

OWNERS: ROBERT C. BOWIE AND MARALYN E. TURNER
PURPOSE: BOUNDARY LINE ADJUSTMENT
DATE: FEBRUARY 25, 2020

AN AMENDED PLAT OF TRACT 1 AND LOT 2A-1 OF MONTANA DELIGHT S1/2 SW1/4, SEC. 12 & N1/2 NW1/4, SEC. 13, T36N, R28W, P.M.,M., LINCOLN COUNTY, MONTANA

SURVEYOR'S NOTE

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with this amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

LINE	BEARING	DISTANCE
L1	S23°15'51"E	458.88'(M) 455.53'(R)
L2	S23°39'15"E	316.64'(M) 316.68'(R)
L3	S38°46'11"E	100.88'(M) 100.87'(R)
L4	S70°10'58"E	264.15'(M) 262.68'(R)
L5	S23°19'13"E	456.04'(M)(R)
L6	S23°38'38"E	248.04'(M)(R)
L7	N70°09'59"E	151.19'
L8	S38°45'04"E	100.87'(M) 100.87'(R)
L9	S70°11'26"E	274.36'(M) 272.90'(R)
L10	S23°39'40"E	385.24'(M) 385.16'(R)
L11	S38°47'17"E	100.88'(M) 100.87'(R)
L12	S66°32'45"W	30.00'(M) 30.00'(R)
L13	N66°32'45"E	30.00'(M) 30.00'(R)
L14	S51°11'18"W	29.95'(M) 30.00'(R)
L15	N51°11'18"E	29.95'(M) 30.00'(R)
L16	N51°11'51"E	29.99'(M) 30.00'(R)
L17	S51°11'51"W	29.99'(M) 30.00'(R)
L18	S18°47'16"W	30.04'(M) 30.00'(R)
L19	S18°47'16"W	30.04'(M) 30.00'(R)
L20	N00°02'06"W	74.76'(M) 74.79'(R)
L21	N00°02'06"W	74.76'(M) 74.79'(R)
L22	S00°05'59"W	31.87'(M) 36.76'(R)
L23	N00°33'41"W	77.55'(M) 77.09'(R)
L24	S23°38'38"E	248.04'(M) 248.21'(R)
L25	N89°29'46"W	107.03'(M) 107.05'(R)
L26	S89°30'31"E	30.00'(M)(R)
L27	S11°47'19"W	432.93'(M)(R)
L28	S00°28'11"W	109.16'(M)(R)
L29	S02°00'22"W	47.89'
L30	S03°47'39"E	128.66'
L31	N70°11'26"W	64.31'(M)(R)
L32	N88°05'50"E	141.90'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL_IN	RADIAL_OUT
C1	342.00'	90.40'	15°08'41"	N66°16'19"E	N51°07'37"E
C2	312.00'	82.36'	15°07'32"	N66°16'34"E	S51°09'02"E
C3	372.00'	98.43'	15°09'40"	N66°16'06"E	N51°06'27"E
C4	75.00'	42.35'	32°21'14"	N51°09'19"E	N18°48'05"E
C5	45.00'	25.37'	32°18'22"	N51°00'15"E	S18°41'53"W
C6	105.00'	59.33'	32°22'27"	N51°13'12"E	N18°50'45"E

LEGEND

- 1/16 CORNER FOUND REBAR W/CAP STAMPED #3980S
- FOUND REBAR W/CAP STAMPED #3980S (UNLESS OTHERWISE NOTED)
- FOUND REBAR W/CAP STAMPED #13102LS
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (G) GROSS ACREAGE
- (N) NET ACREAGE
- SECTION LINE

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

OSPREE VIEW ESTATES
LOT 12A, PLAT #6553

Amended Covenants Doc# 284877 Revoc.No Build Doc# 284878 Easement Doc# 284883

LOT 2B

That portion of the North one-half of the Northwest one-quarter (N1/2NW1/4) of Section Thirteen (13), and the South one-half of the Southwest one-quarter (S1/2SW1/4) of Section Twelve (12), all of Township Thirty-six North (T36N), Range Twenty-eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the northwest one-sixteenth corner (NW1/16) of said Section Thirteen (13); thence North89°30'31"West 30.00 feet along the southerly boundary of the Northwest one-quarter of the Northwest one-quarter (NW1/4NW1/4) of said Section Thirteen (13) to the TRUE POINT OF BEGINNING of the tract of land herein described; thence North89°30'31"West 1176.17 feet along said southerly boundary; thence North48°40'32"East 1397.29 feet; thence North00°33'41"West 1594.71 feet to the center line of a 60-foot wide private road and utility easement (Madden Lake Road); thence the following six (6) courses and distances along said center line: South23°15'51"East 458.88 feet, South23°39'15"East 316.64 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 342.00 feet and to which point a radial line bears South66°16'19"West, southeasterly 90.40 feet along said curve through a central angle of 15°08'41", on a non-tangent line South38°46'11"East 100.88 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 75.00 feet and to which point a radial line bears South51°09'19"West, southeasterly 42.35 feet along said curve through a central angle of 32°21'14", on a non-tangent line South70°10'58"East 264.15 feet; thence South00°05'59"West 714.56 feet; thence South88°05'50"West 403.27 feet; thence South27°02'08"West 331.99 feet; thence South00°22'32"West 522.95 feet to the point of beginning and containing 30.685 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with the thirty-foot (30') wide access and utility easement shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 1A

That portion of the North one-half of the Northwest one-quarter (N1/2NW1/4) of Section Thirteen (13), Township Thirty-six North (T36N), Range Twenty-eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwest one-sixteenth corner (NW1/16) of said Section Thirteen (13); thence North89°30'31"West 30.00 feet along the southerly boundary of the Northwest one-quarter of the Northwest one-quarter (NW1/4NW1/4) of said Section Thirteen (13); thence North00°22'32"East 522.95 feet; thence North27°02'08"East 331.99 feet; thence North88°05'50"East 403.27 feet; thence South00°05'59"West 837.19 feet to the southerly boundary of the Northwest one-quarter of the Northwest one-quarter (NE1/4NW1/4) of said Section Thirteen (13); thence North89°28'02"West 525.95 feet along 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 thirty-foot (30') wide access and utility easement shown hereon.

Subject to and together with all appurtenant easements of record.

30' WIDE ACCESS AND UTILITY EASEMENT

A strip of land, thirty (30) feet wide, situated, lying and being in the North one-half of the Northwest one-quarter (N1/2NW1/4) of Section Thirteen (13), and the South one-half of the Southwest one-quarter (S1/2SW1/4) of Section Twelve (12), all of Township Thirty-six North (T36N), Range Twenty-eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at northeast corner of Lot 2B of this survey; thence South00°05'59"West 31.87 feet along the easterly boundary of said Lot 2B to the southerly right of way of a 60-foot wide private road and utility easement (Madden Lake Road); thence North70°11'26"West 64.31 feet along said southerly right of way to the center line of an existing roadway and the TRUE POINT OF BEGINNING of said strip of land, the center line of which is described as follows: thence South11°47'19"West 432.93 feet; thence South00°28'11"West 109.16 feet; thence South02°00'22"West 47.89 feet; thence South03°47'39"East 128.66 feet and containing 0.499 acres of land, gross measure, more or less. All as shown hereon.

OWNERS' CERTIFICATION

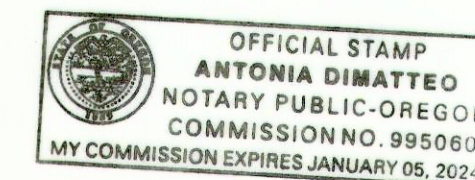
We, Robert C. Bowie and Maralyn E. Turner, the undersigned property owners, hereby certify that the purpose for this division of land is to relocate common boundary lines between a single lot within a platted subdivision and adjoining land outside a platted subdivision; therefore this division of land 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. Furthermore, Tract 1A is exempt from sanitation review 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, and if: no facilities, other 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," and Lot 2B is also exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)(ii), "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if no facilities other than those previously approved exist or will be constructed on the parcel, and the division of land will not cause approved facilities to deviate from the conditions of approval."

Maralyn E. Turner
Maralyn E. Turner

STATE OF Oregon)
County of Clackamas) SS

On this 26th day of March, 2020, before me, the undersigned, a Notary Public for the State of Oregon, personally appeared Maralyn E. Turner, known to me to be the person whose name is 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.

Notary Public for the State of Oregon
Residing at 17400 Holy Names Lake Oswego
My Commission expires 1/5/2024
Robert C. Bowie
Robert C. Bowie



STATE/PROVINCE OF Alberta)
County of SS)

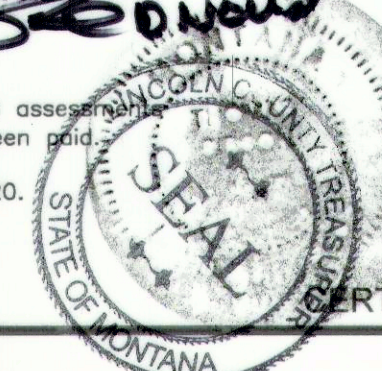
On this 3 day of April, 2020, before me, the undersigned, a Notary Public for the State/Province of Alberta, personally appeared Robert C. Bowie, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State/Province of Alberta, Canada
Residing at Calgary, Alberta
My Commission expires at Her Majesty's pleasure
Michael Terence Leonard
Michael Terence Leonard

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 10 day of April, 2020.
Sedaris Carlberg
Sedaris Carlberg, by *John Hagg*
LINCOLN COUNTY TREASURER, LIBBY, MT



CERTIFICATE OF SURVEYOR

Tom Silva 3/13/2020
THOMAS SILSON-REGISTRATION NO. 15627LS
EXAMINED: 10 April 2020
Steven A. Boyer
STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 9750LS
STATE OF MONTANA
County of Lincoln)
SS)
Filed on the 13th day of April,
A.D. 2020 at 11:26 o'clock A.M.
Robin A. Benson
ROBIN A. BENSON
CLERK AND RECORDER
DEPUTY
INSTRUMENT REC. NO. 284875

Michelle Bond
MICHELLE BOND
DEPUTY

CERTIFICATE OF SURVEY NO. 4668 RB