


DATE: JANUARY, 2021

KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA (406)293-4364

on the parcel shown here on



The seal is circular with a double-lined border. The outer ring contains the text "LINCOLN COUNTY TREASURER" at the top and "STATE OF MONTANA" at the bottom. In the center, the word "SEAL" is written diagonally from the top-left to the bottom-right. Three five-pointed stars are arranged in a slight arc above the word "SEAL".

SHEET 1 OF 2

CERTIFICATE OF SURVEY

FAMILY TRANSFER

E1/2, SECTION 20, T.30N., R.33W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: DENNIS & KAREN RIEDLINGER

DATE: JANUARY, 2021

LEGAL DESCRIPTION: PARCEL "A"

A irregular tract of Land lying southeasterly from Troy Montana, Lincoln County, within the NE1/4 NE1/4, Section 20, T.30N., R.33W., P.M.,MT. and more particularly described as follows; Commencing at the East Sixteenth Corner (E1/16) between Sections 17 and 20, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING;

Thence along Section Line between said Sections N89°58'31"E, 1174.26 feet to a steel T bar; Thence continuing along said section line N89°58'31"E, 79.55 feet to a point on the Westerly Right of Way limits of Montana State Highway 56, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along said limits S14°18'52"W, 13.50 feet to a 4 inch square concrete Right of Way monument; Thence continuing S00°16'43"W, 41.23 feet to a 4 inch square concrete Right of Way monument; Thence on a curve to the left, having a radius of 2925.00 feet, turning through a central angle of 12°40'33", arc length of 647.12 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said Right of Way limits S89°58'59"W, 735.86 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S66°11'13"W, 465.79 feet to a point on the north-south subdivision line a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along said north-south subdivision line N00°05'07"E, 881.61 feet to, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 20.00 acres. Subject to a 50.00 foot wide access easement per Book 173 page 19 Lincoln County records and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "C"

A irregular tract of Land lying Southeasterly from Troy Montana, Lincoln County, within the NE1/4,SE1/4 Section 20, T.30N., R.33W., P.M.,MT. and more particularly described as follows; Commencing at the Center East Sixteenth (CE1/16) corner, a 5/8 inch diameter rebar with plastic cap marked KED 4975S and the TRUE POINT OF BEGINNING;

Thence along the east-west subdivision line N89°54'14"E, 960.62 feet, to a point on the Westerly Right of Way limits of Montana State Highway 56, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along said limits on a curve to the right, having a radius of 885.00 feet, turning through a central angle of 1°41'12", an arc length of 26.05 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence continuing along said limits S50°16'22"W, 1001.90 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence on a curve to the left, having a radius 2935.00 feet, turning through a central angle of 4°30'16", an arc length of 230.74 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said Right of Way limits and along the north - South subdivision line N00°05'07"E, 809.97 feet to the Center East sixteenth (CE1/16) corner, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 8.82 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

A irregular tract of land lying southeasterly of Troy, Montana, Lincoln County, within the E1/2 NE1/4, Section 20, T.30N., R.33W., P.M.,MT. and more particularly described as follows; Commencing at the Center East Sixteenth Corner (CE1/16) a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING;

Thence along the north-south subdivision line N00°05'07"E, 1757.57 feet, to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N66°11'13"E, 465.79 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N89°58'59"E, 735.86 feet to a point on the westerly Right of Way limits of Montana State Highway 56, a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along said limits on a curve to the left, having a radius of 2925.00 feet, turning through a central angle of 1°56'19", an arc length of 98.96 feet to a 4 inch square concrete monument; Thence continuing S14°29'03"E, 41.98 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence on a curve to the left, having a radius of 2915.00 feet, turning through a central angle of 5°02'29", an arc length of 256.49 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S6°08'38"E, 404.30 feet to a computed point marking the intersection of said Right of Way and the north boundary of "Riedlinger Tracts", Plat No. 805, Lincoln County Records; Thence along said north boundary S88°05'44"W, 650.10 feet to a computed point marking the north west corner said tracts; Thence along the north boundary of Tract 1, Certificate of Survey No. 3758FC, Lincoln County Records; Thence S88°05'44"W, 256.55 feet to the north west corner said Tract 1 a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence S1°51'30"E, 488.60 feet to a computed point marking the south west corner said tract 1 and the centerline of Twin Creek; Thence along said centerline eleven (11) courses marked by computed points; Thence N83°09'58"E, 39.06 feet, Thence S87°20'07"E, 22.52 feet; Thence N84°15'13"E, 40.44 feet; Thence S73°23'52"E, 20.90 feet; Thence S21°41'23"E, 17.12 feet; Thence S60°03'42"E, 33.90 feet; Thence N82°10'58", 25.99 feet; Thence S74°22'00"E, 21.37 feet; Thence S42°55'18"E, 33.79 feet; Thence N67°40'37"W, 34.12 feet marking the southeast corner said Tract 1: Thence leaving said creek centerline N1°51'30"W, 21.67 feet to the southwest corner said Riedlinger tracts, a computed point; Thence along the south boundary said Tracts N79°07'01"E, 151.79 feet to a computed point; Thence N1°48'37"W, 196.98 feet to a computed point; Thence N88°09'45"E, 522.55 feet to a point marking the intersection of said south boundary with the westerly Right of Way limits Montana State Highway 56, a computed point; Thence along said limits S6°08'38"E, 86.99 feet to a 4 inch square concrete monument; Thence S11°10'39"W, 77.61 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence on curve to the right, having an radius of 885.00 feet, turning through a central angle of 17°09'54", an arc length of 265.13 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S3°17'41"W, 77.57 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence on a curve to the right, having a radius of 905.00 feet, turning through a central angle of 26°21'08", having an arc length 416.24 feet to a 4 inch square concrete monument; Thence S88°14'44"W, 30.78 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence on a curve to the right, having an radius of 885.00 feet, turnig through a central angle of 0°06'49", an arc length of 1.75 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said Right of Way limits S89°54'14"W, 960.62 along east-west subdivision line to the Center East Sixteenth Corner (CE1/16), a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 44.55 acres. Subject to and together with all appurtenant easements of record.

LINE TABLES

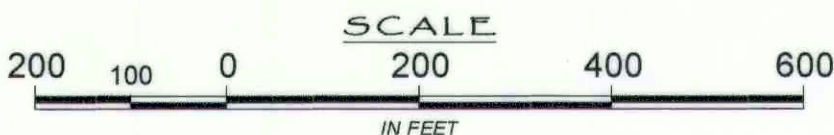
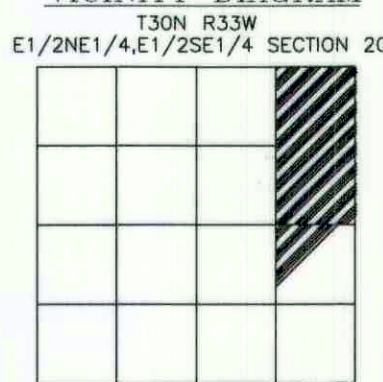
LINE	BEARING	LENGTH
L1	S01°51'30"E	21.67'
	[S02°11'04"E]	[21.67']
L2	S67°40'37"E	34.12'
	[S67°21'03"E]	[34.12']
L3	N42°55'18"W	33.79'
	[N43°14'52"W]	[33.79']
L4	N74°22'00"W	21.37'
	[N74°41'34"W]	[21.37']
L5	S82°10'58"W	25.99'
	[S81°51'24"W]	[25.99']
L6	N60°03'43"W	33.90'
	[60°23'17"W]	[33.90']

LINE	BEARING	LENGTH
L7	N21°41'23"W	17.12'
	[N22°00'57"W]	[17.12']
L8	N73°23'52"W	20.90'
	[N73°43'26"W]	[20.90']
L9	S84°15'13"W	40.44'
	[S83°55'39"W]	[40.44']
L10	N87°20'07"W	22.52'
	[87°39'41"W]	[22.52']
L11	S83°09'58"W	39.06'
	[S82°50'33"W]	[39.06']
L12	S88°14'44"W	30.78'

LEGEND

- FOUND 3/4 INCH DIAMETER STEEL REBAR FOR 1/4 CORNER
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED K.E.D, 4975S
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED M.D.L, 4232S
- FOUND 4 X4 M.D.O.T CONCRETE RIGHT OF WAY MONUMENT
- UNMARKED COMPUTED POINTS
- RECORD - C.O.S. NO. 3692 RB
- RECORD - C.O.S. NO. 3758
- HIGHWAY 56 LIMITS
- PROPERTY BOUNDARY - THIS SURVEY

VICINITY DIAGRAM



DOCUMENT NO. 290741

CERTIFICATE OF SURVEY NO. 4748 FC