

# CERTIFICATE OF SURVEY

**LEGAL DESCRIPTION**

TWO TRACTS OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER SECTION 35, TOWNSHIP 31 NORTH, RANGE 31 WEST, PRINCIPAL MERIDIAN MONTANA, LINCOLN COUNTY, MONTANA, EACH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1 (REMAINDER)**

BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN MICRO BOOK 13, PAGE 419, BEING THE NORTH 1/16 CORNER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 31 WEST, P.M.M.; THENCE UPON THE NORTHERLY BOUNDARY OF SAID PARCEL, BEING A 1/16 SECTION LINE, S89°47'08"W, 1328.60 FEET, TO THE NW 1/16 CORNER OF SAID SECTION 35, BEING ALSO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°14'31"E, 797.01 FEET UPON THE WESTERLY BOUNDARY OF SAID PARCEL; THENCE THE FOLLOWING TWO COURSES UPON THE COMMON BOUNDARY WITH CERTIFICATE OF SURVEY NUMBER 1355, N89°47'36"E, 661.97 FEET; THENCE S00°21'10"E, 783.13 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NUMBER 37; THENCE UPON SAID RIGHT-OF-WAY, N62°59'26"E, 518.47 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N27°44'14"W, 340.00 FEET; THENCE N62°44'13"E, 398.70 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL, BEING COMMON TO THE WESTERLY BOUNDARY OF PLAT 1548; THENCE N00°01'25"E, 863.67 FEET UPON SAID EASTERLY BOUNDARY, BEING A COMMON BOUNDARY WITH SAID PLAT 1548 AND A PORTION OF PONDEROSA HEIGHTS SECOND ADDITION, TO THE POINT OF BEGINNING. CONTAINING 31.22 ACRES, SUBJECT TO ALL EASEMENTS AND OR DEDICATIONS EXISTING, SHOWN OR OF RECORD.

**TRACT 2 (OCCASIONAL SALE)**

BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN MICRO BOOK 13, PAGE 419, SAID POINT BEING 000°01'25"E, 73.21 FEET FROM THE CENTER ONE-QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 31 WEST, P.M.M.; SAID POINT BEING UPON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NUMBER 37; THENCE N00°01'25"E, 383.65 FEET UPON THE EASTERLY BOUNDARY OF SAID PARCEL, COMMON TO THE WESTERLY BOUNDARY OF PLAT 1548; THENCE S62°44'13"W, 398.70 FEET; THENCE S27°44'14"E, 340.00 FEET, TO SAID RIGHT-OF-WAY; THENCE N62°59'26"E, 220.00 FEET, UPON SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING 2.42 ACRES, SUBJECT TO ALL EASEMENTS AND OR DEDICATIONS EXISTING SHOWN OR OF RECORD.

**OWNERS CERTIFICATION**

WE CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL AS AN OCCASIONAL SALE AND THAT THIS EXEMPTION COMPLIES WITH ALL CONDITIONS IMPOSED ON ITS USE; THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(d) MCA.

SS Lloyd E. Bache SS Virginia M. Bache  
 LLOYD E. BACHE VIRGINIA M. BACHE

STATE OF MONTANA  
 COUNTY OF SANDERS

ON THIS 30 DAY OF JUNE, IN THE YEAR 1988, BEFORE ME THE UNDERSIGNED NOTARY FOR THE STATE OF MONTANA, PERSONALLY APPEARED LLOYD E. and VIRGINIA M. BACHE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Shirley H. Huculina  
 NOTARY PUBLIC FOR THE STATE OF MONTANA  
 RESIDING AT: Plains  
 MY COMMISSION EXPIRES: 9-2-90

**CERTIFICATION OF SURVEYOR**

I HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY Terry L. Bruyvestein  
 TERRY L. BRUYVESTEIN, P.E., P.L.S. 2927 DATE 6-29-88

PURPOSE OF SURVEY: THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION FOUND IN:

- TRACT 1: REMAINDER
- TRACT 2: SECTION 76-3-207(1)(d) MCA, TO WIT: "A SINGLE DIVISION OF A PARCEL OUTSIDE OF PLATTED SUBDIVISIONS WHEN THE TRANSACTION IS AN OCCASIONAL SALE."

APPROVED: Bill Bandy DATE 7-6-88  
 EXAMINING LAND SURVEYOR REG. NO. \_\_\_\_\_

APPROVED: Joel Williams  
 CHAIRMAN BOARD OF COMMISSIONERS

ATTESTED: \_\_\_\_\_  
 LINCOLN COUNTY CLERK AND RECORDER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

	<b>1/4</b>	<b>SEC</b>	<b>T.</b>	<b>R.</b>	STATE OF MONTANA COUNTY OF LINCOLN
<input checked="" type="checkbox"/>	35	31 N	31 W		FILED ON THIS <u>6th</u> DAY OF <u>July</u> , 19 <u>88</u>
<input type="checkbox"/>					AT <u>2:10</u> O'CLOCK P.M.
<input type="checkbox"/>					<u>Janet B. F. Smith</u> LINCOLN COUNTY CLERK & RECORDER
<input type="checkbox"/>					SHEET 1 OF 1 BY <u>Joan M. Morris</u> DEPUTY
Principal Meridian, Montana					<b>LINCOLN COUNTY, MONTANA</b>
					<b>CERTIFICATE OF SURVEY NO. 1657</b>

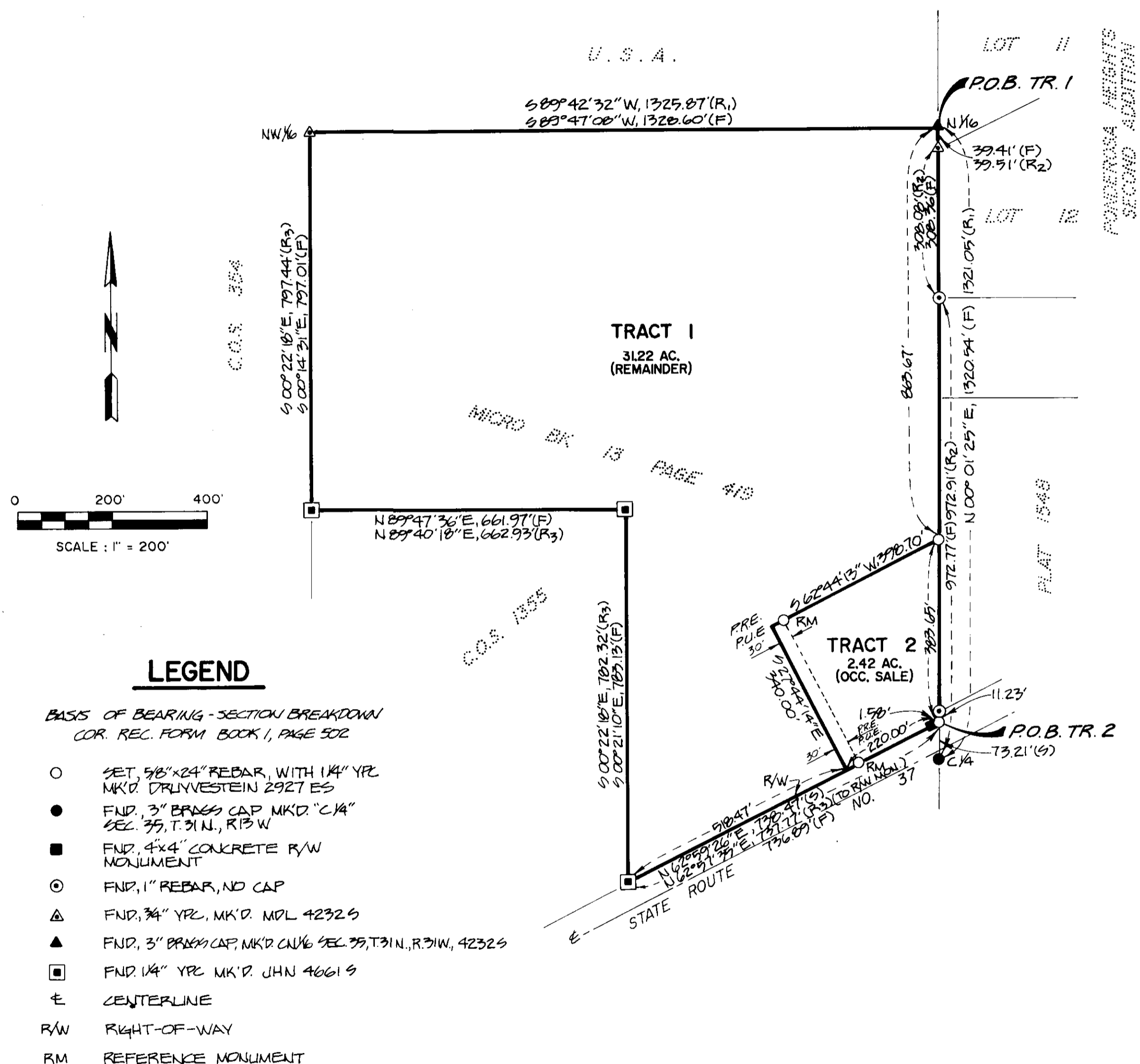
**PREPARED FOR AND OWNERS OF RECORD**

LLOYD E. & VIRGINIA M. BACHE

I HEREBY CERTIFY THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND TO BE DIVIDED DESCRIBED ABOVE ARE DELINQUENT.  
 DATED THIS 24th DAY OF July, 1988

Thomas A. Williams, Esq.  
 TREASURER, LINCOLN COUNTY, MONTANA

*Sanitary District # 1497*



**LEGEND**

- BASIS OF BEARING - SECTION BREAKDOWN**  
 COR. REC. FORM BOOK 1, PAGE 502
- SET, 5/8" x 24" REBAR, WITH 1/4" YPL MK'D. DRUYVESTEIN 2927 ES
  - FND, 3" BRASS CAP MK'D "C 1/4" SEC. 35, T. 31 N., R. 31 W
  - FND, 4"x4" CONCRETE R/W MONUMENT
  - ⊙ FND, 1" REBAR, NO CAP
  - △ FND, 3/4" YPL, MK'D. MDL 4232 S
  - ▲ FND, 3" BRASS CAP, MK'D. CN 1/6 SEC. 35, T. 31 N., R. 31 W., 4232 S
  - FND, 1/4" YPL MK'D. JHN 4661 S
  - ⊕ CENTERLINE
  - R/W RIGHT-OF-WAY
  - RM REFERENCE MONUMENT
  - P.R.E. PRIVATE ROADWAY EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (F) FOUND
  - (S) SET
  - (R1) RECORD, CORNER RECORDATION FORM, BOOK 1, PAGE 502
  - (R2) RECORD, PONDEROSA HEIGHTS 2ND ADD.
  - (R3) RECORD, COS 1355

**PREPARED BY:**  
**Stensatter Druyvestein & Associates**  
 CONSULTING ENGINEERS  
 MISSOULA MONTANA