OWNERS/
FOR: LETICIA SANTIAGO FREY F.K.A. LETICIA SANTIAGO
MARK S. FREY

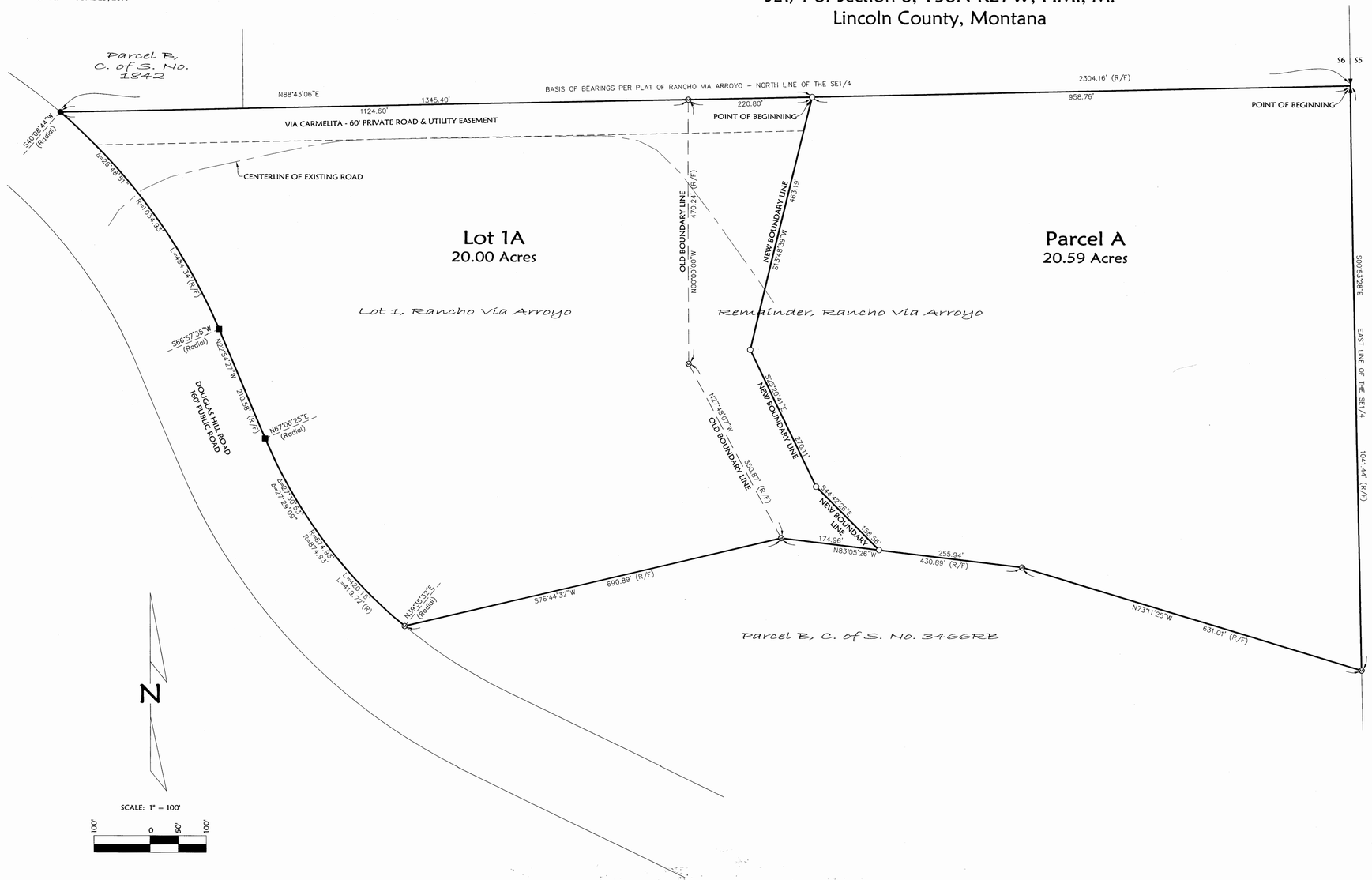
PURPOSE: BOUNDARY LINE ADJUSTMENT

DATE: JUNE 25, 2014

Subdivision Plat of

THE AMENDED PLAT OF LOT 1, RANCHO VIA ARROYO

SE1/4 of Section 6, T36N R27W, P.M., M.
Lincoln County, Montana



Lot 1A
That portion of the Southeast ¼ of Section 6, Township 36 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Commencing at the East ¼ corner, Section 6;
Thence along the North line of the Southeast ¼, South 88°43'06" West 958.76 feet to the Point of Beginning;
Thence continuing along the North line of the Southeast ¼, South 88°43'06" West 1345.40 feet to a point on the Easterly line of Douglas Hill Road, which point is on a 1034.93 foot radius curve concave Southwesterly, having a radial bearing of South 40°08'44" West;
Thence, along the Easterly line of the road the following courses:
Southeasterly along the curve thru a central angle of 26°48'51" 484.34 feet; Thence South 22°54'27" East 210.58 feet to a point on an 874.93 foot radius curve concave Northeasterly, having a radial bearing of North 67°06'25" East and
Southeasterly along the curve thru a central angle of 27°30'53" 420.16 feet;
Thence, leaving the Easterly line of the road, North 76°44'32" East 690.89 feet;
Thence South 83°05'26" East 174.96 feet;
Thence North 44°42'26" West 158.56 feet;
Thence North 25°20'41" West 270.11 feet;
Thence North 13°48'39" East 463.19 feet to the Point of Beginning, containing 20.00 acres of land all as shown hereon.
Subject to and together with easements of record.
Subject to a 60 foot Private Road and Utility Easement as shown hereon.

Parcel A
That portion of the Southeast ¼ of Section 6, Township 36 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the East ¼ corner, Section 6;
Thence along the East line of the Southeast ¼, South 00°53'28" East 1041.44 feet;
Thence North 73°11'25" West 631.01 feet;
Thence North 83°05'26" West 255.94 feet;
Thence North 44°42'26" West 158.56 feet;
Thence North 25°20'41" West 270.11 feet;
Thence North 13°48'39" East 463.19 feet to the North line of the Southeast ¼;
Thence along the North line of the Southeast ¼, North 88°43'06" East 958.76 feet to the Point of Beginning, containing 20.59 acres of land all as shown hereon.
Subject to and together with easements of record.
Together with a 60 foot Private Road and Utility Easement as shown hereon.

The above described tract of land is to be known and designated as THE AMENDED PLAT OF LOT 1, RANCHO VIA ARROYO. We certify that this division is 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 pursuant to Section 76-3-207(1)(e), MCA.
Parcels over 20 acres not subject to DEQ review pursuant to 76-4-103 MCA.

LETICIA SANTIAGO FREY
F.K.A. LETICIA SANTIAGO

MARK S. FREY

STATE OF Montana
: ss.
County of Lincoln

This instrument was signed and acknowledged before me on July 28, 2014.
by LETICIA SANTIAGO FREY F.K.A. LETICIA SANTIAGO.

Pat Good
Printed Name
Notary Public for the State of
Residing at
My Commission Expires

PAT GOOD
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
August 15, 2015

STATE OF Montana
: ss.
County of Lincoln

This instrument was signed and acknowledged before me on July 28, 2014.
by MARK S. FREY.

Pat Good
Printed Name
Notary Public for the State of
Residing at
My Commission Expires

PAT GOOD
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
July 15, 2018

LEGEND

- FOUND 1/4 CORNER - BRASS CAP STAMPED "DKM 2989ES"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "SMITH 4740S"
- FOUND SQUARE CONCRETE RIGHT OF WAY MONUMENT (SHOT TOP/BACK/CENTER)
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- (R/F) RECORD AND FOUND DIMENSIONS PER PLAT OF RANCHO VIA ARROYO
- (R) RECORD DIMENSIONS PER PLAT OF RANCHO VIA ARROYO
- *ALL CURVES ARE NON-TANGENT

Examined: July 15, 2014

Examining Land Surveyor
Ronald A. Pearson, 9008LS

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S

7-30-2014
Date

MONTANA
DAWN MARQUARDT
7328 LS
REGISTERED
PROFESSIONAL LAND SURVEYOR

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated the 4th day of August, 2014.

Nancy Trotter Higgins By Melanie Carlberg
Treasurer, Lincoln County, Montana

LINCOLN COUNTY
SEAL
TREASURER
MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 4th day of August, 2014 A.D., at 11:45 o'clock A.m.

Tammy D. Lauer
County Clerk and Recorder

By: Jeanni Stenson
Deputy

Instrument Record No. 252670

CS ~~PM~~ # 4296RB

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

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

	Field Crew: BP TB
Date: June 24, 2014	Revision Date: n/a
Project Name: Santiago Frey	Project Number: 14-102
Filename: Amd	Drawn By: A

SANTIAGO-FREY