OWNERS: THOMAS J. SHAY, AND LARRY J. & KAREN COMSTOCK
PURPOSE: RELOCATION OF COMMON BOUNDARIES
DATE: NOVEMBER 17, 2014

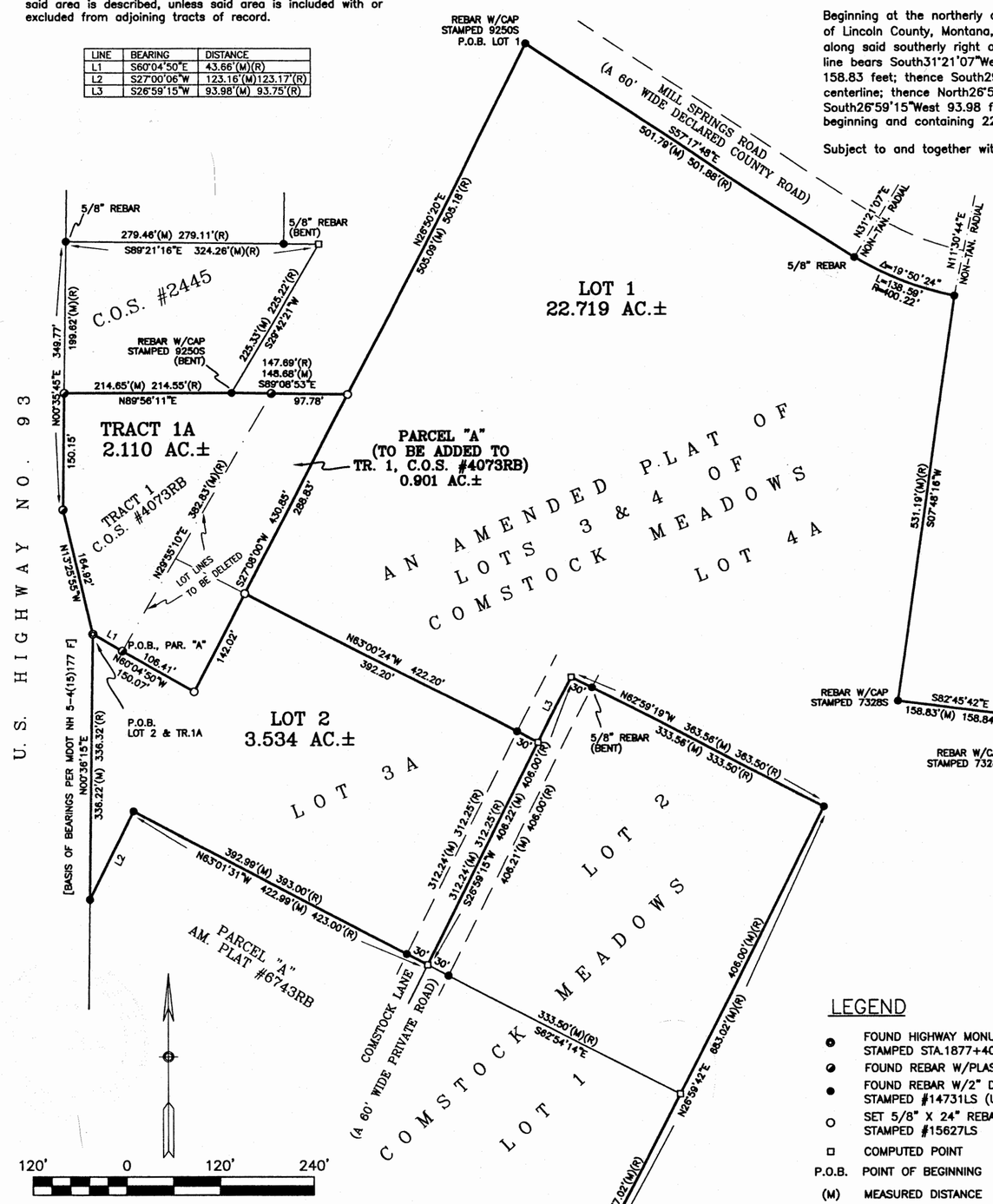
COMSTOCK MEADOWS AMENDED PLAT 2

AN AMENDED PLAT OF LOTS 3A & 4A OF AN AMENDED PLAT OF LOTS 3 & 4 OF COMSTOCK MEADOWS

NW1/4 & NE1/4, SEC. 11, T36N, R27W, P.M.,M., LINCOLN COUNTY, MONTANA

SURVEYOR'S NOTE
The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the intitial transfer associated with this amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

LINE	BEARING	DISTANCE
L1	S60°04'50"E	43.66'(M)(R)
L2	S27°00'06"W	123.16'(M)123.17'(R)
L3	S26°59'15"W	93.98'(M) 93.75'(R)



DESCRIPTIONS

LOT 1
That portion of the Northwest one-quarter (NW1/4) and the Northeast one-quarter (NE1/4) of Section Eleven (11), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northerly corner of Lot 4A of An Amended Plat of Lots 3 & 4 of Comstock Meadows, according to the map or plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana, said point also being at the southerly right of way of a 60' wide Declared County road (Mill Springs Road); thence the following two (2) courses and distances along said southerly right of way: South57°17'48"East 501.79 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 400.22 feet and to which a radial line bears South31°21'07"West, 138.59 feet along said curve through a central angle of 19°50'24"; thence on a non-tangent line South07°48'16"West 531.19 feet; thence South82°45'42"East 158.83 feet; thence South29°14'14"East 907.78 feet to the centerline of a 60' wide private road and utility easement (Kaylin Lane); thence North85°59'16"West 1008.95 feet along said centerline; thence North26°59'42"East 683.02 feet; thence North62°59'19"West 363.56 feet to the centerline of a 60' wide private road and utility easement (Comstock Lane); thence South26°59'15"West 93.98 feet along said centerline; thence North63°00'24"West 422.20 feet; thence North27°08'00"East 288.83 feet; thence North26°50'20"East 505.09 feet to the point of beginning and containing 22.719 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

LOT 2
That portion of the East one-half of the Northwest one-quarter (E1/2NW1/4) of Section Eleven (11), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the easterly right of way of U.S. Highway No. 93, station 1877+40 and 120' right of centerline of said highway, according to the Montana Department of Transportation Project No. NH 5-4(15)177 F; thence South60°04'50"East 150.07 feet; thence North27°08'00"East 142.02 feet; thence South63°00'24"East 422.20 feet to the centerline of a 60' wide private road and utility easement (Comstock Lane); thence South26°59'15"West 312.24 feet along said centerline; thence North63°01'31"West 422.99 feet; thence South27°00'06"West 123.16 feet to the easterly right of way of U.S. Highway No. 93; thence North00°36'15"East 336.22 feet along said easterly right of way to the point of beginning and containing 3.534 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 1A (Includes Parcel "A")
That portion of the Northeast one-quarter of the Northwest one-quarter (NE1/4NW1/4) of Section Eleven (11), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the easterly right of way of U.S. Highway No. 93, station 1877+40 and 120' right of centerline of said highway, according to the Montana Department of Transportation Project No. NH 5-4(15)177 F; thence the following two (2) courses and distances along said easterly right of way: North13°25'55"West 164.92 feet to station 1879+00 and 80' right of centerline of said highway, North00°35'45"East 150.15 feet; thence North89°56'11"East 214.65 feet; thence South89°08'53"East 148.68 feet; thence South27°08'00"West 430.85 feet; thence North60°04'50"West 150.07 feet to the point of beginning and containing 2.110 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

PARCEL "A" (Portion to be added to Tract 1 of C.O.S. #4073RB)
That portion of the Northeast one-quarter of the Northwest one-quarter (NE1/4NW1/4) of Section Eleven (11), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the easterly right of way of U.S. Highway No. 93, station 1877+40 and 120' right of the centerline of said highway, according to the Montana Department of Transportation Project No. NH 5-4915)177 F; thence South60°04'50"East 43.66 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence North29°55'10"East 382.84 feet; thence South89°08'53"East 97.78 feet; thence South27°08'00"West 430.85 feet; thence North60°04'50"West 106.41 feet to the point of beginnig and containing 0.901 acres of land, gross measure, more or less. All as shown hereon.

OWNERS' CERTIFICATION

We, Thomas J. Shay, Larry J. Comstock and Karen Comstock, the undersigned property owners, hereby certify that the purpose for this division of land is the relocation of a common boundary line between single lots within a platted subdivision, and adjoining land outside a platted subdivision; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(e), M.C.A.. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. Furthermore, Lots 1 & 2 are exempt from sanitation review by the Department of Environmental Quality pursuant to A.R.M. 17.36.605(2)(b)(i)(ii), (a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under 76-4-1, M.C.A., or that were exempt from such review, if: no new facilities will be constructed on the parcel; and, the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption). Also, Tract 1A is exempt from subdivision review by the Department of Environmental Quality pursuant to Section 76-4-125(2)(e)(ii), M.C.A., (a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer if: the remainder is 1 acre or larger and has an individual sewage system that was constructed prior to April 29, 1993, and, if required when installed, was approved pursuant to local regulations or this chapter).

THOMAS J. SHAY — LARRY J. COMSTOCK — KAREN COMSTOCK

STATE OF MT)
SS
County of LINCOLN)

On this 10 day of December, 2014, before me, the undersigned, a Notary Public for the State of MT, personally appeared Thomas J. Shay, Larry J. Comstock, and Karen Comstock, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Shannon M Wolfeat
Print Name
Signature
Notary Public for the State of _____
Residing at _____, _____
My Commission expires _____

SHANNON M. WOLFEAT NOTARY PUBLIC for the State of MONTANA Residing at Libby, Montana My Commission Expires December 12, 2016

LEGEND

- FOUND HIGHWAY MONUMENT W/2" ALUMINUM CAP STAMPED STA.1877+40(120'RT.)
- FOUND REBAR W/PLASTIC CAP STAMPED #13102LS
- FOUND REBAR W/2" DIAMETER ALUMINUM CAP STAMPED #14731LS (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE PER CITED SURVEYS

CERTIFICATE OF SURVEYOR
T. Sibson 11/25/14
THOMAS SIBSON-REGISTRATION NO. 15627LS
EXAMINED: 12-10, 2014
RONALD A. PEARSON
EXAMINING LAND SURVEYOR REG. NO. 9005LS

STATE OF MONTANA
County of Lincoln SS
Filed on the 23rd day of Dec
A.D. 2014 at 9:10 o' clock A M.
Tammy D Lewis
CLERK AND RECORDER
BY: Jeannie Lewis
DEPUTY
INSTRUMENT REC. NO. 255185

SAM CORDI
REGISTERED LAND SURVEYOR
974 COLORADO AVE.
P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977

CERTIFICATION OF COUNTY TREASURER
I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 15th day of Dec 2014
Nancy Trofer Higgins by Gill Blomdahl
LINCOLN COUNTY TREASURER, LIBBY, MONTANA

CERTIFICATE OF SURVEY NO. 4326RB

SHAY_14-57_BLA.dwg