

Graphic Scale:



(1 inch = 300 ft.)

# CERTIFICATE OF SURVEY BOUNDARY LINE ADJUSTMENT

TRACTS A, B, & C OF H.E.S. 1238 & SE 1/4 NW 1/4, N 1/2 NE 1/4 SW 1/4,  
NW 1/4 NW 1/4 SE 1/4 OF SECTION 11, TWP. 33 N., R. 34 W. P.M.M.  
For: Winn Family Living Trust Date: December 2020

## DESCRIPTION OF TRACT 1

A tract of near the Yaak River valley of Lincoln County, Montana, being a portion of Tracts A, B, & C of H.E.S. 1238 in Section 11, Twp. 33 N., R. 34 W., P.M.M., containing 103.50 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. brass BLM monument marking the S 1/4 of Section 11, Twp. 33 N., R. 34 W., P.M.M.; thence, N0°14'29"E 1984.06 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C-N-S 1/64th of Section 11, Twp. 33 N., R. 34 W., P.M.M.; thence, N89°43'59"W 1323.94 feet to a computed point; thence, N0°24'48"E 661.95 feet to a computed point; thence, S89°49'02"E 664.78 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C-E-NW 1/64th of said Section 11 also being Corner 7 of H.E.S. 1238; thence, N00°05'39"E 331.30 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 6 of said H.E.S. 1238; thence, S89°49'43"W 1324.81 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 17 of said H.E.S. 1238; thence, S0°02'08"E a total distance of 1000.23 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 16 of said H.E.S. 1238; thence, N89°45'40"W 330.88 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 15 of said H.E.S. 1238; thence, S0°10'20"W 856.88 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 14 of said H.E.S. 1238; thence, S13°13'56"E 729.47 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 13 of said H.E.S. 1238; thence, S44°30'25"E 1432.73 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 3 of said H.E.S. 1238; thence, N89°50'13"E a total distance of 938.80 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°00'55"W 728.10 feet to a computed point located on the approximate centerline of Pine Creek; thence, S89°48'37"E 206.74 feet to the point of beginning.

The aforescribed Tract 1 contains 103.50 acres more or less and is to become a permanent part of Parcel A-1 as shown hereon.

## DESCRIPTION OF PARCEL A-1

A tract of land near the Yaak River valley of Lincoln County, Montana, being a portion of Tracts A, B, & C of H.E.S. 1238 and the SE 1/4 NW 1/4, N 1/2 NE 1/4 SW 1/4, NW 1/4 NE 1/4 SE 1/4 of all of Section 11, Twp. 33 N., R. 34 W., P.M.M., containing 174.10 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. brass BLM monument marking the S 1/4 of Section 11, Twp. 33 N., R. 34 W., P.M.M.; thence, N0°14'29"E 1984.06 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C-N-S 1/64th of Section 11, Twp. 33 N., R. 34 W., P.M.M.; thence, S89°44'26"E 659.10 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the NW-SE 1/64th of said Section 11; thence, N0°08'24"E 663.39 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C-W-E 1/64th of said Section 11; thence, N89°46'38"W 657.54 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C1/4 of said Section 11; thence, N0°16'30"E 1329.23 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the CN 1/16th of said Section 11; thence, N89°49'02"W 664.78 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C-E-NW 1/64th of said Section 11 also being Corner 7 of H.E.S. 1238; thence, S89°49'43"W 1324.81 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 17 of said H.E.S. 1238; thence, S0°02'08"E a total distance of 1000.23 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 16 of said H.E.S. 1238; thence, N89°45'40"W 330.88 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 15 of said H.E.S. 1238; thence, S0°10'20"W 856.88 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 14 of said H.E.S. 1238; thence, S13°13'56"E 729.47 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 13 of said H.E.S. 1238; thence, S44°30'25"E 1432.73 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 3 of said H.E.S. 1238; thence, N89°50'13"E a total distance of 938.80 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°00'55"W 728.10 feet to a computed point located on the approximate centerline of Pine Creek; thence, S89°48'37"E 206.74 feet to the point of beginning.

The aforescribed Tract A-1 contains 174.09 acres more or less and is subject to and together with all appurtenant easements of record including a 40.00 foot wide public access easement as described in Book 82 Page 80 and known as Pine Creek Road.

## DESCRIPTION OF PARCEL B

A tract of near the Yaak River valley of Lincoln County, Montana, being a portion of Tract A of H.E.S. 1238 in Section 11, Twp. 33 N., R. 34 W., P.M.M., containing 13.25 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 2 of H.E.S. 1238; thence, N20°45'54"W 773.39 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument marking Corner 3 of said H.E.S. 1238; thence, N89°50'13"E a total distance of 938.80 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°00'56"W 728.10 feet to a computed point located on the approximate centerline of Pine Creek; thence, N89°48'37"W a total distance of 651.71 feet to the point of beginning.

The aforescribed Parcel B contains 13.25 acres more or less and is subject to and together with all appurtenant easements of record including a 40.00 foot wide public access easement as described in Book 82 Page 80 and known as Pine Creek Road.

## CERTIFICATE OF SURVEYOR STATE OF MONTANA County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 18 day of February, 2021 A.D.

Kenneth E. Davis Registered Land Surveyor No. 4975-S

## TREASURER CERTIFICATION

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 18 day of February, 2021 A.D.

Dorothy J. Forster Treasurer Lincoln County Montana

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 18 day of March, 2021 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 2nd day of March, 2021 A.D. at 9:45 O'clock A.M.

Robin A. Benson by Michelle Byrd  
County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY NO. 4758 RB

U.S.F.S.

U.S.F.S.

## LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 3 1/4 INCH DIA. BRASS BLM MONUMENT AS NOTED
- FOUND 3 1/4 INCH DIA. ALUM. U.S.F.S. MONUMENT STAMPED 2520S AS NOTED
- RECORD 3 1/4 INCH DIA. ALUM. U.S.F.S. MONUMENT STAMPED 2520S AS NOTED
- COMPUTED POINT
- ( ) RECORD PER H.E.S. 1238
- { } RECORD PER C.O.S. 808
- WC WITNESS CORNER

SE 1/4 NW 1/4

PARCEL A-1  
GROSS: 174.09 ACRES±  
NET: 171.39 ACRES±  
(INCLUDES TRACT 1)

N 1/2 NE 1/4  
SW 1/4TRACT A  
H.E.S. 1238

TRACT 1  
GROSS: 103.50 ACRES±  
NET: 100.79 ACRES±

PARCEL B  
GROSS: 13.25 ACRES±  
NET: 12.53 ACRES±  
EXEMPT PER 17.36.605(2)(a)

U.S.F.S.

## CERTIFICATE OF ADJUSTMENT/PURPOSE

I, David Winn, Member of the The Winn Family Living Trust, do hereby certify that the purpose of this survey is to relocate the common boundary between two existing parcels outside a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(a) M.C.A., which states "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties." Furthermore, Parcel B is exempt from sanitation review pursuant to A.R.M. 17.36.605(2)(a), which states; "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel;"

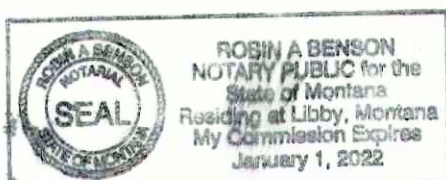
Dated this 18 day of February, 2021 A.D.

David John Winn  
David Winn

STATE OF Montana  
County of Lincoln

On this 18 day of February, 2021 A.D. before me, a Notary Public in and for the State of Montana, David Winn, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Robin A. Benson 61-01-2022  
Notary Public My Commission Expires



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 12/2/20

REV:

DRAWN BY: CJR

Land Projects 2020

FILE: t33411w.dwg