

AMENDED PLAT OF: LOT 1 MOONSHINE MOUNTAIN MEADOWS PLAT NO 7053 FAMILY TRANSFER LOTS 1A & 1B

In the NW 1/4 NE 1/4 of Section 7, Twp. 35 N., R. 27 W., P.M.M.
For: Timothy R. & April L. Denio
Date: June 2024

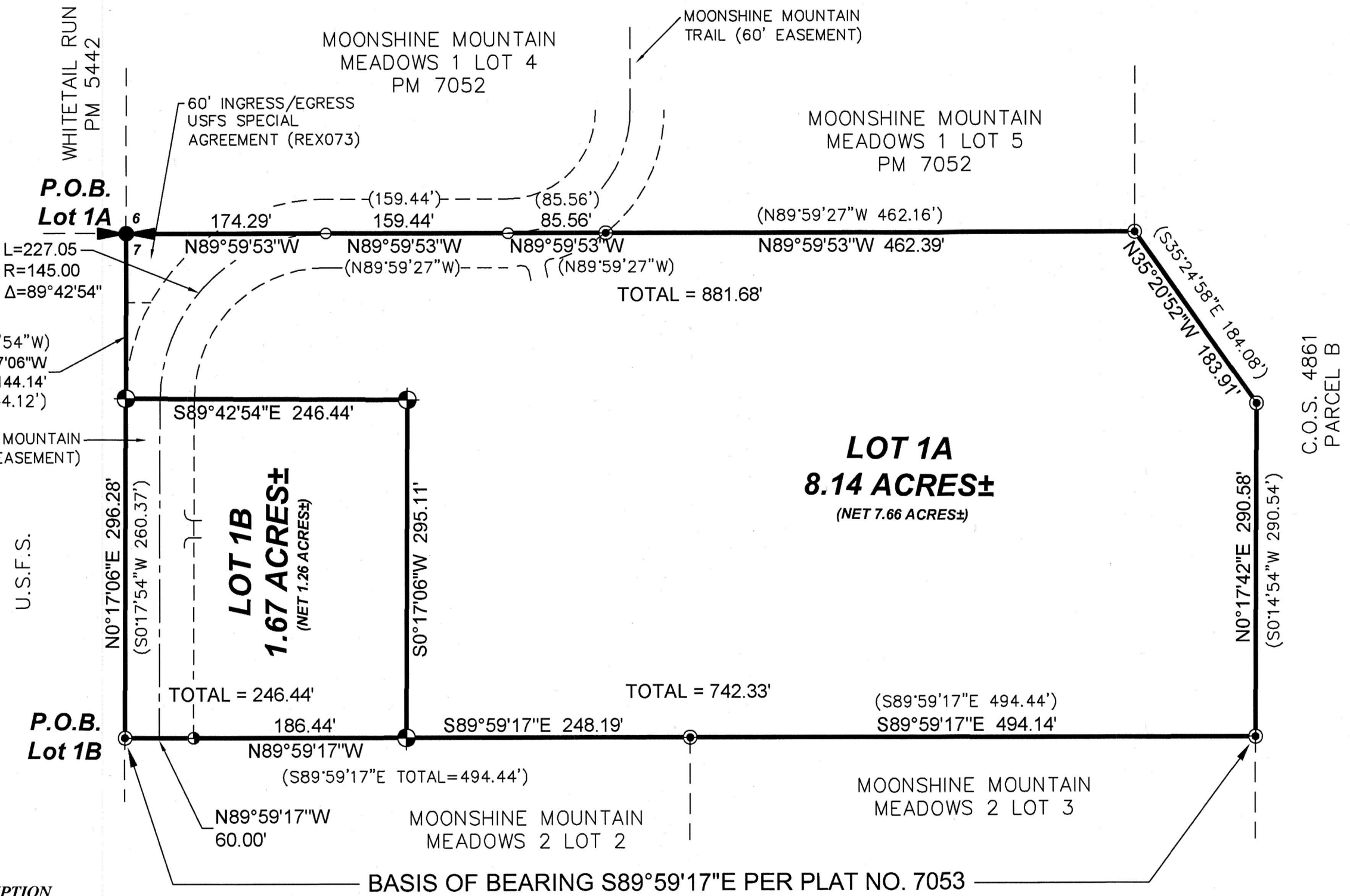
LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR WITH A 2 INCH DIA. ALUM. CAP STAMPED BELSKI 14731
- FOUND 2 1/2 INCH DIA. PIPE WITH A 3 1/4 INCH DIA. BRASS CAP STAMPED BLM 1/4 CORNER
- FOUND 5/8 INCH DIA. BARE REBAR
- COMPUTED POINT
- RECORD PER PLAT NO. 7053
- APPROACH

Graphic Scale:



(1 inch = 100 ft.)



PURPOSE OF SURVEY AND OWNERS EXEMPTION

We, Timothy & April DeNio, owners of record, hereby certify that the purpose of this survey and division of land is to transfer Lot 1B containing 1.67 acres more or less, to our son, Adam DeNio; and that this is the first and single gift or sale in this county to this member of my immediate family. Pursuant to Section 76-3-207(5), M.C.A. which states "An immediate family member or the spouse of an immediate family member who receives a division of land pursuant to subsection (1)(b) or (2)(b) may not transfer or otherwise convey the division of land for a period of up to 2 years after the date of the division unless the governing body sets a period of less than 2 years. A governing body may authorize variances from these requirements to address hardship situations."

Additionally, this parcel is exempt from review as a subdivision pursuant to Section 76-3-207 (2)(b)(i)(ii)(iii), M.C.A. which states: "a division within a platted subdivision is exempt from additional subdivision reviews and is subject to applicable zoning regulations adopted under Title 76, chapter 2, unless the method of disposition is adopted for the purpose of evading this chapter, if the division: (A) is within a subdivision that has been approved by the local governing body; (B) creates parcels of a size allowed within the subdivision; and (C) is gifted or sold to a member of the landowner's immediate family; (ii) an amended plat must be filed with the county clerk and recorder after a division provided in subsection (2)(b)(i) occurs; and (iii) except as otherwise provided in the subsection (2)(b), a restriction or requirement on the platted subdivision continues to apply to a division allowed in subsection (2)(b)(i).

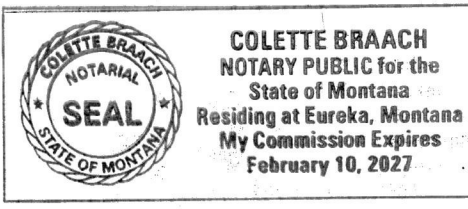
Dated this 31 day of July, 2024.

Timothy R. DeNio date 7/31/2024
April L. DeNio date 7/31/2024

STATE OF Montana
 County of Lincoln

On this 31 day of July, 2024 A.D. before me, a Notary Public in and for the State of Montana, Timothy R. DeNio and April L. DeNio, husband and wife, 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 My Commission Expires Feb. 10, 2027



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 12th day of Aug.

Anthony Jimayo Treasurer Lincoln County Montana
Sedavis Carlberg

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 12th day of August, 2024 A.D.
Steven A. Boyer Professional Land Surveyor No. 9750LS

DESCRIPTION OF LOT 1A

An irregular tract of land near Rexford, in Lincoln County Montana, lying in the NW 1/4 NE 1/4 of Section 7 Twp. 35 N., R. 27 W. P.M.M., being a portion of Lot 1 Moonshine Mountain Meadows II Plat No. 7053, containing 8.14 acres more or less and more particularly described as follows:

Beginning at 2 1/2 inch dia. pipe with a 3 1/4 inch dia. brass cap marking 1/4 corner common to 6 and Section 7 of Twp.35N., R.27W., P.M.M.; thence, S0°17'06"W 144.14 feet along the west line of the Northwest 1/4 of the Northeast 1/4 of said Section 7 to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said west line S89°42'54"E 246.44 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S0°17'06"W 295.11 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S89°59'17"E a total distance of 742.33 feet to a 5/8 inch dia. rebar capped Belski 14731; thence N0°17'42"E 290.58 feet to a 5/8 inch dia. rebar capped Belski 14731; thence N35°20'52"W 183.91 feet to a 5/8 inch dia. rebar capped Belski 14731 located on the north line of said Section 7; thence, along north line of said Section 7, N89°59'53"W a total distance of 881.68 feet to the point of beginning.

The aforescribed Lot 1A contains 8.14 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF LOT 1B

A rectangular tract of land near Rexford, in Lincoln County Montana, lying in the NW 1/4 NE 1/4 of Section 7 Twp. 35 N., R. 27 W. P.M.M., being a portion of Lot 1 Moonshine Mountain Meadows II Plat No. 7053, containing 1.67 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Belski 14731 located on the west line of the Northwest 1/4 of the Northeast 1/4 of Section 7 of Twp.35N., R.27W., P.M.M.; thence N0°17'06"E 296.28 feet along the west line of the Northwest 1/4 of the Northeast 1/4 of said Section 7 to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said west line, S89°42'54"E 246.44 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S0°17'16"W 295.11 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence N89°59'17"W a total distance of 246.44 feet to the point of beginning.

The aforescribed Lot 1B contains 1.67 acres more or less and is subject to and together with all appurtenant easements of record.

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 12th day of August, 2024 A.D.

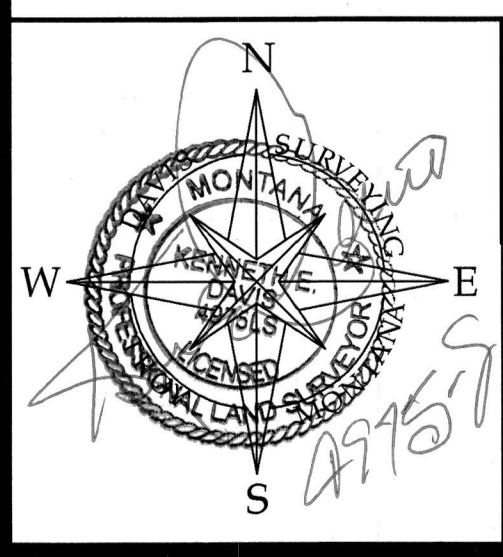
Kenneth E. Davis Registered Land Surveyor No. 4975-S

STATE OF MONTANA
 COUNTY OF LINCOLN

Filed on this 13 day of August, 2024 A.D. at 12:10 o'clock P m.

Corrina Brown County Clerk and Recorder
Crystal Deman Deputy

PLAT NO. 5059FC



DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 8/18/23	REV: 5/20/24
DRAWN BY: SM	
Land Projects 2023	
FILE: t372707ad-sm.dwg	