

3726

(SHEET 1 OF 2 SHEETS)

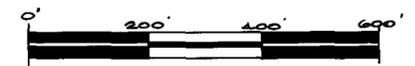
BOOK 304 PAGE 1691

CERTIFICATE OF SURVEY

PORTIONS OF THE NW 1/4 SECTION 7, T.20N., R.16W., P.M.M.
MISSOULA COUNTY, MONTANA

OCTOBER, 1989

SCALE: 1"=200'



OWNERS
EDWARD AND ELISE E. NICHOLS

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE PURPOSE FOR THIS DIVISION OF LAND IS TO TRANSFER OWNERSHIP OF THE PARCEL CREATED AS AN OCCASIONAL SALE; FURTHERMORE, WE CERTIFY THAT WE ARE ENTITLED TO USE THIS EXEMPTION IN THAT WE ARE IN COMPLIANCE WITH ALL CONDITIONS IMPOSED IN THE USE OF THIS EXEMPTION; THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1) (c), M.C.A.

Edward E. Nichols *Elise E. Nichols*

STATE OF CALIFORNIA (S.S.)
COUNTY OF SAN DIEGO
ON THIS 11th DAY OF DECEMBER, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED EDWARD AND ELISE E. NICHOLS KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

Donald H. Wester
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA
RESIDING AT SAN DIEGO
MY COMMISSION EXPIRES 2-15-92

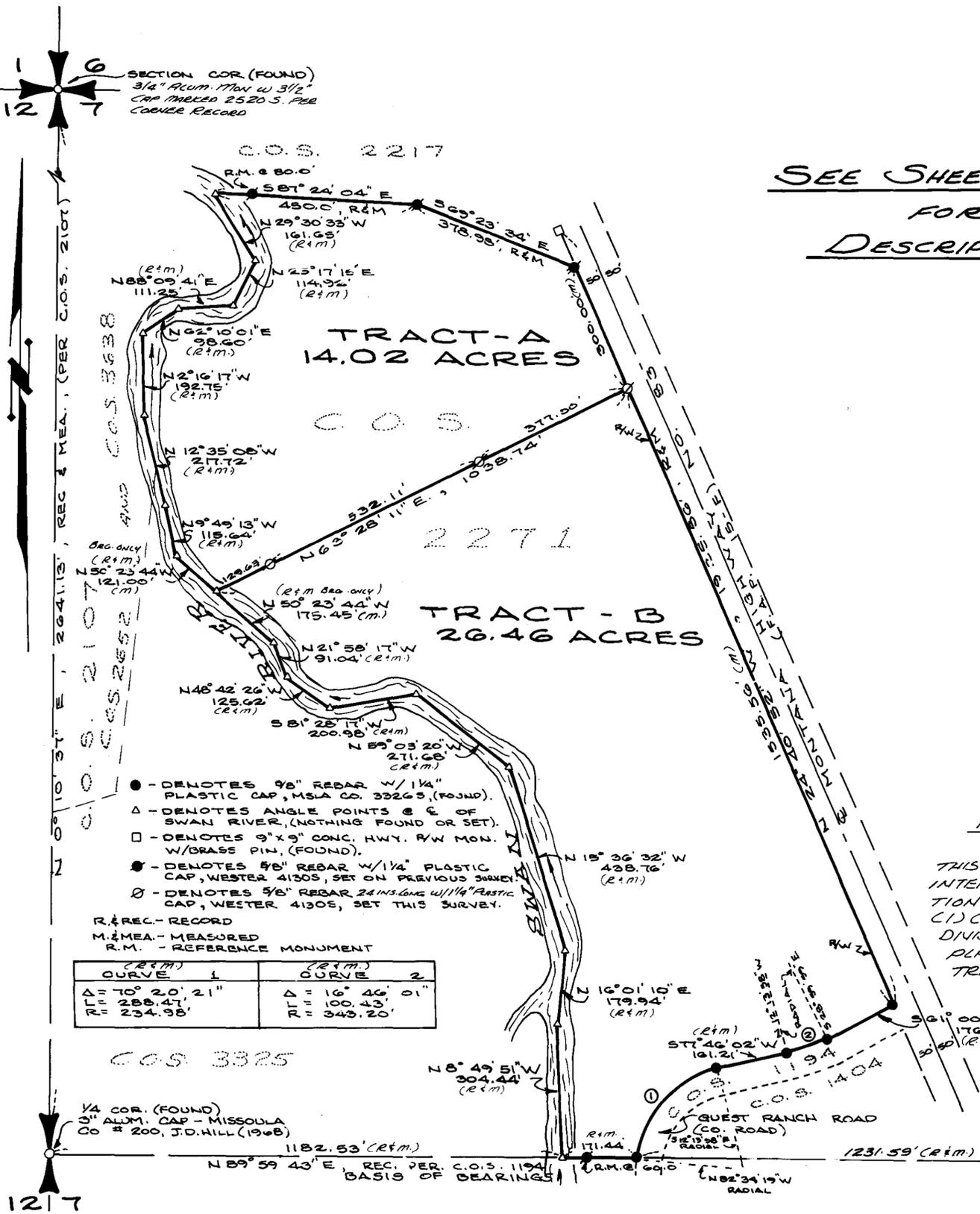
DATE: DEC 4, 1989
SURVEYOR'S CERTIFICATE
Donald H. Wester
DONALD H. WESTER
MONTANA REGISTRATION NO. 41305

APPROVED BY MISSOULA CITY-COUNTY HEALTH DEPARTMENT (PURSUANT TO APPROVAL BY THE DEPARTMENT OF HEALTH & ENVIRONMENTAL SCIENCES)

DATE: 12/10/89

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:
Donna J. Stovner
MISSOULA COUNTY SURVEYOR
DATE: Dec 6, 1989

SEE SHEET 2 OF 2
FOR
DESCRIPTIONS



PURPOSE OF SURVEY
TRACT-A
THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN SECTION 76-3-207 (1) (c) M.C.A. TO WIT: A SINGLE DIVISION OF A PARCEL OUTSIDE OF PLATTED SUBDIVISIONS WHEN THE TRANSACTION IS AN OCCASIONAL SALE.

TRACT-B
REMAINDER TRACT

1/4	SEC.	T.	R.
☒	7	20N	16W

3726

CERTIFICATE OF SURVEY

(SHEET 2 OF 2 SHEETS)

DESCRIPTIONS

TRACT - A

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4), OF SECTION (7), TOWNSHIP (20) NORTH, RANGE (16) WEST, P.M.M., MISSOULA COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 7, T. 20 N. R. 16 W., P.M.M., THENCE N. 89° 59' 43" E. 1182.53 FEET TO THE CENTER OF THE SWAN RIVER, THENCE MEANDERING ALONG THE CENTER OF SAID SWAN RIVER THE FOLLOWING (8) COURSES AND DISTANCES: N. 8° 49' 51" W. 304.44 FEET, N. 16° 01' 10" E. 179.94 FEET, N. 15° 36' 32" W. 438.76 FEET, N. 59° 03' 20" W. 271.68 FEET, S. 81° 28' 17" W. 200.98 FEET, N. 48° 42' 26" W. 125.62 FEET, N. 21° 58' 17" W. 91.04 FEET, AND N. 50° 23' 44" W. 175.45 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED. THENCE CONTINUING ALONG THE CENTER OF SAID SWAN RIVER THE FOLLOWING (8) COURSES AND DISTANCES: N. 50° 23' 44" W. 121.00 FEET, N. 9° 49' 13" W. 115.64 FEET, N. 12° 35' 08" W. 217.72 FEET, N. 2° 16' 17" W. 192.75 FEET, N. 62° 10' 01" E. 98.60 FEET, N. 88° 09' 41" E. 111.25 FEET, N. 25° 17' 15" E. 114.92 FEET AND N. 29° 30' 33" W. 161.65 FEET; THENCE S. 87° 24' 04" E. 450.00 FEET; THENCE S. 69° 23' 34" E. 378.98 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF MONTANA STATE HIGHWAY NO 83; THENCE S. 24° 40' 52" E. 300.00 FEET ALONG SAID HIGHWAY RIGHT-OF-WAY BOUNDARY; THENCE S. 63° 28' 11" W. 1038.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING (14.02) ACRES.

TRACT - B

A PORTION OF THE NORTHWEST ONE QUARTER (N.W. 1/4), OF SECTION (7), TOWNSHIP (20) NORTH, RANGE (16) WEST, P.M.M., MISSOULA COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER OF SAID SECTION 7, T. 20 N., R. 16 W., P.M.M.; THENCE N. 89° 59' 43" E. 1182.53 FEET TO THE CENTER OF THE SWAN RIVER AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE MEANDERING ALONG THE CENTER OF THE SWAN RIVER THE FOLLOWING (8) COURSES AND DISTANCES: N. 8° 49' 51" W. 304.44 FEET, N. 16° 01' 10" E. 179.94 FEET, N. 15° 36' 32" W. 438.76 FEET, N. 59° 03' 20" W. 271.68 FEET, S. 81° 28' 17" W. 200.98 FEET, N. 48° 42' 26" W. 125.62 FEET, N. 21° 58' 17" W. 91.04 FEET AND N. 50° 23' 44" W. 175.45 FEET; THENCE N. 63° 28' 11" E. 1038.74 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF MONTANA STATE HIGHWAY NO 83; THENCE S. 24° 40' 52" E. 1535.56 FEET ALONG SAID HIGHWAY RIGHT-OF-WAY BOUNDARY TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF GUEST RANCH ROAD, A DEEDED MISSOULA COUNTY ROAD; THENCE S. 61° 00' 01" W. 176.25 FEET ALONG SAID RIGHT-OF-WAY BOUNDARY; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY ON A CURVE TO THE RIGHT WITH A RADIUS OF 343.20 FEET, A CENTRAL ANGLE OF 16° 46' 01" FOR A DISTANCE OF 100.43 FEET; THENCE S. 77° 46' 02" W. 161.21 FEET ALONG SAID RIGHT-OF-WAY BOUNDARY; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY ON A CURVE TO THE LEFT WITH A RADIUS OF 234.98 FEET, A CENTRAL ANGLE OF 70° 20' 21" FOR A DISTANCE OF 288.47 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7; THENCE S. 89° 59' 43" W. 171.44 FEET ALONG SAID SOUTH BOUNDARY TO THE TRUE POINT OF BEGINNING, CONTAINING (26.46) ACRES.

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State of Montana
Dept. of Health
& Envir. Sciences
Certificate of
Subdivision Plat
Approval
File No. 2106

I received and filed this instrument for record on the 19 day of Dec 19 89 at 8:20 o'clock P.M., permanent files of Missoula County, State of Montana.
Witness my hand:
Fern Hart, County Recorder
By: [Signature] Deputy
Fee \$6.00 Per

Checklist # 546

8919969