

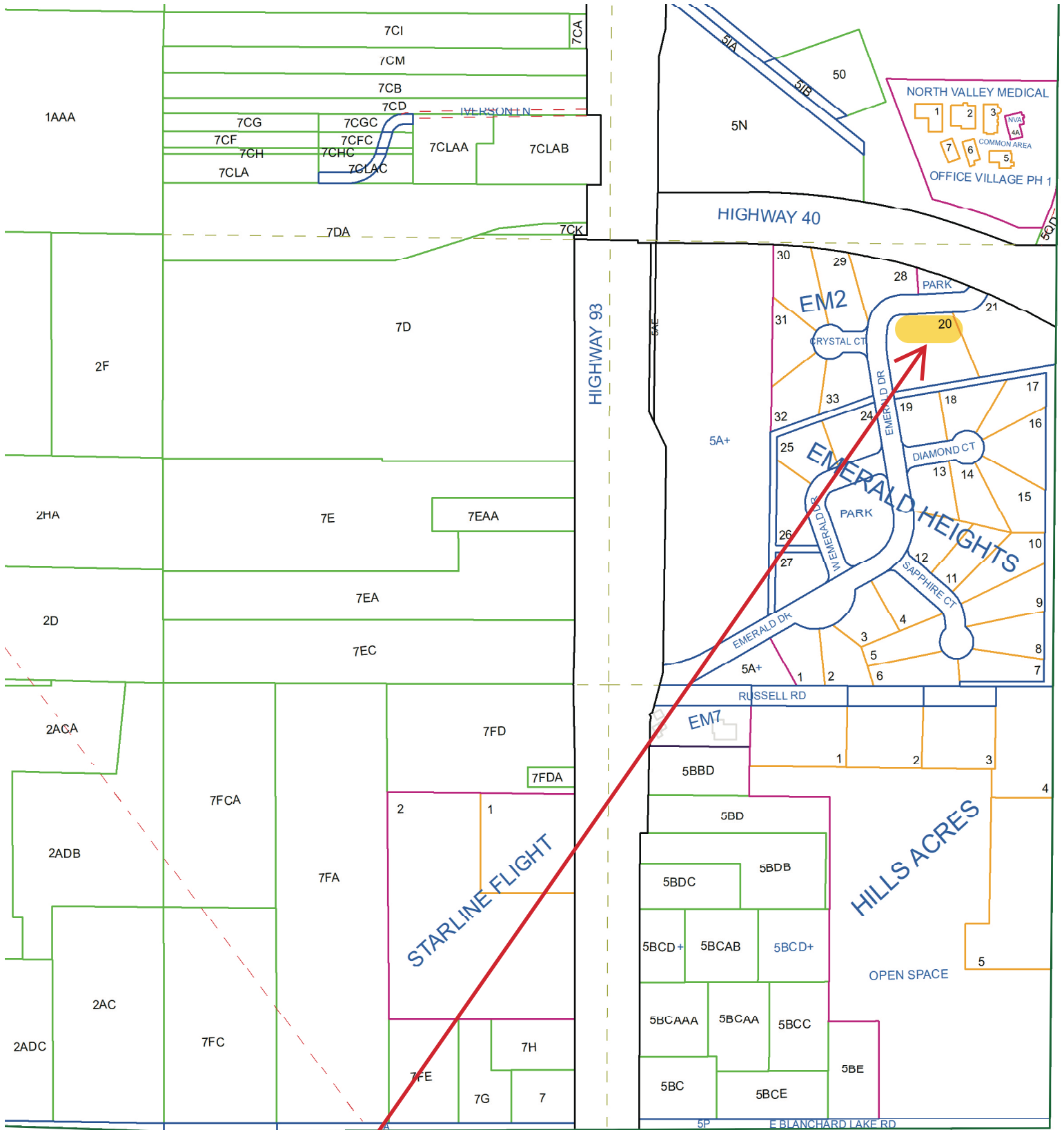


Flathead County Property Profile

Parcel #	07418412406010000	Owner	Schmidt Gailor L Family Trust
Ref Parcel		Owner Address	12207 243rd PI NE Redmond WA 98053 - 5685
Site Address	295 Emerald Dr Whitefish MT 59937 - 8471	Market Total Value	
Lot Size	1.14 Acres (49,789 SqFt)	Assessed Total Value	\$262,845.00
Building Area		Year Built	
School District	WHITEFISH	Sale Date	07/15/2021
Zoning	SAG-5/HO Suburban Agricultural Land Use (5 Acres) / Hwy	Sale Price	
Bedrooms		Subdivision	Emerald Heights
Bathrooms		Land Use / Land Use Std	VAC_R - Vacant Land Rural / 400 - Vacant Land (nec)
Legal	EMERALD HEIGHTS, S12, T30 N, R22 W, Lot 20, ACRES 1.143, ASSR#0000636669		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



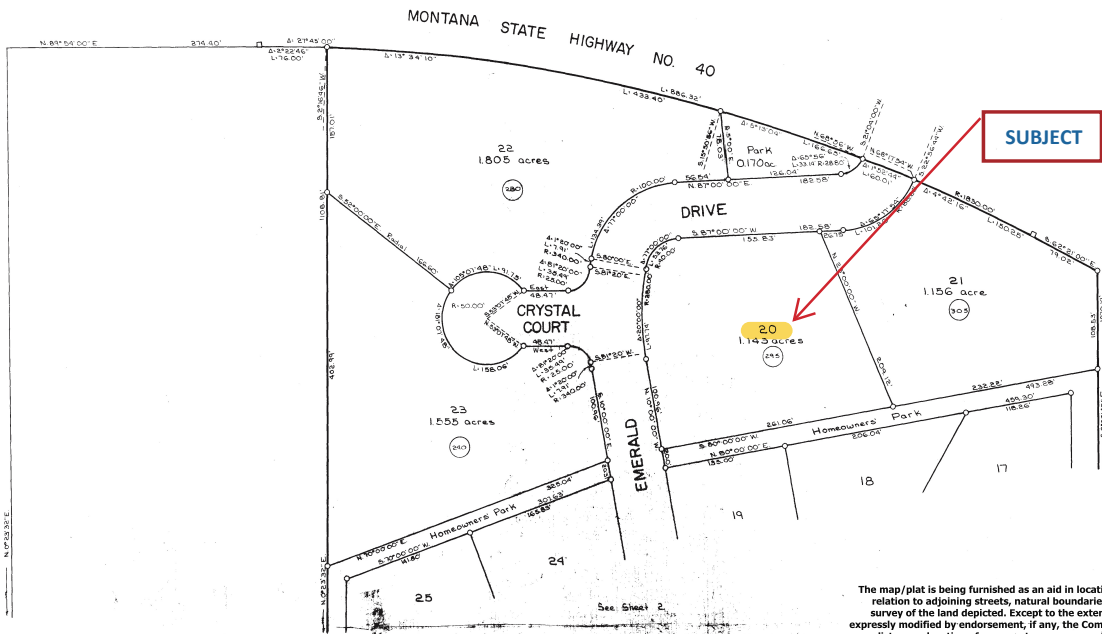
12-30-22

SUBJECT

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



U.S. HIGHWAY NO. 93



EMERALD HEIGHTS
SE 1/4, Sec. 12, T30NR22W, Flathead Co.
Sheet 1 of 2

CERTIFICATE OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, WILLIAM R. WILLIAMS, CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA, AND ETHEL L. SMITH, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS ACCOMPANYING PLAT OF EMERALD HEIGHTS, FLATHEAD COUNTY, MONTANA, HAS BEEN SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF FLATHEAD COUNTY, MONTANA, FOR EXAMINATION AND HAS BEEN FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED BY THEM AT THEIR REGULAR MEETING HELD ON THE 27 DAY OF June, 1978.

William R. Williams
WILLIAM R. WILLIAMS
CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS

ATTEST:
Ethel L. Smith
ETHEL L. SMITH
COUNTY CLERK AND RECORDER
FLATHEAD COUNTY, MONTANA

CERTIFICATE OF SURVEYOR
Charles E. Doolle
CHARLES E. DOOLLE
EXAMINING LAND SURVEYOR
REGISTRATION NO. 2989 ES

APPROVED: June 26, 1978
CHARLES E. DOOLLE
EXAMINING LAND SURVEYOR
REGISTRATION NO. 2516 S

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



CERTIFICATE OF DEDICATION

WE, JERRY L. BARR, JULIE W. BARR, CARL A. GARLAND, and MORENE C. GARLAND, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED, STREETS AND PARKS, AS SHOWN BY THE PLAT AND CERTIFICATE OF SURVEY HEREINAFTER INCLOSED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

THAT PORTION OF THE NORTHEAST & SOUTHWEST 1/4, SECTION 12, TOWNSHIP 30 NORTH, RANGE 22 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4, SECTION 12, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THAT PARCEL SHOWN ON CERTIFICATE OF SURVEY NO. 3000; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, ALSO BEING THE NORTH LINE OF THE APPLICABLE PARCEL, SOUTH 89°20'21" WEST 787.05 FEET; THENCE NORTH 30°00'00" WEST 1034.00 FEET; THENCE SOUTH 89°00'00" WEST 280.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 SOUTH-EAST 1/4, ALSO BEING THE NORTH LINE OF THE APPLICABLE PARCEL, SOUTH 89°00'00" WEST 1700.00 FEET; THENCE SOUTH 89°00'00" WEST 1034.00 FEET TO THE EAST LINE OF THE APPLICABLE PARCEL, WHICH POINT IS ON THE EAST LINE OF U.S. HIGHWAY NO. 93; THENCE ALONG THE EAST LINE OF SAID U.S. HIGHWAY NO. 93, EAST 110°00'00" NORTH 1100.00 FEET TO A POINT ON THE SOUTHERLY LINE OF MONTANA STATE HIGHWAY NO. 40, WHICH POINT IS ON A 1800.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTWARD HAVING A CHORD BEARING OF SOUTH 27°00'00" WEST 1800.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHWAY 40, SOUTH 82°20'00" EAST 734.00 FEET TO THE EAST LINE OF SECTION 12; THENCE ALONG THE EAST LINE SOUTH 03°00'00" EAST 1070.74 FEET TO THE POINT OF BEGINNING, CONTAINING 24.46 ACRES OF LAND, ALL AS SHOWN ON THE ATTACHED PLAT WHICH IS HEREBY INCORPORATED IN AND MADE A PART OF THIS LEGAL DESCRIPTION.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS EMERALD HEIGHTS, FLATHEAD COUNTY, MONTANA; AND THE LANDS INCLUDED IN ALL STREETS AS SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOR THE PURPOSES AND THE LANDS INCLUDED IN ALL PARK AREAS ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOR PARK PURPOSES.

DATED THIS 20 DAY OF June, 1978.

Jerry L. Barr
JERRY L. BARR

Julie W. Barr
JULIE W. BARR

Carl A. Garland
CARL A. GARLAND

Morene C. Garland
MORENE C. GARLAND

STATE OF MONTANA
COUNTY OF FLATHEAD

ON THIS 20 DAY OF June, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED JERRY L. BARR, JULIE W. BARR, CARL A. GARLAND, AND MORENE C. GARLAND, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ordona M. Garrett
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Bozeman, MT
MY COMMISSION EXPIRES 06/15/83

STATE OF MONTANA
COUNTY OF FLATHEAD

FILED FOR RECORD THIS 24 DAY OF June, A.D., 1978.
AT Bozeman, MT.

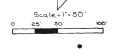
Ethel L. Smith
ETHEL L. SMITH
COUNTY CLERK AND RECORDER
FLATHEAD COUNTY, MONTANA

THIS PLAT HAS BEEN EXAMINED BY THE OFFICE OF THE COUNTY ATTORNEY ACCORDING TO SECTION 1-10-101, BEING THE PLATTING TITLES REPORT IN REGULATION 101, AND APPROVED BASED ON INFORMATION RECEIVED BY THE COUNTY CLERK AND RECORDER.

OFFICE OF THE COUNTY ATTORNEY
FLATHEAD COUNTY, MONTANA

William R. Williams
WILLIAM R. WILLIAMS
DATE 6-23-78 BY William R. Williams

Legend
O Set Map a 24" tabular with plastic cap, stamped "201812"
□ Found Highway E/W monument



The map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

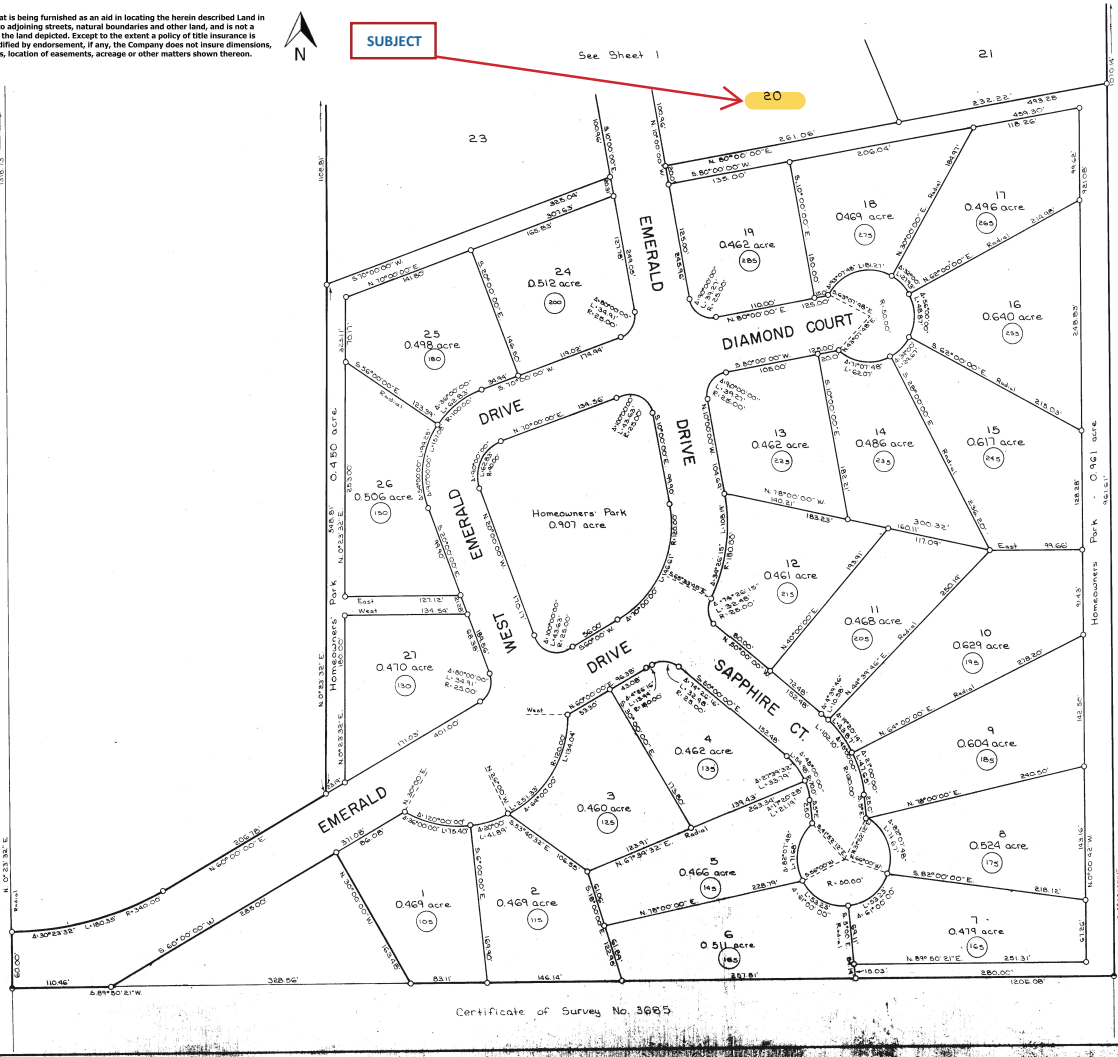


SUBJECT

See Sheet 1

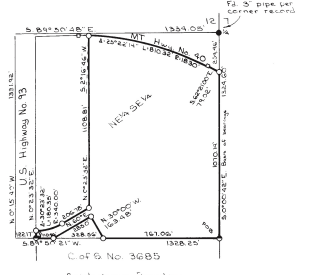
20

U. S. HIGHWAY NO. 93



4-2-17

EMERALD HEIGHTS
SE 1/4, Sec. 12, T30NR22W, Flathead Co.
Sheet 2 of 2



Area:
Lots - 17.279 acres
Park - 2.488 acres
Road - 4.213 acres
Total - 24.440 acres

