

CERTIFICATE OF SURVEY:

FAMILY TRANSFER

Parcel B per C.O.S. 4421RB

In the NE 1/4 of Section 24 Twp. 31 N., R. 34 W., P.M.M.
For: Ida M. Templin Date: May 2016

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. REBAR CAPPED J.H.N. 4661-S
- FOUND 5/8 INCH DIA. REBAR CAPPED M.D.L. 4232-S
- FOUND 5/8 INCH DIA. BARE REBAR
- FOUND 5/8 INCH DIA. REBAR WITH A PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR CAPPED J.R.S. 9958-LS
- COMPUTED POINTS
- () RECORD PER PLAT NO. 6654
- () RECORD PER C.O.S. 906
- < > RECORD PER C.O.S. 4210FC
- [] RECORD PER C.O.S. 4311RB
- FOUND 3 1/4 INCH DIA. BLM BRASS CAP

PURPOSE OF SURVEY AND OWNERS EXEMPTION

I, Ida M. Templin, owner of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel B-1 containing 1.01 acres more or less, to my daughter Roxann Tunison, and to transfer Parcel B-2 containing 7.74 acres more or less, to my daughter, Deanna Selma Templin-Snow; and that this is the first and single gift or sale in this county to these members of my immediate family and the owner of record certifies that the parcel will not be transferred back to the grantor within 24 months of filing without written consent of the governing body. Therefore this parcel is exempt from review as a subdivision pursuant to Section 76-3-207 (1)(b), M.C.A. Furthermore, Parcel B-2 is exempt from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(2)(e)(ii) which states (e) subject to the provisions of subsection (3), a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer if: (i) the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and, if required when installed, the system was approved pursuant to local regulations or this chapter.

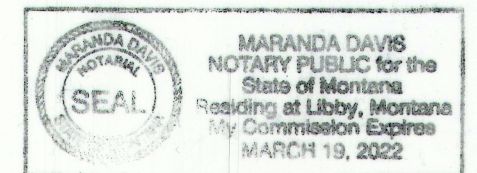
Ida M. Templin 8-22-18
Ida M. Templin Date:

STATE OF MONTANA
County of Lincoln

On this 22 day of August, 2018 A.D. before me, a Notary Public in and for the State of Montana, Ida M. Templin, 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.

Martha Davis
Notary Public

March 19, 2022
My Commission Expires



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 or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 13 day of August, 2018 A.D.

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

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 24 day of August, 2018.
Shirley Forst Higgins
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 27 day of August, 2018 A.D.

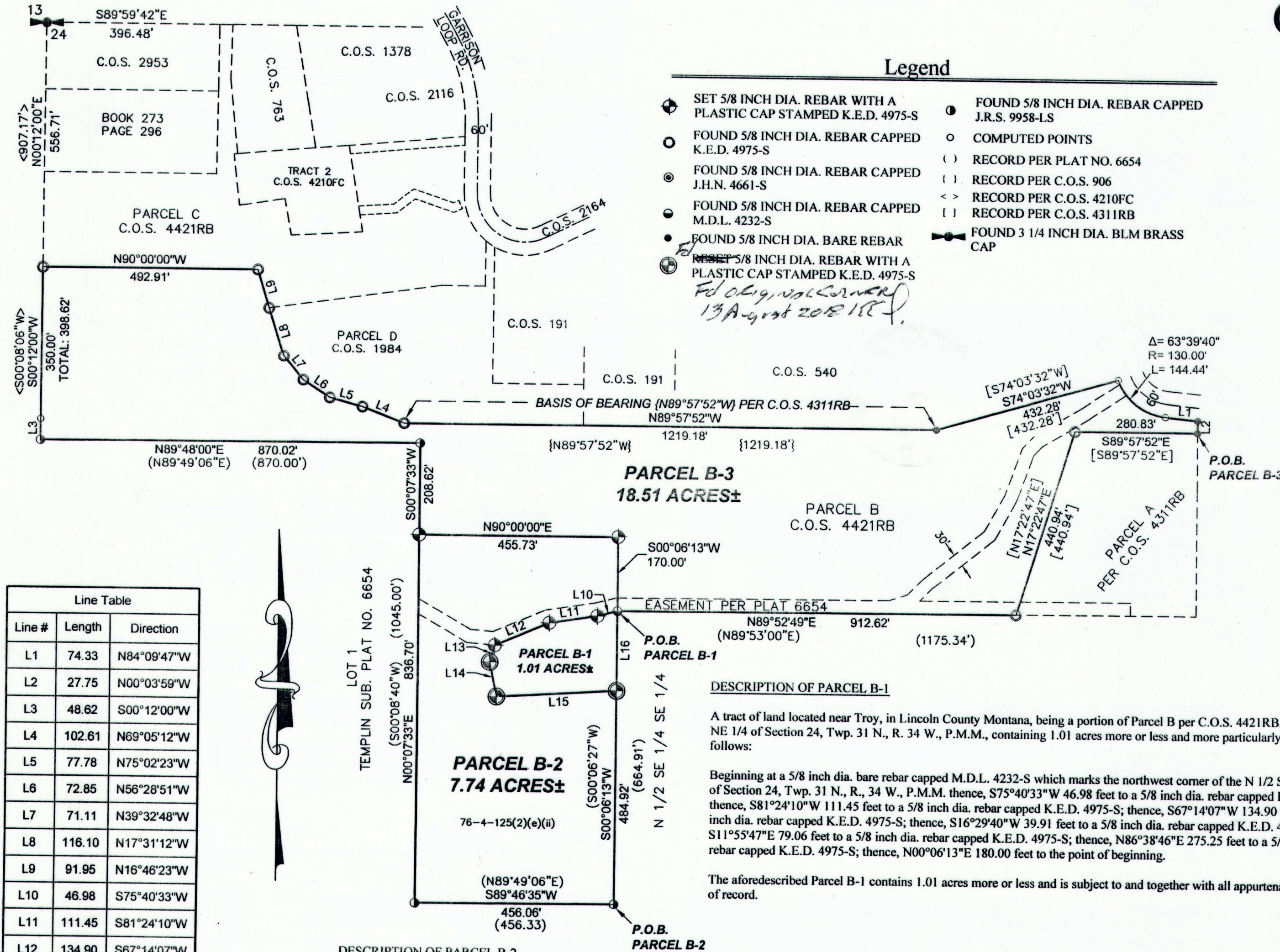
Ronald A. Pearson Professional Land Surveyor No. 9008LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 27 day of August, 2018 A.D. at 1:45 O'clock P.m.

Robin Benson by Clyde E. Rm.
County Clerk and Recorder Deputy

C.O.S. NO. 4552 FC



DESCRIPTION OF PARCEL B-2

A tract of land located near Troy, in Lincoln County Montana, being a portion of Parcel B per C.O.S. 4421RB, lying in the NE 1/4 of Section 24, Twp. 31 N., R. 34 W., P.M.M., containing 7.74 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped J.R.S. 9958-LS which marks the southwest corner of the N 1/2 SE 1/4 SE 1/4 of Section 24, Twp. 31 N., R. 34 W., P.M.M.; thence, S89°46'35\"W 456.06 feet to a 5/8 inch dia. rebar capped J.R.S. 9958-LS; thence, N00°07'33\"E 836.70 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N90°00'00\"E 455.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°06'13\"W 170.00 feet to a 5/8 inch dia. rebar capped M.D.L. 4232-S; thence, S75°40'33\"W 46.98 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S81°24'10\"W 111.45 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S67°14'07\"W 134.90 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S16°29'40\"W 39.91 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S11°55'47\"E 79.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N86°38'46\"E 275.25 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°06'13\"W 484.92 feet to the point of beginning.

The aforescribed Parcel B-2 contains 7.74 acres more or less and is subject to and together with all appurtenant easements of record.

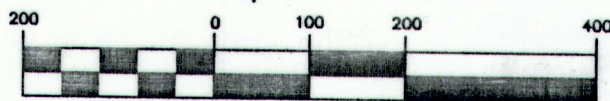
DESCRIPTION OF PARCEL B-3

A tract of land located near Troy, in Lincoln County Montana, being a portion of Parcel B per C.O.S. 4421RB, lying in the NE 1/4 of Section 24, Twp. 31 N., R. 34 W., P.M.M., containing 18.51 acres more or less and more particularly described as follows:

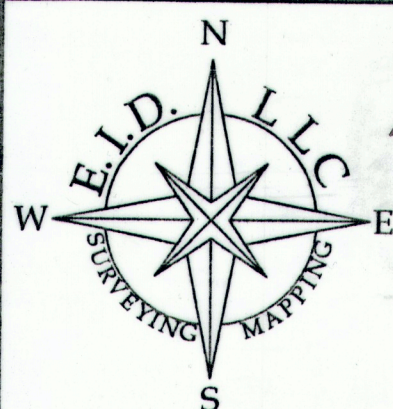
Beginning at a 5/8 inch dia. bare rebar which marks the northeast property corner of Parcel A per C.O.S. 4311RB; thence, N00°03'59\"W 27.75 feet to a 5/8 inch dia. rebar rebar located on the south right of way line of Iron Creek Road; thence, along said south right-of-way line, N84°09'47\"W 74.33 feet to a computed point; thence on the arc of a curve to the right, a distance of 144.44 feet, turning through a delta angle of 63°39'40\", and having a radius of 130.00 feet to a computed point; thence leaving said south right-of-way, S74°03'32\"W 432.28 feet to a 5/8 inch dia. bare rebar; thence, N89°57'52\"W 1219.18 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N69°05'12\"W 102.61 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N75°02'23\"W 77.78 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N56°28'51\"W 72.85 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N39°32'48\"W 71.11 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N17°31'12\"W 116.10 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°12'00\"W a total distance of 398.62 feet to a 5/8 inch dia. rebar capped J.R.S. 9958LS; thence, N90°00'00\"W 492.91 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°07'33\"W 208.62 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N90°00'00\"E 455.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°06'13\"W 170.00 feet to a 5/8 inch dia. rebar capped M.D.L. 4232-S; thence, N89°52'49\"E 912.62 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N17°22'47\"E 440.94 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°57'52\"E 280.83 feet to the point of beginning.

The aforescribed Parcel B-3 contains 18.51 acres more or less and is subject to and together with all appurtenant easements of record.

Graphic Scale



1 inch = 200 ft.



E.I.D., LLC
TROY, MT 59935
DATE: 05/02/16
DRAWN BY: CJR
Land Projects 2016
FILE: 131424r.dwg

DEQ #275712 Landowner statement #275711