

CERTIFICATE OF SURVEY

"COURT ORDERED SURVEY"

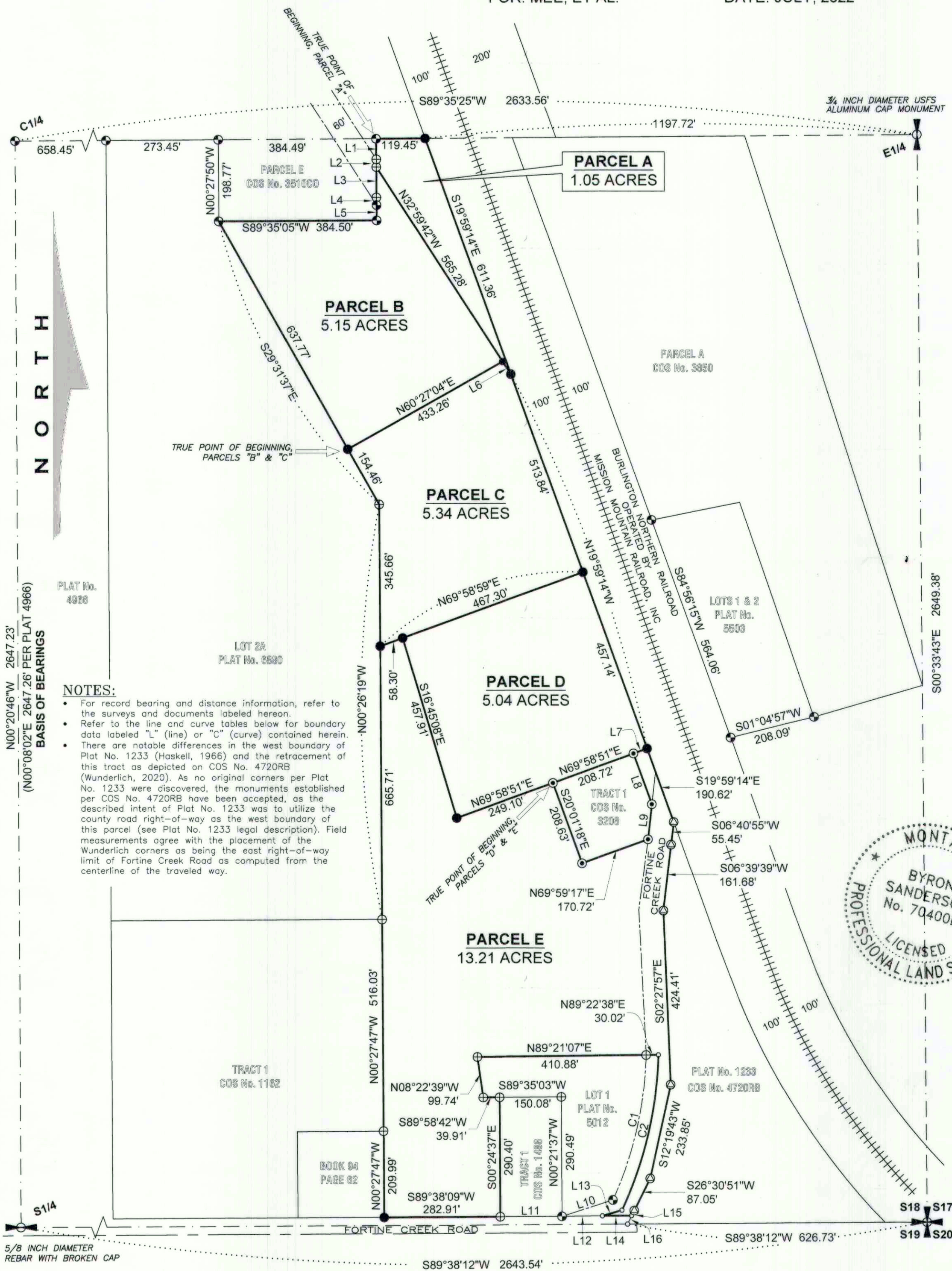
MONTANA NINETEENTH JUDICIAL COURT: CAUSE NO. DP-19-59

SE1/4, SECTION 18, T.34N., R.25W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: MEE, ET AL.

DATE: JULY, 2022



NOTES:

- For record bearing and distance information, refer to the surveys and documents labeled hereon.
- Refer to the line and curve tables below for boundary data labeled "L" (line) or "C" (curve) contained herein.
- There are notable differences in the west boundary of Plat No. 1233 (Haskell, 1966) and the retracement of this tract as depicted on COS No. 4720RB (Wunderlich, 2020). As no original corners per Plat No. 1233 were discovered, the monuments established per COS No. 4720RB have been accepted, as the described intent of Plat No. 1233 was to utilize the county road right-of-way as the west boundary of this parcel (see Plat No. 1233 legal description). Field measurements agree with the placement of the Wunderlich corners as being the east right-of-way limit of Fortine Creek Road as computed from the centerline of the traveled way.

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

I, Kelly Mee, Personal Representative for the Estate of LeeRoy F. Mee, hereby certifies that the purpose of this survey and division of land is "by Order of a Court" and is therefore Exempt from review as a subdivision pursuant to 76-3-201(1)(a); "Created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain". Further certify that the division is Exempt from Department of Environmental Quality review pursuant to MCA 76-4-125(2)(a): "the exclusions cited in 76-3-201."

Kelly Mee
Kelly Mee, Personal Representative
for the Estate of LeeRoy F. Mee

8-17-2022
Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of Montana

County of Lincoln

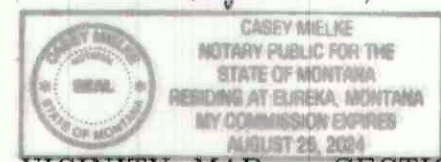
by KELLY MEE on this 17th day of August, 2022.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

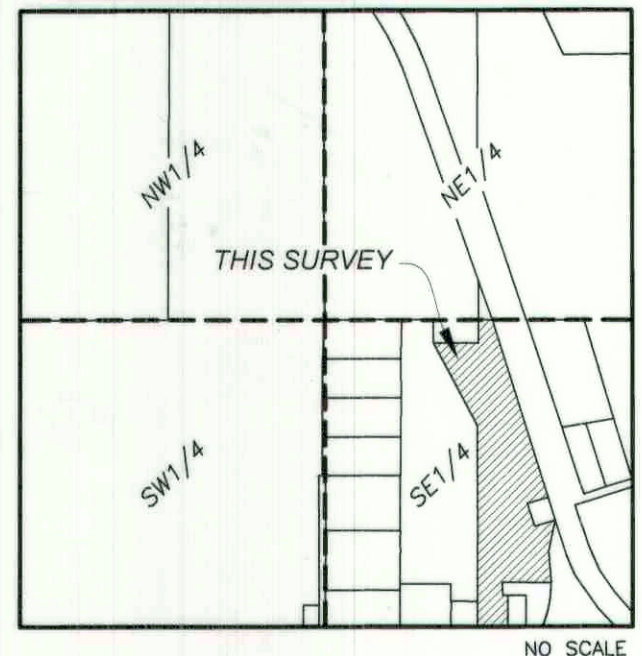
Cathy Mielke
Eureka, Montana

residing in: Eureka, Montana

My Commission expires: August 25, 2024



VICINITY MAP - SECTION 18



LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson
Byron Sanderson, PLS, 70400LS

7-13-22
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 20th day of SEPTEMBER, 2022, A.D.

Steven A. Boyer
Steven A. Boyer, PLS, 70400LS, Lincoln County, Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 21st day

of September, 2022, A.D. at 2:18 o'clock

Robin A. Benson
Lincoln County Clerk and Recorder

by Michelle Boyd
Deputy

REFERENCED SURVEYS & DOCUMENTS

- 1948 - Book 94, Page 62, Creates 1 Acre Tract by Deed.
- 1966 - Irregular Plat 1233, 5.4 Acre Tract Survey, Haskell, 270ES.
- 1983 - COS No. 1162, Occasional Sale, Burton, 5428S.
- 1986 - COS No. 1488, Occasional Sale, Burton, 5428S.
- 1993 - Plat No. 4966, Kok Subdivision, Marquardt, 7328S.
- 1995 - Plat No. 5503, Trego Bench Subdivision, Marquardt, 7328S.
- 2003 - COS No. 3208, Retracement, Sands, 7975-S.
- 2006 - COS No. 3510CO, Court Ordered Survey, Marquardt, 7328S.
- 2008 - COS No. 3850, Retracement, Marquardt, 7328S.

METHOD OF SURVEY

A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Byron Sanderson, & Brendan Hunter, May, 2021.

BASIS OF BEARING

The basis of bearing for this survey is N00°20'46"W between the S1/4 and C1/4 corners of Section 18, T.30N., R.31W., as established with a Trimble R10-2 GNSS system calibrated to True North. The bearing between these corners is shown as N00°08'02"E on Plat 4966. Angular variation between these surveys is 00°28'48".

LEGEND

- SET THIS SURVEY - 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
- ⊕ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "MARQUARDT 7328S"
- ⊕ 5/8 INCH DIAMETER UNCAPPED REBAR
- ⊕ 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "SANDS 7975-S"
- ⊕ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "RKW 13110LS"
- UNMARKED COMPUTED POINT
- ⊕ ONE-QUARTER CORNER - AS NOTED
- ⊕ SECTION CORNER, A 3 1/4 INCH DIAMETER ALUMINUM CAP MONUMENT MARKED "MARQUARDT 2989 ES"
- PROPERTY BOUNDARY - THIS SURVEY
- RIGHT-OF-WAY OR EASEMENT LIMITS
- SECTION LINES
- +++++ RAILROAD CENTERLINE
- DIMENSION LINE

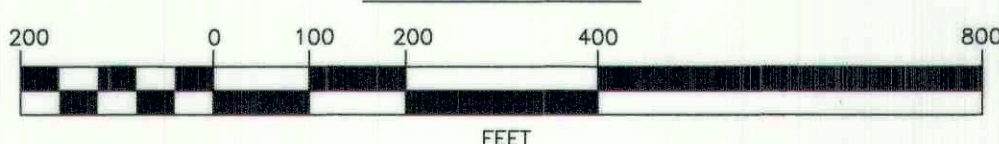
LINE TABLE

No.	BEARING	DISTANCE
L1	N00°43'38"W	50.28'
L2	N00°22'37"E	18.39'
L3	N00°30'22"W	74.25'
L4	N00°25'48"W	18.39'
L5	N00°27'50"W	37.42'
L6	N32°59'42"W	36.85'
L7	N69°58'51"E	35.31'
L8	S20°00'12"E	131.41'
L9	N06°09'02"E	86.06'
L10	N72°19'53"E	130.13'
L11	N89°37'13"E	149.83'
L12	S89°31'27"W	98.53'
L13	S73°35'40"W	49.34'
L14	S89°31'27"W	71.01'
L15	S26°30'51"W	14.12'
L16	N26°30'51"E	22.88'

CURVE TABLE

No.	LENGTH	RADIUS	DELTA
C1	L=364.66'	R=918.43'	22°44'57"
C2	L=391.30'	R=948.43'	23°38'20"

GRAPHIC SCALE



CERTIFICATE OF SURVEY No. 4908 CO

SHEET 1 OF 2

KSI
LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354

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SE1/4, SECTION 18, T.34N., R.25W., P.M.,MT.

LINCOLN COUNTY, MONTANA

FOR: MEE, ET AL.

DATE: JULY, 2022

LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying north from Trego, Montana, Lincoln County, and lying within the SE1/4, Section 18, T.34N., R.25N., P.M.MT., and more particularly described as follows:
Commencing at the East one-quarter corner, said Section 18, a 3 1/4 inch diameter USFS aluminum cap monument; Thence along the east-west mid-section line of said Section 18, S89°35'25"W, 1317.17 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S and the TRUE POINT OF BEGINNING; Thence along the mid-section line of said Section 18, N89°35'25"E, 119.45 feet to the western right-of-way limit of the Burlington Northern Railroad, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along said western right-of-way limit S19°59'14"E, 611.36 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N32°59'42"W, 36.85 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N32°59'42"W, 565.28 feet to a point lying on a common boundary with Parcel E of COS 3510CO, a 5/8 inch diameter uncapped rebar; Thence along said common boundary N00°22'37"E, 18.39 feet to a 5/8 inch diameter uncapped rebar; Thence continuing along said common boundary, N00°43'38"W, 50.28 feet to the mid-section line of said Section 18, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S and the TRUE POINT OF BEGINNING, containing 1.05 acres. Subject to and together with appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying north from Trego, Montana, Lincoln County, and lying within the SE1/4, Section 18, T.34N., R.25N., P.M.MT., and more particularly described as follows:
Commencing at the East one-quarter corner, said Section 18, a 3 1/4 inch diameter USFS aluminum cap monument; Thence along the east-west mid-section line of said Section 18, S89°35'25"W, 1701.66 feet to a the northeast corner of Lot 2A, Plat No. 6880, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S; Thence along the east boundary of said Lot 2A, S00°27'50"E, 198.77 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S; Thence continuing along said east boundary of Lot 2A, S29°31'37"E, 637.77 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence N60°27'04"E, 433.26 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N32°59'42"W, 565.28 feet to a point lying on a common boundary with Parcel E of COS 3510CO, a 5/8 inch diameter uncapped rebar; Thence along said common boundary, S00°30'22"W, 74.25 feet to a 5/8 inch diameter uncapped rebar; Thence continuing along said common boundary S00°25'48"E, 18.39 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S; Thence continuing along said common boundary S00°27'50"E, 37.42 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S; Thence continuing along said common boundary S89°35'05"W, 384.50 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S lying on the east boundary of Lot 2A, Plat No. 6880; Thence along said east boundary of Lot 2A, S29°31'37"E, 637.77 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 5.15 acres. Subject to and together with appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "C"

An irregular tract of land lying north from Trego, Montana, Lincoln County, and lying within the SE1/4, Section 18, T.34N., R.25N., P.M.MT., and more particularly described as follows:
Commencing at the East one-quarter corner, said Section 18, a 3 1/4 inch diameter USFS aluminum cap monument; Thence along the east-west mid-section line of said Section 18, S89°35'25"W, 1701.66 feet to a the northeast corner of Lot 2A, Plat No. 6880, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S; Thence along the east boundary of said Lot 2A, S00°27'50"E, 198.77 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 7328S; Thence continuing along said east boundary of Lot 2A, S29°31'37"E, 637.77 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along the east boundary of Lot 2A, S29°31'37"E, 154.46 feet to a 5/8 inch diameter uncapped rebar; Thence continuing along the east boundary of Lot 2A, S00°26'19"E, 345.66 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N69°58'59"E, 58.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N69°58'59"E, 467.30 feet to the western right-of-way limit of the Burlington Northern Railroad, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along said western right-of-way limit N19°59'14"W, 513.84 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N32°59'42"W, 36.85 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S60°27'04"W, 433.26 feet to the east boundary of Lot 2A, Plat No. 6880, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 5.34 acres. Subject to and together with appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "D"

An irregular tract of land lying north from Trego, Montana, Lincoln County, and lying within the SE1/4, Section 18, T.34N., R.25N., P.M.MT., and more particularly described as follows:
Commencing at the northwestern corner of Tract 1, COS No. 3208, a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S and the TRUE POINT OF BEGINNING; Thence along the north boundary of said Tract 1, N69°58'51"E, 208.72 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S; Thence N69°58'51"E, 35.31 feet to the western right-of-way limit of the Burlington Northern Railroad, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along said western right-of-way limit N19°59'14"W, 457.14 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S69°58'59"W, 467.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S16°45'08"E, 457.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N69°58'51"E, 249.10 feet to the northwestern corner of Tract 1, COS No. 3208, a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S and the TRUE POINT OF BEGINNING, containing 5.04 acres. Subject to and together with appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "E"

An irregular tract of land lying north from Trego, Montana, Lincoln County, and lying within the SE1/4, Section 18, T.34N., R.25N., P.M.MT., and more particularly described as follows:
Commencing at the northwestern corner of Tract 1, COS No. 3208, a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S and the TRUE POINT OF BEGINNING; Thence along the west boundary of said Tract 1, S20°01'18"E, 208.63 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S; Thence along the south boundary, said Tract 1, N69°59'17"E, 170.72 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S lying on the western right-of-way limit of "Fortine Creek Road"; Thence along said western right-of-way limit, also being a common boundary with said Tract 1, N06°09'02"E, 86.06 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S; Thence along the east boundary, said Tract 1, N20°00'12"W, 131.41 feet to a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S; Thence N69°58'51"E, 35.31 feet to the western right-of-way limit of the Burlington Northern Railroad, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along said western right-of-way limit S19°59'14"W, 190.62 feet to the northern property corner of Tract 1, COS No. 4720RB, a 5/8 inch diameter rebar with blue plastic cap marked RKW 13110LS; Thence along the west boundary of said Tract 1, COS No. 4720RB, S06°40'55"W, 55.45 feet to a 5/8 inch diameter rebar with blue plastic cap marked RKW 13110LS; Thence continuing along said west boundary, S06°39'39"W, 161.68 feet to a 5/8 inch diameter rebar with blue plastic cap marked RKW 13110LS; Thence continuing along said west boundary, S02°27'57"E, 424.41 feet to a 5/8 inch diameter rebar with blue plastic cap marked RKW 13110LS; Thence continuing along said west boundary, S26°30'51"W, 87.05 feet to a 5/8 inch diameter rebar with blue plastic cap marked RKW 13110LS; Thence continuing along said west boundary, S26°30'51"W, 14.12 feet to an unmarked computed point; Thence S89°31'27"W, 71.01 feet to the easterly boundary of Lot 1, Plat No. 5012, also being the centerline of "Fortine Creek Road", an unmarked computed point; Thence along said easterly boundary and centerline, S73°35'40"W, 49.34 feet to an unmarked computed point; Thence continuing along said easterly boundary and centerline through a 948.43 foot radius non-tangent curve left containing a delta angle of 23°38'20", and arc distance of 391.30 feet to an unmarked computed point; Thence along the north boundary, said Lot 1, Plat No. 5012, S89°22'38"W, 30.02 feet to the western right-of-way limit of "Fortine Creek Road", a 5/8 inch diameter uncapped rebar; Thence continuing along said north boundary, S89°21'07"W, 410.88 feet to the northwest corner, said Lot 1, a 5/8 inch diameter uncapped rebar; Thence along the west boundary, said Lot 1, S08°22'39"E, 99.74 feet to a 5/8 inch diameter uncapped rebar; Thence along a line common with said Lot 1, N89°58'42"E, 39.91 feet to the northwest corner of Tract 1, COS No. 1488, a 5/8 inch diameter uncapped rebar; Thence along the west boundary of said tract 1, COS No. 1488, S00°24'37"E, 290.40 feet to the north right-of-way limit of "Fortine Creek Road", a 5/8 inch diameter uncapped rebar; Thence along said north right-of-way limit, S89°38'09"W, 282.91 feet to the southeast corner of the tract of land described in Book 94, Page 62, Lincoln County Records, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along the east boundary of said tract N00°27'47"W, 209.99 feet to a 5/8 inch diameter uncapped rebar; Thence along the east boundary of Tract 1, COS No. 1162, N00°27'47"W, 516.03 feet to the southeast corner, Lot 2A, Plat 6880, a 5/8 inch diameter uncapped rebar; Thence along the east boundary, said Lot 2A, N00°26'19"W, 665.71 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N69°58'59"E, 58.30 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S16°45'08"E, 457.91 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N69°58'51"E, 249.10 feet to the northwestern corner of Tract 1, COS No. 3208, a 1/2 inch diameter rebar with plastic cap marked SANDS 7975-S and the TRUE POINT OF BEGINNING, containing 13.21 acres. Subject to and together with appurtenant easements of record.