

AN AMENDED PLAT OF: LOTS 7 & 8A OF BLOCK 11 DEMERS SECOND ADDITION TO EUREKA BOUNDARY LINE ADJUSTMENT

In the NE 1/4 Sec. 14, Twp. 36 N., R. 27 W., P.M.M.

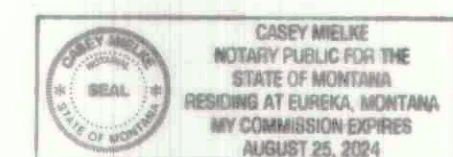
For: Patrick Flanagan & Leticia Hall

Date: July 2023

PURPOSE OF SURVEY

We, Patrick Flanagan & Leticia Hall, certify that the purpose of this survey is to relocate common boundaries inside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(d) which states: "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries." Furthermore, Lot 7A 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; AND, Lot 8B is exempt from sanitation review pursuant to 17.36.605(2)(a) A.R.M. which states " (a) a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel;

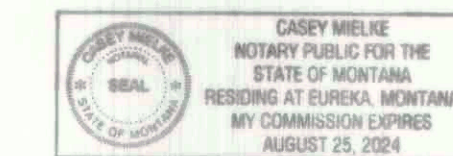
Patrick Flanagan Date 8/21/23
Leticia Hall Date 8/21/23



STATE OF MONTANA
County of Lincoln

On this 21st day of August, 2023 A.D. before me, a Notary Public in and for the State of Montana, Patrick Flanagan 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.

Casey Mielke August 25 2024
Notary Public My Commission Expires



STATE OF MONTANA
County of Lincoln

On this 21st day of August, 2023 A.D. before me, a Notary Public in and for the State of Montana, Leticia Hall 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.

Casey Mielke August 25 2024
Notary Public My Commission Expires

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 31st day of August, 2023.

Sedaris Carlsberg by K. Randall
Treasurer Lincoln County Montana



CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 31st day of August, 2023 A.D.

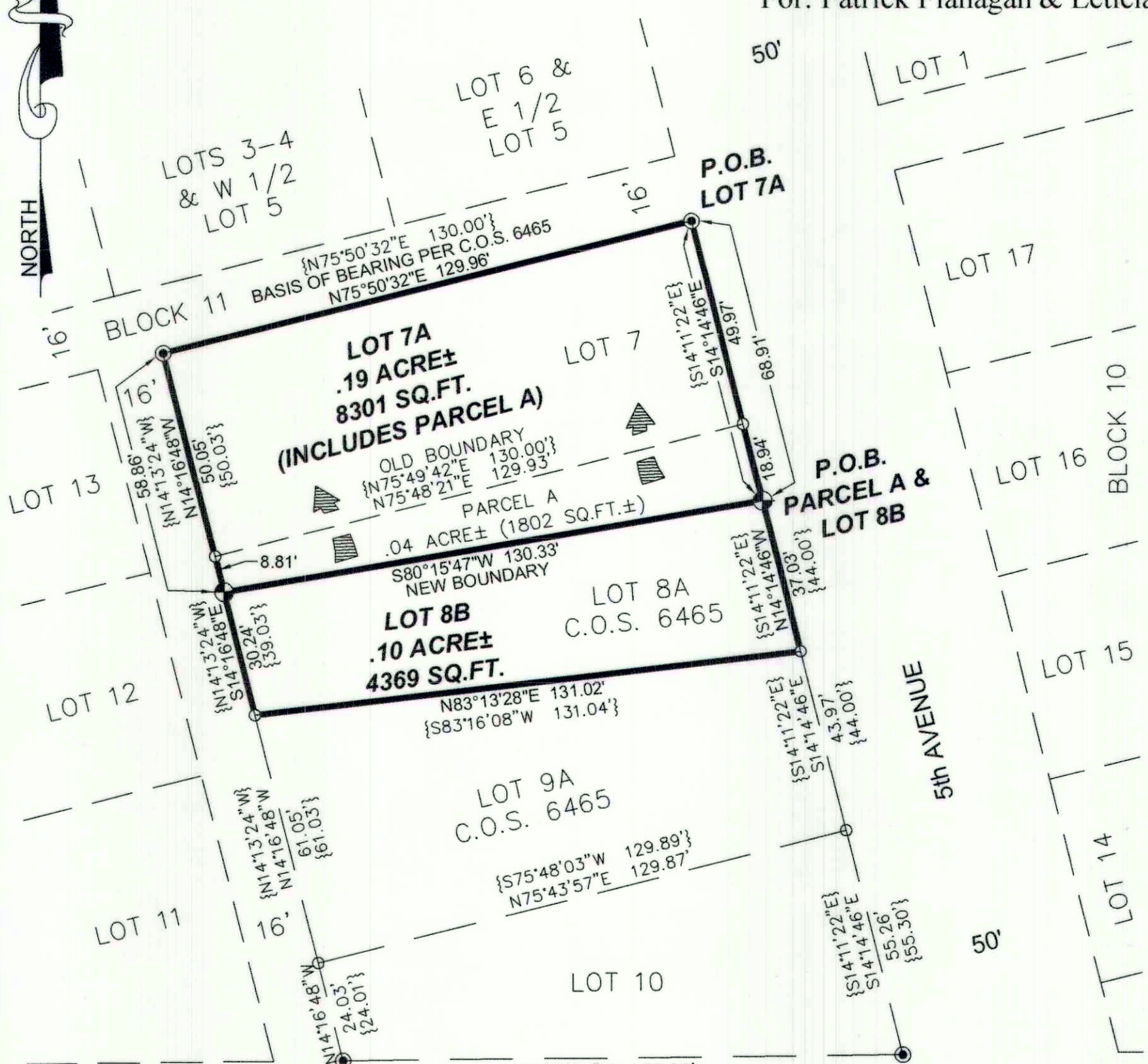
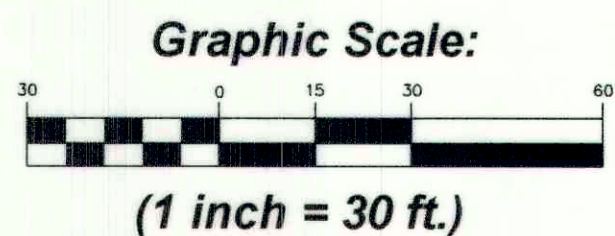
Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 21 day of August, 2023 A.D. at 1:37 O'clock p.m.

Corrine Brown by Felisha Jackson
County Clerk and Recorder Deputy

C.O.S. NO. 4972 80



DESCRIPTION OF PARCEL A

A tract of land located in Eureka, Montana, being a portion of Lot 8A Block 11 of the Demers 2nd Addition to Eureka per C.O.S. 6465, lying in the NE 1/4 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing .04 acre (1802 sq.ft.) more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S which bears S14°14'46"E 68.91 feet from a 5/8 inch dia. rebar capped 13102LS marking the northeast corner of Lot 7 Block 11 of the Demers 2nd Addition to Eureka and located on the west right-of-way of 5th Avenue a 50.00 foot wide public roadway; thence from the true point of beginning, S80°15'47"W 130.33 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N14°16'48"W 8.81 feet to a computed point; thence, N75°48'21"E 129.93 feet to a computed point; thence, S14°14'46"E 18.94 feet along the west right-of-way of said 5th Avenue, to the point of beginning.

The aforescribed Parcel A contains .04 acre (1802 sq.ft.) more or less and is to become a permanent part of Lot 7A as shown hereon.

DESCRIPTION OF LOT 7A

A tract of land located in Eureka, Montana, being Lot 7 and a portion of Lot 8A Block 11 of the Demers 2nd Addition to Eureka per C.O.S. 6465, lying in the NE 1/4 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing .19 acre (8301 sq.ft.) more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped 13102LS marking the northeast corner of Lot 7 Block 11 of the Demers 2nd Addition to Eureka; thence along the west right-of-way of 5th Avenue, S14°14'46"E a total distance of 68.91 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S80°15'47"W 130.33 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N14°16'48"W a total distance of 58.86 feet to a 5/8 inch dia. rebar capped 13102LS; thence, N75°50'32"E 129.96 feet to the point of beginning.

The aforescribed Lot 7A contains .19 acre (18301 sq.ft.) more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF LOT 8B

A tract of land located in Eureka, Montana, being a portion of Lot 8A Block 11 of the Demers 2nd Addition to Eureka per C.O.S. 6465, lying in the NE 1/4 of Section 14, Twp. 36 N., R. 27 W., P.M.M., containing .10 acre (4369 sq.ft.) more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S which bears S14°14'46"E 68.91 feet from a 5/8 inch dia. rebar capped 13102LS marking the northeast corner of Lot 7 Block 11 of the Demers 2nd Addition to Eureka and located on the west right-of-way of 5th Avenue a 50.00 foot wide public roadway; thence from the true point of beginning, S80°15'47"W 130.33 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S14°16'48"E 30.24 feet to a computed point; thence, N83°13'28"E 131.02 feet to a computed point located on the west right-of-way of said 5th Avenue; thence, N14°14'46"W 37.03 feet along the west right-of-way of said 5th Avenue, to the point of beginning.

The aforescribed Lot 8B contains .10 acre (4369 sq.ft.) more or less and is subject to and together with all appurtenant easements of record.

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 belief, that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 31st day of August, 2023 A.D.

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

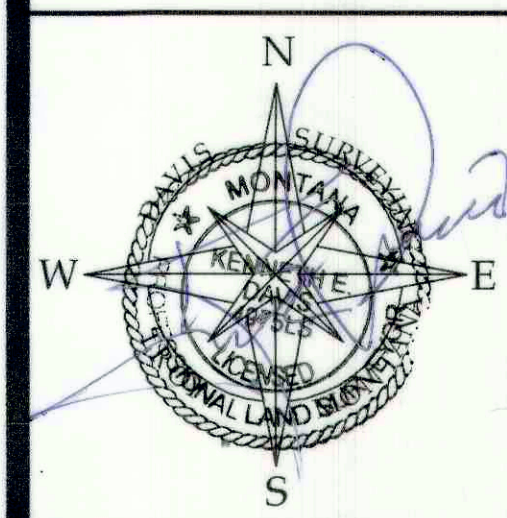


LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED 13102LS (CORDI)
- COMPUTED POINT
- RECORD PER C.O.S. 6465

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.



DAVIS SURVEYING INC.
TROY, MONTANA
DATE: 7/17/23 REV:
DRAWN BY: CJR
Land Projects 2023
FILE: t362714th.dwg