

OWNERS: COLTER DON SALMINEN AND COURTNEY ANN SALMINEN
 PURPOSE: IMMEDIATE FAMILY TRANSFER
 DATE: MARCH 27, 2024

CERTIFICATE OF SURVEY

AN AMENDED PLAT OF LOT 2 OF EKHOLT 2 SUBDIVISION W1/2 SE1/4, SEC. 31, T36N, R26W, P.M.,M., LINCOLN COUNTY, MONTANA

TOTAL AREA
16.000 AC.±

LEGEND

- CENTER 1/4 CORNER, SEC. 31
FOUND 2-3/8" DIAMETER BRASS CAP
STAMPED 13102LS
- ⊕ EAST 1/16 CORNER, SECTION 31
FOUND REBAR WITH CAP STAMPED 4975S
- FOUND 5/8" REBAR W/CAP STAMPED
13102LS (UNLESS OTHERWISE NOTED)
- ⊕ FOUND 5/8" REBAR W/CAP STAMPED
15627LS
- SET 5/8" X 24" REBAR W/PLASTIC CAP
STAMPED 15627LS
- WC WITNESS CORNER TO PROPERTY CORNER
SET 5/8" X 24" REBAR W/PLASTIC CAP
STAMPED 15627LS
- COMPUTED POINT
- POB POINT OF BEGINNING

OWNERS' CERTIFICATION

We, Colter Don Salminen and Courtney Ann Salminen, Grantors of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel/Tract 2A, being 8.000 acres, as shown hereon, to Colter Don Salminen's father and step mother Shane A. Salminen and Norma R. Salminen, and that this is the first and single gift or sale in this county to these members of our immediate family and the owners of record certification of compliance and that the tract/parcel will not be transferred back to the grantors within 24 months of filing without written consent of the governing body. Therefore this parcel is exempt from review as a subdivision pursuant to Section 76-3-207(2)(b)(i)(A)(B)(C)(ii)(iii), M.C.A., "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 is within a subdivision that has been approved by a local governing body; creates parcels of a size allowed within the subdivision; and is gifted or sold to a member of the landowner's immediate family; and an amended plat must be filed with the county clerk and recorder after a division provided in subsection (2)(b)(i) occurs; and except as otherwise provided in this subsection (2)(b), a restriction or requirement on the platted subdivision continues to apply to a division allowed in subsection (2)(b)(i)." Furthermore, Tract 2B is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)(ii), "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if no facilities other than those previously approved exist or will be constructed on the parcel, and the division of land will not cause approved facilities to deviate from the conditions of approval."

Colter Don Salminen
COLTER DON SALMINEN

Courtney Ann Salminen
COURTNEY ANN SALMINEN

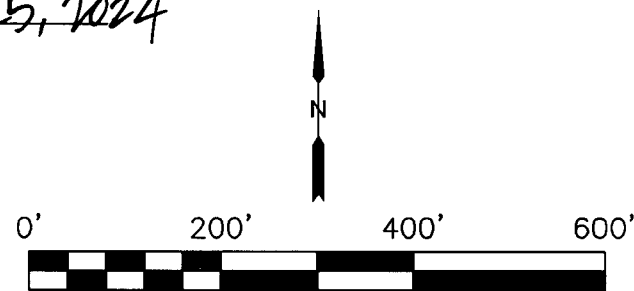
STATE OF MONTANA)

County of Lincoln)

On this 24th day of May, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Colter Don Salminen and Courtney Ann Salminen, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed to me that my Notarial Seal the day and year first above written.

Notary Public for the State of Montana
Residing at Everett, Montana
My Commission expires August 15, 2024

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



DESCRIPTIONS

TRACT 2A

That portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section Thirty-one (31), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana (P.M.,M.), Lincoln County, Montana, more particularly described as follows:

Commencing at the East one-sixteenth (E 1/16) corner of said Section Thirty-one (31); thence North00°08'23"East 824.37 feet along the easterly boundary of said West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section Thirty-one (31) to the TRUE POINT OF BEGINNING of the tract of land herein described; thence South88°34'41"West 415.51 feet; thence North01°10'02"East 1155.90 feet to the centerline of a 60-foot wide County right of way (Tobacco Road); thence South68°44'11"East 222.93 feet along said centerline; thence South01°10'02"West 489.49 feet; thence South88°49'58"East 195.49 feet to the easterly boundary of said West one-half of the Southeast one-quarter (W1/2 SE1/4); thence South00°08'23"West 571.14 feet along said easterly boundary to the point of beginning and containing 8.000 acres of land, gross measure, more or less. All as shown hereon.

Together with a 40-foot wide access easement, as shown hereon.

Subject to an access easement, as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 2B

That portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section Thirty-one (31), Township Thirty-six North (T36N), Range Twenty-six West (R26W), Principal Meridian, Montana (P.M.,M.), Lincoln County, Montana, more particularly described as follows:

Beginning at the East one-sixteenth (E 1/16) corner of said Section Thirty-one (31); thence South88°34'41"West 430.30 feet along the southerly boundary of said Section Thirty-one (31); thence North01°10'02"East 824.90 feet; thence North88°34'41"East 415.51 feet to the easterly boundary of said West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section Thirty-one (31); thence South00°08'23"West 824.37 feet along said easterly boundary to the point of beginning and containing 8.000 acres of land, gross measure, more or less. All as shown hereon.

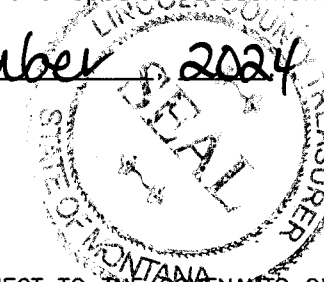
Together with a 40-foot wide access easement, as shown hereon.

Subject to and together with all appurtenant easements of record.

CERTIFICATION OF COUNTY TREASURER

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 2nd day of December, 2024
Christina Coulter
 TREASURER LINCOLN COUNTY

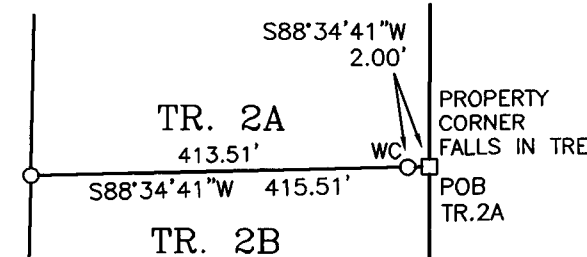


SURVEYOR'S NOTES

- 1) TRACTS 2A AND 2B OF THIS SURVEY ARE SUBJECT TO THE COVENANTS OF EKHOLT 2 SUBDIVISION.
- 2) AN IMMEDIATE FAMILY MEMBER WHO RECEIVES A DIVISION OF LAND PURSUANT TO SECTION 76-3-207(2)(b) M.C.A. MAY NOT TRANSFER OR OTHERWISE CONVEY THE DIVISION OF LAND FOR A PERIOD OF UP TO 2 YEARS AFTER THE DATE OF THE DIVISION, PER SECTION 76-3-207(5) M.C.A.
- 3) THE OWNERS HERBY WAIVE THE RIGHT TO PROTEST THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT FOR THE PURPOSE OF FINANCING IMPROVEMENTS TO AREA ROADS WHICH WILL SPECIFICALLY BENEFIT THIS SUBDIVISION.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	178.00'	242.32'	78°00'00"	224.04'	N60°20'35"W
C2	208.00'	283.16'	78°00'00"	261.80'	N60°20'35"W
C3	238.00'	324.00'	78°00'00"	299.56'	N60°20'35"W
C4	504.00'	280.58'	31°53'48"	S21°15'49"W	S10°37'59"E
C5	474.00'	263.88'	31°53'48"	S21°15'49"W	S10°37'59"E
C6	444.00'	247.17'	31°53'48"	S21°15'49"W	S10°37'59"E

L1	N88°40'13"E	87.34'
L2	N88°40'13"E	53.31'
L3	N29°29'07"W	146.87'
L4	N29°29'07"W	160.79'
L5	N29°29'07"W	174.71'
L6	S80°39'42"W	90.32'
L7	S80°39'25"W	91.00'
L8	S80°39'08"W	91.68'
L9	N68°44'11"W	28.18'
L10	N68°44'11"W	63.89'
L11	S68°44'11"E	28.06'
L12	S68°44'11"E	39.03'



DETAIL
NOT TO SCALE

CERTIFICATE OF SURVEYOR

Sam Cordi 3/28/2024
 THOMAS PERSON REGISTRATION NO. 1327LS
 EXAMINED: 25/04/2024
Steven Boyer
 STEVEN BOYER SURVEYOR REG. NO. 9750LS
 STATE OF MONTANA
 County of Lincoln

Filed on the 02 day of Dec.
 A.D. 2024 at 9:00 o'clock A.M.

Corina Brown
 CLERK AND RECORDER
 BY: Christina Coulter
 DEPUTY

INSTRUMENT REC. NO. 313261

CERTIFICATE OF SURVEY NO. 509160