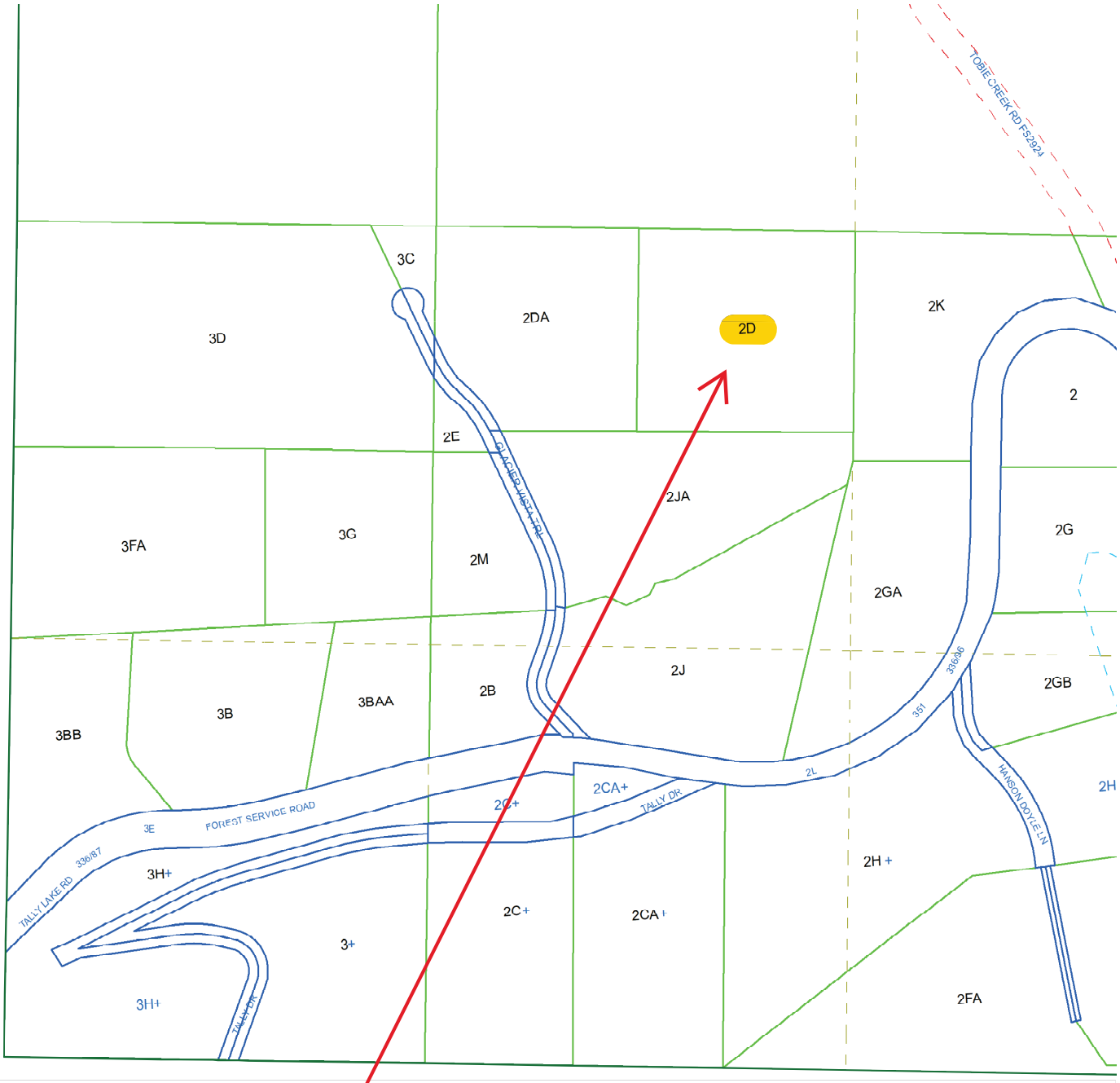


13-30-23

SUBJECT

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

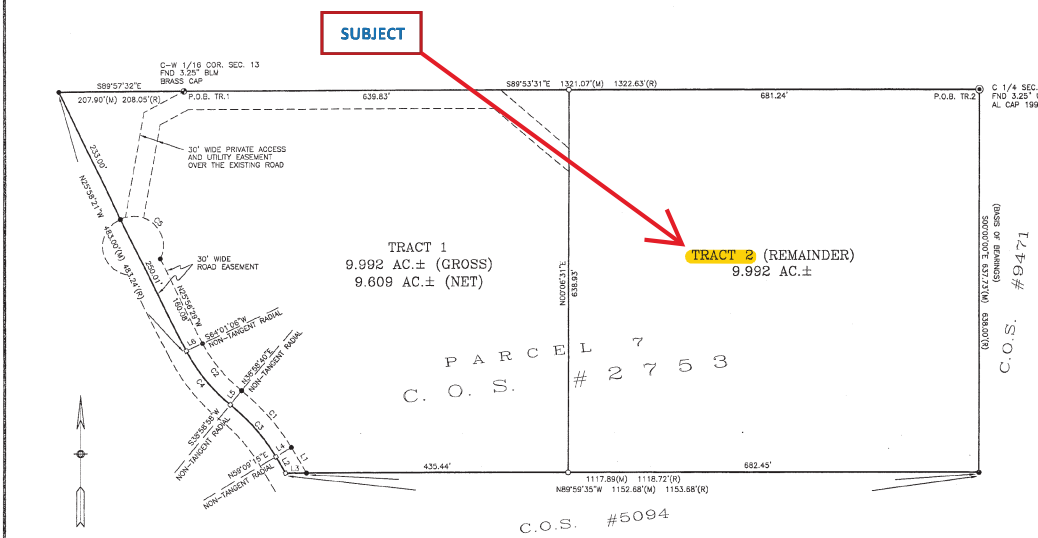
Tr 20 +3C- 0284749

OWNER: RICK GONZALEZ (AKA RICARDO GONZALEZ)
PURPOSE: IMMEDIATE FAMILY TRANSFER
DATE: APRIL 13, 2006

CERTIFICATE OF SURVEY

NE1/4 SW1/4 & NW1/4 SW1/4, SEC. 13, T30N, R23W, P.M.,M., FLATHEAD COUNTY, MONTANA

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



LINE	BEARING	DISTANCE	
L1	S30°48'51"E	49.38'(M)	49.40'(R)
L2	N30°50'45"W	31.54'(M)	31.44'(R)
L3	N89°59'35"W	34.79'(M)	34.96'(R)
L4	S59°09'15"W	29.89'	
L5	S38°58'40"W	29.89'	
L6	S64°01'09"W	29.89'	

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	360.00'	126.74'	20°10'18"
C2	240.00'	104.89'	25°02'26"
C3	330.11'	116.22'	20°10'16"
C4	269.89'	117.95'	25°02'26"
C5	50.00'	124.85'	142°56'03"

SAM CORDI
REGISTERED LAND SURVEYOR
974 COLORADO AVE.
P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977

OWNER CERTIFICATION

I, Rick Gonzalez (AKA Ricardo Gonzalez), the undersigned property owner, hereby certify that the purpose for this division of land is to transfer Tract 1 as shown on this Certificate of Survey to Barbara Gonzalez, my wife. Furthermore, I certify that I am entitled to use this exemption and I am in compliance with all conditions imposed by law and regulation 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.

Rick Gonzalez (AKA Ricardo Gonzalez)

STATE OF Montana)
SS
County of Flathead)

On this 6th day of November, 2006, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Rick Gonzalez (AKA Ricardo Gonzalez), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Karen L. Cordi
Notary Public for the State of Montana
Residing at Whitefish, Montana
My Commission expires 7-06-06

DESCRIPTIONS

TRACT 1
That portion of the Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) and the Northwest one-quarter of the Southwest one-quarter (NW1/4SW1/4) of Section Thirteen (13), Township Thirty North (T30N), Range Twenty-Three West (R23W), Principal Meridian, Montana, Flathead County, Montana, more or particularly described as follows:

Beginning at the northwest corner of the Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of said Section Thirteen (13); thence South89°53'30"East 639.83 feet along the northerly boundary of said Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of Section Thirteen (13); thence South00°06'31"West 638.93 feet; thence North89°59'35"West 470.23 feet to the centerline of a 60-foot wide private road; thence the following four (4) courses and distances along said centerline: North30°50'45"West 31.54 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 330.11 feet, 116.22 feet northwesterly along said curve through a central angle of 20°10'16" to the beginning of a reverse non-tangent curve convave to the northeast having a radius of 269.89 feet, 117.95 feet along said curve through a central angle of 25°02'26", North25°58'21"West 250.01 feet; thence North25°58'21"West 233.00 feet to the northerly boundary of the Northwest one-quarter of the Southwest one-quarter (NW1/4SW1/4) of said Section Thirteen (13); thence South89°57'32"East 207.90 feet along said northerly boundary to the point of beginning and containing 9.992 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 30-foot wide private access and utility easement as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 2 (Remainder)
That portion of the Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of Section Thirteen (13), Township Thirty North (T30N), Range Twenty-Three West (R23W), Principal Meridian, Montana, Flathead County, Montana, more particularly described as follows:

Beginning at the northeast corner of the Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of said Section Thirteen (13); thence South00°00'00"East 637.73 feet along the easterly boundary of said Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of Section Thirteen (13); thence North89°59'35"West 682.45 feet; thence North00°06'31"East 638.93 feet to the northerly boundary of said Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of Section Thirteen (13); thence South89°53'31"East 681.24 feet along said northerly boundary to the point of beginning and containing 9.992 acres of land, gross measure, more or less. All as shown hereon.

Together with a 30-foot wide private access and utility easement as shown hereon.

Subject to and together with all appurtenant easements of record.

LEGEND

- ⊙ CENTER 1/4 (AS NOTED)
- ⊘ 1/16 CORNER (AS NOTED)
- ● FOUND REBAR W/CAP STAMPED #2516S (UNLESS OTHERWISE NOTED)
- ○ SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #13102LS
- □ COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

Note

Reference is made to Declaration of Conditions, Covenants and Restrictions recorded in Deed Book 618, Page 139, records of Flathead County, Montana. In particular, item No. 4 Use: The premises may be used only for single family residences. Each owner of an original tract shall have the right to sub-divide once and only once, and any such tract to be created as a result of any subdivision, shall be at least ten (10) acres in size inclusive of easements and roads. The Covenants, Conditions and Restrictions contained in this declaration shall apply with equal force and effect to any new lots created pursuant to the provisions of this section.

Based on an accurate field survey performed by this firm, location of the original monuments, as set by the original surveyor and shown on Certificate of Survey No. 2753 produced a gross area of 19.983 acres, more or less, instead of the record measurement of 20.038 acres. Generally a called-for monument in an instrument or survey, if found and undisturbed, controls the line. Thus the lines and corners of the original survey control the location of the parcel, as shown hereon.

CERTIFICATE OF SURVEYOR

SAMUEL CORDI 13102LS — 11/5/06
REGISTERED LAND SURVEYOR

APPROVED: 11/8/ 2006
EXAMINING LAND SURVEYOR REG. NO. 9426

STATE OF MONTANA
County of Flathead SS

Filed on the 9th day of Nov
A.D. 2006 at 2:47 o'clock P M.
Paula Robbins
CLERK AND RECORDER
BY: Jillian
DEPUTY

INSTRUMENT REC. NO. 200613(4470

CERTIFICATE OF SURVEY NO. 17599

GONZALEZ_06-25_IFT.dwg