

# 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 aforedescribed 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 and a portion of the N 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 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

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°57'04"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 the right, a distance of 244.64 feet, turning through a delta angle of 28°02'00", and having a radius of 5 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 thence, S82°58'20"E 122.93 feet to a computed point located on the east section line of said Section 34 34; thence continuing, N0°04'59"E 636.51 feet to a computed point; thence said centerline, along said east section line, S0°04'59"W 50.37 feet to a computed point; thence continuing, N0°04'59"E 331.70 feet to the point of beginning

The aforedescribed 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 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 t 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

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the S-S-N 1/256th of the contract of the co computed point; thence, \$19\circ 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 aforedescribed 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 leday of November 2023

Bedaria Callberg by Montana

Ξ	DAVIS SURVEYING INC.			
TROY, MONTANA				
	DATE: 8/9/23		REV:	
	DRAWN BY:	CJR	الخاصوران الأبطاط	
	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, \$89°57'20"E 69.57 feet to a computed point located on the centerline of said Iron Grouse Road; thence along said centerline, \$44°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 aforedescribed 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**

1/4 of Section 34, Twp. 31 N., R. 34 W., P.M.M., containing 26.81 acres more or less and more particular

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the S-S-N 1/256th of 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 d reference monument stamped 9008LS; thence continuing, \$89°41'19"W 9.99 feet to a computed point; N0°28'06"W 9.59 feet to a 3 1/4 inch dia. alum. U.S.F.S. reference monument stamped 9008LS; thence 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 K.E.D. 4975-S located on the south right-of-way line of Iron Grouse Road, a 100 foot wide public U.S. (Road No. 4445); thence continuing, No°28'06"W 66.78 feet to a computed point located on the center Grouse Road; thence along said centerline, N48°00'40"E 387.41 feet to a computed point; thence on the computed point; thence, N76°02'40"E 365.40 feet to a computed point, thence on the arc of a curve to t of 366.23 feet, turning through a delta angle of 20°59'00", and having a radius of 1000.00 feet, to a conline of said Iron Grouse Road; thence continuing, S0°04'59"W 589.54 feet to a computed point; thence S0°04'59"W 331.70 feet to the point of beginning

The aforedescribed Tract 3 contains 26.81 acres more or less and is subject to and together with all app 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 portion 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 n more particularly described as follows:

Section 34 & 35 of Twp. 31 N., R. 34 W., P.M.M.; thence along the west section line said Section 35, 331.70 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the W 1/4 corner o thence, S89°42'09"E 1324.70 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marks 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 compu the W 1/16th of said Section 35; thence along the south line of Section 35, N89°40'14"E 1319.73 feet to point being the S 1/4 corner of said Section 35; thence along the north-south centerline of said Section 2664.42 feet to a computed point being the C 1/4 of said Section 35; thence continuing, N0°12'56"W 1/4 inch dia. alum. U.S.F.S. monument stamped 9008LS marking the C-N 1/16th of said Section 35; the 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 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 to a computed point being the E 1/16th of said Section 35; thence along the north line of said Section 3 1316.07 feet to a 3 1/4 inch dia. brass BLM monument marking the N 1/4 corner of said Section 35; the 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. on the east right of way of Iron Grouse Road, a 100 foot wide public U.S.F.S. easement (Rd. No. 4555) continuing, N89°57'20"W 69.57 feet to a computed point located on the centerline of said Iron Grouse along said centerline, S44°05'40"W 467.10 feet to a computed point; thence on the arc of a curve to the of 430.51 feet, turning through a delta angle of 24°40'00", and having a radius of 1000.00 feet, to a con thence, S19°25'40"W 618.70 feet to a computed point; thence on the arc of a curve to the right, a distant turning through a delta angle of 77°36'00", and having a radius of 300.00 feet, to a computed point; the N82°58'20"W 1074.97 feet to a computed point located on the west section line of said Section 35; the centerline, along said west section line of said Section 35, S0°04'59"W 50.37 feet to a computed point south right-of-way line of said Iron Grouse Road; thence continuing, \$0004'59" W 589.54 feet to a comthence continuing, S0°04'59"W 331.70 feet to the point of beginning.

The aforedescribed 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

structure, or other		ot. The rental or lease of one or more parts of a single building, osed, is not a subdivision, as that term is defined in this part, and is not
Dated this word	ay of	
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Jeffer & Porter	g fore	Jody L. Porter
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End.	Lawrence	
Lon J. Lowenstein		Glenn Lowenstien
Managing Membe	ers of LOWKAP, LLC.	
1 21	1-1	Presente Harper Michael
Susan Hoskins Re	oggenkamp	Carroll Hoskins Michaels
	STATE OF Indicia	
	County of Studen	
	On this /o_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
ne N 1/2 SE 1/4 NE larly described as	they executed the same.	are subscribed to the within instrument and acknowledged to me that
arry described as	21-11	Dally Ann Hangley
	Notary Public	Sally Ann Hensley  My Qotanyishobileysitese of Indiana Seal
orner common to a. U.S.F.S.	STATE OF Kansas	Steuben County
thence,	County of Johnson	Commission #NP0736180
continuing, dia rebar capped	On this 3rd day of Novem	My Commission Expires: 09/15/2029
F.S. easement	On this day of Novem and for the State of Kansas	, 2023 A.D. before me, a Notary Public in , Lon J. Lowenstien, managing member of LOWKAP, LLC.,
ine of said Iron e arc of a curve to	personally appeared known to me to	be the persons whose names are subscribed to the within instrument
00.00, to a	and acknowledged to me that they e	executed the same.
he right a distance	mergane worker	. 05 -06 -2027 CHEYENNE N. WALDEN Notary Public - State of Kansas
puted point; thence leaving	Notary Public	My Commission Expires  My Appt Exp. 5 - 6 - 2027
outh right-of-way	STATE OF TEXAS	
continuing,	County of Narvis	
	On this 30 day of 0 ctober and for the State of Texas	
urtenant easements	, Glenn Lowenstien, managing member of LOWKAP, LLC., be the persons whose names are subscribed to the within instrument	
	and asknowledged to me that they e	
	- OW	
	Notary Public	My Commission English Samantha LEE CRUZ
	STATE OF Colory LD	Comm. Expires 10-13-2026
ons of the NE 1/4	County of Adams	Notary ID 134014822
nore or less and	On this 6 day of Alove	2023 A.D. before me, a Notary Public in
		, 2023 A.D. before me, a Notary Public in Susan Hoskins Roggenkamp, personally appeared known to me
orner common to 50°04'59"W		subscribed to the within instrument and acknowledged to me that they
f said Section 35;	executed the same.	MY COMMISSION EXPIRES 10/18/2025
ing the CW 1/16th ated point being	Consie Hopk	uns 10/18/2025
o a computed	Notary Public	My Commission Expires
35, N0°12'56"W 332.64 feet to a 3	STATE OF County of Johnson	
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point being the	On this 3rd day of November	, 2023 A.D. before me, a Notary Public in
1/4 of Section 35, 5, S89°58'48"W	and for the State of <b>Konsas</b> be the persons whose names are sub	, Carroll Hoskins Michaels, personally appeared known to me to escribed to the within instrument and acknowledged to me that they
ence continuing	executed the same.	A CHEYENNE N. WALDEN  Notary Public - State of Kansas
. 4975-S located ; thence	Chemare Wolder	- 05 06 2027 My Appt Exp. 05-06-2027
Road; thence	Notary Public	My Commission Expires
left, a distance		ATE OF MONTANA
ace of 406.31 feet,		UNTY OF LINCOLN
nce,		d on this/6 day of November 2023 A.D. at 11:25
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outed point;	0	20

CORRINA BROWN

County Clerk and Recorde

CERTIFICATE OF SURVEY NO.

SHEET 2 OF 2