

LINCOLN COUNTY, MONTANA  
**AMENDED PLAT OF:**  
**LOTS 1 & 2 OF WILDERNESS RIVER ESTATES PLAT NO. 6204**  
**BOUNDARY LINE ADJUSTMENT**  
A portion of H.E.S. 846

In Unsurveyed Section 2, Twp. 35 N., R. 33 W., P.M.M.

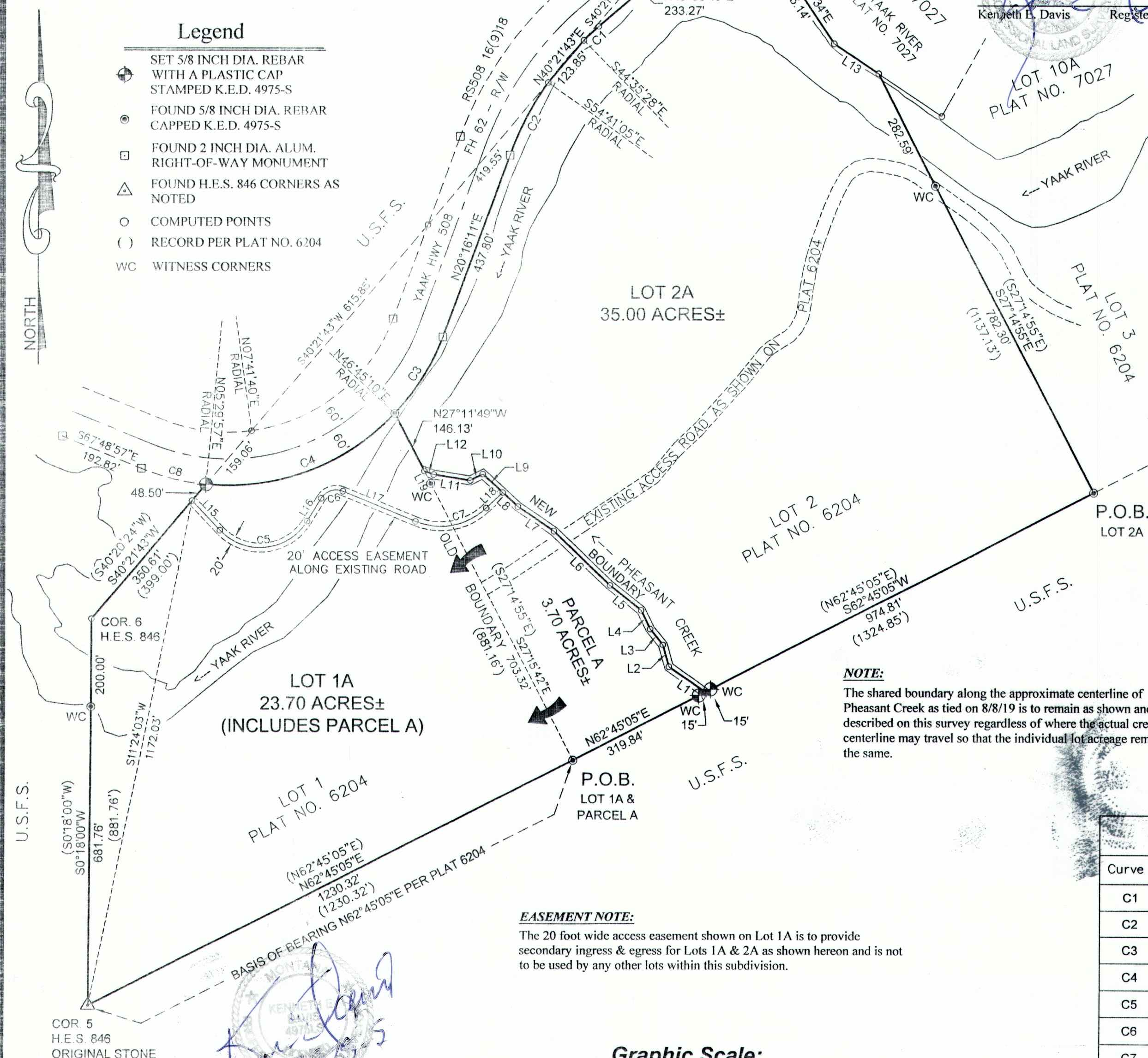
For: James E. Mayo Trust & Pamela S. Mayo Trust,

Joe K. & L. Lillemor Donald

Date: September 2019

**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 2 INCH DIA. ALUM. RIGHT-OF-WAY MONUMENT
- FOUND H.E.S. 846 CORNERS AS NOTED
- COMPUTED POINTS
- ( ) RECORD PER PLAT NO. 6204
- WC WITNESS CORNERS



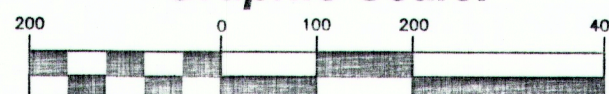
**NOTE:**

The shared boundary along the approximate centerline of Pheasant Creek as tied on 8/8/19 is to remain as shown and described on this survey regardless of where the actual creek centerline may travel so that the individual lot acreage remains the same.

**EASEMENT NOTE:**

The 20 foot wide access easement shown on Lot 1A is to provide secondary ingress & egress for Lots 1A & 2A as shown hereon and is not to be used by any other lots within this subdivision.

**Graphic Scale:**



(1 inch = 200 ft.)

**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 30th day of October, 2019 A.D.

Kenneth E. Davis

Registered Land Surveyor No. 4975-S

**Parcel Line Table**

Line #	Length	Direction
L1	99.26'	N54° 28' 03"W
L2	51.28'	N15° 37' 19"W
L3	45.97'	N38° 25' 00"W
L4	47.42'	N25° 40' 30"W
L5	90.84'	N50° 49' 34"W
L6	175.45'	N46° 09' 48"W
L7	98.93'	N56° 03' 21"W
L8	46.66'	N47° 08' 36"W
L9	61.33'	N47° 08' 36"W
L10	31.86'	S63° 07' 00"W
L11	83.92'	N80° 57' 48"W
L12	22.56'	N69° 28' 56"W
L13	120.44'	S58° 28' 59"E
L14	58.85'	S64° 47' 41"E
L15	91.59'	S43° 25' 19"E
L16	60.50'	N31° 30' 15"E
L17	177.58'	S67° 41' 09"E
L18	51.38'	N46° 36' 32"E
L19	31.71'	S27° 11' 49"E

**Curve Table**

Curve #	Length	Radius	Delta
C1	45.91'	703.94'	3°44'13"
C2	184.85'	703.94'	15°02'44"
C3	207.88'	518.37'	22°58'39"
C4	472.74'	518.37'	52°15'07"
C5	229.24'	125.00'	105°04'26"
C6	56.42'	40.00'	80°48'36"
C7	172.02'	150.00'	65°42'19"
C8	150.96'	518.37'	16°41'07"

**CERTIFICATE OF ADJUSTMENT/PURPOSE**

We, Joe K. & L. Lillemor Donald, James E. Mayo & Pamela S. Mayo, do hereby certify that the purpose of this survey is to relocate the common boundary between two existing lots within 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., which states "for five or fewer lots within a platted subdivision, the relocating a common boundaries." furthermore this survey is exempt from sanitation review pursuant to 76-3-104 which states: **What constitutes subdivision.** A subdivision shall comprise only those parcels of less than 20 acres which have been created by a division of land, and the plat thereof shall show all such parcels, whether contiguous or not. The rental or lease of one or more parts of a building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part.

Dated this 30th day of OCTOBER, 2019 A.D.

James E. Mayo

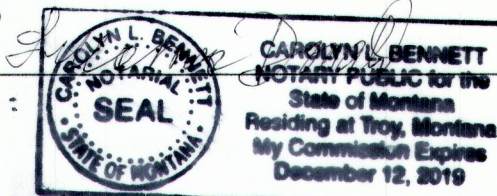
James E. Mayo Trust (Member)

Pamela S. Mayo

Pamela S. Mayo Trust (Member)

Joe K. & L. Lillemor Donald

Joe K. & L. Lillemor Donald

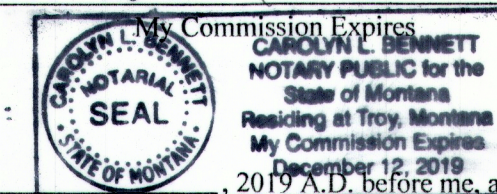


STATE OF MONTANA  
County of Lincoln

On this 30th day of October, 2019 A.D. before me, a Notary Public in and for the State of Montana, James E. Mayo, 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.

Carolyn L. Bennett

Notary Public



STATE OF MONTANA  
County of Lincoln

On this 30th day of October, 2019 A.D. before me, a Notary Public in and for the State of Montana, Pamela S. Mayo, 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.

Carolyn L. Bennett

Notary Public

My Commission Expires Dec. 12, 2019

STATE OF IDAHO  
County of Rocky Mountain

On this 27th day of September, 2019 A.D. before me, a Notary Public in and for the State of Idaho, Joe K. & L. Lillemor Donald, 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.

Sandy Babbitt

Notary Public

My Commission Expires 10/16/2023

**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 22nd day of October, 2019

Shirrell for Spaulding

Treasurer

Lincoln County

Montana

**CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:**

Examined this 23rd day of SEPTEMBER, 2019 A.D.

Ronald A. Pearson

Professional Land Surveyor No. 9008LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 30th day of OCTOBER, 2019 A.D. at 1:02 O'clock P.m.

Robin Benson by Clyde E. Rm

County Clerk and Recorder

Deputy

Davis Surveying Inc.  
TROY MONTANA, (406)295-5441

DATE: 08/05/19 Land Projects 2019  
DRAWN BY: CJR FILE: HES 846DM.dwg



LINCOLN COUNTY, MONTANA  
AMENDED PLAT OF:  
LOTS 1 & 2 OF WILDERNESS RIVER ESTATES PLAT NO. 6204  
BOUNDARY LINE ADJUSTMENT

A portion of H.E.S. 846  
In Unsurveyed Section 2, Twp. 35 N., R. 33 W., P.M.M.  
For: James E. Mayo Trust & Pamela S. Mayo Trust,  
Joe K. & L. Lillemor Donald  
Date: September 2019

DESCRIPTION OF PARCEL A

A tract of land in the Yaak River valley of Lincoln County, Montana, lying in a portion of H.E.S. 846 in unsurveyed Section 02, Twp. 35 N., R. 33 W., P.M.M., being a portion of Lot 2 of Wilderness River Estates per Plat No. 6204, containing 3.70 acres more or less and more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south boundary of H.E.S. 846 and marks the southwest corner of Lot 2 per Plat No. 6204; thence along the south boundary of said Lot 2, N62°45'05"E 319.84 feet to a 5/8 in dia. rebar capped K.E.D. 4975-S set as a witness corner to the south east corner of Parcel A as shown hereon; thence continuing, N62°45'05"E 15.00 ± feet to a computed point located on the approximate centerline of Pheasant Creek; thence downstream the following twelve (12) courses: N54°28'03 W 99.26 feet to a computed point; thence, N15°37'19W 51.28 feet to a computed point; thence, N38°25'00"W 45.97 feet to a computed point; thence, N25°40'30"W 47.42 feet to a computed point; thence, N50°49'34"W 90.84 feet to a computed point; thence, N46°09'48"W 175.45 feet to a computed point; thence, N56°03'21"W 98.93 feet to a computed point; thence, N47°08'36"W 46.66 feet to a computed point; thence continuing, N47°08'36"W 61.33 feet to a computed point; thence, S63°07'00"W 31.86 feet to a computed point; thence, N80°57'48"W 83.92 feet to a computed point; thence, N69°28'56"W 22.56 feet to a computed point located at the intersection of the approximate centerline of Pheasant Creek and the west boundary of said Lot 2; thence along said west boundary, S27°11'49"E 31.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing along said west boundary, S27°15'42"E 703.32 feet to the point of beginning.

The aforescribed Parcel A contains 3.70 acres more or less and is to become a permanent part of Lot 1A as shown hereon.

DESCRIPTION OF ACCESS EASEMENT

A strip of land in the Yaak River valley of Lincoln County, Montana, lying in a portion of H.E.S. 846 in unsurveyed Section 02, Twp. 35 N., R. 33 W., P.M.M., located wholly within Lot 1A of Wilderness River Estates as shown hereon, being 20.00 feet wide each side of the following described centerline.

Beginning at a computed point located on the north boundary of H.E.S. 846 which bears N11°24'03"W 1172.03 feet from an original stone marking Corner 5 of H.E.S. 846; thence from the true point of beginning, along the approximate centerline of an existing access road, the following seven (7) courses, S43°25'19"E 91.59 feet to a computed point; thence along the arc of a curve to the left, a distance of 229.24 feet, turning through a delta angle of 105°04'26", and having a radius of 125.00 feet, to a computed point; thence, N31°30'15"E 60.50 feet to a computed point; thence on the arc of a curve to the right, a distance of 56.42 feet, turning through a delta angle of 80°48'36", and having a radius of 40.00 feet, to a computed point; thence, S67°41'09"E 177.58 feet to a computed point; thence on the arc of a curve to the left, a distance of 172.02 feet, turning through a delta angle of 65°42'19", and having a radius of 150.00 feet, to a computed point; thence, N46°36'32"E 51.38 feet to a computed point located on the east boundary of Lot 1A as shown hereon.

The sidelines of the aforescribed easement are to lengthened or shortened to meet and terminate at their respective boundaries.

DESCRIPTION OF LOT 1A

A tract of land in the Yaak River valley of Lincoln County, Montana, lying in a portion of H.E.S. 846 in unsurveyed Section 02, Twp. 35 N., R. 33 W., P.M.M., being Lot 1 and a portion of Lot 2 of Wilderness River Estates per Plat No. 6204, containing 23.70 acres more or less and more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south boundary of H.E.S. 846 and marks the southwest corner of Lot 2 per Plat No. 6204; thence along the south boundary of said Lot 2, N62°45'05"E 319.84 feet to a 5/8 in dia. rebar capped K.E.D. 4975-S set as a witness corner to the south east corner of Parcel A as shown hereon; thence continuing, N62°45'05"E 15.00 ± feet to a computed point located on the approximate centerline of Pheasant Creek; thence downstream the following twelve (12) courses: N54°28'03 W 99.26 feet to a computed point; thence, N15°37'19W 51.28 feet to a computed point; thence, N38°25'00"W 45.97 feet to a computed point; thence, N25°40'30"W 47.42 feet to a computed point; thence, N50°49'34"W 90.84 feet to a computed point; thence, N46°09'48"W 175.45 feet to a computed point; thence, N56°03'21"W 98.93 feet to a computed point; thence, N47°08'36"W 46.66 feet to a computed point; thence continuing, N47°08'36"W 61.33 feet to a computed point; thence, S63°07'00"W 31.86 feet to a computed point; thence, N80°57'48"W 83.92 feet to a computed point; thence, N69°28'56"W 22.56 feet to a computed point located at the intersection of the approximate centerline of Pheasant Creek and the west boundary of said Lot 2; thence along said west boundary, N27°11'49"W 146.13 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S having a radial bearing of N46°45'10"E and located on the south right-of-way line of Yaak Highway No. 508; thence along said south right-of-way line, along the arc of a curve to the right, a distance of 472.74 feet, turning through a delta angle of 52°15'07", and having a radius of 518.37 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north boundary of H.E.S. 846 and having a radial bearing of N05°29'57"E; thence leaving said south right-of-way line S40°21'43"W 48.50 feet along the north boundary line of said H.E.S. 846, to a computed point; thence continuing, S40°21'43"W 350.61 feet to a computed point marking Corner No. 6 of said H.E.S. 846; thence, S0°18'00"W 200.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south bank of the Yaak River and marking a witness corner to Corner No. 6 of said H.E.S. 846; thence continuing, S0°18'00"W 681.76 feet to an original stone marking Corner No. 5 of said H.E.S. 846; thence, N62°45'05"E 1230.32 feet to the point of beginning.

The aforescribed Lot 1A contains 23.70 acres more or less and is subject to and together with all appurtenant easements of record including a 20.00 foot wide access easement for the sole benefit of Lot 2A as shown hereon.

DESCRIPTION OF LOT 2A

A tract of land in the Yaak River valley of Lincoln County, Montana, lying in a portion of H.E.S. 846 in unsurveyed Section 02, Twp. 35 N., R. 33 W., P.M.M., being a portion of Lot 2 of Wilderness River Estates per Plat No. 6204, containing 35.00 acres more or less and more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south boundary of H.E.S. 846 and marks the southeast corner of Lot 2 per Plat No. 6204; thence along the south boundary of said Lot 2, S62°45'05"W 974.81 feet to a 5/8 in dia. rebar capped K.E.D. 4975-S set as a witness corner to the south east corner of Lot 2A as shown hereon; thence continuing, S62°45'05"W 15.00 ± feet to a computed point located on the approximate centerline of Pheasant Creek; thence downstream the following twelve (12) courses: N54°28'03 W 99.26 feet to a computed point; thence, N15°37'19W 51.28 feet to a computed point; thence, N38°25'00"W 45.97 feet to a computed point; thence, N25°40'30"W 47.42 feet to a computed point; thence, N50°49'34"W 90.84 feet to a computed point; thence, N46°09'48"W 175.45 feet to a computed point; thence, N56°03'21"W 98.93 feet to a computed point; thence, N47°08'36"W 46.66 feet to a computed point; thence continuing, N47°08'36"W 61.33 feet to a computed point; thence, S63°07'00"W 31.86 feet to a computed point; thence, N80°57'48"W 83.92 feet to a computed point; thence, N69°28'56"W 22.56 feet to a computed point located at the intersection of the approximate centerline of Pheasant Creek and the west boundary of said Lot 2; thence along said west boundary, N27°11'49"W 146.13 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S having a radial bearing of N46°45'10"E and located on the south right-of-way line of Yaak Highway No. 508; thence along said south right-of-way line, along the arc of a curve to the left, a distance of 207.88 feet, turning through a delta angle of 22°58'39", and having a radius of 518.37 feet, to a 2 inch dia. alum right-of-way monument; thence, N20°16'11"E 437.80 feet to a 2 inch dia. alum. right-of-way monument; thence on the arc of a curve to the right, a distance of 184.85 feet, turning through a delta angle of 15°02'44", and having a radius of 703.94 feet, to a computed point having a radial bearing of S54°41'05"E and located on the north boundary of H.E.S. 846; thence, along said north boundary of H.E.S. 846, N40°21'43"E 123.85 feet to a computed point having a radial bearing of S44°35'28"E and located on the south right-of-way of said Yaak Highway 508; thence on the arc of a curve to the right, a distance of 45.91 feet, turning through a delta angle of 3°44'13", and having a radius of 703.94, to a computed point; thence, N49°08'46"E 233.27 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north bank of the Yaak River; thence along the north bank of the Yaak River, S64°47'41"E 58.85 feet to a computed point; thence, N77°09'49"E 171.78 feet to a computed point; thence, S33°37'34"E 245.14 feet to a computed point; thence, S56°26'59"E 120.44 feet to a computed point; thence leaving said north bank of the Yaak River; S27°14'55"E 282.59 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south bank of the Yaak River and marking a witness corner to the northeast corner of said Lot 2; thence continuing, S27°14'55"E 782.30 feet to the point of beginning.

The aforescribed Lot 2A contains 35.00 acres more or less and is subject to and together with all appurtenant easements of record.

Davis Surveying Inc.	
TROY MONTANA, (406)295-5441	
DATE: 08/05/19	Land Projects 2019
DRAWN BY: CJR	FILE: HES 846DM.dwg