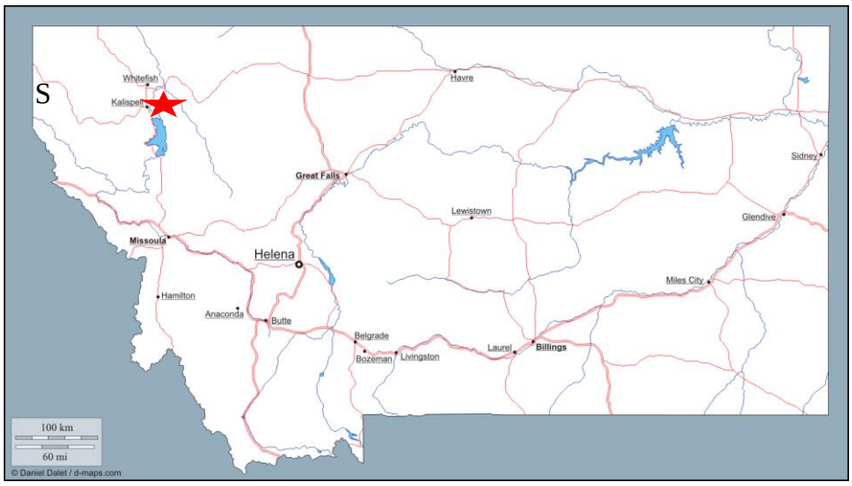
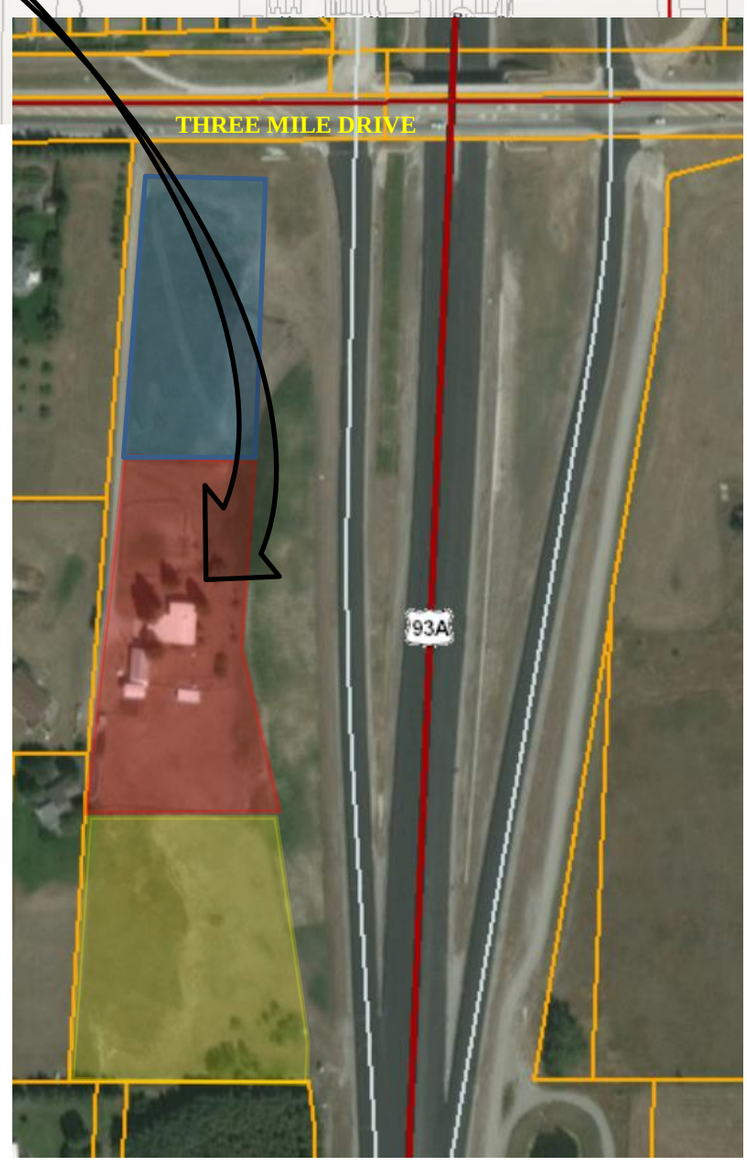
EXCESS LAND SALES (MT-NH NCPD 15(76): 2038-076;P 56-85/NH 5-3(60)109;2038-060;P 56-85)



Location of properties

N



Property #1: Tract 1 COS 20920
1.219 acres

Property #2: Tract 2 COS 20920
1.58 acres with improvements

Property #3: Tract 3 COS 20920
2.165 acres

STATE	RIGHT OF WAY ID.	SHEET NO.	TOTAL SHEETS
MONTANA	MT-NH-NCPD 15(76)	19	44

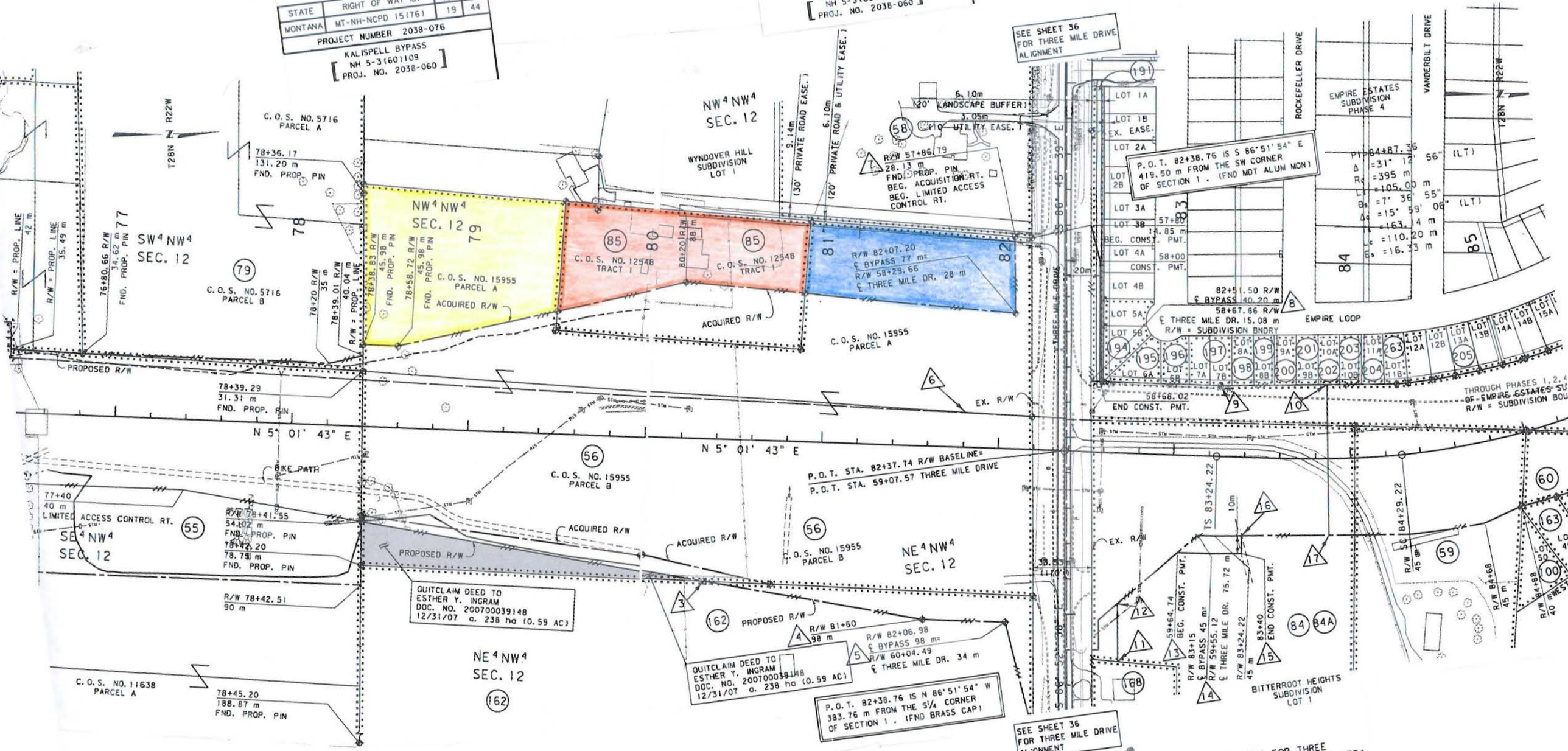
PROJECT NUMBER 2038-076

KALISPELL BYPASS
NH 5-3(60)109
[PROJ. NO. 2038-060]

STATE	RIGHT OF WAY ID.	SHEET NO.	TOTAL SHEETS
MONTANA	MT-NH-NCPD 15(76)	20	44

PROJECT NUMBER 2038-076

KALISPELL BYPASS
NH 5-3(60)109
[PROJ. NO. 2038-060]



BACKSLOPE LIMITS INCLUDE ROUNDING
CONSTRUCTION LIMITS: CUT SECTION TOP OF CUT; TOE OF FILL STOP BOTTOM

FHWA/DOT APPROVAL 11-20-07

MAP REVISED 6-24-08 1-26-09 11-5-09 1-12-10 7-23-13

MONTANA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLAN
FLATHEAD COUNTY

SCALE 1:1000
0 50M 100M

CERTIFICATE OF SURVEY

NW¼ Section 12, T.28N., R.22W., P.M.,M.

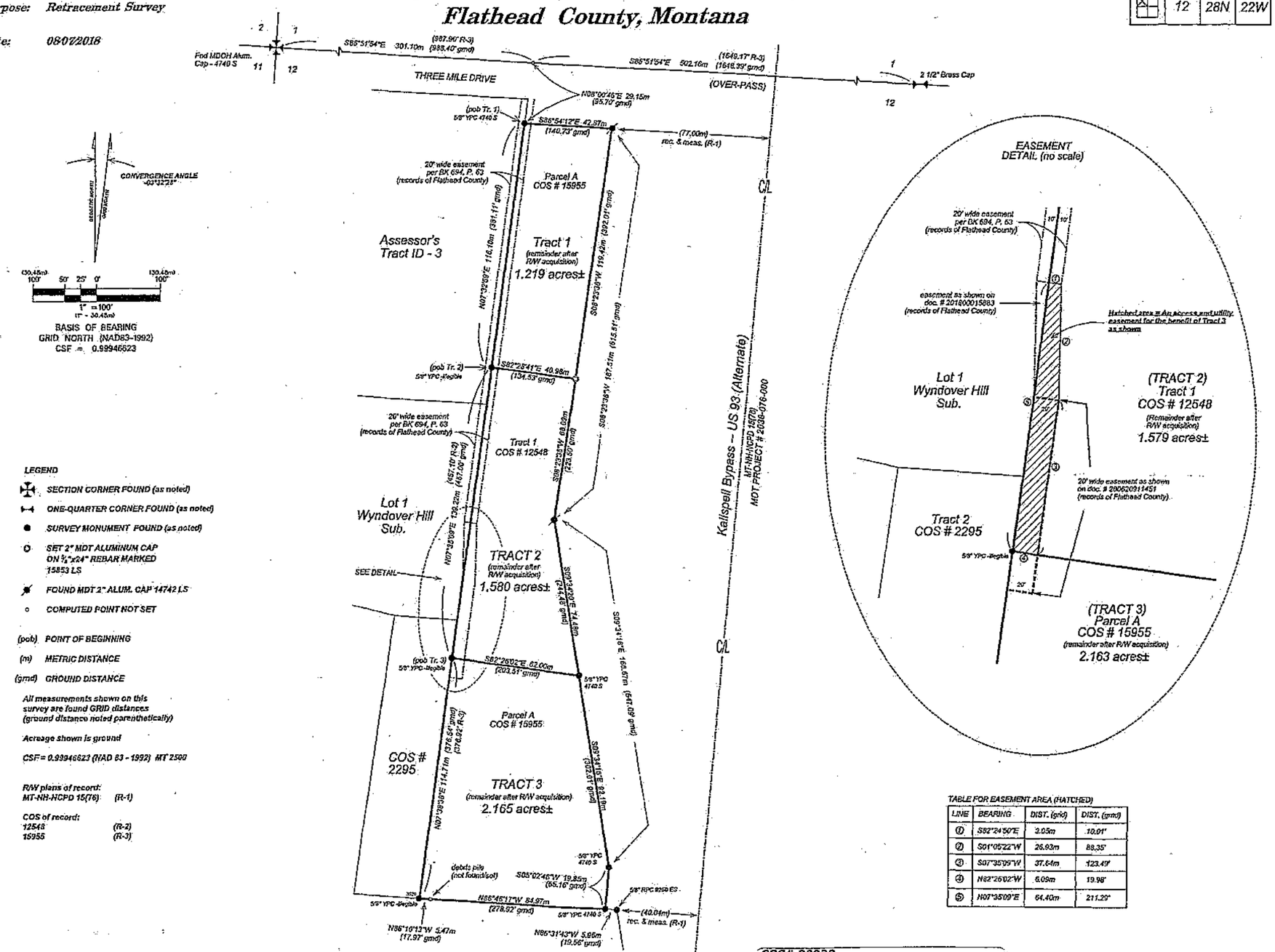
Flathead County, Montana

Owners: Montana Dept. of Transportation
For: Montana Dept. of Transportation

Purpose: Retracement Survey

Date: 08/07/2018

1/4	Sec.	T.	R.
☒	12	28N	22W



LEGEND

- SECTION CORNER FOUND (as noted)
- ONE-QUARTER CORNER FOUND (as noted)
- SURVEY MONUMENT FOUND (as noted)
- SET 2" MDT ALUMINUM CAP ON ⅝"x24" REBAR MARKED 15853 LS
- FOUND MDT 2" ALUM. CAP 14742 LS
- COMPUTED POINT NOT SET

(pob) POINT OF BEGINNING
(m) METRIC DISTANCE
(grnd) GROUND DISTANCE

All measurements shown on this survey are found GRID distances (ground distance noted parenthetically)

Acreage shown is ground

CSF= 0.99946623 (NAD 83 - 1992) MT 2500

R/W plans of record:
MT-NH-NCPD 15(76) (R-1)

COS of record:
12548 (R-2)
15955 (R-3)

TABLE FOR EASEMENT AREA (HATCHED)

LINE	BEARING	DIST. (grid)	DIST. (grnd)
①	S82°24'50"E	3.05m	10.01'
②	S01°05'22"W	26.93m	88.35'
③	S07°35'09"W	37.64m	123.49'
④	N82°26'02"W	6.09m	19.98'
⑤	N07°35'09"E	64.40m	211.29'

MONTANA MDT DEPARTMENT OF TRANSPORTATION

DATE DRAWN: 08-07-18	PREPARED BY: JSB	CONTROL No: 2038	DRAWING: Parcel 50 & 85

COS# 20920
201800022296 Fees: $26.50 by: DD
by MDOT/KALISPELL
Date 9/13/2018 Time 1:58 PM
Debbie Pierson, Flathead County Montana

SHEET 2 OF 2
CERTIFICATE OF SURVEY NO. 20920

TR 3C + 3CA - NO ASSESSOR #'S 9/13/18 KB/KY

Owners: Montana Dept. of Transportation
For: Montana Dept. of Transportation

Purpose: Retracement Survey

Date: 08/07/2018

CERTIFICATE OF SURVEY

NW¼ Section 12, T.28N., R.22W., P.M.,M.

Flathead County, Montana

1/4	Sec.	T.	R.
☒	12	28N	22W

DESCRIPTIONS:

TRACT 1
That portion of the northwest one-quarter of Section 12, Township 28 North, Range 22 West, Principal Meridian Montana, Flathead County, Montana, more particularly described as follows:

Commencing at the northwest corner of said section 12; thence S86°51'54"E along the northerly boundary of said section 988.40 feet; thence leaving said northerly boundary, S08°00'46"W 95.70 feet to the point of beginning of the following described tract of land: Thence S86°54'12"E along the boundary with US Highway 93 Alternate (Kalispell Bypass) ~~Alternate (Kalispell Bypass)~~, 140.73 feet; thence continuing along said right-of-way boundary S08°23'36"W 392.01 feet; thence leaving said right-of-way boundary N82°28'41"W 134.53 feet; thence N07°32'59"E381.11 feet to the point of beginning, containing 1.219 acres of land more or less.

TRACT 2
That portion of the northwest one-quarter of Section 12, Township 28 North, Range 22 West, Principal Meridian Montana, Flathead County, Montana, more particularly described as follows:

Commencing at the northwest corner of said section 12; thence S86°51'54"E along the northerly boundary of said section 988.40 feet; thence leaving said northerly boundary, S08°00'46"W 95.70 feet; thence S07°32'59"W 381.11 feet to the point of beginning of the following described tract of land: Thence S82°28'41"E 134.53 feet to the westerly boundary of US Highway 93 Alternate (Kalispell Bypass); thence S08°23'36"W along said boundary 223.50 feet; thence continuing along said boundary S09°34'20"E 244.48 feet; thence leaving said boundary N82°26'02"W 203.51 feet; thence N07°35'09"E 457.00 feet to the point of beginning, containing 1.580 acres of land more or less. SUBJECT TO an access and utility easement (hatched area) created on this survey.

TRACT 3
That portion of the northwest one-quarter of Section 12, Township 28 North, Range 22 West, Principal Meridian Montana, Flathead County, Montana, more particularly described as follows:

Commencing at the northwest corner of said section 12; thence S86°51'54"E along the northerly boundary of said section 988.40 feet; thence leaving said northerly boundary, S08°00'46"W 95.70 feet; thence S07°32'59"W 381.11 feet; thence S07°35'09"W 457.00 feet to the point of beginning of the following described tract of land: Thence S82°26'02"E 203.51 feet to the westerly boundary of US Highway 93 Alternate (Kalispell Bypass); thence S09°34'16"E along said right-of-way 302.61 feet; thence continuing along said right-of-way S05°02'46"W 65.16 feet; thence leaving said right-of-way N85°46'17W" 278.92 feet; thence N86°10'13"W 17.97 feet; thence N07°38'38"E 376.54 feet to the point of beginning, containing 2.165 acres of land more or less. TOGETHER WITH an access and utility easement (hatched area) created on this survey.

SURVEYOR NOTES

1) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING MONTANA LICENSED SURVEYOR.

2) BEARINGS SHOWN HEREON ARE RELATIVE TO THE MONTANA STATE PLANE COORDINATE SYSTEM, ZONE 2500, AND BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1992 (NAD83-1992)

3) THE CONVERGENCE OF GRID BEARING TO TRUE BEARING USED FOR THIS SURVEY IS -03°32'28"

4) SUBJECT TO ALL EASEMENTS SHOWN OR OF RECORD.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, JEFFREY S. BELL, LICENSED LAND SURVEYOR, LICENSE NO. 15853 LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION

DATE 9-13-18
JEFFREY S. BELL LS, MONTANA LICENSE NO. 15853 LS

MONTANA
JEFFREY S. BELL
15853 LS
LICENSED
PROFESSIONAL LAND SURVEYOR

APPROVED: 9-11, 2018

Examining Land Surveyor
Reg. No. 7338 LS

State of Montana)
County of Flathead)

Filed on the 13 day of September 2018
at 1:58 pm, paid fee of $26.50

Debbie Pierson
Clerk and Recorder

by D Dahl
Deputy

Instrument rec no. 201800022296

COS# 20920
201800022296 Fees: $26.50 by: DD
by MDOT/KALISPELL
Date 9/13/2018 Time 1:58 PM
Debbie Pierson, Flathead County Montana

SHEET 1 OF 2
CERTIFICATE OF SURVEY NO. 20920

MONTANA MDT DEPARTMENT OF TRANSPORTATION

DATE DRAWN: 08-07-18	PREPARED BY: JSB	CONTROL No: 2038	DRAWING: Parcels 56 & 85