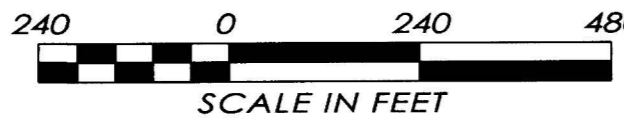
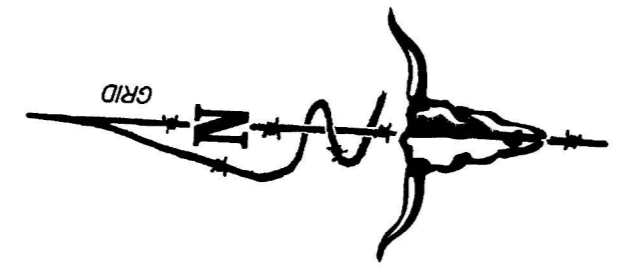


CERTIFICATE OF SURVEY

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. 6845
- (R13) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5824
- (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

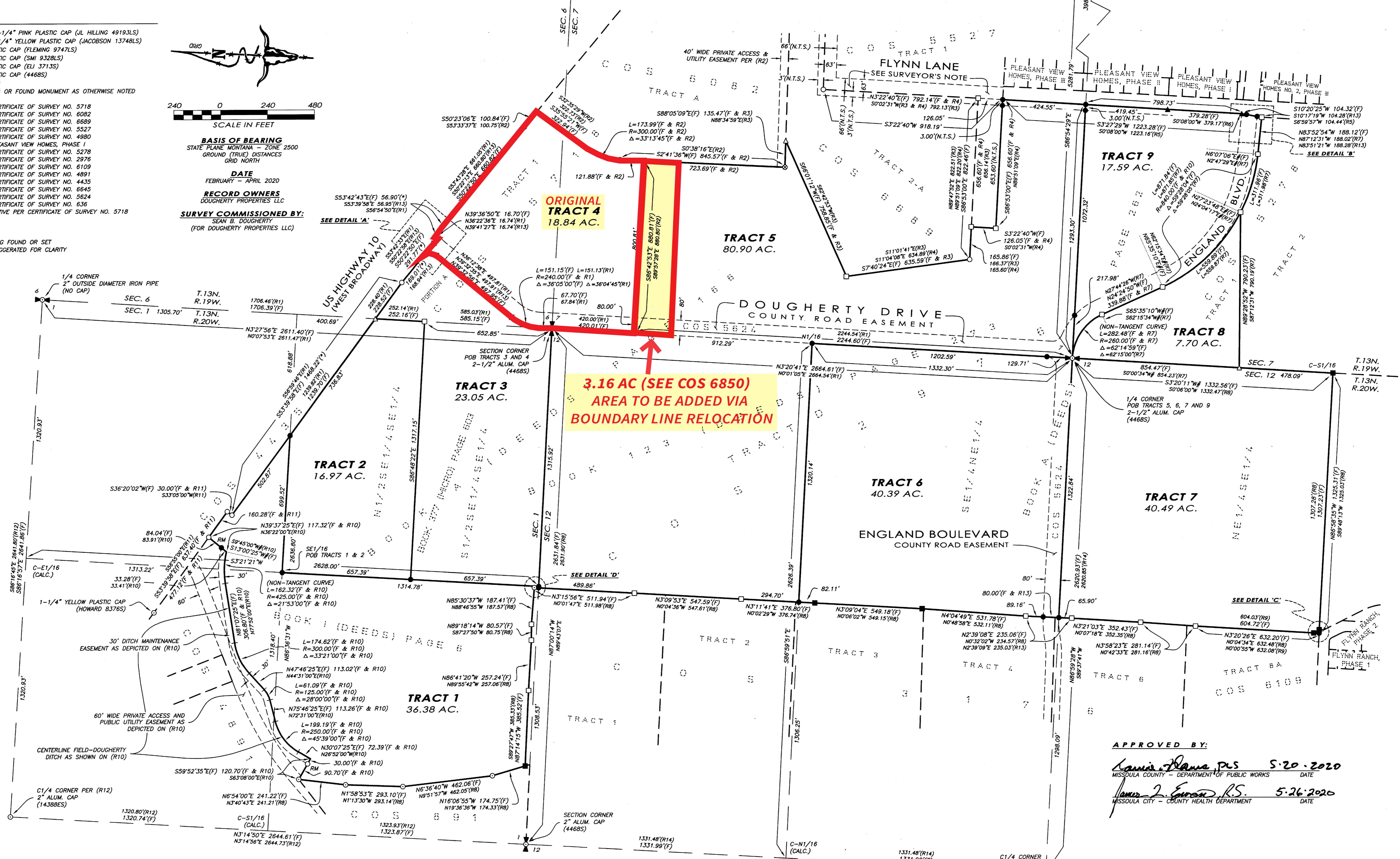


BASIS OF BEARING
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE
FEBRUARY - APRIL 2020

RECORD OWNERS
DOUGHERTY PROPERTIES LLC

SURVEY COMMISSIONED BY:
SEAN B. DOUGHERTY
(FOR DOUGHERTY PROPERTIES LLC)



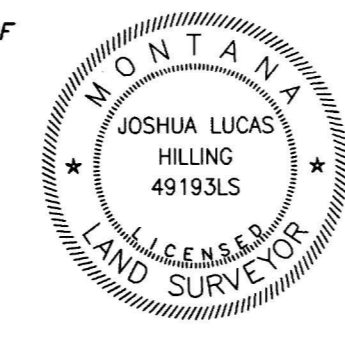
APPROVED BY:

Louis A. Davis, PLS 5-20-2020
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE

James J. Egan, PLS 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.



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 HERE 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.

PREPARED BY: **TERRITORIAL LANDWORKS, INC.**
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com

PROJECT #20-5602
Phone: 406/721-0142
Fax: 406/721-5224

PO Box 3861
Missoula, MT 59806

1/4	SEC.	T.	R.
6	6	13N.	19W.
7	7	13N.	19W.
1	1	13N.	20W.
12	12	13N.	20W.

COS060758 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