

FLATHEAD SURVEYS

418 1ST AVENUE WEST
KALISPELL, MT 59901
406-890-2540

JOB NO: 0156-00
COMPLETED DATE: 08-15-2023
FOR/OWNER: JERRY DICKSON, DIANE PEARSON, CHRIS ROY, JEFF DICKSON

PURPOSE OF SURVEY: COURT ORDER

The purpose of this survey is to retrace a court order for division of land no. DV-22-84, filed in the office of the Clerk of the Montana Twentieth Judicial District Court on December 20, 2022, Sanders County, Montana.

DESCRIPTION:

PERIMETER BOUNDARY:

A Tract of land located in the Southeast One-quarter (SE1/4) of Section 8 and the Southwest One-quarter (SW1/4) of Section 9, Township 23 North, Range 30 West of the Principal Meridian of Montana, Sanders County, Montana, and being more particularly described as follows:

Remainder Tract as shown on Certificate of Survey No. 2293MS, filed on September 23, 2002, Sanders County Records. Containing 182.27 acres of land.

Remainder Tract is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown hereon.

TRACT 1:

A Tract of land located in the Southeast One-quarter (SE1/4) of Section 8 and the Southwest One-quarter (SW1/4) of Section 9, Township 23 North, Range 30 West of the Principal Meridian of Montana, Sanders County, Montana, and being more particularly described as follows:

Tract 1 as shown on Certificate of Survey No. 3845 CO

Said Tract Lot 1 encompasses 50.57 acres.

Tract 1 is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown hereon.

TRACT 2:

A Tract of land located in the Southwest One-quarter (SW1/4) of Section 9, Township 23 North, Range 30 West of the Principal Meridian of Montana, Sanders County, Montana, and being more particularly described as follows:

Tract 2 as shown on Certificate of Survey No. 3845 CO

Said Tract 2 encompasses 50.57 acres.

Tract 2 is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown hereon.

TRACT 3:

A Tract of land located in the Southwest One-quarter (SW1/4) of Section 9, Township 23 North, Range 30 West of the Principal Meridian of Montana, Sanders County, Montana, and being more particularly described as follows:

Tract 3 as shown on Certificate of Survey No. 3845 CO

Said Tract 3 encompasses 50.57 acres.

Tract 3 is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown hereon.

TRACT 4:

A Tract of land located in the Southwest One-quarter (SW1/4) of Section 9, Township 23 North, Range 30 West of the Principal Meridian of Montana, Sanders County, Montana, and being more particularly described as follows:

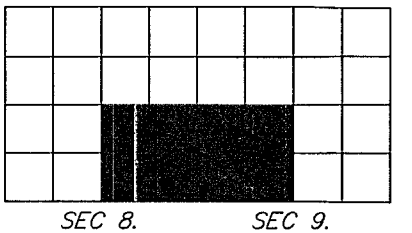
Tract 4 as shown on Certificate of Survey No. 3845 CO

Said Tract 4 encompasses 30.57 acres.

Tract 4 is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown hereon.

CERTIFICATE OF SURVEY

THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SEC. 9,
T.23N., R.30W., P.M.M., SANDERS COUNTY, MONTANA



OWNERS CERTIFICATION

"That we, Jerry Dickson, Diane Pearson, Chris Roy, Jeff Dickson, the undersigned and current owners of:

Tracts of Record

Remainder tract and Lot 1 of Dickson Minor Subdivision, located in the Southeast One-quarter of Section 8 and the Southwest One-quarter of Section 9, Township 23 North, Range 30 West, Principal Meridian of Montana, as depicted on that Certificate of Survey filed in the Office of the Clerk and Recorder, Sanders County, Montana, indexed as Certificate of Survey No. 2293MS, and conveyed per that beneficiary deed recorded in the Office of the Clerk and Recorder, Sanders County, Montana, indexed as Micro No. 89469, Reception No. 308381.

We hereby certify that this division of land is exempt from review as a subdivision pursuant to Section 76-3-201(1)(a) M.C.A., Exemption for certain divisions of land -- fees for examination of division. (1) Unless the method of disposition is adopted for the purpose of evading this chapter, the requirements of this chapter may not apply to any division of land that: (a) is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30.

ALSO

TRACTS 1-4 are excluded from sanitation review by the Department of Environmental Quality pursuant to Section 76-4-125(1)(a), M.C.A. Land divisions excluded from review. (1) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (a) the exclusion cited in 76-3-201."

JERRY DICKSON

DIANE PEARSON

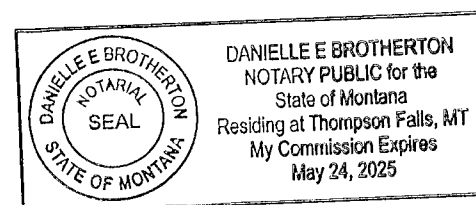
CHRIS ROY

JEFF DICKSON

STATE OF Montana)
COUNTY OF Sanders) SS.

On this 28th day of August, 2023, before me a Notary Public for the State of Montana personally appeared Jerry Dickson and known by me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

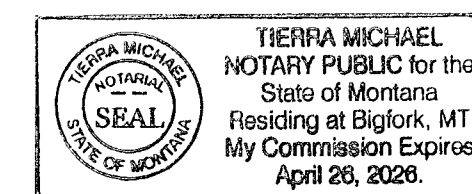
Danielle E. Brotherton
Notary Public for the State of Montana



STATE OF Montana)
COUNTY OF Sanders) SS.

On this 17th day of August, 2023, before me a Notary Public for the State of Montana personally appeared Diane Pearson and known by me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

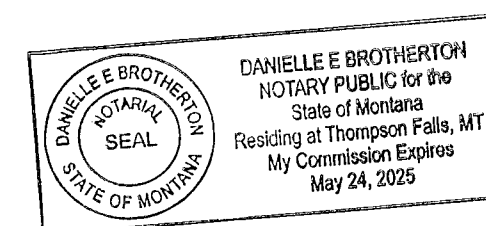
Tierra Michael
Notary Public for the State of Montana



STATE OF Montana)
COUNTY OF Sanders) SS.

On this 28th day of August, 2023, before me a Notary Public for the State of Montana personally appeared Chris Roy and known by me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

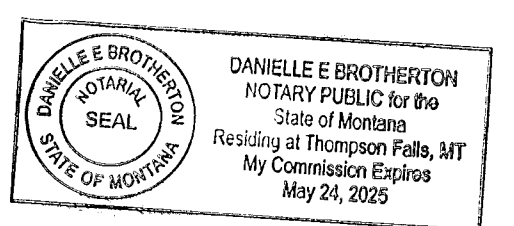
Danielle E. Brotherton
Notary Public for the State of Montana



STATE OF Montana)
COUNTY OF Sanders) SS.

On this 28th day of August, 2023, before me a Notary Public for the State of Montana personally appeared Jeff Dickson and known by me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Danielle E. Brotherton
Notary Public for the State of Montana

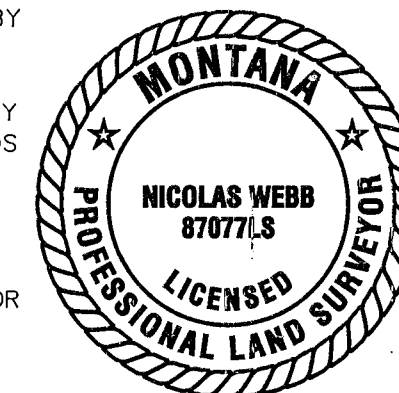


CERTIFICATE OF SURVEYOR

I, NICOLAS WEBB, OF KALISPELL, MONTANA, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTHS OF MAY 2023 THROUGH AUGUST 2023, AND FROM RECORDS ON FILE WITH THE OFFICE OF THE CLERK AND RECORDER, SANDERS COUNTY, MONTANA;

THAT THIS CERTIFICATE OF SURVEY CORRECTLY REPRESENTS THE POINTS AND CORNERS AS SET OR FOUND AT THE TIME OF SAID SURVEY;

NICOLAS WEBB, PLS
MONTANA PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 87077
DATED THIS 15TH DAY OF AUGUST, 2023.



CERTIFICATE OF EXAMINING LAND SURVEYOR

ON THE BEHALF OF THE GOVERNING BODY, THIS DOCUMENT HAS BEEN EXAMINED FOR ERRORS AND OMISSIONS IN CALCULATION OR DRAFTING PURSUANT TO MONTANA CODE ANNOTATED SECTION 76-3-611(2)(a).

PLS
MONTANA PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 15059 LS

DATED THIS 30th DAY OF August, 2023.

STATE OF MONTANA
COUNTY OF SANDERS

SANDERS COUNTY ENVIRONMENTAL HEALTH DATE

SANDERS COUNTY PLANNING DEPARTMENT DATE

330296 COURT ORDER SURVEY COS: 3845

STATE OF MONTANA SANDERS COUNTY
RECORDED: 9/5/2023 3:44 PM Pages: 2
Lisa Wadsworth Clerk and Recorder
FEE: \$26.50 BY:
Return To: CLARK FORK TITLE

CERTIFICATE OF SURVEY NO. 3845 CO

FLATHEAD SURVEYS

418 1ST AVENUE WEST
KALISPELL, MT 59901
406-890-2540

JOB NO: 0156-00
COMPLETED DATE: 08-15-2023
FOR/OWNER: JERRY DICKSON, DIANE PEARSON, CHRIS ROY, JEFF DICKSON

BASIS OF BEARING DESCRIPTION

THE BEARING N89°39'14"W BETWEEN FOUND MONUMENTS AS SHOWN ON CERTIFICATE OF SURVEY NO. 2293MS AND 456 WAS USED AS THE BASIS OF BEARING OF THIS MAP AND SURVEY. ALL DISTANCES ARE SHOWN IN GROUND LEVEL FEET AND DECIMALS THEREOF.

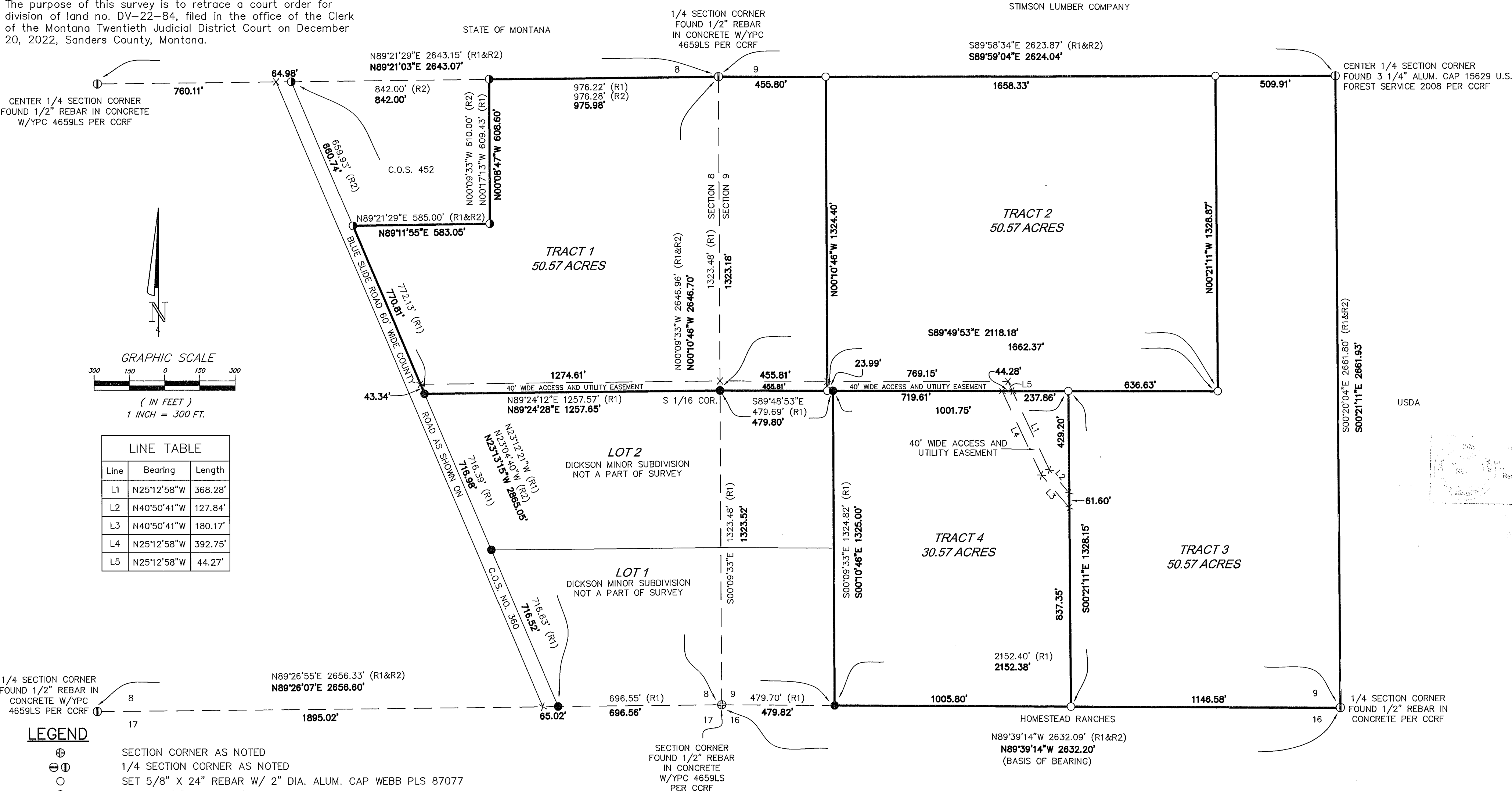
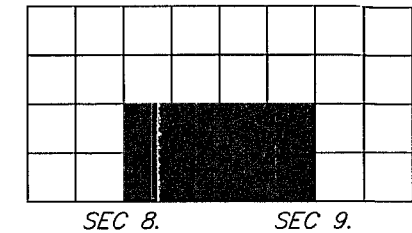
PURPOSE OF SURVEY: COURT ORDER

The purpose of this survey is to retrace a court order for division of land no. DV-22-84, filed in the office of the Clerk of the Montana Twentieth Judicial District Court on December 20, 2022, Sanders County, Montana.

LOCATED 40' PRIVATE ROAD:

A 40' WIDE PRIVATE ROAD AND UTILITY EASEMENT FOR THE SOLE BENEFIT OF TRACTS 1-4 AS SHOWN ON THIS SURVEY. SEE DEED RESERVATIONS.

CERTIFICATE OF SURVEY
THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SEC. 9,
T.23N., R.30W., P.M.,M., SANDERS COUNTY, MONTANA



LINE TABLE		
Line	Bearing	Length
L1	N25°12'58"W	368.28'
L2	N40°50'41"W	127.84'
L3	N40°50'41"W	180.17'
L4	N25°12'58"W	392.75'
L5	N25°12'58"W	44.27'

LEGEND

- SECTION CORNER AS NOTED
- 1/4 SECTION CORNER AS NOTED
- SET 5/8" X 24" REBAR W/ 2" DIA. ALUM. CAP WEBB PLS 87077
- FOUND 1/2" REBAR W/YPC HAGEDORN 15059LS
- FOUND 1/2" REBAR
- CALCULATED POINT, NOTHING FOUND OR SET
- R1 RECORD DATA PER C.O.S. NO. 2293MS
- R2 RECORD DATA PER C.O.S. NO. 456
- DEEDED BOUNDARY MONUMENTED BY THIS SURVEY
- ADJACENT PROPERTY BOUNDARY
- TIE LINE
- EASEMENT LINE

CERTIFICATE OF SURVEY NO. 3845C0