SHEET 1 OF 2 CERTIFICATE OF SURVEY NO. 4974 RE

LINCOLN COUNTY, MONTANA

CERTIFICATE OF SURVEY: BOUNDARY LINE ADJUSTMENT

Parcel D per C.O.S. 3297 & Parcels A & B per C.O.S. 3302
SW 1/4 of Section 23, Twp. 35N., R. 26 W., P.M.M.
For: Kenneth F. & Shelly A. Pelphrey
& Leslie A Nielsen Revocable Trust
& Whitetail Ridge LLC
Date: January 2023

DESCRIPTION OF TRACT 1

A tract of land near Fortine, Lincoln County, Montana, lying in Section 23, Twp. 35 N., R. 26 W., P.M.M., containing 8.45 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328-S marking the west line of Parcel A per C.O.S. 3302FC; thence, S0°00'40"E 647.14 feet along said west line, to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the SW corner of said Parcel A; thence, leaving said west line along south line of said Parcel A N89°35'40"E 527.95 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said south line N1°10'37"W 746.15 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N64°58'54"W 31.67 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S60°33'21"W 111.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°45'33"W 85.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S88°26'57"W 87.53 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S66°51'06"W 80.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S79°12'13"W 143.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west line of said Parcel A; thence, S0°02'53"W 12.81 feet along said west line to the point of beginning.

The aforescribed Tract 1 contains 8.45 acres more or less and to become a permanent part of Parcel D1 as shown hereon.

DESCRIPTION OF PARCEL D1

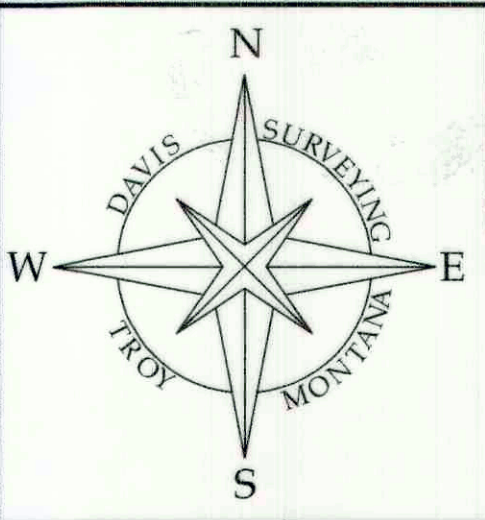
A tract of land near Fortine, Lincoln County, Montana, lying in Section 23, Twp. 35 N., R. 26 W., P.M.M., containing 35.96 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328-S marking the north line of Parcel D per C.O.S. 3297RB; thence, along said north line N89°45'58"W 1309.83 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the NW corner of said Parcel D; thence, S0°13'51"W 1007.47 feet along west line of said Parcel D to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the SW corner of said Parcel D; thence, along the arc of a curve to the left, a distance of 91.47 feet, turning through a delta angle of 1°55'42", having a radius of 2717.82 feet, along the south line of said Parcel D; thence, continuing along said south line along a spiral curve to the left, having a chord bearing N82°43'25"E a distance of 359.88 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said south line N80°07'40"E 878.83 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the SE corner of said Parcel D; thence, N0°01'58"W 152.94 feet along the east line of said Parcel D to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the SW corner of Parcel A per C.O.S. 3302FC; thence, along south line of said Parcel A N89°35'40"E 527.95 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said south line N1°10'37"W 746.15 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N64°58'54"W 31.67 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S60°33'21"W 111.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°45'33"W 85.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S88°26'57"W 87.53 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S66°51'06"W 80.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S79°12'13"W 143.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west line of said Parcel A; thence, S0°02'53"W 12.81 feet along said west line to the point of beginning.

The aforescribed Parcel D1 contains 35.96 acres more or less and is subject to and together with all appurtenant easements of record.

SURVEYOR'S NOTE

Per 24.183.1104(1)(f)(iii)(C) which states; "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."



DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 05/27/22	REV: 1/12/23 SM
DRAWN BY: CJR	
Land Projects 2023	
FILE: T352623KP.dwg	

DESCRIPTION OF TRACT 2

A tract of land near Fortine, Lincoln County, Montana, lying in Section 23, Twp. 35 N., R. 26 W., P.M.M., containing 9.00 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328-S marking the NE corner of Parcel A per C.O.S. 3302FC; thence, S89°37'11"W 68.78 feet along the north line of said Parcel A to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, leaving said north line S0°58'31"W 296.61 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S60°30'48"W 373.16 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°10'37"E 94.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°10'37"E 746.15 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S on the south line of said Parcel A; thence, N89°35'40"E 389.95 feet along south line of said Parcel A to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said south line N80°06'07"E 54.48 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the SE corner of said Parcel A; thence, N9°45'53"W 100.00 feet along east line of said Parcel A to a computed point; thence, continuing along said east line N51°31'51"W 60.30 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said east line N22°59'36"W 382.62 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said east line N15°24'44"E 203.74 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said east line N48°13'18"E 376.18 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said east line N26°06'37"W 416.43 feet to the point of beginning.

The aforescribed Tract 2 contains 9.00 acres more or less and to become a permanent part of Tract B2 as shown hereon.

DESCRIPTION OF PARCEL B2

A tract of land near Fortine, Lincoln County, Montana, lying in Section 23, Twp. 35 N., R. 26 W., P.M.M., containing 20.03 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328-S marking the NE corner of Parcel A per C.O.S. 3302FC; thence, S89°37'11"W 68.78 feet along the north line of said Parcel A to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, leaving said north line S0°58'31"W 296.61 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S60°30'48"W 373.16 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°10'37"E 94.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°10'37"E 746.15 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S on the south line of said Parcel A; thence, N89°35'40"E 389.95 feet along south line of said Parcel A to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, continuing along said south line N80°06'07"E 54.48 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the SE corner of said Parcel A; thence, N9°45'53"W 100.00 feet along east line of said Parcel A to a computed point marking the SW corner of Parcel B per C.O.S. 3302FC; thence, N80°07'29"E 363.10 feet along south line of said Parcel B to a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the SE corner of said Parcel B; thence, N0°12'28"W 1151.09 feet along the east line of said Parcel B to a 5/8 inch dia. rebar capped Marquardt 7328-S marking the C 1/4 Corner of Section 23, Twp. 35N., R. 26W., P.M.M.; thence, S89°37'11"W 398.83 feet along the north line of said Parcel B, to the point of beginning.

The aforescribed Parcel B2 contains 20.03 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL A3

A tract of land near Fortine, Lincoln County, Montana, lying in Section 23, Twp. 35 N., R. 26 W., P.M.M., containing 10.08 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328-S marking the NW corner of Parcel A per C.O.S. 3302FC; thence, N89°37'11"E 840.11 feet along the north line of said Parcel A to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, leaving said north line S0°58'31"W 296.61 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S60°30'48"W 373.16 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S1°10'37"E 94.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N64°58'54"W 31.67 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S60°33'21"W 111.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°45'33"W 85.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S88°26'57"W 87.53 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S66°51'06"W 80.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S79°12'13"W 143.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west line of said Parcel A; thence, N0°02'53"E 659.14 feet along said west line to the point of beginning.

The aforescribed Parcel A3 contains 10.08 acres more or less and is subject to and together with all appurtenant easements of record.

