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POLSON MT. 59860  
PHONE - 406-863-2672

PREPARED AT THE REQUEST OF RECORD OWNER:  
COLE COUNTY PROPERTIES LLC

DATE: 11/9/2023

PURPOSE: BOUNDARY LINE ADJUSTMENT

# CERTIFICATE OF SURVEY

LOCATED IN THE NW 1/4 SECTION 15, & SW 1/4 SECTION 10  
T. 26 N., R. 29 W. P.M.M., LINCOLN COUNTY, MT.

## PURPOSE OF SURVEY & OWNERS' CERTIFICATE:

I THE UNDERSIGNED LANDOWNER DO HEREBY CERTIFY THAT THIS SURVEY IS FILED PURSUANT TO SECTION 76-3-207 (1) (a) MCA TO WIT: DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES;

SHOWN AMENDED PARCEL B & TRACT 1 ARE 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADWAYS, AND IS THEREFORE NOT SUBJECT TO SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-102 (23) "SUBDIVISION" MEANS A DIVISION OF LAND OR LAND SO DIVIDED THAT CREATES ONE OR MORE PARCELS CONTAINING LESS THAN 20 ACRES, EXCLUSIVE OF PUBLIC ROADWAYS.

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. PURSUANT TO ARM 24.183.1104(1)(F)(III)(C).

## LEGAL DESCRIPTIONS

### ENCOMPASSING TRACT

PARCEL B, COS No. 4984 AND THE NW 1/4 SECTION 15, ALL LOCATED IN A PORTION OF THE SW 1/4 SECTION 10 AND THE NW 1/4 SECTION 15, T. 26 N., R. 29 W., P.M.M., LINCOLN COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 9, 10, 15 & 16, T. 26 N. R. 29 W., P.M.M., LINCOLN COUNTY; THENCE, ALONG THE LINE COMMON TO SECTIONS 9 & 10 NORTH 4° 16' 09" EAST, A DISTANCE OF 1804.51 FEET TO THE CENTERLINE OF FS ROAD HOUGHTON CREEK THENCE, ALONG THE CENTERLINE OF SAID FS ROAD THE FOLLOWING FOURTEEN (14) COURSES: RIGHT ALONG A NON-TANGENT, 877.03 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 208.16 FEET (CHORD BEARING OF SOUTH 23° 37' 04" EAST, FOR 207.67 FEET); ALONG A TANGENT LINE SOUTH 16° 49' 06" EAST, A DISTANCE OF 225.77 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ALONG A TANGENT LINE, 584.40 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 160.58 FEET (CHORD BEARING OF SOUTH 24° 41' 20" EAST, FOR 160.08 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID 1140.03 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 161.33 FEET (CHORD BEARING OF SOUTH 28° 30' 24" EAST, FOR 161.20 FEET); THENCE ALONG A TANGENT SOUTH 24° 27' 10" EAST TANGENT TO SAID CURVE, A DISTANCE OF 124.23 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 336.55 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 206.19 FEET (CHORD BEARING OF SOUTH 42° 00' 14" EAST, FOR 202.98 FEET); ALONG A TANGENT LINE SOUTH 59° 33' 19" EAST, A DISTANCE OF 331.99 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; ALONG A TANGENT, 737.64 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 197.61 FEET (CHORD BEARING OF SOUTH 67° 13' 48" EAST, FOR 197.02 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID 415.67 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 195.13 FEET (CHORD BEARING OF SOUTH 61° 27' 23" EAST, FOR 193.34 FEET); SOUTH 48° 00' 29" EAST TANGENT TO SAID CURVE, A DISTANCE OF 456.02 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ALONG A TANGENT, 164.82 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 145.15 FEET (CHORD BEARING OF SOUTH 22° 46' 54" EAST, FOR 140.50 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID 603.70 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 148.69 FEET (CHORD BEARING OF SOUTH 4° 36' 30" EAST, FOR 148.31 FEET); SOUTH 11° 39' 52" EAST TANGENT TO SAID CURVE, A DISTANCE OF 48.87 FEET TO A POINT ON A LINE COMMON TO SECTIONS 10 & 15; THENCE ALONG SAID LINE, SOUTH 85° 42' 29" EAST, A DISTANCE OF 955.96 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 10 & 15; THENCE SOUTH 3° 41' 30" WEST, A DISTANCE OF 2619.43 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 15; THENCE ALONG THE EAST - WEST MID SECTION LINE OF SAID SECTION 15 NORTH 86° 09' 10" WEST, A DISTANCE OF 2642.65 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 15 & 16; THENCE NORTH 4° 01' 31" EAST, A DISTANCE OF 2639.83 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS 190.62 ACRES MORE OR LESS. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

### PORTION 'A' LEGAL DESCRIPTION:

PORTION 'A' AS SHOWN ON COS No. 4989 RB LYING IN A PORTION OF THE NW 1/4 SECTION 15 T. 26 N., R. 29 W., P.M.M., CONTAINING 93.46 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

### AMENDED PARCEL B LEGAL DESCRIPTION:

AMENDED PARCEL B AS SHOWN ON COS No. 4989 RB LYING IN A PORTION OF THE NW 1/4 SECTION 15 AND THE SW 1/4 SECTION 10, T. 26 N., R. 29 W., P.M.M., CONTAINING 125.02 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

### TRACT 1 LEGAL DESCRIPTION:

TRACT 1 AS SHOWN ON COS No. 4989 RB LYING IN A PORTION OF THE NW 1/4 SECTION 15, T. 26 N., R. 29 W., P.M.M., CONTAINING 65.60 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

### LINE DIMENSION THIS SURVEY

LINE	BEARING	DISTANCE
L1	N84°30'54"W	1589.46'
L2	N4°01'31"E	2051.23'
L3	S85°42'29"E	1671.45'
L4	S11°39'51"E	86.92'
L5	S19°43'30"E	293.44'
L6	S33°22'32"W	27.34'
L7	S1°38'42"E	65.54'
L8	S17°11'07"E	146.95'
L9	S51°05'34"W	159.35'
L10	S57°58'18"W	71.52'
L11	S11°47'28"W	51.22'
L12	S50°01'10"W	231.47'
L13	N11°39'52"W	48.87'
L14	N48°00'29"W	456.02'
L15	N59°33'19"W	331.99'
L16	N24°27'12"W	124.23'
L17	N16°49'05"W	225.77'
L18	S4°16'08"W	1804.48'
L19	S4°01'31"W	588.60'
L20	S86°09'10"E	2642.65'
L21	N3°41'30"E	2619.43'
L22	N85°42'29"W	955.96'
L23	N4°01'31"E	2639.83'

### RECORD LINE DIMENSION COS 4984

LINE	BEARING	DISTANCE
L3	S85°42'28"E	1671.44'
L11	S11°39'51"W	48.87'
L14	N48°00'28"W	456.02'
L15	N59°33'22"W	331.99'
L16	N24°27'12"W	124.23'
L17	N16°49'05"W	225.77'
L18	S4°16'08"W	1804.48'
L22	N85°42'28"W	955.96'

### CURVE DIMENSION THIS SURVEY

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA	TANGENT
C1	S32°36'26"E	142.98'	200.00'	146.21'	41°53'09"	76.54'
C2	S36°38'15"E	261.82'	450.00'	265.66'	33°49'30"	136.83'
C3	S9°35'20"E	61.60'	175.00'	61.92'	20°16'21"	31.29'
C4	S21°20'48"E	205.09'	275.00'	210.17'	43°47'17"	110.52'
C5	S9°24'54"E	54.08'	200.00'	54.25'	15°32'25"	27.29'
C6	S21°01'18"W	123.70'	100.00'	133.37'	76°24'50"	78.71'
C7	S55°09'39"W	28.38'	200.00'	28.40'	8°08'09"	14.22'
C8	S54°31'56"W	24.00'	200.00'	24.01'	6°52'44"	12.02'
C9	S34°52'53"W	156.87'	200.00'	161.20'	46°10'50"	85.27'
C10	S30°54'19"W	196.47'	300.00'	200.16'	38°13'42"	103.97'
C11	S37°41'58"W	85.35'	200.00'	86.01'	24°38'23"	43.68'
C12	N4°36'30"W	148.31'	603.70'	148.69'	14°06'43"	74.72'
C13	N22°46'54"W	140.50'	164.82'	145.15'	50°27'29"	77.86'
C14	N61°27'23"W	193.34'	415.67'	195.13'	26°53'48"	99.40'
C15	N67°13'48"W	197.02'	737.64'	197.61'	15°20'57"	99.40'
C16	N42°00'14"W	202.98'	336.55'	206.19'	35°06'10"	106.45'
C17	N28°30'24"W	161.20'	1140.03'	161.33'	8°06'29"	80.80'
C18	N24°41'20"W	160.08'	584.40'	160.58'	15°44'37"	80.80'
C19	N23°37'04"W	207.67'	877.03'	208.16'	13°35'56"	104.57'

### RECORD CURVE DIMENSION COS 4984

CURVE	RADIUS	ARC LENGTH	DELTA
C12	603.70'	148.69'	14°06'43"
C13	164.82'	145.14'	50°27'20"
C14	415.67'	195.13'	26°53'51"
C15	737.64'	197.61'	15°20'57"
C16	336.55'	206.19'	35°06'10"
C17	1140.03'	161.33'	8°06'29"
C18	584.40'	160.58'	15°44'37"
C19	877.03'	208.16'	13°35'56"

### TREASURER'S CERTIFICATE

STATE OF MONTANA

COUNTY OF LINCOLN

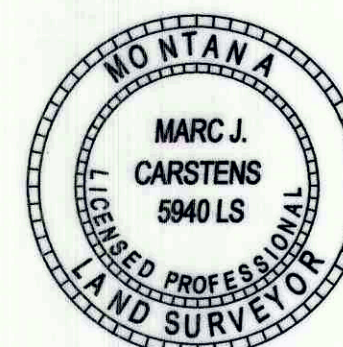
I HEREBY CERTIFY THAT REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN PLAT ARE PAID. THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207 (3) MCA.

DATED THIS 12<sup>th</sup> DAY OF Dec. 20 23

Sedaris Carlsberg by E. Randall  
TREASURER

### CERTIFICATE OF SURVEYOR

Marc J. Carstens 11/27/2023  
MARC J. CARSTENS A PROFESSIONAL LAND SURVEYOR



### CLERK & RECORDER CERTIFICATION

STATE OF MONTANA, COUNTY OF LINCOLN, FILED THIS 12<sup>th</sup> DAY OF DEC. 2023, A.D. AT 1:12 O'CLOCK

CORRINA BROWN BY Michelle Byrd  
LINCOLN COUNTY CLERK & RECORDER DEPUTY

CERTIFICATE OF SURVEY NO. 4989 RB

SHEET 1 OF 2



LOCATED IN THE NW 1/4 SECTION 15, & SW 1/4 SECTION 10  
T. 26 N., R. 29 W. P.M.M., LINCOLN COUNTY, MT.

