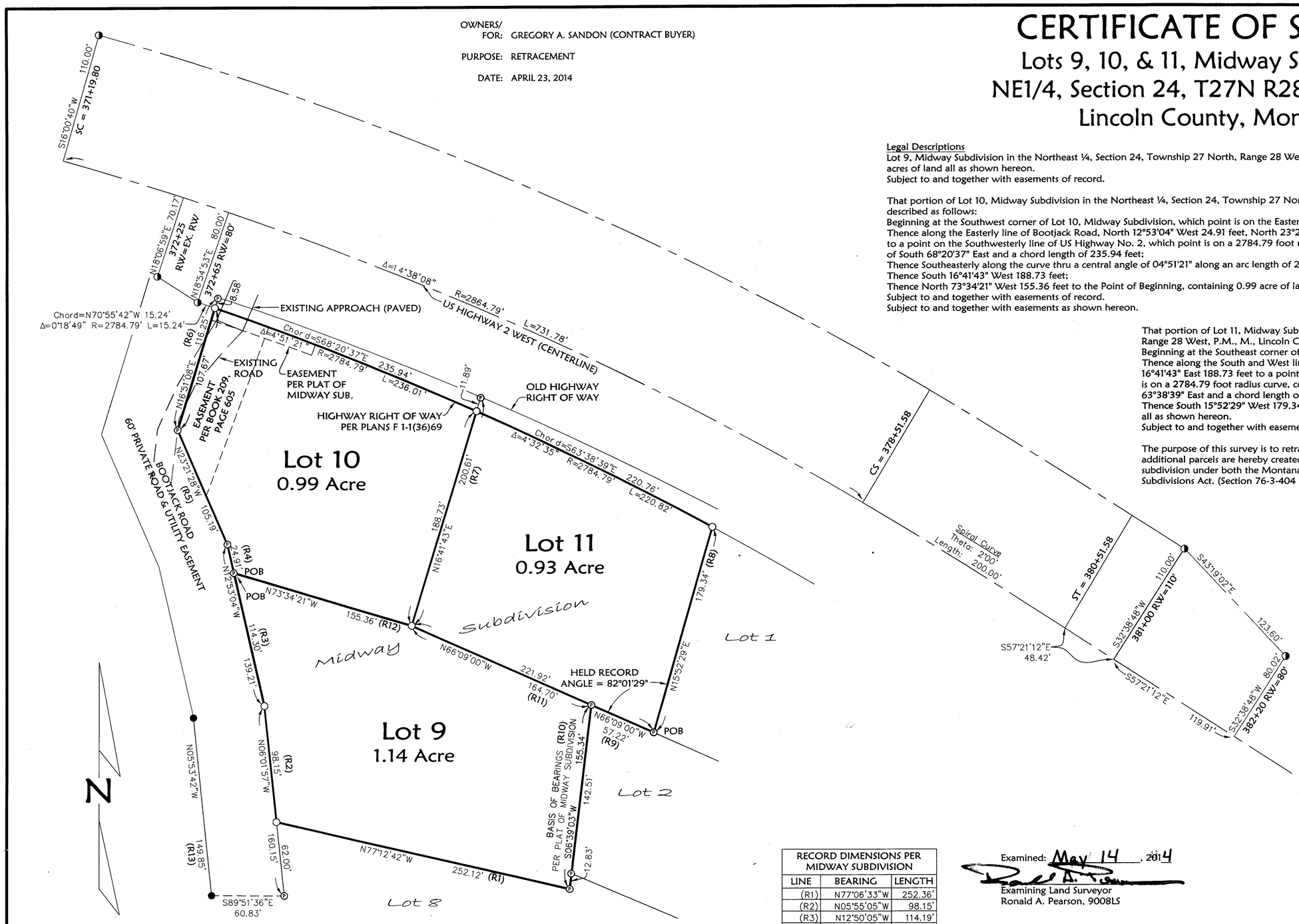
OWNERS/
FOR: GREGORY A. SANDON (CONTRACT BUYER)

PURPOSE: RETRACEMENT

DATE: APRIL 23, 2014

CERTIFICATE OF SURVEY

Lots 9, 10, & 11, Midway Subdivision
NE1/4, Section 24, T27N R28W, P.M., M.
Lincoln County, Montana



SCALE: 1" = 60'

60' 0 30' 60'

Legal Descriptions

Lot 9, Midway Subdivision in the Northeast ¼, Section 24, Township 27 North, Range 28 West, P.M., M., Lincoln County, Montana, containing 1.14 acres of land all as shown hereon.
Subject to and together with easements of record.

That portion of Lot 10, Midway Subdivision in the Northeast ¼, Section 24, Township 27 North, Range 28 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the Southwest corner of Lot 10, Midway Subdivision, which point is on the Easterly line of Bootjack Road;
Thence along the Easterly line of Bootjack Road, North 12°53'04" West 24.91 feet, North 23°21'28" West 105.19 feet and North 16°51'08" East 107.67 feet to a point on the Southwesterly line of US Highway No. 2, which point is on a 2784.79 foot radius curve, concave Southwesterly, having a chord bearing of South 68°20'37" East and a chord length of 235.94 feet;
Thence Southeasterly along the curve thru a central angle of 04°51'21" along an arc length of 236.01 feet;
Thence South 16°41'43" West 188.73 feet;
Thence North 73°34'21" West 155.36 feet to the Point of Beginning, containing 0.99 acre of land all as shown hereon.
Subject to and together with easements of record.
Subject to and together with easements as shown hereon.

That portion of Lot 11, Midway Subdivision in the Northeast ¼, Section 24, Township 27 North, Range 28 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the Southeast corner of Lot 11, Midway Subdivision;
Thence along the South and West lines of Lot 11, North 66°09'00" West 221.92 feet and North 16°41'43" East 188.73 feet to a point on the Southwesterly line of US Highway No. 2, which point is on a 2784.79 foot radius curve, concave Southwesterly having a chord bearing of South 63°38'39" East and a chord length of 220.76 feet;
Thence South 15°52'29" West 179.34 feet to the Point of Beginning, containing 0.93 acre of land all as shown hereon.
Subject to and together with easements of record.

The purpose of this survey is to retrace the boundary of existing parcels (Lots 9, 10 & 11) and no additional parcels are hereby created. Therefore, this survey is exempt from review as a subdivision under both the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act. (Section 76-3-404 MCA).

RECORD DIMENSIONS PER MIDWAY SUBDIVISION		
LINE	BEARING	LENGTH
(R1)	N77°06'33"W	252.36'
(R2)	N05°55'05"W	98.15'
(R3)	N12°50'05"W	114.19'
(R4)	N12°50'05"W	25.00'
(R5)	N23°25'05"W	105.27'
(R6)	N17°03'14"E	116.48'
(R7)	N16°48'06"E	200.93'
(R8)	S15°56'57"W	195.03'
(R9)	N66°04'32"W	57.29'
(R10)	S06°39'03"W	155.36'
(R11)	N66°04'32"W	164.70'
(R12)	N73°29'16"W	155.34'
(R13)	N55°55'05"W	150.14'

LEGEND

- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PUTNAM 4375S"
- ◑ FOUND 5/8" REBAR (NO CAP)
- ● FOUND 1/2" REBAR
- ○ SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- (R#) RECORD DIMENSIONS PER PLAT OF MIDWAY SUBDIVISION - REFER TO TABLE
- POB POINT OF BEGINNING

NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS AFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

Examined: May 14, 2014
Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR
DAWN MARQUARDT
Registration No. 7328S
5-14-2014
Date

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF MONTANA
County of Lincoln
Filed on the 16th day of May, 2014, A.D., at 10:00 o'clock A m.
Jimmy D. Lewis
County Clerk and Recorder
By: Jeannie Dennis
Deputy
Instrument Record No. 251372
CERTIFICATE OF SURVEY NO. 4277

Marquardt Surveying
201 3rd Ave. West (406) 755-6285
Kalispell, MT 59901 info@mmsurvey.net

	Field Crew: BP CF
Date: April 16, 2014	Revision Date: n/a
Project Name: Sandon	Project Number: 14-040
Filename: Retr	Drawn By: A

SANDON