

OWNERS: KASSLER FAMILY LIMITED PARTNERSHIP &  
LITTLE 69 RANCH, LLC  
PURPOSE: RELOCATION OF COMMON BOUNDARY  
DATE: JANUARY 26, 2021

# CERTIFICATE OF SURVEY

E1/2 SW1/4 & W1/2 SE1/4, SEC. 10, T36N, R27W, P.M.,M.,  
N1/2 & N1/2 SE1/4, SEC. 15, T36N, R27W, P.M.,M.,  
LINCOLN COUNTY, MONTANA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	4961.15'(M)(R)	40.95'(M)(R)	0°28'22"	S35°43'31"W	S35°15'08"W

LINE	BEARING	DISTANCE
L1	N56°05'57"W	189.89'
L2	S61°44'52"W	391.93'
L3	S25°17'11"E	64.30'
L4	N57°00'21"W	96.68'
L5	N00°39'52"E	118.22'(M)(R)
L6	N00°39'52"E	390.36'(M)(R)

## LEGEND

- NE COR., SEC. 15,  
3.25" DIAMETER BLM BRASS CAP
- 1/4 CORNER, SEC. 15 & SEC. 10  
2" DIAMETER PIPE
- 1/16 COR., SEC. 15, FOUND REBAR  
(UNLESS OTHERWISE NOTED)
- 1/16 CORNER, SEC. 15,  
COMPUTED, NO MONUMENT SET
- FOUND REBAR W/CAP STAMPED #13102LS  
(UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR W/PLASTIC CAP  
STAMPED #15627LS
- COMPUTED POINT, MONUMENT NOT SET
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER SURVEYS CITED HEREON

## TRACT 3A

That portion of the Northeast one-quarter of the Northwest one-quarter (NE1/4NW1/4) and the North one-half of the Northeast one-quarter (N1/2NE1/4) of Section Fifteen (15), 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 corner of said Section Fifteen (15); thence South00°00'38"West 1305.56 feet along the easterly boundary of said Section Fifteen (15) to the southeast corner of the North one-half of the Northeast one-quarter (N1/2NE1/4) of said Section Fifteen (15); thence the following two (2) courses and distances along the southerly boundary of said North one-half of the Northeast one-quarter (N1/2NE1/4) of Section Fifteen (15): North88°26'37"West 1345.63 feet, North88°23'58"West 1197.02 feet to the northeasterly boundary of the old Burlington Northern Railroad right of way, said point being the beginning of a non-tangent curve concave to the southwest having a radius of 4961.15 feet and to which a radial line bears North35°43'31"East; thence the following four (4) courses and distances along said northeasterly boundary: northwesterly 40.95 feet along said curve through a central angle of 00°28'22" to the beginning of a spiral curve, the chord of which bears North56°17'15"West 399.97 feet, North57°03'27"West 300.99 feet, North57°00'21"West 926.99 feet; thence North25°17'11"West 64.30 feet; thence North61°44'52"East 391.93 feet; thence South56°05'57"East 189.89 feet; thence North59°51'15"East 546.16 feet to the northerly boundary of said Section Fifteen (15); thence the following two (2) courses and distances along said northerly boundary: South88°16'09"East 314.24 feet, South88°15'44"East 2677.52 feet to the point of beginning and containing 99.976 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

## PARCEL 'A' (To be added to the Remainder of Certificate of Survey No. 3678RB)

That portion of the Northeast one-quarter of the Northwest one-quarter (NE1/4NW1/4) of Section Fifteen (15), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the North one-quarter (N1/4) of said Section Fifteen (15); thence North88°16'09"West 314.24 feet along the northerly boundary of said Section Fifteen (15) to the TRUE POINT OF BEGINNING of the tract of land herein described; thence South59°51'15"West 546.16 feet; thence North56°05'57"West 189.89 feet; thence South61°44'52"West 391.93 feet; thence South25°17'11"East 64.30 feet to the northeasterly boundary of the old Burlington Northern Railroad right of way; thence North57°00'21"West 96.68 feet along said northerly boundary to the westerly boundary of the Northeast one-quarter of the Northwest one-quarter (NE1/4NW1/4) of said Section Fifteen (15); thence North00°39'52"East 390.36 feet along said westerly boundary to the West one-sixteenth (W1/16) corner of said Section Fifteen (15); thence South88°16'09"East 1024.70 feet along the northerly boundary of said Section Fifteen (15) to the point of beginning and containing 5.181 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

## OWNERS' CERTIFICATION

We, Karl Kassler, managing member of Kassler Family Limited Partnership, and James Robert Bushfield, managing member of Little 69 Ranch, LLC, the undersigned property owners, hereby certify that the purpose for this division of land is to relocate common boundary lines between adjoining properties outside a platted subdivision and no additional properties are hereby created; therefore, this division of land is exempt from a review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A. Furthermore, Tract 3A and the Remainder of C.O.S. #3678RB with Parcel 'A' are exempt from sanitation review by the Montana State Department of Environmental Quality pursuant to Section 76-4-103, M.C.A., as they are greater than 20 acres.

Karl Kassler, Managing Member  
Kassler Family Limited Partnership

James Robert Bushfield, Managing Member  
Little 69 Ranch, LLC

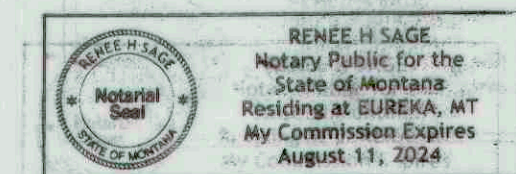
STATE OF Montana )  
County of Lincoln ) SS

On this 10th day of February, 2021, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Karl Kassler and James Robert Bushfield, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed to me the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature

Print Name

Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_



## CERTIFICATION OF COUNTY TREASURER

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 2 day of March, 2021

Ashlyn Huff for Sedavis Carlberg

## CERTIFICATE OF SURVEYOR

THOMAS SIBSON REGISTRATION NO. 15627LS  
EXAMINED: 16 FEB. 2021

STEVEN A. BOYER  
EXAMINING LAND SURVEYOR REG. NO. 8750LS  
STATE OF MONTANA  
County of Lincoln ) SS

Filed on the 4th day of March  
A.D. 2021 at 11:55 o'clock A. M.

Robin A. Benson  
CLERK AND RECORDER

BY: Michelle Byrd  
DEPUTY

INSTRUMENT REC. NO. \_\_\_\_\_



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

## 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.

DETAIL  
25.48'(M) 25.50'(R)  
N88°26'37"W  
TRACT 3A  
NE 1/16th COR.,  
FALLS IN RIVER  
TRACT 4  
C.O.S. #4202  
WITNESS CORNER  
5/8" REBAR



CERTIFICATE OF SURVEY NO. 4759 RB