

OWNERS: MONTANA MEADOWS, LLC &
TERRIAULT PASS ACRES, LLC
PURPOSE: RELOCATION OF COMMON BOUNDARIES
DATE: AUGUST 13, 2018

AN AMENDED PLAT OF LOT 2
OF TERRIAULT PASS ACRES SUBDIVISION & TRACT 1A OF C.O.S. #4541RB
W1/2 SW1/4 OF SEC. 14 & NE1/4 SE1/4 OF SEC. 15, T36N, R26W, P.M.,M., LINCOLN COUNTY, MONTANA

TRACT 1B

That portion of the West one-half of the Southwest one-quarter (W1/2 SW1/4) of Section Fourteen (14) and the Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) of Section Fifteen (15), all of Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Center-East one-sixteenth (C-E 1/16) corner of said Section Fifteen (15); thence North89°07'09"East 847.06 feet along the northerly boundary of the Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) of said Section Fifteen (15); thence South06°10'10"East 346.39 feet to the centerline of a sixty-foot wide private road & utility easement (St. Clair Ridge Road); thence the following eight (8) courses and distance along said centerline: South17°38'29"East 89.75 feet, South30°04'57"East 48.23 feet, South42°20'40"East 45.23 feet, South55°53'39"East 64.04 feet, South51°06'27"East 65.05 feet, South39°17'09"East 59.38 feet, South26°53'55"East 422.20 feet, South21°10'25"East 286.15 feet; thence South68°49'35"West 82.08 feet to the South one-sixteenth (S 1/16) corner of said Section Fourteen (14); thence South88°26'29"West 1327.85 feet along the southerly boundary of said Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) of Section Fifteen (15) to the Southeast one-sixteenth (SE 1/16) corner of said Section Fifteen (15); thence North00°05'51"East 661.94 feet along the westerly boundary of said Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) to the southwest corner of the South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4) of said Section Fifteen (15); thence North88°46'56"East 667.74 feet along the southerly boundary of said South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4) to the southeast corner of said South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4); thence North00°26'18"East 329.05 feet along the easterly boundary of said South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4) to the northeast corner of said South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4); thence South88°57'04"West 669.65 feet along the northerly boundary of said South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4) to the northwest corner of said South one-half of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (S1/2 NW1/4 NE1/4 SE1/4); thence North00°05'51"East 330.97 feet along the westerly boundary of said Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) to the point of beginning and containing 28.152 acres of land, gross measure, more or less. All as shown hereon.

LOT 2A

That portion of the West one-half of the Southwest one-quarter (W1/2 SW1/4) of Section Fourteen (14), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the southwest corner of said Section Fourteen (14); thence North00°48'31"East 1309.32 feet along the westerly boundary of said Section Fourteen (14) to the South one-sixteenth (S1/16) corner of said Section Fourteen (14); thence North68°49'35"East 82.08 feet; thence South43°02'43"East 175.19 feet; thence North68°24'13"East 814.01 feet to the centerline of a sixty-foot wide private road and utility easement (St. Clair Ridge Road), said point being the beginning of a non-tangent curve concave to the southwest having a radius of 150.00 feet and to which a radial line bears North28°21'37"East; thence the following two (2) courses and distances along said centerline: southeasterly 48.62 feet along said curve through a central angle of 18°34'12", South43°04'11"East 71.00 feet; thence North16°33'39"West 320.65 feet; thence North15°17'38"East 260.64 feet; thence North88°58'34"East 308.91 feet to the easterly boundary of the West one-half of the Southwest one-quarter (W1/2 SW1/4) of said Section Fourteen (14); thence South00°30'14"West 1992.49 feet along said easterly boundary to the West one-sixteenth (W1/16) corner of said Section Fourteen (14); thence South89°57'47"West 1326.96 feet along the southerly boundary of said Section Fourteen (14) to the point of beginning and containing 40.459 acres of land, gross measure, more or less.

EXCEPTING THEREFROM Lot Four (4) of Therriault Pass Acres Subdivision, according to the map or plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana. All as shown hereon.

Subject to and together with all appurtenant easements of record.

OWNERS CERTIFICATION

I, Michael J. Dever, managing member of Montana Meadows, LLC., and managing member of Therriault Pass Acres, LLC., the undersigned property owners, hereby certify that these divisions of land are made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land 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)(e), M.C.A. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. Furthermore, Tract 1A and Lot 3A are exempt from sanitation review by the Montana State Department of Environmental Quality pursuant to Section 76-4-103, M.C.A., as they are greater than 20 acres.

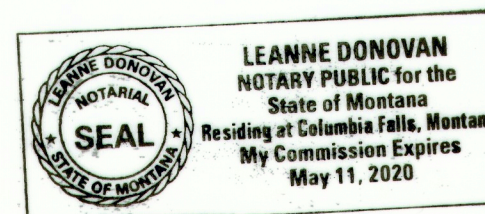
Michael J. Dever
MICHAEL J. DEVER

STATE OF Montana)
County of Flathead) SS

On this 5th day of September, 2018, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Michael J. Dever, 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.

LeAnne Donovan
Signature
LeAnne Donovan
Print Name

Notary Public for the State of Montana
Residing at Columbia Falls, Montana
My Commission expires May 11, 2020

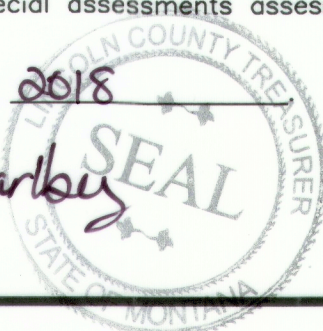


CERTIFICATION OF COUNTY TREASURER

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 11th day of September, 2018

Nancy Trotter Higgins By Helian Carley



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

CERTIFICATE OF SURVEYOR

Thomas Sisson 9/6/2018
THOMAS SIBSON-REGISTRATION NO. 15627LS
EXAMINED: SEPT 10th 2018

Ronald A. Pearson
RONALD A. PEARSON, LINCOLN COUNTY
EXAMINING LAND SURVEYOR REG. NO. 9008LS
STATE OF MONTANA
County of Lincoln SS

Filed on the 11th day of September
A.D. 2018 at 1:00 o'clock P. M.

Robin Benson
CLERK AND RECORDER
BY: Clay E. Rm
DEPUTY

INSTRUMENT REC. NO. 276001

CERTIFICATE OF SURVEY NO. 4555RB

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