

CERTIFICATE OF SURVEY

SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 27 WEST  
PRINCIPAL MERIDIAN MONTANA, LINCOLN COUNTY

OWNER: Beverly C. Livingston  
PURPOSE: Immediate Family Transfer  
DATE: July 2016



LEGAL DESCRIPTION:

Tract 1

A tract of land located in the Southwest Quarter of Section 15, Township 37 North, Range 27 West Principal Meridian Montana, Lincoln County described as follows:

Beginning at a found iron pin being the northeasterly corner of Lot 6A as shown on the Amended Plat of Lot 6 Sophie Shores Subdivision Unit No. 2 records of Lincoln County, Montana; thence along the northeasterly boundary of said Lot 6A North50°08'36"West 301.95 feet to a found iron pin being the southeasterly corner of Parcel A as shown on Certificate of Survey No. 2129 records of Lincoln County, Montana; thence along the easterly boundary said Parcel A North14°10'40"West 670.58 feet to the low water mark of Sophie Lake; thence along said low water mark the following two courses: North58°38'10"East 20.85 feet and North46°42'28"East 20.28 feet; thence leaving said low water mark South27°25'16"East 884.75 feet to a set iron pin on the westerly boundary of Lot 6B as shown on said Amended Plat of Lot 6 Sophie Shores Subdivision; thence along said westerly boundary South27°53'25"West 94.00 feet to the point of beginning containing 2.58 acres, more or less, as shown on this Certificate of Survey which is herewith incorporated and made part of this legal description.

Subject to and together with well isolation easement

Subject to and together with appurtenant easements of record

Tract 2

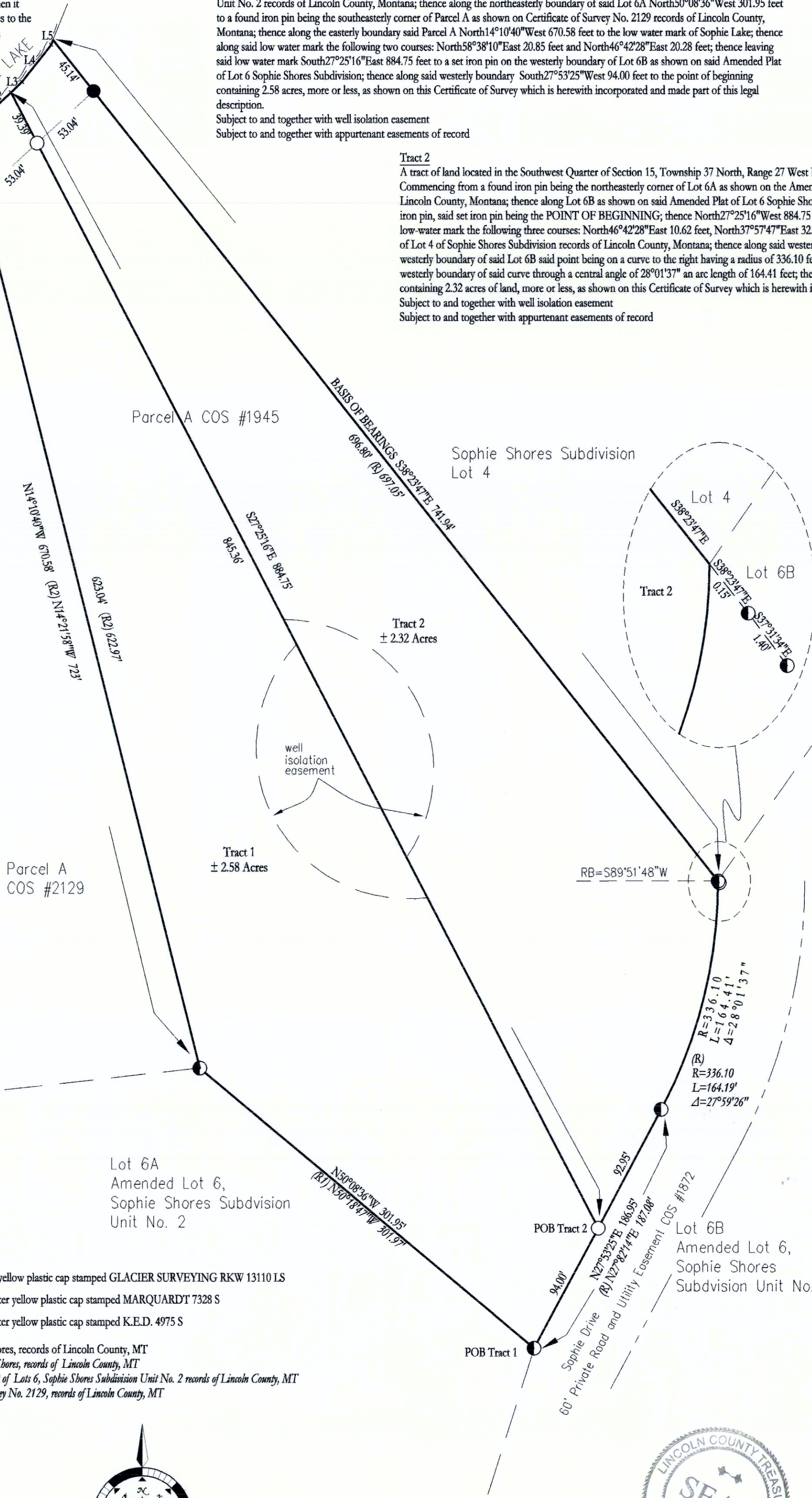
A tract of land located in the Southwest Quarter of Section 15, Township 37 North, Range 27 West Principal Meridian Montana, Lincoln County described as follows: Commencing from a found iron pin being the northeasterly corner of Lot 6A as shown on the Amended Plat of Lot 6 Sophie Shores Subdivision Unit No. 2 records of Lincoln County, Montana; thence along Lot 6B as shown on said Amended Plat of Lot 6 Sophie Shores Subdivision Unit No. 2 North27°53'25"East 94.00 feet to a set iron pin, said set iron pin being the POINT OF BEGINNING; thence North27°25'16"West 884.75 feet to the low-water mark of Sophie Lake; thence along said low-water mark the following three courses: North46°42'28"East 10.62 feet, North37°57'47"East 32.65 feet and North22°06'10"East 3.55 feet to the westerly boundary of Lot 4 of Sophie Shores Subdivision records of Lincoln County, Montana; thence along said westerly boundary South38°23'47"East 741.94 feet to a point on said westerly boundary of said Lot 6B said point being on a curve to the right having a radius of 336.10 feet and a radial bearing of South89°51'48"West; thence along said westerly boundary of said curve through a central angle of 28°01'37" an arc length of 164.41 feet; thence South27°53'25"West 92.95 feet to the point of beginning containing 2.32 acres of land, more or less, as shown on this Certificate of Survey which is herewith incorporated and made part of this legal description.

Subject to and together with well isolation easement

Subject to and together with appurtenant easements of record

M.C.A. 70-16-201 The owner of the land, when it borders upon a navigable lake or stream, takes to the edge of the lake or stream at low-water mark; Water edge per location on July 2016

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°38'10"E	20.85'
L2	N46°42'28"E	20.28'
L3	N46°42'28"E	10.62'
L4	N37°57'47"E	32.65'
L5	N22°06'10"E	3.55'



OWNER CERTIFICATION:

I hereby certify that the purpose of this division of land is to transfer Tract 1, as shown on this Certificate of Survey, to Mark John Livingston, my son and Tract 2 as shown on this Certificate of Survey to Mary Clare Hinkle; I certify that I am in compliance with all the conditions imposed in the use of this exemption; therefore, this division is exempt from review as a subdivision pursuant to Section 76-3-207 (1) (b), M.C.A. I certify that this is the first and single gift or sale in this county to this member of my immediate family. Said Tracts 1 and 2 may not be transferred or sold in a twenty-four month period of filing without the written approval of the Lincoln County Board of Commissioners.

Beverly C. Livingston  
Beverly C. Livingston

STATE OF MONTANA )  
COUNTY OF FLATHEAD ) SS

On this 31 day of October 2016, before me, the undersigned, a Notary Public for the State of Montana, personally appeared the above-signed, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notary Seal the day and year first above written.

Carla J Mikita  
Notary Public for the State of Montana

Residing at Eureka  
My Commission Expires 03/22/2017



Robert K. Wunderlich  
Montana License No. 13110 LS

Dated this 13th day of November 2016

SURVEYORS NOTE:  
Surveyor has made no investigative or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

EXAMINING LAND SURVEYOR EXAMINED:

Dated this 17th day of November 2016

Ronald A. Pearson  
Examining Land Surveyor  
Montana License No. 9008 S

STATE OF MONTANA )  
COUNTY OF LINCOLN ) SS

FILED ON THE 2nd DAY OF December 2016

AT 1:33 O'CLOCK PM, PAID FEE

Robin Benson  
CLERK & RECORDER

BY Cheryl E. Rm  
DEPUTY

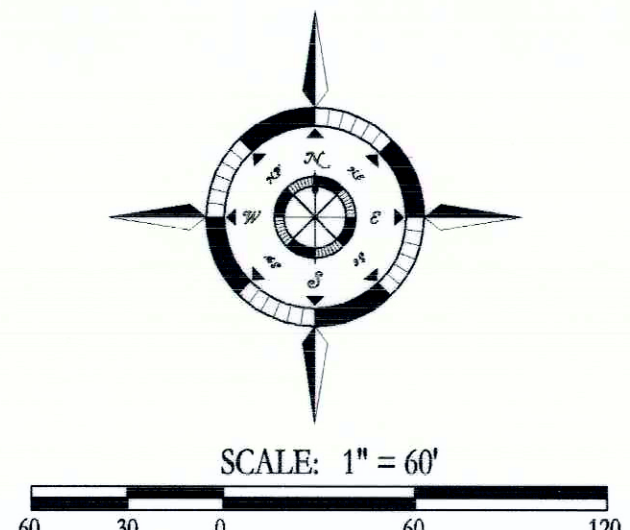
INSTRUMENT REC. No. 266426

LEGEND:

- Set 3/8" diameter rebar with 1/4" diameter yellow plastic cap stamped GLACIER SURVEYING RKW 13110 LS
- Found 5/8" diameter rebar with 1/4" diameter yellow plastic cap stamped MARQUARDT 7328 S
- Found 5/8" diameter rebar with 1/4" diameter yellow plastic cap stamped K.E.D. 4975 S

Basis of Bearing per the plat of Sophie Shores, records of Lincoln County, MT  
(R)=Record information per the Plat of Sophie Shores, records of Lincoln County, MT  
(R1)=Record information per the Amended Plat of Lots 6, Sophie Shores Subdivision Unit No. 2 records of Lincoln County, MT  
(R2)=Record information per Certificate of Survey No. 2129, records of Lincoln County, MT  
RB=Radial Bearing  
POB=Point of Beginning

Glacier Surveying  
2383 FOOTHILL RD  
KALISPELL, MT 59901  
(406) 756-9633



I hereby certify that all real property taxes assessed and levied on the land to be divided have been paid.

Lincoln County Treasurer  
Date 12-2-16



SHEET 1 OF 1 SHEETS

CERTIFICATE OF SURVEY NO. 4457 FC

AFFADAVIT #294321

DEQ # 266425 Landowner Statement #266424