



CERTIFICATE OF SURVEY  
BOUNDARY LINE ADJUSTMENT

A portion of Book 393 Page 502 & Book 360 Page 911

In the NE 1/4 of Section 34 and the NW 1/4, NW 1/4 NE 1/4 and W 1/2 SW 1/4 of 35

All of Twp. 31 N., R. 34 W., P.M.M.

For: Jeffery S. Porter and Jody L. Porter &

Date: August 2023

LOWKAP, LLC. & Carroll Hoskins Michaels & Susan Hoskins Roggenkamp

DESCRIPTION OF PARCEL A

A tract of near Troy, Lincoln County, Montana, being a portion of the S 1/2 NE 1/4 NE 1/4 and a portion of the N 1/2 SE 1/4 NE 1/4 both of Section 34, Twp. 31 N., R. 34 W., P.M.M., containing 24.44 acres more or less and more particularly described as follows:

Beginning at a computed point being the NE 1/16th of Section 34, Twp. 31 N., R. 34 W., P.M.M., thence, S0°28'06"E 419.93 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Rd. No. 4555); thence continuing, S0°28'06"E 66.78 feet to a computed point located on the centerline of said Iron Grouse Road, thence along said centerline N48°00'40"E 387.41 feet to a computed point; thence on the arc of a curve to the right, a distance of 244.64 feet, turning through a delta angle of 28°02'00", and having a radius of 500.00, to a computed point; thence, N76°02'40"E 365.40 feet to a computed point, thence on the arc of a curve to the right a distance of 366.23 feet, turning through a delta angle of 20°59'00", and having a radius of 1000.00 feet, to a computed point; thence, S82°58'20"E 122.93 feet to a computed point located on the east section line of said Section 34; thence leaving said centerline, along said east section line, N0°04'59"E 23.48 feet to a computed point marking the N 1/16th of said Section 34; thence continuing, N0°04'59"E 26.89 feet to a computed point located on the north right-of-way of said Iron Grouse Road, thence continuing, N0°04'59"E 636.51 feet to a computed point; thence leaving said east section line of said Section 34, S89°52'37"W 1352.42 feet to a computed point; thence, S0°28'06"E 665.16 feet to the point of beginning.

The aforementioned Parcel A contains 24.44 acres more or less and to become a permanent part of Tract 1A as shown hereon.

DESCRIPTION OF TRACT 1A

A tract of near Troy, Lincoln County, Montana, being the N 1/2 NE 1/4 NE 1/4, a portion of the S 1/2 NE 1/4 NE 1/4 and a portion of the N 1/2 SE 1/4 NE 1/4 all of Section 34, Twp. 31 N., R. 34 W., P.M.M., containing 45.12 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. brass BLM monument marking the section corner common to Sections 34, 35, 26, & 27, all of Twp. 31 N., R. 34 W., P.M.M.; thence along the north line of Section 34, Twp. 31 N., R. 34 W., P.M.M., thence, S89°57'20"W 1358.81 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the E 1/16th of said Section 34, thence, S0°28'06"E 665.16 feet to a computed point; thence continuing, S0°28'06"E 665.16 feet to a computed point marking the NE 1/16th of Section 34, Twp. 31 N., R. 34 W., P.M.M., thence, S0°28'06"E 419.93 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Rd. No. 4555); thence continuing, S0°28'06"E 66.78 feet to a computed point located on the centerline of said Iron Grouse Road, thence along said centerline N48°00'40"E 387.41 feet to a computed point; thence on the arc of a curve to the right, a distance of 244.64 feet, turning through a delta angle of 28°02'00", and having a radius of 500.00, to a computed point; thence, N76°02'40"E 365.40 feet to a computed point, thence on the arc of a curve to the right a distance of 366.23 feet, turning through a delta angle of 20°59'00", and having a radius of 1000.00 feet, to a computed point; thence, S82°58'20"E 122.93 feet to a computed point located on the east section line of said Section 34; thence leaving said centerline, along said east section line, N0°04'59"E 23.48 feet to a computed point marking the N 1/16th of said Section 34; thence continuing, N0°04'59"E 26.89 feet to a computed point marking the N 1/16th of said Section 34; thence continuing, N0°04'59"E 636.51 feet to a computed point; thence continuing, N0°04'59"E 331.70 feet to the point of beginning.

The aforementioned Tract 1A contains 45.12 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL B

A tract of near Troy, Lincoln County, Montana, being the S 1/2 N 1/2 NW 1/4 NW 1/4, the S 1/2 NW 1/4 NW 1/4 and portions of the NE 1/4 NW 1/4 and S 1/2 NW 1/4 respectively, all of Section 35, Twp. 31 N., R. 34 W., P.M.M., containing 43.58 acres more or less and more particularly described as follows:

Beginning at a computed point located on the north line of Section 35, Twp. 31 N., R. 34 W., P.M.M. being the W 1/16th of said Section 35, thence along said north section line, S89°57'20"E 752.86 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Rd. No. 4555); thence continuing, S89°57'20"E 69.57 feet to a computed point located on the centerline of said Iron Grouse Road; thence along said centerline, S44°05'40"W 467.10 feet to a computed point; thence on the arc of a curve to the left, a distance of 430.51 feet, turning through a delta angle of 24°40'00", and having a radius of 1000.00 feet, to a computed point; thence, S19°25'40"W 618.70 feet to a computed point; thence on the arc of a curve to the right, a distance of 406.31 feet, turning through a delta angle of 77°36'00", and having a radius of 300.00 feet, to a computed point; thence, N82°58'20"E 1074.97 feet to a computed point located on the west section line of said Section 35; thence leaving said centerline, along said west section line of said Section 35, N0°04'59"E 23.48 feet to a computed point being the N 1/16th of said Section 35; thence continuing, N0°04'59"E 26.89 feet to a computed point located on the north right-of-way line of said Iron Grouse Road; thence continuing, N0°04'59"E 636.51 feet to a computed point; thence continuing, N0°04'59"E 331.70 feet to a computed point; thence leaving said west section line of said Section 35, S89°55'25"E 1318.68 feet to a computed point; thence, N0°03'54"W 332.43 feet to the point of beginning.

The aforementioned Parcel B contains 43.58 acres more or less and is to become a permanent part of Tract 2B as shown hereon.

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 16 day of November 2023  
Doranne Carlberg by  
Brianna Carlson  
Treasurer Lincoln County Montana

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 8/9/23 REV:

DRAWN BY: CJR

Land Projects 2021

FILE: T313434-35JP.dwg

DESCRIPTION OF TRACT 2B

A tract of near Troy, Lincoln County, Montana, being the N 1/2 NW 1/4 NW 1/4, the S 1/2 NW 1/4 NW 1/4 and portions of the NE 1/4 NW 1/4 and S 1/2 NW 1/4, all of Section 35, Twp. 31 N., R. 34 W., P.M.M., containing 53.63 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. brass BLM monument marking the section corner common to Sections 34, 35, 26, & 27, all of Twp. 31 N., R. 34 W., P.M.M., thence along the north line of said Section 35, S89°57'20"E 1317.82 feet to a computed point being the W 1/16th of said Section 35; thence continuing, S89°57'20"E 752.86 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Rd. No. 4555); thence continuing, S89°57'20"E 69.57 feet to a computed point located on the centerline of said Iron Grouse Road; thence along said centerline, S44°05'40"W 467.10 feet to a computed point; thence on the arc of a curve to the left, a distance of 430.51 feet, turning through a delta angle of 24°40'00", and having a radius of 1000.00 feet, to a computed point; thence, S19°25'40"W 618.70 feet to a computed point; thence on the arc of a curve to the right, a distance of 406.31 feet, turning through a delta angle of 77°36'00", and having a radius of 300.00 feet, to a computed point; thence, N82°58'20"E 1074.97 feet to a computed point located on the west section line of said Section 35; thence leaving said centerline, along said west section line of said Section 35, N0°04'59"E 23.48 feet to a computed point being the N 1/16th of said Section 35; thence continuing, N0°04'59"E 26.89 feet to a computed point located on the north right-of-way line of said Iron Grouse Road; thence continuing, N0°04'59"E 636.51 feet to a computed point; thence continuing, N0°04'59"E 331.70 feet to a computed point; thence continuing, N0°04'59"E 331.70 feet to the point of beginning.

The aforementioned Tract 2B contains 53.63 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 3

A tract of near Troy, Lincoln County, Montana, being the N 1/2 S 1/2 SE 1/4 NE 1/4 and a portion of the N 1/2 SE 1/4 NE 1/4 of Section 34, Twp. 31 N., R. 34 W., P.M.M., containing 26.81 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the S-S-N 1/256th corner common to Section 34 & 35 of Twp. 31 N., R. 34 W., P.M.M.; thence, S89°41'19"W 1326.45 feet to a 3 1/4 inch dia. U.S.F.S. reference monument stamped 9008LS; thence continuing, S89°41'19"W 9.99 feet to a computed point; thence, N0°28'06"W 9.59 feet to a 3 1/4 inch dia. alum. U.S.F.S. reference monument stamped 9008LS; thence continuing, N0°28'06"W 322.99 feet to a computed point; thence continuing, N0°28'06"W 111.66 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south right-of-way line of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Road No. 4445); thence continuing, N0°28'06"W 66.78 feet to a computed point located on the centerline of said Iron Grouse Road; thence along said centerline, N48°00'40"E 387.41 feet to a computed point; thence on the arc of a curve to the right, a distance of 244.64 feet, turning through a delta angle of 28°02'00", and having a radius of 500.00, to a computed point; thence, N76°02'40"E 365.40 feet to a computed point, thence on the arc of a curve to the right a distance of 366.23 feet, turning through a delta angle of 20°59'00", and having a radius of 1000.00 feet, to a computed point; thence, S82°58'20"E 122.93 feet to a computed point located on the east section line of said Section 34; thence leaving said centerline, along said east section line, S0°04'59"W 50.37 feet to a computed point located on the south right-of-way line of said Iron Grouse Road; thence continuing, S0°04'59"W 589.54 feet to a computed point; thence continuing, S0°04'59"W 331.70 feet to the point of beginning.

The aforementioned Tract 3 contains 26.81 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 4

A tract of near Troy, Lincoln County, Montana, being the NW 1/4 NE 1/4, the E 1/2 SW 1/4 and portions of the NE 1/4 NW 1/4 and S 1/2 NW 1/4, all of Section 35, Twp. 31 N., R. 34 W., P.M.M., containing 229.18 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the S-S-N 1/256th corner common to Section 34 & 35 of Twp. 31 N., R. 34 W., P.M.M.; thence along the west section line said Section 35, S0°04'59"W 331.70 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the W 1/4 corner of said Section 35; thence, S89°42'09"E 1324.70 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the CW 1/16th of said Section 35; thence along the west line of the E 1/2 SW 1/4, S0°19'42"E 2678.91 feet to a computed point being the W 1/16th of said Section 35; thence along the south line of Section 35, N89°40'14"E 1319.73 feet to a computed point being the S 1/4 corner of said Section 35; thence along the north-south centerline of said Section 35, N0°12'56"W 2664.42 feet to a computed point being the C 1/4 of said Section 35; thence continuing, N0°12'56"W 1332.64 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the C-N 1/16th of said Section 35; thence, S89°51'14"E 1318.15 feet along the south line of the NW 1/4 NE 1/4 of said Section 35, to a computed point being the NE 1/16th of said Section 35; thence, N0°18'46"W 1336.49 feet along the east line of said NW 1/4 NE 1/4 of Section 35, to a computed point being the E 1/16th of said Section 35; thence along the north line of said Section 35, S89°58'48"W 1316.07 feet to a 3 1/4 inch dia. brass BLM monument marking the N 1/4 corner of said Section 35; thence continuing along the north line of said Section 35, N89°57'20"W 425.83 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right of way of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Rd. No. 4555); thence continuing, N89°57'20"W 69.57 feet to a computed point located on the centerline of said Iron Grouse Road; thence along said centerline, S44°05'40"W 467.10 feet to a computed point; thence on the arc of a curve to the left, a distance of 430.51 feet, turning through a delta angle of 24°40'00", and having a radius of 1000.00 feet, to a computed point; thence, S19°25'40"W 618.70 feet to a computed point; thence on the arc of a curve to the right, a distance of 406.31 feet, turning through a delta angle of 77°36'00", and having a radius of 300.00 feet, to a computed point; thence, N82°58'20"W 1074.97 feet to a computed point located on the west section line of said Section 35; thence leaving said centerline, along said west section line of said Section 35, S0°04'59"W 50.37 feet to a computed point located on the south right-of-way line of said Iron Grouse Road; thence continuing, S0°04'59"W 589.54 feet to a computed point; thence continuing, S0°04'59"W 331.70 feet to the point of beginning.

The aforementioned Tract 4 contains 229.18 acres more or less and is subject to and together with all appurtenant easements of record.

CERTIFICATE OF ADJUSTMENT/ PURPOSE

We, Jeffery S. Porter, Jody L. Porter & LOWKAP, LLC., Susan Hoskins Roggenkamp, & Carroll Hoskins Michaels, do hereby certify that the purpose of this survey is to relocate the common boundary between two existing parcels outside a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(a) M.C.A., which states "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties." Furthermore, This survey is exempt from subdivision sanitation review pursuant to M.C.A. 76-4-103 A subdivision consists of only those parcels of less than 20 acres that have been created by a division of land, and the plat must show all of the parcels, whether contiguous or not. The rental or lease of one or more parts of a single building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part.

Dated this 10 day of October, 2023 A.D.

Jeffery S. Porter  
Jody L. Porter  
Lon J. Lowenstein,  
Managing Members of LOWKAP, LLC.

Susan Hoskins Roggenkamp  
Carroll Hoskins Michaels

STATE OF Indiana  
County of Steuben

On this 10 day of Oct, 2023 A.D. before me, a Notary Public in and for the State of Indiana, Jeffery S. Porter & Jody L. Porter, 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.

Sally Ann Hensley  
Notary Public  
My Commission Expires: 09/15/2029

STATE OF Kansas  
County of Johnson

On this 3rd day of November, 2023 A.D. before me, a Notary Public in and for the State of Kansas, Lon J. Lowenstein, managing member of LOWKAP, 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.

Cheyenne Walden  
Notary Public  
My Commission Expires: 05-06-2027

STATE OF Texas  
County of Harris

On this 30 day of October, 2023 A.D. before me, a Notary Public in and for the State of Texas, Glenn Lowenstein, managing member of LOWKAP, 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.

Connie Hopkins  
Notary Public  
My Commission Expires: 10/18/2025

STATE OF Colorado  
County of Adams

On this 6 day of November, 2023 A.D. before me, a Notary Public in and for the State of Colorado, Susan Hoskins Roggenkamp, 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.

Connie Hopkins  
Notary Public  
My Commission Expires: 10/18/2025

STATE OF Kansas  
County of Johnson

On this 3rd day of November, 2023 A.D. before me, a Notary Public in and for the State of Kansas, Carroll Hoskins Michaels, 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.

Cheyenne Walden  
Notary Public  
My Commission Expires: 05-06-2027

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 16th day of November 2023 A.D. at 11:25 O'clock A.M.

Corrina Brown by Michelle Byrd  
County Clerk and Recorder Deputy

SHEET 2 OF 2  
CERTIFICATE OF SURVEY NO. 4987 RB