

# CERTIFICATE OF SURVEY

## A PART OF H.E.S. No. 898 IN THE NE 1/4 OF SECTION 28, TWP. 33 N., R. 34 W., P.M.M. TRACT "A" BENCH LAND PER C. OF S. 1061

An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the Northeast quarter of Section 28, Township 33 North, Range 34 West, P.M.M., being a part of Homestead Entry Survey (H.E.S.) Number 898, containing 11.129 acres, more or less, and more particularly described as follows:

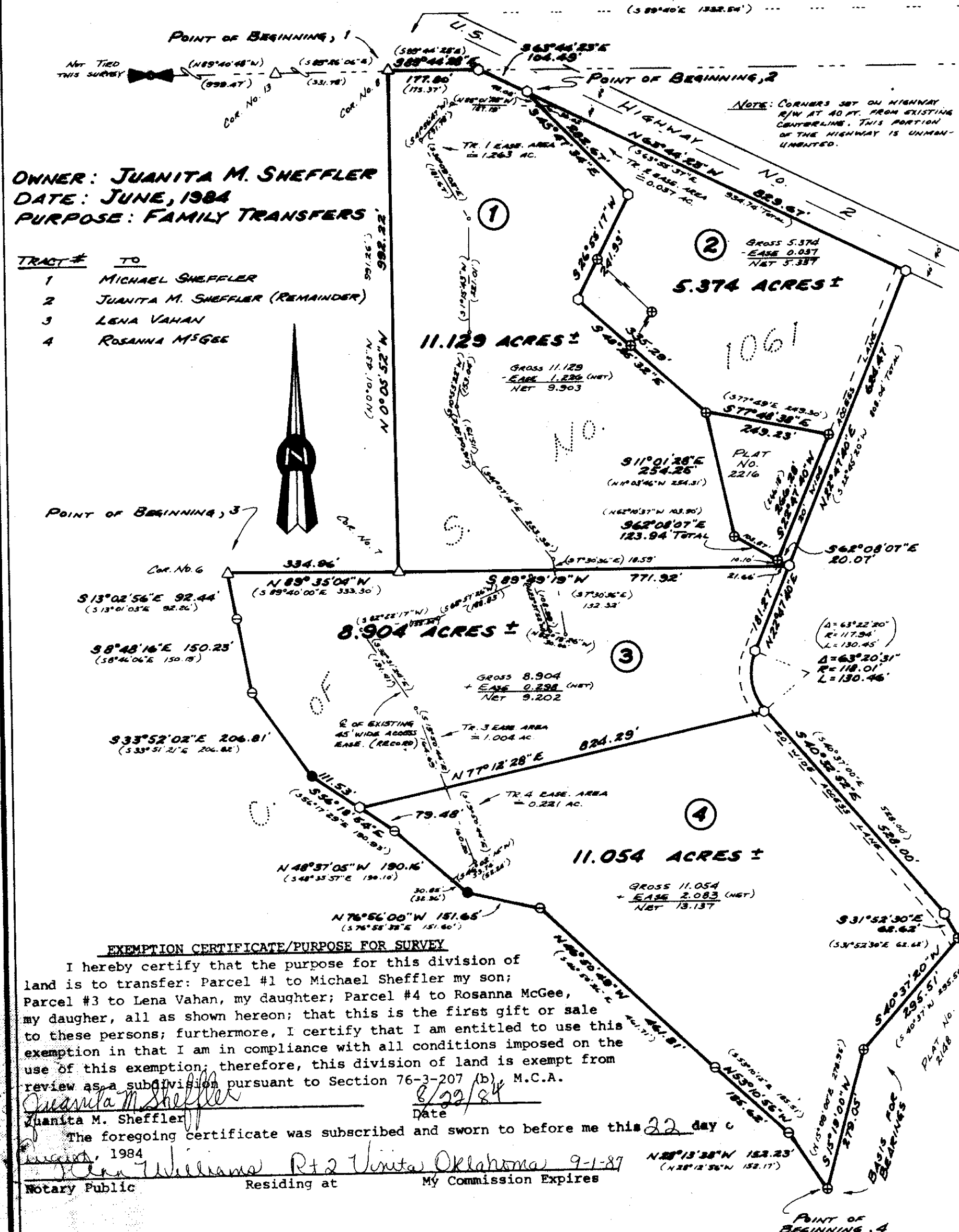
- LEGEND**
- Set 5/8" X 24" capped steel pin stamped J.H.N. 46618
  - △ Found original stone monument, H.E.S. 898
  - Found 3/4" X 24" capped steel pin by M.D.L. 42328
  - ⊙ Found 6 inch long steel spike per C. of S. 1061
  - Found 3/4" uncapped steel pin
  - Computed point, not set
  - ( ) Record data per C. of S. No. 1061

Beginning at the stone monument marking the East one sixteenth corner on the North line of said Section 28; thence, along the North line of said Section 28, S 89°44'28"E 177.80 feet to a 5/8 inch capped steel pin stamped J.H.N. 46618 (hereinafter referred to as "a 5/8 inch pin") on the Southwesterly right of way line of U.S. Highway No. 2; thence, along said right of way, S 63°44'23"E 104.49 feet to a 5/8 inch pin; thence, leaving said right of way, S 45°47'34"E 282.67 feet to a 5/8 inch pin; thence, S 26°55'17"W a total of 241.93 feet to a 5/8 inch pin; thence, S 48°25'32"E a total of 335.29 feet to an uncapped 3/4 inch rebar marking the Northwest corner of that tract of land shown on Plat No. 2216, Lincoln County records; thence, along the West boundary of said record tract, S 11°01'28"E 254.25 feet to an uncapped 3/4 inch rebar marking the Southwest corner of said record tract; thence, along the Southwesterly boundary of said record tract and the Southeasterly extension thereof, S 62°08'07"E a total of 123.94 feet to a 5/8 inch pin; thence, S 89°49'19"W 771.92 feet to the stone monument marking Corner Number Seven of aforesaid H.E.S. 898; thence, N 0°05'52"W 992.22 feet to the point of beginning.

Including a forty five foot wide access easement, containing 0.037 acre, more or less, as shown hereon.

Subject to a forty five foot wide access easement, containing 1.263 acre, more or less, as shown hereon.

Also subject to a twenty foot wide access lane across the Southeast corner of the tract of land herein described, as shown hereon.



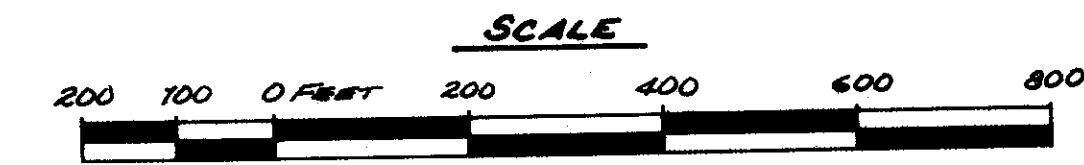
**OWNER: JUANITA M. SHEFFLER**  
**DATE: JUNE, 1984**  
**PURPOSE: FAMILY TRANSFERS**

TRACT #	TO
1	MICHAEL SHEFFLER
2	JUANITA M. SHEFFLER (REMAINDER)
3	LENA VAHAN
4	ROSANNA MCGEE

**EXEMPTION CERTIFICATE/PURPOSE FOR SURVEY**

I hereby certify that the purpose for this division of land is to transfer: Parcel #1 to Michael Sheffler my son; Parcel #3 to Lena Vahan, my daughter; Parcel #4 to Rosanna McGee, my daughter, all as shown hereon; that this is the first gift or sale to these persons; furthermore, I certify that I am entitled to use this exemption in that I am in compliance with all conditions imposed on the use of this exemption; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (b), M.C.A.

*Juanita M. Sheffler*  
 Juanita M. Sheffler  
 Date: 6/22/84  
 The foregoing certificate was subscribed and sworn to before me this 22 day of June, 1984  
*John Williams*  
 Notary Public Residing at My Commission Expires 9-1-87



**NINNEMAN ENGINEERING TROY, MONTANA**

### DESCRIPTION TRACT 2

An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the Northeast quarter of Section 28, Township 33 North, Range 34 West, P.M.M., being a part of Homestead Entry Survey (H.E.S.) Number 898, containing 5.374 acres, more or less, and more particularly described as follows:

Beginning at the stone monument marking Corner Number Eight of said H.E.S. 898; thence, along the North line of said Section 28, S 89°44'28"E 177.80 feet to a 5/8 inch capped steel pin stamped J.H.N. 46618 (hereinafter referred to as "a 5/8 inch pin") on the Southwesterly right of way line of U.S. Highway No. 2; thence, along said right of way line, S 63°44'23"E 104.49 feet to a 5/8 inch pin; thence, leaving said right of way, S 45°47'34"E 282.67 feet to a 5/8 inch pin; thence, S 26°55'17"W a total of 241.93 feet to a 5/8 inch pin; thence, S 48°25'32"E a total of 335.29 feet to an uncapped 3/4 inch rebar marking the Northwest corner of Plat No. 2216, Lincoln County records; thence, along the North boundary of said record tract, S 77°48'38"E 249.23 feet to an uncapped 3/4 inch rebar marking the Southeast corner of said record tract; thence, along the Southeasterly boundary of said record tract, S 22°47'40"W 266.28 feet to an uncapped 3/4 inch rebar marking the Southeast corner of said record tract; thence, S 62°08'07"E 20.07 feet to a 5/8 inch pin; thence, N 22°47'40"E 624.47 feet to a 5/8 inch pin on the aforesaid Southwesterly right of way line of U.S. Highway No. 2; thence, along said right of way, N 63°44'23"W 829.67 feet to the point of beginning.

Subject to a forty five foot wide access easement, containing 0.037 acre, more or less, in the Northwest corner, as shown hereon.

Also subject to a twenty foot wide access lane along the Southeasterly boundary, as shown hereon.

### DESCRIPTION TRACT 3

An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the Northeast quarter of Section 28, Township 33 North, Range 34 West, P.M.M., being a part of Homestead Entry Survey (H.E.S.) Number 898, containing 8.904 acres, more or less, and more particularly described as follows:

Beginning at the stone monument marking Corner Number Six of said H.E.S. 898; thence, S 13°02'56"E 92.44 feet to a 6 inch long steel spike; thence, S 8°48'16"E 150.23 feet to a 6 inch long steel spike; thence, S 33°52'02"E 206.81 feet to a 3/4 inch capped rebar stamped M.D.L. 42328; thence, S 56°18'54"E 111.53 feet to a 5/8 inch capped steel pin stamped J.H.N. 46618 (hereinafter referred to as "a 5/8 inch pin"); thence, N 77°12'28"E 824.29 feet to a 5/8 inch pin; thence, along the arc of a curve to the right, having a radius of 118.01 feet, turning through an angle of 63°20'31", a length of 130.46 feet to a 5/8 inch pin; thence, N 22°47'40"E 181.27 feet to a 5/8 inch pin; thence, S 89°49'19"W 771.92 feet to the stone monument marking Corner Number Seven of said H.E.S. 898; thence, N 89°35'04"W 334.96 feet to the point of beginning.

Including a forty five foot wide access easement, containing 1.302 acre, more or less, entering the aforesaid tract on the North boundary, as shown hereon.

Subject to a forty five foot wide access easement, containing 1.004 acre, more or less, as shown hereon.

Also subject to a twenty foot wide access lane along the Easterly boundary, as shown hereon.

### DESCRIPTION TRACT 4

An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the Northeast quarter of Section 28, Township 33 North, Range 34 West, P.M.M., being a part of Homestead Entry Survey (H.E.S.) Number 898, containing 11.054 acres, more or less, and more particularly described as follows:

Beginning at an uncapped 3/4 inch rebar marking the Southernmost corner of that tract of land described as "Tract 'A' Bench Land" on Certificate of Survey Number 1061, Lincoln County records, and the Southernmost corner of the tract of land herein described; thence, N 28°13'33"W 152.23 feet to a 6 inch long steel spike; thence, N 53°10'56"W 185.62 feet to a 6 inch long steel spike; thence, N 46°50'49"W 461.81 feet to a 6 inch long steel spike; thence, N 76°56'00"W 151.65 feet to a 3/4 inch capped rebar stamped M.D.L. 42328; thence, N 48°37'05"W 190.16 feet to a 6 inch long steel spike; thence, N 56°18'54"W 79.48 feet to a 5/8 inch capped steel pin stamped J.H.N. 46618 (hereinafter referred to as "a 5/8 inch pin"); thence, N 77°12'28"E 824.29 feet to a 5/8 inch pin; thence, S 40°32'52"E 528.00 feet to a 5/8 inch pin; thence, S 31°52'30"E 62.62 feet to an uncapped 3/4 inch rebar; thence, S 40°37'20"W 295.51 feet to an uncapped 3/4 inch rebar; thence, S 15°19'00"W 279.05 feet to the point of beginning.

Including a forty five foot wide access easement, containing 2.304 acres, more or less, entering the aforesaid tract on the Northerly boundary, as shown hereon.

Subject to a forty five foot wide access easement, containing 0.221 acre, more or less, as shown hereon.

Also subject to a twenty foot wide access lane along the Northeasterly boundary, as shown hereon.

STATE OF MONTANA COUNTY OF LINCOLN

APPROVED: *Paul E. Shultz*  
 7/1/1984 Examining Land Surveyor  
 Registration No. 4974-S

APPROVED: *Jim R. Mosey*  
 Chairman Board of Commissioners

ATTESTED: *Paul B. Siegel*  
 County Clerk and Recorder

Filed on this 5<sup>th</sup> day of Dec., 1984  
 at 11:15 o'clock A.M.  
*Paul B. Siegel*  
 County Clerk and Recorder  
 by *Sherry L. Hawks*  
 Deputy

Dated this 5<sup>th</sup> day of December, 1984

**Certificate of Survey No. 1366**

Survey Restriction removed P.S. # 4203