Tr. 3 = 0013862

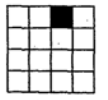
OK

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 469102
DATE: August 14, 2017
COMPLETED DATE: 9/13/2017
OWNER: NANCY J. SKURVID

CERTIFICATE OF SURVEY

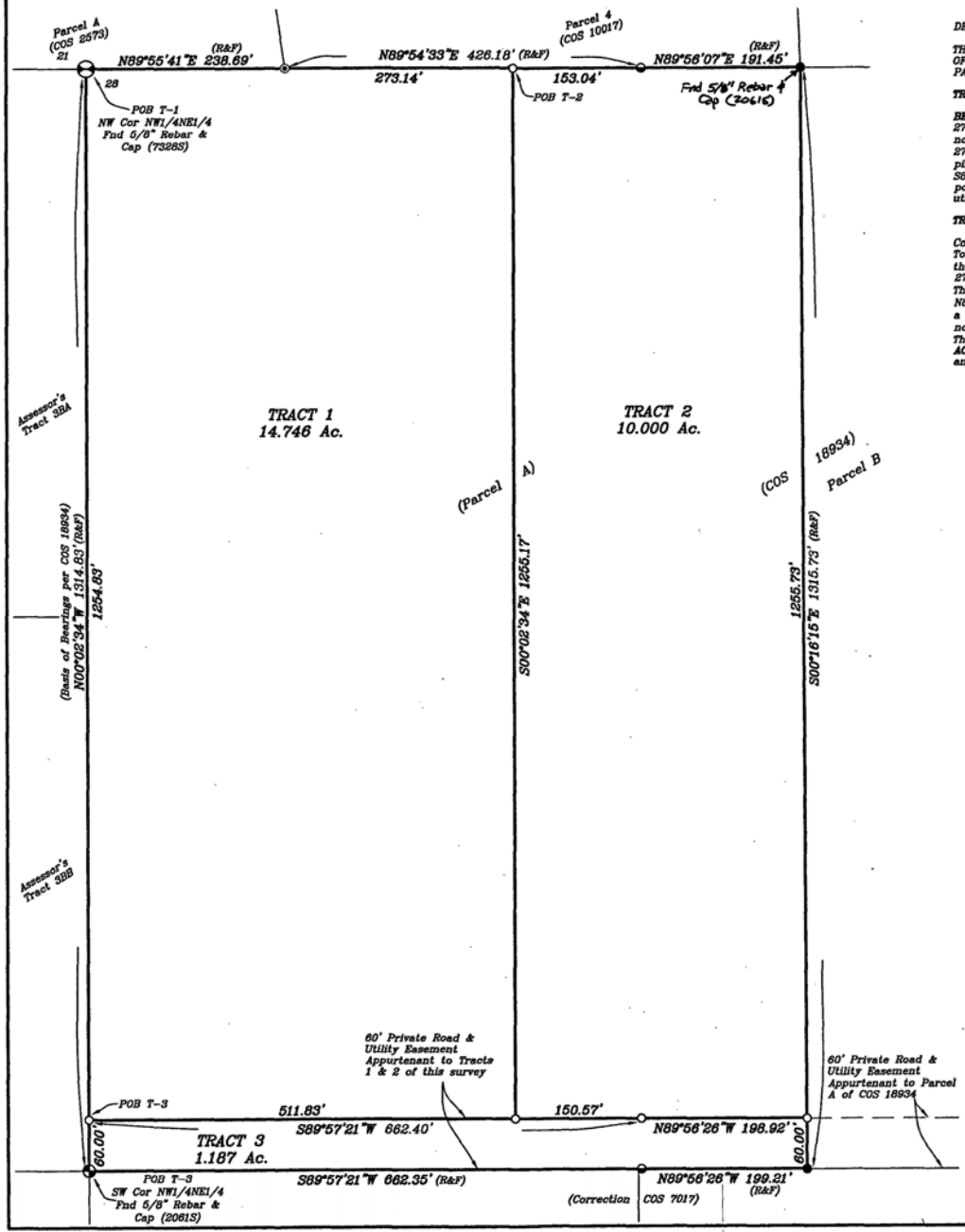
in NW1/4NE1/4 SEC. 28, T.27N., R.21W., P.M.,M., FLATHEAD COUNTY, MONTANA



SCALE : 1" = 100'

100' 50' 0 100' 200'

Purpose: IMMEDIATE FAMILY TRANSFER (Tract 2) and RIGHT-OF-WAY SITING (Tract 3)



DESCRIPTION:

THREE TRACTS OF LAND, SITUATED, LYING AND BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 21 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

TRACT 1:

BEGINNING *at the northwest corner of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 21 West, P.M.,M., Flathead County, Montana, being a found iron pin; Thence along the northerly boundary of said NW1/4NE1/4 N89°55'41"E 238.69 feet to a found iron pipe; Thence N89°54'33"E 273.14 feet to a set iron pin; Thence leaving said northerly boundary S00°02'34"E 1255.17 feet to a set iron pin on the northerly R/W of a 60 foot private road and utility easement; Thence along said northerly R/W S89°57'21"W 511.83 feet to a set iron pin; Thence leaving said northerly R/W N00°02'34"W 1254.83 feet to the point of beginning and containing* ***14.746 ACRES****; Subject to and together with a 60 foot private road and utility easement as shown hereon; Subject to and together with all appurtenant easements of record.*

TRACT 2:

Commencing at the northwest corner of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 21 West, P.M.,M., Flathead County, Montana, being a found iron pin; Thence along the northerly boundary of said NW1/4NE1/4 N89°55'41"E 238.69 feet to a found iron pipe; Thence N89°54'33"E 273.14 feet to a set iron pin and the ***TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:*** *Thence continuing along said northerly boundary N89°54'33"E 153.04 feet to a found iron pin; Thence N89°56'07"E 191.45 feet to a found iron pin; Thence leaving said northerly boundary S00°16'15"E 1255.73 feet to a set iron pin on the northerly R/W of a 60 foot private road and utility easement; Thence along said northerly R/W N89°56'26"W 198.92 feet to a set iron pin; Thence S89°57'21"W 150.57 feet to a set iron pin; Thence leaving said northerly R/W N00°02'34"W 1255.17 feet to the point of beginning and containing 10.000 ACRES; Subject to and together with a 60 foot private road and utility easement as shown hereon; Subject to and together with all appurtenant easements of record.*

TRACT 3:

Commencing at the northwest corner of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 21 West, P.M.,M., Flathead County, Montana, being a found iron pin; Thence along the westerly boundary of said NW1/4NE1/4 S00°02'34"E 1254.83 feet to a set iron pin on the northerly R/W of a 60 foot private road and utility easement and the ***TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:*** *Thence leaving said westerly boundary and along said northerly R/W N89°57'21"E 662.40 feet to a set iron pin; Thence S89°56'26"E 198.92 feet to a set iron pin; Thence leaving said northerly R/W S00°16'15"E 60.00 feet to a found iron pin on the southerly boundary of said NW1/4NE1/4; Thence along said southerly boundary N89°56'26"W 199.21 feet to a found iron pin; Thence S89°57'21"W 662.35 feet to a found iron pin being the southwest corner of said NW1/4NE1/4; Thence leaving said southerly boundary and along the westerly boundary of said NW1/4NE1/4 N00°02'34"W 60.00 feet to the point of beginning and containing 1.187 ACRES; Subject to and together with a 60 foot private road and utility easement as shown hereon; Subject to and together with all appurtenant easements of record.*

OWNERS' CERTIFICATION:

"I hereby certify that the purpose for this division of land is to transfer ***TRACT 2*** *as shown on this certificate to* ***JAMES C. SKURVID****, my* ***HUSBAND****; that this is the first gift or sale to him; furthermore, I certify that I am entitled to use this exemption in that I am in compliance with all conditions imposed on the use of this exemption; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), M.C.A.*

AND,

"I hereby certify that the purpose for this division of land is to create for rights-of-way or utility sites ***(TRACT 3)****. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A."*

ALSO,

Tracts 1 and 2 *are excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605 (2) (a) as a parcel that has no facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no facilities will be constructed on the parcel.*

AND,

Tract 3 *is excluded from sanitation review by the Department of Environmental Quality pursuant to MCA 76-4-125 (2) (a) as the division is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of Title 76.*

Nancy J. Skurvid
NANCY J. SKURVID

STATE OF MONTANA)
SS
County of Flathead)

On this 12th day of September, 2017, before me, a Notary Public for the State of Montana, personally appeared NANCY J. SKURVID, known to me to be the person whose name is subscribed to the foregoing instrument and who duly acknowledged to me that she executed the same.

Laurie Eckert
Notary Public for the State of Montana
Printed Name
Residing at
My commission expires

NOTARIAL SEAL
LAURIE ECKERT
NOTARY PUBLIC for the State of Montana
Residing at Kalispell, Montana
My Commission Expires February 11, 2021

LEGEND:

- 1/4 Corner (as noted)
- 1/16 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (7975S)
- Found 5/8" Rebar & Cap (7328S)
- Found 5/8" Rebar & Cap (7681S)
- Found 3/4" Pipe
- (R) Record Information Per C.O.S. 18934
- POB Point of Beginning

CERTIFICATE OF SURVEYOR

9/13/17

THOMAS E. SANDS 7975-S

APPROVED: 9-5-2017, 201

EXAMINING LAND SURVEYOR
REG. No. 7328S

STATE OF MONTANA)
COUNTY OF FLATHEAD) SS

FILED ON THE 12th DAY OF Sept., 2017
AT 3:28 PM, PAID FEE $ 31.50

Debbie Pierson
CLERK & RECORDER

BY S Glell
DEPUTY

INSTRUMENT REC. No. 201700022923

COS# 20649

201700022923 Fees: $31.50 by: SC
by SANDS SURV
Date 9/13/2017 Time 3:28 PM
Debbie Pierson, Flathead County Montana

SHEET 1 OF 1

CERTIFICATE OF SURVEY No. 20649