

AMENDED SUBDIVISION PLAT  
OF

LINDA VISTA THIRTEENTH SUPPLEMENT, LOT 13

PERIMETER LEGAL DESCRIPTION

Lot 13 of Linda Vista Thirteenth Supplement together with a portion of Tract 3 of Certificate of Survey No. 6355, located in the Northeast one-quarter of Section 13, Township 12 North, Range 20 West, Principal Meridian, Montana, City of Missoula, Missoula County, Montana, and being more particularly described as follows: Beginning at the Northeast corner of Lot 13 of Linda Vista Thirteenth Supplement, thence the following five courses along the southerly boundary of Linda Vista Twelfth Supplement: N51°48'56"E 53.80 feet; thence N03°38'09"E 58.10 feet; thence S86°21'51"E 910.99 feet; thence along a radial line, N17°38'09"E 99.13 feet to a non-tangent point of curvature; thence an arc distance of 138.70 feet easterly along said non-tangent curve, being concave to the southerly, of radius 970.00 feet and delta 08°11'33" to the northwest corner of Lot 1 of Linda Vista Fifteenth Supplement; thence the following two courses along the boundary of Linda Vista Fifteenth Supplement: S32°38'12"W 401.18 feet; thence S81°55'30"W 821.41 feet to a point on the easterly boundary of Tract 2 of Certificate of Survey No. 6355; thence the following four courses along said easterly boundary: N08°04'33"W 37.84 feet; thence S86°32'36"W 309.31 feet; thence N37°41'37"W 249.64 feet; thence S87°38'09"W 101.15 feet to point on the southerly boundary of Linda Vista Thirteenth Supplement, said point being a non-tangent point of curvature with a radial bearing of N70°00'48"W; thence the following four courses along said southerly boundary: an arc distance of 16.21 feet northerly along said non-tangent curve, being concave to the westerly, of radius 150.00 feet and delta 06°11'35"; thence N87°39'51"E 282.99 feet; thence N58°54'05"E 109.93 feet to a point on the boundary of said Lot 13; thence the following three courses along said boundary: N30°20'09"W 112.69 feet to a non-tangent point of curvature having a radial bearing of N27°49'53"W; thence an arc distance of 76.61 feet easterly along said non-tangent curve, being of radius 230.00 feet and delta 19°05'02"; thence S57°20'09"E 116.67 feet to the point of beginning, containing a total of 10.88 acres, more or less, being subject to all easements or rights-of-way existing or of record.

OWNERS CERTIFICATION

We hereby certify that the purpose of this division of land is to relocate common boundaries, therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(e) M.C.A., to wit: "divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas".

We hereby further certify this division of land is exempt from review by the Department of Environmental Quality pursuant to Section 76-4-125(1)(d), M.C.A., to wit: "as certified pursuant to 76-4-127(i) new divisions subject to review under the Montana Subdivision and Platting Act; (ii) divisions or previously divided parcels recorded with sanitary restrictions; or (iii) 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)(d), (1)(e), or (1)(f)".

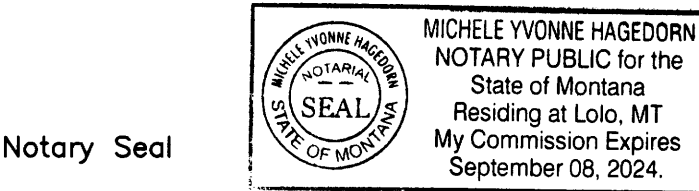
Lloyd A Twite Family Partnership

By: Lloyd A Twite  
Lloyd A Twite, managing partner

STATE OF MONTANA }  
COUNTY OF Missoula }SS

This instrument was acknowledged before me on 6-8-23, 2023, by Lloyd A. Twite as managing partner of the Lloyd A. Twite Family Partnership.

ss Michelle Yvonne Hagedorn  
Notary Signature



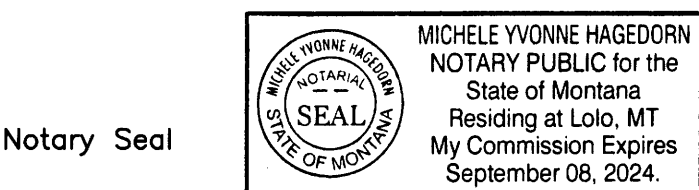
By: Scott A. Twite  
Scott A. Twite

By: Joy E. Twite  
Joy E. Twite

STATE OF MONTANA }  
COUNTY OF Missoula }SS

This instrument was acknowledged before me on 6-19-23, 2023, by Scott A. Twite and Joy E. Twite.

ss Michelle Yvonne Hagedorn  
Notary Signature



SURVEYOR'S CERTIFICATION

I hereby certify that the attached plat represents a survey substantially completed under my supervision on the date shown hereon.

ss Toby Dumont 6/7/2023  
Toby Dumont Date  
Professional Land Surveyor  
Montana Registration No. 12671S

APPROVED BY:

Tyler R.E. 10/04/2023  
MISSOULA CITY ENGINEER DATE

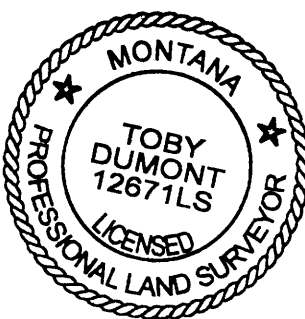
Tyler R.E. 07/07/23  
MISSOULA CITY-COUNTY HEALTH DEPARTMENT DATE

PURPOSE OF SURVEY

The purpose of this survey is to relocate common boundaries.

NOTES:

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 amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.



Professional Consultants Inc.  
Engineers. Surveyors. Planners. Mappers.

3115 RUSSELL ST., PO BOX 1750  
MISSOULA, MONTANA  
PHONE 406-728-1880  
FAX 406-728-0276

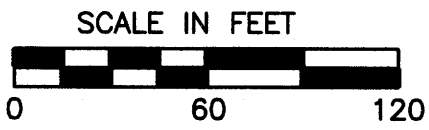
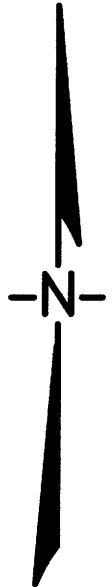
PREPARED AT THE REQUEST OF: SCOTT TWITE  
PCI PROJECT NO. 9179-21

1/4	SEC.	T.	R.
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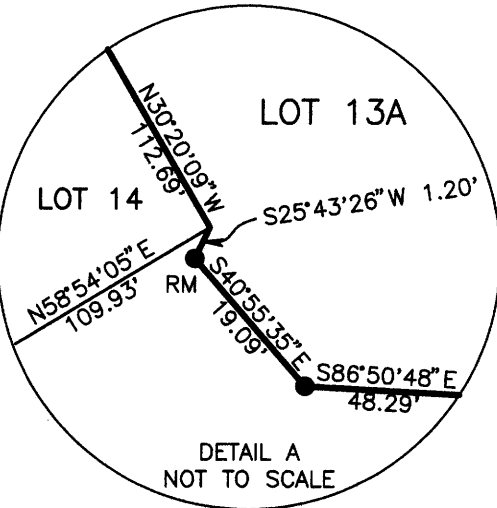
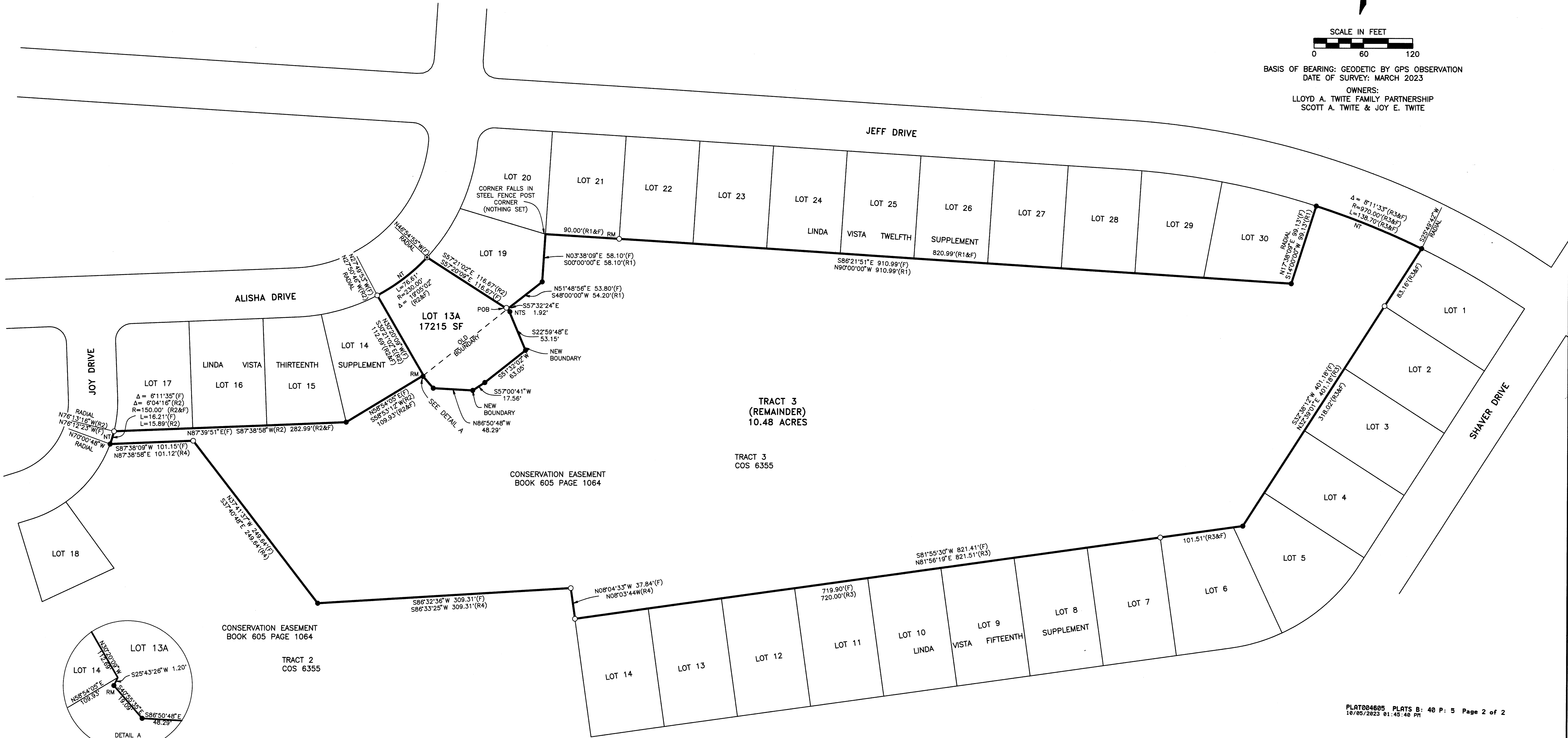
SHEET 1 OF 2  
LINDA VISTA THIRTEENTH SUPPLEMENT, LOT 13  
CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

PLAT004605 8:40 P:5 Pages:2 Fee:\$25.50  
10/05/2023 01:45:40 PM Plat  
Tyler R. Germant, Missoula County Clerk & Recorder

AMENDED SUBDIVISION PLAT  
OF  
LINDA VISTA THIRTEENTH SUPPLEMENT, LOT 13



BASIS OF BEARING: GEODETIC BY GPS OBSERVATION  
DATE OF SURVEY: MARCH 2023  
OWNERS:  
LLOYD A. TWITE FAMILY PARTNERSHIP  
SCOTT A. TWITE & JOY E. TWITE



CONSERVATION EASEMENT  
BOOK 605 PAGE 1064  
TRACT 2  
COS 6355

- LEGEND
- = SET 5/8" X 24" REBAR WITH 1-1/2" ALUMINUM CAP (DUMONT, 12671S)
  - = FOUND 1-1/2" ALUMINUM CAP (LARSON, 8990ES)
  - ⊙ = FOUND 1-1/4" YELLOW PLASTIC CAP (LARSON, 8990ES)
  - F = FOUND THIS SURVEY
  - R1 = RECORD PER LINDA VISTA TWELFTH SUPPLEMENT
  - R2 = RECORD PER LINDA VISTA THIRTEENTH SUPPLEMENT
  - R3 = RECORD PER LINDA VISTA FIFTEENTH SUPPLEMENT
  - R4 = RECORD PER COS 6355
  - RM = REFERENCE MONUMENT
  - NT = NON-TANGENT
  - NTS = NOT TO SCALE
  - POB = POINT OF BEGINNING

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1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	13	12N	20W

SHEET 2 OF 2  
LINDA VISTA THIRTEENTH SUPPLEMENT, LOT 13  
CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

SAC	BK:1093	PG:1347
SPA	BK:1093	PG:1348
OR	BK:1093	PG:1349
CTP	BK:1093	PG:1350
QCD	BK:1093	PG:1351