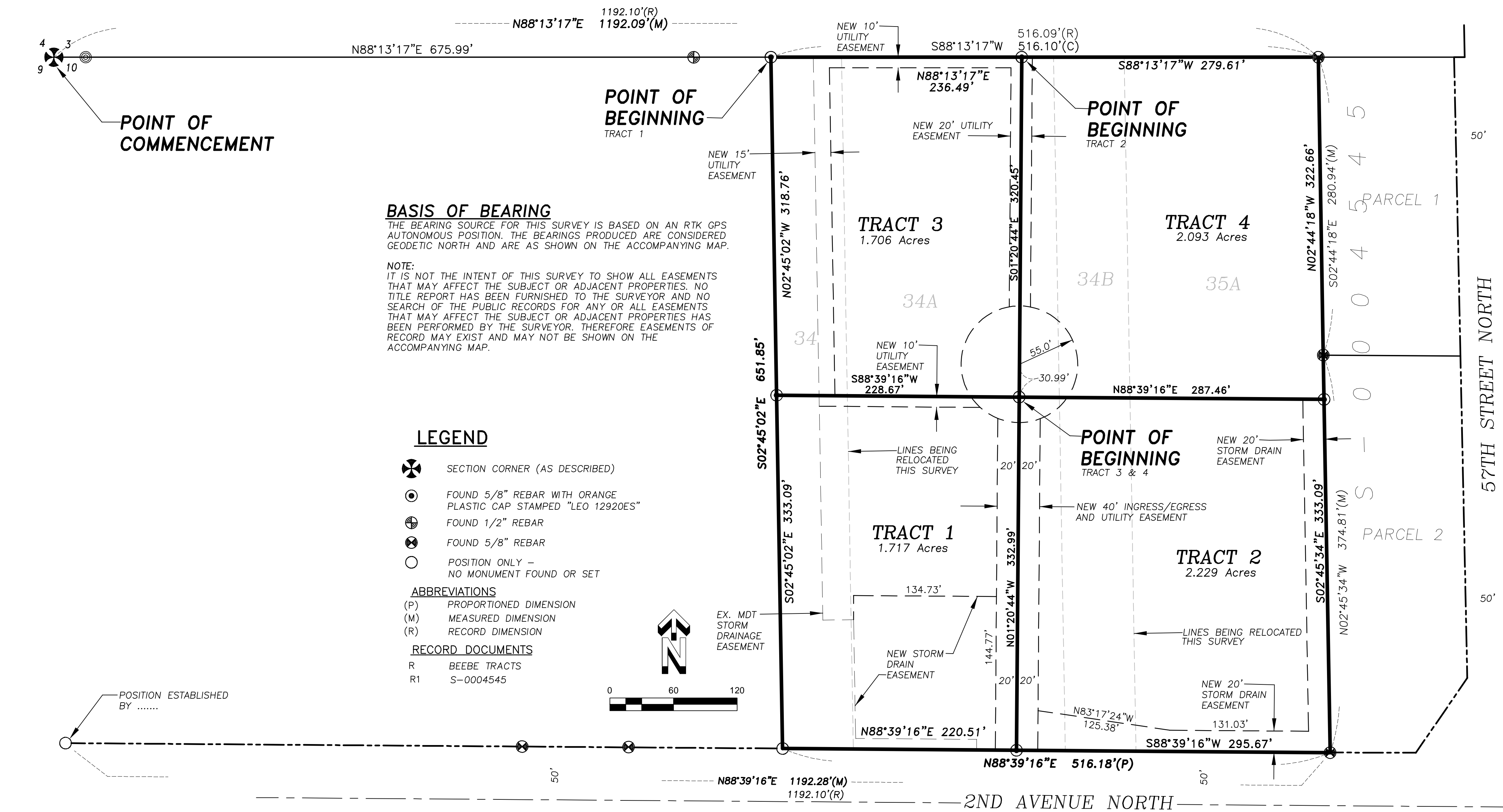
ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, DID PERSONALLY APPEAR, DR. NAFAA DAWAD, KNOWN TO ME TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

PRINTED NAME: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



CERTIFICATE OF COUNTY TREASURER:

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY PURSUANT TO 76-3-207(3), M.C.A. THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREIN HAVE BEEN PAID.

ASSESSMENT CODES:

LOT 34 - 0002018120
LOT 34A - 0002018119
LOT 34B - 0002018118
LOT 35A - 0001966400

CASCADE COUNTY TREASURER

DATE

DEPUTY TREASURER

DATE

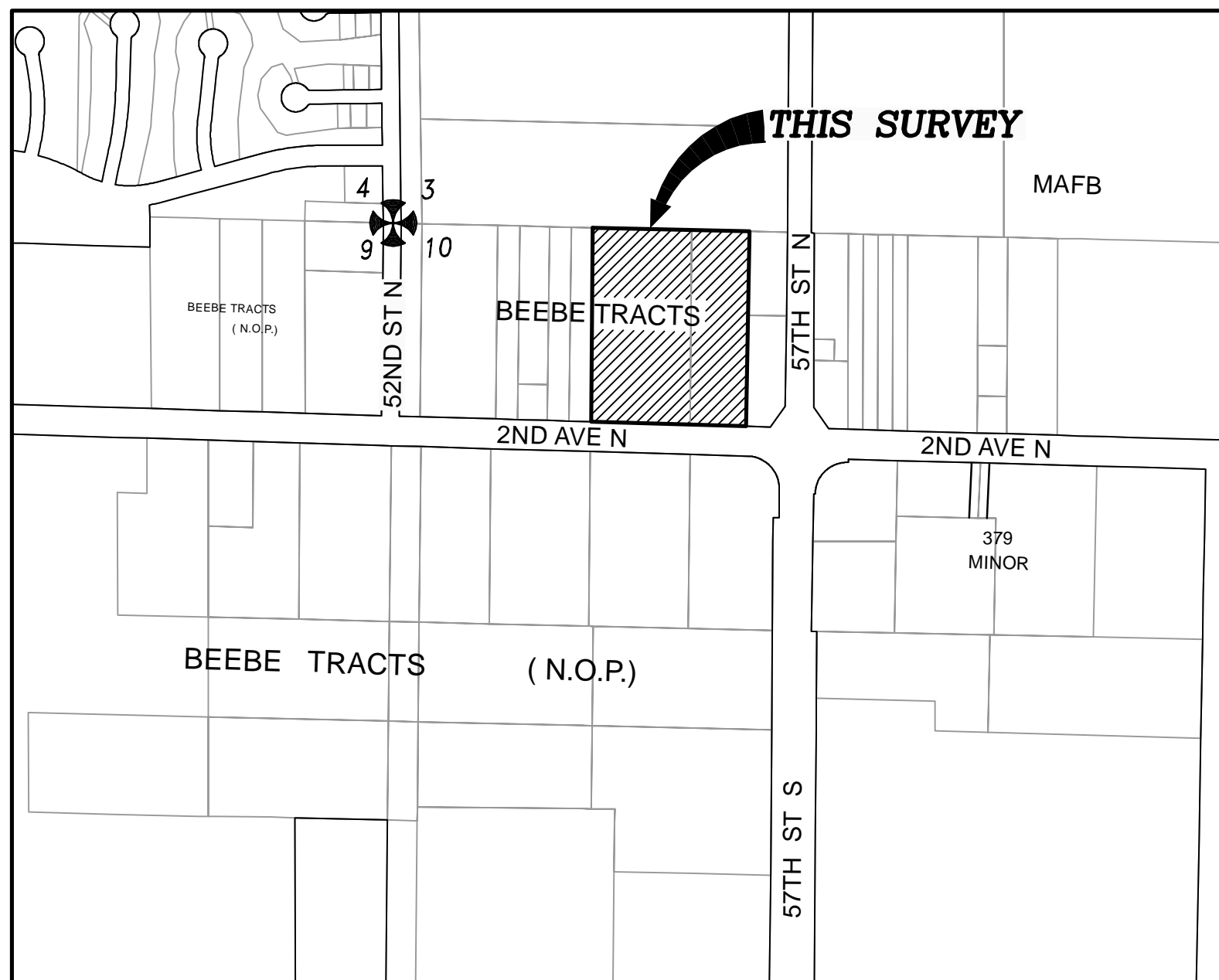
CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA LICENSE NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF (SEPTEMBER - NOVEMBER 2019), THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2022.



MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT LICENSE NUMBER 12920ES



CITY-COUNTY HEALTH DEPT
Great Falls, Montana
Exempt From Health Dept. Review
Date: _____
By: _____

REVIEWED FOR COMPLIANCE WITH
SURVEY REQUIREMENTS AND ZONING
REGULATIONS PER 76-3-207 M.C.A.
BY/DATE: _____
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
CITY OF GREAT FALLS

RECORDING STAMP

SHEET TITLE: DAWAD BLA		
JOB NO.: 18CO	DRAWING NAME: 18CO-COS-BLA-MPL	SHEET: 1 OF 1
FILE NO.:	DRAWN BY: MPL	DRAWING DATE: 2/12/25

bsc&e
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

**BIG SKY CIVIL &
ENVIRONMENTAL, INC**

1324 13th Ave. SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406) 727-2185 OFFICE
(406) 727-3656 FAX
www.biskyce.com