

CERTIFICATE OF SURVEY

"COURT ORDERED SURVEY"

STATE OF IDAHO, BONNER COUNTY COURT, FIRST JUDICIAL; ORDER NO. CV 2014-0505

CERTIFICATE OF SURVEY No. 3087, TRACT 2

H.E.S. 1063, UNSURVEYED SECTIONS 25 AND 26, T.34N., R.33W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: SEDLER

OCTOBER 2015

LEGEND

- ☐ HES CORNER, A 1 INCH DIAMETER PIPE WITH 2 1/2 INCH DIAMETER BRASS CAP
 - ⊗ A 5/8 INCH DIAMETER, UNCAPPED REBAR
 - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 4661S
 - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 4975S
 - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 7322LS
 - SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
 - AN UNMARKED COMPUTED POINT
- () COS 550 RECORD { } COS 770 RECORD [] COS No. 3087 RECORD
- PROPERTY BOUNDARY ————— ADJOINING BOUNDARY
- RIGHT-OF-WAY LIMITS ----- CREEK WATER LINE
- CURVE RADIAL LINE

CENTERLINE SEVENTEEN MILE CREEK

LINE	BEARING	LENGTH
L1	N63°20'24"W	14.15'
L2	S75°37'35"W	53.64'
L3	S71°27'08"W	114.18'
L4	N86°32'47"W	88.22'
L5	S64°04'48"W	89.00'
L6	S59°02'39"W	133.32'
L7	S48°43'09"W	89.54'

HISTORY OF SURVEYS

1922 - Homestead Entry Survey No. 1063, Grant Higgins
 1978 - COS No. 550, creates two Parcels in H.E.S. 1063, Jack H. Ninneman 4661S
 1980 - COS No. 770, creates Lots within Parcel 2, COS 550, Jack W. Ninneman 534ES
 1998 - COS No. 2818, creates two Parcels in remaining H.E.S. 1063, Alvah F. Hughes 7322LS
 2001 - COS No. 3087, creates two Tracts in Parcel A, COS 2818, Kenneth E. Davis 4975S

METHOD OF SURVEY

A Nikon total station with data collector and a Trimble R8 GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners, road, and creek alignments by Levi Powell, October 2015.

COS 770

Co. Tract No. 2 & 2CA
 Gary L. Christenson

COS 2818

REMAINDER PARCEL
 Jeremy Oday &
 Sierra Owen

COS 550

PARCEL "B"

14.56 ACRES
 Jesse Sedler

COS 770

Co. Tract No. 2F1 & 2CA1A
 Kimberly Head Finley

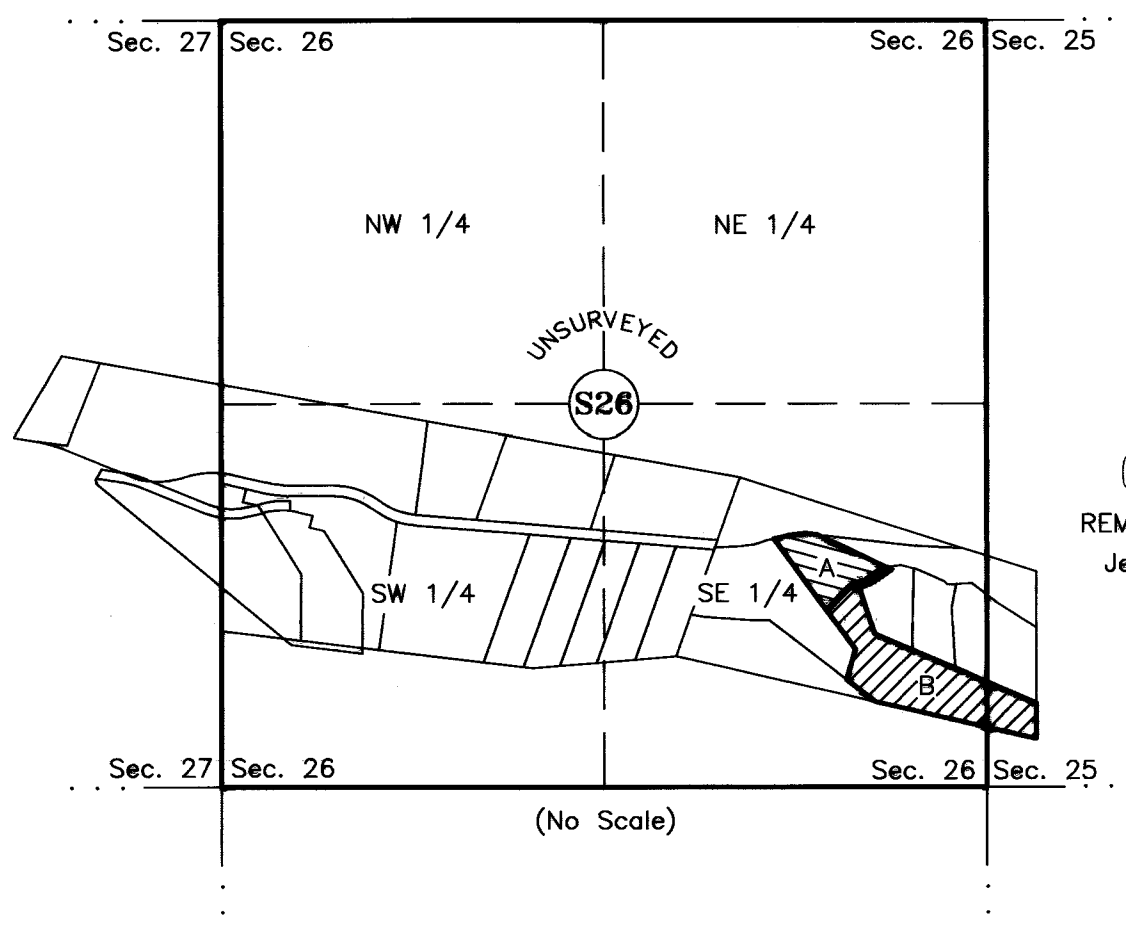
COS 3087, TRACT 2

PARCEL "A"

3.31 ACRES
 Moses Sedler

COS 3087, TRACT 2

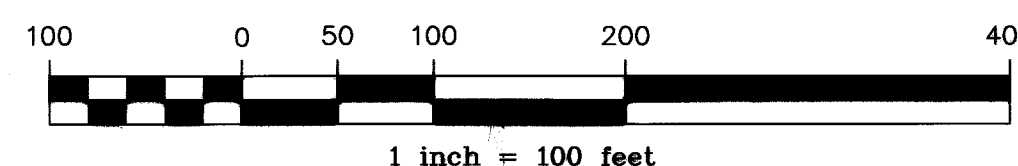
VICINITY DIAGRAM



BASIS OF BEARING

The basis of bearing for this survey is N00°02'08"E derived from Survey Grade GPS system calibrated to local control between Corner 1, H.E.S. 1063, a 1 inch diameter diameter pipe with 2 1/2 inch diameter brass cap and the southeasterly property corner, Tract 2, COS 3087, A 5/8 inch diameter rebar with plastic cap marked 4661S

GRAPHIC SCALE



TRUE POINT OF BEGINNING
 PARCEL "B"

CERTIFICATE OF SURVEY No. CS4434 CO1 of 2



Approval letter - DOC # 263865 PF# 13400
 Court order to Approve - DOC # 263866 PF# 13401

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LINCOLN COUNTY, MONTANA

FOR: SEDLER

OCTOBER 2015

LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying northerly of Troy, Montana, Lincoln County, within H.E.S. No. 1063, and Unsurveyed Sections 26 and 25, Township 34 North, Range 33 West., P.M.,MT. and more particularly described as follows: Commencing at the northwest Corner Tract 2, Certificate of Survey No. 3087, a 5/8 inch diameter rebar with plastic cap marked 4975S and the TRUE POINT OF BEGINNING:

Thence along the southerly Right-of-Way limits, "Seventeen Mile Road", a strip of land 60 feet in width N74°16'58"E, 108.76 feet, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along a curve right: a radius of 473.31 feet, a delta angle 23°26'10", arc length of 193.60 feet to a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said Limits S82°17'59"E, 183.41 feet to a 5/8 inch diameter uncapped rebar; Thence along the southwesterly boundary of Certificate of Survey No. 550, S63°20'24"E, 255.29 feet to a 5/8 inch diameter rebar with plastic cap marked 4661S, a witness corner; Thence along said boundary S63°20'24"E, 61.32 feet to thread between water edges, of "Seventeen Mile Creek", an unmarked computed point; Thence along said thread being a fixed boundary through the following unmarked computed points: S75°37'35"W, 53.64 feet; Thence S71°27'08"W, 114.18 feet; Thence N86°32'47"W, 88.22 feet; Thence S64°04'48"W, 89.00 feet; Thence S59°02'39"W, 133.32 feet; Thence S48°43'09"W, 89.54 feet to an unmarked computed point; Thence along northeasterly boundary, Tract 1, Certificate of Survey No. 3087, N36°54'05"W, 50.00 feet to a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS, a witness corner; Thence along said boundary N36°54'05"W, 368.44 feet to the TRUE POINT OF BEGINNING, containing 3.31 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying northerly of Troy, Montana, Lincoln County, within H.E.S. No. 1063, and Unsurveyed Sections 26 and 25, Township 34 North, Range 33 West., P.M.,MT. and more particularly described as follows: Commencing at Corner No. 1, Homestead Entry Survey No. 1063, a 1 inch diameter pipe with 2 1/2 inch diameter brass cap and the TRUE POINT OF BEGINNING:

Thence along easterly boundary said Homestead N00°02'08"E, 262.51 feet to a 5/8 inch diameter rebar with plastic cap marked 4661S; Thence along southwesterly boundary Certificate of Survey No. 770 N64°11'36"W, 637.25 feet to a 5/8 inch diameter rebar with plastic cap marked 4661S; Thence along said boundary N64°18'44"W, 338.86 feet to a 5/8 inch diameter rebar with plastic cap marked 4661S; Thence along said boundary N64°14'04"W, 296.37 feet, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary N13°11'40"W, 313.92 feet to an unmarked computed point; Thence along the bank of "Seventeen Mile Creek" through the following unmarked computed points: S81°55'29"E, 75.37 feet; Thence N73°04'35"E, 148.57 feet; Thence N74°03'13"E, 27.33 feet to a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS, a witness corner; Thence along southwesterly boundary of Certificate of Survey No. 550 N63°20'24"W, 37.23 feet; Thence along said boundary N63°20'24"W, 14.15 feet to thread between water edges, "Seventeen Mile Creek" an unmarked computed point; Thence along said thread being a fixed boundary through the following unmarked computed points: S75°37'35"W, 53.64 feet; Thence S71°27'08"W, 114.18 feet; Thence N86°32'47"W, 88.22 feet; Thence S64°04'48"W, 89.00 feet; Thence S59°02'39"W, 133.32 feet; Thence S48°43'09"W, 89.54 feet to an unmarked computed point; Thence along northeasterly boundary, Tract 1, Certificate of Survey No. 3087 S36°54'05"E, 40.00 feet to a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS, a witness corner; Thence along said boundary S36°54'05"E, 442.26 feet to a 5/8 inch diameter rebar with plastic cap marked 4975S; Thence along said boundary S19°38'03"W, 194.68 feet to a 5/8 inch diameter rebar with plastic cap marked 4975S; Thence along northeasterly boundary, Certificate of Survey No. 2818 S52°44'31"E, 257.41 feet to a 5/8 inch diameter rebar with plastic cap marked 7322LS; Thence along the southerly boundary, said Homestead S77°16'15"E, 1129.00 feet to the TRUE POINT OF BEGINNING, containing 14.56 acres. Subject to and together with all appurtenant easements of record.

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Moses Sedler and Jesse Sedler, Co-Personal Representatives of the Elizabeth E. Sedler estate hereby Certify that the purpose of this survey and division of land is "by Order of a Court" and is therefore Exempt from review as a subdivision pursuant to 76-3-201(1)(a); "Created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain". Furthermore, We Certify that the division is Exempt from Department of Environmental Quality review pursuant to MCA 76-4-125(2)(a): "the exclusions cited in 76-3-201."

Mom Sedler 5/24/16
Moses Sedler Co-Representative Date
Jesse Sedler 6/3/16
Jesse Sedler Co-Representative Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of California

County of Marin, by MOSES SEDLER

on this 24 day of May, 2016. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Tom Roydl Tom Royall
residing in: San Rafael, CA My Commission expires: July 4th, 2017

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of Montana

County of Flathead, by JESSE SEDLER

on this 30 day of June, 2016. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Kalie R. Just Kalie R. Just
residing in: Kalispell, Montana My Commission expires: December 15, 2019

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Alvah F. Hughes, 7322LS June 09, 2016
Alvah F. Hughes, PLS, 7322LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 30 day of June, 2016 A.D.

Ronald A. Pearson
Ronald A. Pearson, PLS 9008LS
Lincoln County Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 1 day

of July, 2016 A.D. at 9:35 o'clock

Rona Pearson by Dana C. Ly
Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY No. CS 4434 C02 of 2