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

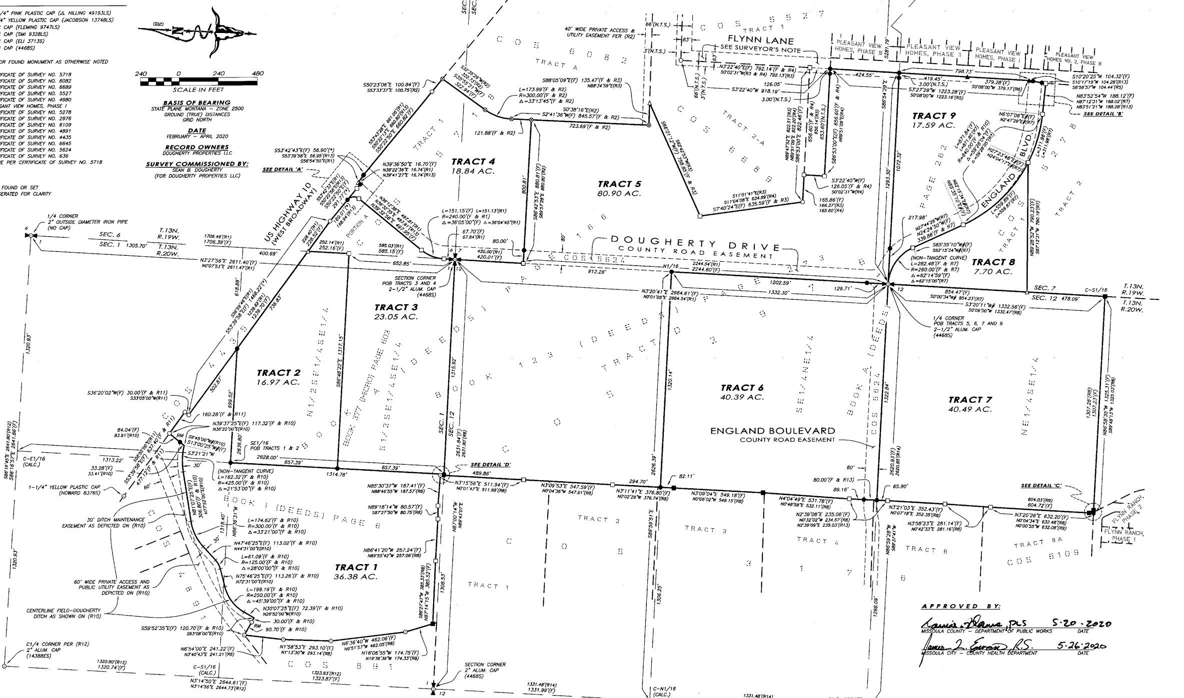
- ● = SET 5/8"x24" REBAR WITH 1-1/4" PINK PLASTIC CAP (JL HILLING 49193LS)
- ⊗ = FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON 13748LS)
- ○ = FOUND 1-1/4" YELLOW PLASTIC CAP (FLEMING 9747LS)
- ▲ = FOUND 1-1/4" YELLOW PLASTIC CAP (SMI 9328LS)
- ■ = FOUND 1-1/4" YELLOW PLASTIC CAP (ELI 3713S)
- △ = FOUND 1-1/4" YELLOW PLASTIC CAP (4468S)
- □ = FOUND 5/8" REBAR (NO CAP)
- ⊙ = FOUND 1/2" REBAR (NO CAP) OR FOUND MONUMENT AS OTHERWISE NOTED
- (F) = 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. 6645
- (R13) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5624
- (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:

[signature], PLS 5.20.2020
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE

[signature], R.S. 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.

SS. [signature] 5/20/2020
JOSHUA LUCAS HILLING, PROFESSIONAL LAND SURVEYOR DATE
MONTANA LICENSE NO. 49193LS

MONTANA JOSHUA LUCAS HILLING 49193LS LICENSED LAND SURVEYOR

PREPARED BY: TLI PROJECT #20-5602
TERRITORIAL LANDWORKS, INC.
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com
Phone: 406/721-0142 PO Box 3851
Fax: 406/721-5224 Missoula, MT 59806

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	13N.	19W.
	7		
	1	13N.	20W.
	12		

COS006758 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

(20-00288)

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 SOUTHEAST ONE-SIXTEENTH (SE1/16) CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4SE1/4) OF SAID SECTION 1, S3°21'21"W 1314.78 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST 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: N3°15'56"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 TANGENT POINT OF 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, N39°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 SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4SE1/4) OF SECTION 1; THENCE ALONG SAID NORTH BOUNDARY, N86°36'31"W 699.52 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 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 SOUTHEAST ONE-SIXTEENTH (SE1/16) CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4SE1/4) OF SAID SECTION 1, S86°36'31"E 699.52 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 736.83 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SECTION 1; THENCE ALONG SAID EAST BOUNDARY, S3°27'56"W 252.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (N1/2SE1/4SE1/4) OF SAID SECTION 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (N1/2SE1/4SE1/4), N86°48'22"W 1317.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (N1/2SE1/4SE1/4); THENCE ALONG THE WEST BOUNDARY OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (N1/2SE1/4SE1/4), N3°21'21"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 SOUTHEAST ONE-QUARTER OF THE SOUTHEAST 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 SOUTHEAST 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 SOUTHEAST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST 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 SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (S1/2SE1/4SE1/4); THENCE ALONG THE WEST BOUNDARY OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (S1/2SE1/4SE1/4), N3°21'21"E 657.39 FEET TO THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (S1/2SE1/4SE1/4); THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (S1/2SE1/4SE1/4), S86°48'22"E 1317.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (S1/2SE1/4SE1/4); THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 6, N3°27'56"E 252.16 FEET TO THE NORTHWEST CORNER 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 50.00 FEET AND DELTA 89°55'46" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S39°32'56"W 497.95 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, S3°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: N3°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 660.82 FEET; THENCE S50°23'06"E 100.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT A OF CERTIFICATE OF SURVEY NO. 6082; 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, S2°41'36"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, N3°20'41"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 LYING SOUTH AND WEST OF 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 NORTHEAST 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, N3°20'41"E 1332.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (N1/2NE1/4) OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF OF THE NORTHEAST 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: N3°11'41"E 294.70 FEET; THENCE N3°09'53"E 547.59 FEET; THENCE N3°15'56"E 489.86 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, S3°20'41"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 INTERSECTION WITH THE WEST BOUNDARY OF TRACT A OF CERTIFICATE OF SURVEY NO. 6082, RECORDS OF MISSOULA COUNTY; THENCE ALONG SAID WEST BOUNDARY, S2°41'36"W 723.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT A, S88°05'09"E 135.47 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT 2-A OF CERTIFICATE OF SURVEY NO. 6689, RECORDS OF MISSOULA COUNTY; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WESTERLY BOUNDARY OF SAID TRACT 2-A: S66°01'12"W 758.85 FEET; THENCE S7°40'24"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 165.86 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, S3°22'40"W 126.05 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, S3°27'29"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 531.78 FEET; THENCE N3°09'04"E 549.18 FEET; THENCE N3°11'41"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), S3°20'41"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 SOUTHEAST 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, S3°20'11"W 1332.56 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2SE1/4) OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2SE1/4), N86°58'35"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: N3°20'26"E 632.20 FEET; THENCE N3°58'23"E 281.14 FEET; THENCE N3°21'03"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 SOUTHEAST 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 OF AND EAST OF CERTIFICATE OF SURVEY NO. 5278, RECORDS OF MISSOULA COUNTY, AND LYING WEST OF PLEASANT VIEW HOMES, PHASE I, PLEASANT VIEW HOMES, PHASE II, AND PLEASANT VIEW HOMES NO. 2, 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, S3°27'29"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°52'54"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: TLI PROJECT #20-5602
TERRITORIAL LANDWORKS, INC.
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com
Phone: 406/721-0142 PO Box 3851
Fax: 406/721-5224 Missoula, MT 59806

CERTIFICATE OF SURVEY

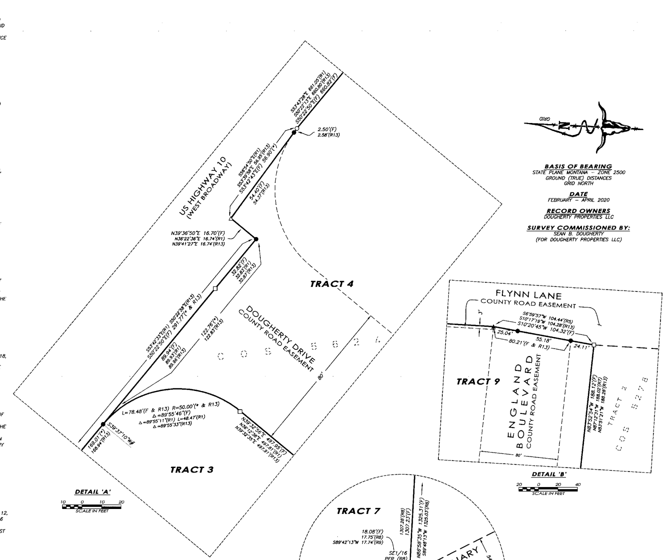
LOCATED IN THE SW1/4 OF SEC. 6 AND THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE SE1/4 OF SEC. 1
AND THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

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	13N.	20W.
	12		

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

(20-00288)