

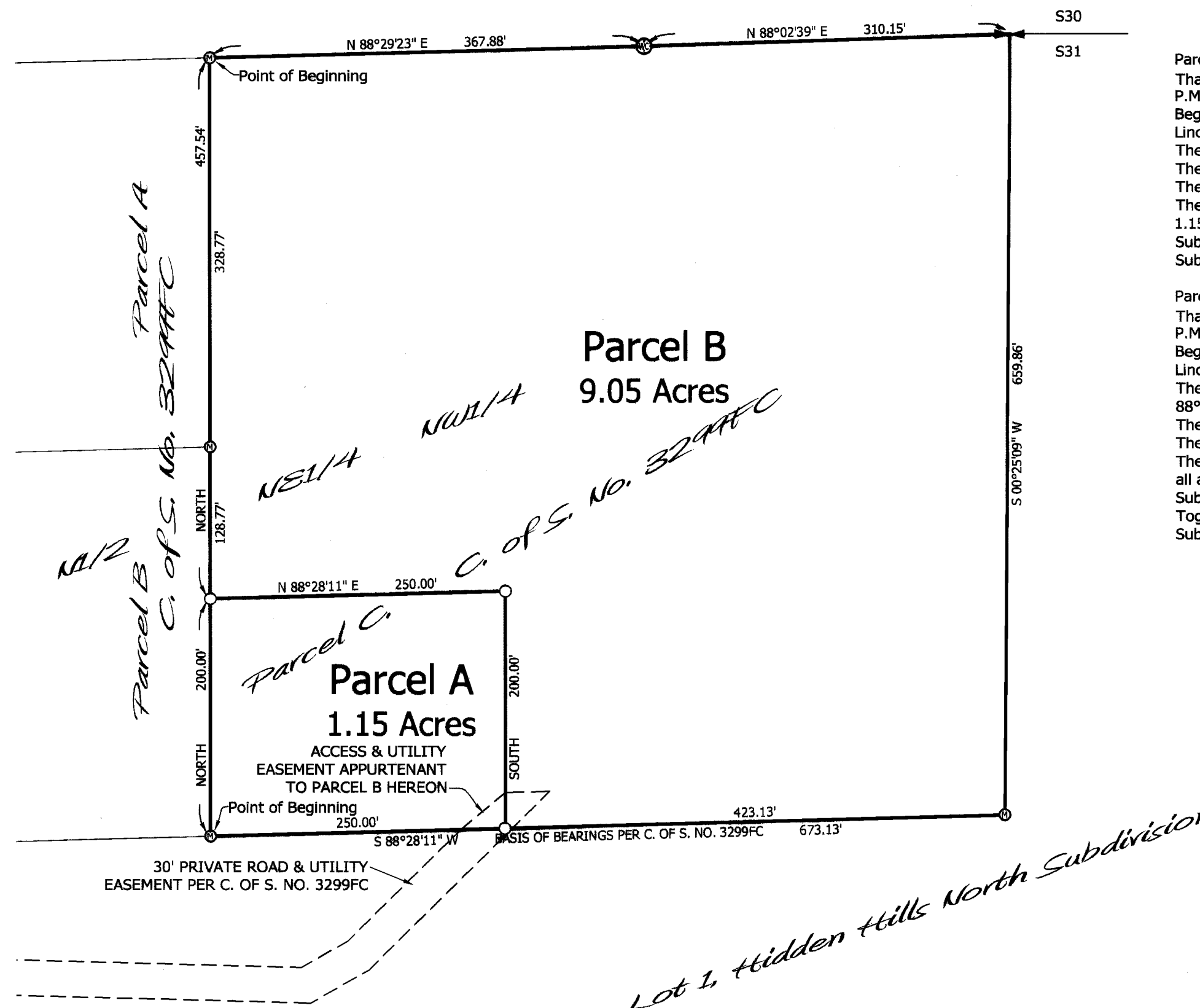
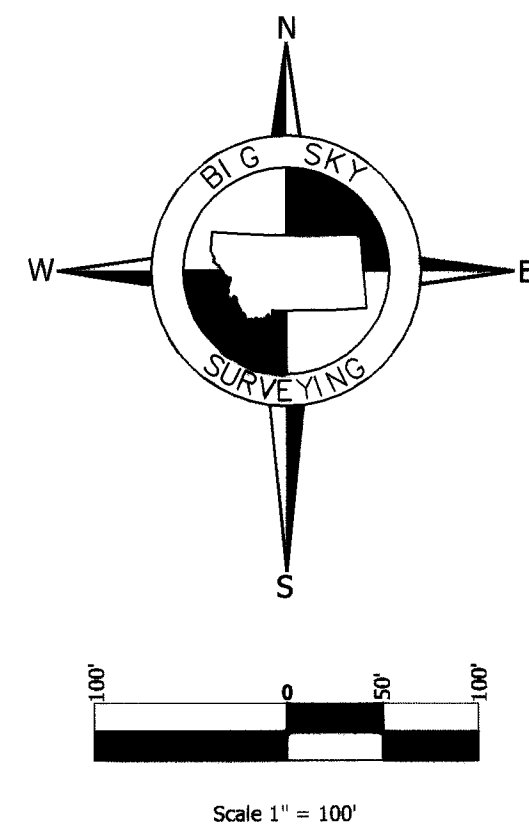
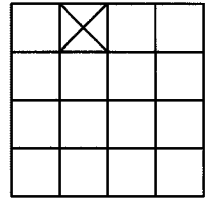
OWNERS: Brian S. & Shari K. Launius  
COMMISSIONED BY: Brian S. & Shari K. Launius  
PURPOSE: Immediate Family Transfer  
DATE: September 24, 2013

# CERTIFICATE OF SURVEY

NE1/4 NW1/4, Section 31, T 36 N, R 26 W, P.M., M.  
Lincoln County, Montana

**BIG SKY**  
**Surveying**

P.O. BOX 170  
SIDNEY, MT. 59270  
406-488-9452



**Parcel A**  
That portion of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 36 North, Range 26 West, P.M., M., Lincoln County, Montana, described as follows:  
Beginning at the Southwest Corner of Parcel C as shown on Certificate of Survey No. 3299FC, records of Lincoln County, Montana;  
Thence along the West line of said Parcel C, North 200.00 feet;  
Thence North 88°28'11" East 250.00 feet;  
Thence South 200.00 feet to the South line of the above said Parcel C;  
Thence along said South line, South 88°28'11" West 250.00 feet to the Point of Beginning, containing 1.15 acre of land, all as shown hereon.  
Subject to and together with easements as shown hereon.  
Subject to and together with easements of record.

**Parcel B**  
That portion of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 36 North, Range 26 West, P.M., M., Lincoln County, Montana, described as follows:  
Beginning at the Northwest Corner of Parcel C as shown on Certificate of Survey No. 3299FC, records of Lincoln County, Montana;  
Thence along the North, East and South lines of said Parcel C, North 88°29'23" East 367.88 feet, North 88°02'39" East 310.15 feet, South 00°25'09" West 659.86 feet, and South 88°28'11" West 423.13 feet;  
Thence North 200.00 feet;  
Thence South 88°28'11" West 250.00 feet to the West line of the above said Parcel C;  
Thence along said West line, North 457.54 feet to the Point of Beginning, containing 9.05 acres of land, all as shown hereon.  
Subject to and together with easements as shown hereon.  
Together with access & utility easement as shown hereon.  
Subject to and together with easements of record.



## LEGEND

- 1/4 CORNER - CALCULATED POSITION (CORNER FALLS IN TOBACCO RIVER)
- FOUND WITNESS CORNER - ALUMINUM MONUMENT STAMPED "STAPLES 9958LS"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "KAUFFMAN 12211LS"

## OWNERS CERTIFICATION:

We, BRIAN S. LAUNIUS & SHARI K. LAUNIUS hereby certify that the purpose of this division of land is to transfer PARCEL A shown on this certificate of survey to, Ruby Violet Watkins, our Mother/Mother-in-Law. We certify that is the single (only) gift or sale we have made to the aforementioned immediate family member in the County of Lincoln for the purpose of this exemption and the owner of record certification of compliance that the parcel will not be transferred back to the grantor within 24 months of filing without written consent of the governing body. Furthermore, we certify that we are entitled to use this exemption and are in compliance with all conditions imposed by law and regulation on this use of this exemption. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(b), MCA.

I hereby certify that this division of land (Parcel B) is a remainder of an original tract created by segregating a parcel from the tract for the purpose of transfer and the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and if required when installed was approved pursuant to local regulations or this chapter. Therefore, this division of land is exempt from review by the Department of Environmental Quality pursuant to 76-4-125(2)(e)(ii), MCA.

We, BRIAN S. LAUNIUS & SHARI K. LAUNIUS the undersigned hereby create the Access & Utility Easement as shown and described on this Certificate of Survey and with the following conditions:

- (A) Easement to Provide Ingress / Egress and Utilities to Parcel B.
- (B) Any type of Roadway Construction / Earth excavation is permitted.
- (C) Barrow ditches / culverts / Etc. are permitted for drainage.
- (D) Easement to be 15' each side of the centerline of the existing road.
- (E) Easement to run with the land (Heirs / Successors / assigns).

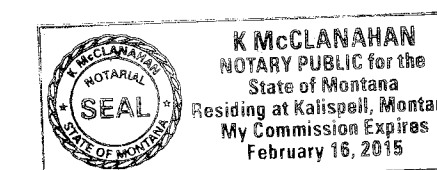
DATED THIS 14 day of November, 2014.

*Brian S. Launius*  
BRIAN S. LAUNIUS

*Shari K. Launius*  
SHARI K. LAUNIUS

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided here have been paid.  
Dated the 19 day of November 2014.

*Nancy Trotter Higgins*  
Nancy Trotter Higgins  
Treasurer, Lincoln County, Montana



STATE OF MONTANA )  
COUNTY OF Flathead

This instrument was acknowledged before me on November 14, 2014, 2014, by BRIAN S. LAUNIUS & SHARI K. LAUNIUS.

*K. McClanahan*  
K. McClanahan  
Notary Public for the State of Montana  
Residing at Kalispell, MT  
My Commission Expires 2-16-15

## CERTIFICATE OF SURVEYOR

*Joseph L. Kauffman*  
Joseph L. Kauffman  
Registration No. 12211 LS  
Date 11-11-2014

Examined: 1-20, 2014

*David A. Brown*  
Lincoln County Examining Land Surveyor  
Registration No. PLS 9008LS

STATE OF MONTANA  
County of Lincoln

Filed on the 18<sup>th</sup> day of November, 2014, A.D.,  
at 9:45 o'clock A m.

*Tammy A. Lauer*  
County Clerk and Recorder

By: *Jessie A. Harris*  
Deputy

Instrument Record No.  
254665

CERTIFICATE OF SURVEY NO. # 4318FC

DEQ Doc# 254663 P.F.# 12582  
APPROVAL Doc# 254664 P.F.# 12583