

OWNERS: SEAN A. TRIBBLE & MICHELLE L. TRIBBLE
PURPOSE: RETRACEMENT SURVEY
PER SECTION 76-3-404(1)(c), M.C.A.
DATE: JUNE 12, 2020

CERTIFICATE OF SURVEY

NE1/4, SEC. 14, T36N, R27W, P.M.,M.,
LINCOLN COUNTY, MONTANA

LEGAL DESCRIPTIONS

PARCEL 1 (Tract 2C of Section 14)

That portion of the Northeast one-quarter (NE1/4) of Section Fourteen (14), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwesterly corner of the tract of land as shown on Plat #1881, according to the map or plat thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence South00°31'39"West 710.54 feet along the westerly boundary of said tract of Plat #1881 to the northerly right of way of a 40-foot wide County Road (Mill Spring Road); thence the following three (3) courses and distances along said northerly right of way: South87°30'36"West 162.48 feet, North88°29'34"West 76.46 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 159.91 feet and to which a radial line bears North00°25'29"West, southwesterly 117.28 feet along said curve and through a central angle of 42°01'08" to the westerly boundary of the Southeast one-quarter of the Northeast one-quarter (SE1/4 NE1/4) of said Section Fourteen (14); thence North00°08'54"East 102.19 feet along said westerly boundary to the Northeast one-sixteenth corner (NE 1/16) of said Section Fourteen (14); thence North00°00'39"East 256.55 feet; thence North00°12'33"East 402.52 feet; South89°22'44"East 350.27 feet to the point of beginning and containing 5.761 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

PARCEL 2 (Tract 2J of Section 14)

That portion of the Northeast one-quarter (NE1/4) of Section Fourteen (14), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Northeast one-sixteenth corner (NE 1/16) of said Section Fourteen (14); thence South89°49'08"West 69.45 feet along the southerly boundary of the Northwest one-quarter of the Northeast one-quarter (NW1/4 NE1/4) of said Section Fourteen (14) to the northeasterly corner of Parcel 'A' of Certificate of Survey #2432, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North89°40'29"West 64.70 feet along the northerly boundary of said Parcel 'A'; thence North00°26'03"East 117.51 feet to the southeasterly corner of Tract One (1) of Certificate of Survey #4610, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North00°46'07"East 149.81 feet; thence South85°15'28"East 131.75 feet; thence South00°00'39"West 256.55 feet to the point of beginning and containing 0.800 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

PARCEL 3 (Tract 2V of Section 14)

That portion of the Northeast one-quarter (NE1/4) of Section Fourteen (14), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northeasterly corner of Parcel 'A' of Certificate of Survey #2432, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence South13°36'19"East 121.68 feet; thence South75°21'21"West 100.03 feet to the easterly right of way of a 50-foot wide right of way (6th Avenue East); thence North13°36'30"West 140.46 feet along said easterly right of way; thence North78°32'32"East 37.24 feet; thence South89°40'29"East 64.70 feet to the point of beginning and containing 0.307 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

PARCEL 4 (Tract 2VAAI of Section 14)

That portion of the Northeast one-quarter (NE1/4) of Section Fourteen (14), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Northeast one-sixteenth corner (NE 1/16) of said Section Fourteen (14); thence South00°08'54"West 284.14 feet along the easterly boundary of the Southwest one-quarter of the Northeast one-quarter (SW1/4 NE1/4) of said Section Fourteen (14); thence North13°36'19"West 292.11 feet to the northeasterly corner of Parcel 'A' of Certificate of Survey #2432, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North89°49'08"East 69.45 feet to the point of beginning and containing 0.227 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

SURVEYOR'S NOTE

This survey is a retracement of the properties currently owned by Sean A. Tribble and Michelle L. Tribble (ID Tract 2C, Tract 2J, Tract 2V & Tract 2VAAI, all of Section 14, T36N, R27W, records of Lincoln County, Montana).

Parcel 1: Tract 2C is originally described as a 10-acre parcel, presumably the SW1/4 NE1/4 NE1/4 of Section 14 (Book 31, Page 449, dated August of 1913). The current description (Deed Book 370, Page 668, dated January of 2018) is a metes and bounds description "EXCEPTING therefrom ... Plat shown as No. 1881", which is Tract 2CA.

Parcel 2: Tract 2J is originally described as the E1/5 SE1/4 NW1/4 NE1/4 of Section 14 (Deed Book 74, Page 212, dated August of 1939). The current description (said Deed Book 370, Page 668) is said E1/5 SE1/4 NW1/4 NE1/4 "EXCEPTING therefrom ... Plat shown as No. 2190", which is Tract 2JA.

Parcel 3: The boundaries of Tract 2V were defined and agreed upon by relevant parties via the Certificate of Survey No. 2432 as Parcel 'A', with a metes and bounds description, records of Lincoln County, Montana.

Parcel 4: Tract 2VAAI appears to be a remainder parcel of land bounded by said C.O.S. No. 2432, the North one-sixteenth and the East one-sixteenth lines of said Section 14, and the rights of way of two County roads (Central Avenue & Mill Spring Road).

Upon surveying the legal descriptions of Parcels 1, 2, & 3, the original monuments of the property corners of Plat No. 1881, Plat No. 2190, and C.O.S. No. 2432 were found to be set in accordance with the courses and distances described in the surveys of record; however, occupation between the Tribble properties and adjoining landowners does not match the surveys. The Tribbles and the adjoining land owners, Thomas & Shelley Shay (Tracts 2JA & 2-15), and Ernest & Jean Roo (Tract 2-33), agree to establish the boundaries as shown hereon. Reference is made to document Book 383, Page 928, records of Lincoln County, Montana.

The remaining parcel of land shown as Parcel 4 hereon was determined by establishing the North and East one-sixteenth lines per surveys of record, locating the centerline of the existing roadway of Mills Spring Road and Central Avenue, and surveying the properties south and east of said roads. Mill Spring Road is a 40-foot right of way per Road Petition No. 285, and Central Avenue is a 50-foot wide right of way per the Plat of East Eureka; however, existing rights of way are variable due to the locations of adjoining properties.

LINE	BEARING	DISTANCE
L1	S76°44'39"W	63.96'(R) 64.00'(R)
L2	S72°56'53"W	100.18'
L3	N13°36'38"W	149.51'
L4	N89°49'08"E	69.45'(M)(R)
L5	N13°10'00"W	89.90'(M) 90.00'(R)
L6	N13°36'30"W	140.46'
L7	N75°21'21"E	100.03'
L8	N13°36'22"W	121.68'
L9	N13°36'19"W	145.30'
L10	S13°36'19"E	25.14'
L11	S00°26'03"W	117.51'
L12	S78°32'32"W	37.24'
L13	N89°40'29"W	64.70'
L14	N00°46'07"E	149.81'
L15	S85°15'28"E	131.75'
L16	S87°30'36"W	162.48'
L17	N88°29'34"W	76.46'

LEGEND

- ⊕ NE1/16 COR., SEC.14 (COMPUTED)
PER C.O.S. #2432, POSITION FALLS IN HOUSE
- FOUND 5/8" REBAR STAMPED #7328S
(UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR W/PLASTIC CAP
STAMPED 15627LS
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED
SURVEYS HEREON
- N/F OWNERSHIP, NOW OR FORMERLY

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	159.91'	117.28'	42°01'08"	S00°25'29"E	S42°26'37"E

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

Agreement #285976

CERTIFICATE OF SURVEYOR

THOMAS SIBSON-REGISTRATION NO. 15627LS
EXAMINED: 15th JUNE 2020
STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 9750LS
STATE OF MONTANA
County of Lincoln
Filed on the 18 day of JUNE
A.D. 2020 at 10:31 o'clock A.M.
Robinson
CLERK AND RECORDER
BY: Clyde E. Rm
DEPUTY
INSTRUMENT REC. NO. 285975

CERTIFICATE OF SURVEY NO. 4681