

CERTIFICATE OF SURVEY:
AGGREGATION OF LOTS/ BOUNDARY LINE ADJUSTMENT

LOT 1 H.J.M. SUBDIVISION PER PLAT NO. 5391 AND LOT 6 OF NORTHWOOD IRREGULAR
PLAT PER PLAT NO. 1798 AND REMAINDER OF H.J.M. SUBDIVISION PER PLAT NO. 5391
Being all of H.E.S. 1154 and a portion of H.E.S. 457 - Unsurveyed Section 32 Twp. 36 N., R. 31W., P.M.M.,
and Unsurveyed Section 5 Twp. 35.N., R. 31W., P.M.M.
For: Robin Larson & Ktunuxa LLC
Date: June 2023

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 16th day of June, 2023 A.D.

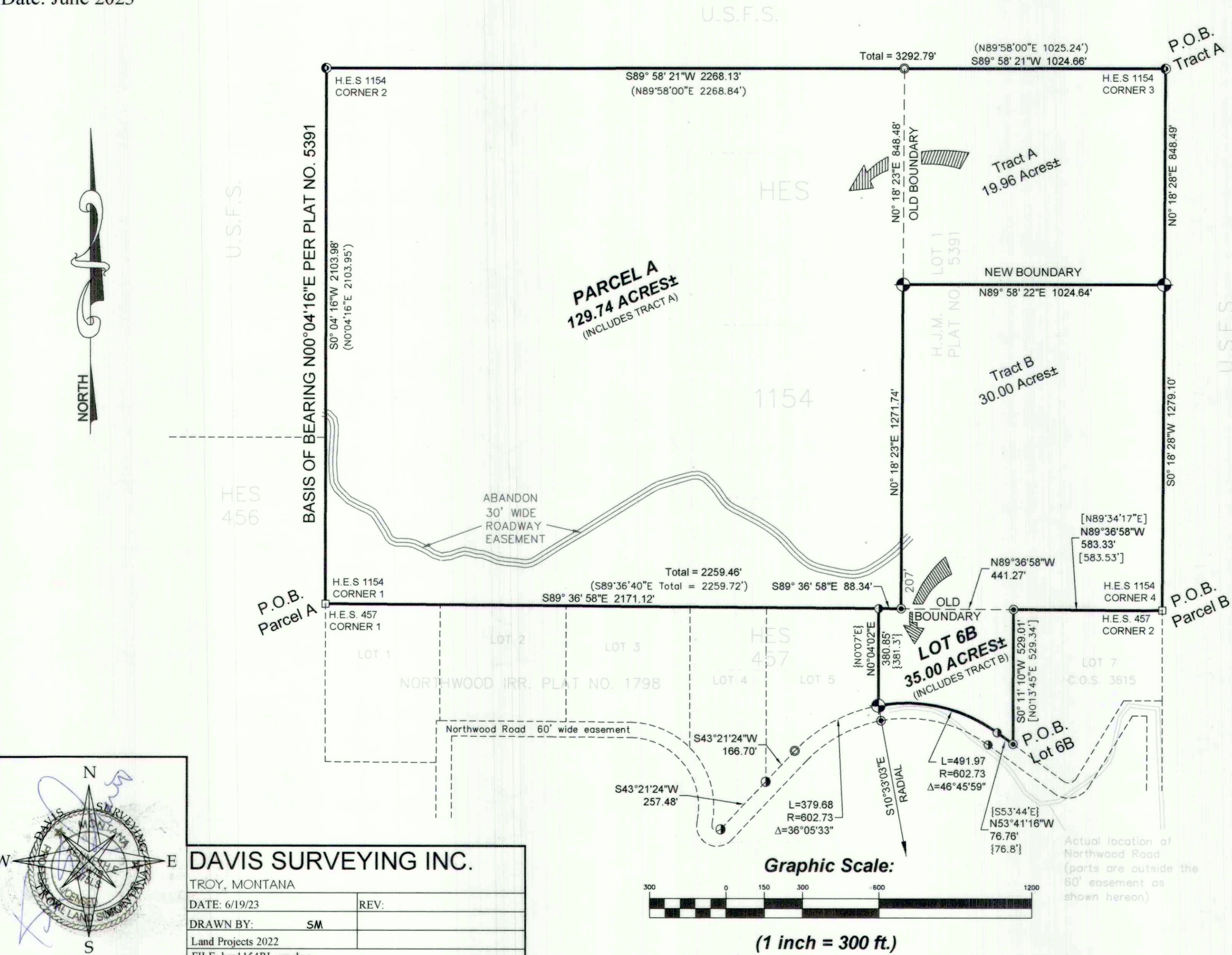
Kenneth E. Davis Registered Land Surveyor No. 4975-S

LEGEND

- SET A 5/8 INCH DIA. REBAR
WITH A 1 1/4 INCH DIA. PLASTIC
CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR WITH A 1
1/4 INCH DIA. PLASTIC CAP STAMPED
K.E.D. 4975-S
- FOUND STONE H.E.S. MONUMENTS AS NOTED
- FOUND 1/2 INCH DIA. BARE REBAR
- FOUND 5/8 INCH DIA. BARE REBAR
- FOUND 2 INCH DIA. BRASS USFS CAP
- () RECORD PER PLAT NO. 5391
- [] RECORD PER C.O.S. NO. 3615
- { } RECORD PER PLAT NO. 1798

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."



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Being all of H.E.S. 1154 and a portion of H.E.S. 457 - Unsurveyed Section 32 Twp. 36 N., R. 31 W., P.M.M., and Unsurveyed Section 5 Twp. 35 N., R. 31 W., P.M.M.

For: Robin Larson & Ktunuxa LLC Date: June 2023

DESCRIPTION OF TRACT A

A tract of land located in the Yaak River Valley, Lincoln County, Montana, being a portion of Lot 1 of H.J.M. Subdivision per Plat No. 5391, lying in H.E.S. 1154 in Unsurveyed Section 32, Twp. 36 N., R. 31 W., P.M.M., containing 19.96 acres more or less and more particularly described as follows;

Beginning at a 2 inch dia. brass cap stamped U.S.F.S. marking Corner 3 of H.E.S. 1154 and Plat No. 5391; thence, along the north line of said H.E.S., S89°58'21"W 1024.66 feet to a bare 5/8 inch dia. rebar; thence, leaving said north line, S0°18'23"W 848.48 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°58'22"E 1024.64 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east line of said H.E.S. 1154; thence, along said east line, N0°18'28"E 848.49 feet to the point of beginning.

The aforescribed Tract A contains 19.96 acres more or less and is to become a permanent part of Parcel A as shown hereon.

DESCRIPTION OF PARCEL A

A tract of land located in the Yaak River Valley, Lincoln County, Montana, being the remainder and a portion of Lot 1 of H.J.M. Subdivision per Plat No. 5391, lying in H.E.S. 1154 in Unsurveyed Section 32, Twp. 36 N., R. 31 W., P.M.M., and Unsurveyed Section 5 and 6, Twp. 35 N., R. 31 W., P.M.M., containing 129.74 acres more or less and more particularly described as follows;

Beginning at a stone monument marking Corner 1 of H.E.S. 1154 and Plat No. 5391, thence, along the south line of said H.E.S., S89°36'58"E a total distance of 2259.46 to a 5/8 inch dia. rebar capped K.E.D. 4975-S, thence, leaving said south line, N0°18'23"E 1271.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°58'22"E 1024.64 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east line of said H.E.S.; thence, along said east line, N0°18'28"E 848.49 feet to a 2 inch dia. brass cap stamped U.S.F.S. marking Corner 3 of said H.E.S.; thence, along the north line of said H.E.S., S89°58'21"W a total distance of 3292.79 feet to a 2 inch dia. brass cap stamped U.S.F.S. marking Corner 2 of said H.E.S.; thence, along west line of said H.E.S., S0°04'16"W 2103.93 feet to the point of beginning.

The aforescribed Parcel A contains 129.74 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT B

A tract of land located in the Yaak River Valley, Lincoln County, Montana, being a portion of Lot 1 of H.J.M. Subdivision per Plat No. 5391, lying in H.E.S. 1154 in Unsurveyed Section 32, Twp. 36 N., R. 31 W., P.M.M., and Unsurveyed Section 5, Twp. 35 N., R. 31 W., P.M.M., containing 30.00 acres more or less and more particularly described as follows;

Beginning at a stone monument marking Corner 4 of H.E.S. 1154 and Plat No. 5391; thence, along the south line of said H.E.S., N89°36'58"W 583.33 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, continuing along said south line, N89°36'58"W 441.27 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said south line, N0°18'23"E 1271.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°58'22"E 1024.64 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east line of said H.E.S.; thence, along said east line, S0°18'28"W 1279.10 feet to the point of beginning.

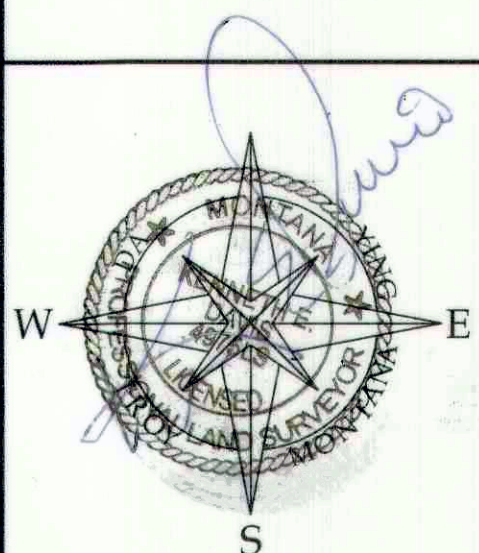
The aforescribed Tract B contains 30.00 acres more or less and is to become a permanent part of Lot 6B as shown hereon.

DESCRIPTION OF LOT 6B

A tract of land in the Yaak River Valley, Lincoln County, Montana, being a portion of Lot 1 H.J.M. Subdivision per Plat No. 5391 and Lot 6 in Northwood Subdivision per Irregular Plat No. 1798, lying in H.E.S. 1154 and H.E.S. 457, in Unsurveyed Section 32, Twp. 36 N., R. 31 W., P.M.M., and Unsurveyed Section 5, Twp. 35 N., R. 31 W., P.M.M., containing 35.00 acres more or less and more particularly described as follows;

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southeast corner of Lot 6 in Northwood Subdivision per Irregular Plat No. 1798; thence, along the south line of said Lot 6, N53°41'16"W 76.76 feet to a bare 1/2 inch dia. rebar; thence, continuing along said south line along the arc of a curve to the left, a distance of 491.97 feet, turning through a delta angle of 46°45'59", having a radius of 602.73 feet to a 5/8 inch dia. rebar capped K.E.D. having a Radial Bearing of S10°33'03"E; thence, along the west line of said Lot 6, N0°04'02"E 380.85 feet to a bare 1/2 inch rebar marking the northwest corner of said Lot 6 also being on the south line of H.E.S. 1154 per Plat No. 5391; thence, along the south line of H.E.S. 1154, S89°36'58"E 88.34 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving south line of said H.E.S., N0°18'23"E 1271.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°58'22"E 1024.64 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east line of said H.E.S.; thence, along said east line, S0°18'28"W 1279.10 feet to stone monument marking Corner 4 of said H.E.S.; thence, along the south line of said H.E.S., N89°36'58"W 583.33 feet to a 5/8 inch dia. rebar capped K.E.D. marking the northeast corner of said Lot 6; thence, leaving the south line of said H.E.S. along the east line of said Lot 6, S0°11'10"W 529.01 feet to the point of beginning.

The aforescribed Lot 6B contains 35.00 acres more or less and is subject to and together with all appurtenant easements of record.



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 6/19/23

REV:

DRAWN BY:

SM

Land Projects 2022

FILE: hes1154RL-sm.dwg

PURPOSE OF SURVEY

We, Robin Larson and Chris Bunting, signing member of Ktunuxa LLC, certify that the purpose of this survey is to relocate common boundaries and aggregate a lot, therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(d), (e), and (f) which state: "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries;" "(e) 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;" and "(f) aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas." Furthermore, this survey is exempt from sanitation review being completed for Parcel A pursuant to 17.36.605(3) which states "(3) Aggregations of parcels are not subdivisions subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA;" and Lot 6B 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."

Robin Larson 8/10/23
Robin Larson Date

8/11/23
Signing Member Ktunuxa LLC Date

STATE OF MONTANA
County of Lincoln

On this 10th day of August, 2023 A.D. before me, a Notary Public in and for the State of Montana, Robin Larson, 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.

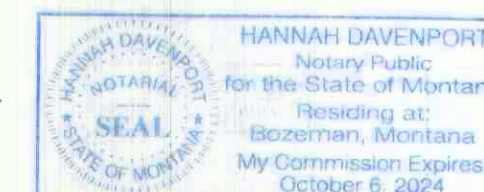
Tracy L. Rebo April 10, 2024
Notary Public My Commission Expires



STATE OF MONTANA
County of Lincoln

On this 1st day of August, 2023 A.D. before me, a Notary Public in and for the State of Montana, Chris Bunting, signing member of Ktunuxa LLC, 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 10/06/2024
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 7th day of Sept. 2023

Sedaris Carlborg by K. Randall
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR

Examined this 1st day of SEPTEMBER 2023 A.D.

Steven A. Boyer
Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 7th day of September 2023 A.D. at 11:09
O'clock A.M.

Corrina Brown
County Clerk and Recorder

Michelle Byrd
Deputy

SHEET 2 OF 2
CERTIFICATE OF SURVEY NO. 4976 ALRB