

OWNERS: JEFFREY W. BROOM, ANDREA L. BROOM,  
AND WAYNE J. BROOM  
PURPOSE: RELOCATION OF COMMON BOUNDARIES  
DATE: APRIL 7, 2015

# CERTIFICATE OF SURVEY

SE1/4 NW1/4, SEC. 26, T36N, R26W, P.M.,M.,  
LINCOLN COUNTY, MONTANA

## DESCRIPTIONS

### TRACT 1A-1

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 northeast corner of Tract One (1) of Certificate of Survey #2738, according to the map or plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence South00°03'48"East 256.30 feet along the easterly boundary of said Tract One (1); thence South52°17'42"West 835.94 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 736.87 feet along said westerly boundary; thence South89°40'16"East 443.17 feet to the southwesterly right of way of a 60-foot wide Declared County Road (Glenn Lake Road), said point also being the beginning of a non-tangent curve concave to the southwest having a radius of 577.00 feet and to which a radial line bears North35°03'43"East; thence northwesterly 56.63 feet along said southwesterly right of way and said curve 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 on a non-tangent line South89°40'09"East 264.34 feet along said northerly boundary to the point of beginning and containing 7.484 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

### TRACT 2A-1 (Including Parcel "A")

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 center-west one-sixteenth (C-W 1/16) corner of said Section Twenty-six (26); thence North00°08'03"West 549.06 feet along the westerly boundary of the Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of said Section Twenty-six (26); thence North52°17'42"East 835.94 feet; thence North00°05'17"West 95.17 feet to the center line of a 60-foot wide Declared County Road (Glenn Lake Road); thence the following two (2) courses along said center line: South52°50'23"East 50.85 feet to the beginning of a curve concave to the southwest having a radius of 1675.17 feet, southeasterly 365.38 feet along said curve through a central angle of 12°29'49"; thence on a non-tangent line South06°00'29"East 54.27' to the southwesterly right of way of said Glenn Lake Road, said point also being the center line of a 30-foot wide private access and utility easement; thence the following five (5) courses and distances along said center line: South06°00'29"East 267.11 feet, South11°16'04"West 148.67 feet, South28°18'36"West 159.84 feet, South14°34'35"West 111.76 feet, South23°07'39"West 178.86 feet to the southerly boundary of said Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4); thence North89°40'04"West 795.80 feet along said southerly boundary to the point of beginning and containing 18.821 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 2A of C.O.S. #2854)

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 center-west one-sixteenth (C-W 1/16) corner of said Section Twenty-six (26); thence North00°08'03"West 454.43 feet along the westerly boundary of the Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4) of said Section Twenty-six (26) to the TRUE POINT OF BEGINNING of the tract of land herein described; thence North00°08'03"West 94.63 feet along said westerly boundary; thence North52°17'42"East 835.94 feet; thence South00°05'17"East 94.68 feet; thence South52°17'42"West 835.84 feet to the point of beginning and containing 1.439 acres of land, gross measure, more or less. All as shown hereon.

## OWNERS' CERTIFICATION

We, Jeffrey W. Broom, Andrea L. Broom, and Wayne J. Broom, the undersigned property owners, hereby certify that the purpose for this division of land is to relocate a common boundary line between adjoining properties outside of platted subdivision and that no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A.. Furthermore, Tracts 1A-1 and 2A-1 are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)(ii), (a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if no facilities other than those previously approved exist or will be constructed on the parcel, and the division of land will not cause approved facilities to deviate from the conditions of approval.)

JEFFREY W. BROOM  
ANDREA L. BROOM

WAYNE J. BROOM

STATE OF Montana, ss  
County of Lincoln, ss

On this 15 day of May, 2015, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Wayne J. Broom, Jeffrey W. and Andrea L. Broom, known to me to be the person 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.

Signature Carla J. Mikita  
Print Name Carla J. Mikita

Notary Public for the State of Montana  
Residing at Butte, MT  
My Commission expires 03/31/2017

## CERTIFICATE OF SURVEYOR

Thomas 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 10:30 o'clock A.M.

Robie A. Benner  
CLERK AND RECORDER  
BY: Scannister  
DEPUTY

INSTRUMENT REC. NO. 257437

CERTIFICATE OF SURVEY NO. 4353RB

LOT 1A  
TIMBER GLEN  
TRACT 1A-1  
7.484 AC.± (GROSS)

PARCEL "A"  
1.439 AC.±

TRACT 2A-1  
18.821 AC.± (GROSS)

## LEGEND

- 1/16 CORNER, FND REBAR W/CAP STAMPED #13012LS
- 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

## 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.

LINE	BEARING	DISTANCE
L1	S89°40'09"E	101.67'(M)(R)
L2	S52°50'23"E	50.85'(M)(R)
L3	N00°06'38"W	57.42'
L4	S52°58'36"E	28.02'(M)(R)
L5	S37°09'37"W	30.00'(M)(R)
L6	S06°00'29"E	54.27'

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

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 and day of June, 2015.

Winey Trotter Higgins  
County Clerk