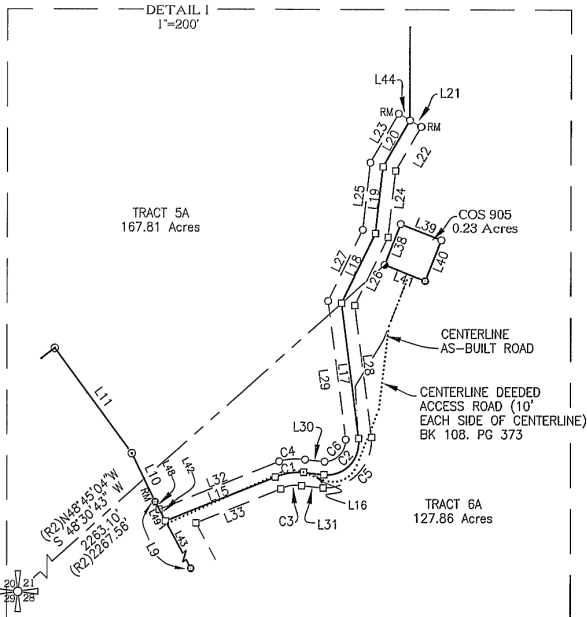


CERTIFICATE of SURVEY

LOCATED IN GOV'T LOTS 3, 4, 5, & 6 AND THE SW¼ OF SECTION 21 AND A PORTION OF THE NE¼ NW¼ OF SECTION 28 ALL IN TOWNSHIP 19 NORTH, RANGE 25 WEST, P.M.M., SANDERS COUNTY, MONTANA

CERTIFICATE of OWNERS - DEDICATION
I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARY LINES BETWEEN TWO TRACTS OF RECORD PURSUANT TO MCA 76-3-207(1)(a), TO WIT: DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES.

ALSO AMENDED TRACTS 1 & 2 ARE 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADWAYS, AND ARE THEREFORE NOT SUBJECT TO SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-102(23). (NOTE: PARCELS LESS THAN 160 ACRES AND GREATER THAN 20 ACRES MAY BE SUBJECT TO LOCAL SANITATION REVIEW AS PER MONTANA SUBDIVISION AND PLATTING ACT, TITLE 76, CHAPTER 3, M.C.A.)



LEGAL DESCRIPTION

TRACT 1

A METES & BOUNDS DESCRIPTION OF A TRACT OF LAND LOCATED IN A PORTION OF THE W¼ OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 25 WEST, P.M.M., SANDERS COUNTY, MONTANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF COS 1804, ON FILE & OF RECORD AT THE SANDERS COUNTY COURTHOUSE, SAID POINT LYING OF THE WEST SECTION BOUNDARY AND THE POINT OF BEGINNING; THENCE ALONG THE WEST SECTION BOUNDARY THE FOLLOWING TWO (2) COURSES: N00°03'30"E, 3370.15'; N00°03'30"E, 197.34' TO A POINT WHICH LIES ON THE NORTH SECTION BOUNDARY; THENCE LEAVING THE WEST SECTION BOUNDARY AND ALONG THE NORTH SECTION BOUNDARY S89°13'08"E, 1747.13'; THENCE LEAVING THE NORTH SECTION BOUNDARY S00°00'00"W, 3606.06' TO A POINT WHICH LIES ON THE CENTER OF A 60' WIDE ACCESS ROAD; THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING EIGHT (8) COURSES: S30°13'30"W, 123.16'; S06°22'10"W, 153.51'; S26°14'49"W, 177.23'; S07°22'48"E, 312.73'; ALONG 78.96' RADIUS NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 129.03' THE CHORD WHICH BEARS S44°06'36"W, 115.15'; N84°23'29"W, 47.73'; ALONG A 102.28' RADIUS NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 66.56' THE CHORD WHICH BEARS S81°15'19"W, 65.39'; S68°16'36"W, 272.81'; THENCE LEAVING SAID ROAD CENTERLINE N28°27'31"W, 49.94'; THENCE N25°55'08"W, 123.75'; THENCE N36°37'12"W, 299.75'; THENCE S53°13'14"W, 399.54' TO A POINT WHICH LIES ON THE NORTHEASTERLY BOUNDARY OF THE PARADISE TOWNSITE; THENCE ALONG THE TOWNSITE BOUNDARY THE FOLLOWING TWO (2) COURSES: N36°38'48"W, 320.52'; N36°34'10"W, 704.33' TO THE POINT OF BEGINNING;

CONTAINING 167.81 ACRES. BEING SUBJECT TO ALL EASEMENTS & RESTRICTIONS, APPARENT OR OF RECORD.

TRACT 2

A METES & BOUNDS DESCRIPTION OF A TRACT OF LAND LOCATED IN A PORTION OF THE W¼ OF SECTION 21 AND A PORTION OF THE NE¼ NW¼ OF SECTION 28, ALL IN TOWNSHIP 19 NORTH, RANGE 25 WEST, P.M.M., SANDERS COUNTY, MONTANA LESS COS 905 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE C¼ OF SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH/SOUTH MIDSECTION LINE N00°24'01"W, 2788.35' TO A POINT WHICH LIES ON THE NORTH SECTION BOUNDARY; THENCE LEAVING THE MIDSECTION LINE AND ALONG THE NORTH SECTION BOUNDARY N89°13'08"W, 868.81'; THENCE LEAVING THE NORTH SECTION BOUNDARY S00°00'00"W, 3606.06' TO A POINT WHICH LIES ON THE CENTER OF A 60' WIDE ACCESS ROAD; THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING EIGHT (8) COURSES: S30°13'30"W, 123.16'; S06°22'10"W, 153.51'; S26°14'49"W, 177.23'; S07°22'48"E, 312.73'; ALONG 78.96' RADIUS NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 129.03' THE CHORD WHICH BEARS S44°06'36"W, 115.15'; N84°23'29"W, 47.73'; ALONG A 102.28' RADIUS NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 66.56' THE CHORD WHICH BEARS S81°15'19"W, 65.39'; S68°16'36"W, 272.81'; THENCE LEAVING SAID ROAD CENTERLINE THENCE S28°27'31"E, 236.20'; THENCE S72°44'28"W, 307.36'; THENCE S39°15'24"E, 1277.98'; THENCE S60°00'05"E, 82.08' TO A POINT WHICH LIES ON THE CENTERLINE OF McLAUGHLIN CREEK ROAD, AN EXISTING 60' WIDE COUNTY ROAD EASEMENT; THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING FOUR (4) COURSES: N54°56'56"E, 69.25'; N49°03'01"E, 223.48'; N51°28'29"E, 364.43'; N49°08'06"E, 341.98' TO A POINT WHICH LIES ON THE NORTH/SOUTH MIDSECTION LINE; THENCE LEAVING SAID ROAD CENTERLINE AND ALONG THE MIDSECTION LINE N00°24'01"W, 2415.47' TO THE POINT OF BEGINNING.

CONTAINING 127.86 ACRES. BEING SUBJECT TO ALL EASEMENTS & RESTRICTIONS, APPARENT OR OF RECORD.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2"x24" REBAR W/1" YPC STAMPED "RG WARREN 15629LS"
- FOUND 1/2" REBAR W/1" YPC STAMPED "RG WARREN 15629LS"
- FOUND 1/2" REBAR W/1" YPC STAMPED "WARREN 2734S"
- FOUND 1/2" REBAR, ILLEGIBLE CAP
- FOUND 1/2" REBAR, NO CAP
- DENOTES OWNERSHIP TIE
- COMPUTED POINT, NOTHING FOUND OR SET
- YPC YELLOW PLASTIC CAP
- POB POINT OF BEGINNING
- (R) RECORD DIMENSION PER COS 1804
- (R1) RECORD DIMENSION PER COS 3582
- (R2) RECORD DIMENSION PER COS 905
- RM REFERENCE MONUMENT
- N DENOTES OWNERSHIP TIE
- NT INDICATES NON-TANGENT CURVE

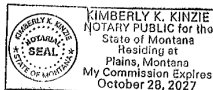
Kimberly K. Kinzie
REPRESENTATIVE, BRIDGERS PARADISE LLC

9-23-24
DATE

STATE OF MONTANA :ss
COUNTY of Sanders

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/23/24 BY Bridger Bischoff
AS Managing member OF BRIDGERS PARADISE LLC.

Kimberly K. Kinzie
SIGNATURE OF NOTARY PUBLIC



CERTIFICATE of COUNTY TREASURER

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(3), MCA, THAT ALL THE REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE ABOVE DESCRIBED LAND HAVE BEEN PAID.

DATED THIS 7 DAY OF October, 20 24.

Kimberly Patten, Deputy TREASURER
Sanders COUNTY, MONTANA

CERTIFICATE of EXAMINING SURVEYOR

APPROVED THIS 18th DAY OF September, 20 24.

Becky J. Hagedorn
MONTANA EXAMINING LAND SURVEYOR
LICENSE No. 16059LS

CERTIFICATE of LAND SERVICES DEPT.

Kimberly K. Kinzie 10/7/24
SANDERS COUNTY LAND SERVICES DEPT. DATE

CERTIFICATE of ENVIRONMENTAL HEALTH DEPARTMENT

Kimberly K. Kinzie 10/7/24
SANDERS COUNTY ENVIRONMENTAL HEALTH DATE

DATE OF SURVEY 09/01/2024

CERTIFICATE of SURVEYOR

I, RONALD G. WARREN, A LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY; THAT SUCH SURVEY WAS PERFORMED UNDER MY SUPERVISION TO MY BEST KNOWLEDGE AND ABILITY; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITION SHOWN THEREON.

DATED THIS 12th DAY OF September, 20 24.

Ronald G. Warren
RONALD G. WARREN, RLS 15629LS



CERTIFICATE of CLERK & RECORDER

333843 RELOCATION BOUNDARY SURVEY File #: 3930

STATE OF MONTANA SANDERS COUNTY
RECORDED: 10/7/2024 3:10 PM Pages: 2
Lisa Wadsworth Clerk and Recorder
FEE: \$25.50 BY: Becky J. Hagedorn
Return To: BRIDGERS PARADISE LLC

1/4	SEC.	T	R
X	21	19N	25W
X			
X	28	19N	25W

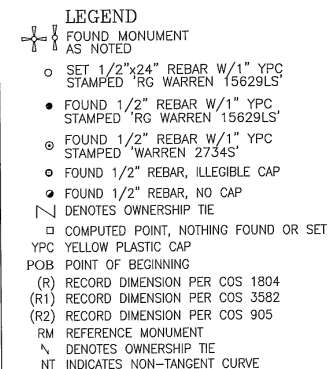
SANDERS
BISCHOFF23
RMS: 2126-24
PRINCIPAL MERIDIAN, MONTANA

SURVEY AT REQUEST OF:
BRIDGER BISCHOFF

OWNER OF RECORD:
BRIDGERS PARADISE LLC

PAGE 1 of 2
CERTIFICATE OF
SURVEY No. 3930RB

LOCATED IN GOV'T LOTS 3, 4, 5, & 6 AND THE SW¼ OF
SECTION 21 AND A PORTION OF THE NE¼ NW¼ OF SECTION 28
ALL IN TOWNSHIP 19 NORTH, RANGE 25 WEST, P.M.M.,
SANDERS COUNTY, MONTANA



TINE TABLE			
LINE	NUMBER	DIRECTION	DISTANCE
L1	(R1)	S 00°24'01" E (N00°23'25" W)	224.18' (225.09')
L2	(R1)	S 49°08'06" W (N49°06'31" E)	341.98' (343.08')
L3	(R1)	S 51°28'29" W (S51°26'41" E)	364.43' (363.53')
L4	(R1)	S 49°03'01" W (S49°01'49" W)	223.48' (223.87')
L5	(R1)	N 54°56'56" E (S55°21'48" W)	69.25' (268.84')
L6	(R1)	N 60°00'05" W (N60°11'27" W)	82.08' (81.72')
L7	(R)	N 00°03'30" E (GLO RECORD)	197.34' (197.34')
L8	(R)	S 72°44'28" W (N72°47'27" E)	307.36' (307.53')
L9	(R)	N 28°27'31" W (N28°13'02" W)	286.14' (285.76')
L10	(R)	N 25°55'08" W (N25°27'46" W)	123.75' (123.92')
L11	(R)	N 36°37'12" W (N36°37'00" W)	299.75' (300.00')
L12	(R)	N 53°13'14" E (S53°25'00" W)	399.54' (400.00')
L13	(R)	N 36°38'48" W (N36°57'00" W)	320.52' (320.00')
L14	(R)	N 36°34'10" W (N36°36'54" W)	704.33' (704.30')
L15		N 68°16'36" E	272.81'
L16		S 84°23'29" E	47.73'
L17		N 07°22'48" W	312.73'
L18		S 26°14'49" W	177.23'
L19		S 06°22'10" W	155.51'
L20		S 30°13'30" W	123.16'
L21		N 59°46'30" W	30.00'
L22		S 30°13'30" W	116.83'
L23		S 30°13'30" W	129.50'
L24		S 06°22'10" W	152.43'
L25		S 06°22'10" W	154.59'
L26		S 28°14'49" W	173.42'
L27		S 28°14'49" W	181.04'
L28		S 07°22'48" E	304.79'
L29		S 07°22'48" E	320.43'
L30		S 84°23'29" E	45.30'
L31		N 84°23'29" W	50.08'
L32		S 68°16'36" W	297.93'
L33		S 68°16'36" W	210.46'
L34		N 28°27'31" W	188.64'
L35		S 72°44'28" W	148.15'
L36		S 39°15'24" E	107.08'
L37		S 60°00'05" W	109.96'
L38	(R2)	N 21°35'22" E (S21°34'04" W)	100.00' (100.00')
L39	(R2)	S 68°24'38" E (N68°25'56" W)	100.00' (100.00')
L40	(R2)	N 21°35'22" E (S21°34'04" W)	100.00' (100.00')
L41	(R2)	N 68°24'38" W (S68°25'56" E)	100.00' (100.00')
L42		N 28°27'31" W	30.21'
L43		S 28°27'31" E	236.20'
L44		S 59°46'30" E	30.00'
L45		S 54°56'56" W	81.82'
L46		N 60°00'05" W	33.03'
L47		N 60°00'05" W	49.00'
L48		N 28°27'31" W	19.73'
L49		N 28°27'31" W	49.94'
L50		S 89°54'27" E	48.09'
L51		S 89°54'27" E	260.19'

DETAIL
1"=60'

R/O 54°07'34"E, 0.85
FROM CALCULATED
POSITION

830.93'

L50

L51

12'

12'

12'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1 NT	37°17'08"	S 81°15'19" W	102.28	66.56	65.39
C2 NT	93°37'51"	N 44°06'36" E	78.96	129.03	115.15
C3 NT	39°10'26"	S 81°07'28" W	72.28	49.42	48.46
C4 NT	26°07'23"	N 86°19'07" E	132.28	60.31	59.79
C5 NT	95°01'24"	S 44°06'39" W	108.96	180.71	160.70
C6 NT	91°06'11"	S 44°06'33" W	148.67	77.85	69.90
C7 NT	123°35'56"	S 22°08'29" W	60.00	129.43	105.76
C8 NT	68°00'08"	S 16°44'32" W	60.00	71.21	67.11

1/4	SEC.	T	R
X	21	19N	25W
X			
X	28	19N	25W

SANDERS
BISCHOFF 23
RMS: 2126-24
PRINCIPAL MERIDIAN, MONTANA

CERTIFICATE OF
SURVEY No. 393

