OWNERS: Erick S & Landreth H Fehlberg, Ryan & Jacquelyn Enns

FOR: Steve Fehlberg

PURPOSE: Boundary Line Adjustment

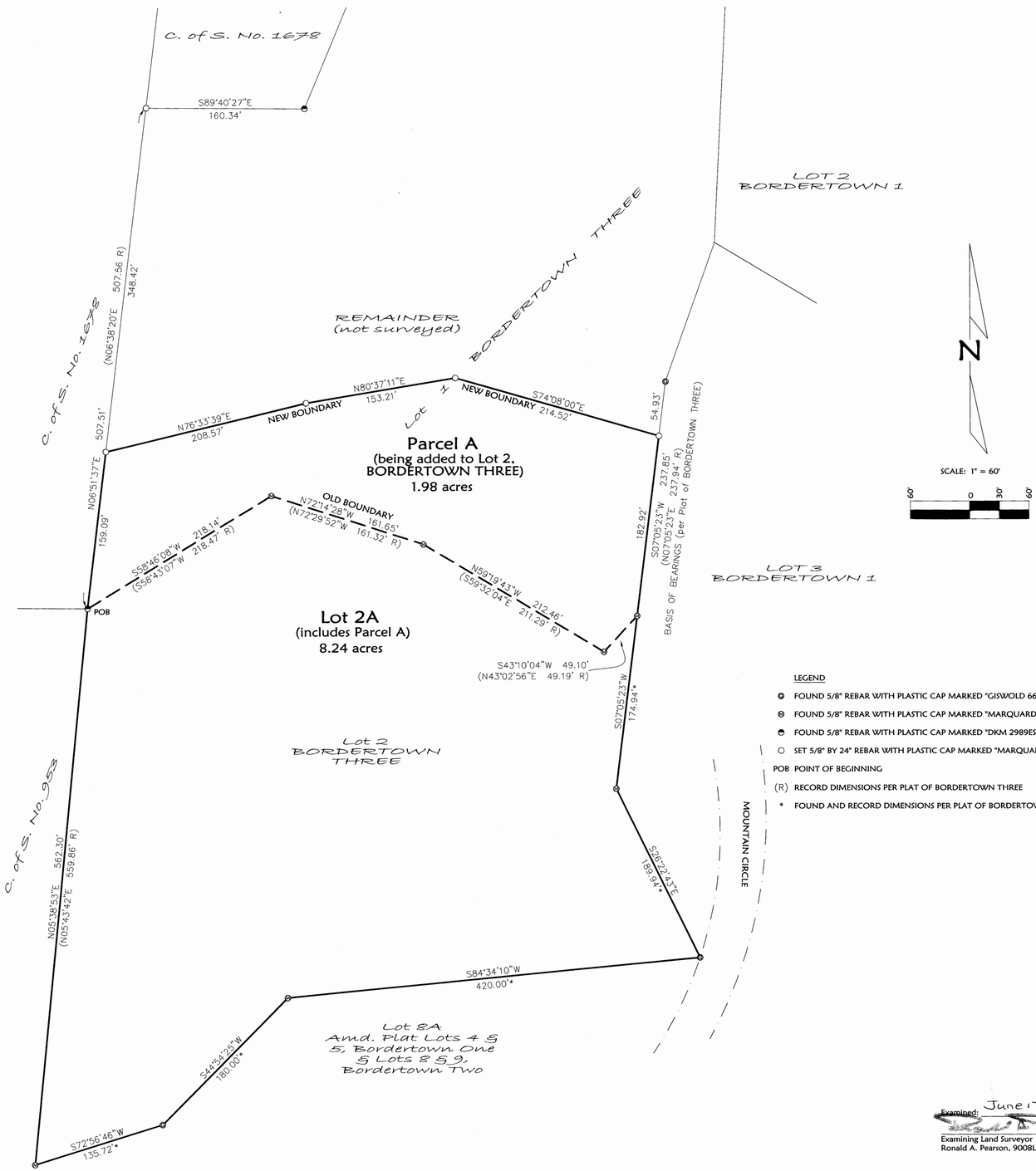
DATE: May 27, 2015

BORDERTOWN THREE REVISITED

AN AMENDED PLAT OF BORDERTOWN THREE

SW1/4, Section 1, T37N R27W, P.M., M.

Lincoln County, Montana



LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "GISWOLD 66365"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328LS"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DKM 2989ES"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- POB POINT OF BEGINNING
- (R) RECORD DIMENSIONS PER PLAT OF BORDERTOWN THREE
- * FOUND AND RECORD DIMENSIONS PER PLAT OF BORDERTOWN THREE

CERTIFICATE OF DEDICATION

We, ERICK S. FEHLBERG & LANDRETH H. FEHLBERG and RYAN ENNS & JACQUELYN ENNS, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described land in Lincoln County, to-wit:

Parcel A-(being added to Lot 2, Bordertown Three)
That portion of the Southwest ¼ of Section 1, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the Southwest corner of Lot 1, Bordertown Three;
Thence along the West line of said Lot 1, North 06°51'37" East 159.09 feet;
Thence North 76°33'39" East 208.57 feet;
Thence North 80°37'11" East 153.21 feet;
Thence South 74°08'00" East 214.52 feet to the East line of the aforesaid Lot 1;
Thence along the East line South 07°05'23" East 182.92 feet;
Thence South 43°10'04" West 49.10 feet;
Thence North 59°19'43" West 212.46 feet;
Thence North 72°14'28" West 161.65 feet;
Thence South 58°46'08" West 218.14 feet to the Point of Beginning, containing 1.98 acres of land all as shown hereon.
Subject to and together with easements of record.

Lot 2A-(includes Parcel A)
That portion of the Southwest ¼ of Section 1, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the Southwest corner of Lot 1, Bordertown Three;
Thence along the West line of said Lot 1, North 06°51'37" East 159.09 feet;
Thence North 76°33'39" East 208.57 feet;
Thence North 80°37'11" East 153.21 feet;
Thence South 74°08'00" East 214.52 feet to the East line of the aforesaid Lot 1;
Thence along the East line South 07°05'23" East 182.92 feet to the Northeast corner of Lot 2, Bordertown Three;
Thence along the East, South and West lines of said Lot 2 to the following courses:
South 07°05'23" West 174.94 feet;
Thence South 26°22'43" East 189.94 feet;
Thence South 84°34'10" West 420.00 feet;
Thence South 44°54'25" West 180.00 feet;
Thence South 72°56'46" West 135.72 feet;
Thence North 05°38'53" East 562.30 feet to the Point of Beginning, containing 8.24 acres of land all as shown hereon.
Subject to and together with easements of record.

The above described tract of land is to be known and designated as the Amended Subdivision Plat of Bordertown Three. We hereby certify that the purpose of this survey is to relocate common boundaries between existing lots within a platted subdivision, that five or fewer lots are affected, and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.

"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 the [certificate of survey or amended plat] on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

We hereby certify that this division creates parcels of land that have no existing facilities for water supply, wastewater disposal, and solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, if:
no new facilities will be constructed on the parcels [Lot 2A and Remainder Parcel(not surveyed)];
and the division of land will not cause approved facilities to violate any conditions of approval. Therefore, this division is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)&(ii).

Remainder Parcel-(Not Surveyed)
Lot 1, Bordertown Three excepting therefrom that portion of the Southwest ¼ of Section 1, Township 37 North, Range 27 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the Southwest corner of Lot 1, Bordertown Three;
Thence along the West line of said Lot 1, North 06°51'37" East 159.09 feet;
Thence North 76°33'39" East 208.57 feet;
Thence North 80°37'11" East 153.21 feet;
Thence South 74°08'00" East 214.52 feet to the East line of the aforesaid Lot 1;
Thence along the East line South 07°05'23" East 182.92 feet;
Thence South 43°10'04" West 49.10 feet;
Thence North 59°19'43" West 212.46 feet;
Thence North 72°14'28" West 161.65 feet;
Thence South 58°46'08" West 218.14 feet to the Point of Beginning.
Subject to and together with easements of record.

ERICK S. FEHLBERG — LANDRETH H. FEHLBERG

RYAN ENNS — JACQUELYN ENNS

STATE OF Montana)
: ss.
County of Lincoln)

This instrument was signed and acknowledged before me on July 6th, 2015.
by ERICK S. FEHLBERG & LANDRETH H. FEHLBERG.

Pat Good
Printed Name: Pat Good
Notary Public for the State of Montana
Residing at Eureka
My Commission Expires 4/25/18

PAT GOOD
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
April 25, 2018

STATE OF ~~Lincoln~~ Montana PG
: ss.
County of Lincoln)

This instrument was signed and acknowledged before me on July 6th, 2015.
by RYAN ENNS & JACQUELYN ENNS.

Pat Good
Printed Name: Pat Good
Notary Public for the State of Montana
Residing at Eureka
My Commission Expires 4/25/18

PAT GOOD
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
April 25, 2018

Examined: June 17, 2015
Examining Land Surveyor
Ronald A. Pearson, 9008LS

MONTANA DAWN MARQUARDT 7328 LS REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR
DAWN MARQUARDT
Registration No. 7328S
6/17/2015
Date

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 7th day of July, 2015.
~~Nancy Trotter Higgins~~ Kay Carby Operator, clerk
Treasurer, Lincoln County, Montana

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

STATE OF MONTANA
County of Lincoln

Filed on the 8th day of July, 2015, A.D., at 10:00 o'clock A m.
Robin A. Benson
County Clerk and Recorder
By: Jeannie Dennis
Deputy

Instrument Record No. 258019
~~Bkt~~ # CS 4359 RB

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.

Date: May 27, 2015	Field Crew: BP TB
Project Name: Fehlberg	Revision Date: n/a
Filename: FehlbergBLA.dwg	Project Number: 15-071
	Drawn By: SA

FEHLBERG