

OWNER: BROKEN SPUR LAND & LIVESTOCK, INC.  
PURPOSE: RELOCATION OF COMMON BOUNDARIES  
DATE: MARCH 14, 2025

# CERTIFICATE OF SURVEY

S1/2 SE1/4 SE1/4, SEC. 2, & N1/2 NE1/4 NE1/4, SEC.11  
T37N, R27W, P.M.M., LINCOLN COUNTY, MONTANA

## SURVEYOR'S 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 reference legal description in any subsequent real property transfer after the initial transfer associated with this certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

## DESCRIPTIONS

### TRACT ONE (To be added to Parcel 'A' of Certificate of Survey No. 2707)

That portion of the South one-half of the Southeast one-quarter of the Southeast one-quarter (S1/2 SE1/4 SE1/4) of Section Two (2), and the North one-half of the Northeast one-quarter of the Northeast one-quarter (N1/2 NE1/4 NE1/4) of Section Eleven (11), all of Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the northeasterly corner of Parcel 'A' of Certificate of Survey No. 3056, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North89°33'24"West 688.41 feet along the northerly boundary of said Parcel 'A' to the TRUE POINT OF BEGINNING of the tract of land herein described; thence South00°26'36"West 888.99 feet to the southerly boundary of said Parcel 'A'; thence South87°02'33"West 635.92 along said southerly boundary; thence North00°21'24"East 265.21 feet; thence South89°33'13"East 164.00 feet, more or less, to the centerline of Phillips Creek; thence the following twelve (12) courses and distances, more or less, along said centerline: North17°08'43"West 37.41 feet, North46°26'58"East 97.12 feet, North17°08'43"East 51.44 feet, North12°05'51"West 39.72 feet, North90°00'00"West 20.00 feet, North04°36'40"East 24.44 feet, North90°00'00"East 48.00 feet, North39°23'12"East 65.48 feet, North03°37'00"East 81.26 feet, North12°16'18"East 238.73 feet, North71°08'39"East 70.85 feet, North00°19'00"East 56.62 feet to the northerly boundary of said Parcel 'A' of Certificate of Survey No. 3056; thence South89°33'24"East 215.37 feet, more or less, along said northerly boundary to the point of beginning and containing 8.826 acres of land, gross measure, more or less. All as shown hereon.

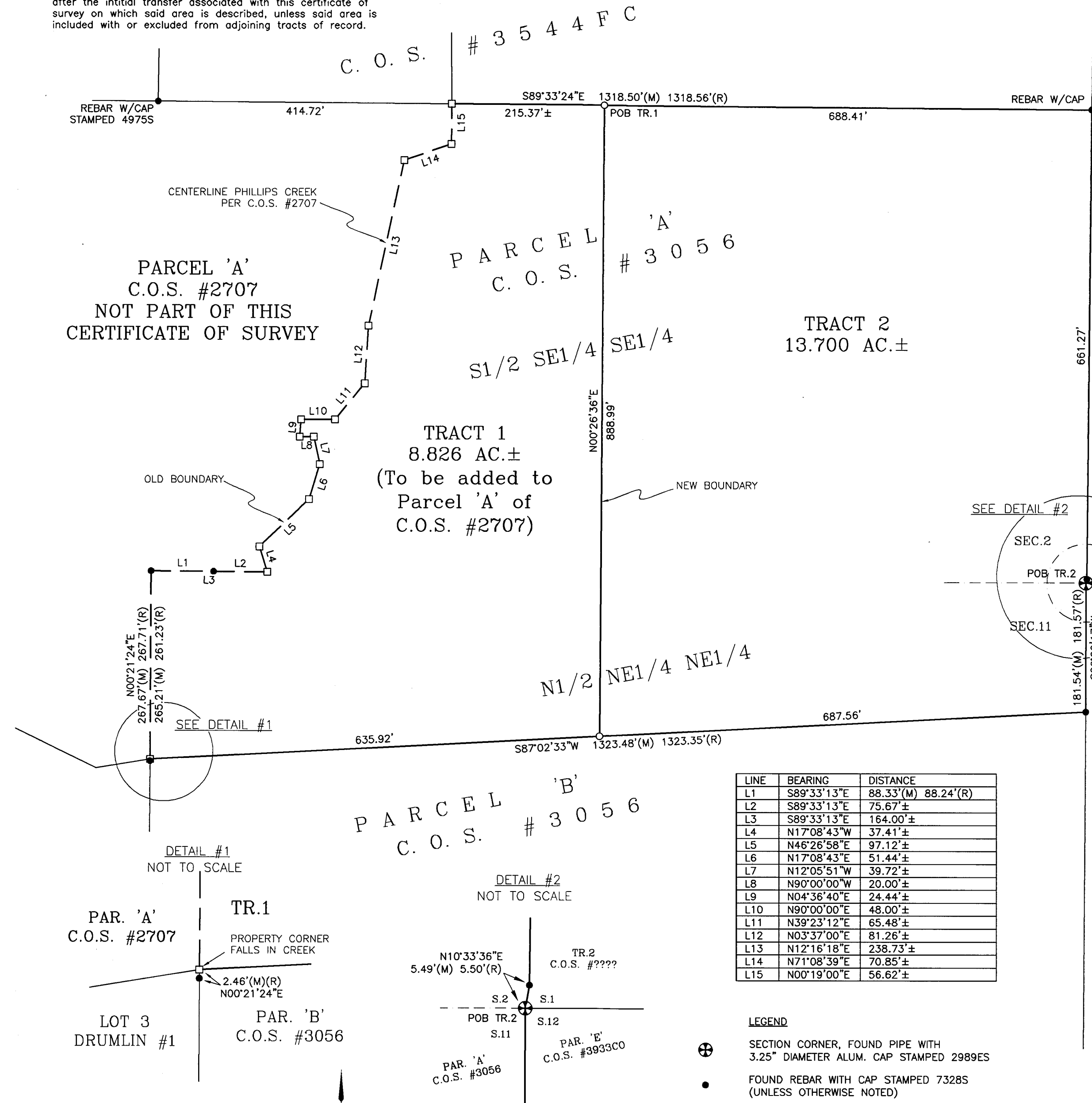
Subject to and together with all appurtenant easements of record.

### TRACT TWO (2)

That portion of the South one-half of the Southeast one-quarter of the Southeast one-quarter (S1/2 SE1/4 SE1/4) of Section Two (2), and the North one-half of the Northeast one-quarter of the Northeast one-quarter (N1/2 NE1/4 NE1/4) of Section Eleven (11), all of Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northeasterly corner of said Section Eleven (11); thence South00°09'17"West 181.54 feet along the easterly boundary of said Section Eleven (11) to the southerly boundary of Parcel 'A' of Certificate of Survey No. 3056, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence South87°02'33"West 687.56 feet along said southerly boundary; thence North00°26'36"East 888.99 feet to the northerly boundary of said Parcel 'A'; thence South89°33'24"East 688.41 feet along said northerly boundary to the easterly boundary of said Section Two (2); thence the following two (2) courses and distances along said easterly boundary: South00°37'04"West 661.27 feet, South10°33'36"West 5.49 feet to the point of beginning and containing 13.700 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.



LINE	BEARING	DISTANCE
L1	S89°33'13"E	88.33'(M) 88.24'(R)
L2	S89°33'13"E	75.67'±
L3	S89°33'13"E	164.00'±
L4	N17°08'43"W	37.41'±
L5	N46°26'58"E	97.12'±
L6	N17°08'43"E	51.44'±
L7	N12°05'51"W	39.72'±
L8	N90°00'00"W	20.00'±
L9	N04°36'40"E	24.44'±
L10	N90°00'00"E	48.00'±
L11	N39°23'12"E	65.48'±
L12	N03°37'00"E	81.26'±
L13	N12°16'18"E	238.73'±
L14	N71°08'39"E	70.85'±
L15	N00°19'00"E	56.62'±

## LEGEND

- SECTION CORNER, FOUND PIPE WITH 3.25" DIAMETER ALUM. CAP STAMPED 2989ES
- FOUND REBAR WITH CAP STAMPED 732BS (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED 15627LS
- PROPERTY CORNER, NO MONUMENT SET
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED SURVEYS HEREON
- POB POINT OF BEGINNING

## OWNER'S CERTIFICATION

I, Cory Lamey, President of Broken Spur Land and Livestock, Inc., the undersigned property owner, hereby certify that the purpose for this division of land is to relocate a common boundary line between adjoining properties outside of platted subdivisions and no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A. Furthermore, Tract Two (2) is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i), "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."

Cory Lamey, Pres  
CORY LAMEY, President of Broken Spur Land and Livestock, Inc.

STATE OF Montana )  
County of Beaverhead ) SS

On this 14th day of April, 2025, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Cory Lamey, President of Broken Spur Land and Livestock, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Evelyn Laws  
Signature  
Evelyn Laws  
Print Name  
Notary Public for the State of Montana  
Residing at Oliver, Montana  
My Commission expires Nov 13, 2027

## 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 15 day of May, 2025  
Brianne C. Calliff for Dedaria Carlberg

EVELYN LAWS  
Notary Public for the  
State of Montana  
Residing at DILLON, MT  
My Commission Expires  
November 13, 2027

## CERTIFICATE OF SURVEYOR

Thomas Sibson 4/29/2025  
THOMAS SIBSON-REGISTRATION NO. 15627LS  
EXAMINED: 15 MAY 2025  
Steven A. Boyer  
STEVEN A. BOYER  
EXAMINING LAND SURVEYOR REG. NO. 8750LS  
STATE OF MONTANA  
County of Lincoln

Filed on the 15 day of May,  
A.D. 2025 at 4:02 o'clock P.M.

Cornelia Brown  
CLERK AND RECORDER  
Deborah Shotton  
DEPUTY

INSTRUMENT REC. NO. 315558

CERTIFICATE OF SURVEY NO. 5132 R0

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