

OWNERS: HSBC BANK USA
FOR: HSBC BANK USA
PURPOSE: RETRACEMENT
DATE: JUNE 17, 2015

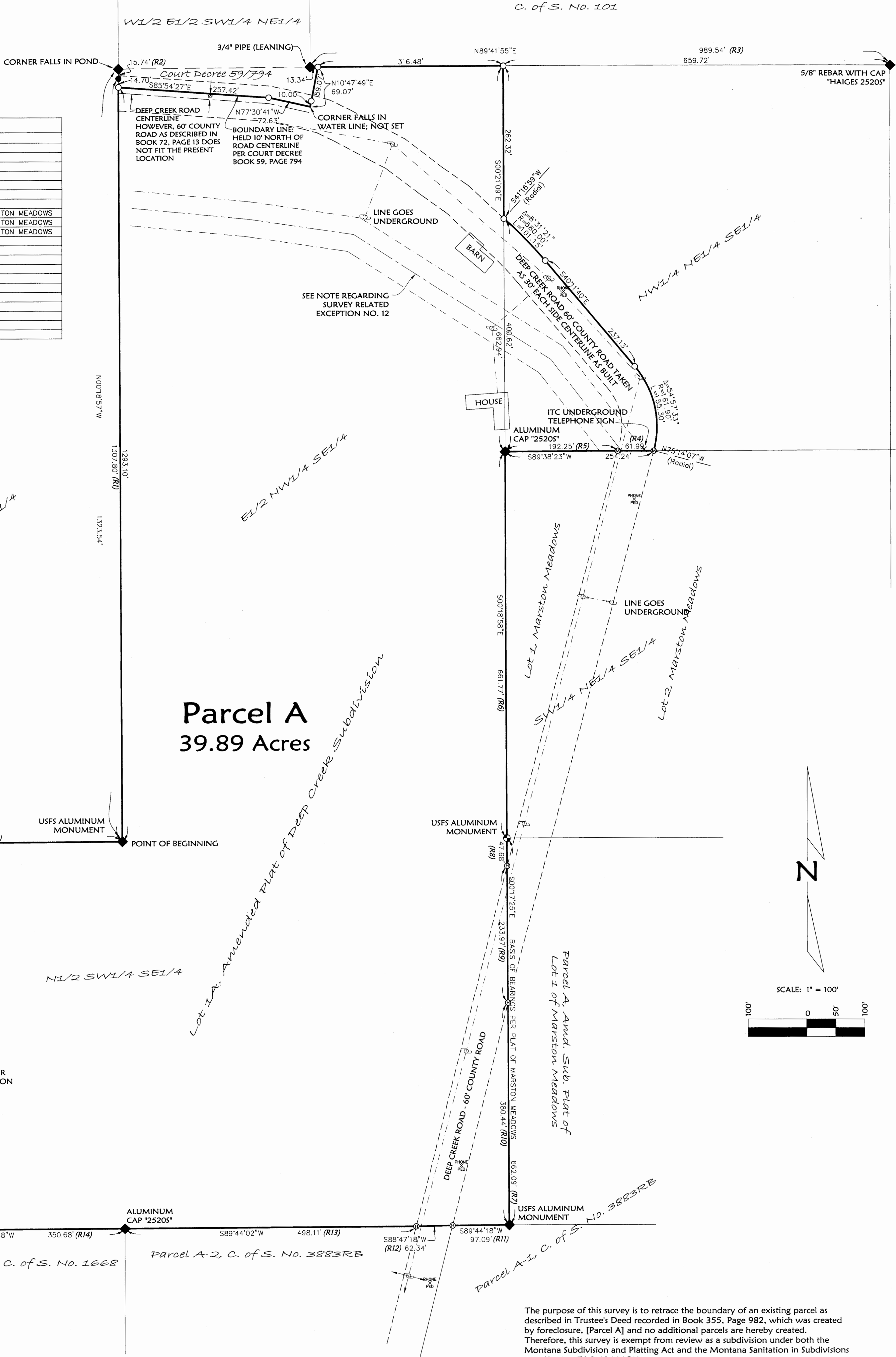
CERTIFICATE OF SURVEY
SE 1/4, Section 29, T35N R25W, P.M., M.
Lincoln County, Montana

C. of S. No. 101

RECORD INFORMATION		
COURSE	RECORD MEASUREMENT	RECORD DOCUMENT
(R1)	N00°05'33"E 1308.53'	C. OF S. NO. 1023
(R2)	N00°05'33"E 15.74'	C. OF S. NO. 1023
(R3)	N89°40'22"E 987.38'	C. OF S. NO. 101
(R4)	S89°40'18"W 62.16'	PLAT OF MARSTON MEADOWS
(R5)	S89°40'18"W 192.32'	PLAT OF MARSTON MEADOWS
(R6)	S00°17'25"E 662.01'	PLAT OF MARSTON MEADOWS
(R7)	S00°17'25"E 662.17'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R8)	S00°06'22"W 47.71'	AMENDED SUBDIVISION PLAT OF LOT 1 OF MARSTON MEADOWS
(R9)	S00°06'22"W 233.97'	AMENDED SUBDIVISION PLAT OF LOT 1 OF MARSTON MEADOWS
(R10)	S00°06'22"W 380.48'	AMENDED SUBDIVISION PLAT OF LOT 1 OF MARSTON MEADOWS
(R11)	N89°57'00"W 97.15'	C. OF S. NO. 3883RB
(R12)	N89°57'00"W 61.84'	C. OF S. NO. 3883RB
(R13)	N89°57'00"W 498.62'	C. OF S. NO. 3883RB
(R14)	S89°41'25"W 350.57'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R15)	S89°26'03"W 59.85'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R16)	N30°58'09"W 127.42'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R17)	Δ-6°31'52" R=2260.00' L=257.61'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R18)	N24°26'17"W 156.90'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R19)	N00°12'25"W 149.89'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R20)	N00°16'03"W 31.34'	AMENDED PLAT OF DEEP CREEK SUBDIVISION
(R21)	N89°39'29"E 658.02'	AMENDED PLAT OF DEEP CREEK SUBDIVISION

LEGEND

- FOUND 1/16 CORNER AS NOTED
- FOUND 1/64 CORNER AS NOTED
- FOUND USFS WITNESS MONUMENT (PER C. OF S. NO. 1023)
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HUGHES 7322LS"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "SANDS 7975S"
- SET 5/8" BY 24" REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- (R#) REFER TO RECORD INFORMATION TABLE
- NT: NON-TANGENT CURVE
- OVERHEAD UTILITY LINE & UTILITY POLE
- PHONE PEDESTAL



Parcel A
39.89 Acres

N

SCALE: 1" = 100'

The purpose of this survey is to retrace the boundary of an existing parcel as described in Trustee's Deed recorded in Book 355, Page 982, which was created by foreclosure, [Parcel A] and no additional parcels are hereby created. Therefore, this survey is exempt from review as a subdivision under both the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act. (Section 76-3-404 MCA).

TITLE COMMITMENT FILE NO. 530164E DATED 12/30/14

SURVEY RELATED EXCEPTION NOTES:

- EASEMENTS ON THE RECORDED PLAT & CS #6504, #1630, #5661 & #1668
PF #6504: COUNTY ROAD R/W SHOWN HEREON
CS #1630: THIS SURVEY DOES NOT INCLUDE THE SUBJECT PROPERTY
PF #5661: COUNTY ROAD R/W SHOWN HEREON
CS #1668: THIS SURVEY DOES NOT INCLUDE THE SUBJECT PROPERTY
- EASEMENT GRANTED TO COUNTY OF LINCOLN, RECORDED 09/12/1936 IN BOOK 72, PAGE 13.
THIS DOCUMENT IS A QUIT CLAIM DEED FOR A STRIP OF LAND 60 FEET IN WIDTH. THIS 60 FOOT STRIP IS CLOSER TO THE EXISTING COUNTY ROAD IF IT STARTS 200' EAST (VERSUS WEST) OF THE SOUTHWEST CORNER OF THE NW1/4 NE1/4 SE1/4; EITHER WAY THE LEGAL DESCRIPTION DOES NOT ENCOMPASS THE EXISTING COUNTY ROAD. POSSIBLE LOCATION SHOWN.
- EASEMENT GRANTED BY W.P. HUSTED, JR. TO INTERBEL TELEPHONE COOPERATIVE, INC., RECORDED 09/12/1975 IN BOOK 32, PAGE 670.
THE CENTERLINE OF THE EASEMENT IS DESCRIBED AS BEING FROM THE "PEDESTAL TO HOUSE". BUILDINGS AND PHONE PEDESTALS ON THE PROPERTY WHICH WERE OBSERVED DURING THE 2015 FIELD SURVEY ARE SHOWN HEREON. EASEMENT NOT LOCATABLE BASED ON RECORD DOCUMENT.
- PROVISIONS IN JUDGMENT IN FAVOR OF ORVILLE C. AND ISABELLA M. MUSTARD, RECORDED 08/17/1979 IN BOOK 59, PAGE 794.
PORTION SHOWN HEREON.
- EASEMENT GRANTED BY JOAN, A. & AUBRY M. LEE TO INTERBEL TELEPHONE COOPERATIVE, INC., RECORDED 07/06/1990 IN BOOK 157, PAGE 623.
THE CENTERLINE OF THE EASEMENT IS DESCRIBED AS "FROM ROAD TO TRAILER LOCATION IN A (ILLEGIBLE)". BUILDINGS AND PHONE PEDESTALS ON THE PROPERTY WHICH WERE OBSERVED DURING THE 2015 FIELD SURVEY ARE SHOWN HEREON. EASEMENT NOT LOCATABLE BASED ON RECORD DOCUMENT.
- EASEMENT GRANTED BY RICHARD L. MASON TO INTERBEL TELEPHONE COOPERATIVE, INC., RECORDED 02/12/1999 IN BOOK 255, PAGE 344.
THE CENTERLINE OF THE EASEMENT IS DESCRIBED AS "FROM ROAD TO TRAILER LOCATION IN A (ILLEGIBLE)". BUILDINGS AND PHONE PEDESTALS ON THE PROPERTY WHICH WERE OBSERVED DURING THE 2015 FIELD SURVEY ARE SHOWN HEREON. EASEMENT NOT LOCATABLE BASED ON RECORD DOCUMENT.
- EASEMENT GRANTED BY RALPH H. & CHRISTINE M. QUILLING TO INTERBEL TELEPHONE COOPERATIVE, INC., RECORDED 12/22/1999 IN BOOK 260, PAGE 843.
THE QUILLINGS OWNED ASSESSOR'S TRACT IC AT THE TIME OF THIS EASEMENT DOCUMENT; DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT GRANTED TO INTERBEL TELEPHONE COOPERATIVE, INC., RECORDED 06/04/2009 IN BOOK 325, PAGE 995.
EASEMENT LOCATED IN LOT 1 OF DEEP CREEK ESTATES, DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT GRANTED TO LINCOLN ELECTRIC COOPERATIVE, INC., RECORDED 11/16/2010 IN BOOK 334, PAGE 617.
15 FOOT WIDE EASEMENT WITHIN LOT 1A OF AMENDED PLAT OF DEEP CREEK SUBDIVISION; ELECTRICAL LINES AND BUILDINGS WHICH WERE OBSERVED DURING THE 2015 FIELD SURVEY ARE SHOWN HEREON. EASEMENT NOT LOCATABLE BASED ON RECORD DOCUMENT.

Parcel A

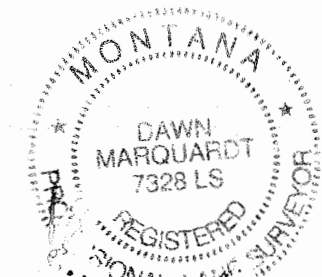
Those portions of Lot 1A of the Amended Plat of Deep Creek Subdivision and of the Southeast 1/4 of Section 29, Township 35 North, Range 25 West, P.M., M., Lincoln County, Montana, described as follows:
Beginning at the Southwest Corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 29;
Thence along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, North 00°18'57" East 1293.10 feet to the South line of that parcel shown on Exhibit A of Book 59, Page 794;
Thence along the South and East lines of said parcel, South 85°54'27" East 257.42 feet, South 77°30'41" East 72.63 feet, and North 10°47'49" East 69.07 feet to the North line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4;
Thence along the North and East lines of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, North 89°41'55" East 316.48 feet and South 00°21'09" East 262.32 feet to a point on the Northeastly right of way of Deep Creek Road, which point is on a 680.00 foot radius curve, concave Southwesterly, having a radial bearing of South 41°16'59" West;
Thence Southeastly along the curve and right of way through a central angle of 8°31'21" along an arc length of 101.15 feet;
Thence continuing along the right of way, South 40°11'40" East 237.13 feet to the beginning of a 161.90 foot radius curve to the right;
Thence Southeastly and Southerly along the curve and right of way through a central angle of 54°57'33" along an arc length of 155.30 feet to the North line of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4;
Thence along the North and West lines of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, South 89°38'23" West 254.24 feet and South 00°18'58" East 661.77 feet to the Northeast corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4;
Thence along the East and South lines of said North 1/2 of the Southwest 1/4 of the Southeast 1/4, South 00°17'25" East 662.09 feet, South 89°44'18" West 97.09 feet, South 88°47'18" West 62.34 feet, South 89°44'02" West 498.11 feet, South 89°41'48" West 350.68 feet, and South 89°21'37" West 59.84 feet to the Westerly right of way of Deep Creek Road;
Thence along said Westerly right of way through the following three (3) curves:
North 30°54'05" West 127.61 feet to a point on a 2260.00 foot radius curve, concave Northeastly, having a radial bearing of North 59°00'55" East;
Thence Northwesterly along the curve and right of way through a central angle of 6°31'47" along an arc length of 257.56 feet;
Thence North 24°25'46" West 156.82 feet to the West line of the above said North 1/2 of the Southwest 1/4 of the Southeast 1/4;
Thence along the West and North lines of said North 1/2 of the Southwest 1/4 of the Southeast 1/4, North 00°15'59" West 149.66 feet, North 00°13'17" West 31.26 feet, and North 89°40'12" East 657.94 feet, to the Point of Beginning, containing 39.89 acres of land, all as shown hereon.
Subject to and together with County Road right of way as shown and of record.
Subject to and together with easements as shown.
Subject to and together with easements of record.

Examined: July 7, 2015

Examining Land Surveyor
Ronald A. Pearson, 90081S

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328S



STATE OF MONTANA
County of Lincoln

Filed on the 8th day of July, 2015, A.D., at 10:45 o'clock A.M.

Robin A. Benson
County Clerk and Recorder

By: Jeanne Benson
Deputy

Instrument Record No. 25823
CERTIFICATE OF SURVEY NO. 4360

Date: June 16, 2015	Field Crew: BP TB
Revision Date: July 6, 2015	
Project Name: HSBC Bank	Project Number: 15-083
Filename: 2015_HSBC	Drawn By: A



NOTE:
THIS SURVEY DOES NOT PURPORT TO SHOW ALL UTILITIES OR IMPROVEMENTS
ON THE SUBJECT PROPERTY.

HSBC BANK