

1/4	Sec.	T.	R.
X	5	12N	19W
X	6	12N	19W

# ALTA/NSPS LAND TITLE SURVEY

## MONUMENTS

- FOUND ALC MARKED 2923S
- FOUND ALC MARKED 3325S
- ▣ FOUND ALC MARKED 4124S
- FOUND MONUMENT AS NOTED
- FOUND YPC MARKED 3538ES
- FOUND YPC MARKED 4468S
- ▲ FOUND YPC 8990ES
- CALCULATED POSITION, NOTHING FOUND OR SET

Curve Table			
Curve #	Length	Radius	Delta
C1	61.40'	45.00'	078°10'38"
C2	157.48'	105.00'	085°55'53"
C3	284.37'	530.00'	030°44'29"
C4	252.17'	470.00'	030°44'29"
C5	284.50'	1030.00'	015°49'33"
C6	260.37'	970.00'	015°22'46"

Line Table		
Line #	Bearing	Distance
L1	N38°03'28"E	225.48'
L2	N38°03'28"E	60.72'
L3	N67°07'42"E	45.79'
L4	N67°07'42"E	45.79'
L5	N00°07'38"E	60.50'
L6	N00°07'38"E	136.78'

PURPOSE OF SURVEY: MADE AT THE REQUEST OF HILLVIEW ROAD, LLC TO PROVIDE A SURVEY TO THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", LOCATED IN THE SW1/4 OF SECTION 5 AND THE SE1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M..M., CITY OF MISSOULA, COUNTY OF MISSOULA, STATE OF MONTANA.

## SURVEYOR'S NOTES

- 1) The ownership of this parcel has been in question since the property was deeded to Missoula County in 1904, to be used as a roadway. At the time of transfer, the County was not legally permitted to accept the land in fee simple. In 1949, the entire north-east quarter of section 7 was transferred excepting the north 30 feet. Following transfers of land in the north-east quarter have omitted this area as if it were a separate parcel under separate ownership.

- R1 - COS NO. 771 BY ROBERT J. SHELTON #3538ES, JANUARY 27TH, 1976 (HILLVIEW RIGHT-OF-WAY)  
R2 - COS NO. 1272 BY ROBERT J. SHELTON #3538ES, OCTOBER 6TH, 1977 (PROPERTY TO SOUTH AND WEST)  
R3 - COS NO. 1328 BY RICHARD A. AINSWORTH #2923S, NOVEMBER 15TH, 1977 (OCCASIONAL SALE CREATES TRACTS a & b)  
R4 - COS NO. 1342 BY RICHARD A. AINSWORTH #2923S, DECEMBER 1ST, 1977 (MORTGAGE SURVEY CREATING TRACT b1)  
R5 - FELLOWSHIP HEIGHTS SUBDIVISION BY ROBERT S. CUSTER #3325S, MAY 2ND, 1980 (SUBDIVISION SOUTH OF PROPERTY)  
R6 - COS NO. 2412 BY ROBERT J. SHELTON #3538ES, SEPTEMBER 5TH, 1980 (HILLVIEW RIGHT-OF-WAY AND PARCELS C-G-1 & C-G-2)  
R7 - ELK HILLS, PHASE 1 BY GILBERT M. LARSON #8990ES, JULY 19TH, 1993 (SUBDIVISION TO WEST OF PROPERTY)  
R8 - COS NO. 4322 BY THOMAS P. MCCARTHY #4468S, JANUARY 31ST, 1994 (BOUNDARY RELOCATION CREATING PORTION "A")  
R9 - COS NO. 4371 BY THOMAS P. MCCARTHY #4468S, JULY 12TH, 1994 (PROVIDES DETAIL NEAR 1/4 SECTIONS 5 & 6)  
R10 - THE VILLAGE AT ELK HILLS BY GILBERT M. LARSON #8990ES, SEPTEMBER 9TH, 2003 (SUBDIVISION TO WEST OF PROPERTY)  
R11 - COS NO. 5525 BY RICHARD A. AINSWORTH #2923S, FEBRUARY 19TH, 2004 (BOUNDARY RELOCATION - SHOWS DETAIL ALONG SOUTH BOUNDARY)

ABBREVIATIONS:  
ALC = ALUMINUM CAPPED 5/8" DIA. REBAR  
YPC = YELLOW PLASTIC CAPPED 5/8" DIA. REBAR OR DIAMETER AS NOTED  
AGL = ABOVE GROUND LEVEL  
DIA = DIAMETER  
COS = CERTIFICATE OF SURVEY

## LEGAL DESCRIPTION

### PARCEL I:

W1/2W1/2SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA

RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424

### PARCEL II:

E1/2W1/2SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA.

RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425

### PARCEL III:

A TRACT OF LAND LOCATED IN THE W1/2E1/2SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328.

RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426

### PARCEL IV:

A TRACT OF LAND LOCATED IN THE W1/2E1/2SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328.

RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427

### PARCEL V:

E1/2E1/2SW1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA.

RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428

### PARCEL VI:

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-1 OF CERTIFICATE OF SURVEY NO. 2412.

### PARCEL VII:

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-2 OF CERTIFICATE OF SURVEY NO. 2412.

## NOTES CORRESPONDING TO SCHEDULE B - SECTION II

(of Old Republic National Title Insurance Company, File No.: 961833-M, Commitment Date: June 01, 2021, 7:30 am)

Exceptions 1-13, 15, 19 & 20) Exceptions which are general in nature, are not survey related, or have been intentionally deleted and not shown on this survey. Exception 14) Deed granting a 15 foot wide prescriptive easement, recorded April 19, 1985 in Vol. 221, Page 1902, Micro Records of the County of Missoula, State of Montana.

This document details a prescriptive easement which is located within the SE1/4 of the SE1/4 of the SW1/4 of Section 5 and is not located within the subject property.

Exception 16) Easement granted to the Montana Power Company, recorded February 3rd, 1988 in Vol. 273, Page 260, Micro Records of the County of Missoula, State of Montana. The document describes a 20 foot wide utility easement for electric and gas distribution lines both existing or future. The easement affects the westerly and northerly 20 feet of parcel #4.

Exception 17) Easement granted to the Montana Power Company, recorded August 18, 1994 in Vol. 422, Page 665, Micro Records of the County of Missoula, State of Montana. The document describes a 15 foot wide easement for underground power, operating at a voltage of 25KV or less. The underground utility was located per MT Ticket 21092393 and the easement shown on the face of the plat follows the marks placed on the ground from said locate request.

Exception 18) Easement granted to provide access and utilities to properties located within COS 1152 and 4371, recorded October 6th, 1997 in Vol. 518, Page 1094, Micro Records of the County of Missoula, State of Montana. This document describes a 60 foot wide easement for unrestricted vehicular and pedestrian access and for the installation of underground utilities. This access easement is shown on the face of the survey.

## ALTA TABLE "A" NOTES

Item #1 All monuments found and set are as shown on the face of the survey.

Item #6(a)&(b) Refer to Sheet 5 for Zoning Boundaries. Portions of the property are located within zones RM1-35, RM0.5, R8, B2.1. Refer to current City of Missoula zoning regulations for definitions of zoning areas.

Item #7(a) The exterior dimensions of all buildings at ground level are as shown on the face of this survey.

Item #7(b) 1 The square footage of the exterior footprints of all buildings at ground level are as shown on the face of this survey.

Item #7(b) 2 Other areas specified by the client (nothing additional requested)

Item #7(c) Measured height of all buildings above grade are provided at locations shown on the face of the survey.

Item #8 Substantial visible improvements are as shown on the face of this survey.

Item #9 No marked parking spaces of any type were found within the survey area.

Item #11 Location of existing utilities, on or serving the surveyed property was determined by observed evidence together with record information.

Underground public utilities were located from marks found on the ground in response to ticket 21092393. There may be other existing utilities not indicated on this drawing. Buried utilities are shown as indicated on record maps furnished by others and verified where possible by features in the field. We assume no liability for the accuracy of these records. For the final location of existing utilities in areas critical to design, contact the utility owner/agency.

Item #16 There was no evidence of recent building construction or building additions that was observed at the time of the survey. An area of fill is depicted on the face of the survey which contains some construction debris such as asphalt, concrete and some wood. Age and extent of this fill area are not known.

Item #18 If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state. A wetlands study has not been completed at the time of survey.

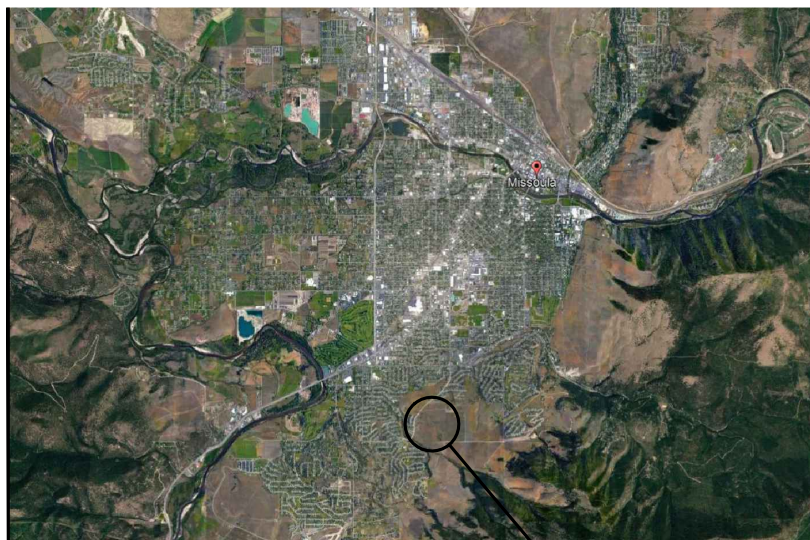
Item #19 No evidence of plottable offsite easements have been found as part of this survey and no such information was supplied by the owners to be included in the survey.

To: Hillview Road, LLC; Old Republic National Title Insurance Company;

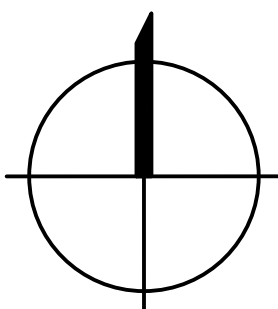
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 6(a), 6(b), 7(a), 7(b), 8, 9, 11, 16, 18 and 19 of Table A thereof. The fieldwork was completed on August 2nd, 2021.

Date of Plat or Map: 08/11/2021

Evan Vernon, PLS  
MT Registration No. 48221LS  
Cushing Terrell  
306 West Railroad St  
Missoula, MT 598027  
406.728.9522  
evanvernon@cushingterrell.com



VICINITY MAP - THIS SURVEY



NORTH

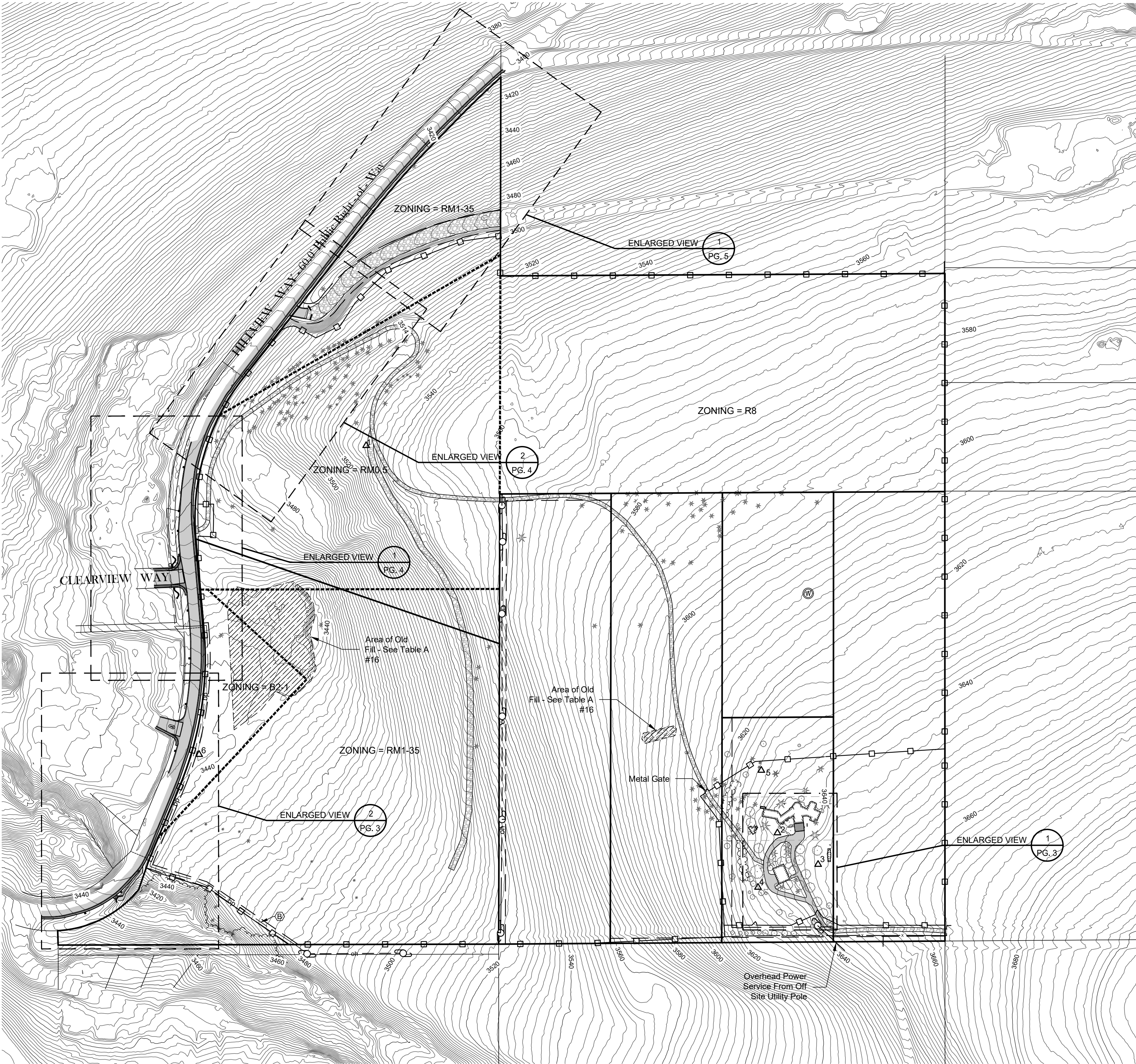
GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

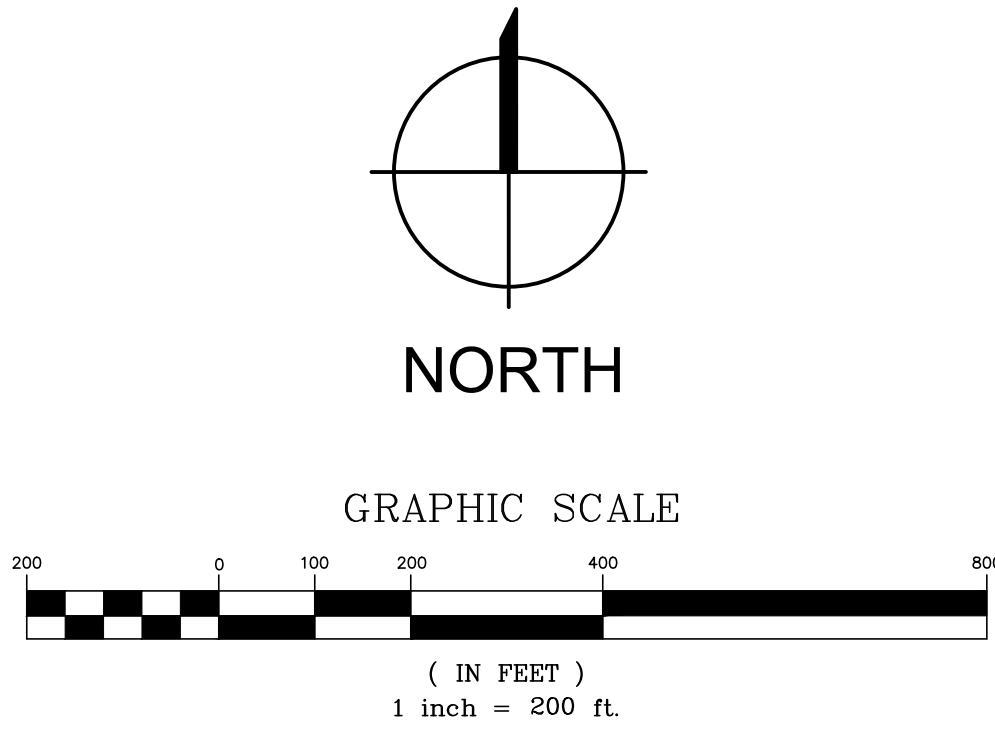
BASIS OF BEARINGS  
OPUS Derived Geodetic North  
Lat. N 46° 49' 26.34"  
Long. W 114° 01' 34.77"  
NAD\_83(2011)EPOCH:2010.0000)





- LEGEND
- CONTROL POINT
  - FIRE HYDRANT / CONTROL POINT
  - WATER VALVE
  - WATER SHUTOFF
  - WELL
  - STORM DRAIN MANHOLE
  - STORM DRAIN INLET
  - SANITARY SEWER MANHOLE
  - UTILITY POLE
  - GUYWIRE
  - LIGHT POLE - ONE LIGHT AND DIRECTION
  - AIR CONDITIONING CONDENSER
  - TRANSFORMER
  - POWER METER OR POWER HANDHOLE
  - GAS METER
  - TELEPHONE PEDESTAL
  - FIBER OPTIC VAULT
  - SINGLE POLE SIGN
  - BOLLARD OR AS NOTED
  - EDGE OF VEGETATION AT DRIPLINE
  - DECIDUOUS TREE - LOCATED BY AERIAL PHOTO
  - CONIFEROUS TREE - LOCATED BY AERIAL PHOTO
  - STONE PATIO OR WALKWAY
  - CONCRETE
  - ASPHALT
  - GRAVEL
  - sl - STORM DRAIN LINE
  - wm - WATER LINE
  - oh - OVERHEAD UTILITY LINE
  - bp - UNDERGROUND POWER
  - gas - UNDERGROUND GAS
  - fo - UNDERGROUND TELEPHONE
  - bt - UNDERGROUND TELEPHONE
  - FENCELINE - WOVEN WIRE OR AS NOTED
  - FENCELINE - BARBED WIRE
  - BUILDING
  - BUILDING OVERHANG
  - PROPERTY BOUNDARY - APPROXIMATE - SUBJECT
  - PROPERTY BOUNDARY - APPROXIMATE - ADJACENT
  - APPROX. ZONING AREA BOUNDARY

CONTROL POINT TABLE				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CP RPC CT CONTROL	20000.00	40000.00	3532.01'
2	CP SPIKE	18839.48	41232.90	3639.39'
3	CP SPIKE	18744.99	41354.74	3646.54'
4	CP SPIKE	18876.34	41174.56	3631.57'
5	CP SPIKE	19026.92	41184.45	3628.69'
6	CP ALC 2IN DJA 65	19074.40	39499.40	3438.53'



CONTOUR INTERVAL = 2 FOOT

CONTOURS ARE DERIVED FROM LIDAR DATA WHICH WAS PREPARED FOR DNRC BY QUANTUM SPATIAL IN OCTOBER OF 2019. SPOT CHECKS WERE PERFORMED ON THE LIDAR SURFACE AND GENERALLY CHECKED WITHIN A HALF OF A FOOT FROM GPS DERIVED MEASUREMENTS. FOR DESIGN PURPOSES, UTILIZE COGO POINTS FROM THE GROUND SURVEY.

UNDERGROUND PUBLIC UTILITIES WERE LOCATED FROM MARKS FOUND ON THE GROUND IN RESPONSE TO TICKET 21082393. LOCATION OF EXISTING UTILITIES WERE DETERMINED IN ACCORDANCE WITH ASCE 38-02 STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. THERE MAY BE OTHER EXISTING UTILITIES NOT INDICATED ON THIS DRAWING.

UTILITY QUALITY LEVEL 'B' LOCATED FROM INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL 'C' LOCATED FROM INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

UTILITY QUALITY LEVEL 'D' LOCATED FROM INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

CALL TWO WORKING DAYS BEFORE YOU DIG - 811

**BENCHMARK:**

5/8" DIA. REBAR WITH RPC MARKED CT CONTROL - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT - ELEVATION = 3532.01 FEET (NAVD88 - COMPUTED USING GEOID18)

**COORDINATE TRANSFORMATION:**

FIELD WORK COMPLETED IN STATE PLANE FORMAT (MT2500). A TRANSFORMATION HAS BEEN APPLIED BASED ON THE COMBINED SCALE FACTOR (0.99923173) AND CONVERGENCE ANGLE (-3.31102500") FROM THE OPUS REPORT FOR CPI. STATE PLANE COORDINATES FOR CPI ARE: N: 971103.507 E: 836669.911

STATE OF MONTANA  
CITY OF MISSOULA  
ALTA/NSPS LAND TITLE SURVEY

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PRINCIPAL MERIDIAN  
MONTANA  
MISSOULA COUNTY

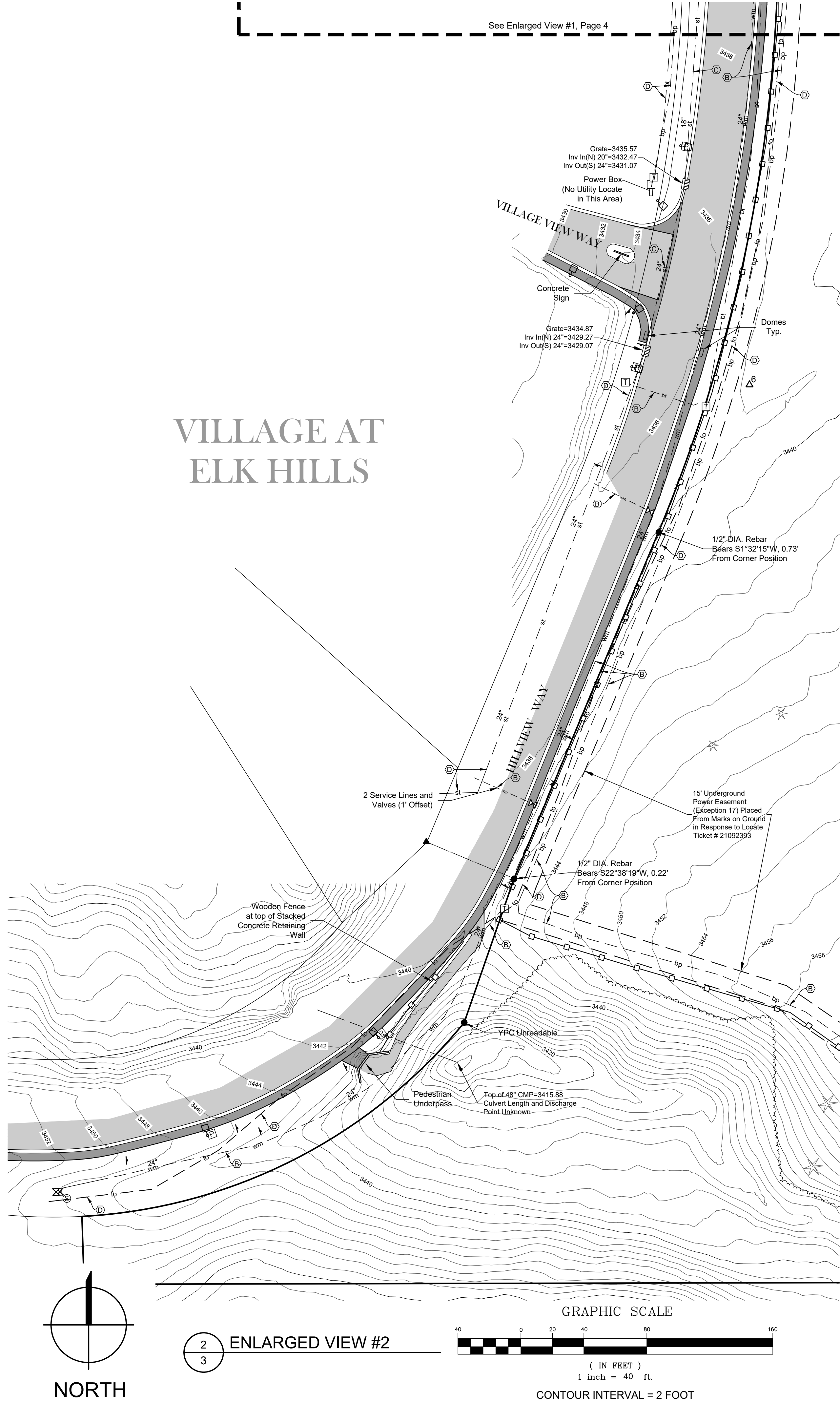
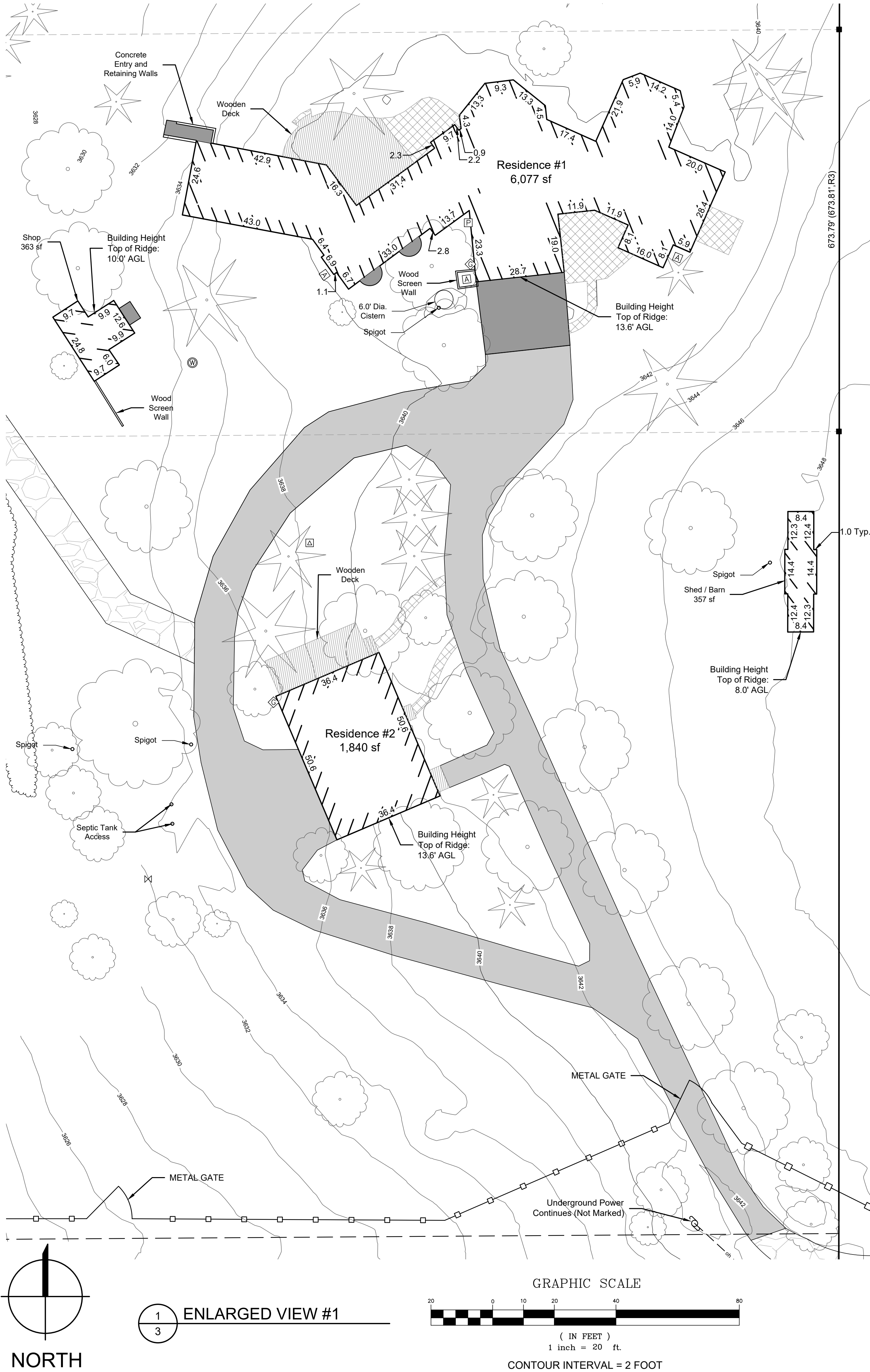
1/4	Sec.	T.	R.
X	5	12N	19W
X	6	12N	19W

FOR: OLD REPUBLIC TITLE  
INSURANCE COMPANY

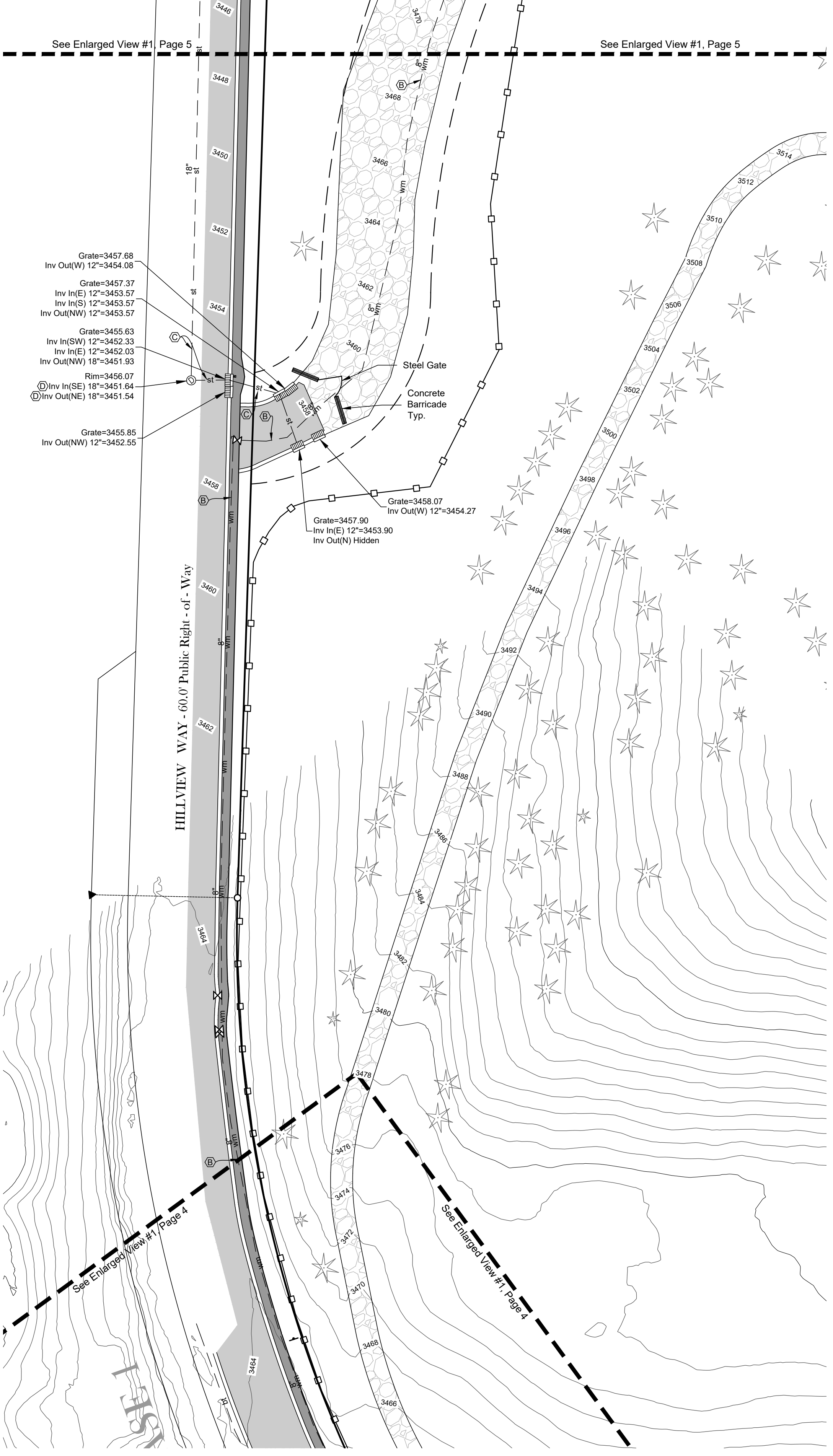
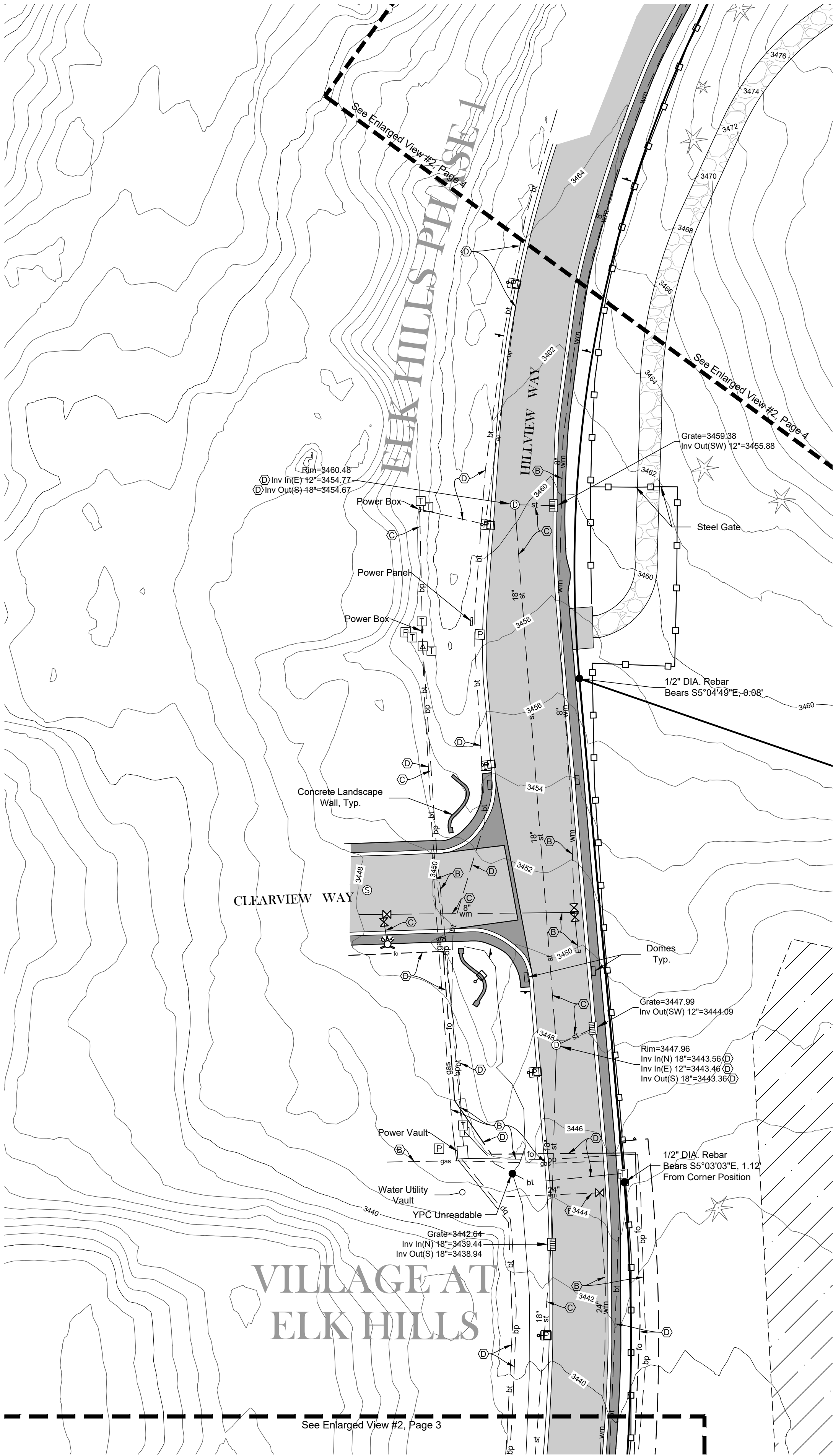
08.11.2021  
DRAWN BY | VERNON  
REVISIONS

FILE NO.:  
HILLVIEW\_DUEDILV001





1/4	Sec.	T.	R.
X	5	12N	19W
X	6	12N	19W



Cushing  
Terrell

cushingterrell.com  
800.757.9522

STATE OF MONTANA  
CITY OF MISSOULA  
ALTA/NSPS LAND TITLE SURVEY

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PRINCIPAL MERIDIAN  
MONTANA  
MISSOULA COUNTY

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