

# CERTIFICATE OF SURVEY:

## LOT 6 & REMAINDER OF SHANNON FLATS SUBDIVISION PLAT NO. 6641

### BOUNDARY LINE ADJUSTMENT

In the S 1/2 NE 1/4 Sec. 21, Twp. 31 N., R. 33 W., P.M.M.

For: Eric Bender, Tyann Bender, & Peggy Curl Date: July 2024

#### LEGEND

- ◆ SET A 5/8 INCH DIA. REBAR WITH A 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED J.H.N. 4661-S
- FOUND BARE 5/8 INCH DIA. REBAR
- COMPUTED POINT
- ◆ FOUND 3 1/4 INCH DIA. BRASS BLM MONUMENT AS NOTED
- { } RECORD PER PLAT NO. 6641

NORTH

LOT 1  
PLAT NO. 6641

NE 1/4  
NE 1/4

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 of 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 5 day of August, 2024 A.D.

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

#### DESCRIPTION OF PARCEL A

A tract of land near Troy, Montana, being a portion of the Remainder of Shannon Flats per Plat No. 6641, lying in the SE 1/4 NE 1/4 of Section 21, Twp. 31 N., R. 33 W., P.M.M., containing 10.00 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southwest corner of the Remainder of Shannon Flats per Plat No. 6641; thence, N00°06'33"W 1324.07 feet to a bare 5/8 inch dia. rebar marking the northwest corner of said Remainder; thence along the north boundary of said Remainder, S89°51'47"E 329.24 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said north boundary S0°06'33"E 1323.29 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south boundary of said Remainder; thence along said south boundary, N89°59'58"W 329.24 feet to the point of beginning.

The aforescribed Parcel A contains 10.00 acres more or less, is subject to a 60.00 foot wide access and utility easement along the south boundary as shown hereon, and is to become a permanent part of Lot 6A also shown hereon.

#### DESCRIPTION OF LOT 6A

A tract of land near Troy, Montana, being Lot 6 and a portion of the Remainder of Shannon Flats per Plat No. 6641, lying in the S 1/2 NE 1/4 of Section 21, Twp. 31 N., R. 33 W., P.M.M., containing 32.01 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southeast corner of Lot 6 of Shannon Flats per Plat No. 6641; thence along the south boundary of said Lot 6, N89°58'42"W 731.62 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence along the west boundary of said Lot 6, N0°00'56"E a total distance of 1300.86 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence along the north boundary of said Lot 6, N88°11'52"E 729.11 feet to a bare 5/8 inch dia. rebar marking the northeast corner of said Lot 6; thence along the north boundary of the Remainder of Shannon Flats per Plat No. 6641, S89°51'47"E 329.24 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said north boundary S0°06'33"E 1323.29 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south boundary of said Remainder; thence along said south boundary, N89°59'58"W 329.24 feet to the point of beginning.

The aforescribed Lot 6A contains 32.01 acres more or less and is subject to and together with all appurtenant easements of record including a 60.00 foot wide private access and utility easement along the south boundary of Parcel A as shown hereon.

#### DESCRIPTION OF TRACT 1

A tract of land near Troy, Montana, being a portion of the Remainder of Shannon Flats per Plat No. 6641, lying in the S 1/2 NE 1/4 of Section 21, Twp. 31 N., R. 33 W., P.M.M., containing 20.09 acres more or less and more particularly described as follows;

Beginning at a 3 1/4 inch dia. brass BLM monument marking the E 1/4 Corner of Section 21, Twp. 31 N., R. 33 W., P.M.M., thence along the east section line of said Section 21, N0°15'19"E 660.41 feet to a 5/8 inch dia. bare rebar marking the southeast corner of the NE 1/4 SE 1/4 NE 1/4 of said Section 21; thence along the south boundary of said NE 1/4 SE 1/4 NE 1/4, N89°54'44"W 665.11 feet to a 5/8 inch dia. rebar capped J.H.N. 4661-S; thence along the west boundary of said NE 1/4 SE 1/4 NE 1/4, N0°01'27"E 661.08 feet to a 5/8 inch dia. rebar capped J.H.N. 4661-S; thence along the north boundary of the Remainder of Shannon Flats per Plat No. 6641, N89°51'47"W 331.60 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°06'33"E 1323.29 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south boundary of said Remainder; thence along the south boundary of said Remainder, S89°59'58"E 990.97 feet to the point of beginning.

The aforescribed Tract 1 contains 20.09 acres more or less and is subject to and together with all appurtenant easements of record.

#### PURPOSE OF SURVEY

We, Eric Bender, Tyann Bender, and Peggy Curl, certify that the purpose of this survey is to relocate common boundaries inside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(1)(d) which states: "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries; Furthermore, this survey is exempt from sanitation review by the Department of Environmental Quality being completed pursuant to 76-4-103 which states in part: "A parcel that is 20 acres or more in size, exclusive of public roadways, is not subject to review under this part unless the parcel provides two or more permanent spaces for recreational camping vehicles or mobile homes. 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."

*Eric Bender* 8-5-24  
Eric Bender Date

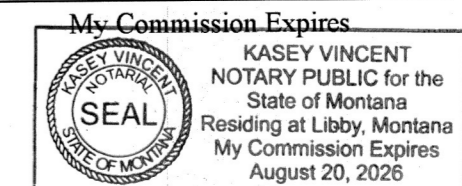
*Tyann Bender* 8/5/24  
Tyann Bender Date

*Peggy Curl* 8-5-24  
Peggy Curl Date

STATE OF MONTANA  
County of Lincoln

On this 5 day of August, 2024 A.D. before me, a Notary Public in and for the State of Montana, Eric Bender 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.

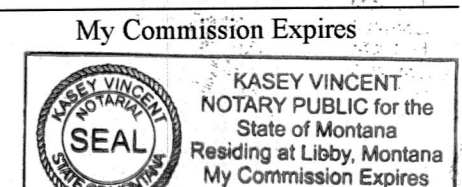
*Kasey Vincent*  
Notary Public



STATE OF MONTANA  
County of Lincoln

On this 5 day of August, 2024 A.D. before me, a Notary Public in and for the State of Montana, Tyann Bender, 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.

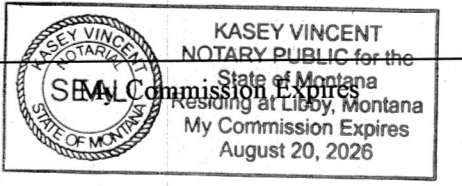
*Kasey Vincent*  
Notary Public



STATE OF MONTANA  
County of Lincoln

On this 5 day of August, 2024 A.D. before me, a Notary Public in and for the State of Montana, Peggy Curl, 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.

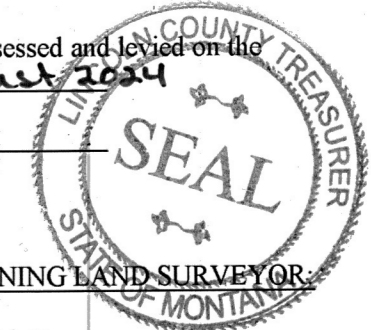
*Kasey Vincent*  
Notary Public



#### 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 22<sup>nd</sup> day of August, 2024

*Sedaris Carlsberg by Kay Randall*  
Treasurer Lincoln County Montana



#### CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR

Examined this 22 day of August, 2024 A.D.

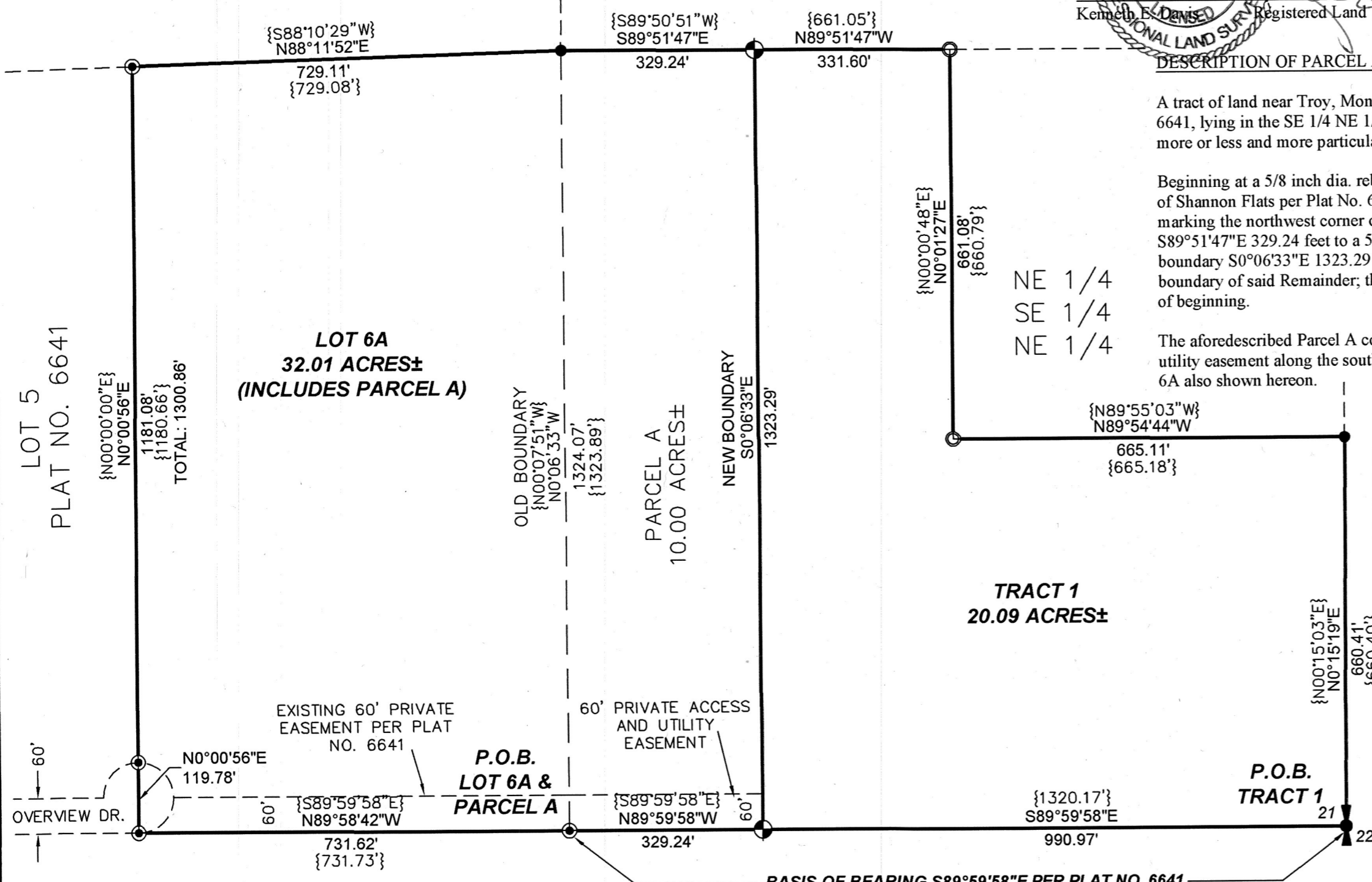
*Steven A. Boyer*  
Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

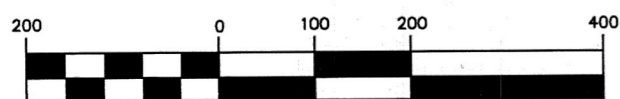
Filed on this 20 day of August, 2024 A.D. at 10:44 O'clock A.M.

*Cocaine Brown* by *Christal Demora*  
County Clerk and Recorder Deputy

C.O.S. NO. 5067RB



#### Graphic Scale:



(1 inch = 200 ft.)

#### SURVEYOR NOTE:

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 amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

### DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 7/2/24

REV:

DRAWN BY: CJR

Land Projects 2024

FILE: T313321BC-2024.dwg

