

OWNERS

DENNIS AND DIANE MCMAHON

CERTIFICATE OF SURVEY

TO CREATE A TRACT OF LAND FOR TRANSFER TO IMMEDIATE FAMILY
LOCATED IN THE SW 1/4 OF SECTION 21, T. 33 N., R. 26 W., PRINCIPAL MERIDIAN, MONTANA
LINCOLN COUNTY, MONTANA

LEGAL DESCRIPTION: PERIMETER

PARCEL A OF CERTIFICATE OF SURVEY NO. 3707, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 26 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 30.08 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 1

TRACT 1, OF THIS CERTIFICATE OF SURVEY, A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 26 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 10.00 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 2

TRACT 2, OF THIS CERTIFICATE OF SURVEY, A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 26 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 20.08 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

CERTIFICATION OF EXEMPTION
(FOR FAMILY GIFT OR FAMILY SALE PURPOSES)

WE CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE TRACT 2 FOR TRANSFER OF OWNERSHIP AS A FAMILY GIFT OR SALE AND THAT NO PRIOR FAMILY SALE HAS BEEN CONVEYED TO KRISTINE L. MCMAHON, OUR DAUGHTER, AND THAT THIS EXEMPTION COMPLIES WITH ALL CONDITIONS IMPOSED ON ITS USE.

THIS IS THE FIRST AND SINGLE GIFT OR SALE IN THIS COUNTY TO THIS MEMBER OF MY IMMEDIATE FAMILY AND THE OWNER OF RECORD CERTIFICATION OF COMPLIANCE AND THAT THE TRACT/PARCEL WILL NOT BE TRANSFERRED BACK TO THE GRANTOR WITHIN 24 MONTHS OF FILING WITHOUT WRITTEN CONSENT OF THE GOVERNING BODY. THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(B), MCA, AND THE LINCOLN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 10th DAY OF July 2020.

Dennis McMahon
GRANTOR SIGNATURE

Diane E. McMahon
GRANTOR SIGNATURE

CERTIFICATE OF OWNERS*****

THE UNDERSIGNED HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE A TRACT OF LAND FOR TRANSFER TO IMMEDIATE FAMILY, THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(b) M.C.A. TO-WIT: DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF A SINGLE GIFT OR SALE IN EACH COUNTY TO EACH MEMBER OF THE LANDOWNER'S IMMEDIATE FAMILY.

THE UNDERSIGNED HEREBY GRANTS A PRIVATE ACCESS AND UTILITY EASEMENT AS SHOWN ON THIS PLAT, FOR THE USE AND BENEFIT OF TRACT 1 AND TRACT 2.

FURTHERMORE, TRACT 1 OF THIS SURVEY HAS A CERTIFICATE OF SUBDIVISION APPROVAL ISSUED BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY, WHICH WILL BE RECORDED WITH THIS SURVEY.

FURTHERMORE, TRACT 2 IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-103 M.C.A. OF THIS SURVEY, AS IT IS GREATER THAN 20 ACRES IN SIZE.

Dennis McMahon
OWNER'S NAME

Diane E. McMahon
OWNER'S NAME

ACKNOWLEDGEMENT*****

STATE OF Montana
COUNTY OF Flathead

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
10 DAY OF July, 2020,

BY Dennis McMahon

Mindy Cochran
NOTARY PUBLIC FOR THE STATE OF Montana
RESIDING AT Kalispell, MT
MY COMMISSION EXPIRES: May 17, 2023
PRINTED NAME OF NOTARY PUBLIC: Mindy Cochran

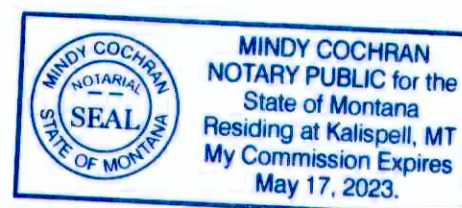
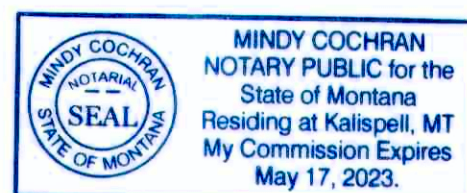
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STATE OF Montana
COUNTY OF Flathead

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
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BY Diane McMahon

Mindy Cochran
NOTARY PUBLIC FOR THE STATE OF Montana
RESIDING AT Kalispell, MT
MY COMMISSION EXPIRES: May 17, 2023
PRINTED NAME OF NOTARY PUBLIC: Mindy Cochran



CERTIFICATE OF SURVEYOR*****

I, KIRK F. ADKINS, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 16734LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

Kirk F. Adkins
KIRK F. ADKINS, P.L.S.
MONTANA LICENSE NO. 16734LS
FOR WGM GROUP, INC.

7/4/2020
DATE



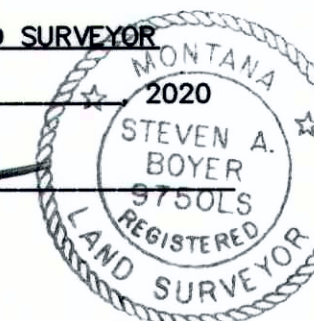
APPROVED*****

CERTIFICATE OF EXAMINING LAND SURVEYOR

THIS 15th DAY OF July

Steven A. Boyer
STEVEN A. BOYER

REG. NO. 9750 LS



I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE DIVIDED HAVE BEEN PAID.

DATED THE 16th DAY OF August, 2020

Rohrlich for Starberg
TREASURER, LINCOLN COUNTY, MONTANA



STATE OF MONTANA
COUNTY OF LINCOLN

FILED ON THIS 13th DAY OF August, 2020, A.D., AT 3:41 O'CLOCK P.M.

Robin Benson
COUNTY CLERK AND RECORDER

BY: Clayton E. Remington
DEPUTY

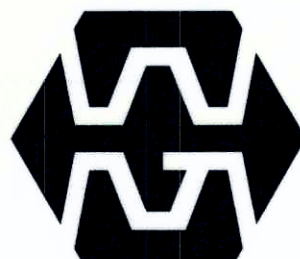
INSTRUMENT RECORD NO. 287165

1/4	SEC	T.	R.
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<input type="checkbox"/>			
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SHEET 1 OF 2
PRINCIPAL MERIDIAN, MONTANA
LINCOLN COUNTY, MONTANA
CERTIFICATE OF SURVEY NO.

4702FC

SURVEY COMMISSIONED BY:
DENNIS AND DIANE MCMAHON
DATE: MARCH 2020
PROJECT: 20-03-20
FILE: 200320COS.DWG
DRAFT: KLM
LAYOUT TAB: COS C-SIZE



WGM GROUP
WWW.WMGROUP.COM

DEQ#287169

HD

OWNERS

DENNIS AND DIANE MCMAHON

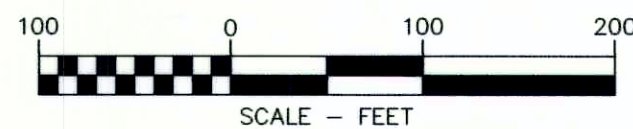
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TO CREATE A TRACT OF LAND FOR TRANSFER TO IMMEDIATE FAMILY
LOCATED IN THE SW 1/4 OF SECTION 21, T. 33 N., R. 26 W., PRINCIPAL MERIDIAN, MONTANA
LINCOLN COUNTY, MONTANA

LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
- ⊙ FOUND 5/8 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (MARQUARDT 7328S)
- FOUND 3-1/2 in. ALUMINUM CAP (SMITH 4740 S)
- FOUND 1/2 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (SANDS 7975 S)
- COS CERTIFICATE OF SURVEY
- FD FOUND
- R1 RECORD DATA PER CERTIFICATE OF SURVEY NO. 3707
- RM REFERENCE MONUMENT

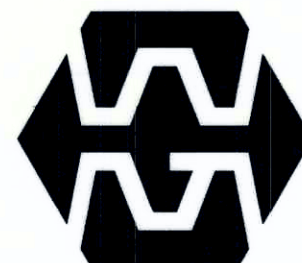
NOTE:
ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN
ARE FOUND OR SET, UNLESS OTHERWISE NOTED.



BASIS OF BEARINGS

CERTIFICATE OF SURVEY NO. 3707

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DENNIS AND DIANE MCMAHON
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WGM GROUP
WWW.WMGROUP.COM

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	21	33N	26W
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SHEET 2 OF 2
PRINCIPAL MERIDIAN, MONTANA
LINCOLN COUNTY, MONTANA
CERTIFICATE OF SURVEY NO.

4702fc

DEQ #287169

HD

