

OWNERS: TOOLEY CREEK RANCH, INC.
PURPOSE: RELOCATION OF COMMON BOUNDARIES
DATE: DECEMBER 7, 2017

CERTIFICATE OF SURVEY

NE1/4 NW1/4, NW1/4 NE1/4 & NE1/4 NE1/4, SEC. 26,
AND SE1/4 SE1/4, SEC. 23,
T37N, R28W, P.M.,M.,
LINCOLN COUNTY, MONTANA

DESCRIPTIONS

TRACT 1A

That portion of the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4), the Northwest one-quarter of the Northeast one-quarter (NW1/4 NE1/4), and the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4), all of Section Twenty-six (26), and the Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) of Section Twenty-three (23), all of Township Thirty-seven North (T37N), Range Twenty-eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the North one-quarter (N1/4) corner of said Section Twenty-six (26); thence North89°38'01"East 1313.92 feet along the northerly boundary of said Section Twenty-six (26) to the East one-sixteenth (E1/16) corner of said Section Twenty-six (26); thence North00°15'47"West 1324.40 feet along the westerly boundary of the Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) of said Section Twenty-three (23) to the Southeast one-sixteenth (SE1/16) corner of said Section Twenty-three (23); thence North89°36'11"East 328.68 feet along the northerly boundary of said Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) to the centerline of a 60-foot wide right of way (West Kootenai Road); thence the following four (4) courses and distances along said centerline: South00°21'49"East 288.82 feet to the beginning of a non-tangent curve concave to the east having a radius of 2500.00 feet and to which a radial line bears South89°38'05"West, southerly 261.38 feet along said curve through a central angle of 5°59'26", on a non-tangent line South06°19'08"East 220.21 feet to the beginning of a non-tangent curve concave to the west having a radius of 250.00 feet and to which a radial line bears North83°40'32"East, southerly 98.50 feet along said curve through a central angle of 22°34'27", on a non-tangent line South16°12'25"West 478.16 feet to the southerly boundary of said Section Twenty-three (23); thence South89°28'54"West 20.68 feet along said southerly boundary to the westerly right of way (West Kootenai Road) as shown on Plat #1994, records of Lincoln County, Montana, said point also being the beginning of a non-tangent curve concave to the southeast having a radius of 22,938.31 feet and to which a radial line bears North74°36'21"West; thence the following two (2) courses and distances along said westerly right of way: southwesterly 328.03 feet along said curve through a central angle of 00°49'10", on a non-tangent line South14°30'44"West 206.47 feet; thence South89°51'00"West 303.61 feet; thence South04°24'27"East 433.11 feet; thence South59°44'35"East 54.00 feet; thence South84°28'27"East 120.47 feet to the westerly right of way (West Kootenai Road) as shown on Plat #144, records of Lincoln County, Montana; thence South03°03'12"West 361.24 feet along said westerly right of way to the southerly boundary of the Northwest one-quarter of the Northeast one-quarter (NW1/4 NE1/4) of said Section Twenty-six (26); thence South89°58'04"West 1258.86 feet along said southerly boundary to the Center-north one-sixteenth (C-N 1/16) corner of said Section Twenty-six (26); thence South89°54'04"West 606.51 feet along the southerly boundary of the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of said Section Twenty-six (26); thence North10°48'43"West 683.97 feet; thence North89°45'44"West 582.28 feet to the westerly boundary of the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of said Section Twenty-six (26); thence North00°02'42"East 658.09 feet along said westerly boundary to the West one-sixteenth (W1/16) corner of said Section Twenty-six (26); thence North89°37'33"East 1319.75 feet along the northerly boundary of said Section Twenty-six (26) to the point of beginning and containing 79.698 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 40' wide access and utility easement, as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 2A

That portion of the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of Section Twenty-six (26), Township Thirty-seven North (T37N), Range Twenty-eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Northwest one-sixteenth (NW1/16) of said Section Twenty-six (26); thence North00°02'42"East 675.47 feet along the westerly boundary of said Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of Section Twenty-six (26); thence South89°45'44"East 582.28 feet; thence South10°48'43"East 683.97 feet to the southerly boundary of said Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of Section Twenty-six (26); thence South89°54'04"West 711.10 feet said southerly boundary to the point of beginning and containing 10.000 acres of land, gross measure, more or less. All as shown hereon.

Together with the 40-foot wide access and utility easement across Tract 1A of this survey, all as shown hereon.

Subject to and together with all appurtenant easements of record.

CERTIFICATION OF COUNTY TREASURER

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 26th day of March, 2018.

Nancy Trotter Higgins
County Clerk

CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

THOMAS SIBSON, RLS #15627LS

CERTIFICATE OF SURVEYOR

Thomas Sibson 2/7/18

THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: Feb 8, 2018

Thomas Sibson

RONALD A. PEARSON

EXAMINING LAND SURVEYOR REG. NO. 9008LS

STATE OF MONTANA

County of Lincoln SS

Filed on the 26th day of March

A.D. 2018 at 3:31 o'clock P.M.

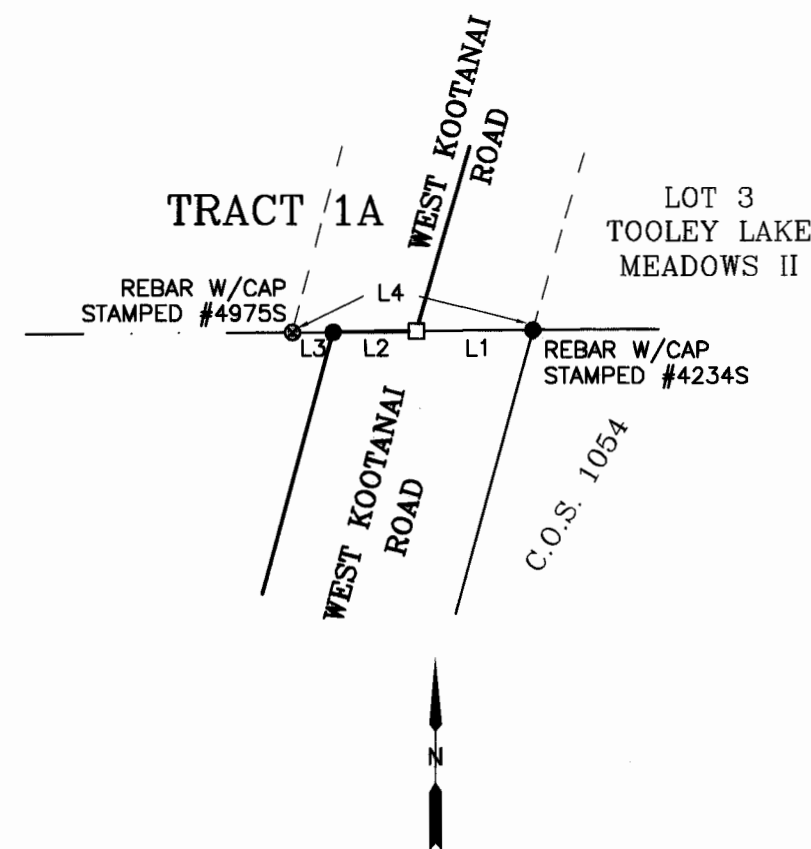
Robin Benson
CLERK AND RECORDER

BY: Cliff E. Rm

DEPUTY

INSTRUMENT REC. NO. 273504

CERTIFICATE OF SURVEY NO. 4521RB



DETAIL 'A'
NOT TO SCALE

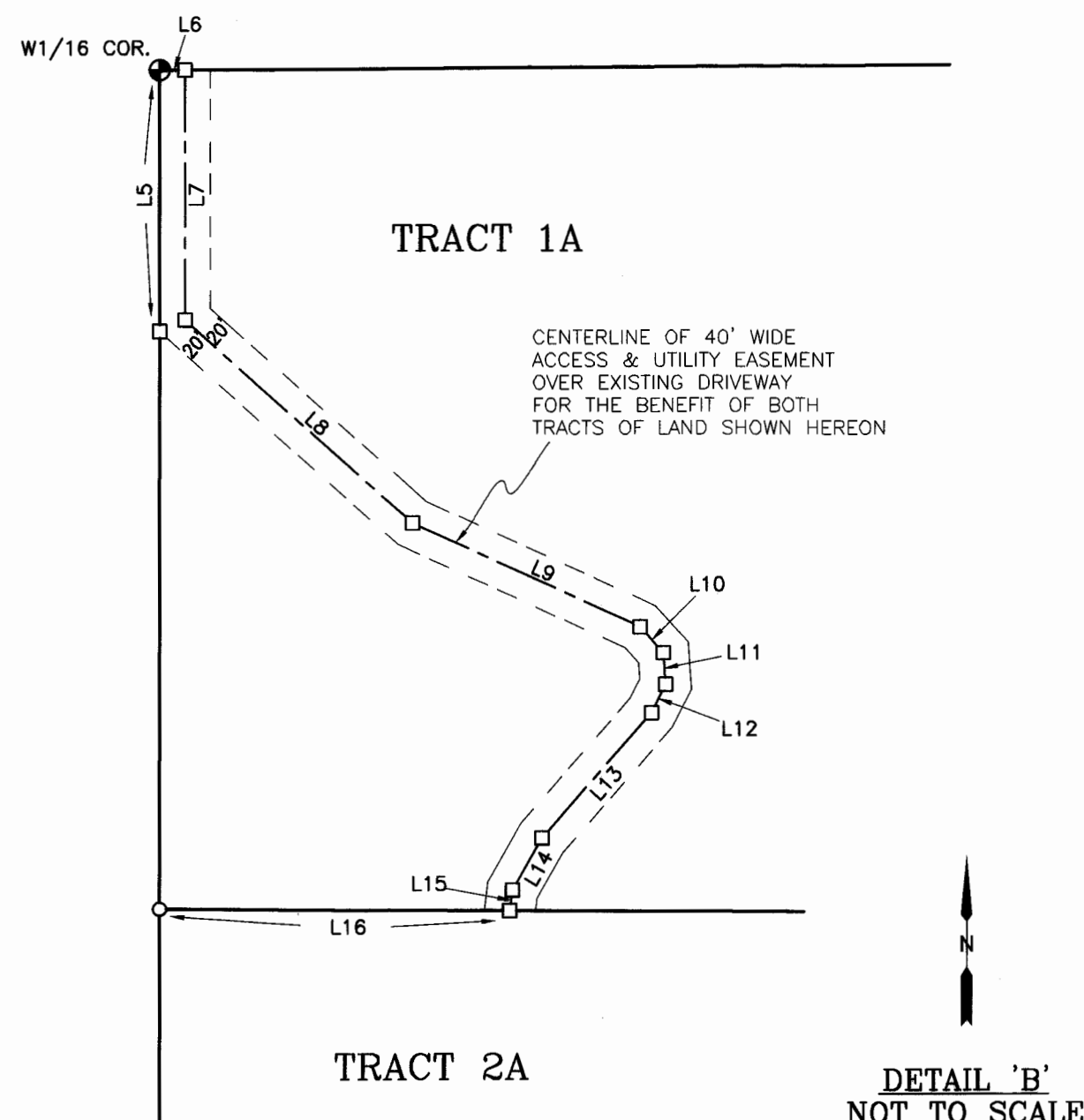
LINE	BEARING	DISTANCE
L1	S89°28'54"W	31.31'(M)(R)
L2	S89°28'54"W	20.68'
L3	S89°28'54"W	10.63'(M)(R)
L4	S89°28'54"W	62.63'(M) 62.62'(R)
L5	N00°02'42"E	204.65'
L6	N89°37'33"E	20.00'
L7	S00°02'42"W	195.69'
L8	S48°12'04"E	239.35'
L9	S65°30'53"E	197.16'
L10	S41°42'04"E	27.20'
L11	S04°25'18"E	24.99'
L12	S27°00'32"W	24.99'
L13	S41°17'41"W	130.43'
L14	S29°27'16"W	47.10'
L15	S07°30'47"W	15.92'
L16	N89°45'44"W	275.58'

LEGEND

- 1/16 CORNER, SECTION 26, FOUND 3.25" DIAMETER ALUMINUM CAP, STAMPED #4659S
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
- FOUND 5/8" REBAR W/CAP STAMPED #15627LS (UNLESS OTHERWISE NOTED)
- FOUND 5/8" REBAR W/CAP STAMPED #4975S
- COMPUTED POINT, MONUMENT NOT SET
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCES PER CITED SURVEYS HEREON

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

SHEET 2 OF 2



DETAIL 'B'
NOT TO SCALE

OWNER'S CERTIFICATION

I, Donovan D. Truman, President of Tooley Creek Ranch, Inc., the undersigned property owner, hereby certify that the purpose for this division of land is to relocate common boundary lines between adjoining properties outside a platted subdivision and no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A. Furthermore, Tract 1A is exempt from sanitation review by the Montana State Department of Environmental Quality pursuant to Section 76-4-103, M.C.A., as it is greater than 20 acres; and, Tract 2A is also exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c)(i)(ii)(iii), "a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, as it is greater than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and the local health officer determines that existing facilities are adequate for the existing use."

Donovan D. Truman

DONAVAN D. TRUMAN, President
TOOLEY CREEK RANCH, INC.

STATE OF Montana)

County of Lincoln) SS

On this 1st day of February, 2018, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Donovan D. Truman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

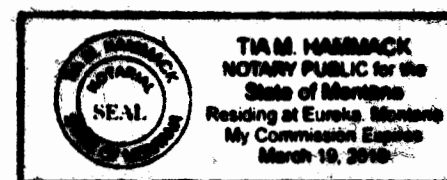
Tia M. Hammack
Signature

Tia M. Hammack
Print Name

Notary Public for the State of _____

Residing at _____

My Commission expires 3/19/19



OWNERS: TOOLEY CREEK RANCH, INC.
PURPOSE: RELOCATION OF COMMON BOUNDARIES
DATE: DECEMBER 7, 2017

CERTIFICATE OF SURVEY

NE1/4 NW1/4, NW1/4 NE1/4 & NE1/4 NE1/4, SEC. 26, AND SE1/4 SE1/4, SEC. 23,
T37N, R28W, P.M.M.,
LINCOLN COUNTY, MONTANA

LINE	BEARING	DISTANCE
L1	N89°36'11"E	60.15'(M) 60.00'(R)
L2	N89°36'11"E	30.07'(M) 30.00'(R)
L3	N89°36'11"E	30.07'(M) 30.00'(R)
L4	S00°21'49"E	288.82'(M) 288.85'(R)
L5	S00°22'20"E	288.77'
L6	N89°41'24"E	60.06'(M) 60.00'(R)
L7	N89°41'24"E	30.03'(M) 30.00'(R)
L8	N89°41'24"E	30.03'(M) 30.00'(R)
L9	N83°40'46"E	60.08'(M) 60.00'(R)
L10	N83°40'46"E	30.04'(M) 30.00'(R)
L11	N83°40'46"E	30.04'(M) 30.00'(R)
L12	S06°19'08"E	220.21'(M) 220.20'(R)
L13	S06°19'46"E	220.21'
L14	N83°40'14"E	30.00'(M)(R)
L15	N73°47'30"W	30.00'(M)(R)
L16	S16°12'25"W	478.16'(M) 478.23'(R)
L17	S14°30'44"W	206.47'(M)(R)
L18	S59°44'35"E	54.00'(M)(R)
L19	S84°28'27"E	120.47'(M)(R)
L20	S89°28'54"W	20.68'

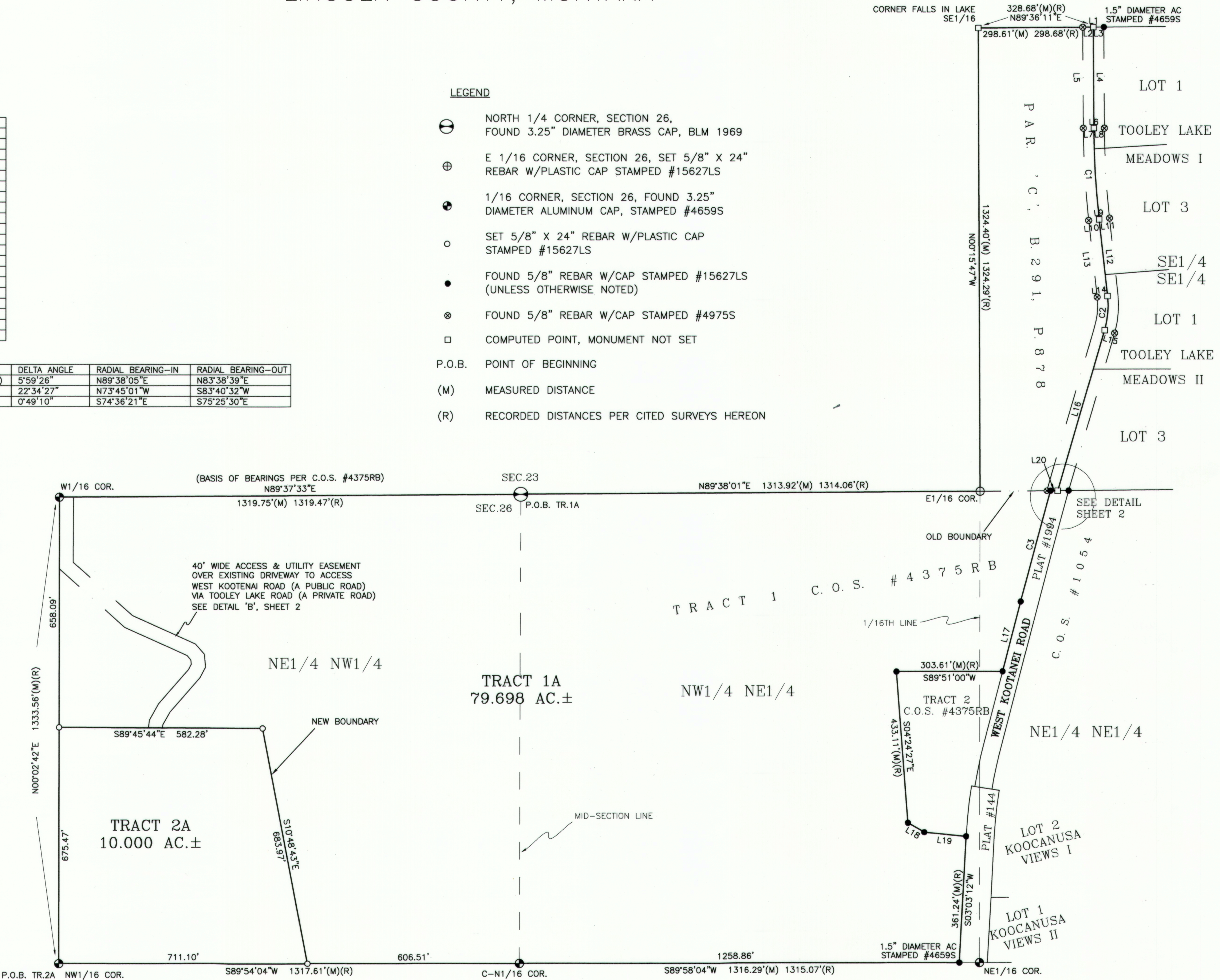
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	2500.00'(M)(R)	261.38'(M) 261.33'(R)	5°59'26"	N89°38'05"E	N83°38'39"E
C2	250.00'(M)(R)	98.50'(M) 98.56'(R)	22°34'27"	N73°45'01"W	S83°40'32"W
C3	22938.31'(M)(R)	328.03'(M)(R)	0°49'10"	S74°36'21"E	S75°25'30"E

LEGEND

- NORTH 1/4 CORNER, SECTION 26, FOUND 3.25" DIAMETER BRASS CAP, BLM 1969
- ⊕ E 1/16 CORNER, SECTION 26, SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
- 1/16 CORNER, SECTION 26, FOUND 3.25" DIAMETER ALUMINUM CAP, STAMPED #4659S
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
- FOUND 5/8" REBAR W/CAP STAMPED #15627LS (UNLESS OTHERWISE NOTED)
- ⊗ FOUND 5/8" REBAR W/CAP STAMPED #4975S
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- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCES PER CITED SURVEYS HEREON

SURVEYOR'S NOTE

- 1) 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 24.183.1101(1)(d), the surveyor hereby certifies to set the monuments as shown hereon by July 4, 2018.
- 2) Tract 1A of this survey is exempt from environmental review by the Montana State Department of Environmental Quality pursuant to Section 76-4-103, M.C.A., as it is greater than 20 acres.



SAM CORDI
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P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977

SHEET 1 OF 2

CERTIFICATE OF SURVEY NO. 4521RB