

CERTIFICATE OF SURVEY

OWNER(S) OF RECORD
INFINITE VENTURE CAPITAL, LLC

SURVEY COMMISSIONED BY
INFINITE VENTURE CAPITAL, LLC

TOTAL AREA
44.08 ACRES (GROSS & NET)

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA

- LEGEND**
- SECTION LINE
 - EXISTING LOT BOUNDARY
 - NEW LOT BOUNDARY PER THIS CERTIFICATE OF SURVEY
 - OLD LOT BOUNDARY
 - ADJOINING PARCEL BOUNDARY
 - EXISTING EASEMENT AS DESCRIBED
 - SEWER SERVICE EASEMENT PER THIS CERTIFICATE OF SURVEY
 - PUBLIC SIDEWALK EASEMENT PER THIS CERTIFICATE OF SURVEY
 - FOUND ALUMINUM CAP
 - FOUND 2 1/2" BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "WGM MCCARTHY 44685"
 - FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "WGM KFA 16734LS"
 - FOUND 1 1/8" BRASS CAP MARKED "WGM KFA 16734LS"
 - SET 3/4" X 24" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "WEI SHAYLOR 19110LS"
 - RM REFERENCE MONUMENT
 - (F) FOUND
 - (R1) RECORD - CERTIFICATE OF SURVEY 2988 (1983)
 - (R2) RECORD - CERTIFICATE OF SURVEY 4831 (1998)
 - (R3) RECORD - COMMERCE CENTER, PHASE II, AMENDED (2000)
 - (R4) RECORD - CERTIFICATE OF SURVEY 5125 (2001)
 - (R5) RECORD - CERTIFICATE OF SURVEY 5876 (2005)

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELOCATION OF COMMON BOUNDARIES.

PERIMETER LEGAL DESCRIPTION
GOVERNMENT LOT 4 EXCEPTING THEREFROM PORTION "A" OF CERTIFICATE OF SURVEY 5876 AND ALSO AMENDED TRACT 'A' OF CERTIFICATE OF SURVEY NO. 3750, INCLUDING PORTION 'C' OF CERTIFICATE OF SURVEY 4831 & PORTION A OF COMMERCE CENTER, PHASE II, AMENDED, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE S89°54'33"E ALONG THE NORTH SECTION LINE, A DISTANCE OF 1319.50 FEET; THENCE S00°08'28"W, A DISTANCE OF 373.80 FEET; THENCE S34°01'10"W, A DISTANCE OF 26.48 FEET; THENCE S12°10'51"W, A DISTANCE OF 485.13 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 20.59 FEET AND A CENTRAL ANGLE OF 8°53'54"; THENCE S11°52'14"W, A DISTANCE OF 42.87 FEET; THENCE S14°03'24"E, A DISTANCE OF 57.42 FEET; THENCE S12°11'11"W, A DISTANCE OF 14.75 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 19.00 FEET, AN ARC LENGTH OF 11.03 FEET AND A CENTRAL ANGLE OF 33°16'21"; THENCE S77°41'44"E, A DISTANCE OF 7.66 FEET; THENCE S68°26'02"W, A DISTANCE OF 1.22 FEET; THENCE S12°10'45"W, A DISTANCE OF 709.87 FEET; THENCE S11°25'13"E, A DISTANCE OF 123.02 FEET TO A NONTANGENT CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET; THENCE ALONG SAID NONTANGENT CURVE WITH A RADIUS OF 392.35 FEET, AN ARC LENGTH OF 30.16 FEET AND A CENTRAL ANGLE OF 4°24'14"; THENCE N62°04'02"W, 704.89 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 88.52 FEET AND A CENTRAL ANGLE OF 101°26'28"; THENCE N62°04'02"W, A DISTANCE OF 104.54 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 72.04 FEET AND A CENTRAL ANGLE OF 58°57'48"; THENCE S58°57'48", A DISTANCE OF 236.05 FEET TO THE WEST LINE OF SECTION 5; THENCE N00°05'16"E ALONG THE WEST SECTION LINE, A DISTANCE OF 335.02 FEET; THENCE N00°05'16"E, A DISTANCE OF 1227.26 FEET TO THE POINT OF BEGINNING, CONTAINING 44.08 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD AND ACCORDING TO THIS SURVEY.

LINE TABLE

LINE #	BEARING & DISTANCE
L1	S12°11'15"W, 14.75' (F) N12°10'53"E, 14.73' (R5)
L2	S77°41'44"E, 7.66' (F) N77°49'00"W, 7.62' (R5)
L3	S68°26'02"W, 1.22' (F) N70°23'52"E, 1.22' (R5)

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	200.00' (F/R5)	20.59' (F) 20.63' (R5)	5°53'54" (F) 5°54'41" (R5)
C2	19.00' (F/R5)	11.03' (F) 11.06' (R5)	33°16'21" (F) 33°20'17" (R5)
C3	392.35' (F/R2)	30.16' (F) 30.41' (R2)	4°24'14" (F)
C4	50.00' (F/R3)	88.52' (F) 86.61' (R3)	101°26'28" (F) 101°32'13" (R3)
C5	70.00' (F/R3)	72.04' (F/R3)	58°57'48" (F) 58°57'54" (R3)

- KEY NOTES**
- 60' PUBLIC UTILITY EASEMENT PER BOOK 153 PAGE 1841
 - PUBLIC WATER & SANITARY SEWER EASEMENT PER BOOK 1059 PAGE 313
 - 60' PUBLIC ACCESS EASEMENT PER BOOK 1099 PAGE 36
 - 60' PRIVATE ACCESS EASEMENT PER BOOK 582 PAGE 939
 - PUBLIC SIDEWALK EASEMENT PER THIS SURVEY (SEE DETAIL)
 - SEWER SERVICE EASEMENT PER THIS SURVEY (SEE DETAIL)

TRACT 1 LEGAL DESCRIPTION
TRACT 1 OF CERTIFICATE OF SURVEY NO. 06997, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, CONTAINING 36.48 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD AND ACCORDING TO THIS SURVEY.

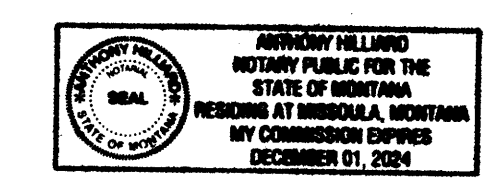
TRACT 2 LEGAL DESCRIPTION
TRACT 2 OF CERTIFICATE OF SURVEY NO. 06997, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, CONTAINING 7.60 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD AND ACCORDING TO THIS SURVEY.

CERTIFICATE OF OWNERS
THE UNDERSIGNED CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES BETWEEN TWO LOTS OUTSIDE A PLATTED SUBDIVISION, AND THAT NO ADDITIONAL LOTS ARE CREATED, THEREFORE THIS SURVEY IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO SECTION 76-3-207(1)(a) M.C.A., TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES."

THE UNDERSIGNED FURTHER CERTIFIES THAT THIS DIVISION OF LAND IS EXCLUDED FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(d) M.C.A., TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127: (d) DIVISIONS OR PREVIOUSLY DIVIDED PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(1)(a), (1)(b), (1)(c), OR (1)(d); SECTION 76-3-207(1)(a) M.C.A., TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES"; AND PURSUANT TO SECTION 76-4-127 M.C.A. TO WIT: "NOTICE OF CERTIFICATION THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED."

INFINITE VENTURE CAPITAL LLC
BY
KEN AULT, AUTHORIZED AGENT, INFINITE VENTURE CAPITAL LLC
DBA K3A DEVELOPMENT LLC
STATE OF MONTANA)
COUNTY OF MISSOULA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 26, 2024 BY
KEN AULT AS AUTHORIZED AGENT OF INFINITE VENTURE CAPITAL LLC.

Anthony Willard
NOTARY PUBLIC, STATE OF MONTANA



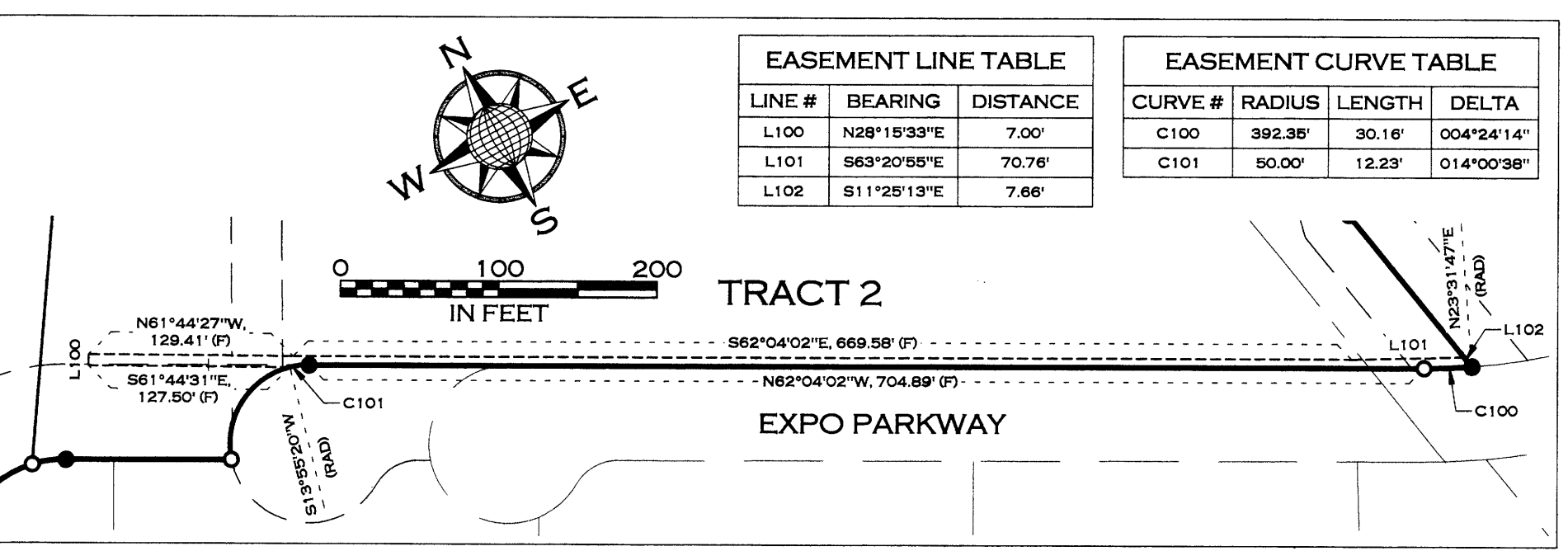
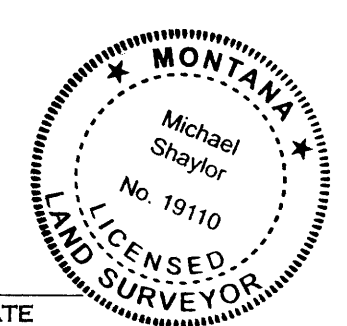
- NOTES**
- TRACT 1 AND 2 AS SHOWN COMPRISE THE PROPERTY, WHICH IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 2022119575 IN THE RECORDS OF MISSOULA COUNTY. THERE DOES HEREBY EXIST, FOR THE PURPOSE OF VEHICULAR ACCESS AND PARKING, RECIPROCAL EASEMENTS FOR INGRESS, EGRESS OVER, ACROSS, UNDER AND UPON THE RESPECTIVE TRACTS OF THE PROPERTY, FOR PARKING, DRIVE AISLES, SIDEWALKS AND ACCESS POINTS TO THE SHARED ACCESS ROADS, AS PERMITTED IN THE DEVELOPMENT AGREEMENT. THE DEVELOPMENT OF THE PROJECT MAY NECESSITATE MINOR ADJUSTMENTS TO THE DESIGN AND LOCATION OF THE PARKING LOTS, DRIVE AISLES, AND ACCESS POINTS AS SHOWN AND CONTEMPLATED IN THE DEVELOPMENT AGREEMENT AND SUCH MINOR DEVIATIONS SHALL BE INCLUDED IN THIS GRANT OF RECIPROCAL ACCESS EASEMENTS. THE DEVELOPMENT AGREEMENT CONTEMPLATES SHARED USE OF ALL AMENITIES AND OVERALL UTILITY IMPROVEMENTS ACROSS BOTH TRACTS OF THE PROPERTY.
 - THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD, SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

APPROVED BY
Stacy M. Debit 11/21/2024
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE

Phyllis Gault 11/22/2024
MISSOULA CITY-COUNTY HEALTH DEPARTMENT DATE

CERTIFICATE OF SURVEYOR
I, MICHAEL SHAYLOR, PROFESSIONAL LAND SURVEYOR, MONTANA REG. NO. 19110 LS, DO HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER CERTIFY THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

Michael D. Shaylor 11/21/24 DATE
MICHAEL D. SHAYLOR, PLS
MONTANA REGISTRATION NO. 19110LS



EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L100	N28°15'33"E	7.00'
L101	S63°20'55"E	70.76'
L102	S11°25'13"E	7.66'

EASEMENT CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C100	392.35'	30.16'	004°24'14"
C101	50.00'	12.23'	014°00'38"

PUBLIC SIDEWALK EASEMENT DETAIL

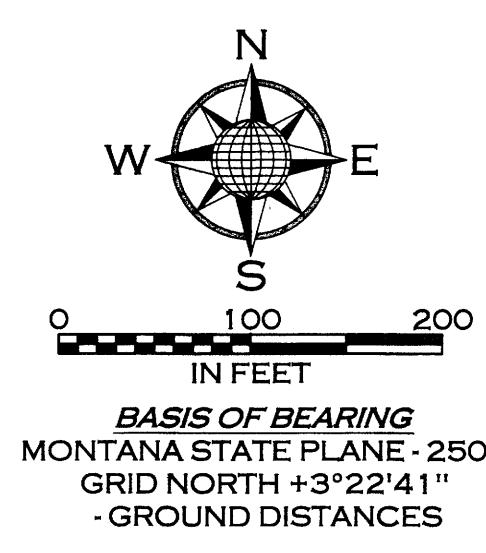
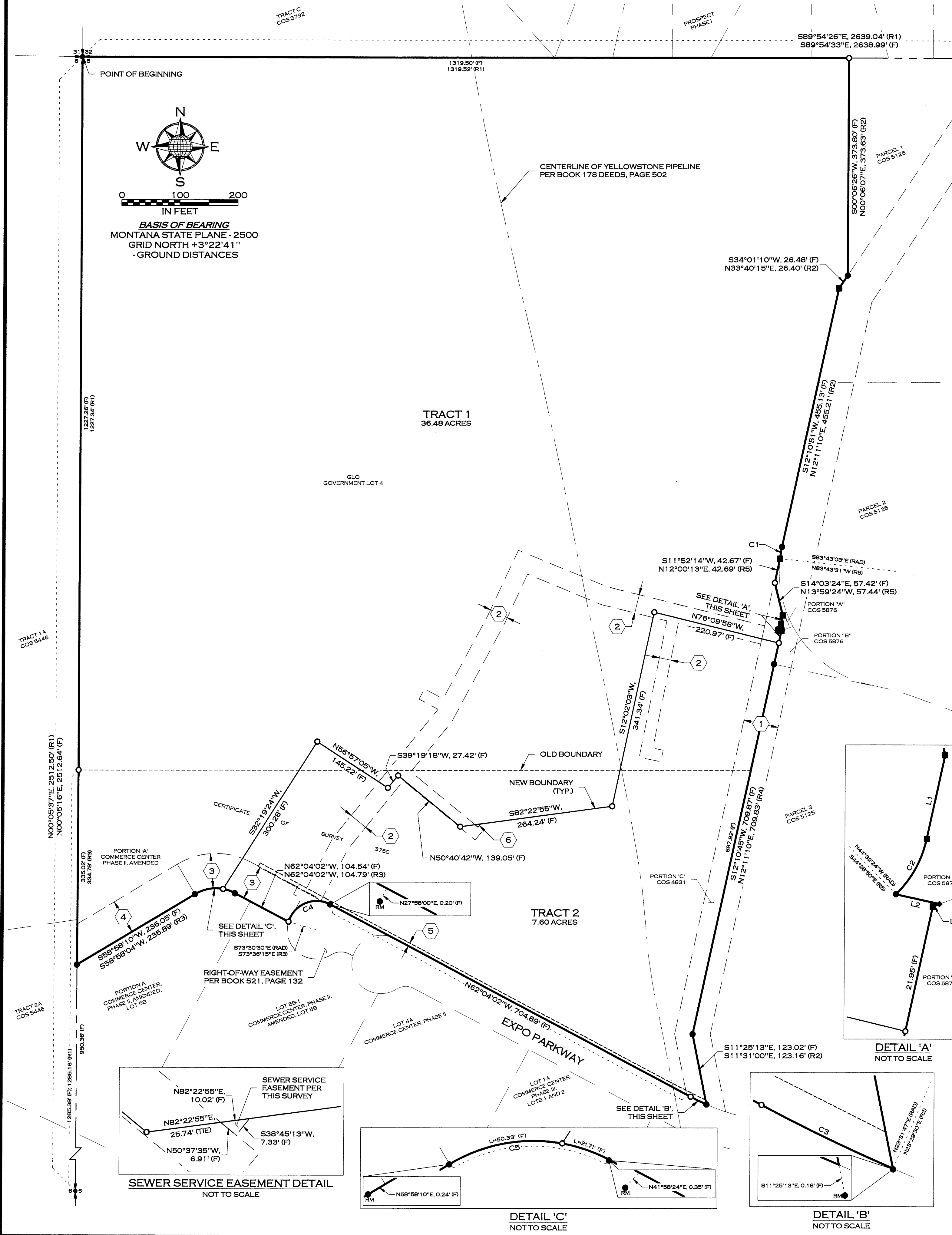
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SAC BK: 1107 PG: 18
SPA BK: 1107 PG: 19
OR BK: 1107 PG: 20
CTP BK: 1107 PG: 21

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
405 3RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1855
3800 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-202-8685
WWW.WOITHENG.COM

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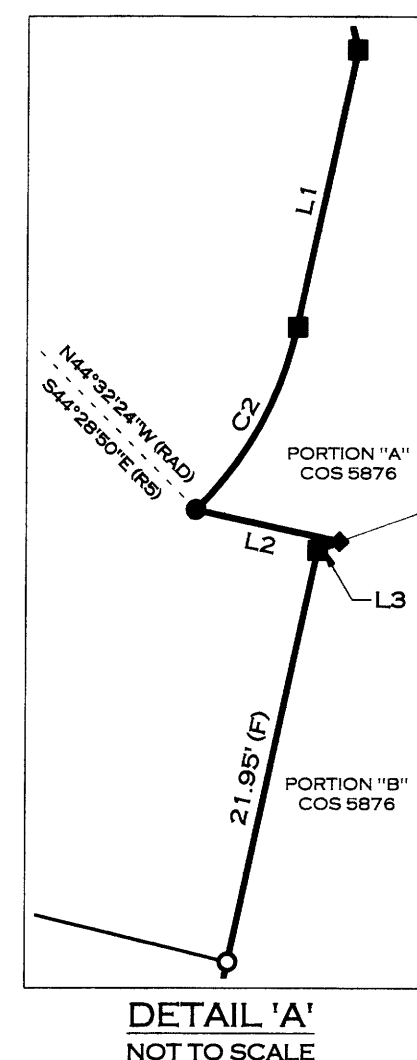
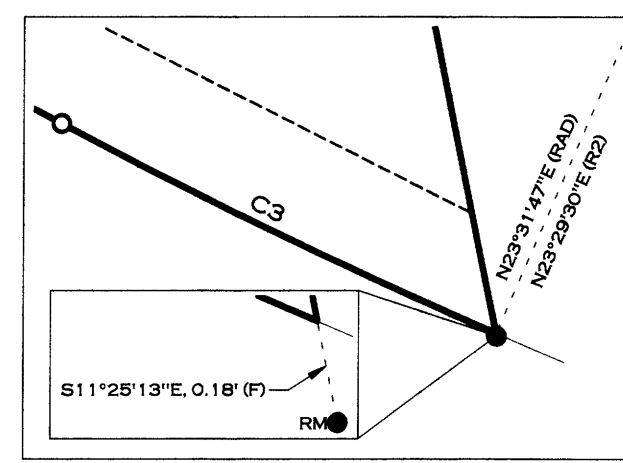
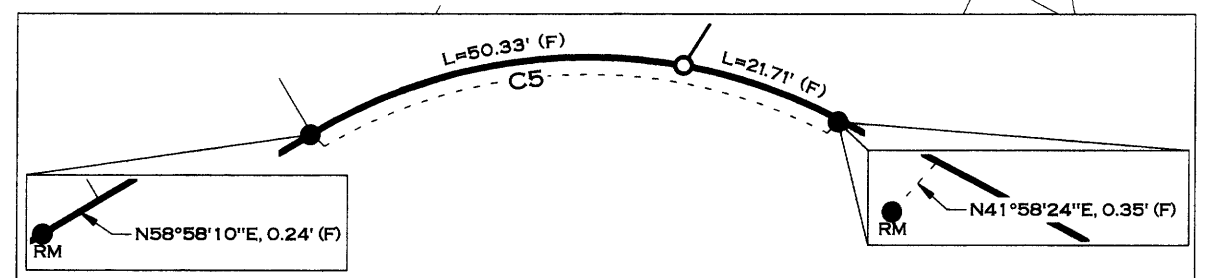
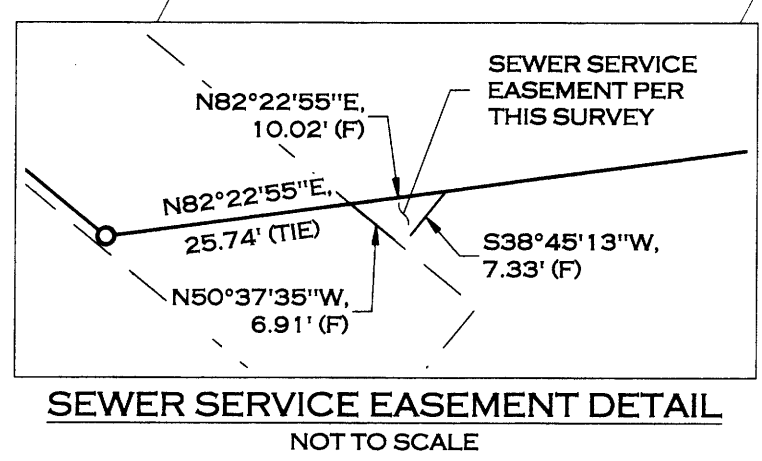
1/4 SECTION TOWNSHIP RANGE PRINCIPAL MERIDIAN MONTANA MISSOULA COUNTY, MONTANA WEIJOB#: 24-046 DRAWN: CRH CA: MDS DATE: NOVEMBER 21, 2024 FILENAME: COS.DWG SHEET 1 OF 1



BASIS OF BEARING
MONTANA STATE PLANE - 2500
GRID NORTH +3°22'41"
- GROUND DISTANCES

TRACT 1
36.48 ACRES

TRACT 2
7.60 ACRES





Return to: Woith Engineering
3860 O'Leary Street, Suite A
Missoula, MT 59808

I, Michael D Shaylor, Professional Land Surveyor, do hereby certify that I have performed the survey filed as Certificate of Survey 06597. I further certify that this Affidavit of Correction is given for the purpose of correcting the owner's certification signature block.

The pen and ink correction to the Certificate of Survey is as follows:

On Sheet 1 of the Certificate of Survey, the signature line of the owner's certification is shown as:

INFINITE VENTURE CAPITAL LLC

BY _____
KEN AULT, AUTHORIZED AGENT, INFITATE VENTURE CAPITAL LLC

Has been corrected to be shown as:

INFINITE VENTURE CAPITAL LLC

BY _____
KEN AULT, AUTHORIZED AGENT, INFITATE VENTURE CAPITAL LLC
DBA KJA DEVELOPMENT LLC

Michael D Shaylor

Michael D. Shaylor, PLS
Montana Registration No. 19110LS

State of *Montana*)
)ss
County of *Missoula*)



On this 26th day of November 2024, before me a Notary Public for the State of Montana, personally appeared Michael D. Shaylor, known to me to be the person named in and who executed the above instrument and acknowledged to me that he executed the same.

Anthony Hilliard

Notary Public for the State of Montana

Printed Name: *Anthony Hilliard*
Residing at: *Missoula, MT*
My Commission Expires: *12/01/2024*

