

LINCOLN COUNTY, MONTANA

# AMENDED PLAT OF: BOUNDARY LINE ADJUSTMENT

LOTS 1C1, 1A1, & 1B of Mountain Lion Estates Plat No. 6835 & Plat No. 7047RB  
In the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M.

For: Aaron N. & Christina A. Hochstetler, Jerry R. & Esther E. Yoder  
& William Schmucker

Date: May 2017

### DESCRIPTION OF PARCEL A

A tract of land in West Kootenai of Lincoln County, Montana, lying in the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M., being a portion of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB, containing 1052.87 sq.ft. more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328S which marks the southwest corner of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB; thence, N01°02'25"W 92.18 feet to a 5/8 inch dia. rebar capped Marquardt 7328S; thence, S14°54'00"E 95.37 feet to a computed point; thence, N90°00'00"W 22.98 feet to the point of beginning.

The aforescribed Parcel A contains 1052.87 sq.ft. more or less and is to become a permanent part of Lot 1AB of Mountain Lion Estates as shown hereon.

### DESCRIPTION OF PARCEL B

A tract of land in West Kootenai of Lincoln County, Montana, lying in the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M., being a portion of Lot 1B of Mountain Lion Estates per Plat No. 6835, containing 1.04 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328S which marks the southwest corner of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB; thence, N90°00'00"W 70.63 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, S00°23'30"E 342.08 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N82°43'30"E 177.61 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N14°54'00"W 330.70 feet to a computed point; thence, N90°00'00"W 22.98 feet to the point of beginning.

The aforescribed Parcel B contains 1.04 acres more or less and is to become a permanent part of Lot 1AB of Mountain Lion Estates as shown hereon.

### DESCRIPTION OF PARCEL C

A tract of land in West Kootenai of Lincoln County, Montana, lying in the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M., being a portion of Lot 1B of Mountain Lion Estates per Plat No. 6835, containing 1.04 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975S which marks the southeast corner of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB; thence, N90°00'00"W 416.03 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N90°00'00"W 169.88 feet to a computed point; thence, S14°54'00"E 330.70 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N82°43'30"E 505.25 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N00°02'23"W 255.60 feet to the point of beginning.

The aforescribed Parcel C contains 3.62 acres more or less and is to become a permanent part of Lot 1CC of Mountain Lion Estates as shown hereon.

### DESCRIPTION OF LOT 1CC

A tract of land in West Kootenai of Lincoln County, Montana, lying in the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M., being a portion of Lot 1B of Mountain Lion Estates per Plat No. 6835, and a portion of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB, containing 10.57 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975S which marks the southeast corner of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB; thence, N00°02'23"W 187.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N81°33'49"W 389.59 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N10°16'13"W 660.91 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N10°16'13"W 35.84 feet to a computed point located on the centerline of West Kootenai Road a 60.00 foot wide county road; thence, S46°33'09"W 356.33 feet to a computed point; thence leaving said centerline, S14°54'00"E 33.87 feet to a 5/8 inch dia. rebar capped Marquardt 7328S; thence continuing, S14°54'00"E 580.06 feet to a 5/8 inch dia. rebar capped Marquardt 7328S; thence continuing, S14°54'00"E 330.70 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N82°43'30"E 505.25 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N00°02'23"W 255.60 feet to the point of beginning.

The aforescribed Lot 1CC contains 10.57 acres more or less and is subject to and together with all appurtenant easements of record.

### DESCRIPTION OF LOT 1AB

A tract of land in West Kootenai of Lincoln County, Montana, lying in the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M., being Lot 1A1, a portion of Lot 1C1 of Mountain Lion Estates per Plat No. 7047RB, and a portion of Lot 1B of Mountain Lion Estates per Plat No. 6835, containing 12.87 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975S which marks the southeast corner of Lot 1A1 of Mountain Lion Estates per Plat No. 7047RB; thence, S89°03'16"W 442.67 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, S80°22'31"W 188.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence on the arc of a curve to the left, a distance of 88.17 feet, turning through a delta angle of 22°27'07", and having a radius of 225.00 feet, to a 5/8 inch dia. rebar capped Block 7918S; thence, N04°59'07"W 180.67 feet to a 5/8 inch dia. rebar capped Block 7918S; thence, S89°43'55"W 2.33 feet to a 5/8 inch dia. rebar capped Block 7918S; thence, N00°05'42"E 139.45 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S having a radial bearing of S80°05'22"E; thence on the arc of a curve to the right, a distance of 432.96 feet, turning through a delta angle of 36°38'31", and having a radius of 677.00 feet, to a 5/8 inch dia. rebar capped Marquardt 7328S; thence, S00°07'44"W 41.41 feet to a computed point located on the centerline of West Kootenai Road a 60.00 foot wide county road; thence, N46°33'09"E 474.46 feet to a computed point; thence, S14°54'00"E 33.87 feet to a 5/8 inch dia. rebar capped Marquardt 7328S; thence continuing, S14°54'00"E 580.06 feet to a 5/8 inch dia. rebar capped Marquardt 7328S; thence continuing, S14°54'00"E 95.37 feet to a computed point; thence continuing, S14°54'00"E 330.70 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, S82°43'30"W 177.61 feet to the point of beginning.

The aforescribed Lot 1AB contains 12.87 acres more or less and is subject to and together with all appurtenant easements of record.

### DESCRIPTION OF LOT 1B1

A tract of land in West Kootenai of Lincoln County, Montana, lying in the NW 1/4 of Section 14, Twp. 37 N., R. 28 W., P.M.M., being a portion of Lot 1B of Mountain Lion Estates per Plat No. 6835, containing 14.14 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975S which marks the southeast corner of Lot 1B of Mountain Lion Estates per Plat No. 6835; thence, S89°52'14"W 1136.04 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence continuing, S89°52'14"W 180.00 feet to a 3 1/4 inch dia. brass BLM monument marking the W 1/4 corner of Section 14, Twp. 37 N., R. 28 W., P.M.M.; thence, N00°05'42"E 389.63 feet to a 5/8 inch dia. rebar capped Block 7918S; thence on the arc of a curve to the left, a distance of 25.44 feet, turning through a delta angle of 06°28'40", and having a radius of 225.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N80°22'31"E 188.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N89°03'16"W 442.67 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, N82°43'30"E 177.61 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence continuing, N82°43'30"E 505.25 feet to a 5/8 inch dia. rebar capped K.E.D. 4975S; thence, S00°02'23"E 535.76 feet to the point of beginning.

The aforescribed Lot 1B1 contains 14.14 acres more or less and is subject to and together with all appurtenant easements of record.

### CERTIFICATE OF ADJUSTMENT/PURPOSE

We, Aaron N. & Christina A. Hochstetler, Jerry R. & Esther E. Yoder, and William Schmucker, do hereby certify that the purpose of this survey is to relocate a common boundary between adjoining properties inside a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(d) M.C.A., for five or fewer lots within a platted subdivision, the relocation of common boundaries." furthermore this survey is exempt from sanitation review being completed pursuant to 17.36.605(2)(b)(i)&(ii) which states: a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: no facilities other than those previously approved exist or will be constructed on the parcel; and the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA;

Dated this 8<sup>th</sup> day of December, 2017 A.D.

Aaron N. Hochstetler  
Aaron N. Hochstetler

Christina A. Hochstetler  
Christina A. Hochstetler

Jerry R. Yoder  
Jerry R. Yoder

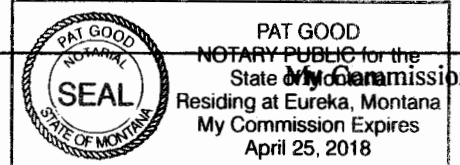
Esther E. Yoder  
Esther E. Yoder

William Schmucker  
William Schmucker

STATE OF MONTANA  
County of Lincoln

On this 8<sup>th</sup> day of December, 2017 A.D. before me, a Notary Public in and for the State of Montana, Aaron N. & Christina A. Hochstetler, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

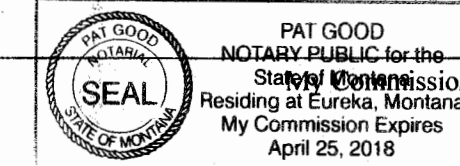
Pet Good  
Notary Public



STATE OF MONTANA  
County of Lincoln

On this 8<sup>th</sup> day of December, 2017 A.D. before me, a Notary Public in and for the State of Montana, Jerry R. & Esther E. Yoder, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

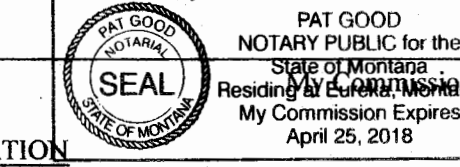
Pet Good  
Notary Public



STATE OF MONTANA  
County of Lincoln

On this 8<sup>th</sup> day of December, 2017 A.D. before me, a Notary Public in and for the State of Montana, William Schmucker, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Pet Good  
Notary Public



### TREASURER CERTIFICATION

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 15<sup>th</sup> day of December

Nancy Higgins by J. Roberts  
Treasurer Lincoln County Montana

CERTIFICATE OF SURVEYOR  
STATE OF MONTANA  
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat and that such survey was performed under my supervision to my best knowledge and ability; that said survey is true, correct, complete as shown and the monuments found and set occupy the position shown thereon.

Dated this 8<sup>th</sup> day of December, 2017 A.D.

Kenneth E. Davis  
Registered Land Surveyor No. 4975-S

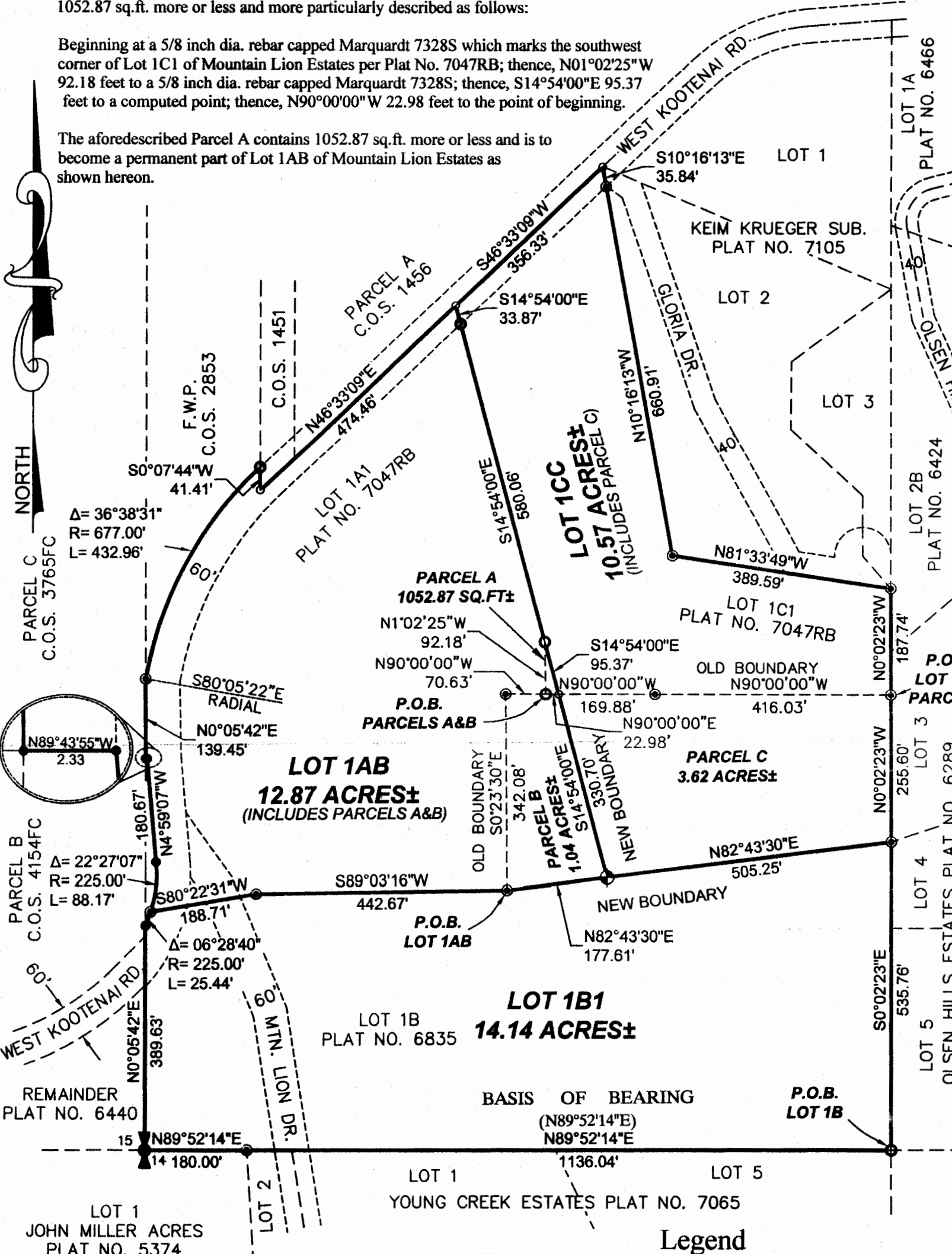
CERTIFICATE OF EXAMINING LAND SURVEYOR:  
STATE OF MONTANA  
County of Lincoln

Examined this 23<sup>rd</sup> day of August, 2017 A.D.

Ronald A. Pearson  
Professional Land Surveyor No. 9008LS

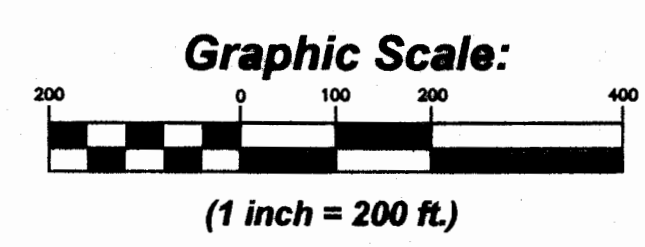
Ronald A. Pearson  
Professional Land Surveyor No. 9008LS

PLAT NO. CS 4508 RB



CABINET MOUNTAIN SURVEYING, LLC  
TROY, MT 59935  
DATE: 05/15/17  
DRAWN BY: MDM  
Land Projects 2017  
FILE: T372810AH.dwg

- ### Legend
- SET 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-S
  - FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
  - FOUND 5/8 INCH DIA. CAPPED MARQUARDT 7328-S
  - FOUND 5/8 INCH DIA. CAPPED BLOCK 7918-S
  - COMPUTED POINT
  - FOUND 3 1/4 INCH DIA. BRASS BLM MONUMENT
  - RECORD PER PLAT NO. 7047RB
  - RECORD PER PLAT NO. 6835



STATE OF MONTANA  
COUNTY OF LINCOLN  
Filed on this 18<sup>th</sup> day of December 2017 A.D. at 3:06 P.M.  
Robin Benson by Marand Davis  
County Clerk and Recorder Deputy