

# CERTIFICATE OF SURVEY

## BOUNDARY LINE ADJUSTMENT

AMENDING LOT 1, PLAT 7140  
E1/2, SECTION 18, T.36N., R.27W., P.M., MT.,  
LINCOLN COUNTY, MONTANA  
FOR: DOWNING & PATTON DATE: JANUARY, 2023

### LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊕ FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 7328S
- ⊖ FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
- △ FOUND 1.5 INCH DIAMETER ALUMINUM CAP MARKED VLS 14185LS
- FOUND 5/8 INCH DIAMETER REBAR
- ⦿ FOUND 1 INCH DIAMETER IRON PIPE
- ⦿ FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDS 7975S
- ⦿ FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED DOYLE 2516S
- UNMARKED COMPUTED POINT
- ( ) RECORD - C.O.S. NO. 3025
- [ ] RECORD - PLAT NO. 1614
- { } RECORD - COS NO. 3747FC
- [ ] RECORD - COS NO. 2763
- EASEMENT/RIGHT-OF-WAY LIMIT
- ROAD CENTERLINE
- PROPERTY BOUNDARY - THIS SURVEY
- SECTION LINE
- OLD BOUNDARY

### SURVEYORS NOTE

The area that is being removed from one tract record and joined with another tract of record is not 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.

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION  
We, Michael Stephen Downing, Victoria Lee-Jessup Downing, & Eric Wade Patton, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(e) divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. Furthermore, Parcel A is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the DEQ pursuant to M.C.A. 76-4-102(22). We also certify that Parcels B and C are exempt from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel.

Michael Stephen Downing 1-12-23  
Victoria Lee-Jessup Downing 1-12-23  
Eric Wade Patton 1-12-23  
Date

### ACKNOWLEDGEMENT

The foregoing Certification was subscribed and acknowledged before me, a Notary Public for the

State of Montana, County of Lincoln

by Michael Stephen Downing and Victoria Lee-Jessup Downing

on this 12<sup>th</sup> day of January 2023.

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

residing in: Eureka, MT My Commission expires: 4/28/2025

### ACKNOWLEDGEMENT

The foregoing Certification was subscribed and acknowledged before me, a Notary Public for the

State of Montana, County of Lincoln

by Eric Wade Patton on this 12<sup>th</sup> day of January 2023.

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

residing in: Eureka, MT My Commission expires: 4/28/2025

### METHOD OF SURVEY

A Trimble R10-2 GNSS system was used to tie previously set controlling monuments by Byron Sanderson, March, 2022.

### BASIS OF BEARING

The basis of bearing for this survey is S89°16'32"E derived from Survey Grade GPS system calibrated to local control between the North East Sixteenth (NE1/16) corner a 5/8 inch diameter iron rebar marked 7328S, and the Center North Sixteenth corner (CN 1/16) both section 18 a 5/8 inch diameter iron rebar capped Doyle 2516S. Angular variation between this survey and COS 3025 is 00°08'52".

### 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 Montana Code Annotated, Sections 76-3-101 through 76-3-625 and the Lincoln County regulations adopted pursuant thereto.

Byron Sanderson, PLS, 70400LS 1-4-23  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 25<sup>th</sup> day of January 2023

Steven A. Boyer, PLS, 9750LS Lincoln County Examining Land Surveyor

### LINCOLN COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid, pursuant to Section 76-3-611(1)(b), MCA.

Sedaris Carlberg by Brianna Califf 1-24-2023  
Lincoln County Treasurer Date

### LINCOLN COUNTY CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26<sup>th</sup> day of January 2023 at 10:59 clock A.M.

Robin A. Benson Michelle Byrd  
Lincoln County Clerk & Recorder Deputy

CERTIFICATE OF SURVEY NO. 4923 RB

SHEET 1 OF 2



KSI

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

DEQ Doc # 304410



CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING LOT 1, PLAT 7140  
E1/2, SECTION 18, T.36N., R.27W., P.M.,MT.,  
LINCOLN COUNTY, MONTANA  
FOR: DOWNING & PATTON     DATE: JANUARY, 2023

LEGAL DESCRIPTION: LOT 1A

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the CN1/16 Corner, Section 18, a 5/8 inch diameter rebar with plastic cap marked Doyle, 2516S and the TRUE POINT OF BEGINNING; Thence along the N1/16 section line, said section, S89°16'32"E, 1319.91 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S marking the NE1/16 corner of said section; Thence S00°08'06"W, 1309.36 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S marking the CE1/16 corner of said section; Thence S89°12'14"E, 700.92 feet to the northwest corner of Lot 2, Plat No. 7140, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the west boundary of said Lot 2, S02°15'37"W, 531.84 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence continuing along said Lot 2 boundary the following eight courses, all marked by a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS: Thence through a curve to the right: Delta 21°09'36", Radius 105.15 feet, arc length 38.80 feet; Thence S46°01'50"E, 74.39 feet; Thence through a curve to the left: Delta 41°56'48", Radius 53.00 feet, arc length 38.80 feet; Thence S87°58'38"E, 19.27 feet; Thence through a curve to the right: Delta 19°13'51", Radius 213.58 feet, arc length 71.69 feet; Thence S68°44'47"E, 142.79 feet; Thence through a curve to the right: Delta 38°30'51", Radius 131.01 feet, arc length 88.06 feet; Thence S30°13'56"E, 90.57 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limits of a 60.00 foot wide county road known as Black Lake Road; Thence leaving said road right-of-way limit, S30°13'56"E, 30.55 feet to an unmarked computed point lying on the centerline of said Black Lake Road; Thence along said centerline through a curve to the left: Delta 48°10'33", Radius 417.51 feet, arc length 351.05 feet to an unmarked computed point; Thence continuing along said centerline, S22°52'28"W, 222.09 feet to an unmarked computed point; Thence continuing along said centerline through a curve to the right: Delta 40°06'26", Radius 195.45 feet, arc length 136.82 feet to and unmarked computed point; Thence leaving said centerline, N89°42'38"W, 503.73 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°18'20"E, 354.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°39'56"W, 258.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N68°30'05"W, 173.77 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°23'12"E, 249.81 feet to an unmarked computed point lying on the north line of the NW1/4NW1/4SE1/4 said section and lying in Madden Lake; Thence N33°16'55"W, 788.95 feet to a 1.5 inch diameter aluminum cap marked VLS 14185LS marking the northeast corner of Parcel 2, COS No. 3747FC; Thence N00°14'04"E, 653.88 feet to the CN1/16 Corner, Section 18, a 5/8 inch diameter rebar with plastic cap marked Doyle, 2516S and the True Point of Beginning, containing 73.64 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the northeast corner of Parcel C, COS No. 2763, a 5/8 inch diameter rebar with plastic cap marked 7328S and the TRUE POINT OF BEGINNING; Thence along the north boundary of said Parcel C, N89°28'54"W, 248.83 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence along the north boundary of Parcel B, COS No. 2763 N89°28'37"W, 172.46 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence along west line of the NW1/4NW1/4SE1/4, Section 18, N00°26'05"E, 76.57 feet to a 1 inch diameter iron pipe; Thence continuing along said west line, N00°09'43"E, 609.85 feet to a 5/8 inch diameter rebar with plastic cap marked SANDS 7975S marking the C1/4 corner, Section 18; Thence along the east boundary of Parcel 1, COS No. 3747FC, N00°14'04"E, 400.00 feet to an unmarked computed point lying in Madden Lake; Thence along the east boundary of Parcel 2, COS No. 3747FC, N00°14'04"E, 254.19 feet to a 1.5 inch diameter aluminum cap marked VLS 14185LS; Thence S33°16'55"E, 788.95 feet to an unmarked computed point lying on the north line of the NW1/4NW1/4SE1/4, Section 18 and in Madden Lake; Thence S33°16'55"E, 304.02 feet to an unmarked computed point lying in Madden Lake; Thence S89°00'50"W, 120.78 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence along the east line of the NW1/4NW1/4SE1/4, Section 18, S00°18'41"W, 89.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S89°28'54"W, 238.22 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S and the True Point of Beginning, containing 13.28 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL C

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the northwest corner of Tract 2, Plat No. 1614, a 5/8 inch diameter rebar with plastic cap marked MDL 4232S and the TRUE POINT OF BEGINNING; Thence N89°28'54"E, 238.22 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the east line of the NW1/4NW1/4SE1/4, Section 1,8 N00°18'41"E, 89.58 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence N89°00'50"E, 120.78 feet to an unmarked computed point lying in Madden Lake; Thence N89°00'50"E, 47.48 feet to an unmarked computed point lying in Madden Lake; Thence S00°23'12"W, 249.81 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°23'12"W, 525.32 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S89°10'49"W, 162.11 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence N89°55'49"W, 243.89 feet to the southeast corner of Parcel C, COS No. 2763, a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence along the east boundary of said Parcel C, COS No. 2763, N00°21'37"E, 682.18 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S and the True Point of Beginning, containing 6.70 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL D

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the SE1/16 corner, Section 18, a 5/8 inch diameter rebar with plastic cap marked MDL 4232S and the TRUE POINT OF BEGINNING; Thence N89°35'00"W, 330.77 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence N89°10'49"W, 162.11 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°23'12"E, 525.32 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S68°30'05"E, 173.77 feet to an unmarked computed point; Thence S68°30'05"E, 304.52 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S89°39'56"E, 258.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°18'20"W, 354.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°41'11"W, 212.23 feet to a 5/8 inch diameter rebar with plastic cap marked MDL 4232S marking the SE1/16 corner, Section 18 and the True Point of Beginning, containing 6.61 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL E

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the C1/4 corner, Section 18, a 5/8 inch diameter rebar with plastic cap marked SANDS 7975S and the TRUE POINT OF BEGINNING; Thence along the east boundary of Parcel 1, COS No. 3747FC, N00°14'04"E, 400.00 feet to an unmarked computed point lying in Madden Lake; Thence along the east boundary of Parcel 2, COS No. 3747FC N00°14'04"E, 254.19 feet to a 1.5 inch diameter aluminum cap marked VLS 14185LS; Thence S33°16'55"E, 788.95 feet to an unmarked computed point lying on the north line of the NW1/4NW1/4SE1/4, Section 18 and in Madden Lake; Thence along the north line of the NW1/4NW1/4SE1/4, Section 18 N89°17'41"W, 166.55 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S; Thence continuing along said north line N89°17'41"W, 269.11 to a 5/8 inch diameter rebar with plastic cap marked SANDS 7975S marking the C1/4 corner, Section 18 and the True Point of Beginning, containing 3.27 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL F

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the northeast corner of the NW1/4NW1/4SE1/4, Section 18, an unmarked computed point lying in Madden Lake and the TRUE POINT OF BEGINNING; Thence along the east line of the NW1/4NW1/4SE1/4, said Section 18, S00°18'41"W, 337.63 feet to an unmarked computed point lying in Madden Lake; Thence N33°16'55"W, 407.18 feet to an unmarked computed point lying in Madden Lake; Thence along the north line of the NW1/4NW1/4SE1/4, said Section 18, S89°17'41"E, 225.30 feet to an unmarked computed point and the True Point of Beginning, containing 0.87 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL G

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the northwest corner of Tract 2, Plat No. 1614 a 5/8 inch diameter rebar with plastic cap marked 7328S lying on the east line of the NW1/4NW1/4SE1/4, Section 18 and the TRUE POINT OF BEGINNING; Thence along said east line N00°18'41"E, 257.06 feet to an unmarked computed point lying in Madden Lake; Thence S33°16'55"E, 304.02 feet to an unmarked computed point lying in Madden Lake; Thence S89°00'50"W, 47.48 feet to an unmarked computed point lying in Madden Lake; Thence S89°00'50"W, 120.78 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S and the True Point of Beginning, containing 0.50 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL H

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the southwest corner of Tract 1, Plat No. 1614, a 5/8 inch diameter rebar with plastic cap marked 7328S and the TRUE POINT OF BEGINNING; Thence along the west boundary of said Tract 1, N08°49'30"E, 781.22 feet to an unmarked computed point lying in Madden Lake; Thence along the north boundary of said Tract 1, N89°00'50"E, 47.48 feet to an unmarked computed point lying in Madden Lake; Thence S00°23'12"W, 249.81 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°23'12"W, 525.32 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the south boundary of Tract 1, Plat No. 1614, N89°10'49"W, 162.11 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S and the True Point of Beginning, containing 1.86 acres. Subject to and together with all appurtenant easements of record.

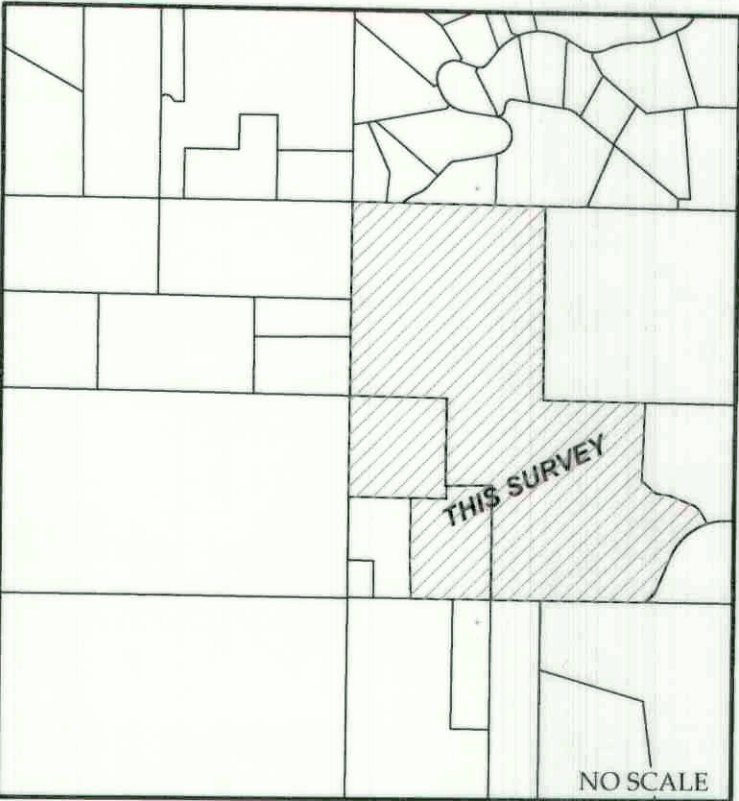
LEGAL DESCRIPTION: PARCEL I

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the northeast corner of Tract 1, Plat No. 1614, an unmarked computed point lying in Madden Lake and the TRUE POINT OF BEGINNING; Thence along the east boundary of said Tract 1, S00°23'13"W, 306.34 feet to a 5/8 inch diameter uncapped rebar; Thence continuing along said east boundary S00°23'13"W, 9.94 feet to an unmarked computed point; Thence N68°30'05"W, 173.77 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°23'12"E, 249.81 feet to an unmarked computed point lying in Madden Lake; Thence along the north boundary of Tract 1, Plat No. 1614, N89°00'50"E, 162.15 feet to an unmarked computed point lying in Madden Lake and the True Point of Beginning, containing 1.05 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL J

An irregular tract of land within the E1/2, Section 18, T.36N., R.27W., P.M.,MT. and more particularly described as follows:  
Commencing at the southeast corner of Tract 1, Plat No. 1614 a 5/8 inch diameter rebar with plastic cap marked 7328S and the TRUE POINT OF BEGINNING; Thence along the south boundary of said Tract 1, N89°10'48"W, 162.11 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°23'12"E, 525.32 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S68°30'05"E, 173.77 feet to an unmarked computed point; Thence along the east boundary of Tract 1, Plat No. 1614, S00°23'13"W, 463.96 feet to a 5/8 inch diameter rebar with plastic cap marked 7328S and the True Point of Beginning, containing 1.84 acres. Subject to and together with all appurtenant easements of record.

VICINITY MAP - SECTION 18



KSI

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

CERTIFICATE OF SURVEY NO. 4923 RB