

CERTIFICATE OF SURVEY:

BOOK 374 PAGE 315

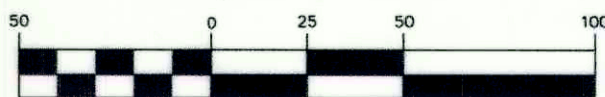
BOUNDARY LINE ADJUSTMENT

In the S1/2 S1/2 Sec. 11 and N1/2 N1/2 Sec. 14, Twp. 36 N., R. 27 W., P.M.M.

For: Sandra D. Bozarth

Date: May 2023

Graphic Scale:



(1 inch = 50 ft.)

DESCRIPTION OF PARCEL A

A tract of land in Eureka, Montana, being a portion of Irregular Plat No. 1860, lying in the S1/2 S1/2 of Section 11 and N1/2 N1/2 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing 2,821 sq. ft. (0.06 acre) more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the South right-of-way of 13th Street, which bears S76°45'25"W 110.30 feet from a 1 inch pipe, marking the Northwest corner of Plat No. 4896; thence, from the true point of beginning, S13°15'15"E 80.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S73°53'23"W 34.96 feet to a computed point; thence, N13°11'59"W 81.75 feet to a computed point located on said right-of-way; thence, along said right-of-way N76°45'25"E 34.84 feet to the point of beginning.

The aforescribed Parcel A contains 2,821 sq. ft. (0.06 acre) more or less and is to become a permanent part of Tract 1 as shown hereon.

DESCRIPTION OF TRACT 1

A tract of land in Eureka, Montana, being a portion of Irregular Plat No. 1860, lying in the S1/2 S1/2 of Section 11 and N1/2 N1/2 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing 15,212 sq. ft. (0.35 acre) more or less and more particularly described as follows:

Beginning at a 3/4 inch dia. pipe located on the South right-of-way of 13th Street, marking the Northeast corner of Plat No. 7158; thence, along said right-of-way, N76°45'25"E a total distance of 179.99 feet to a 5/8 inch dia. rebar capped K.E.D.; thence, leaving said right-of-way, S13°15'15"E 80.00 feet to a 5/8 inch dia. rebar capped K.E.D.; thence, S73°53'23"W a total distance of 180.24 feet to a 5/8 inch dia. rebar capped K.E.D. located on the East boundary line of Plat No. 7158; thence, along said East boundary line, N13°13'59"W 89.02 feet to the point of beginning.

The aforescribed Tract 1 contains 15,212 sq. ft. (0.35 acre) more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL B

A tract of land in Eureka, Montana, being a portion of Irregular Plat No. 1860, lying in the S1/2 S1/2 of Section 11 and N1/2 N1/2 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing 31,109 sq. ft. (0.71 acre) more or less and more particularly described as follows:

Beginning at a 1 inch dia. octagonal barrel, marking the Southeast corner of Plat No. 7158; thence, S13°13'59"E 100.04 feet to a 3/4 inch dia. pipe on the North right-of-way of 12th Street; thence, along said right-of-way, N76°39'40"E 144.97 feet to a computed point; thence, leaving said right-of-way line, N13°11'59"W 218.00 feet to a computed point; thence, S73°53'23"W 145.28 feet to a 5/8 inch dia. rebar capped K.E.D. located on the East line of Plat No. 7158; thence, S13°13'59"E 110.94 feet along said East boundary line to the point of beginning.

The aforescribed Parcel B contains 31,109 sq. ft. (0.71 acre) more or less and is to become a permanent part of Tract 2 as shown hereon.

DESCRIPTION OF TRACT 2

A tract of land in Eureka, Montana, being a portion of Irregular Plat No. 1860, lying in the S1/2 S1/2 of Section 11 and N1/2 N1/2 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing 1.65 acres more or less and more particularly described as follows:

Beginning at a 1 inch steel rod, marking the Southeast corner of Plat No. 4896; thence, N13°10'00"W 174.45 feet along the West boundary line of Plat No. 4896 to a 5/8 inch dia. rebar capped Marquardt 73285; thence continuing along said West boundary line, N13°10'00"W 125.07 feet to a 1 inch pipe marking the Northwest corner of Plat No. 4896 located on the South right-of-way line of 13th Street; thence, leaving said West boundary line, S76°45'25"W 110.30 feet along said right-of-way to a 5/8 inch dia. rebar capped K.E.D.; thence, leaving said right-of-way S13°15'15"E 80.00 feet to a 5/8 inch dia. rebar capped K.E.D.; thence, S73°53'23"W a total distance of 180.24 feet to a 5/8 inch dia. rebar capped K.E.D. located on the East boundary line of Plat No. 7158; thence, S13°13'59"E 110.94 feet along said East boundary line to a 1 inch dia. octagonal barrel; thence, continuing along said East boundary line S13°13'59"E 100.04 feet to a 3/4 inch dia. pipe on the north right-of-way of 12th Street; thence, along said right-of-way, N76°39'40"E a total distance of 289.94 feet to the point of beginning.

The aforescribed Tract 2 contains 1.65 acres more or less and is subject to and together with all appurtenant easements of record.

SURVEYOR NOTE:

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 amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

PURPOSE OF SURVEY

I, Sandra D. Bozarth, certify that the purpose of this survey is to relocate common boundaries outside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(a) which states: "(a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties." Furthermore, this survey is exempt from sanitation review being completed pursuant to 17.36.605(2)(b)(i)(ii) which states: "a parcel that has a 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;

Sandra D. Bozarth

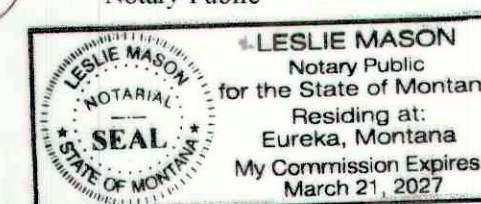
Date

STATE OF MONTANA
County of Lincoln

On this 1 day of June, 2023 A.D. before me, a Notary Public in and for the State of Montana, Sandra D. Bozarth personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

My Commission Expires

CERTIFICATE OF SURVEYOR
STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 1 day of June, 2023 A.D.

Kenneth E. Davis, Registered Land Surveyor No. 4975-S

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 1 day of June, 2023 A.D.

Treasurer

Lincoln County

Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 2 day of June, 2023 A.D.

Steven A. Boyer, Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLNFiled on this 2 day of June, 2023 A.D. at 2:24 o'clock p.m.Corrine Brown
County Clerk and Recorder

Deputy

C.O.S. NO. 4949RB

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S () RECORD PER DEED BOOK 374 PAGE 315
- FOUND 3/4 INCH DIA. PIPE () RECORD PER NEWTON PLAT NO. 4896
- FOUND A 5/8 INCH DIA. REBAR CAPPED MARQUARDT 73285 () RECORD PER HEAVENLY VIEW PLAT NO. 7158
- FOUND 1" STEEL ROD ()
- FOUND 1" PIPE ()
- FOUND 1" OCTAGONAL BARREL ()
- COMPUTED POINT ()

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 4/25/23

REV:

DRAWN BY: CJR

Land Projects 2023

FILE: t362714sb.dwg

