

Certificate of Survey

E₁ Section 23, T36N R27W, P.M., M.

Lincoln County, Montana

For: Bob Haidle
Owners: Pourman Properties, LLC
Justin C. & Breanna C. Reyes
Date: 2022 - 04 - 19
Purpose: Boundary line adjustment



SCALE 0' 25' 50'

Legend

- found monument (as noted)
- found 3/4" rebar "Hughes 7322LS"
- found 3/4" rebar "Marquardt 7328S"
- aliquot corner (as noted)
- old property line

Parcel A
COS 4289FC

Parcel A-1

COS 4068FC

Parcel X
(included in Parcel A)
0.34 acres

C-1/4
found 3/4" rebar
"7328S"

Parcel B
COS 4289FC

Parcel A
(includes Parcel X)
2.38 acres

Lot 3
Tobacco Valley View
Basis of Bearings per COS 3315FC
S0° 22' 28" W 665.47' (R=664.75')

Lot 8
Tobacco Valley View

Legal Descriptions

Parcel A (includes Parcel X)

That portion of the E₁ of Section 23, Township 36 North, Range 27 West, Principal Meridian, Montana, Lincoln County, described as follows:

Beginning at the Center quarter corner of said Section 23

Thence along the North-South midsection line of said Section N0°24'25" E 321.42 to the Westerly right-of-way line of Tobacco Road;

Thence along said right-of-way line the following five courses:

- (1) S14°08'39" E 150.77 feet to the beginning of and (2) along a non-tangent curve to the left with a radius of 720.00 feet, a central angle of 15°01'13", and a radial bearing of N75° 51' 21"E an arc length of 188.75 feet
- (3) S 89°50'45" W 11.41 feet to the beginning of and (4) along a non-tangent curve to the left with a radius of 389.00 feet, a central angle of 7°51'55", and a radial bearing of N63° 13' 12"E an arc length of 53.40 feet;
- (5) S 34°21'57" E 250.94 feet;

Thence S 60°49'28" W 103.99 feet;

Thence S 26°23'23" W 404.12 feet to the North-South midsection line of said Section 23

Thence along said midsection line N 00°22'28" E 665.47 to the **Point of Beginning**.

Containing 2.38 acres as shown hereon;

Subject to easements of record.

Parcel X

That portion of the NE₁ of Section 23, Township 36 North, Range 27 West, Principal Meridian, Montana, Lincoln County, described as follows:

Beginning at the Center quarter corner of said Section 23

Thence along the North-South midsection line of said Section N0°24'25" E 321.42 to the Westerly right-of-way line of Tobacco Road;

Thence along said right-of-way line the following three courses:

- (1) S14°08'39" E 150.77 feet to the beginning of and (2) along a non-tangent curve to the left with a radius of 720.00 feet, a central angle of 15°01'13", and a radial bearing of N75° 51' 21"E an arc length of 188.75 feet
- (3) S 89°50'45" W 11.41 feet;
- Thence S 89°50'45" W 97.16 feet to the **Point of Beginning**

Containing 0.34 acres as shown hereon;

Subject to easements of record.

Owners 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 is made for the purpose of relocating common boundary lines between adjoining properties outside of platted subdivisions. Therefore, pursuant to 76-3-207 (1)(a) this division is exempt from review as a subdivision.

We also hereby certify that Parcel A is a parcel that has previous approval issued under Title 76, Chapter 4, Part 1, MCA if:

- no facilities other than those previously approved exist or will be constructed on the parcel; and
- the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130 MCA.

Therefore, Parcel A is exempt from review by the Montana Department of Environmental Quality pursuant to ARM 17.36.605 (2) (b) (i) (ii)

Robert Haidle
of Pourman Properties, LLC

STATE OF Montana

County of Lincoln

This instrument was acknowledged before me on July 21, 2022

by Robert Haidle.

Carol R. Flannery

Notary Public

CAROL R. FLANNERY
NOTARY PUBLIC for the
State of Montana

Residing at Eureka, Montana

My Commission Expires
September 10, 2023

This instrument was acknowledged before me on 7-25, 2022

by Justin C. Reyes.

Carol R. Flannery

Notary Public

Justin C. Reyes

STATE OF Montana

County of Lincoln

This instrument was acknowledged before me on 7-25, 2022

by Breanna C. Reyes.

Carol R. Flannery

Notary Public

CAROL R. FLANNERY
NOTARY PUBLIC for the
State of Montana

Residing at Eureka, Montana

My Commission Expires
September 10, 2023

This instrument was acknowledged before me on 7-25, 2022

by Breanna C. Reyes.

Carol R. Flannery

Notary Public

Erica Kepner

of Pourman Properties, LLC

STATE OF Montana

County of Lincoln

This instrument was acknowledged before me on 7-21, 2022

by Erica Kepner.

of Pourman Properties, LLC

Carol R. Flannery

Notary Public

CAROL R. FLANNERY
NOTARY PUBLIC for the
State of Montana

Residing at Eureka, Montana

My Commission Expires
September 10, 2023

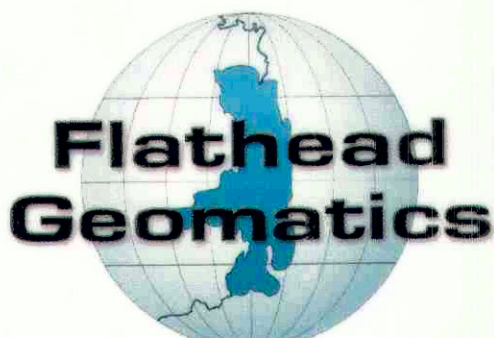
This instrument was acknowledged before me on 7-21, 2022

by Erica Kepner.

of Pourman Properties, LLC

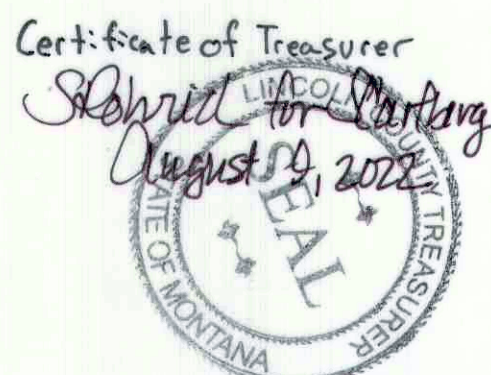
Carol R. Flannery

Notary Public



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tel: 406.862.4927 tel: 541.738.2920
fax: 406.862.4963 fax: 541.738.6224

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



CERTIFICATE OF SURVEYOR

Andrew Belski, PLS

Registration No. 14731PLS

CERTIFICATE OF EXAMINING SURVEYOR

Approved: 09 Aug 2022

Examining Land Surveyor

Registration No. 975043

STATE OF MONTANA

County of Lincoln

Filed on 9th day of August, 2022 A.D., at 2:20 o'clock p.m.

Robin A. Benson

County Clerk & Recorder

By: Michelle Boyd

Deputy

Instrument Record No. 302133

Certificate Of Survey No. 4897 RB

Haidle BLA 22-061