

Certificate of Survey
NW¹/₄ NE¹/₄ Section 29, T37N R27W, P.M., M.
Lincoln County, Montana

For: **Ikie Pollard**
Owners: **Allan J. & Karen L. Metzger**
Ikie Pollard & Lynn Cuch
Date: **2022-12-07**
Purpose: **Boundary line adjustment**



SCALE 0' 30' 60'

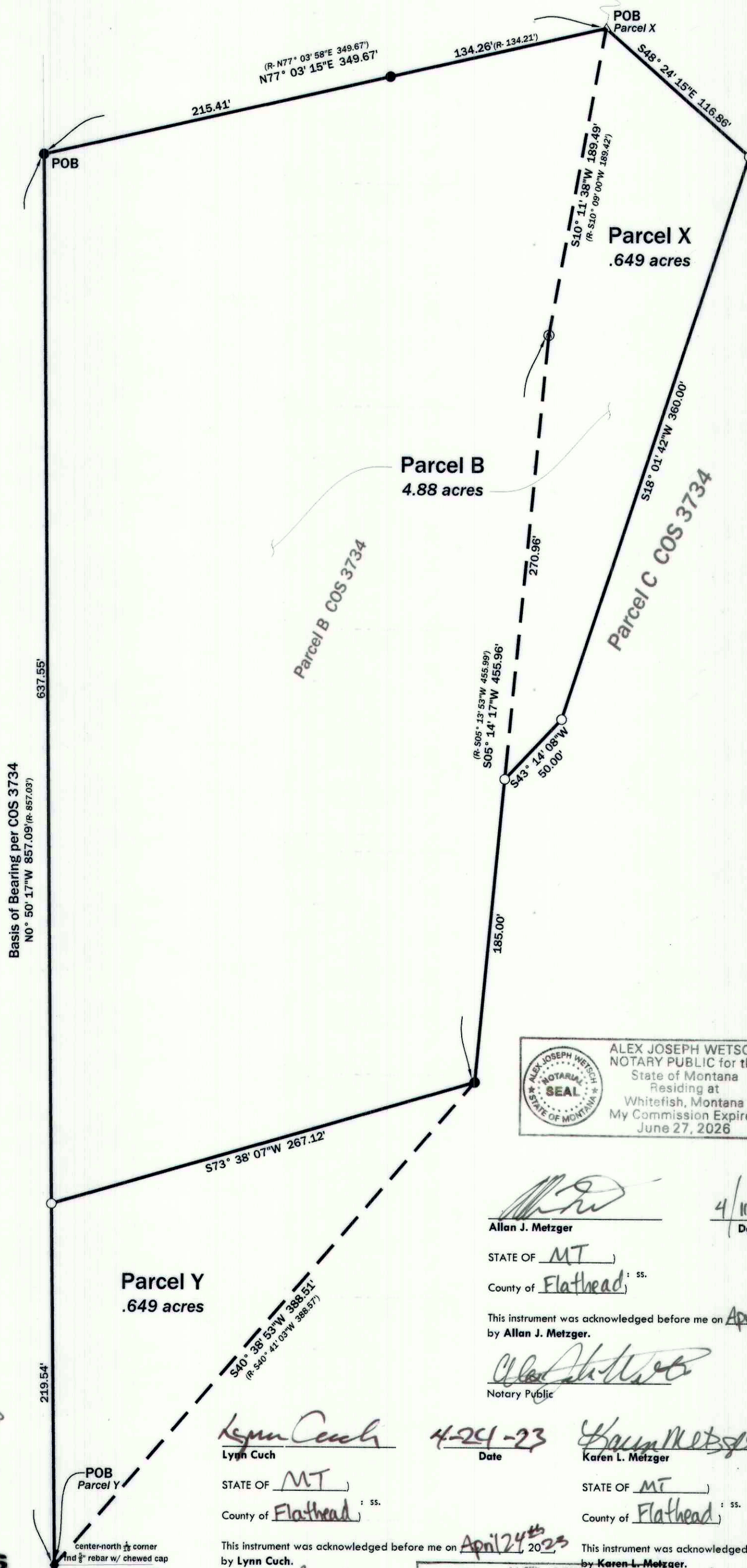
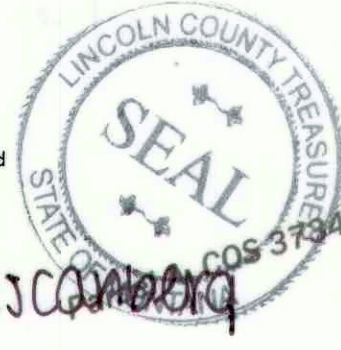
Legend

- Set 8" x 24" rebar with a 2" aluminum cap "Belski 14731LS"
- found 8" rebar w/chewed cap
- ⊙ found 8" rebar "Marquardt 7328s"
- △ unmarked computed position
- ◆ aliquot corner (as noted)
- old boundary

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 hereon are paid.

Dated this 20 day of April, 2023
Ikie Pollard
Treasurer of Lincoln County, Montana



Legal Descriptions

Perimeter

That portion of the Northwest ¹/₄ Northeast ¹/₄ of Section 29, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:
Beginning at the Northwest corner of Parcel B of Certificate of Survey No. 3734
Thence along the Northerly line of said Parcel N77°03'15"E 349.67 feet;
Thence S48°24'15"E 116.86 feet;
Thence S18°01'42"W 360.00 feet;
Thence S43°14'08"W 50.00 feet;
Thence S05°14'17"W 185.00 feet;
Thence S40°38'53"W 388.51 feet to the North-South mid-section line of said Section 29;
Thence along said mid-section line N0°50'17"W 857.09 feet to the **Point of Beginning**;
Containing 5.53 acres of land as shown
Subject to and together with easements of record.

Parcel B (includes Parcel X)

That portion of the Northwest ¹/₄ Northeast ¹/₄ of Section 29, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:
Beginning at the Northwest corner of Parcel B of Certificate of Survey No. 3734
Thence along the Northerly line of said Parcel N77°03'15"E 349.67 feet;
Thence S48°24'15"E 116.86 feet;
Thence S18°01'42"W 360.00 feet;
Thence S43°14'08"W 50.00 feet;
Thence S05°14'17"W 185.00 feet;
Thence S73°38'07"W 267.12 feet to the North-South mid-section line of said Section 29;
Thence along said mid-section line N0°50'17"W 637.55 feet to the **Point of Beginning**;
Containing 4.88 acres of land as shown
Subject to and together with easements of record.

Parcel X (included in Parcel B)

That portion of the Northwest ¹/₄ Northeast ¹/₄of Section 29, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:
Commencing at the Northwest corner of Parcel B of Certificate of Survey No. 3734
Thence along the Northerly line of said Parcel N77°03'15"E 349.67 feet to the **Point of Beginning**;
Thence S48°24'15"E 116.86 feet;
Thence S18°01'42"W 360.00 feet;
Thence S43°14'08"W 50.00 feet;
Thence N05°14'17"E 270.96 feet;
Thence N10°11'38"E 189.49 feet to the **Point of Beginning**;
Containing 0.649 acres of land as shown hereon.
Subject to and Together with easements of record.

Parcel Y (included in Parcel C of Certificate of Survey No. 3734, excluding Parcel X)

That portion of the Northwest ¹/₄ Northeast ¹/₄of Section 29, Township 37 North Range 27 West, Principal Meridian, Montana, Lincoln County, Montana described as follows:
Beginning at the Southwest corner of Parcel B of Certificate of Survey No. 3734
Thence along the North-South mid-section line of said Section N0°50'17"W 219.54 feet;
Thence N73°38'07"E 267.12 feet;
Thence S40°38'53"W 388.51 feet to the **Point of Beginning**;
Containing 0.649 acres of land as shown hereon.
Subject to and Together with easements of record.

Owner's 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 a subdivision.

We also hereby certify that Parcel B is a parcel that has previous approval issued under Title 76, Chapter 4, Part 1, MCA if:
(i) no facilities other than those previously approved exist or will be constructed on the parcel; and
(ii) 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 B is exempt from review by the Montana Department of Environmental Quality pursuant to ARM 17.36.605 (2) (b) (i) (ii)

Parcel A is over 20 acres and thereby exempt from D.E.Q. review pursuant to 76-4-103, MCA

Ikie Pollard 4-24-23
Ikie Pollard Date

STATE OF MT

County of Flathead ss.

This instrument was acknowledged before me on April 24th, 2023
by Ikie Pollard.

Alex Joseph Wetsch
Notary Public

ALEX JOSEPH WETSCH
NOTARY PUBLIC for the
State of Montana
Residing at
Whitefish, Montana
My Commission Expires
June 27, 2026

ALEX JOSEPH WETSCH
NOTARY PUBLIC for the
State of Montana
Residing at
Whitefish, Montana
My Commission Expires
June 27, 2026

Allan J. Metzger 4/11/23
Allan J. Metzger Date

STATE OF MT

County of Flathead ss.

This instrument was acknowledged before me on April 11th, 2023
by Allan J. Metzger.

Allan J. Metzger
Notary Public

Karen L. Metzger 4/11/23
Karen L. Metzger Date

STATE OF MT

County of Flathead ss.

This instrument was acknowledged before me on April 11th, 2023
by Karen L. Metzger.

Alex Joseph Wetsch
Notary Public

ALEX JOSEPH WETSCH
NOTARY PUBLIC for the
State of Montana
Residing at
Whitefish, Montana
My Commission Expires
June 27, 2026

Lynn Cuch 4-24-23
Lynn Cuch Date

STATE OF MT

County of Flathead ss.

This instrument was acknowledged before me on April 24th, 2023
by Lynn Cuch.

Alex Joseph Wetsch
Notary Public

ALEX JOSEPH WETSCH
NOTARY PUBLIC for the
State of Montana
Residing at
Whitefish, Montana
My Commission Expires
June 27, 2026

CERTIFICATE OF SURVEYOR

Andrew Belski, PLS 3-27-22
Andrew Belski, PLS Date
Registration No. 14731-PLS

CERTIFICATE OF EXAMINING SURVEYOR

Andrew Belski, PLS 3-27-22
Approved: Andrew Belski, PLS Date
Examining Land Surveyor
Registration No. 14731-PLS

STATE OF MONTANA
County of Lincoln

Filed on 1st day of May, 2023 A.D., at 10:46 o'clock A.m.

County Clerk & Recorder
Michelle Byrd

By: Michelle Byrd
Deputy

Instrument Record No. 305609

Certificate Of Survey No. 4945 RB

22-261 Pollard/Metzger BLA

Flathead Geomatics

236 Wisconsin Ave.
Whitefish, MT 59937
tel.406.862.4927
fax.406.862.4963

311 SW Jefferson Avenue
Corvallis, OR 97333
tel.541.738.2920
fax.541.738.8524

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