

AMENDED PLAT, LOT 23, GLARDON SUBDIVISION  
GOV'T LOT 4, SW1/4, SECTION 27 & GOV'T LOT 6, SE1/4 SECTION 28, T.31N., R.33W., P.M.,MT.  
LINCOLN COUNTY, MT  
FOR: KENDALL J. & CONNIE BOYD      DATE: JANUARY, 2020  
and JENNIFER ANNE SEIFFERT

### ADDITIONAL TABLE

**LEGEND**

- LEGAL DESCRIPTION: LOT 23A

The following tract of land, said from Troy, Montana, Lincoln County, and lying in Gov't Lot 4, SE¼ 4 SW¼ 4, Section 27 and Gov't Lot 6, SE¼ 4 SE¼ 4, Section 28, T.31N., R.33W., P.M.T., and more particularly described as follows:

Commencing at the southeast corner, Section 28, a found 3 1/2 inch diameter BLM brass cap and being the TRUE POINT OF BEGINNING; thence along the south boundary saided S89°33'07"N., 230.95 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence along said right-of-way limits N23°40'12"E., 269.01 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence along said road right-of-way limits N36°29'56"E., 121.00 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 497S; thence leaving said road right-of-way limits N75°52'56"W., 41.66 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence along said east boundary, N00°04'14"E., 65.04 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence along the southerly road right-of-way limits of a 40.00 foot private road; thence leaving said road right-of-way limits N00°04'14"E., 65.04 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence along said centerline N68°52'49"E., 27.26 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence leaving said centerline N00°09'20"E., 11.20 feet to an unmarked computed point, lying on the centerline of a 60.00 foot private road; thence along said centerline the following 4 courses: Through a curve to the left: Radius 153.80 feet, Delta 26°33'59", arc length 71.31 feet; Through a curve to the left: Radius 61.13 feet, Delta 17°24'55", arc length 18.85 feet; Thence leaving said centerline, N17°52'56"W., 41.66 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; lying on the northerly road right-of-way limits of a 60.00 foot private road; thence leaving said road right-of-way limits N75°52'56"W., 41.66 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence N51°42'32"W., 224.56 feet to a found 5/8 inch diameter rebar marked HUGHES 7322LS; lying on the east boundary, Section 28; thence leaving said boundary, S84°18'20"E., 2391.92 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S00°00'00"E., 18.94 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence leaving said road right-of-way limits N75°52'56"W., 41.66 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence leaving said road right-of-way limits, S00°00'00"E., 31.62 feet to an unmarked computed point, lying on the centerline of said private road; thence leaving said centerline S00°00'00"E., 31.62 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; lying on the southerly road right-of-way limits of said private road; thence leaving said road right-of-way limits N75°52'56"W., 41.66 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S73°21'35"W., 45.49 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S79°11'03"W., 41.26 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S86°06'14"W., 36.20 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence N60°25'45"W., 50.93 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence N64°03'30"W., 138.27 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence N64°53'37"W., 137.16 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S88°21'15"W., 233.86 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence N72°57'22"W., 135.28 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S67°02'04"W., 56.27 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence S00°04'23"W., 429.48 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 497S, being the W1/16th corner, Section 27; thence along the south boundary, Section 27, N00°04'14"E., 65.04 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; thence along the TRUE POINT OF BEGINNING, containing 43½ acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL A

2.3.1N, R.33W, P.M.M.T., and more particularly described as follows:

Commencing at the southwest corner, Section 27, a found 3 1/2 inch diameter BLM brass cap and being the TRUE POINT OF BEGINNING; Thence along the west boundary, said section 27, N89°03'25"E, 203.42 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along south boundary, N00°07'25"W, 83.47 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary, N00°04'14"W, 65.04 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the southerly road right-of-way limits of a 40.00 foot private road; Thence leaving said road right-of-way limits N00°03'24"E, 22.47 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the southerly road right-of-way limits of a 40.00 foot private road; Thence leaving said road right-of-way limits N85°42'49"E, 27.26 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said centerline N00°09'20"W, 11.20 feet to an unmarked computed point, lying on the centerline of a 60.00 foot private road; Thence along said centerline the following 4 courses: Through a curve to the right: Delta 17°42'55", arc length 15.88 feet; Delta 153.80 feet; Delta 26°33'59", arc length 71.31 feet; Through a curve to the left: Delta 61.13 feet; Delta 17°42'55", arc length 15.88 feet; Thence leaving said centerline, N17°52'56"W, 41.66 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the northerly road right-of-way limits of a 60.00 foot private road; Thence leaving said road right-of-way limits N51°42'32"W, 22.54 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the west boundary, Section 27; Thence leaving said boundary S84°18'20"E, 239.91 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S00°00'00"E, 18.94 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the southerly road right-of-way limits of a 40.00 foot private road; Thence leaving said road right-of-way limits, S00°00'00"E, 31.62 feet to an unmarked computed point, lying on the centerline of said private road; Thence leaving said centerline S00°00'00"E, 31.62 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the southerly road right-of-way limits of said private road; Thence leaving said road right-of-way limits, S73°21'35"W, 45.49 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S73°11'03"W, 41.26 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S86°08'14"W, 36.20 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N80°25'45"W, 59.03 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N80°25'45"W, 59.03 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N54°04'03"W, 138.27 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N64°53'37"W, 137.16 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N72°31'15"W, 233.86 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N72°31'15"W, 233.86 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N64°53'37"W, 137.16 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S67°02'04"W, 56.27 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S00°04'03"W, 429.48 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975, being the TRUE POINT OF BEGINNING, containing 12.40 acres and subject to and together with all appurtenant easements of record.

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 Certificate of Survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

### PURPOSE OF SURVEY AND OWNERS' EXEMPTION

We, Kendall J. Boyd, Connie Boyd and Jennifer Anne Seifert, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to LMA 76-3-2701<sup>(1)</sup>(a) as divisions made for the purpose of relocating a common boundary between the original platted lot and the original platted lot and the original platted subdivision. A restriction or requirement on the original platted lot or original platted parcel continues to apply to those areas. We further certify that Parcel A and Lot 40A are exempt from notification review by the Department of Environmental Quality pursuant to RCW 90A.02.010(1)(b) as the subject of this survey is not a new development, storm drainage, or a solid waste disposal that was not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, if: (i) no new facilities will be constructed on the parcel; and (ii) the number of developed parcels is not increased; (iii) existing facilities comply with state and local codes and regulations, including permit requirements which were applicable to the time of installation.

Signature of the child	Date
Kendall J. Boyd	6/8/20
Kennie Boyd	6/8/20
James Anne Sufer	5/29/20

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln  
by Kendall J. Boyd  
on this 8th day of June, 2020. In witness whereof  
I have hereunto set my hand and affixed my notarial seal.

Stephanie L. Will  
residing in: L:Idaho My Commission expires: 9-30-2002

#### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln,  
by Connie Boyd  
on this 8th day of June, 2020. In witness whereof  
I have hereunto set my hand and affixed my notarial seal.

residing in: Libby My Commission expires: 9-30-202

#### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln  
by Jennifer Anne Seiffert  
on this 22 day of May 2020. In witness whereof  
I have hereunto set my hand and affixed my notarial seal.

residing in: Libby My Commission expires: 9.17.2023

## HISTORY OF SURVEY

1952 - Plat No. 161 - Glardon Subdivision, Eugene L. Dyson  
1997 - Plat No. 6023 - Countryman Subdivision, Kenneth E. Davis, 4975S  
2000 - COS No. 2916 - Resurvey Lots 1, 4-8 Glardon Subdivision, Alvah F. Hughes, 7322LS  
2001 - Plat No. 6342 - Amended Plat Lot 40, Glardon Subdivision, Kenneth E. Davis, 4975S  
2020 - COS No. 4667RB - Boundary Line Adjustment, Amended Plat Lot 40, Glardon Subdivision, Alvah F. Hughes, 7322LS

## METHOD OF SURVEY

A Nikon total station with data collector and a Trimble R8 GNSS GPS system were used with RTK radial procedures to tie the previously set controlling corners and road alignments by Levi Powell, September, 2019.

## BASIS OF BEARING

The basis of bearing for this survey is S89°39'55"E, derived from Survey Grade GPS system calibrated to local control between the southwest corner, Section 27, a found 3 1/2 inch diameter BLM brass cap and the south 1/4 corner, Section 27, a found 3 1/2 inch diameter aluminum cap.

## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Wah F. Hughes, 7322LS 04-10-20

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 12<sup>th</sup> of JUNE 2020, A.D.  
Steven A. Boyer  
 Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land & Water

## COUNTY TREASURER'S CERTIFICATION

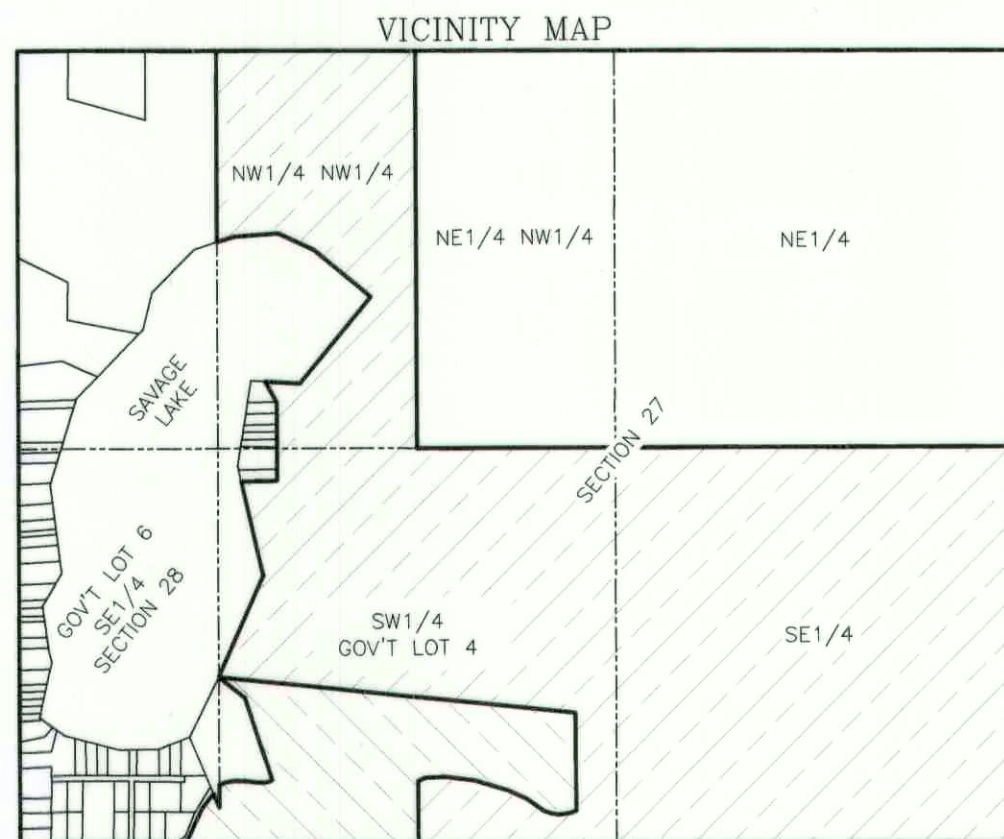
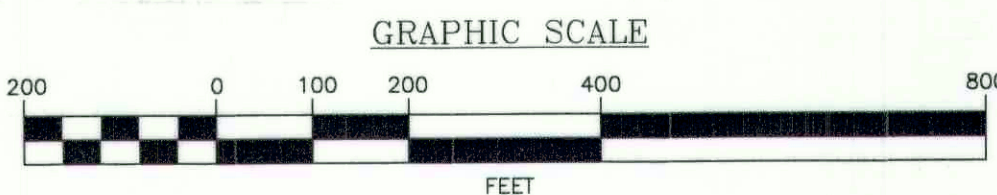
I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), MCA.

Debbie Kyniss For Sedaris Carlberg 6/11/16  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17th day  
of June 2020 A.D. at 9:19 o'clock Am  
Robin Benson by Clayde E. Rm  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4680 RB



Road Maintenance Agreement #285935 Easement #285936 Easement #285938 Easement #285939 Easement #285940