

# LEGAL DESCRIPTION FOR TRACT A

A parcel of land located in the Southeast and the Northeast quarter of Section 21, Township 19 North, Range 25 West, MPM, Sanders County Montana described as follows:

Beginning at the Southwest corner of Gov't. Lot 7 as shown on C.O.S. 1127, Record of Sanders County;  
Thence S00°24'31"E, along the West line of Gov't. Lot 10 a distance of 933.34 feet;  
Thence N89°52'51"E, a distance of 470.01 feet;  
Thence N00°07'09"W, a distance of 350.00 feet;  
Thence N89°52'51"E, a distance of 560.65 feet to the Southeast corner of "Mortgage Lot A" as shown in C.O.S. 1561;  
Thence N00°00'00"E, along the East line of "Mortgage Lot A" and "Remainder Parcel A" as shown on C.O.S. 1561, a distance of 1967.00 feet, to the Northeast corner of "Remainder Parcel A" as shown on C.O.S. 1561;  
Thence N89°49'58"W, a distance of 1046.50 feet to the Northwest corner of Gov't. Lot 7 as shown on C.O.S. 1561;  
Thence S00°24'31"E, along the West line of Gov't. Lot 7 a distance of 1388.91 feet, to the Point of Beginning.  
Containing 50.78 acres.

Subject to Easements and Restrictions of Record.

# LEGAL DESCRIPTION FOR TRACT B

A parcel of land located in the Southeast quarter of Section 21, Township 19 North, Range 25 West, MPM, Sanders County Montana described as follows:

Beginning at the Southwest corner of Gov't. Lot 7 as shown on C.O.S. 1127, Record of Sanders County;  
Thence S00°24'31"E, along the West line of Gov't. Lot 10 a distance of 933.34 feet to the TRUE POINT OF BEGINNING;  
Thence N89°52'51"E, a distance of 470.01 feet;  
Thence N00°07'09"W, a distance of 350.00 feet;  
Thence N89°52'51"E, a distance of 1613.71 feet to the centerline of McLaughlin Creek Road, as delineated on said C.O.S. 1127;  
Thence along said centerline, the following courses:  
Thence S27°38'01"W, a distance of 164.55 feet;  
Thence along the arc of a 450.00 foot radius curve to the right with a central angle of 25°10'22" and an arc length of 197.71 feet;  
Thence S52°48'14"W, a distance of 295.17 feet;  
Thence along the arc of a 200.00 foot radius curve to the right through a central angle of 32°06'32" for an arc distance of 112.08 feet;  
Thence S84°54'46"W, a distance of 120.63 feet;  
Thence along the arc of a 600.00 foot radius curve to the left through a central angle of 15°08'50" for an arc distance of 158.82 feet;  
Thence S89°45'56"W, a distance of 184.14 feet;  
Thence along the arc of a 810.00 foot radius curve to the right through a central angle of 12°38'02" for an arc distance of 178.61 feet;  
Thence along the arc of a 335.00 foot radius curve to the left through a central angle of 48°08'57" for an arc distance of 281.52 feet;  
Thence S34°15'01"W, a distance of 265.22 feet;  
Thence leaving said centerline S89°52'51"W, a distance of 534.80 feet;  
Thence N00°24'31"W, a distance of 675.34 feet to the TRUE POINT OF BEGINNING.  
Containing 28.12 acres.

Subject to Easements and Restrictions of Record.

# LEGAL DESCRIPTION FOR TRACT C

A parcel of land located in the Southeast quarter of Section 21, Township 19 North, Range 25 West, MPM, Sanders County Montana described as follows:

Beginning at the Southwest corner of Gov't. Lot 7 as shown on C.O.S. 1127, Record of Sanders County;  
Thence S00°24'31"E, a distance of 583.34 feet to the Southwest corner of "Mortgage Lot A" as shown on C.O.S. 1561, Records of Sanders County and the TRUE POINT OF BEGINNING;  
Thence S00°24'31"E, a distance of 350.00 feet;  
Thence N89°52'51"E, a distance of 470.01 feet;  
Thence N00°07'09"W, a distance of 350.00 feet;  
Thence S89°52'51"W, a distance of 471.78 feet to the TRUE POINT OF BEGINNING;  
Containing 3.78 Acres.

Subject to Easements and Restrictions of Record.

Tract "C" is a portion of a larger tract (Tract A) and is herein described for boundary relocation purposes only. It is not intended to represent a separate tract of record and may not be conveyed as such.

# CERTIFICATE OF SURVEY

IN A PORTION OF THE  
SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF  
SECTION 21, T. 19 N., R. 25 W., M.P.M.;  
BEING LOCATED IN PORTIONS OF GOVERNMENT LOTS 7, 9 & 10,  
SANDERS COUNTY, MONTANA

THIS SURVEY WAS PERFORMED AT THE REQUEST  
OF HIGH COUNTRY INVESTMENTS IN APRIL 2005.

## CERTIFICATE OF COUNTY TREASURER:

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(3), MCA, THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREON AND ENCOMPASSED BY THE PROPOSED BOUNDARY RELOCATION ARE DELINQUENT:

DATED THIS 12 DAY OF May 2005

*Carol Turk*  
SANDERS COUNTY, MONTANA

## SURVEYORS CERTIFICATE:

I TIMOTHY A. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY A SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 16 DAY OF May, 2005.

*Timothy A. Hagedorn*  
TIMOTHY A. HAGEDORN 16421 LS

## CERTIFICATE OF EXAMINING SURVEYOR:

APPROVED THIS 9th DAY OF May, 2005  
*Timothy A. Hagedorn*  
MONTANA EXAMINING LAND SURVEYOR  
REGISTRATION NO. 16421  
DATE 5-12-05  
SANDERS COUNTY LAND SERVICES

## PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN EXISTING PARCELS OF RECORD. NO NEW PARCELS ARE HEREBY CREATED PURSUANT TO 76-3-207(1)(a) MCA.

## OWNERS CERTIFICATE:

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARY LINES BETWEEN ADJOINING PARCELS OUTSIDE OF A PLATTED SUBDIVISION AND THAT NO ADDITIONAL PARCELS ARE BEING CREATED. THIS DIVISION IS THEREFORE EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(a) TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES." THESE LOTS ARE ALSO EXEMPT FROM REVIEW UNDER THE SANITATION IN SUBDIVISION ACT PURSUANT TO 76-4-103 MCA TO WIT: "A SUBDIVISION SHALL COMPREHEND ONLY THOSE PARCELS OF LESS THAN 20 ACRES WHICH HAVE BEEN CREATED BY A DIVISION OF LAND, AND THE PLAT THEREOF SHALL SHOW ALL SUCH PARCELS, WHETHER CONTIGUOUS OR NOT."

DATED THIS 11 DAY OF May 2005.

*James T. Hagedorn* OWNER (PRINT NAME) *James T. Hagedorn* OWNER (SIGNATURE)  
*Cecilia F. Hagedorn* OWNER (PRINT NAME) *Cecilia F. Hagedorn* OWNER (SIGNATURE)  
*High Country Holdings* OWNER (PRINT NAME) *High Country Holdings* OWNER (SIGNATURE)  
*James T. Hagedorn* OWNER (PRINT NAME) *James T. Hagedorn* OWNER (SIGNATURE)

## ACKNOWLEDGMENTS:

DATED THIS 11 DAY OF May, 2005

*James T. Hagedorn* OWNER  
*Cecilia F. Hagedorn* OWNER  
*High Country Holdings* OWNER

SUBSCRIBED AND SWORN BEFORE ME  
THIS 11th DAY OF May, 2005

*James T. Hagedorn*  
NOTARY PUBLIC FOR THE STATE OF MONTANA

RESIDING AT *Paris, MT*

MY COMMISSION EXPIRES 4-9-2018

DATED THIS DAY OF May, 2005.

OWNER(S)

SUBSCRIBED AND SWORN BEFORE ME  
THIS DAY OF May, 2005.

NOTARY PUBLIC FOR THE STATE OF MONTANA

RESIDING AT

MY COMMISSION EXPIRES

## CERTIFICATE OF CLERK & RECORDER:

STATE OF MONTANA } S.S.  
COUNTY OF SANDERS }

20019 BOOK: 1 CERT SURVY PAGE: 2564 Pages: 0  
STATE OF MONTANA SANDERS COUNTY  
RECORDED: 05/12/2005 11:11 K01: REL BOUND  
PAT IPORAHAM: CLERK AND RECORDER  
FEE: \$7.00 BY *James T. Hagedorn*  
TO: HAGEDORN, INC./RICKY HAGEDORN, PLS P.O. BOX 820, 59873

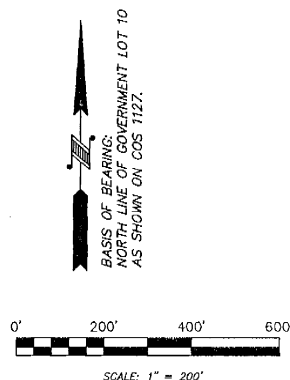
**HAGEDORN, INC.**  
Surveying and Engineering

P.O. BOX 820, THOMPSON FALLS, MT. 59873  
Ph: (406) 827-5400 FAX 827-3194

SCALE: 1"=200'  
DATE: 5-03-05  
JOB NO.: M5-021

CALC. BY: TAH  
DRAWN BY: TAH/RJH  
CHECKED BY: RLH

DWG M5-021RB.DWG  
SHEET 1 OF 2



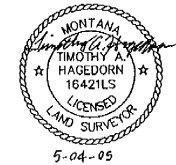
# CERTIFICATE OF SURVEY

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HEREBY CREATED PURSUANT TO 76-3-207(1)(c) MCA.



## LEGEND

- ◆ INDICATES 2 1/2" BRASS CAP FROM COS 1127 MARKED "FLEMING 9747"
- INDICATES FOUND 3/8" REBAR WITH PLASTIC CAP MARKED "CARSTENS 5940LS"
- INDICATES FOUND 3/8" REBAR WITH PLASTIC CAP MARKED "FLEMING 9747LS"
- ⊙ INDICATES 1/2" X 24" REBAR WITH A PLASTIC CAP STAMPED "HAGEDORN 16421LS" SET

CERTIFICATE OF CLERK & RECORDER:  
STATE OF MONTANA } S.S.  
COUNTY OF SANDERS }

<b>HAGEDORN, INC.</b> Surveying and Engineering P.O. BOX 820, THOMPSON FALLS, MT. 59873 Ph: (406) 827-5400 FAX 827-3194		
SCALE: 1"=200' DATE: 5-03-05 JOB NO.: M5-021	CALC. BY: TAH DRAWN BY: TAH/RIH CHECKED BY: RIH	DWG M5-021RB.DWG SHEET 2 OF 2

CDS 2564 RB

