

Amended Plat of Lots 5 & 6 of
Whispering Pines Koocanusa Sub. No. 3
NW¹/₄ Section 6, T34N R26W, P.M., M.
Lincoln County, Montana

For: Kevin L. & Adrienne T. Schiele
Owner: Kevin L. & Adrienne T. Schiele
Date: 09-09-2021
Purpose: Boundary line adjustment

Legal Descriptions

Lot 5a (includes Parcel X)

That portion of the NW¹/₄ of Section 6, Township 34 North, Range 26 West, Principal Meridian, Montana, Lincoln County, described as follows:
Beginning at the Northwest corner of Lot 5 of Whispering Pines Koocanusa Subdivision No. 3
Thence along the Northerly and Easterly lines of said Lot 5 S89°51'34"E, 490.83 feet and S04°56'36"E, 489.91 feet to the southeast corner of said Lot 5;
Thence along the easterly line of said Lot 6 S04°56'06"W, 90.45 feet;
Thence S87°30'00"W, 558.54 feet to the Westerly boundary Lot 6 of Whispering Pines Koocanusa Subdivision No. 3
Thence along said Westerly boundary N08°27'39"E, 97.94 feet to the southwest corner of said Lot 5 and the beginning of a non-tangent curve to the left with a radius of 663.53 feet, a central angle of 9°01'35", and a radial bearing of N81°35'18"W;
Thence along the westerly line of said Lot 5 and along the arc of the curve a length of 104.53 feet and N0°36'53"W, 402.73 feet to the **Point of Beginning**.
Containing 7.00 acres as shown hereon;
Subject to easements of record.

Parcel X

That portion of the NW¹/₄ of Section 6, Township 34 North, Range 26 West, Principal Meridian, Montana, Lincoln County, described as follows:
Beginning at the Southwest corner of Lot 5 of Whispering Pines Koocanusa Subdivision No. 3
Thence along the northerly line of said Lot 5, N88°07'08"E, 536.11 feet;
Thence along the easterly line of said Lot 5, S04°56'06"E, 90.45 feet;
Thence S87°30'00"W, 558.54 feet to the westerly line of said Lot 5;
Thence along said Westerly boundary, N08°27'39"E, 97.94 feet to the **Point of Beginning**.
Containing 1.17 acres as shown hereon;
Subject to easements of record.

Owner's Certification:

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 the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record pursuant to ARM 24.183.1104(1)(f)(iii)(C).

We hereby certify that this division of land is for the relocation of common boundaries of five or fewer lots within a platted subdivision. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), MCA.

We also hereby certify that Lot 5a is a parcel that has previous approval issued under Title 76, Chapter 4, Part 1, MCA if:
(i) no facilities other than those previously approved exist or will be constructed on the parcel; and
(ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130 MCA. Therefore, Lot 5a is exempt from review by the Montana Department of Environmental Quality pursuant to 170.36.605 (2) (b) (i) (ii).

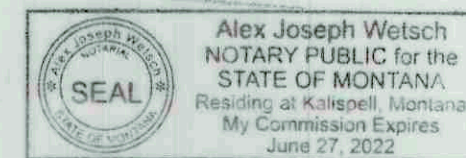
We also hereby certify that the unsurveyed remainder of Lot 6 is a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel. Therefore, pursuant to 17.36.605 (2) (a) MCA, this division is exempt from review as a subdivision by the Montana Department of Environmental Quality.

Kevin L. Schiele
Adrienne T. Schiele

STATE OF MT
County of Flathead, ss.

This instrument was acknowledged before me on November 10th 2021
by Kevin L. Schiele and Adrienne T. Schiele.

Alex Joseph Wetsch
Notary Public



Lot 7
Whispering Pines Koocanusa Sub. No. 3

Basis of Bearings per Whispering Pines Koocanusa Subdivision No. 3
N04°56'06"E 444.94' (R 444.99')

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 21 day of November, 2021
Robbin A. Benson
Treasurer, Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on the ___ day of ___, 20___, A.D., at ___ o'clock ___ m.

County Clerk and Recorder

By: _____ Deputy

Instrument Record No. _____

STATE OF MONTANA
County of Lincoln

Filed on 21 day of Nov, 2021, C.E., at 8:30 o'clock a.m.

Robbin A. Benson
County Clerk & Recorder

By: Amanda Eckert
Deputy

Instrument Record No. 297472

Certificate Of Survey No. 4832RB

Schiele BLA 21-107

Lot 5a
7.00 acres
(includes Parcel X)

Lot 5
Whispering Pines Koocanusa Sub. No. 3

Parcel X
1.17 acres
(to be added to Lot 5a)

Sub. No. 3

Lot 6
Whispering Pines Koocanusa

Remainder portion of
Lot 6 not surveyed



11-10-2021
Date

Legend

- found 8" rebar
"Halges 2520 LS"
- Set 8" x 24" rebar
with a 2" aluminum cap
"Belski" 14731



SCALE 0' 30' 60'



236 Wisconsin Ave.
Whitefish, MT 59937
tel. 406.862.4927
fax 406.862.4963

311 SW Jefferson Avenue
Corvallis, OR 97333
tel. 541.738.2920
fax 541.738.8524

NOTE: No search has been made for easements affecting this property and this survey does not purport to show all appurtenant easements.