

CERTIFICATE OF SURVEY

(BASIS OF BEARINGS PER C.O.S. #4251RB)
S89°19'08"E 1311.45'(M) 1310.72'(R)

W1/16 SEC.1 P.O.B. TR.1 983.87'

20' WIDE ROAD & UTILITY EASEMENT OVER EXISTING ROAD PER BOOK 259, PAGE 70

20' WIDE ROAD & UTILITY EASEMENT OVER EXISTING ROAD DOAK CREEK ROAD

327.58' P.O.B. TR.2 SEC.36

S00°40'52"W 434.70'

TOTAL AREA
39.550 AC.±

C.O.S.
#4251RB

TRACT 1
Linda Colson
(Daughter)
19.775 AC.±

TRACT 2
Deborah Stokesberry
(Daughter)
19.775 AC.±

N00°49'48"E 1314.76'(M)(R)

N48°56'04"E 1322.59'

S00°52'42"W 1313.59'(M)(R)

NW1/16 SEC.1 N89°22'13"W 1310.35'(M)(R) C-N1/16 SEC.1

LEGEND

NORTH 1/4 CORNER,
SECTION 1, 3.25" DIAMETER BLM
BRASS CAP (1961)

1/16 CORNER (AS NOTED),
SECTION 1, 3.25" DIAM. ALUM. CAP
STAMPED #7322LS
(UNLESS OTHERWISE NOTED)

SET 5/8" X 3/4" REBAR
WITH PLASTIC CAP
STAMPED #15627LS

POINT OF BEGINNING

MEASURED DISTANCE

RECORDED DISTANCE,
PER CITED SURVEYS HEREON

TRACT 1

Beginning at the West one-sixteenth corner (W 1/16) of said Section One (1); thence South89°19'08"East 983.87 feet along the northerly boundary of said Section One (1); thence South00°40'52"West 434.70 feet; thence South48°58'04"West 1322.59 feet to the Northwest one-sixteenth corner (NW 1/16) of said Section One (1); thence North00°49'48"East 1314.76 feet along the westerly boundary of the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of said Section One (1) to the point of beginning and containing 19.775 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 2

Beginning at the North one-quarter corner (N 1/4) of said Section One (1); thence South00°52'42"West 1313.59 feet along the easterly boundary of the Northwest one-quarter (NW1/4) of said Section One (1) to the Center-north one-sixteenth corner (C-N 1/16) of said Section One (1); thence North89°22'13"West 1310.35 feet along the southerly boundary of said Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of Section One (1) to the Northwest one-sixteenth corner (NW 1/16) of said Section One (1); thence North48°58'04"East 1322.59 feet; thence North00°40'52"East 434.70 feet to the northerly boundary of said Section One (1); thence South89°19'08"East 327.58 feet along said northerly boundary to the point of beginning and containing 19.775 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

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 2nd day of August, 2016

Nancy Trotter Higgins by Carly Agostino
LINCOLN COUNTY TREASURER - LIBBY, MT

CERTIFICATE OF SURVEYOR

L. Silver 8/01/2016

THOMAS SIBSON-REGISTRATION NO. 15827LS

~~EXAMINED: July 26, 2016~~

20

RONALD A PEARSON

EXAMINING LAND SURVEYOR REG. NO. 9008LS

STATE OF MONTANA SS

County of Lincoln 33

Filed on the 2 day of Aug

AP 3016 at 11:18 a'clock A

A.D. 2010 at 11:10 o'clock PM

Robin Benz

CLERK AND RECORDER

BY: Diana Nicole

DEPUTY

INSTRUMENT REC. NO. 2104

INSTRUMENT REG. NO. 200

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

OF SURVEY NO. CS44

OF SURVEY NO. 100

COL

CERTIFICATE OF SURVEY NO. Q54435 FC

DOC #264399 - Landowner statement
DOC #264400 - Septic tank permit