

CARSTENS & ASSOC.
3885 DUBAY ROAD
FOLSOM MT. 59880
PHONE: 406-253-6961

SURVEY REQUESTED BY RECORD OWNERS:

A & BS PROPERTIES LLC
MONTANA LAKES LLC

PURPOSE: BOUNDARY LINE ADJUSTMENT
DATE: DECEMBER 28, 2022

AMENDED SUBDIVISION PLAT OF LOT 9 MONTANA LAKES SUBDIVISION No. 2 AND BOOK 388 PAGE 828 LOCATED IN THE W1/2 OF SECTION 19, T27 N,R 27 W, P.M.M., LINCOLN COUNTY, MONTANA

OWNERS' CERTIFICATE:

THE UNDERSIGNED PROPERTY OWNERS HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS THE UNDERSIGNED LANDOWNERS DO HEREBY CERTIFY THAT THIS SURVEY IS FILED PURSUANT TO SECTION 76-3-207 (1) (a) MCA. TO WIT: 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.

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.

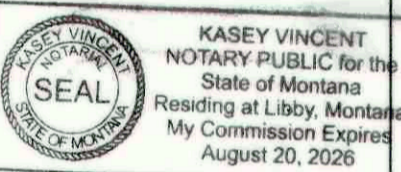
LOT 9A IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.05(2)(c) A PARCEL THAT WILL BE AFFECTED BY A PROPOSED BOUNDARY LINE ADJUSTMENT, IF THE PARCEL HAS EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL 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 COMPLIED WITH STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING PERMIT REQUIREMENTS, WHICH WERE APPLICABLE AT THE TIME OF INSTALLATION; AND (ii) 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.

Morgan Sandoz *Member 2/27/23*
OWNER REPRESENTATIVE MONTANA LAKES LLC DATE

STATE OF MONTANA
COUNTY OF LINCOLN
THIS DOCUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON 2-27-2023
BY Lucy Sandoz ACTING IN THE CAPACITY OF OWNER
(PRINT NAME)

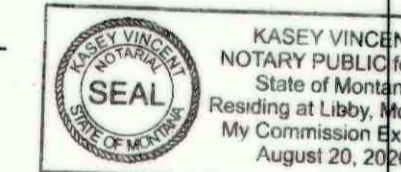
ON BEHALF OF MONTANA LAKES LLC
Morgan Sandoz
SIGNATURE, REPRESENTATIVE
Casey Vincent
NOTARY SIGNATURE



Adam B. Herring *Shelvin E. Herring* *2/27/23*
OWNER REPRESENTATIVE A & BS PROPERTIES LLC DATE

STATE OF MONTANA
COUNTY OF LINCOLN
THIS DOCUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON 2-27-2023
BY Adam B. Herring, Shelvin E. Herring ACTING IN THE CAPACITY OF OWNER
(PRINT NAME)

ON BEHALF OF A & BS PROPERTIES LLC
Adam B. Herring *Shelvin E. Herring*
SIGNATURE, REPRESENTATIVE
Casey Vincent
NOTARY SIGNATURE
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT LIBBY, MONTANA
MY COMMISSION EXPIRES AUGUST 20, 2026



LEGAL DESCRIPTIONS

ENCLOSING AREA:
LOT 9 OF MONTANA LAKES SUBDIVISION NO. 2, AND BOOK 388 PAGE 828, LOCATED IN W 1/2 SECTION 19, T.27 N., R.27 W., P.M.M., LINCOLN COUNTY DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE EASTERNMOST CORNER OF SAID LOT 9
THENCE ALONG THE LINE COMMON TO SAID LOT 9 AND LOT 12 OF SAID MONTANA LAKES SUBDIVISION NO. 2, NS⁸⁹34'48"W, A DISTANCE OF 696.93'; THENCE ALONG THE LINE COMMON TO SAID LOT 9 & A PARCEL RECORDED BOOK 364 PAGE 632, S50°34'57"W 815.76' TO THE CORNER COMMON TO SAID PARCEL RECORDED AS BOOK 364 PAGE 632, A PARCEL RECORDED AS BOOK 388 PAGE 828 AND SAID LOT 9; THENCE, ALONG NORTHEASTERN, NORTHWESTERN AND SOUTHWESTERN LINES OF PARCEL RECORDED AS BOOK 388 PAGE 828, NS⁸⁹27'31"W, A DISTANCE OF 291.08'; S49°13'43"W, A DISTANCE OF 530.83'; S38°57'57"E, A DISTANCE OF 278.50' TO THE NORTHWESTERN LINE OF SAID LOT 9; THENCE S50°34'57"W, A DISTANCE OF 19.13'; THENCE S36°47'49"E, A DISTANCE OF 699.00'; THENCE N50°34'57"E, A DISTANCE OF 1621.79' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 26.02 ACRES, MORE OR LESS, SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS APPARENT OR OF RECORD.

AMENDED LOT 9 LEGAL DESCRIPTION:
AMENDED LOT 9 AS SHOWN, LYING IN A PORTION OF THE W 1/2 SECTION 19 T.27 N., R.27 W., P.M.M., CONTAINING 15.93 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

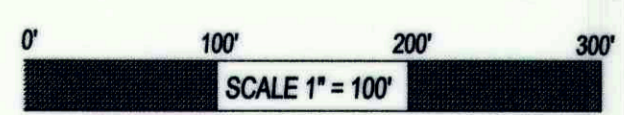
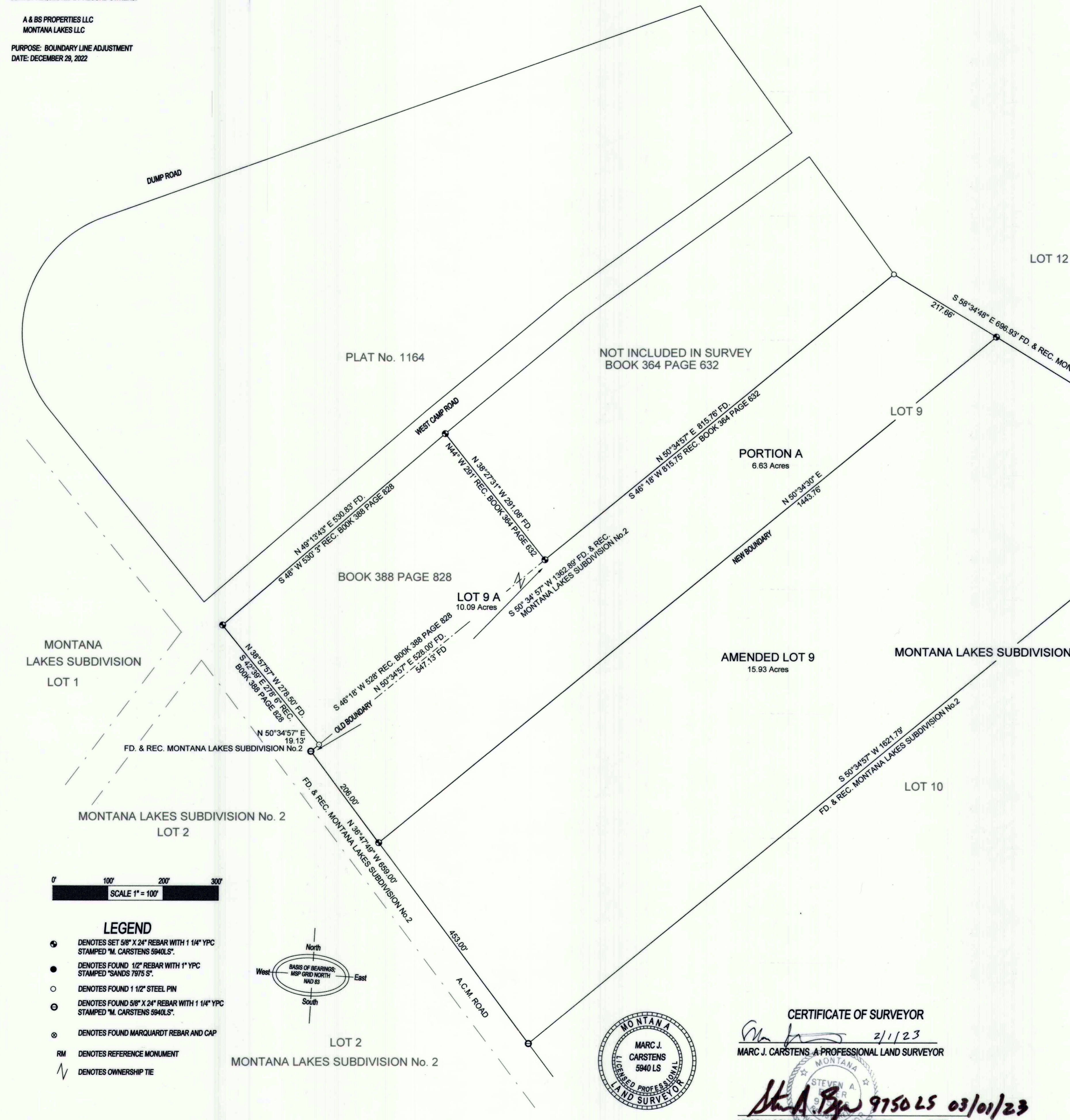
LOT 9 A LEGAL DESCRIPTION:
LOT 9 A, AS SHOWN ON COS No. 4935 08, LYING IN A PORTION OF THE W 1/2 SECTION 19 T.27 N., R.27 W., P.M.M., CONTAINING 10.09 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

PORTION A LEGAL DESCRIPTION:
PORTION A AS SHOWN ON COS No. 4935 08, LYING IN A PORTION OF THE W 1/2 SECTION 19 T.27 N., R.27 W., P.M.M., CONTAINING 6.63 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

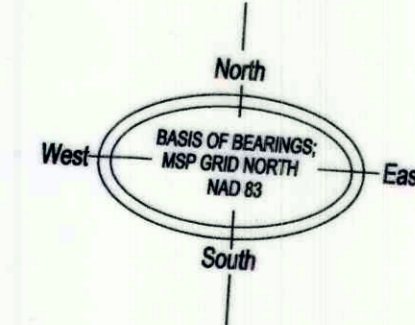
CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(B), MCA, THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED IN THE WITHIN PLAT OF AMENDED SUBDIVISION PLAT OF LOT 9 MONTANA LAKES SUBDIVISION NO. 2 AND BOOK 388 PAGE 828 AS HAVE BEEN PAID.
DATED THIS 14 DAY OF MARCH, 20 23
(SEAL) *Steven A. Benson* TREASURER
(SIGNATURE OF COUNTY TREASURER)
LINCOLN COUNTY, MONTANA
W. K. Randall



CLERK & RECORDER'S CERTIFICATE
SS
STATE OF MONTANA COUNTY OF LINCOLN
FILED ON THE 27 DAY OF MAR, 20 23.
AT 9:05 O'CLOCK A.M.
Robin A. Benson
(CLERK & RECORDER)
Michelle Bond
DEPUTY INSTRUMENT REC. NO.
364813



- LEGEND**
- DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
 - DENOTES FOUND 1/2" REBAR WITH 1" YPC STAMPED "SANDS 7975 S".
 - DENOTES FOUND 1 1/2" STEEL PIN
 - DENOTES FOUND 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
 - DENOTES FOUND MARQUARDT REBAR AND CAP
 - RM DENOTES REFERENCE MONUMENT
 - ↖ DENOTES OWNERSHIP TIE



CERTIFICATE OF SURVEYOR
Marc J. Carstens 2/1/23
MARC J. CARSTENS, A PROFESSIONAL LAND SURVEYOR
Steven A. Benson 9750 LS 03/01/23
LINCOLN COUNTY EXAMINING SURVEYOR DATE