



PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 93 HWY SOUTH
P.O. BOX 1134
KALISPELL, MT 59903
406-755-3208

PREPARED FOR:
DUCKWALL - ALCO STORES, INC.

OWNER:
CHARLES R. & DOROTHY M. NEWTON

DATE: APRIL 2013

PURPOSE OF SURVEY:
ALTA/ACSM SURVEY
RETRACEMENT OF EXISTING PARCEL

CERTIFICATE OF SURVEY

TRACT 2 OF C.OS. 3866 LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T36N, R27W, PM,M, LINCOLN COUNTY, MONTANA

DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 27 WEST, PRINCIPAL MERIDIAN, MONTANA, LINCOLN COUNTY, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, INDICATED BY A FOUND 2" PIPE; THENCE S89°40'51"W, ON AND ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1309.38 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY BOUNDARY OF U. S. HIGHWAY 93; THENCE N00°23'20"E, ON AND ALONG SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 60.00 FEET TO A FOUND 5/8" RE-BAR AND WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE N00°23'20"E, CONTINUING ON AND ALONG SAID EAST RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 281.19 FEET TO A FOUND 2 1/2" ALUMINUM RIGHT-OF-WAY MONUMENT; THENCE N13°40'21"W, CONTINUING ON AND ALONG SAID EAST RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 82.41 FEET TO A FOUND 2 1/2" ALUMINUM RIGHT-OF-WAY MONUMENT; THENCE N89°40'51"E, AND LEAVING SAID EAST RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 320.02 FEET TO A FOUND 5/8" RE-BAR; THENCE S00°23'20"W, A DISTANCE OF 361.38 FEET TO A FOUND 5/8" RE-BAR; THENCE S89°40'51"W, A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS TRACT CONTAINS 2.507 ACRES AND SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

EASEMENT NOTES:

EASEMENTS ARE IN REFERENCE TO SCHEDULE BII EXCEPTIONS LISTED IN FIRST AMERICAN TITLE COMPANY FILE NO. 465110E, EFFECTIVE DATE OF APRIL 5, 2013.

PLOTTED RECORDED EASEMENTS:

18. EASEMENT(S) ON CERTIFICATE OF SURVEY NO. 3866.
20. EASEMENT GRANTED TO LINCOLN ELECTRIC COOPERATIVE, INC., RECORDED OCTOBER 26, 2009 IN BOOK 328 AT PAGE 702.
21. EASEMENT GRANTED TO INTERBEL TELEPHONE COOPERATIVE, INC., RECORDED MARCH 4, 2010 IN BOOK 330 AT PAGE 618.

UNPLOTTABLE RECORDED EASEMENTS:

14. EASEMENT GRANTED TO LINCOLN ELECTRIC COOPERATIVE, INC., RECORDED JUNE 14, 2000 IN BOOK 263 AT PAGE 256. (DOES NOT AFFECT PROPERTY)

COUNTY ZONING CLASSIFICATION:

COUNTY ZONE: NONE

COUNTY SETBACKS: NONE

COUNTY BUILDING RESTRICTIONS: NONE

SETBACKS:

THE BELOW SETBACKS ARE PER PELTIER LANDING DECLARATION OF RESTRICTIVE COVENANTS RECORDED AUGUST 5, 2008 IN BOOK 320 AT PAGE 925

2.2.2.9 SETBACKS STRUCTURES SHALL BE SET BACK FROM LOT LINES, AS MEASURED TO THE DRIPLINE OF THE STRUCTURE, AS FOLLOWS: 20 FEET- FRONT; 5- FEET SIDE 9EXCEPT IN CASES OF A COMMON WALL); 10 FEET - REAR; AND 15 FEET - SIDE CORNER.

SURVEY NOTES:

1. THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED AT LINCOLN COUNTY AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NO. 465110E BEARING AN EFFECTIVE DATE OF APRIL 5, 2013 AS PREPARED BY FIRST AMERICAN TITLE COMPANY.
2. A STREET ADDRESS HAS NOT BEEN ASSIGNED TO THE PROPERTY.
3. THERE ARE NO EXISTING PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE C (ONLY ZONES WITH PREFIXES OF "A" OR "V" ARE IN SFHAS.) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 300157 0235B, EFFECTIVE DATE AUGUST 1, 1980.
5. VERTICAL RELIEF SHOWN WAS DETERMINED BY A GROUND SURVEY PERFORMED ON MAY 7, 2013.
6. UTILITY LINES SHOWN ARE PER OBSERVED UTILITY MARKINGS PROVIDED BY OTHERS AND UTILITY MAPS PROVIDED BY THE UTILITY PROVIDER. NO SUB-SURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE PHYSICAL LOCATIONS.

SURVEYOR CERTIFICATION:

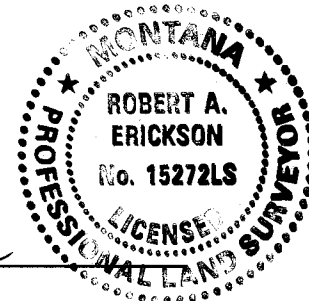
TO ALCO STORES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WRE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 11(a)(b), 13 and 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 7 AND JUNE 4, 2013.

DATE OF PLAT OR MAP: 08/01/2013

ROBERT A. ERICKSON
REGISTRATION NUMBER 15272LS



CERTIFICATE OF EXAMINING SURVEYOR

EXAMINED THIS 2nd DAY OF August, 2013

Robert A. Erickson
EXAMINING LAND SURVEYOR

CERTIFICATE OF CLERK & RECORDER

STATE OF MONTANA)
COUNTY OF LINCOLN)

FILED ON THE 5th DAY OF August 2013
AT 12:30 O'CLOCK P.M.

Tammy D. Lauer
COUNTY CLERK AND RECORDER

BY *Jeanne D. Lauer*
DEPUTY

FILING FEE

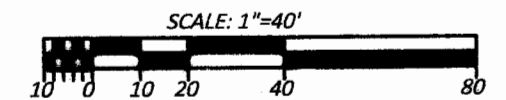
INSTRUMENT REC. NUMBER 246603

CERTIFICATE OF SURVEY No. 4214



CERTIFICATE OF SURVEY

TRACT 2 OF C.O.S. 3866 LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T36N, R27W, PM, M, LINCOLN COUNTY, MONTANA



PROPERTY CORNER LEGEND

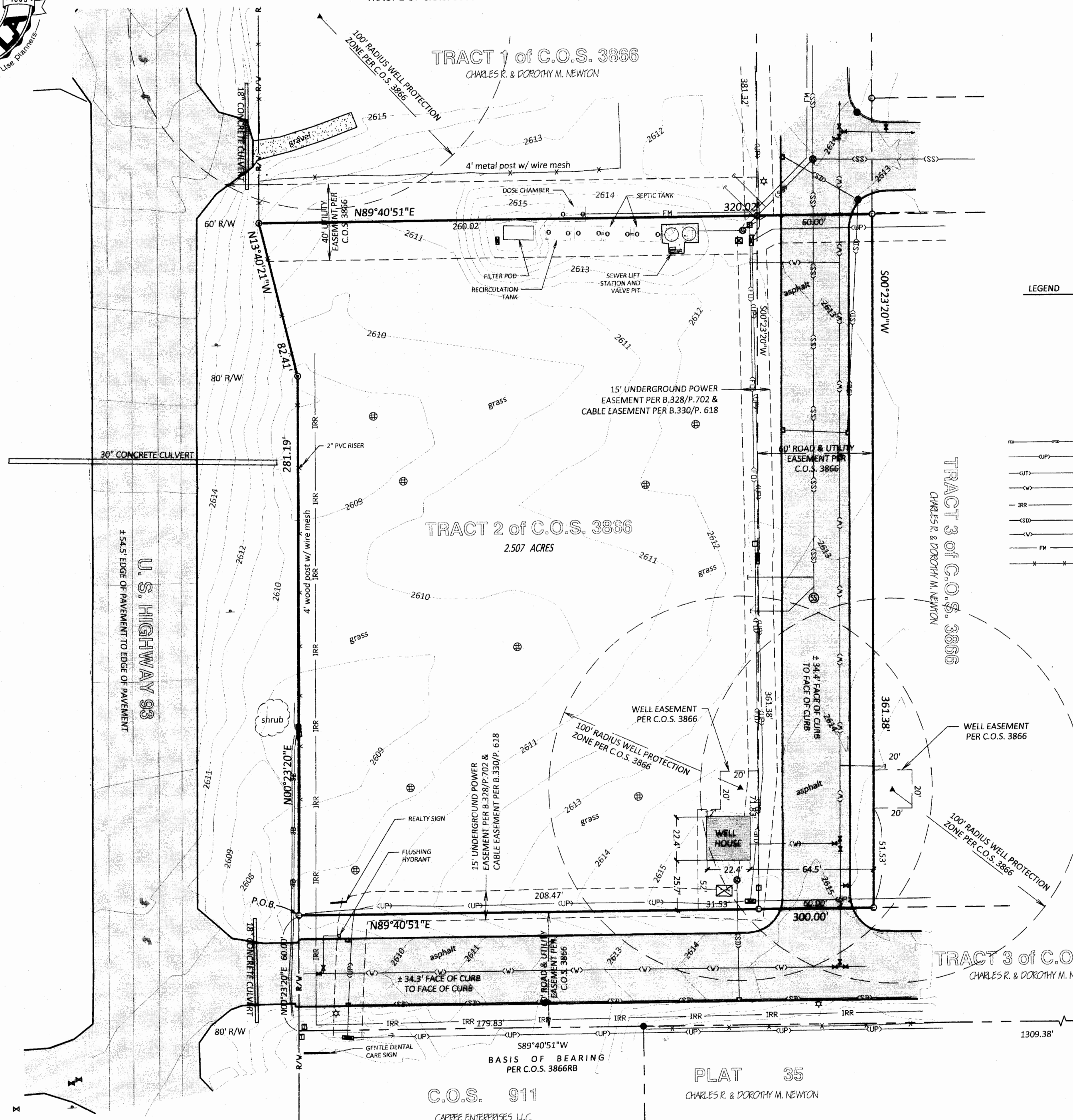
- FOUND 5/8" RE-BAR W/ CAP STAMPED "2989ES"
- FOUND 5/8" RE-BAR W/ CAP STAMPED "2345ES"
- ⊙ FOUND 2 1/2" ALUMINUM CAP FOR RIGHT-OF-WAY MONUMENT
- FOUND 1/2" RE-BAR (NO CAP)
- ⊙ FOUND 5/8" RE-BAR WITH CAP STAMPED "ERICKSON 15272LS"

NOTE: RECORD BEARINGS AND DISTANCES ARE THE SAME AS MEASURED, UNLESS BOTH ARE SHOWN (R) INDICATES RECORD.

BASIS OF ELEVATIONS:
GPS OBSERVATION USING THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS)
DATUM OF ELEVATION: NAVD88 (GEOID12A)
CONTOUR INTERVAL: 1 FOOT

LEGEND

- ▲ WATER WELL
- STORM SEWER INLET
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER GATE VALVE
- TELEPHONE UTILITY BOX
- ⊠ ELECTRICAL VAULT OR TRANSFORMER
- ▲ TRAFFIC SIGN
- ⊙ GEOTECHNICAL BOREHOLE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND PHONE
- EXISTING WATER MAIN (APPROX. LOCATION)
- EXISTING UNDERGROUND IRRIGATION PIPE (APPROX. LOCATION)
- EXISTING STORM SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER FORCE MAIN (APPROX. LOCATION)
- EXISTING FENCE, TYPE AS NOTED



C.O.S. 911
CAPREE ENTERPRISES, LLC.

PLAT 35
CHARLES R. & DOROTHY M. NEWTON

CERTIFICATE OF SURVEY No. 4214
Dec 24 2003