

FLATHEAD SURVEYS
418 1ST AVENUE WEST
KALISPELL, MT 59901
406-890-2540
JOB NO: 0225-00
COMPLETED DATE: 11-05-2024
FOR OWNER: BUDDY L AND COURTNEY R JONES

PURPOSE OF SURVEY: RETRACTION
TO PROVIDE A PERMANENT RECORD IN THE OFFICE OF THE CLERK AND RECORDER, FLATHEAD COUNTY, MONTANA, OF THE BOUNDARIES OF THE LAND DESCRIBED IN A DEED RECORDED IN THE CLERK AND RECORDER'S OFFICE, FLATHEAD COUNTY, MONTANA, BOOK 204, PAGE 10899, DATED 11/21/2024, INSTRUMENT NO. 202400013562, THIS CERTIFICATE OF SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO M.C.A. 76-3-104 AND 76-4-103.
NOTE: SURVEYOR HAS MADE NO INVESTIGATIVE RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CERTIFICATE OF SURVEY
THE WEST ONE-HALF OF SECTION 33,
T.27N., R.22W., P.M.M., FLATHEAD COUNTY, MONTANA

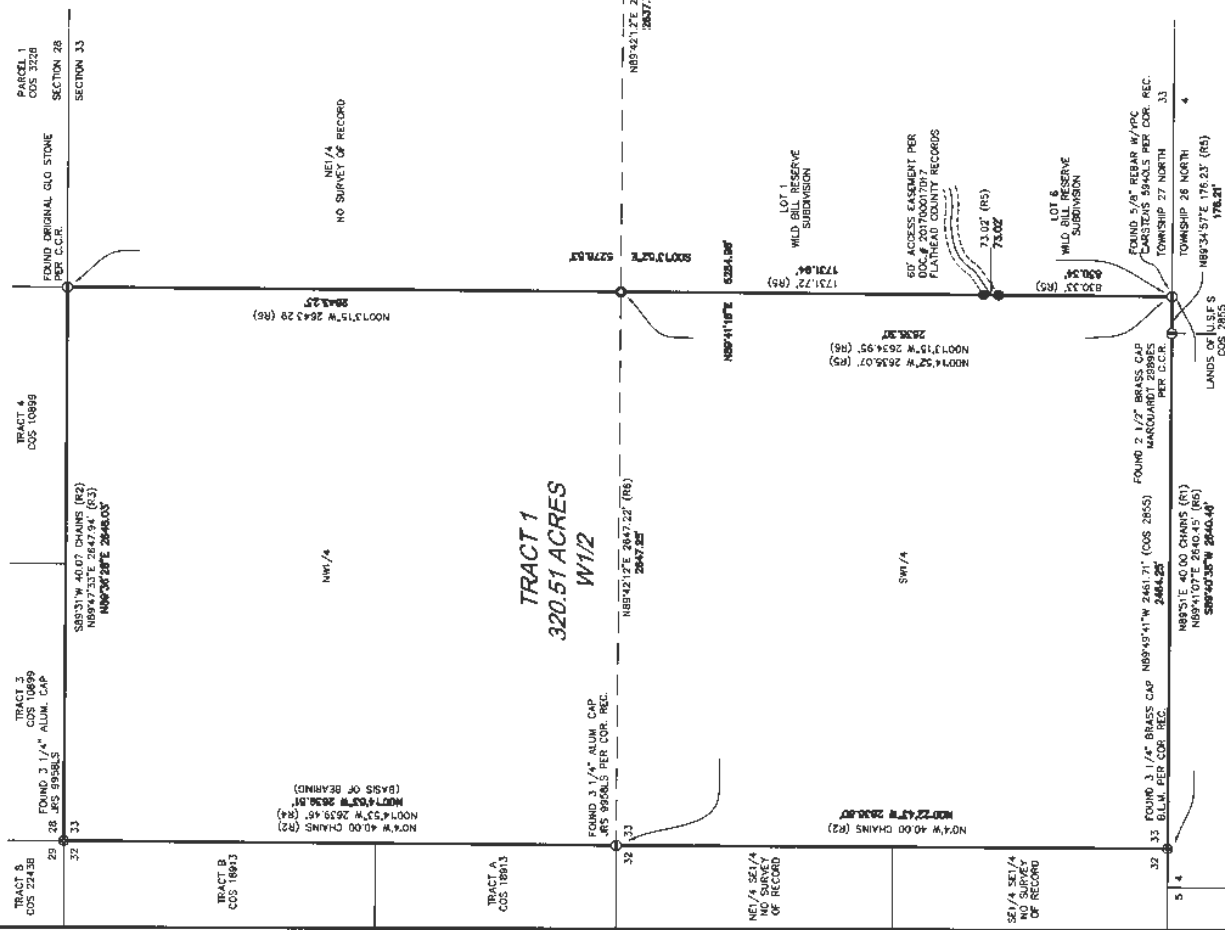
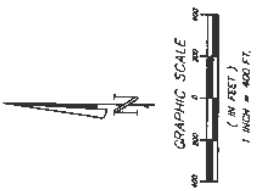
BASES OF BEARING DESCRIPTION:
THE BEARING 100°14'33"W BETWEEN FOUND MONUMENTS AS SHOWN ON CERTIFICATE OF SURVEY NO. 18913 WAS USED AS THE BASIS OF BEARING OF THIS MAP AND SURVEY. ALL DISTANCES ARE SHOWN IN GROUND FEET AND DECIMALS THEREOF.

DESCRIPTION:

TRACT 1:
Being the West One-Half (W1/2) of Section 33, Township 27 North, Range 22 West of the Principal Meridian of Montana, Flathead County, Montana.
Said Tract 1 encompasses 320.51 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.

LEGEND:

- SECTION CORNER AS NOTED
- 1/4 SECTION CORNER AS NOTED
- CENTER SECTION CORNER FOUND 5/8" REBAR W/PC CARSTENS 5940LS PER PLSS COR. REC.
- 5940LS PER PLSS COR. REC.
- R1 RECORD DATA PER GENERAL LAND OFFICE FIELD NOTES NO. 4079, TOWNSHIP 27 NORTH, RANGE 22 WEST, CONTRACT NO. 387, DATED MARCH 30, 1901.
- R2 RECORD DATA PER GENERAL LAND OFFICE FIELD NOTES NO. 4084, TOWNSHIP 27 NORTH, RANGE 22 WEST, CONTRACT NO. 387, DATED MARCH 30, 1901.
- R3 RECORD DATA PER CERTIFICATE OF SURVEY NO. 10899
- R4 RECORD DATA PER THE SUBDIVISION PLAT OF WILD BILL RESERVE
- R5 RECORD DATA PER CARSTENS 5940LS PLSS CORNER RECORDS (2017)
- R6 DEEDED BOUNDARY MONUMENTED BY THIS SURVEY
- THE LINE
- ADJACENT PROPERTY BOUNDARY



CERTIFICATE OF SURVEYOR
I, NICOLAS WEBB, OF KALISPELL, MONTANA, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM THE FIELD NOTES AND RECORDS OF THE SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2024, AND FROM RECORDS ON FILE WITH THE OFFICE OF THE CLERK AND RECORDER, FLATHEAD COUNTY, MONTANA.
THAT THIS CERTIFICATE OF SURVEY CORRECTLY REPRESENTS THE POINTS AND CORNERS AS SET OR FOUND AT THE TIME OF SAID SURVEY.

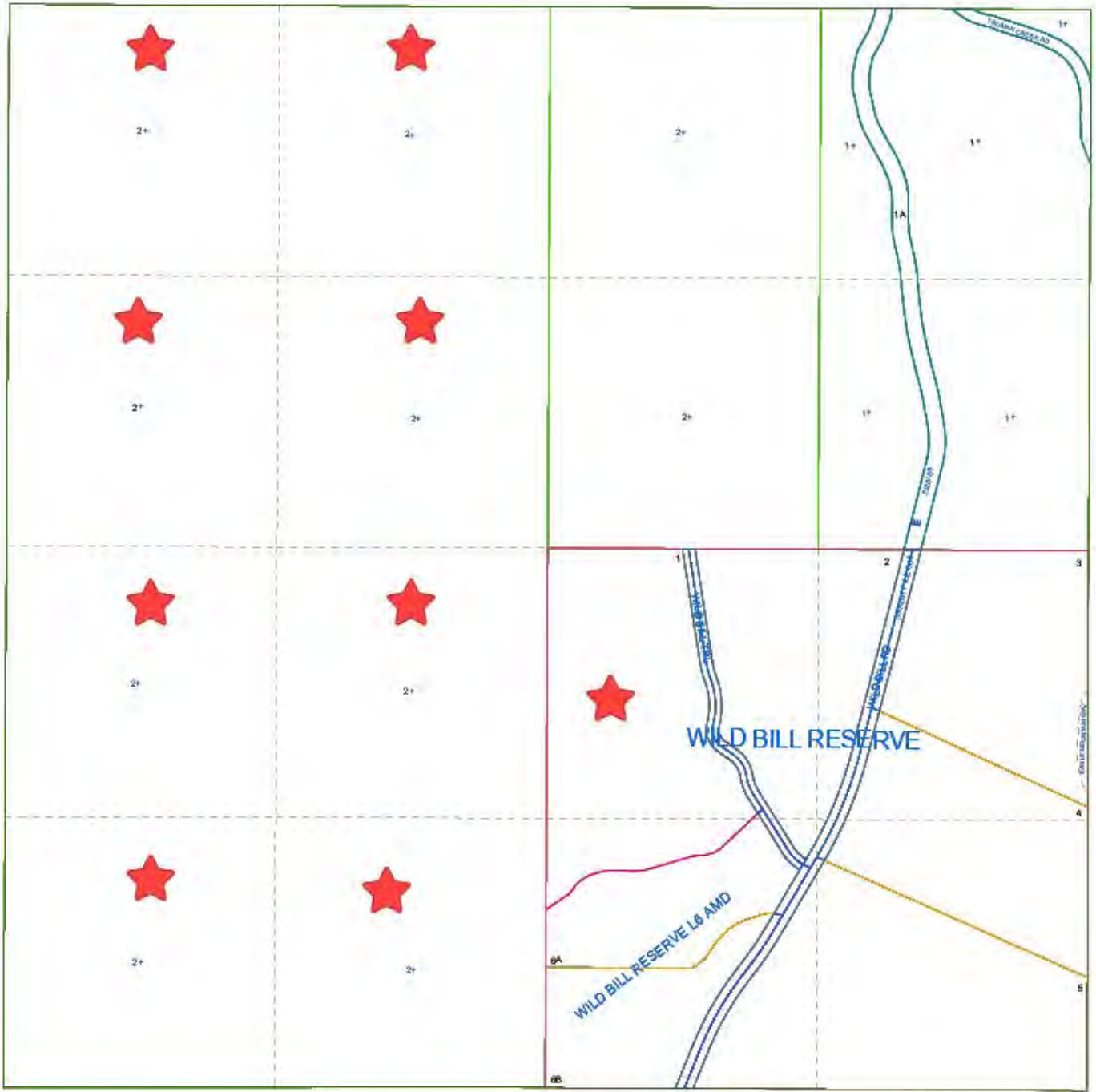
CERTIFICATE OF EXAMINING LAND SURVEYOR
ON THE BEHALF OF THE GOVERNING BODY, THIS DOCUMENT HAS BEEN EXAMINED FOR ERRORS AND OMISSIONS IN CALCULATION OR DRAFTING PURSUANT TO MONTANA CODES ANNOTATED SECTION 76-3-612(2)(g).



DATED THIS 21st DAY OF NOVEMBER, 2024.
STATE OF MONTANA
COUNTY OF FLATHEAD
FILED ON THE 21st DAY OF NOVEMBER 2024
AT 2:52 PM
Debbie Pierson, Clerk & Recorder
BY: [Signature] DEPUTY
INSTRUMENT REC. NO. 202400013562

COS# 22964
202400013562 Fees: \$25.50 by: AP
by NICOLAS WEBB
Date 11/21/2024 Time 2:52 PM
Debbie Pierson, Flathead County Montana

CERTIFICATE OF SURVEY NO. 22964



Found 5/8" Rebar
& Cap (5940LS)
per Carstens Corner
Record (2017)

WILD BILL ROAD
80' R/W Easement Created in 1956 per
Book 385, Page 261. All record R/W data
held, but has been shifted to best
fit existing road surface as-built.

LOT 2
24.892 Ac.
22.224 Ac. (N)

LOT 1
30.159 Ac.
28.399 Ac. (N)

60' Access Easement
per Easement Agreement
Doc. #201700017017

WILD BILL TRAIL

THIS MAP IS FURNISHED FOR INFORMATION
PURPOSES ONLY TO ASSIST IN PROPERTY
LOCATION WITH REFERENCE TO STREETS
AND OTHER PARCELS. NO REPRESENTATION
IS MADE AS TO ACCURACY, AND FLATHEAD
PREMIER TITLE ASSUMES NO LIABILITY FOR
ANY LOSS OCCURRING BY REASON OF
RELIANCE THEREON.

