

WESTERN MONTANA LAND SERVICES  
P.O. 1374 264 N. MAIN, SUITE E-6  
POLSON MT. 59860 KALISPELL, MT. 59901  
PHONE - 406-853-2672 PHONE - 406-260-4815

DATE OF SURVEY: 6/2/2020

SURVEY PREPARED AT THE REQUEST OF RECORD OWNER:  
SPP MONTANA, LLC

PURPOSE: DESCRIBE A TRACT OF LAND OVER 160 ACRES  
WITH A REMAINDER THAT IS OVER 160 ACRES, PURSUANT TO:

76-3-104. A SUBDIVISION COMPRISES ONLY THOSE PARCELS  
CONTAINING LESS THAN 160 ACRES THAT CANNOT BE DESCRIBED AS  
A ONE-QUARTER ALIQUOT PART OF A UNITED STATES GOVERNMENT  
SECTION WHEN THE PARCELS HAVE BEEN SEGREGATED FROM THE  
ORIGINAL TRACT.

# CERTIFICATE OF SURVEY

LOCATED IN THE WEST 1/2 SECTION 19, T.27 N., R.27 W., P.M.M., LINCOLN COUNTY

## PURPOSE OF SURVEY & OWNERS' CERTIFICATE:

THE UNDERSIGNED PROPERTY OWNERS HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO:

TRACT 1 IS 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADWAYS, AND IS THEREFORE NOT SUBJECT TO  
SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-102 (16).

TRACT 1 IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO:  
76-3-104. A SUBDIVISION COMPRISES ONLY THOSE PARCELS CONTAINING LESS THAN 160 ACRES THAT  
CANNOT BE DESCRIBED AS A ONE-QUARTER ALIQUOT PART OF A UNITED STATES GOVERNMENT SECTION  
WHEN THE PARCELS HAVE BEEN SEGREGATED FROM THE ORIGINAL TRACT.

## LEGAL DESCRIPTION

LEGAL DESCRIPTION:

TRACT 1 LOCATED IN THE WEST 1/2 SECTION 19, T.27 N., R.27 W., P.M.M., LYING NORTH OF US HIGHWAY 2,  
EXCLUDING A PORTION OF COS No. 4577, ALL OF COS No's 1882 & 5247, PLAT 1164, DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING A 1/4 CORNER COMMON TO SECTIONS 18 & 19; THENCE ALONG THE LINE  
COMMON TO SAID SECTIONS, N 85°58'12" W, 2552.30' TO THE NORTH EAST CORNER COMMON TO SECTIONS  
19; THENCE ALONG THE EAST LINE OF SAID SECTION 19 S 4°00'46" W, 1427.54'; THENCE ALONG THE  
NORTHWESTERLY EDGE OF COS No. 4577 S 38°33'56" E, 40.18'; THENCE ALONG THE BOUNDARIES OF COS  
1882 THE FOLLOWING FIVE (5) COURSES: N 4°20'52" E, 22.47'; N 32°57'19" E, 725.85'; S 29°48'02" E, 425.97';  
S 70°24'30" W, 340.35' LEFT ALONG A NON TANGENT CURVE OF 272.27' RADIUS, AN ARC LENGTH OF 361.50'  
(CHORD BEARING OF S 32°16'51" W, FOR 335.53'); THENCE ALONG THE NORTHERN LINE OF COS No. 4577  
S 38°56'59" E, 145.58' TO A POINT ON THE EASTERN BOUND OF PLAT 1164 AND A POINT OF CUSP OF A  
NON-TANGENT CURVE; THENCE, ALONG THE BOUNDARIES OF SAID PLAT 1164 THE FOLLOWING FIVE (5)  
COURSES, INCLUDING SAID NON TANGENT CURVE: CLOCK WISE ALONG SAID NON TANGENT CURVE OF,  
222.27' RADIUS CURVE AN ARC LENGTH OF 428.47' (CHORD BEARING OF N 16°37'47" E, FOR 365.14');  
N 70°23'45" E, 1139.00'; S 35°53'30" E, 599.11'; S 50°34'57" W, 1343.76'; N 38°57'58" W, 332.08'; THENCE ALONG  
THE WESTERLY EDGE OF COS 4577, S 37°02'22" W, 753.70'; THENCE ALONG THE NORTHERN EDGE OF COS No.  
2300 S 85°19'31" E, 38.72'; THENCE ALONG THE WESTERN EDGE OF SAID COS 2300 S 36°41'02" W, 256.28'; TO  
THE EDGE OF RIGHT OF WAY FOR US HIGHWAY 2, THENCE, ALONG SAID EDGE, THE FOLLOWING SEVEN (7)  
COURSES: S 53°25'51" E, 9.17'; S 67°28'01" E, 206.16'; S 53°25'51" E, 903.35'; RIGHT ALONG A NON TANGENT,  
UN EQUAL RADIUS CURVE DESCRIBED WITH THE FOLLOWING CHORD: S 52°44'04" E, 203.41' TO THE  
BEGINNING OF A NON-TANGENT, 2964.79' RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 678.27'  
(CHORD BEARING OF S 44°53'32" E, FOR 676.79'); RIGHT ALONG A NON TANGENT, UN EQUAL RADIUS CURVE  
DESCRIBED WITH THE FOLLOWING CHORD: S 37°00'45" E, 203.57'; S 36°19'38" E, 1147.73'; TO THE NORTH  
SOUTH MIDSECTION LINE OF SAID SECTION 19; THENCE ALONG SAID MID SECTION LINE, N 3°55'11" E, 5008.18'  
TO THE POINT OF BEGINNING, EXCEPTING COS 6247, TRACT 1 CONTAINS 178.93 ACRES, MORE OR  
LESS, SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS APPARENT OR OF RECORD.

### ACKNOWLEDGMENT

STATE OF MT

COUNTY OF Flathead

ON THIS 12 DAY OF July, 2020, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Patrick C. Patton IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT S/HE SIGNED THIS  
INSTRUMENT, ON OATH STATED THAT S/HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE  
Manager OF SPP MONTANA, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY  
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE  
WRITTEN.

NOTARY PUBLIC IN AND FOR THE

STATE OF Montana

RESIDING IN Whitefish

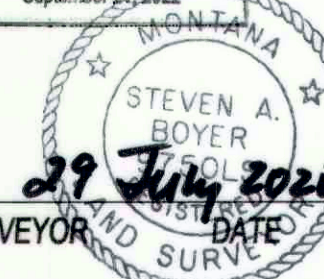
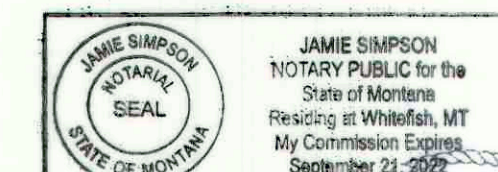
MY COMMISSION EXPIRES: 9-21-22

PRINTED NAME: Jamie Simpson

SPP MONTANA, LLC

By: Patrick C. Patton

Manager

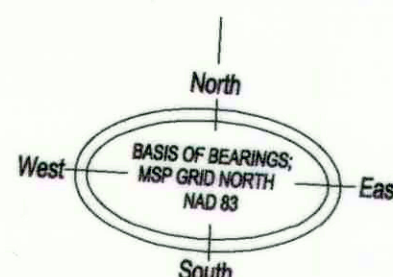


Steven A. Boyer 29 July 2020  
LINCOLN COUNTY EXAMINING SURVEYOR

LINCOLN COUNTY PLANNING DEPT. DATE

LINCOLN COUNTY SANITATION DEPT. DATE

Lincoln County Clerk and Recorder Certification  
State of Montana County of Lincoln filed This  
5th day of August 2020 AD at 3:51 PM  
Robin A. Benson  
Lincoln County  
Clerk and Recorder by Michelle Byrd Deputy  
CERTIFICATE OF SURVEY NO. 4697ES  
SHEET 1 OF 1



### LEGEND

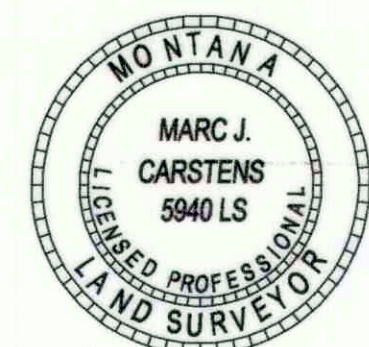
- DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
- DENOTES FOUND 1/2" REBAR WITH 1" YPC STAMPED "SANDS 7975 S".
- DENOTES FOUND 1 1/2" STEEL PIN
- ⊙ DENOTES FOUND 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
- DENOTES FOUND 5/8" REBAR AT HWY R/W
- ⊗ DENOTES FOUND MARQUARDT REBAR AND CAP
- ▲ DENOTES ANGLE POINT, NOTHING FOUND OR SET.

- RM DENOTES REFERENCE MONUMENT
- ↗ DENOTES OWNERSHIP TIE

- R1 DENOTES RECORD MEASUREMENT C.O.S. 4577
- R2 DENOTES RECORD MEASUREMENT C.O.S. 1882
- R3 DENOTES RECORD MEASUREMENT C.O.S. 6247
- R4 DENOTES RECORD MEASUREMENT C.O.S. 2300
- R5 DENOTES RECORD MEASUREMENT PLAT 1164

### SHORT LINE CHART

FOUND			RECORD		
LINE	BEARING	HORIZ DIST	BEARING	HORIZ DIST	
L1	S38°33'56"E	40.18'	S42°34'22"E	40.53'	R1
L2	N4°20'52"E	22.47'	N0°18'08"E	22.35'	R2
L3	S70°24'30"W	340.35'	S66°20'58"W	340.32'	R2
L4	S38°56'59"E	145.58'	S46°33'10"E	144.70'	R1
L5	N38°57'58"W	332.08'	NO RECORD		
L6	S85°19'31"E	38.72'	S89°41'52"E	39.07'	R4
L7	S36°41'02"W	256.28'	S32°39'45"W	254.32'	R4
L8	S53°25'51"E	9.17'	NO RECORD		
L9	S67°28'01"E	206.16'	NO RECORD		
L10	S52°44'04"E	203.41'			
L11	S37°00'45"E	203.57'			
L12	S36°12'17"W	250.00'	S32°22'00"W	250.00'	R3



CERTIFICATE OF SURVEYOR  
Marc J. Carstens 7/13/2020  
MARC J. CARSTENS A PROFESSIONAL LAND SURVEYOR

### FOUND CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S32°16'51"W	335.53'	272.27'	361.50'	76°04'26"
C2	N16°37'47"E	365.14'	222.27'	428.47'	110°27'00"
C3	S44°53'32"E	676.79'	2964.79'	678.27'	13°06'28"

### RECORD CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1			272.27'	361.98'	76°10'33"
C2			222.27'	428.47'	108°49'
C3	S44°53'32"E	676.79'	2964.79'	678.27'	13°06'28"

Assignment of Easement # 286979 Easement Agreement # 286980