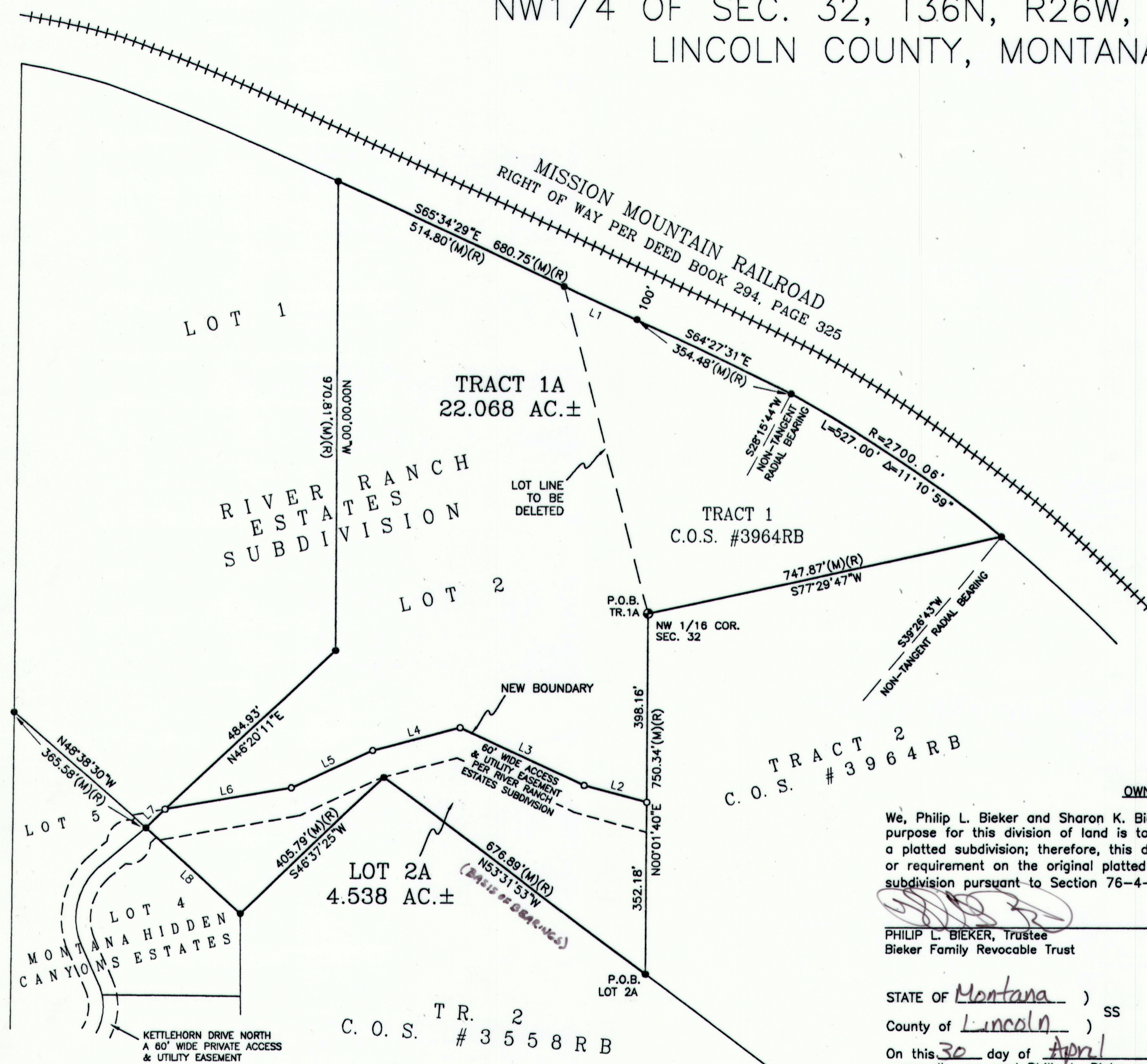


OWNER: BIEKER FAMILY REVOCABLE TRUST  
PURPOSE: RELOCATION OF COMMON BOUNDARIES  
DATE: FEBRUARY 14, 2019

# AN AMENDED PLAT OF LOT 2 OF RIVER RANCH ESTATES SUBDIVISION & TRACT 1 OF C.O.S. #3964RB NW1/4 OF SEC. 32, T36N, R26W, P.M.,M., LINCOLN COUNTY, MONTANA



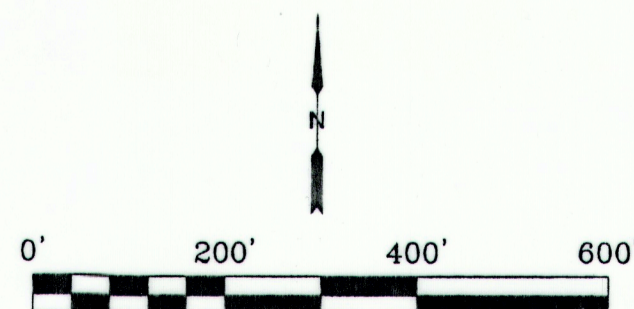
TOTAL AREA  
26.606 AC.±

## LEGEND

- NW 1/16 CORNER, SECTION 32, FOUND 5/8" REBAR W/PLASTIC CAP
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
- FOUND 5/8" REBAR W/CAP STAMPED #13102LS (UNLESS OTHERWISE NOTED)
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE PER CITED SURVEYS HEREON
- +++++ CENTERLINE OF RAILROAD TRACKS

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

LINE	BEARING	DISTANCE
L1	S65°34'29"E	165.95'(M)(R)
L2	N75°04'27"W	134.54'
L3	N65°00'28"W	284.01'
L4	S75°01'51"W	186.67'
L5	S64°52'33"W	185.83'
L6	S80°05'17"W	265.06'
L7	S46°20'11"W	54.00'
L8	N48°38'30"W	262.06'(M)(R)



## TRACT 1A

That portion of the North one-half of the Northwest one-quarter (N1/2NW1/4) of Section Thirty-two (32), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Northwest one-sixteenth (NW1/16) corner of said Section Thirty-two (32); thence South00°01'40"West 398.16 feet to the northerly right of way of a 60-foot wide access and utility easement; thence the following five (5) courses and distances along said northerly right of way: North75°04'27"West 134.54 feet, North65°00'28"West 284.01 feet, South75°01'51"West 186.67 feet, South64°52'33"West 185.83 feet, South80°05'17"West 265.06 feet; thence North46°20'11"East 484.93 feet; thence North00°00'00"West 970.81 feet to the southerly right of way Mission Mountain Railroad; thence the following three (3) courses and distances along said southerly right of way: South65°34'29"East 680.75 feet to the beginning of a spiral curve, the chord of which bears South64°27'31"East 354.48 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 2700.06 feet, southeasterly 527.00 feet along said curve through a central angle of 11°10'59"; thence South77°29'47"West 747.87 feet to the point of beginning and containing 22.068 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 60-foot wide access and utility easement per River Ranch Estates Subdivision, records of Lincoln County, Montana, as shown hereon.

Subject to and together with all appurtenant easements of record.

## TRACT 2A

That portion of the West one-half of the Northwest one-quarter (W1/2NW1/4) of Section Thirty-two (32), Township Thirty-six North (T36N), Range Twenty-Six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the southeasterly corner of Lot Two (2) of River Ranch Estates Subdivision, according to the map or plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North53°31'53"West 676.89 feet; thence South46°37'25"West 405.79 feet; thence North48°38'30"West 262.06 feet; thence North46°20'11"East 54.00 feet to the northerly right of way a 60-foot wide access and utility easement; thence the following five (5) courses and distances along said northerly right of way: North80°05'17"East 265.06 feet, North64°52'33"East 185.83 feet, North75°01'51"East 186.67 feet, South65°00'28"East 284.01 feet, South75°04'27"East 134.54 feet; thence South00°01'40"West 352.18 feet to the point of beginning and containing 4.538 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 60-foot wide access and utility easement per River Ranch Estates Subdivision, records of Lincoln County, Montana, as shown hereon.

Subject to and together with all appurtenant easements of record.

## OWNERS' CERTIFICATION

We, Philip L. Bieker and Sharon K. Bieker, Trustees of the BIEKER FAMILY REVOCABLE TRUST, the undersigned property owner, hereby certify that the purpose for this division of land is to relocate a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision; 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. Also, Tract 1A is exempt from review as a subdivision pursuant to Section 76-4-102(17), MCA, as it is greater than 20 acres.

PHILIP L. BIEKER, Trustee  
Bieker Family Revocable Trust

SHARON K. BIEKER, Trustee  
Bieker Family Revocable Trust

STATE OF Montana )  
County of Lincoln ) SS

On this 30 day of April, 2019, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Philip L. Bieker and Sharon K. Bieker, 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 Notarial Seal the day and year first above written.

Signature

Print Name

Notary Public for the State of Montana  
Residing at Euclid, MT  
My Commission expires 03-22-2021

## 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 2nd day of May, 2019

Jedediah Cullberg by his Interest

## CERTIFICATE OF SURVEYOR

Sam Cordi 4/30/2019  
THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: April 30, 2019

RONALD A. PEARSON, LINCOLN COUNTY  
EXAMINING LAND SURVEYOR REG. NO. 9008LS

STATE OF MONTANA  
County of Lincoln

Filed on the 2nd day of May  
A.D. 2019 at 4 o'clock P.M.

Robert Benson  
CLERK AND RECORDER

BY: Chris Nelson  
DEPUTY

INSTRUMENT REC. NO. 239394

CERTIFICATE OF SURVEY NO. 4591RB

DEQ 279393