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. <u>3845</u> 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:

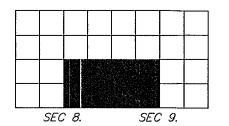
Tract 4 as shown on Certificate of Survey No. __3845co

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:

<u>Tracts of Record</u>

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

STATE OF Montana) COUNTY OF Sanders) SS.

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."

STATE OF Montana) COUNTY OF <u>Sanders</u>) SS.

On this 29th day of August, 2023, before me a Notary Public for the State of Montana personally appeared Chris Roy On this 17An day of August 2023 before me a Notary Public for the State of montana personally appeared Drane gurson

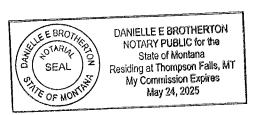
and known by me to be the person and known by me to be the person whose name is subscribed to the within whose name is subscribed to the within instrument and acknowledged to me that instrument and acknowledged to me that she executed the same. IN WITNESS she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand WHEREOF, I have hereunto set my hand and affixed my official seal the day and and affixed my official seal the day and year in this Certificate first above year in this Certificate first above

Danielle, T. Paghatm Tuy Michaels
Notary Public for the State of Mantana Notary Public for the State of Mantana Danille & Burharton STATE OF Montana) COUNTY OF Sanders) SS.

On this 25th day of August
2023 before me a Notary Public for the
State of Mantana personally appeared
Left Ducson

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 & Basherton Notary Public for the State of Montara Notary Public for the State of Montara



On this 28th day of August 2022, before me a Notary Public for the State of Montana personally appeared and known by

whose name is subscribed to the within

WHEREOF, I have hereunto set my hand

and affixed my official seal the day and

instrument and acknowledged to me that

and known by me to be the person

she executed the same. IN WITNESS

year in this Certificate first above

written.



written.

STATE OF MONTON COUNTY OF Flathcad) SS.

> TIERRA MICHAEL **NOTARY PUBLIC for the** State of Montana Residing at Bigfork, MT My Commission Expires April 26, 2026.



DANIELLE E BROTHERTON NOTARY PUBLIC for the State of Montana Residing at Thompson Falls, MT My Commission Expires May 24, 2025



DANIELLE E BROTHERTON NOTARY PUBLIC for the State of Montana Residing at Thompson Falls, MT My Commission Expires May 24, 2025

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.

Nicolas Webb



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).

MONTANA PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 15059 LS

DATED THIS 30th DAY OF Cencery, 2023.

STATE OF MONTANA

COUNTY OF SANDERS

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

SANDERS COUNTY PEANNING DEPARTMENT DATE

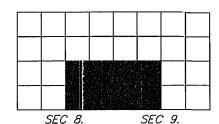
CERTIFICATE OF SURVEY NO. 3845 CO

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FLATHEAD SURVEYS

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



406-890-2540

418 1ST AVENUE WEST

KALISPELL, MT 59901

IOB NO: 0156-00 COMPLETED DATE: 08-15-2023

FOR/OWNER: JERRY DICKSON, DIANE PEARSON, CHRIS ROY, JEFF DICKSON

1/4 SECTION CORNER AS NOTED

FOUND 1/2" REBAR

TIE LINE

EASEMENT LINE

FOUND 1/2" REBAR W/YPC HAGEDORN 15059LS

DEEDED BOUNDARY MONUMENTED BY THIS SURVEY

CALCULATED POINT, NOTHING FOUND OR SET

RECORD DATA PER C.O.S. NO. 2293MS

RECORD DATA PER C.O.S. NO. 456

ADJACENT PROPERTY BOUNDARY

SET 5/8" X 24" REBAR W/ 2" DIA. ALUM. CAP WEBB PLS 87077

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R1

R2

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.

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

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 STIMSON LUMBER COMPANY 1/4 SECTION CORNER FOUND 1/2" REBAR of the Montana Twentieth Judicial District Court on December STATE OF MONTANA IN CONCRETE W/YPC 20, 2022, Sanders County, Montana. 4659LS PER CCRF S89'58'34"E 2623.87' (R1&R2) N89°21'29"E 2643.15' (R1&R2) S89'59'04"E 2624.04' N89'21'03"E 2643.07' CENTER 1/4 SECTION CORNER FOUND 3 1/4" ALUM. CAP 15629 U.S. 455.80 509.91' 1658.33' 976.22' (R1) 976.28' (R2) **975.98'** FOREST SERVICE 2008 PER CCRF 842.00' (R2) 760.11 842.00' CENTER 1/4 SECTION CORNER FOUND 1/2" REBAR IN CONCRETE W/YPC 4659LS PER CCRF C.O.S. 452 TRACT 2 N89'21'29"E 585.00' (R1&R2) *50.57 ACRES* N89"1'55"E 583.05' TRACT 1 *50.57 ACRES* N00.09,33"W N0010'46"W S89"49'53"E 2118.18' 1662.37 23.99 455.81' 769.15 1274.61 636.63' 40' WIDE ACCESS AND UTILITY EASEMENT 40' WIDE ACCESS AND UTILITY EASEMENT 719.61 237.86' N89°24'12"E 1257.57' (R1) S89°48'53"E (IN FEET) USDA N89°24'28"E 1257.65' 1001.75 479.69' (R1) 1 INCH = 300 FT.479.80 40' WIDE ACCESS AND LINE TABLE LOT2 UTILITY EASEMENT DICKSON MINOR SUBDIVISION Bearing Length NOT A PART OF SURVEY N25°12'58"W 368.28' -61.60' L2 N40'50'41"W 127.84' L3 N40'50'41"W 180.17' TRACT 4 L4 N25'12'58"W 392.75' TRACT 3 *30.57 ACRES* L5 N25'12'58"W 44.27' 50.57 ACRES LOT 1 DICKSON MINOR SUBDIVISION NOT A PART OF SURVEY 2152.40' (R1) 2152.38' N89°26'55'E 2656.33' (R1&R2) 1/4 SECTION CORNER N89'26'07'E 2656.60' FOUND 1/2" REBAR IN 696.55' (R1) 479.70' (R1) 1/4 SECTION CORNER 1005.80' 1146.58' CONCRETE W/YPC D FOUND 1/2" REBAR IN 4659LS PER CCRF (D-696.56 479.82' 65.02 1895.02 HOMESTEAD RANCHES CONCRETE PER CCRF 17 **LEGEND** N89'39'14"W 2632.09' (R1&R2) SECTION CORNER FOUND 1/2" REBAR N89'39'14"W 2632.20' SECTION CORNER AS NOTED

IN CONCRETE W/YPC 4659LS

PER CCRF

CERTIFICATE OF SURVEY NO. 3845CO

(BASIS OF BEARING)