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PAIGE TRAUTWEIN, CLERK

JAN 05 2017

DEPUTY

MONTANA TWENTY-FIRST JUDICIAL DISTRICT COURT, RAVALLI COUNTY

IN THE MATTER OF THE ESTATE OF:

Cause Number: DP-16-44

Department Number: 2

M. DOLORES HUGGANS

also known as

MARGUERITE DOLORES HUGGANS
and DOLORES HUGGANS

ORDER

Deceased.

The Petition for Movement of Boundary Lines and Partition of Real Property

(hereinafter "Petition") filed by the Petitioner, Daniel J. Huggans, Personal Representative of the Estate of M. Dolores Huggans, having come before this Court for hearing on January 5, 2017. Ravalli County having been duly notified and the recommendations of the Ravalli County Planning Department having been addressed to the satisfaction of this Court, and it further appearing that the request to move boundary lines and divide real property is not made in an attempt to avoid the subdivision process, and the Court having reviewed the record on file herein, and finding good cause, therefore;

1 IT IS HEREBY ORDERED that the Estate's interest in the real property in Ravalli
2 County, Montana shall be partitioned according to the Petition. The property is currently
3 legally described as:

- 4 a. A portion of the SE ¼ SE ¼ of Section 7, Township 2 North, Range 20
5 West, P.M.M., Ravalli County, Montana, being more particularly described
6 as Parcel H, Certificate of Survey No. 3454.
- 7 b. A portion of the SE ¼ SE ¼ of Section 7, Township 2 North, Range 20
8 West, P.M.M., Ravalli County, Montana, being more particularly described
9 as Parcel H-R, Certificate of Survey No. 3454.
- 10 c. A portion of the SE ¼ SE ¼ of Section 7, Township 2 North, Range 20
11 West, P.M.M., Ravalli County, Montana, being more particularly described
12 as Parcel S, Certificate of Survey No. 3454.

13 The real property SHALL now be legally described as follows:

- 14 a. A portion of the SE ¼ SE ¼ of Section 7, Township 2 North, Range 20
15 West, P.M.M., Ravalli County, Montana, being more particularly described
16 as Tract 1, Certificate of Survey No. _____.
- 17 b. A portion of the SE ¼ SE ¼ of Section 7, Township 2 North, Range 20
18 West, P.M.M., Ravalli County, Montana, being more particularly described
19 as Tract 2, Certificate of Survey No. _____.

CERTIFICATE OF SURVEY

DEPICTING THE RETRACEMENT OF A COURT ORDERED DIVISION OF PARCELS H, S, H-R OF CERTIFICATE OF SURVEY NO. 3454, PER CAUSE NO. DP-16-44, LOCATED IN THE SE1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 20 WEST, P.M.M., RAVALLI COUNTY, MONTANA

PERIMETER LEGAL DESCRIPTION

Parcels H, H-R and S of Certificate of Survey No. 3454, located in and being a portion of the Southeast one-quarter (SE1/4) of Section 7, Township 2 North, Range 20 West, Principal Meridian, Montana, Ravalli County, Montana.

Containing 11.50 acres, more or less, and being subject to all easements and rights-of-way existing or of record.

SURVEYOR'S CERTIFICATION

I hereby certify that the attached Certificate of Survey represents a survey made under my supervision, and substantially completed on the date shown hereon.

Toby Dumont, Professional Land Surveyor
Montana Registration No. 12671S

PURPOSE OF SURVEY

This survey was prepared pursuant to Section 76-3-201(1)(g), M.C.A., to wit: "is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30, and further Tracts 1, 2 and 3 are excluded from litigation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-125(2)(c) as the division is created between parcels to the same could be created by an order of a court in this state pursuant to the law of eminent domain, Title 70, chapter 30.

FLOODPLAIN NOTE:

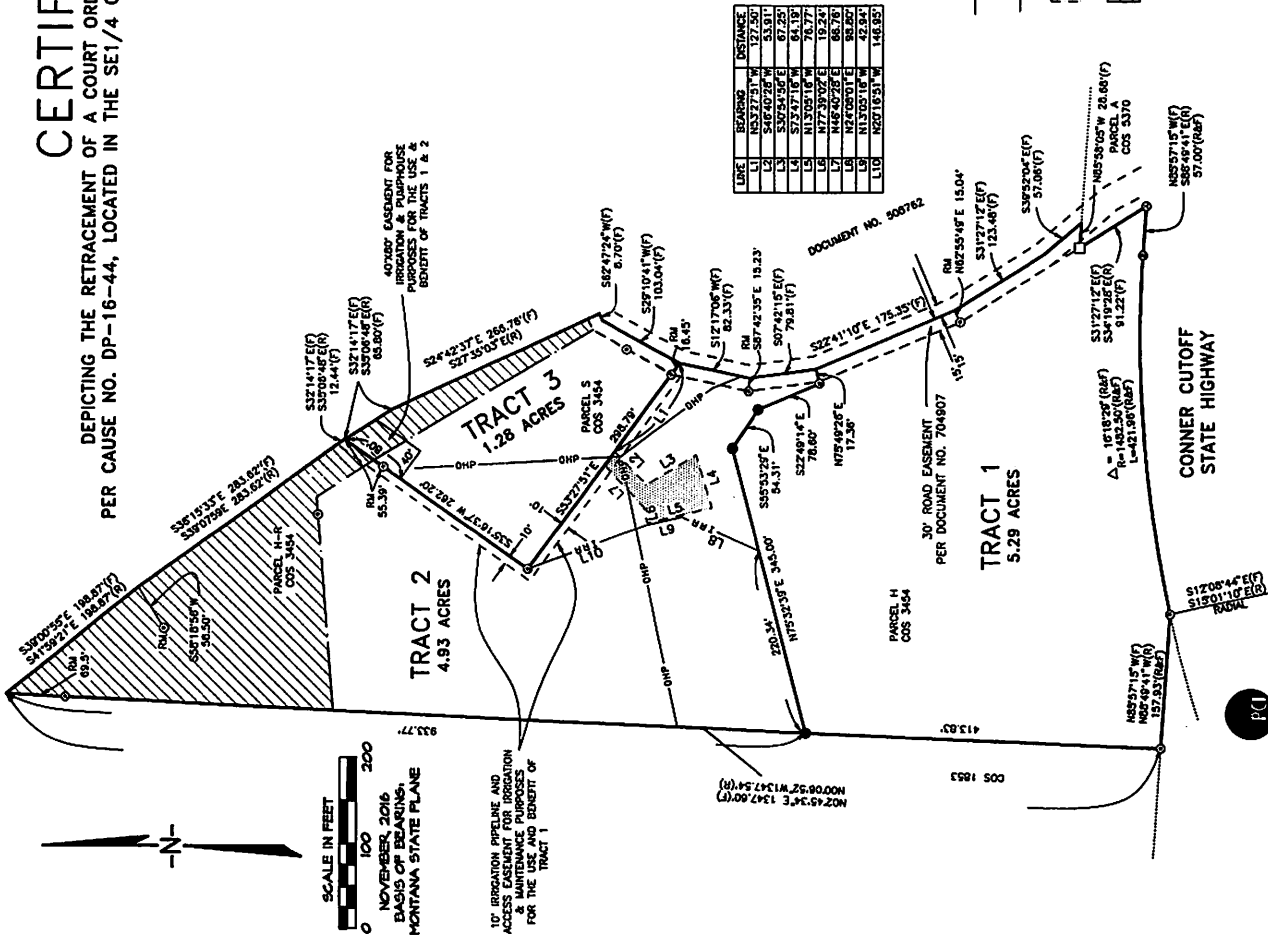
Any building alteration activity on these properties should check with the Ravalli County Floodplain Manager for compliance with the Ravalli County Floodplain Regulations.

- = SET 3/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (DUMONT, 12671S)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (MAY, 125)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (MAY, 125)
- ⊗ = FOUND CHISELED CROSS IN CONCRETE PIPE
- F = FOUND THIS SURVEY
- R = RECORD PER CERTIFICATE OF SURVEY NO. 3454
- RM = REFERENCE MONUMENT
- OHP — = CENTERLINE OF EXISTING OVERHEAD UTILITY LINES, CENTER OF 15' WIDE UTILITY EASEMENT FOR THE USE & BENEFIT OF TRACTS 1, 2 AND 3 SHOWN HEREON.
- 15R — = CENTERLINE OF A 6' WIDE EASEMENT FOR IRRIGATION PIPELINE FOR THE USE & BENEFIT OF TRACT 1
- [Pattern] — = DRAINFIELD EASEMENT FOR THE USE & BENEFIT OF TRACT 3
- [Hatched] = AREA ENCUMBERED BY AGRICULTURAL COVENANT

NOTE:
TRACT 3 IS SUBJECT TO A RIGHT-OF-WAY EASEMENT
PER BOOK 171 PAGE 073

1/4 SEC.	T.	R.
7	2N	20W

SHEET 1 OF 1
RAVALLI COUNTY
CERTIFICATE OF SURVEY NO. _____



Professional Consultants Inc.
Engineers, Surveyors, Planners, Appraisers.
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MISSOULA, MONTANA
PHONE 406-733-1300
FAX 406-733-0276

PREPARED FOR THE DOLORES HUGGANS ESTATE
PCI PROJECT NO. 8731-16