

LINCOLN COUNTY MONTANA
CERTIFICATE OF SURVEY
COURT ORDERED DIVISION DV-23-116
 LOT 5 OF WILDERNESS RIVER ESTATES PER PLAT NO. 6204
 In H.E.S. 846 - Unsurveyed Section 2 Twp. 35 N., R. 33 W., P.M.M.
 For: David B. Stout & Paul Bogdan Date: November 2024

PURPOSE OF SURVEY

We, David B. Stout & Paul Bogdan, do hereby certify that this division of land is created by order of the Nineteenth Judicial Court, Lincoln County Montana (DV-23-116). Therefore this survey is exempt from review as a subdivision being completed pursuant to 76-3-201(1)(a) M.C.A. which states: "is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30. Furthermore, this survey is exempt from sanitation review by the Department of Environmental Quality being completed pursuant to 76-4-125(1)(a) which states: "the exclusion cited in 76-3-201,".

DESCRIPTION OF TRACT 1

A tract of land located in the Yaak River Valley, Lincoln County Montana, being a portion of Lot 5 of Wilderness River Estates per Plat No. 6204 and lying in Unsurveyed Section 2, Twp. 35 N., R. 33 W., P.M.M., containing 9.98 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 Lot 5 of Wilderness River Estates per Plat No. 6204; thence, N27°15'00"W a total distance of 1128.70 feet to a computed point located on the northern high water line of the Yaak River; thence along said high water line, N38°02'34"E 54.84 feet to a computed point; thence, N55°17'40"E 75.85 feet to a computed point; thence, leaving said high water line, S72°35'52"E a total distance of 764.39 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S19°22'08"W 699.13 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S4°48'30"E 74.34 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Gus Creek Road a private 30.00 foot wide access easement; thence, S33°15'53"E 15.00 feet to a computed point located on the centerline of said private easement; thence on the arc of a curve to the right, a distance of 111.47 feet, turning through a delta angle of 85°09'27", and having a radius of 75.00 feet, to a computed point located on the south line of said Lot 5; thence, S62°45'29"W a total distance of 215.38 feet to the point of beginning.

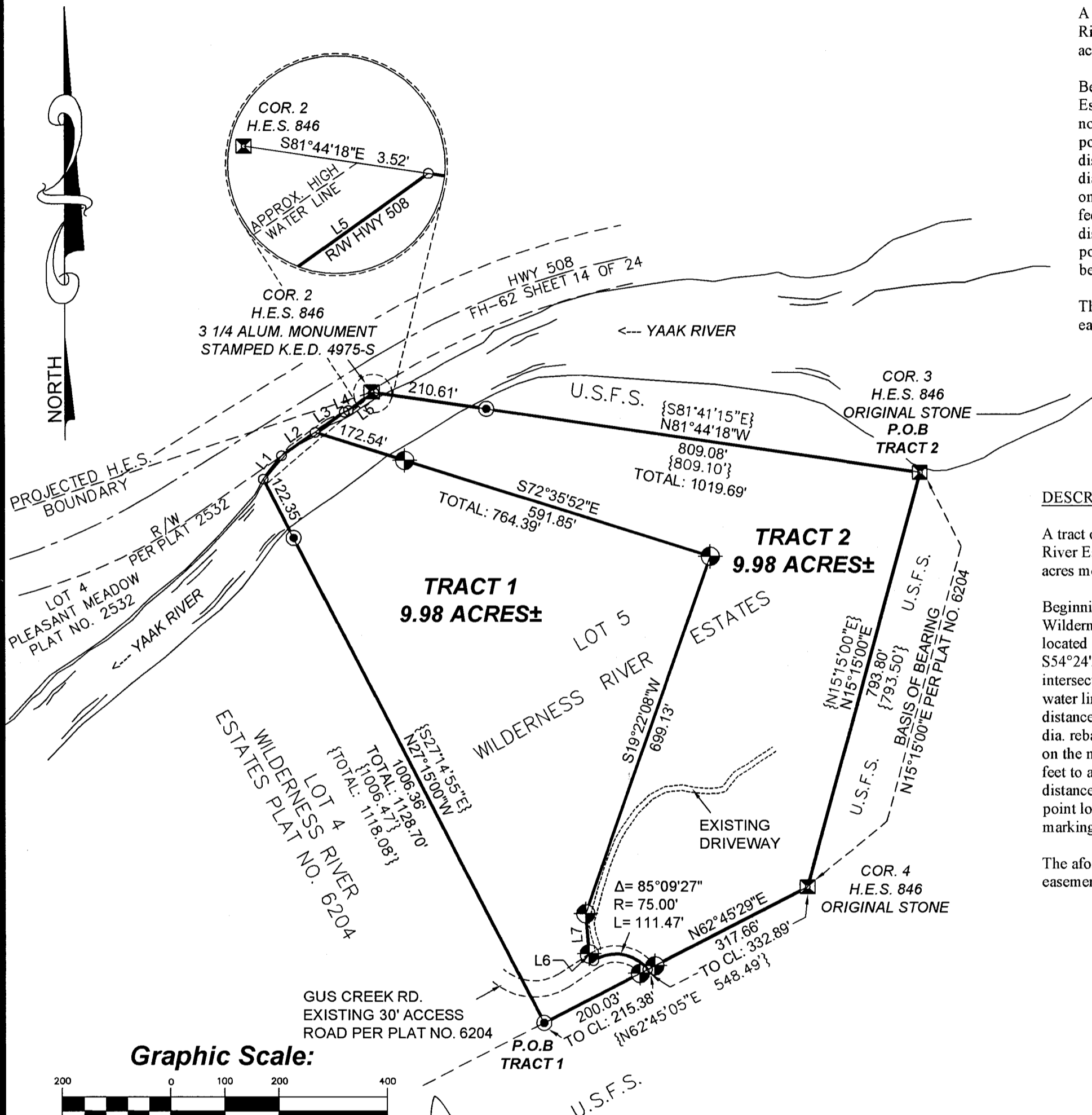
The aforescribed Tract 1 contains 9.98 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 2

A tract of land located in the Yaak River Valley, Lincoln County Montana, being a portion of Lot 5 of Wilderness River Estates per Plat No. 6204 and lying in Unsurveyed Section 2, Twp. 35 N., R. 33 W., P.M.M., containing 9.98 acres more or less and more particularly described as follows:

Beginning at an original stone marking Corner No. 3 of H.E.S. 846 and being the eastern most corner of Lot 5 of Wilderness River Estates per Plat No. 6204; thence, N81°44'18"W a total distance of 1019.69 feet to a computed point located on the south right-of-way of Montana State Highway No. 508; thence, along said south right-of-way, S54°24'34"W 57.25 feet to a computed point; thence, S67°40'31"W 8.44 feet to a computed point located at the intersection of said south right-of-way and the north high water line of the Yaak River; thence, along said north high water line, S55°17'40"W 64.99 feet to a computed point; thence leaving said north high water line, S72°35'52"E a total distance of 764.39 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S19°22'08"W 699.13 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S4°48'30"E 74.34 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Gus Creek Road a private 30.00 foot wide access easement; thence, S33°15'53"E 15.00 feet to a computed point located on the centerline of said private easement; thence on the arc of a curve to the right, a distance of 111.47 feet, turning through a delta angle of 85°09'27", and having a radius of 75.00 feet, to a computed point located on the south line of said Lot 5; thence, N62°45'29"E a total distance of 332.89 feet to an original stone marking Corner 4 of H.E.S. 846; thence, N15°15'00"E 793.80 feet to the point of beginning.

The aforescribed Tract 2 contains 9.98 acres more or less and is subject to and together with all appurtenant easements of record.



Line #	Length	Direction
L1	54.84	N38° 02' 34"E
L2	75.85	N55° 17' 40"E
L3	64.99	S55° 17' 40"W
L4	8.44	S67° 40' 31"W
L5	57.25	S54° 24' 34"W
L6	15.00	S33° 15' 53"E
L7	74.34	S4° 48' 30"E

LEGEND

- ◆ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND MONUMENTS AS NOTED
- COMPUTED POINT
- { } RECORD PER PLAT NO. 6204

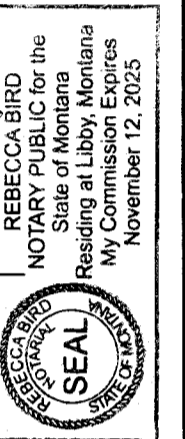
Dated this 26 day of November, 2024 A.D.

David B. Stout
 Paul Bogdan

STATE OF MONTANA
 County of Lincoln

On this 26 day of November, 2024 A.D. before me, a Notary Public in and for the State of Montana, David B. Stout 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.

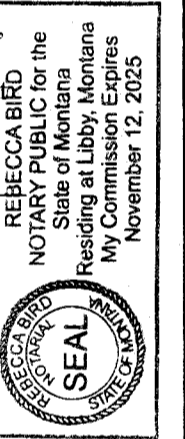
Notary Public My Commission Expires



STATE OF Montana
 County of Lincoln

On this 26 day of November, 2024 A.D. before me, a Notary Public in and for the State of Montana, Paul Bogdan, 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



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 thereon.

Dated this 26 day of November, 2024 A.D.
 Kenneth E. Davis, Registered Land Surveyor No. 4975-S

CERTIFICATE OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 2nd day of December, 2024 A.D.

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

STATE OF MONTANA
 COUNTY OF LINCOLN

Filed on this 3 day of December, 2024 A.D. at 10:46 O'clock a.m.

Corrina Brown, County Clerk and Recorder
 by Debra Stokson, Deputy

CERTIFICATE OF SURVEY NO. 509200

DAVIS SURVEYING INC.
 TROY, MONTANA
 DATE: 5/22/23 REV:
 DRAWN BY: CJR
 Land Projects 2023
 FILE: t353302sb.dwg

