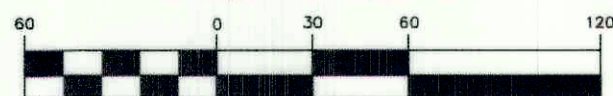


Graphic Scale:



(1 inch = 60 ft.)

## LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED J.R.S. 9958-LS
- COMPUTED POINT
- FOUND 5/8 INCH DIA. BARE REBAR IN EDGE OF PAVEMENT
- RECORD PER C.O.S. 3871

COMPUTED LOCATION

70'

50'

50'

### DESCRIPTION OF PARCEL A

A tract of land near Troy, Montana, being a portion of Sublot # 3 of Jamison's Bull Lake Sublots per Plat No. 458, lying in a portion of Gov't Lot 4 Section 32, Twp. 29 N., R. 33 W., P.M.M., containing 9,417 sq. ft. (.22 acre) more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped J.R.S. 9958-LS located on the westerly right-of-way of Montana State Highway No. 56 and marking the northeast corner of C.O.S. 3871; thence, N89°49'38"W 474.84 feet to a computed point located on the easterly meander line of Bull Lake; thence along said meander line, N24°43'41"E 21.99 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°49'38"E 466.72 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the westerly right-of-way of Montana State Highway No. 56; thence along said westerly right-of-way, along the arc of a spiral curve to the right, having a chord bearing of S3°05'24"W 20.03 feet to the point of beginning.

The aforescribed Parcel A contains 9,417 sq. ft. (.22 acre) more or less and is to become a permanent part of Tract 2 as shown hereon.

### DESCRIPTION OF TRACT 2

A tract of land near Troy, Montana, being Sublot # 2, and a portion of Sublots # 1 & 3, of Jamison's Bull Lake Sublots per Plat No. 458, lying in a portion of Gov't Lot 4 Section 32, Twp. 29 N., R. 33 W., P.M.M., containing 1.04 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped J.R.S. 9958-LS located on the westerly right-of-way of Montana State Highway No. 56 and marking the northeast corner of C.O.S. 3871; thence along said westerly right-of-way, along the arc of a spiral curve to the right, having a chord bearing of S4°35'16"W 75.17 feet to a computed point; thence, N89°49'38"W 487.85 feet to a 5/8 inch dia. rebar capped J.R.S. 9958-LS located on the easterly meander line of Bull Lake; thence along said easterly meander line, N14°15'06"E 77.27 feet to a computed point; thence, N24°43'41"E 21.99 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said easterly meander line, S89°49'38"E 466.72 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the westerly right-of-way of said Montana State Highway No. 56; thence along said westerly right-of-way, along the arc of a spiral curve to the right, having a chord bearing of S3°05'24"W 20.03 feet to the point of beginning.

The aforescribed Tract 2 contains 1.04 acres more or less and is subject to and together with all appurtenant easements of record.

### DESCRIPTION OF TRACT 1

A tract of land near Troy, Montana, being Sublots # 4 & #5 and a portion of Sublot # 3, of Jamison's Bull Lake Sublots per Plat No. 458, lying in a portion of Gov't Lot 4 Section 32, Twp. 29 N., R. 33 W., P.M.M., containing 1.41 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the westerly right-of-way of Montana State Highway No. 56 and bears S54°51'04"E 453.58 feet from a 5/8 inch dia. rebar capped J.R.S. 9958-LS which marks the southwest corner of Lot 4 per Plat No. 5350; thence, from the true point of beginning, N89°49'38"W 425.92 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the easterly meander line of Bull Lake; thence along said easterly meander line, S5°00'19"W 60.21 feet to a computed point; thence, S27°09'00"W 56.11 feet to a computed point; thence, S24°43'46"W 32.98 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said easterly meander line, S89°49'38"E 466.72 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the westerly right-of-way of said Montana State Highway No. 56; thence on the arc of a spiral curve to the left, having a chord bearing of N1°34'42"E 140.04 feet to the point of beginning.

The aforescribed Tract 1 contains 1.41 acres more or less and is subject to and together with all appurtenant easements of record.

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 and 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 23 day of March, 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 23 day of March, 2021.

Donna Nicely for Sedona Culligan  
Treasurer Lincoln County Montana

# CERTIFICATE OF SURVEY: BOUNDARY LINE ADJUSTMENT / AGGREGATION OF PARCELS

Book 366 Page 543 & Book 258 Page 414

N 1/2 Lot 1 and Lots 2-5 of Jamison Bull Lake Sublots Irregular Plat No. 458

In Gov't Lot 4 of Section 32 Twp. 29N., R. 33W., P.M.M.

For: Lindsey Real Estate Montana, LLC. &

Wayne L. Schoonmaker

Date: October 2021

### PURPOSE OF SURVEY

We, Derek Lindsey of Lindsey Real Estate Montana, LLC & Wayne L. Schoonmaker, certify that the purpose of this survey is to relocate common boundaries outside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76-3-207(1)(a) which states: "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties;" and 73-6-207(1)(f) which states: "aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. Furthermore, this survey is exempt from sanitation review being completed pursuant to 17.36.605(2)(c)(i), (ii), (iii)(A)(B)(C) & 17.36.605(3) which states: a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided. (3) Aggregations of parcels are not subdivisions subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA

Lindsey Real Estate Montana, LLC

Date

Wayne L. Schoonmaker  
STATE OF MONTANA  
County of Lincoln

Date

On this 7 day of February, 2021 A.D. before me, a Notary Public in and for the State of Montana, Derek T. Lindsey 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.

Notary Public

My Commission Expires

STATE OF MONTANA  
County of Lincoln

On this 23 day of January, 2021 A.D. before me, a Notary Public in and for the State of Montana, Wayne L. Schoonmaker, 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.

Notary Public

My Commission Expires

### CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 23 day of March, 2021 A.D.

Steven A. Boyer

Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 15th day of April, 2021 A.D. at 4:06 O'clock P.M.

Robin A. Benson  
County Clerk and Recorder

by Michelle Boyd  
Deputy

C.O.S. NO. 4865RBAL

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 10/21/21

REV:

DRAWN BY: CJR

Land Projects 2021

FILE: t293332dl.dwg