

OWNERS: THOMAS J. SHAY & SHELLEY RAE SHAY
PURPOSE: RETRACEMENT SURVEY
DATE: NOVEMBER 9, 2015

CERTIFICATE OF SURVEY

NE1/4, W1/2 SE1/4, & E1/2 NW1/4 OF SEC.22, T35N, R26W, P.M.,M.,
LINCOLN COUNTY, MONTANA

SEC.16 SEC.15
SEC.21 NW COR., SEC.22
ORIGINAL STONE
W/2" HEX. PIPE

BASIS OF BEARINGS

The basis of bearings on this plat is relative to Grid North of the Montana State Plane Coordinate System. The points shown hereon were obtained by utilizing the Online Positioning User Service provided by the National Geodetic Survey, and are National Spatial Reference System coordinates converted into the Montana State Plane Coordinate System. All grid distances have been converted to geodetic distances.

LEGEND

- ⊕ SECTION CORNER
(FOUND AS NOTED)
- ⊖ NORTH 1/4 CORNER, SECTION 22
FOUND 2" OUTSIDE DIAMETER PIPE
- ⊙ EAST 1/4 CORNER, SECTION 22
FOUND 5/8" REBAR W/CAP STAMPED #7328S
- ⊙ CENTER 1/4 CORNER, SECTION 22
FOUND REBAR W/CAP STAMPED #7328S
- ⊙ 1/16 CORNER, SECTION 22
FOUND 5/8" REBAR W/CAP STAMPED #7328S
- SET 5/8" X 24" REBAR W/CAP
STAMPED #15627LS
- FOUND 5/8" REBAR W/CAP STAMPED #7328S
(UNLESS OTHERWISE NOTED)
- COMPUTED POINT, NO MONUMENT SET
- P.O.B. POINT OF BEGINNING
- ===== CENTERLINE OF RAILROAD TRACKS
- — — — — SECTION LINE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE PER CITED SURVEYS HEREON
- * — * — * — EXISTING FENCE

LINE	BEARING	DISTANCE
L1	N59°27'40"W	167.58'
L2	N56°37'12"W	374.94'
L3	N11°39'14"W	393.86'
L4	N10°17'26"W	322.68'
L5	N56°43'58"W	15.27'(M) 15.30'(R)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	1768.30'(M)(R)	6°56'35"	214.28'

300' 0 300' 600'

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

SURVEYOR'S NOTES

- 1) The Mission Mountain Railroad right of way was determined by locating the centerline of the existing tracks.
- 2) Due to winter weather conditions, the surveyor defers setting the new monuments to a later date when conditions improve. Per the Uniform Standards for Monumentation, ARM 34.183.1101(1)(d), the surveyor hereby certifies to set the monuments as shown hereon by July 4, 2016.

LEGAL DESCRIPTION

Tract One (1)

That portion of the Northeast one-quarter (NE1/4), the East one-half of the Northwest one-quarter (E1/2NW1/4), and the West one-half of the Southeast one-quarter (W1/2SE1/4), all of Section Twenty-two (22), Township Thirty-five North (T35N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

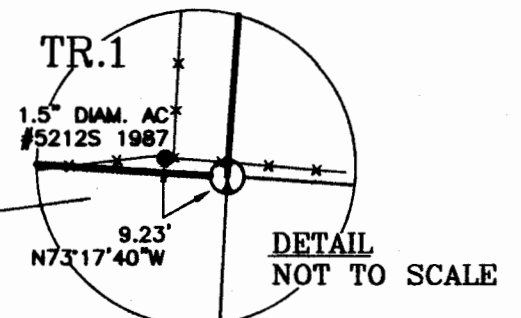
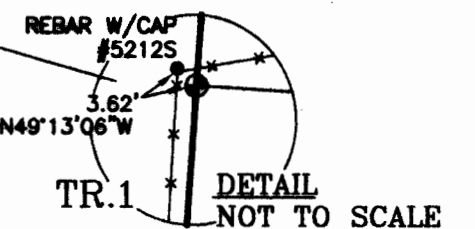
Beginning at the northeast corner of said Section Twenty-two (22); thence the following two (2) courses and distances along the easterly boundary of said Section Twenty-two (22): South03°41'30"West 1323.73 feet to the north one-sixteenth (N1/16) corner, South03°42'08"West 1323.74 feet to the East one-quarter (E1/4) corner of said Section Twenty-two (22); thence North86°20'26"West 1330.93 feet along the southerly boundary of said Northeast one-quarter (NE1/4) of Section Twenty-two (22) to the center-east one-sixteenth (C-E 1/16) corner of said Section Twenty-two (22); thence South04°03'07"West 1383.44 feet along the easterly boundary of said West one-half of the Southeast one-quarter (W1/2SE1/4) of Section Twenty-two (22) to the northerly right of way of the Mission Mountain Railroad, said point being 100 feet northeasterly of the centerline of the railroad tracks of said Mission Mountain Railroad, and said point also being in the midst of a spiral curve; thence the following three (3) courses and distances along said right of way: North59°27'40"West 167.58 feet along the chord of said spiral curve, on a non-tangent line North58°35'00"West 958.41 feet to the beginning of a spiral curve, the chord of which bears North56°37'12"West 374.94 feet to the westerly boundary of said West one-half of the Southeast one-quarter (W1/2SE1/4); thence North03°52'53"East 675.76 feet along said westerly boundary to the Center one-quarter (C1/4) corner of said Section Twenty-two (22); thence North86°18'46"West 607.48 feet along the southerly boundary of said East one-half of the Northwest one-quarter (E1/2NW1/4) of Section Twenty-two (22) to the easterly right of way of said Mission Mountain Railroad, said point being in the midst of a non-tangent curve concave to the northeast having a radius of 1768.30 feet and to which a radial line bears South66°46'22"West; thence the following four (4) courses and distances along said easterly right of way: northwesterly 214.28 feet along said curve through a central angle of 6°56'35" to the beginning of a spiral curve, the chord of which bears North11°39'14"West 393.86 feet, on a non-tangent line North09°11'35"West 1798.81 feet to the beginning of a spiral curve, the chord of which bears North10°17'26"West 322.68 feet to the northerly boundary of said Section Twenty-two (22); thence the following two (2) courses and distances along said northerly boundary: South86°22'33"East 1283.54 feet to the North one-quarter (N1/4) corner, South86°23'59"East 2653.73 feet to the point of beginning and containing 251.767 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 1
251.767 AC.±

MISSION MOUNTAIN RAILROAD

C.O.S.
#3614



CERTIFICATE OF SURVEYOR

THOMAS SHAYON REGISTRATION NO. 15627LS
EXAMINED: 2-25-2016

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

Filed on the 26th day of February
A.D. 2016 at 9:22 o'clock A.M.

BY: Robin Benson
CLERK AND RECORDER
DEPUTY
Clyde E. Ross

INSTRUMENT REC. NO. 261863

CERTIFICATE OF SURVEY NO. 4417