

OWNER: DONALD R. LUNDEEN  
 PURPOSE: COURT ORDER,  
 CAUSE NO. DP-23-18 (LINCOLN COUNTY, MT)  
 DATE: MAY 1, 2024

# CERTIFICATE OF SURVEY

## S1/2 SW1/4, SEC. 13, T36N, R27W, P.M.,M., LINCOLN COUNTY, MONTANA

**LEGEND**

- ⊕ SECTION CORNER,  
FOUND RAILROAD IRON WITH 'X' ETCH
- ⊖ SOUTH 1/4 CORNER, SECTION 13  
FOUND 2.5" DIAMETER BRASS CAP STAMPED 2345ES
- ⊙ CENTER 1/4 CORNER, SECTION 13  
FOUND REBAR W/CAP STAMPED 7328S
- 1/16 CORNER, SECTION 13, FOUND AS NOTED
- FOUND REBAR W/CAP STAMPED 7322LS
- SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED 15627LS
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED SURVEYS HEREON

**DESCRIPTIONS**

**TRACT ONE (1)**

That portion of the South one-half of the Southwest one-quarter (S1/2 SW1/4) of Section Thirteen (13), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the southwest corner of said Section Thirteen (13); thence North00°03'16"West 1318.47 feet along the westerly boundary of said Section Thirteen (13) to the South one-sixteenth (S 1/16) corner of said Section Thirteen (13); thence North89°54'24"East 672.18 feet along the northerly boundary of the South one-half of the Southwest one-quarter (S1/2 SW1/4) of said Section Thirteen (13) to the beginning of a non-tangent curve concave to the southwest having a radius of 259.15 feet and to which a radial line bears North72°39'37"East, said point also being the westerly right of way of a 60-foot wide County Road (Lundeen Road); thence the following eight (8) courses and distances along said right of way: southeasterly 41.36 feet along said curve through a central angle of 9°08'43", on a non-tangent line South09°09'12"East 102.80 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 387.05 feet and to which a radial line bears South82°24'08"West, southeasterly 126.58 feet along said curve through a central angle of 18°44'16", on a non-tangent line South28°24'49"East 552.80 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 369.62 feet and to which a radial line bears North63°37'03"East, southeasterly 142.62 feet along said curve through a central angle of 22°06'28", on a non-tangent line South07°08'04"East 150.06 feet, South09°27'31"East 189.49 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 184.50 feet and to which a radial line bears South87°07'16"West, southeasterly 101.38 feet along said curve through a central angle of 31°29'01" to the southerly boundary of said Section Thirteen (13); thence on a non-tangent line South89°48'41"West 1115.44 feet along said southerly boundary to the point of beginning and containing 27.637 acres of land, gross measure, more or less. All as shown hereon.

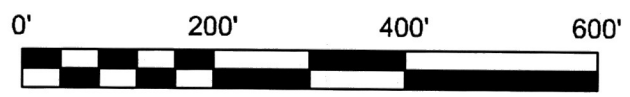
Subject to and together with all appurtenant easements of record.

**TRACT TWO (2)**

That portion of the South one-half of the Southwest one-quarter (S1/2 SW1/4) of Section Thirteen (13), Township Thirty-six North (T36N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the South one-quarter (S1/4) of said Section Thirteen (13); thence South89°48'41"West 1529.53 feet along the southerly boundary of said Section Thirteen (13) to the beginning of a non-tangent curve concave to the northeast having a radius of 184.50 feet and to which a radial line bears South55°38'16"West, said point also being on the westerly right of way of a 60-foot wide County road (Lundeen Road); thence the following eight (8) courses and distances along said westerly right of way: northwesterly 101.38 feet along said curve through a central angle of 31°29'01", on a non-tangent line North09°27'31"West 189.49 feet, North07°08'04"West 150.06 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 369.62 feet and to which a radial line bears North85°43'30", northwesterly 142.62 feet along said curve through a central angle of 22°06'28", on a non-tangent line North28°24'49"West 552.80 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 387.05 feet and to which a radial line bears South63°39'53"West, northwesterly 126.58 feet along said curve through a central angle of 18°44'16", on a non-tangent line North09°09'12"West 102.80 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 259.15 feet and to which a radial line bears North81°48'21"East 41.36 feet to the northerly boundary of the South one-half of the Southwest one-quarter (S1/2 SW1/4) of said Section Thirteen (13); thence on a non-tangent line North89°54'24"East 1975.89 feet along said northerly boundary to the center-south one-sixteenth corner (C-S 1/16) of said Section Thirteen (13); thence South00°04'53"West 1314.07 feet along the easterly boundary of the Southwest one-quarter (SW1/4) of said Section Thirteen (13) to the point of beginning and containing 52.334 acres of land, gross measure, more or less. All as shown hereon.

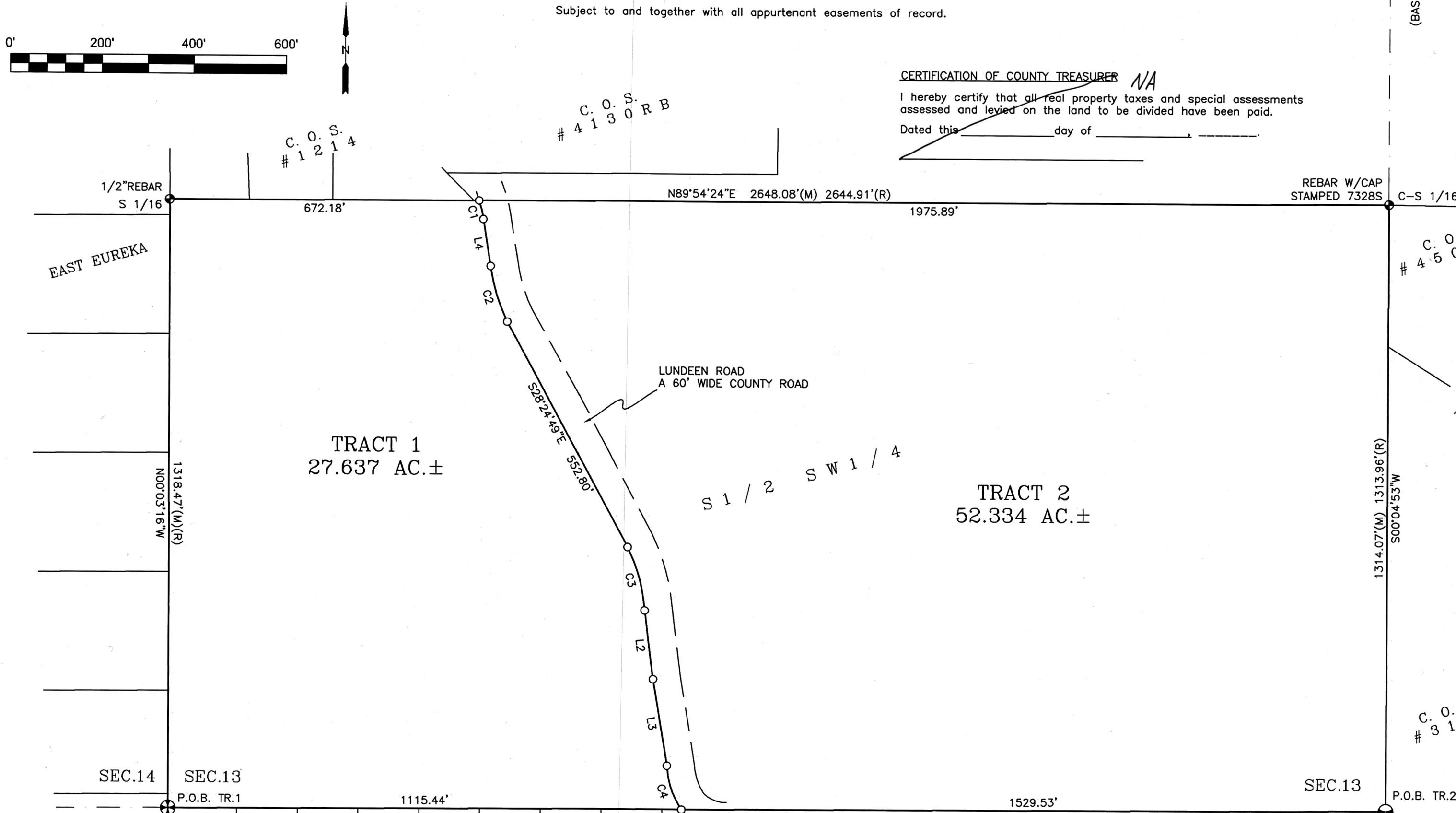
Subject to and together with appurtenant easements of record.



**CERTIFICATION OF COUNTY TREASURER** *NA*

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 \_\_\_\_\_ day of \_\_\_\_\_.



LINE	BEARING	DISTANCE
L1	S00°09'58"E	100.33'(M) 100.24'(R)
L2	S07°08'04"E	150.06'
L3	S09°27'31"E	189.49'
L4	S09°09'12"E	102.80'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	259.15'	41.36'	9°08'43"	S81°48'21"W	S72°39'37"W
C2	387.05'	126.58'	18°44'16"	N82°24'08"E	N63°39'53"E
C3	369.62'	142.62'	22°06'28"	S85°43'30"W	S63°37'03"W
C4	184.50'	101.38'	31°29'01"	N87°07'16"E	N55°38'16"E

**SAM CORDI**  
 REGISTERED LAND SURVEYOR  
 974 COLORADO AVE.  
 P.O. BOX 323  
 WHITEFISH, MT 59937  
 PHONE: (406)-862-9977

RIVERSIDE ADDITION  
 TO EUREKA

C. O. S.  
 # 4 0 3 6 R B

1313.94'(M) 1313.96'(R)  
 S00°05'05"W  
 (BASIS OF BEARINGS PER C.O.S. #4036RB)

C. O. S.  
 # 4 5 0 3 C O

1314.07'(M) 1313.96'(R)  
 S00°04'53"W

C. O. S.  
 # 3 1 0 B

**OWNER'S CERTIFICATION**

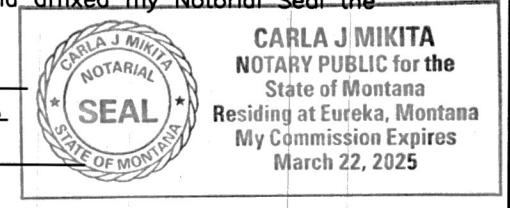
I hereby certify that the purpose of this survey is to provide for the disposition of land by court order, Montana Nineteenth Judicial District Court, Lincoln County, Cause No. DP-23-18, April 15, 2024, and is exempt from review as a subdivision pursuant to Section 76-3-201(1)(a), MCA.

*Jack E. Nelson*  
 JACK E. NELSON, Personal Representative  
 of the Will and estate of Donald R. Lundeen

STATE OF Montana )  
 County of Lincoln )  
 SS )

On this 30 day of May, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Jack E. Nelson as Personal Representative of the Will and estate of Donald R. Lundeen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

*Carla J. Mikita*  
 Notary Public for the State of Montana  
 Residing at Eureka, MT  
 My Commission expires 03/22/2025



**CERTIFICATE OF SURVEYOR**

*Thomas Sibson* 5/30/2024  
 THOMAS SIBSON, REGISTRATION NO. 15627LS  
 EXAMINED 07 JUNE 2024  
*Stevan A. Borch*  
 STEVAN A. BORCH, EXAMINING LAND SURVEYOR REG. NO. 9750LS  
 STATE OF MONTANA  
 County of Lincoln )  
 SS )  
 Filed on the 31 day of June  
 A.D. 2024 at 9:55 o'clock A.M.

*Corinna Brown*  
 CLERK AND RECORDER

BY: *Deleisha Storksen*  
 DEPUTY

INSTRUMENT REC. NO. 310978

CERTIFICATE OF SURVEY NO. 50340