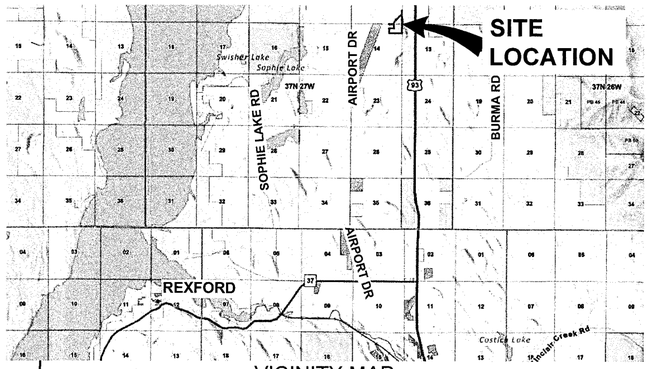
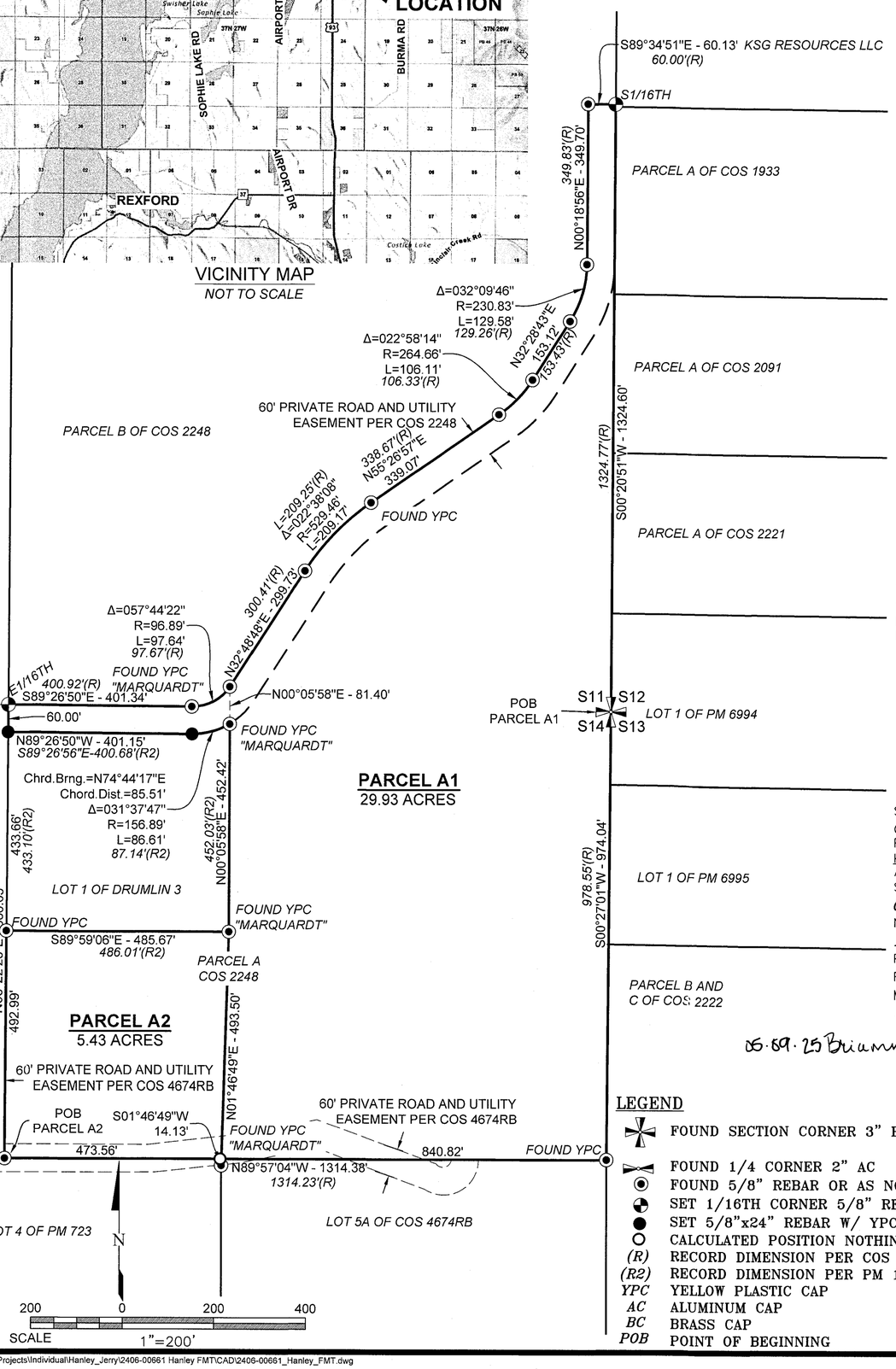
CERTIFICATE OF SURVEY

LOCATION: SE1/4 OF SEC. 11, T. 37 N., R. 27 W., AND
NE1/4 OF SEC. 14, T. 37 N., R. 27 W., P.M. MONTANA, LINCOLN COUNTY
PURPOSE: IMMEDIATE FAMILY MEMBER TRANSFER
COMMISIONED BY: JERRY HANLEY
OWNERS: JERRY HANLEY AND KAREN JEAN HANLEY (PARCEL A OF COS 2248)



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

PARCEL A1:

A TRACT OF LAND BEING A PORTION OF PARCEL A OF COS NO. 2248 LOCATED IN THE SE1/4 OF SECTION 11, T. 37 N., R. 27 W. AND NE1/4 OF SECTION 14, T. 37 N., R. 27 W., P.M. MONTANA, LINCOLN COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S 00°27'01" W, 974.04 FEET ALONG THE EAST LINE OF SAID SECTION 14; THENCE N 89°57'04" W, 840.82 FEET ALONG THE SOUTH LINE OF SAID PARCEL A; THENCE N 01°46'49" E, 493.50 FEET ALONG THE EAST LINE OF SAID PARCEL 1 TO THE SE CORNER OF LOT 1 OF DRUMLIN 3; THENCE N 00°05'58" E, 452.42 FEET ALONG THE EAST LINE OF LOT 1 OF DRUMLIN 3 TO THE NE CORNER OF SAID LOT 1; THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT WITH A ARC LENGTH OF 86.61 FEET, RADIUS OF 156.89, DELTA ANGLE OF 31°37'47", CHORD BEARING OF N 74°44'17" E AND A CHORD DISTANCE OF 85.51 FEET; THENCE N 89°26'50" W, 401.15 FEET ALONG THE NORTH LINE OF SAID LOT 1 OF DRUMLIN 3 TO THE NW CORNER OF SAID LOT 1 OF DRUMLIN 3; THENCE N 00°22'26" E, 60.00 FEET THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A THE FOLLOWING 9 SEGMENTS; 1.) S 89°26'50" E, 401.34 FEET; 2.) ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 97.64 FEET, RADIUS OF 96.89 FEET AND A DELTA ANGLE OF 57°44'22"; 3.) N 32°48'48" E, 299.73 FEET; 4.) ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 209.17 FEET, RADIUS OF 529.46 FEET AND A DELTA ANGLE OF 22°38'08"; 5.) N 55°26'57" E, 339.07 FEET; 6.) ALONG A CURVE TO THE LEFT WITH A ARC LENGTH OF 106.11 FEET, RADIUS OF 264.66 FEET AND A DELTA ANGLE OF 22°58'14"; 7.) N 32°28'43" E, 153.12 FEET; 8.) ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 129.58 FEET, RADIUS OF 230.83 FEET AND A DELTA ANGLE OF 32°09'46"; 9.) N 00°18'56" E, 349.70 FEET; THENCE S 89°34'51" E, 60.13 FEET TO THE S1/16TH CORNER COMMON TO SAID SECTIONS 11 AND 14; THENCE S 00°20'51" W, 1,324.60 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 29.93 ACRES MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENT, EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY AND DOCUMENTS OF RECORD.

PARCEL A2:

A TRACT OF LAND BEING A PORTION OF PARCEL A OF COS NO. 2248 LOCATED IN THE NE1/4 OF SECTION 14, T. 37 N., R. 27 W., P.M. MONTANA, LINCOLN COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N 00°22'26" E, 492.99 FEET TO THE SW CORNER OF LOT 1 OF DRUMLIN 3; THENCE S 89°59'06" E, 485.67 FEET ALONG THE SOUTH LINE OF SAID LOT 1 OF DRUMLIN 3 TO THE SE CORNER OF SAID LOT 1 OF DRUMLIN 3; THENCE S 01°46'49" W, 493.50 FEET TO THE SOUTH LINE OF SAID PARCEL A; THENCE N 89°57'04" W, 473.56 FEET ALONG THE SOUTH LINE OF SAID PARCEL A TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.43 ACRES MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENT, EASEMENTS SHOWN ON THIS CERTIFICATE OF SURVEY AND DOCUMENTS OF RECORD.

CERTIFICATE EXEMPTIONS:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO TRANSFER PARCEL A2 AS SHOWN ON THIS CERTIFICATE OF SURVEY TO JERRY DEAN HANLEY, OUR SON. FURTHERMORE, I CERTIFY THAT I AM ENTITLED TO USE THIS EXEMPTION AND AM IN COMPLIANCE WITH ALL CONDITIONS IMPOSED BY LAW AND REGULATIONS ON THE USE OF THIS EXEMPTION. THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM SUBDIVISION REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISION OF SECTION 76–3–207(1)(b) OF MCA, AS THESE ARE DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF A SINGLE GIFT OR SALE IN EACH COUNTY TO EACH MEMBER OF THE LANDOWNERS IMMEDIATE FAMILY.

CERTIFICATE OF DEQ EXCLUSION: PARCEL A2

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT PARCEL A2 AS SHOWN ON THIS CERTIFICATE OF SURVEY ARE EXEMPT FROM DEQ REVIEW IN ACCORDANCE WITH ARM SECTION 17.36.605(2)(a) BECAUSE A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

CERTIFICATE OF DEQ EXCLUSION: PARCEL A1

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT PARCEL A1 AS SHOWN ON THIS CERTIFICATE OF SURVEY ARE EXEMPT FROM DEQ REVIEW IN ACCORDANCE WITH SECTION 76–4–102(24), MCA, BECAUSE "SUBDIVISION" MEANS A DIVISION OF LAND OR LAND SO DIVIDED THAT CREATES ONE OR MORE PARCELS CONTAINING LESS THAN 20 ACRES, EXCLUSIVE OF PUBLIC ROADWAYS, IN ORDER THAT THE TITLE TO OR POSSESSION OF THE PARCELS MAY BE SOLD, RENTED, LEASED, OR OTHERWISE CONVEYED AND INCLUDES ANY RESUBDIVISION AND ANY CONDOMINIUM OR AREA, REGARDLESS OF SIZE, THAT PROVIDES PERMANENT MULTIPLE SPACE FOR RECREATIONAL CAMPING VEHICLES OR MOBILE HOMES.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS CERTIFICATE OF SURVEY WILL CONFORM TO THE PROVISIONS OF SECTION 76–3–207(5), MCA, 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.

DATED THIS 9 DAY OF MAY, 2025.

Jerry Hanley
JERRY HANLEY (OWNER)

Karen Jean Hanley
KAREN JEAN HANLEY

STATE OF MONTANA, COUNTY OF LINCOLN
ON THIS 9 DAY OF May, 2025, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF MONTANA PERSONALLY APPEARED JERRY HANLEY AND KAREN JEAN HANLEY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE/HE/THEY EXECUTED THE SAME.

Jamie Paulsen
NOTARY PUBLIC FOR THE STATE OF MONTANA
Jamie Paulsen
PRINTED NAME OF NOTARY
RESIDING AT Libby, MT Lincoln Co.
MY COMMISSION EXPIRES Dec. 8, 2026

JAMIE PAULSEN NOTARIAL SEAL STATE OF MONTANA
JAMIE PAULSEN
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
My Commission Expires December 8, 2026

Treasurer Certification:
05.09.25 Brianna Calliff for Sedarra Carlberg

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, JUSTIN STEFANIK, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY WAS SURVEYED UNDER MY SUPERVISION AND DESCRIBED AS SHOWN ON THE ACCOMPANYING PLAT AND PLATTED IN ACCORDANCE WITH THE PROVISION OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTION 76–3–101 THROUGH 76–3–625, MCA, AND THE LINCOLN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 28th DAY OF April, 2025

JUSTIN STEFANIK, PLS
MT REG. NO. 32881LS

MONTANA JUSTIN WHEELER STEFANIK 32881LS LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF CLERK AND RECORDER

FILED FOR RECORD 15 DAY OF May
2025 AT 1:18 pm

Corrine Brown Deidra Jackson deputy
CLERK AND RECORDER, LINCOLN COUNTY, MONTANA

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS THIS 15 DAY OF MAY, 2025 PURSUANT TO SECTION 76–3–611(2)(a) MCA.

Steven A. Boyer
EXAMINING LAND SURVEYOR
LICENSE NO. 9750LS

MONTANA STEVEN A. BOYER 9750LS REGISTERED LAND SURVEYOR

LEGEND

- FOUND SECTION CORNER 3" BC
- FOUND 1/4 CORNER 2" AC
- FOUND 5/8" REBAR OR AS NOTED
- SET 1/16TH CORNER 5/8" REBAR WITH 2.5"AC
- SET 5/8"x24" REBAR W/ YPC "32881LS JWS"
- CALCULATED POSITION NOTHING FOUND OR SET
- *(R)* RECORD DIMENSION PER COS No. 2248
- *(R2)* RECORD DIMENSION PER PM 133966
- *YPC* YELLOW PLASTIC CAP
- *AC* ALUMINUM CAP
- *BC* BRASS CAP
- *POB* POINT OF BEGINNING

P.M. MONTANA, LINCOLN COUNTY

1/4	SEC.	T.	R.
☒	11	37N	27W
☒	14	37N	27W

BASIS OF BEARING:
GEODETIC NORTH: BASED UPON G.P.S. OBSERVATIONS AT N48°58'34.43200" W115°04'08.73736"
FIELD SURVEY COMPLETED APRIL, 2024

CERTIFICATE OF SURVEY No. 5130FC

KLJ
2969 Airport Road, Suite 1B,
Helena, MT 59601
(406) 449-7764
www.kljeng.com

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DRWN. BY	CHK'D BY	PROJECT NO.	DATE
CRL	JWS	2406-00661	10/07/24

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