

OWNERS: CATHERINE E. HUTH, TERRI D. COLE,
AND WAYNE J. BROOM
PURPOSE: RELOCATION OF COMMON BOUNDARIES
DATE: APRIL 7, 2015

AN AMENDED PLAT OF LOT 1 OF TIMBER GLEN SUBDIVISION E1/2 NW1/4, SEC. 26, T36N, R26W, 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 initial 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.

DESCRIPTIONS

LOT 1A (Including Parcel "A")
That portion of the East one-half of the Northwest one-quarter (E1/2NW1/4) of Section Twenty-six (26), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwest one-sixteenth (NW1/16) corner of said Section Twenty-six (26); thence North00°08'04"West 452.16 feet along the westerly boundary of the Northeast one-half of the Northwest one-quarter (NE1/4NW1/4) of said Section Twenty-six (26) to the center line of a 60-foot wide Declared County Road (Glen Lake Road); thence the following three (3) courses and distances along said center line: South50°03'24"East 310.29 feet, South34°19'38"East 152.77 feet to the beginning of a curve concave to the northeast having a radius of 547.00 feet and to which a radial line bears South55°40'22"West, southeasterly 179.87 feet along said curve through a central angle of 18°50'24" to the southerly boundary of said Northeast one-quarter of the Northwest one-quarter (NE1/4NW1/4); thence on a non-tangent line North89°40'16"West 48.24 feet along said southerly boundary to the southwesterly right of way of said Glen Lake Road, said point also being the beginning of a non-tangent curve concave to the northeast having a radius of 577.00 feet and to which a radial line bears South40°41'09"West; southeasterly 56.63 feet along said curve and said southwesterly right of way through a central angle of 05°37'26"; thence on a non-tangent line North89°40'16"West 443.17 feet to the westerly boundary of the Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of said Section Twenty-six (26); thence North00°08'03"West 34.50 feet along said westerly boundary to the point of beginning and containing 2.798 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 Lot 1 of Timber Glen Subdivision)

That portion of the Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of Section Twenty-six (26), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwest one-sixteenth (NW1/16) corner of said Section Twenty-six (26); thence South89°40'16"East 398.56 feet along the northerly boundary of said Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of Section Twenty-six (26) to the southwesterly right of way of a 60-foot wide Declared County Road (Glen Lake Road), said point also being the beginning of a non-tangent curve concave to the northeast having a radius of 577.00 feet and to which a radial line bears South40°41'09"West; southeasterly 56.63 feet along said curve and said southwesterly right of way through a central angle of 05°37'26"; thence on a non-tangent line North89°40'16"West 443.17 feet to the westerly boundary of said Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4); thence North00°08'03"West 34.50 feet along said westerly boundary to the point of beginning and containing 0.333 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 1A

That portion of the Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of Section Twenty-six (26), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the northwest one-sixteenth (NW1/16) corner of said Section Twenty-six (26); thence South00°08'03"East 34.50 feet along the westerly boundary of said Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of Section Twenty-six (26) to the TRUE POINT OF BEGINNING of the tract of land herein described; thence South89°40'16"East 443.17 feet to the southwesterly right of way of a 60-foot wide Declared County Road (Glen Lake Road), said point also being the beginning of a non-tangent curve concave to the northeast having a radius of 577.00 feet and to which a radial line bears South35°03'43"West; northwesterly 56.63 feet along said curve and said southwesterly right of way through a central angle of 05°37'26" to the northerly boundary of said Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4); thence South89°40'09"East 264.34 feet along said northerly boundary; thence South00°04'10"East 350.98 feet; thence South52°17'42"West 835.84 feet to the westerly boundary of said Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4); thence North00°08'03"West 831.50 feet along said westerly boundary to the point of beginning and containing 8.923 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

OWNERS' CERTIFICATION

We, Catherine E. Huth, Terri Cole, and Wayne J. Broom, the undersigned property owners, hereby certify that the purpose for this division of land is the relocation of a common boundary line between a single lot 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, Lot 1A & Tract 1A 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).

Catherine E. Huth
CATHERINE E. HUTH

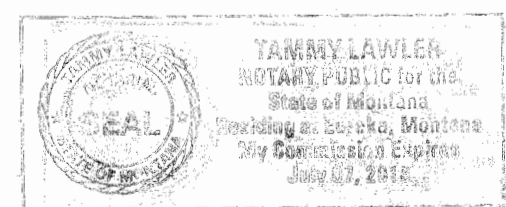
Terri D. Cole
TERRI D. COLE

Wayne J. Broom
WAYNE J. BROOM

STATE OF Montana)
County of Lincoln) SS

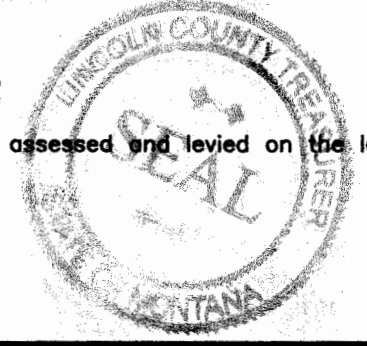
On this 15th day of May, 2015, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Wayne J. Broom, Catherine E. Huth and Terri D. Cole, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Tammy Lawler
Signature
Tammy Lawler
Print Name
Notary Public for the State of Montana
Residing at Europe, Montana
My Commission expires 07/07/2018



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 2nd day of June, 2015.
Nancy Trotter Higgins
County Clerk



CERTIFICATE OF SURVEYOR

Tom Sibson 5/29/15
THOMAS SIBSON - REGISTRATION NO. 15627LS
EXAMINED June 1, 2015

RONALD A. PEARSON
EXAMINING LAND SURVEYOR REG. NO. 9008LS
STATE OF MONTANA
County of Lincoln SS

Filed on the 2nd day of June
A.D. 2015 at 9:30 o'clock A.M.
Robin A. Benson
CLERK AND RECORDER

BY: *Jeanne Benson*
DEPUTY
INSTRUMENT REC. NO. 257453

CERTIFICATE OF SURVEY NO. 4352RB

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

LINE	BEARING	DISTANCE
L1	N89°40'16"W	48.24'(M)(R)
L2	N00°08'04"W	39.21'(M)(R)
L3	N47°48'29"E	30.28'(M)(R)
L4	N55°40'22"E	30.00'(M)(R)
L5	S00°04'10"E	75.42'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL IN	RADIAL OUT
C1	577.00'	56.63'	05°37'26"	S40°41'09"W	S35°03'43"W

- LEGEND**
- 1/16 CORNER, FND REBAR W/CAP STAMPED #13102LS
 - SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
 - FOUND 5/8" REBAR W/CAP STAMPED #13012LS (UNLESS OTHERWISE NOTED)
 - COMPUTED POINT
- P.O.B. POINT OF BEGINNING
(M) MEASURED DISTANCE
(R) RECORDED DISTANCE PER CITED SURVEYS HEREON

