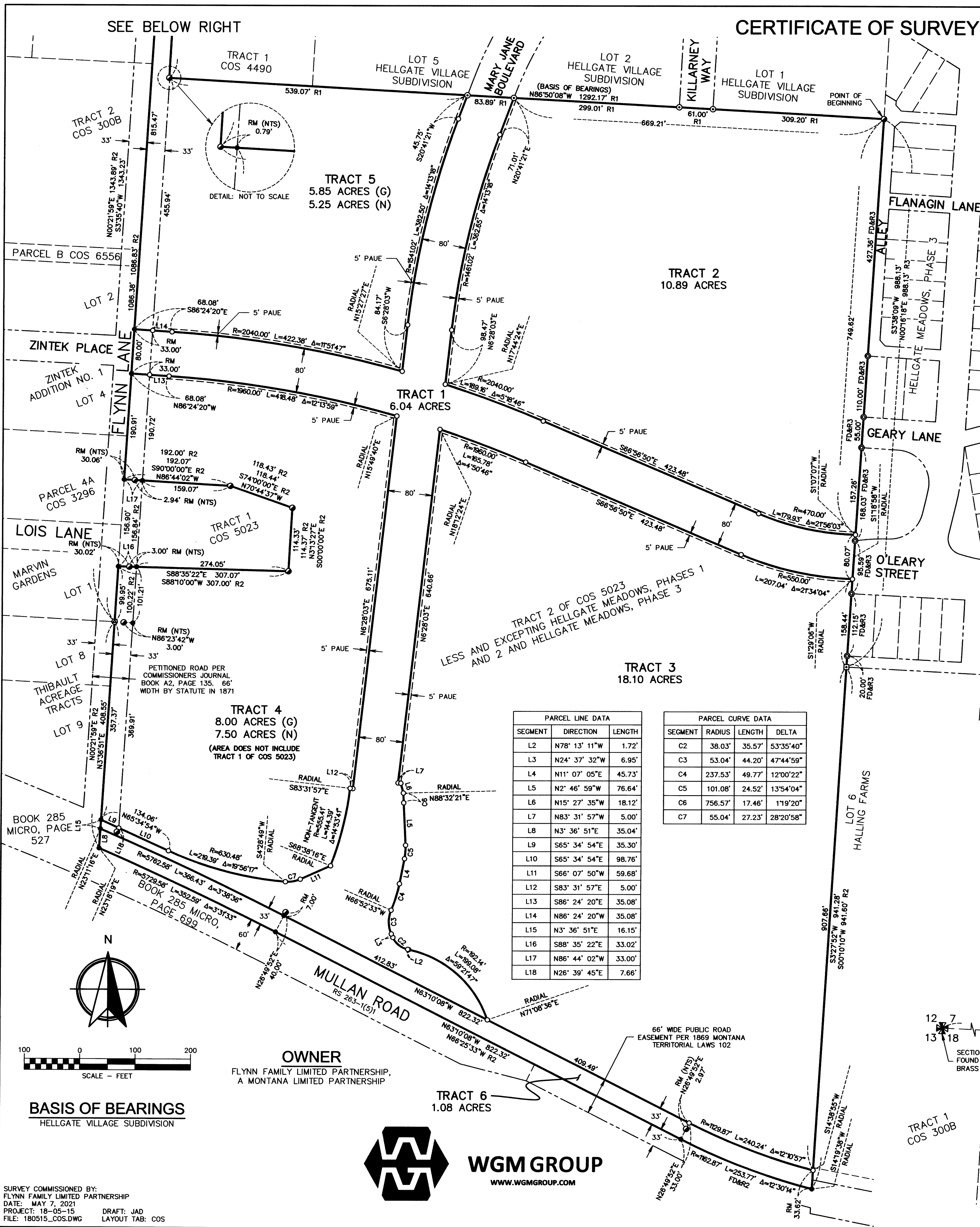


CERTIFICATE OF SURVEY



LEGAL DESCRIPTION: PERIMETER
 A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 5023, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; WHICH CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: TRACT 1
 TRACT 1 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 6.04 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 2
 TRACT 2 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 10.89 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 3
 TRACT 3 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 18.10 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 4
 TRACT 4 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 8.00 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 5
 TRACT 5 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 5.85 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 6
 TRACT 6 OF THIS CERTIFICATE OF SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 1.08 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP JAD 19133LS)
 - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP LJS 14519LS)
 - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP LJS 14519LS)
 - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (ELJ 9328 LS)
 - ⊠ FOUND 1 1/2 in. ALUMINUM CAP (MED 2518 S)
 - FOUND STONE
 - ANGLE POINT, NOT MONUMENTED
 - RM REFERENCE MONUMENT
 - COS CERTIFICATE OF SURVEY
 - (NTS) NOT TO SCALE
 - (G) GROSS ACREAGE
 - (N) NET ACREAGE
 - PAUE PUBLIC ACCESS AND UTILITY EASEMENT
 - R1 RECORD AND FOUND DATA PER HELLGATE VILLAGE SUBDIVISION
 - R2 RECORD DATA PER CERTIFICATE OF SURVEY NO. 5023
 - R3 RECORD DATA PER HELLGATE MEADOWS, PHASE 3
 - FD FOUND DATA
- NOTE:
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

CERTIFICATE OF OWNER*****
 THE UNDERSIGNED HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE TRACT 1 AND TRACT 6 FOR RIGHT-OF-WAY. THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-201(1)(h) M.C.A. TO-WIT: IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES. A SUBSEQUENT CHANGES IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

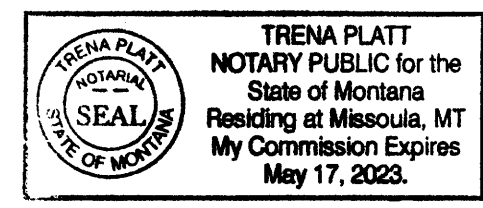
FURTHERMORE, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(a) M.C.A. TO-WIT: THE EXCLUSION CITED IN 76-3-201.

FLYNN FAMILY LIMITED PARTNERSHIP, A MONTANA LIMITED PARTNERSHIP
 BY: FLYNN MANAGEMENT CORP., A MONTANA CORPORATION
 ITS: GENERAL PARTNER

BY: Alan F. McCormick
 ALAN F. MCCORMICK, ITS ATTORNEY-IN-FACT

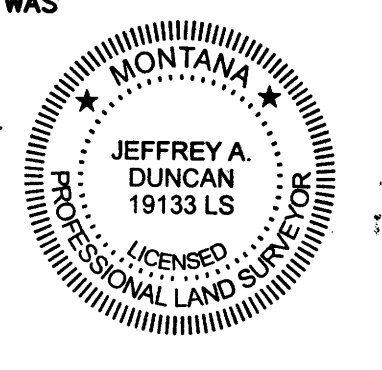
ACKNOWLEDGEMENT*****
 STATE OF Montana
 COUNTY OF Missoula
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF May, 2021, BY ALAN F. MCCORMICK, ATTORNEY-IN-FACT FOR THE FLYNN MANAGEMENT CORP., A MONTANA CORPORATION, GENERAL PARTNER FOR THE FLYNN FAMILY LIMITED PARTNERSHIP, A MONTANA LIMITED PARTNERSHIP.

SS: Trena Platt
Trena Platt
 PRINTED NAME



CERTIFICATE OF SURVEYOR*****
 I, JEFFREY A. DUNCAN, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 19133LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

Jeffrey A. Duncan 5/7/2021
 JEFFREY A. DUNCAN, P.L.S.
 MONTANA LICENSE NO. 19133LS
 FOR WGM GROUP, INC.



UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

SURVEYOR'S NOTES:
 1) THIS CERTIFICATE OF SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBERING OR APPURTENANT EASEMENTS FOR THE REAL PROPERTY SURVEYED HEREON.
 2) TRACT 1 OF THIS SURVEY IS GRANTED IN FEE FROM THE FLYNN FAMILY LIMITED PARTNERSHIP TO THE CITY OF MISSOULA PER A DEED RECORDED CONTEMPORANEOUSLY WITH THIS CERTIFICATE OF SURVEY. THE PUBLIC ACCESS AND UTILITY EASEMENTS ARE GRANTED IN SAID DEED. TRACT 6 OF THIS SURVEY IS GRANTED IN FEE TO THE MONTANA DEPARTMENT OF TRANSPORTATION VIA A DEED ALSO RECORDED CONTEMPORANEOUSLY WITH THIS CERTIFICATE OF SURVEY.

PURPOSE OF SURVEY
 AS TO TRACT 1 AND TRACT 6, THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN 76-3-201(1)(h) M.C.A. TO-WIT: IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES. A SUBSEQUENT CHANGES IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

FURTHERMORE, TRACT 2, TRACT 3, TRACT 4, AND TRACT 5 ARE RESULTANT TRACTS OF RECORD CREATED BY USE OF SAID EXEMPTION AND DELINEATED BY THIS CERTIFICATE OF SURVEY.

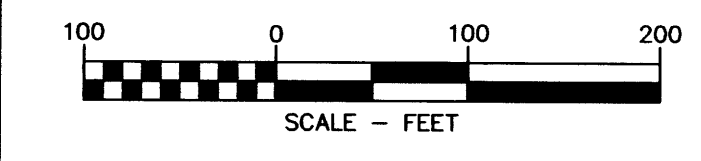
APPROVED BY:
James R. S. JUNE 11, 2021
 MISSOULA CITY / COUNTY HEALTH DEPARTMENT
Kevin Adams, P.E.S. June 4, 2021
 MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS

1/4	SEC.	T.	R.
18	13N.	19W.	

COS006817 Pages: 1 Fee: \$28.00
 06/30/2021 09:52:42 AM Certificate of Survey
 Tyler R. Gerrant, Missoula County Clerk & Recorder

SAC B: 1058 P: 592
 OR B: 1058 P: 593
 DEED B: 1058 P: 594
 QCD B: 1058 P: 595

SHEET 1 of 1
 PRINCIPAL MERIDIAN, MONTANA
 CITY OF MISSOULA
 MISSOULA COUNTY, MONTANA
 CERTIFICATE OF SURVEY NO. **06817**



BASIS OF BEARINGS
 HELLGATE VILLAGE SUBDIVISION

OWNER
 FLYNN FAMILY LIMITED PARTNERSHIP,
 A MONTANA LIMITED PARTNERSHIP



SURVEY COMMISSIONED BY:
 FLYNN FAMILY LIMITED PARTNERSHIP
 DATE: MAY 7, 2021
 PROJECT: 18-05-15 DRAFT: JAD
 FILE: 180515_COS.DWG LAYOUT TAB: COS