

# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTION: PERIMETER

TRACTS 3, 6, AND 13 OF CERTIFICATE OF SURVEY NO. 6992; TRACTS 9A, 9A, 10A, 11A, AND 12A OF CERTIFICATE OF SURVEY NO. 6995; TRACTS 5B, AND 7B OF CERTIFICATE OF SURVEY NO. 7035; AND TRACTS 1A, 1B, 2B-1, 2B-2, 4B-1, AND 4B-2 OF CERTIFICATE OF SURVEY NO. \_\_\_\_\_ ALL ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN SECTION 8 AND THE WEST HALF OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 232.09 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

## LEGEND

- FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP JAD 19133LS)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP (MARTINSEN 4124S)
  - ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (SORENSEN & CO. MCCARTHY 4468S)
  - FOUND 1 1/4 in. RED PLASTIC CAP (MARTINSEN 4124S)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP (DUMONT 12671S)
  - ▲ FOUND 1 1/2 in. BRASS CAP (NO MARKINGS)
  - FOUND 1 1/2 in. BRASS CAP (Z737S)
  - FOUND 1 1/2 in. ALUMINUM CAP (DUMONT 12671S)
  - ⊠ FOUND 4 in. x 4 in. CONCRETE RIGHT-OF-WAY MONUMENT
  - ⊙ FOUND 1-IRON
  - ⊙ FOUND 5/8 in. REBAR
  - COS CERTIFICATE OF SURVEY
  - R1 RECORD OR COMPUTED RECORD AND FOUND DATA PER CERTIFICATES OF SURVEY NOS. 6992, 6995, 7035, OR \_\_\_\_\_
- NOTES:  
1) ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

## CERTIFICATE OF OWNER\*\*\*\*\*

AS TO TRACT 8A OF CERTIFICATE OF SURVEY NO. 6995 THE UNDERSIGNED HEREBY CERTIFIES THAT THE 50-FOOT WIDE STRIP OF LAND WHERE NO STORAGE BUILDINGS, TREES, NOR DEEP ROOTED VEGETATION ARE PERMITTED WITHIN THIS STRIP (25 FEET EACH SIDE OF THE YELLOWSTONE GAS PIPELINE) AND THE 100-FOOT WIDE STRIP OF LAND WHERE NO HABITABLE STRUCTURES (DWELLINGS, INDUSTRIAL BUILDINGS, NOR PLACES OF PUBLIC ASSEMBLY) ARE PERMITTED WITHIN THIS STRIP (50 FEET EACH SIDE OF YELLOWSTONE GAS PIPELINE) AS SHOWN ON THIS CERTIFICATE OF SURVEY REPRESENT REQUIREMENTS OF ANNEXATION BY THE GOVERNING BODY OF THE CITY OF MISSOULA AND MAY BE MODIFIED BY MUTUAL AGREEMENT OF THE PARTIES FOLLOWING THE NORTH RESERVE / SCOTT STREET (NR/SS) AREA PLANNING PROCESS CURRENTLY PLANNED TO OCCUR IN 2026.

STORY HOUSE MONTANA, LLC

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT\*\*\*\*\*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, ACTING  
IN THE CAPACITY OF \_\_\_\_\_ FOR STORY HOUSE  
MONTANA, LLC.

SS \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

## CERTIFICATE OF OWNER\*\*\*\*\*

AS TO TRACTS 9A, 10A, AND 12A OF CERTIFICATE OF SURVEY NO. 6995 THE UNDERSIGNED HEREBY CERTIFIES THAT THE 50-FOOT WIDE STRIP OF LAND WHERE NO STORAGE BUILDINGS, TREES, NOR DEEP ROOTED VEGETATION ARE PERMITTED WITHIN THIS STRIP (25 FEET EACH SIDE OF THE YELLOWSTONE GAS PIPELINE) AND THE 100-FOOT WIDE STRIP OF LAND WHERE NO HABITABLE STRUCTURES (DWELLINGS, INDUSTRIAL BUILDINGS, NOR PLACES OF PUBLIC ASSEMBLY) ARE PERMITTED WITHIN THIS STRIP (50 FEET EACH SIDE OF YELLOWSTONE GAS PIPELINE) AS SHOWN ON THIS CERTIFICATE OF SURVEY REPRESENT REQUIREMENTS OF ANNEXATION BY THE GOVERNING BODY OF THE CITY OF MISSOULA AND MAY BE MODIFIED BY MUTUAL AGREEMENT OF THE PARTIES FOLLOWING THE NORTH RESERVE / SCOTT STREET (NR/SS) AREA PLANNING PROCESS CURRENTLY PLANNED TO OCCUR IN 2026.

ELLEN E. PORTER, ATTORNEY-IN-FACT  
ROSEBURG RESOURCES CO., AN OREGON CORPORATION

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT\*\*\*\*\*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, BY ELLEN E. PORTER, ATTORNEY-IN-FACT  
FOR ROSEBURG RESOURCES CO., AN OREGON CORPORATION.

SS \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

## CERTIFICATE OF OWNER\*\*\*\*\*

ELLEN E. PORTER, ATTORNEY-IN-FACT  
ROSEBURG FOREST PRODUCTS CO., AN OREGON CORPORATION

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT\*\*\*\*\*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, BY ELLEN E. PORTER, ATTORNEY-IN-FACT  
FOR ROSEBURG FOREST PRODUCTS CO., AN OREGON CORPORATION.

SS \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

## CERTIFICATE OF SURVEYOR\*\*\*\*\*

I, JEFFREY A. DUNCAN, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 19133LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

JEFFREY A. DUNCAN, P.L.S. DATE \_\_\_\_\_  
MONTANA LICENSE NO. 19133LS  
FOR WGM GROUP, INC.

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

## PURPOSE OF SURVEY

TO RETRACE THE PERIMETER BOUNDARY OF A CONTIGUOUS PARCEL OF LAND AND SHOW LOCATABLE EXISTING EASEMENTS AND ENCUMBRANCES PER REVIEW OF SUBDIVISION GUARANTEE NO. 09022069, WITH A DATE OF GUARANTEE OF JANUARY 14, 2026 ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC., AS REQUIRED BY RESOLUTION NUMBER 8924 CONDITIONS OF ANNEXATION APPROVAL; PURSUANT TO 76-3-404 M.C.A., AND IS NOT INTENDED TO CREATE A NEW PARCEL OR AGGREGATE EXISTING TRACTS OF RECORD.

THE PARCEL(S) DEPICTED ON THIS SURVEY HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH MONTANA CODE ANNOTATED TITLE 76, CHAPTER 4, PART 1, SANITATION IN SUBDIVISIONS. ANY NEW OR ADDITIONAL DEVELOPMENT ON THE PARCEL(S) IS SUBJECT TO STATE AND LOCAL SANITATION LAWS AND REGULATIONS.

APPROVED BY: \_\_\_\_\_

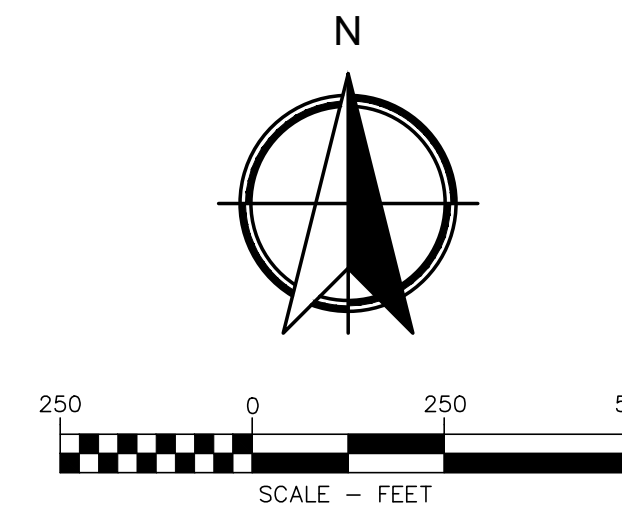
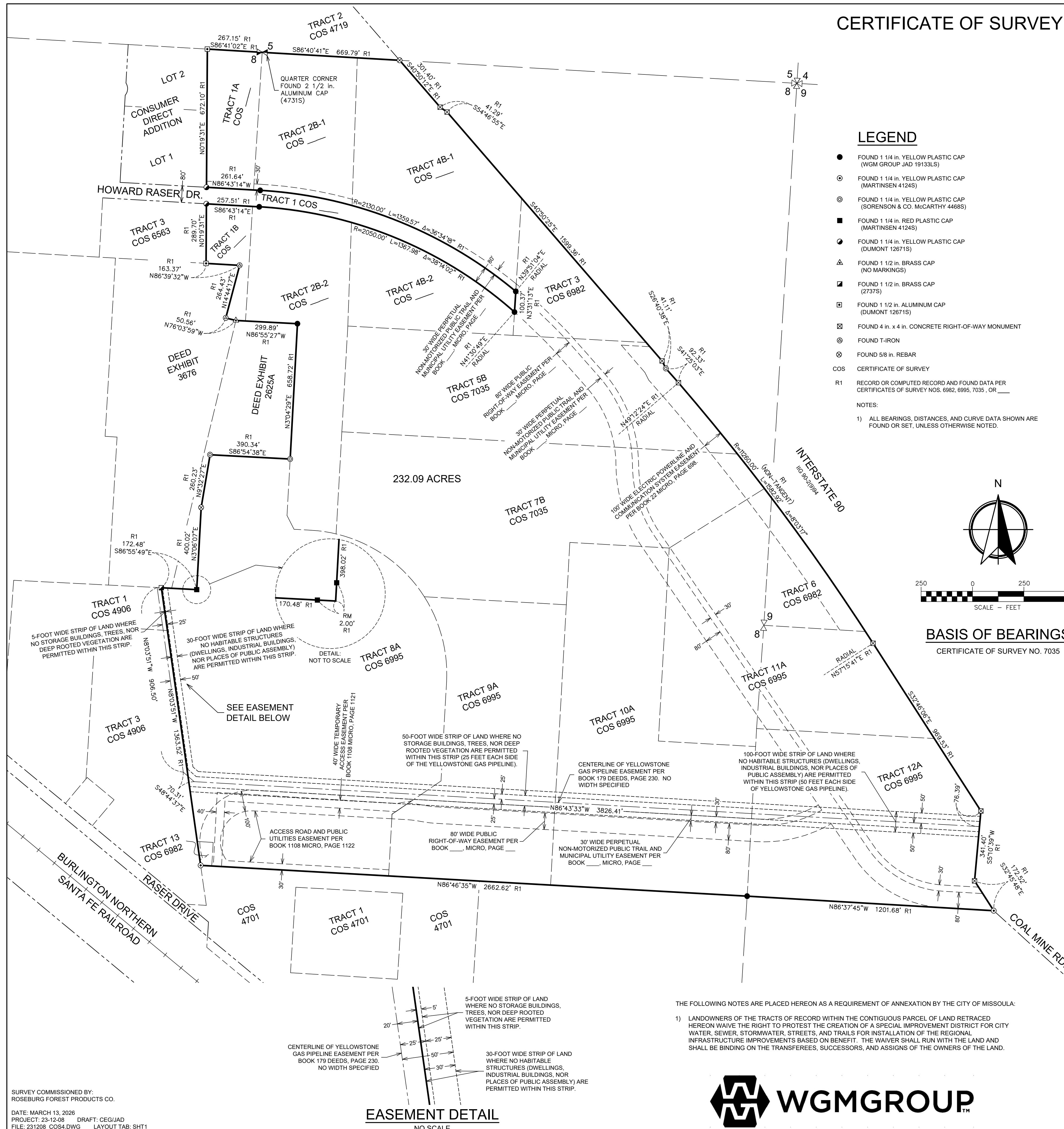
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS

1/4	SEC	T.	R.
☒	8	13N.	19W.
☒	9	13N.	19W.
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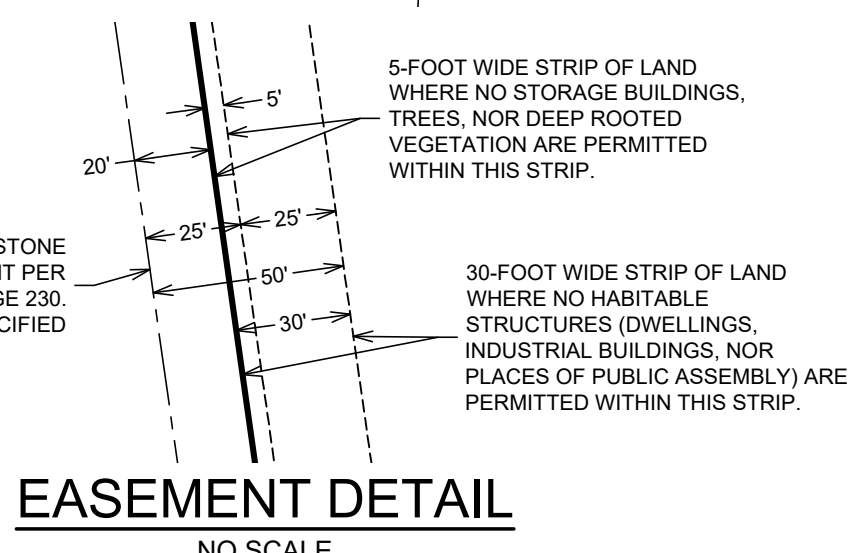
# PRELIMINARY

PLOTTED: 4/6/26  
SAVED: 3/30/26

SHEET 1 OF 1  
PRINCIPAL MERIDIAN, MONTANA  
MISSOULA COUNTY, MONTANA  
CERTIFICATE OF SURVEY NO. \_\_\_\_\_



**BASIS OF BEARINGS**  
CERTIFICATE OF SURVEY NO. 7035



**EASEMENT DETAIL**  
NO SCALE

THE FOLLOWING NOTES ARE PLACED HEREON AS A REQUIREMENT OF ANNEXATION BY THE CITY OF MISSOULA:

- 1) LANDOWNERS OF THE TRACTS OF RECORD WITHIN THE CONTIGUOUS PARCEL OF LAND RETRACED HEREON WAIVE THE RIGHT TO PROTEST THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT FOR CITY WATER, SEWER, STORMWATER, STREETS, AND TRAILS FOR INSTALLATION OF THE REGIONAL INFRASTRUCTURE IMPROVEMENTS BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFEREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.



## OWNERS

ROSEBURG FOREST PRODUCTS CO.,  
AN OREGON CORPORATION  
AND ROSEBURG RESOURCES CO.,  
AN OREGON CORPORATION AND  
STORY HOUSE MONTANA, LLC

SURVEY COMMISSIONED BY:  
ROSEBURG FOREST PRODUCTS CO.  
DATE: MARCH 13, 2026  
PROJECT: 23-12-08 DRAFT: CEG/JAD  
FILE: 231208\_CS84.DWG LAYOUT TAB: SHT1