

57960

Return to:

William & Debra Jensen  
26 Wilson Rd.  
Heron, MT 59844  
CFT070199

*prior to survey  
So covers  
more land*

**LIMITED WARRANTY DEED**

(Joint Tenancy)

FOR VALUE RECEIVED:

**WILMA R. THOMPSON**, Personal Representative of **The Estate of MILDRED DEY**  
Administered as DP 06-25, Montana Twentieth Judicial District Court, Thompson Falls

the Grantor, does hereby grant, bargain, sell and convey unto

**WILLIAM A. JENSEN and DEBRA L. JENSEN**  
26 Wilson Road, Heron, MT 59844

the Grantees, as joint tenants (and not as tenants in common), and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises in Sanders County, Montana, to wit:

Government Lots 1, 2, 3, the Southeast quarter of the Northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) and the Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) lying south and west of Montana State Highway 200, in Section 5, Township 26 North, Range 33 West, P.M.M., Sanders County, Montana. EXCEPTING THEREFROM that portion conveyed to the State of Montana in a deed recorded July 13, 1943 at Volume 44 of Deeds, Page 598, Sanders County records. EXCEPTING THEREFROM that portion conveyed to the Washington Water Power Company in a deed recorded January 29, 1953 at Volume 58 of Deeds, Page 365, Sanders County records. EXCEPTING THEREFROM that portion conveyed to the Washington Water Power Company in a deed recorded March 19, 1952 at Volume 57 of Deeds, Page 71, Sanders County records. EXCEPTING THEREFROM that portion conveyed to the Washington Water Power Company in a deed recorded June 4, 1952 at Volume 57 of Deeds, Page 294, Sanders County records.

AND

That portion of the East half of the Southwest quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ), the East half of the Northeast quarter of the Southwest quarter of the Southwest quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ), the East half of the Northwest quarter of the Southwest quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) lying south and west of the Montana State Highway 200, in Section 32, Township 27 North, Range 33 West, P.M.M., Sanders County, Montana. EXCEPTING THEREFROM that portion conveyed to the Washington Water Power Company in a deed recorded March 19, 1952 at Volume 57 of Deeds, Page 71, Sanders County records. EXCEPTING THEREFROM that portion described on Certificate of Survey No. 273, filed for record May 17, 1978, Sanders County records.

AND

Two parcels of land located in the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 32, Township 27 North, Range 33 West, P.M.M., Sanders County, Montana, further described as the "remainder" parcel and the "occasional sale" parcel on Certificate of Survey No. 1260, filed for record June 23, 1993, Sanders County records.

57960

SUBJECT TO:

- a) Terms, conditions, provisions, easements, survey notes and reservations of the following Certificates of Survey filed in the office of the Sanders County Clerk and Recorder: Record of Survey No. 66, filed March 29, 2007, including but not limited to Highway 200, Avista and USFS as shown, Certificate of Survey No. 1260, filed June 23, 1993, including but not limited to Highway 200 as shown, and Certificate of Survey No. 273, including but not limited to State Hwy 200 as shown.
- b) Consent to give an easement for right-of-way, purposes and rights incidental thereto, granted to County of Sanders by instrument filed for record March 5, 1930 at Road Easement Nos. 767 and 768, Sanders County records.
- c) Easements for Transmission line, purposes and rights incidental thereto, granted to the United States of America, by instrument dated September 15, 1950, recorded September 18, 1950 at Volume 54 of Deeds, Pages 517 and 527, and dated December 28, 1950, recorded January 26, 1951 at Volume 55 of Deeds, Page 263, Sanders County records.
- d) Terms and conditions of a Final Order of Condemnation for a State Highway dated April 19, 1962, filed for record May 21, 1962 at Volume 6 of Orders and Decrees, Page 233, Sanders County records.
- e) Terms, conditions, provisions and restrictions of the Montana Department of Health and Environmental Quality No. 45-93-S45-1287, filed for record June 23, 1993 at Miscellaneous No. 3723, Sanders County records.
- f) All reservations, rights-of-way, easements, licenses, restrictions and covenants of record or visible on the premises.

TOGETHER WITH all improvements, appurtenances and hereditaments thereunto or anywise appertaining.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said Grantor does hereby covenant to and with the said Grantees, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

DATED this 27th day of April 2007.

*Wilma R. Thompson P.R.*  
 WILMA R. THOMPSON, Personal Representative  
 of the Estate of Mildred Dey

STATE OF MONTANA )  
                                           )SS.  
 County of Sanders )

This instrument was acknowledged before me on this 27th day of April 2007 by WILMA R. THOMPSON as Personal Representative of the Estate of Mildred Dey.



*Ann Engstrom*  
 Notary Public for the State of Montana  
 Printed Name: *Ann Engstrom*  
 Residing at: *Thompson Falls, MT*  
 My Commission Expires: *July 8, 2007*

270211 BOOK: 1 RECORDINGS PAGE: 57960 Pages: 2  
 STATE OF MONTANA SANDERS COUNTY  
 RECORDED: 04/27/2007 3:20 KOI: WAR DEED  
 JENNINE ROBBINS CLERK AND RECORDER  
 FEE: \$14.00 BY: *Debra Jensen*  
 TO: WILLIAM & DEBRA JENSEN 26 WILSON ROAD, HERON, MT 59844

67867

Return To:  
BITTERROOT VALLEY BANK  
LOLO SHOPPING CENTER  
P.O. BOX 9  
LOLO, MT 59847

Prepared By:  
BITTERROOT VALLEY BANK  
LOLO SHOPPING CENTER  
P.O. BOX 9  
LOLO, MT 59847

\_\_\_\_\_ State of Montana \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

CT090739

**REAL ESTATE MORTGAGE**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is 12-01-2009 and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: WILLIAM A. JENSEN AND DEBRA L. JENSEN, HUSBAND AND WIFE AS JOINT TENANTS  
28 WILSON ROAD  
HERON, MT 59844

If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

MORTGAGEE:  
("Lender") BITTERROOT VALLEY BANK  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MONTANA  
LOLO SHOPPING CENTER  
P.O. BOX 9  
LOLO, MT 59847

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys, sells and mortgages to Lender, with power of sale, the following described property:

SEE ATTACHED EXHIBIT "A"

Parcel ID Number:

*WAI DJJ*

(page 1 of 11)

MONTANA - AGRICULTURAL/COMMERCIAL REAL ESTATE SECURITY INSTRUMENT MORTGAGE  
(NOT FOR FNMA, FHLMC, FHA OR VA USE, AND NOT FOR CONSUMER PURPOSES)

Expens<sup>®</sup> ©1994, 2001 Bankers Systems, Inc., St. Cloud, MN Form AGCORESIM-MT 1/11/2005

67867

The property is located in SANDERS at NHN  
(County)  
\_\_\_\_\_, Montana 59830  
(Address) (City) (Zip Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time, including any sums advanced for the insurance, protection, and preservation of the Property or Lender's interest therein, shall not exceed \$ 1,100,000.00, provided, however, that nothing contained in this Security Instrument shall constitute a commitment to make additional or future loans or advances, beyond those defined as "Secured Debt" below, in any amounts. Any such commitment must be agreed to in a separate writing.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:

- A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)*

NOTE TO WILLIAM A. JENSEN AND DEBRA L. JENSEN DATED 12-01-2009 IN THE AMOUNT OF \$1,100,000.00

- B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All obligations Mortgagor owes to Lender, which now exist or may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

(page 2 of 11)

*W.A.J. D.L.J.*

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

Entity Name: \_\_\_\_\_

William Jensen  
(Signature) WILLIAM A. JENSEN (Date)

Debra L. Jensen 12-1-09  
(Signature) DEBRA L. JENSEN (Date)

(Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

(Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

ACKNOWLEDGMENT:

(Individual) STATE OF MONTANA, COUNTY OF Sanders ) ss.  
This instrument was acknowledged before me this 1ST day of DECEMBER, 2009  
by WILLIAM A. JENSEN; DEBRA L. JENSEN, HUSBAND AND WIFE AS JOINT TENANTS

Patricia Erickson  
(Signature of Notarial Officer)

Patricia Erickson  
(Name - typed, stamped, or printed)

Notary Public  
(Title and Rank)

Plains, MT  
(Residing at)

My Commission Expires: 4-9-2012

(Business or Entity Acknowledgment) STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ ) ss.  
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_ (Title(s))  
of \_\_\_\_\_ (Name of Business or Entity)  
a \_\_\_\_\_ on behalf of the business or entity.

\_\_\_\_\_  
(Signature of Notarial Officer)

\_\_\_\_\_  
(Name - typed, stamped, or printed)

\_\_\_\_\_  
(Title and Rank)

\_\_\_\_\_  
(Residing at)

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"****PARCEL NO. 1:**

Parcels of land located in the N½ of Section 5, Township 26 North, Range 33 West, P.M.M. and the S½ of Section 32, Township 27 North, Range 33 West, P.M.M., Sanders County, Montana, further described as Lots 1, 2, 3, 4 and 5, on Certificate of Survey No. 3017, on file in the office of the Clerk and Recorder of Sanders County, Montana.

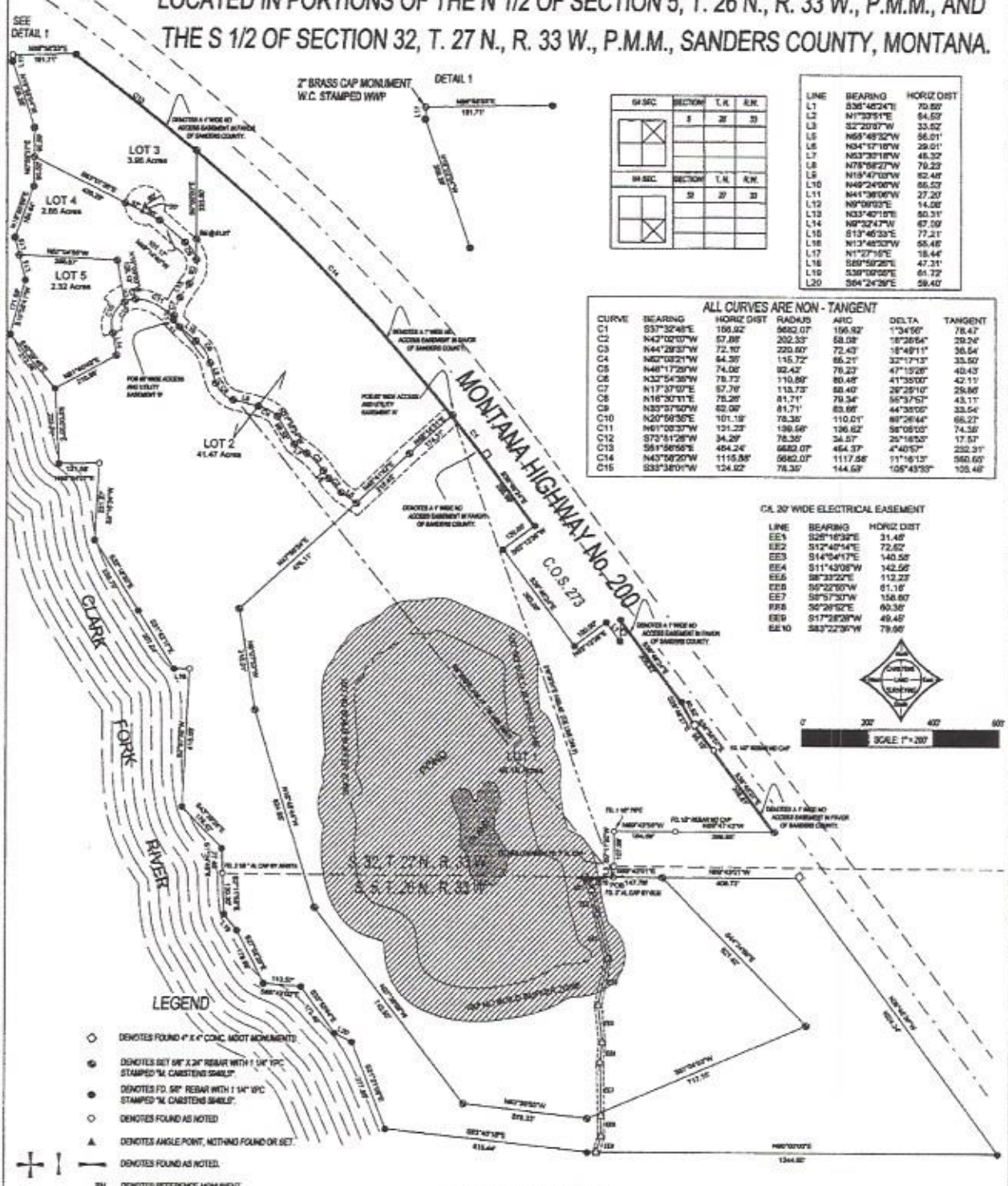
**PARCEL NO. 2:**

A parcel of land located in Section 5, Township 26 North, Range 33 West, P.M.M., Sanders County, Montana, further described as Lot F-1-A on Certificate of Survey No. 2946, on file in the office of the Clerk and Recorder of Sanders County, Montana.

282002 BOOK: 1 RECORDINGS PAGE: 67867 Pages: 12  
STATE OF MONTANA SANDERS COUNTY  
RECORDED: 12/01/2009 4:01 NOI: MORTGAGE  
JENNINE ROBBINS CLERK AND RECORDER  
FEE: \$84.00 BY: *Brenda J. [Signature]*  
TO: BITTERROOT VALLEY BANK LOLO SHOPPING CENTER, P.O. BOX 9,

# FINAL PLAT OF: JENSEN MINOR SUBDIVISION

LOCATED IN PORTIONS OF THE N 1/2 OF SECTION 5, T. 26 N., R. 33 W., P.M.M., AND  
THE S 1/2 OF SECTION 32, T. 27 N., R. 33 W., P.M.M., SANDERS COUNTY, MONTANA.



Q4 SEC	SECTION	T. N.	R. W.
<input type="checkbox"/>	5	26	33
<input type="checkbox"/>	32	27	33

LINE	BEARING	HORIZ DIST
L1	S38°42'24"E	70.82
L2	N1°23'51"E	64.52
L3	S2°20'37"W	33.52
L4	N65°49'32"W	56.01
L5	N34°57'10"W	29.01
L7	N33°31'10"W	48.32
L8	N75°08'27"W	70.23
L9	N15°47'03"W	82.48
L10	N49°24'00"W	85.52
L11	S13°46'52"E	77.21
L12	N0°09'03"E	14.58
L13	N33°40'10"E	80.31
L14	N0°32'47"W	87.59
L15	S13°46'52"E	77.21
L16	N13°48'32"W	55.48
L17	N1°27'16"E	18.44
L18	S89°58'28"E	47.31
L19	S30°02'02"E	61.72
L20	S64°24'28"E	58.40

ALL CURVES ARE NON-TANGENT

CURVE	BEARING	HORIZ DIST	RADIUS	APFC	DELTA	TANGENT
C1	S37°32'48"E	106.82	5682.07	156.92	1°34'56"	78.47
C2	N42°10'07"W	57.89	202.33	88.08	18°20'54"	29.24
C3	N44°28'57"W	72.10	220.80	72.43	18°49'11"	36.54
C4	N62°03'21"W	64.30	115.72	65.21	32°17'33"	33.50
C5	N48°17'20"W	74.08	82.42	78.23	47°15'28"	40.43
C6	N32°54'38"W	78.73	110.89	80.48	41°35'00"	42.11
C7	N17°37'07"E	57.76	113.73	58.40	28°29'10"	29.86
C8	N16°30'11"E	78.20	81.71	79.34	50°51'53"	43.11
C9	N39°07'50"W	82.09	81.71	83.68	44°33'02"	33.54
C10	N20°59'35"E	101.18	78.35	110.01	81°28'44"	86.27
C11	N61°03'37"W	121.23	136.68	136.62	58°08'00"	74.30
C12	S73°14'28"W	34.29	78.35	34.57	28°18'32"	17.57
C13	S81°58'56"W	454.24	6682.07	454.37	4°40'57"	232.37
C14	N43°18'20"W	1115.88	5682.07	1117.88	11°16'13"	580.60
C15	S33°38'01"W	124.62	78.35	144.63	105°43'53"	105.48

CA, 20' WIDE ELECTRICAL EASEMENT

LINE	BEARING	HORIZ DIST
EE1	S25°16'38"E	31.40
EE2	S12°48'54"E	72.62
EE3	S14°04'17"E	140.58
EE4	S11°43'00"W	142.58
EE5	S8°33'22"E	112.23
EE6	S5°22'50"W	81.10
EE7	S8°57'30"W	158.67
EE8	S5°28'52"E	60.38
EE9	S17°02'30"W	49.40
EE10	S83°22'30"W	79.60



- LEGEND**
- DENOTES FOUND 4" X 4" CONIC, 1/200 MONUMENTS
  - ⊙ DENOTES SET 8" X 2" REBAR WITH 1/4" TPC STAMPED "M. CARSTENS S&B"
  - DENOTES 1/2" 5/8" REBAR WITH 1/4" TPC STAMPED "M. CARSTENS S&B"
  - DENOTES FOUND AS NOTED
  - ▲ DENOTES ANGLE POINT, NOTHING FOUND OR SET
  - ⊕ DENOTES FOUND AS NOTED
  - RM DENOTES REFERENCE MONUMENT
  - ↗ DENOTES OWNERSHIP TIE

DATE OF SURVEY: AUGUST 15, 2007  
 SURVEY PREPARED AT THE REQUEST OF RECORD OWNER  
 WILLIAM A. JENSEN      DEBRA L. JENSEN

COS #3017ms





## Property Record Card

### Summary

#### Primary Information

**Property Category:** RP **Subcategory:** Agricultural and Timber Properties  
**Geocode:** 35-3686-05-1-01-15-0000 **Assessment Code:** 0000016116  
**Primary Owner:** **PropertyAddress:** 874 MT HIGHWAY 200  
 JENSEN WILLIAM A & DEBRA L NOXON, MT 59853  
 26 WILSON RD **COS Parcel:**  
 HERON, MT 59844-9501

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** 3222MS

**Subdivision:**

#### Legal Description:

S05, T26 N, R33 W, C.O.S. 3222MS, ACRES 23.42, LOT 5, PLAT D2

**Last Modified:** 7/13/2018 12:32:32 PM

#### General Property Information

**Neighborhood:** 235.030.8 **Property Type:** VAC\_R - Vacant Land - Rural  
**Living Units:** 0 **Levy District:** 35-2811-10M  
**Zoning:** **Ownership %:** 100

#### Linked Property:

No linked properties exist for this property

#### Exemptions:

No exemptions exist for this property

#### Condo Ownership:

**General:** 0 **Limited:** 0

#### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

#### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	23.420	27,401.00
Total Market Land	0.000	00.00

#### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
				CORRECTING OWNERSHIP	

**Owners**

Party #1

**Default Information:** JENSEN WILLIAM A & DEBRA L  
 26 WILSON RD  
**Ownership %:** 100  
**Primary Owner:** "Yes"  
**Interest Type:** Fee Simple  
**Last Modified:** 11/4/2007 12:36:25 AM

Other Names Other Addresses

	<b>Name</b>	<b>Type</b>
--	-------------	-------------

**Appraisals**

**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2018	27401	0	27401	COST
2017	27401	0	27401	COST
2016	27401	0	27401	COST

**Market Land**

**Market Land Info**

No market land info exists for this parcel

**Dwellings**

**Existing Dwellings**

No dwellings exist for this parcel

**Other Buildings/Improvements**

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

**Commercial**

**Existing Commercial Buildings**

No commercial buildings exist for this parcel

**Ag/Forest Land**

Ag/Forest Land Item #1

**Acre Type:** Forest

**Class Code:** 1901

Productivity

**Irrigation Type:**

**Timber Zone:** 1

Quantity: 472.62

Commodity: Timber

Units: Board Feet/Acre

Valuation

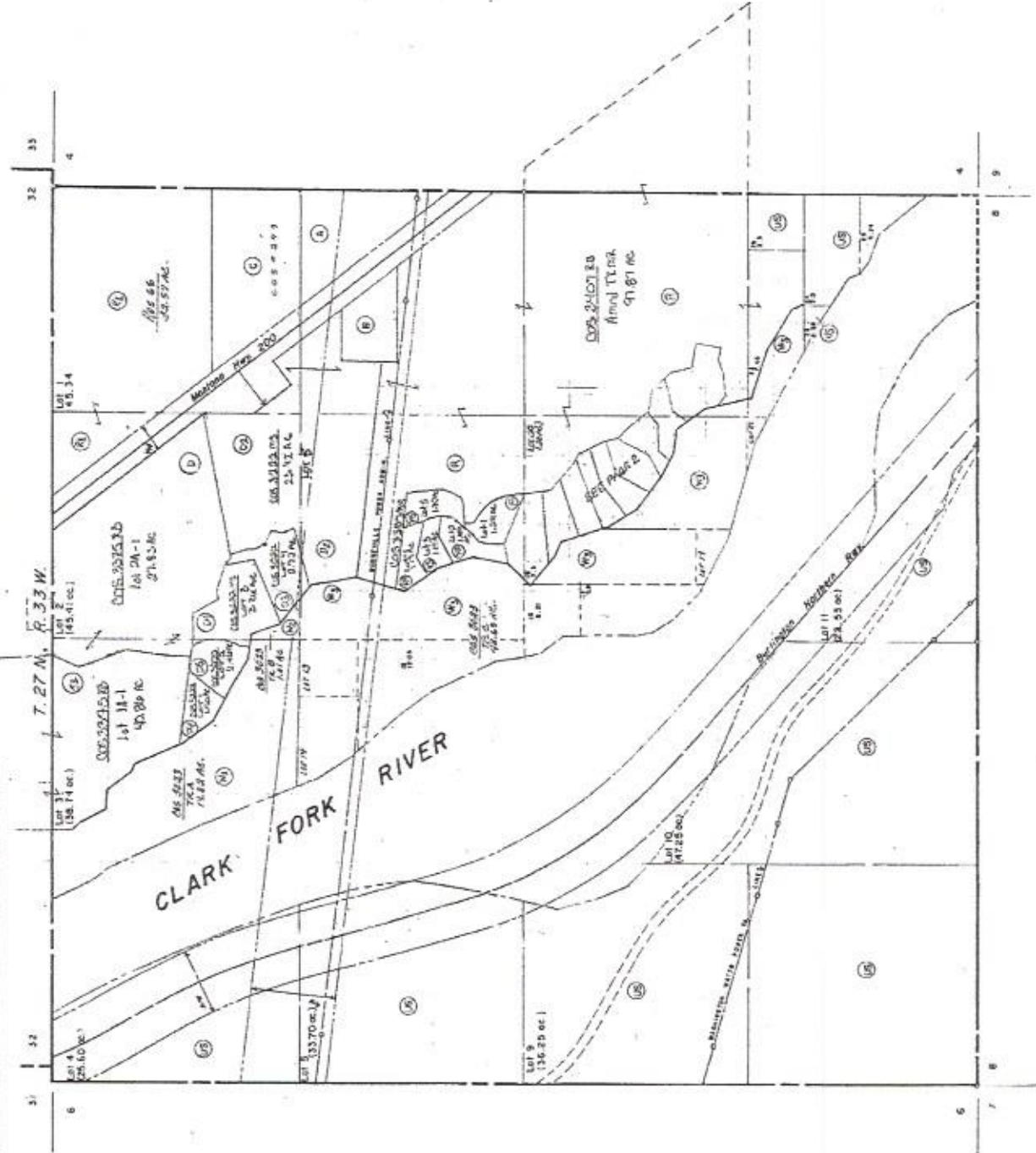
Acres: 23.42

Per Acre Value: 1170

Value: 27401

SANDERS COUNTY TRACT BOOK

SECTION 5 TOWNSHIP 26 N. RANGE 33 W., P.M.M.



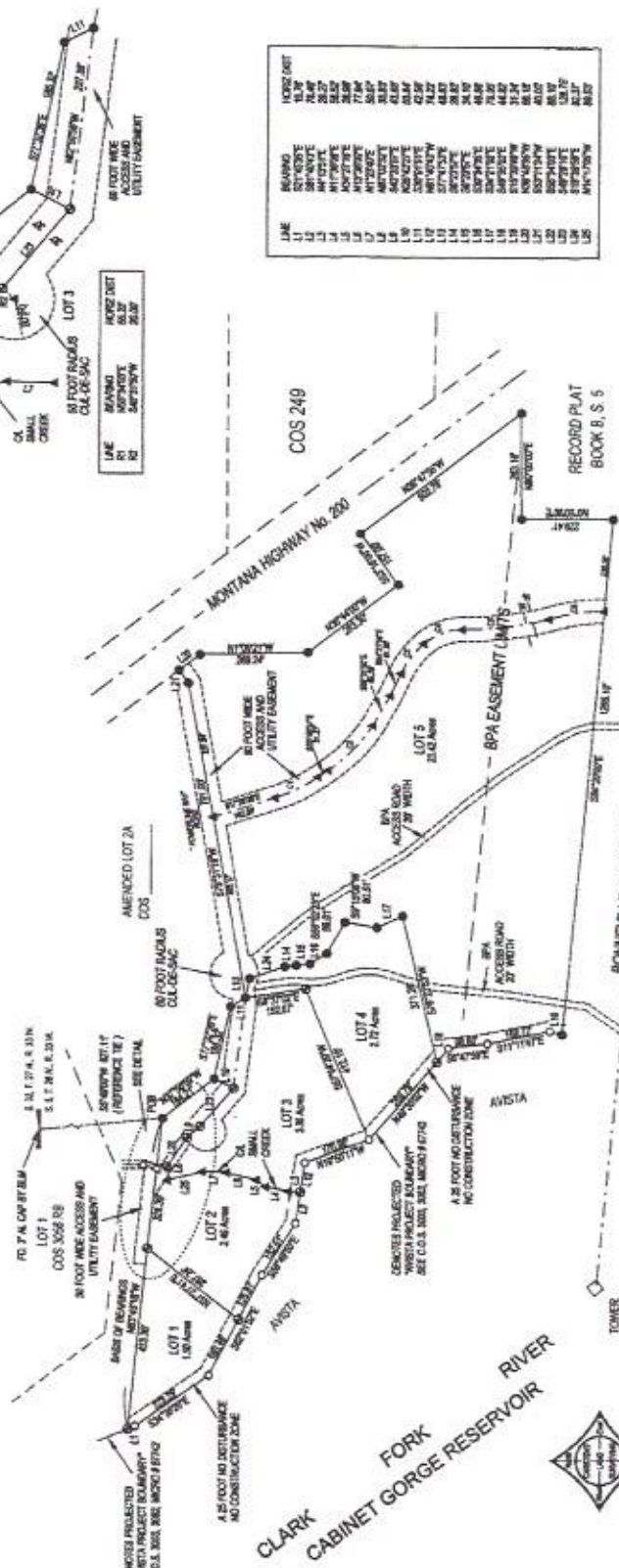
SANDERS COUNTY

SECTION 5 TOWNSHIP 26 N, RANGE 33 W, P. M. M.

PLAT LOT	ACRES	NAME OF OWNER	DOCUMENT	COS	PLAT LOT	ACRES	NAME OF OWNER	DOCUMENT	COS
(A)	2.68	DAVID & MARCEL A. BRADY	89-157 68-705, 706, 707, 710		(1)	128.6	WILLIAM A. & DEBRA L. JOHNSON	LD-85376	3043 3044 3045
(B)	3.65	CABINET SOURCE LLC	89-141 (D-3799), 5796, 6488		(2)	97.27 1/2	CORINNE GORGE LLC	82-186 (D)-988 57-20716, 20715, 20714, 20713, 20712, 20711, 20710, 20709, 20708, 20707, 20706, 20705, 20704, 20703, 20702, 20701	3046 3047 3048
(C)	1.17	FRANK & MARGARET A. FILLIM Exec: Ryan J. FILLIM	95-149 125-748 (D-1198) 263-4877 12-18741, 12-18742	249	(3)	31.57	FRANK & MARGARET A. FILLIM Exec: Ryan J. FILLIM	228-24826 267-23991, 26-7792 7185	3049
(D)	37.53	WILLIAM A. & DEBRA L. JOHNSON	10-19524, 63283, 65770, 65771, 65772, 65773, 65774, 65775, 65776, 65777, 65778, 65779		(4)	2.74	WILLIAM A. & DEBRA L. JOHNSON		3050
(E)	1.9	ALAN L. BRADLEY	10-57949 65877 65878	3244 3245 3246 3247	(5)	3.54	William A. & Debra L. Johnson		3051
(F)	33.43	WILLIAM A. & DEBRA L. JOHNSON	30046	3248 3249 3250 3251	(6)	2.44	William A. & Debra L. Johnson		3052
(G)	1.24	JOHN SCHNEIDER	10-64877 64882	3252 3253 3254 3255	(7)	1.50	William A. & Debra L. Johnson		3053
(H)	1.17	DAVID SCHNEIDER	91-44745 ADMT-47764	3256 3257	(8)	1.01	Cabinet George, LLC		3054 3055
(I)	1.15	MART BONNETT	91-44746	3258 3259	(9)	1.00	Cabinet George, LLC		3056
(J)	1.01	ALAN L. ZACHARJANEN	10-64877 65877 65878 65879 ADMNT-67943 65-78826 316	3260 3261 3262 3263	(10)	1.01	Cabinet George, LLC		3057
(K)	1.05	VILLY ZACHARJANEN	10-7165	316	(11)	1.01	Cabinet George, LLC		3058
(L)	2.4	TRAY GERRARD & ANTHONY G. ZONE	10-64877 ADMT-47762	3264 3265 3266	(12)	1.82	Cabinet George, LLC AVISTA CORPORATION	57-71 ADMT-49943	3059 3060 3061
(M)	3.17	VILLY Z. ZACHARJANEN	91-45133 65881	3267 3268 3269	(13)	1.01	AVISTA CORPORATION	59-548 ADMT-49942	3062 3063 3064
(N)	1.2	CHRISTINE A.-N. BRADLEY	90-65103 65264	3270 3271	(14)	1.848	AVISTA CORPORATION	57-599 ADMT-49942	3065 3066
(O)					(15)	13.6	STATE OF MINNAPPA	74-1578 73-1533 261-267 74-10	3067 3068
(P)					(16)	2.94	UNITED STATES OF AMERICA		



**FINAL PLAT OF:  
POWERLINE BAY ESTATES MINOR SUBDIVISION  
LOCATED IN A PORTION OF THE N 1/2 SECTION 5  
T. 26 N., R. 33 W., P.M.M., SANDERS COUNTY, MONTANA**



- LEGEND**
- COURSES SET 66 2/3" OR NEAR WITH 1/4" V.C.  
STAMPED "N" CANTONED DIMENSIONS
  - COURSES FOUND 1/2" NEAR WITH 1" V.C.  
STAMPED "M" DIMENSIONS
  - COURSES FOUND AS NOTED
  - ▲ COURSES ANGLE POINT, NOTHING FOUND OR SET.
  - COURSES FOUND AS NOTED
  - DENOTES REFERENCE MONUMENT
  - △ COURSES DIMENSIONS 1/2"



LINE	BEARING	LENGTH	ARC
L1	S 12° 27' 11.1" E	15.37	0.27
L2	S 14° 42' 12.2" E	32.79	0.42
L3	S 17° 07' 13.3" E	48.77	0.63
L4	S 19° 32' 14.4" E	64.75	0.88
L5	S 21° 57' 15.5" E	80.73	1.13
L6	S 24° 12' 16.6" E	96.71	1.38
L7	S 26° 37' 17.7" E	112.69	1.63
L8	S 28° 52' 18.8" E	128.67	1.88
L9	S 31° 17' 19.9" E	144.65	2.13
L10	S 33° 42' 21.0" E	160.63	2.38
L11	S 36° 07' 22.1" E	176.61	2.63
L12	S 38° 32' 23.2" E	192.59	2.88
L13	S 40° 57' 24.3" E	208.57	3.13
L14	S 43° 12' 25.4" E	224.55	3.38
L15	S 45° 37' 26.5" E	240.53	3.63
L16	S 48° 02' 27.6" E	256.51	3.88
L17	S 50° 27' 28.7" E	272.49	4.13
L18	S 52° 52' 29.8" E	288.47	4.38
L19	S 55° 17' 30.9" E	304.45	4.63
L20	S 57° 42' 32.0" E	320.43	4.88
L21	S 60° 07' 33.1" E	336.41	5.13
L22	S 62° 32' 34.2" E	352.39	5.38
L23	S 64° 57' 35.3" E	368.37	5.63
L24	S 67° 12' 36.4" E	384.35	5.88
L25	S 69° 37' 37.5" E	400.33	6.13

COURSE	BEARING	DET.	SCALE	ARC	DETAILED
C1	S 22° 27' 11.1" E	15.37	0.27	15.19	N 27° 27'
C2	S 24° 42' 12.2" E	32.79	0.42	31.67	N 27° 27'
C3	S 27° 07' 13.3" E	48.77	0.63	46.64	N 27° 27'
C4	S 29° 32' 14.4" E	64.75	0.88	61.61	N 27° 27'
C5	S 31° 57' 15.5" E	80.73	1.13	76.58	N 27° 27'
C6	S 34° 12' 16.6" E	96.71	1.38	91.55	N 27° 27'
C7	S 36° 37' 17.7" E	112.69	1.63	106.52	N 27° 27'
C8	S 38° 52' 18.8" E	128.67	1.88	121.49	N 27° 27'

DEPT. OF LAND SURVEY  
STATE OF MONTANA  
RECORDED 15/21/2013 3:27 PM, MISC #8800  
NUMBER 108339  
FILE # 14-00  
BY: TERRY HARRISON, DIST. SURVEYOR, P.O. BOX 2171, HELENA, MT

MINOR SUBDIVISION PLAT No. **333**  
333

SURVEY PREPARED AT THE REQUEST OF RECORD OWNER WILLIAM A. JENSEN & CEBRAL, JENSEN  
DATE OF SURVEY MAY, 2012  
DEED - MISC #8800  
RID MAINT AGREEMENT - MISC #8800  
WEEED PLAN - MISC #8807

# CERTIFICATE OF SURVEY

LOCATED IN SECTIONS 4 AND 5, T.26N., R.33W., P.M.M.  
SANDERS COUNTY, MONTANA  
(SEE SHEET 1 OF 2, FOR DESCRIPTIONS)

W. SEC.	SECTION	T. 1.	R. 4.
1	4	26	33
2	4	26	33
3	4	26	33
4	4	26	33
5	4	26	33

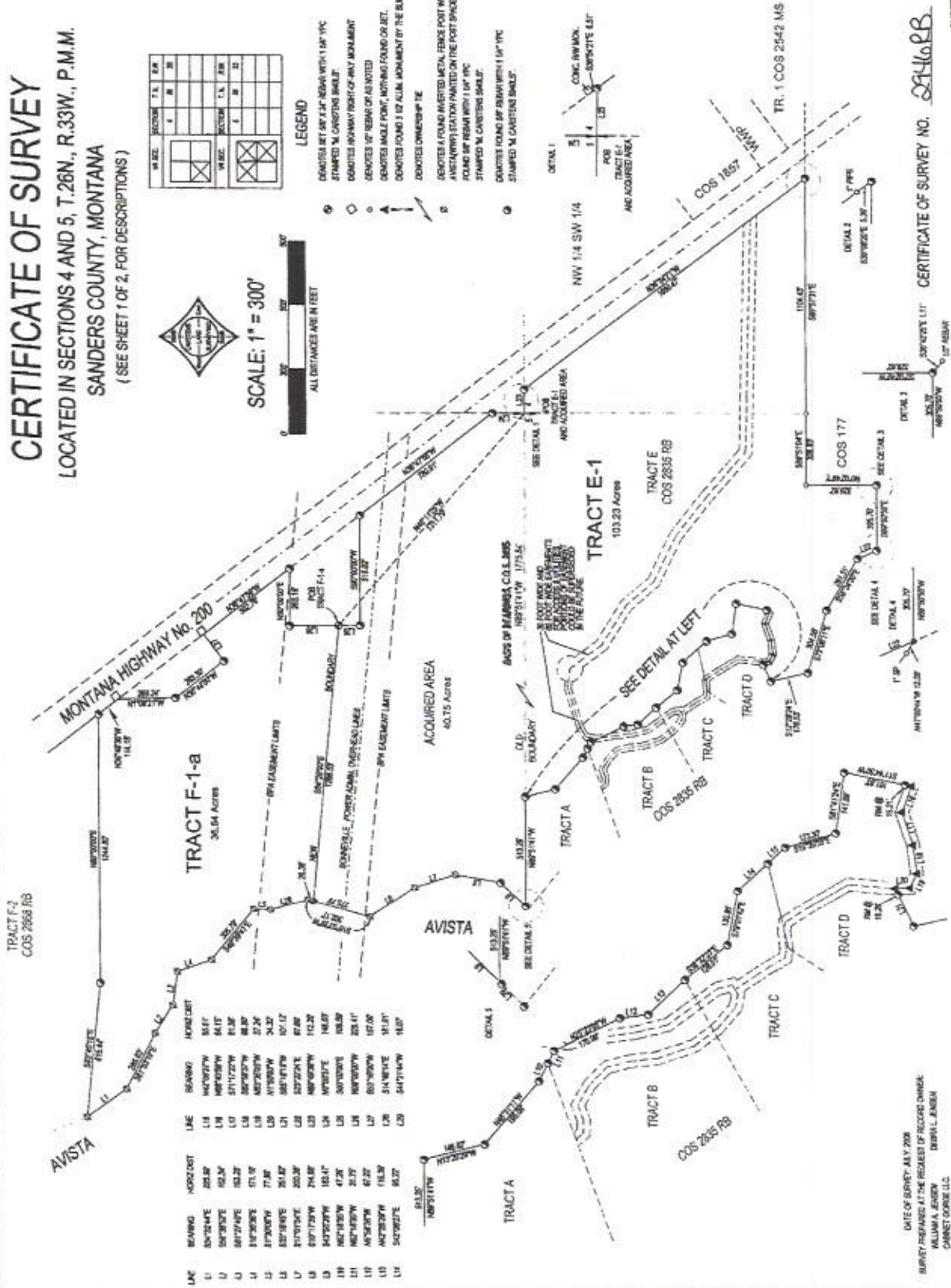
### LEGEND

- DENOTES MET 5/8" I.P.C. BEAM WITH 1/4" I.P.C. STAMPED "M. CARSTENS SMALT"
- DENOTES IRONNY FRONT-OF-WAY MONUMENT
- DENOTES 1/2" BEAM OR AS NOTED
- DENOTES ANGLE POINT, NOTHING FOUND OR SET.
- DENOTES FOUND 1 1/2" ALUM. MONUMENT BY THE B.M.
- DENOTES DIAGONAL "P" IE
- DENOTES A FOUND INSERTED METAL FENCE POST WITH AN IRONNY LOCATION PAINTED ON THE POST SPACE FOUND BY BEAM WITH 1/4" I.P.C.
- STAMPED "M. CARSTENS SMALT"
- DENOTES FOUND BY BEAM WITH 1/4" I.P.C. STAMPED "M. CARSTENS SMALT"



SCALE: 1" = 300'

ALL DISTANCES ARE IN FEET



TRACT F-1-a  
36.54 ACRES

TRACT E-1  
103.23 ACRES

AVISTA

TRACT F-2  
COS 2868 RB

AVISTA

LINE	BEARING	HORIZONTAL	SCOURING	MONUMENT
L1	S84°23'45"E	283.87	56.61'	
L2	S87°38'26"E	162.34	64.18'	
L3	S87°29'46"E	162.34	61.87'	
L4	S87°29'46"E	571.14	68.89'	
L5	S87°38'26"E	77.87	72.24'	
L6	S87°38'26"E	263.38	34.32'	
L7	S87°38'26"E	263.38	107.12'	
L8	S87°38'26"E	263.38	67.89'	
L9	S87°38'26"E	263.38	112.29'	
L10	S87°38'26"E	188.87	148.07'	
L11	S87°38'26"E	47.28	183.58'	
L12	S87°38'26"E	47.28	225.11'	
L13	S87°38'26"E	62.22	187°30'00"W	
L14	S87°38'26"E	118.39	157.02'	
L15	S87°38'26"E	118.39	214.16'	
L16	S87°38'26"E	64.27	143.07'	

DATE OF SURVEY: JULY 2008  
SURVEY PREPARED AT THE REQUEST OF RECORD OWNERS  
WILLIAM A. JENSEN DEBBIE L. JENSEN  
CANNETT COURSE, LLC

CERTIFICATE OF SURVEY NO. **28410 RB**



