

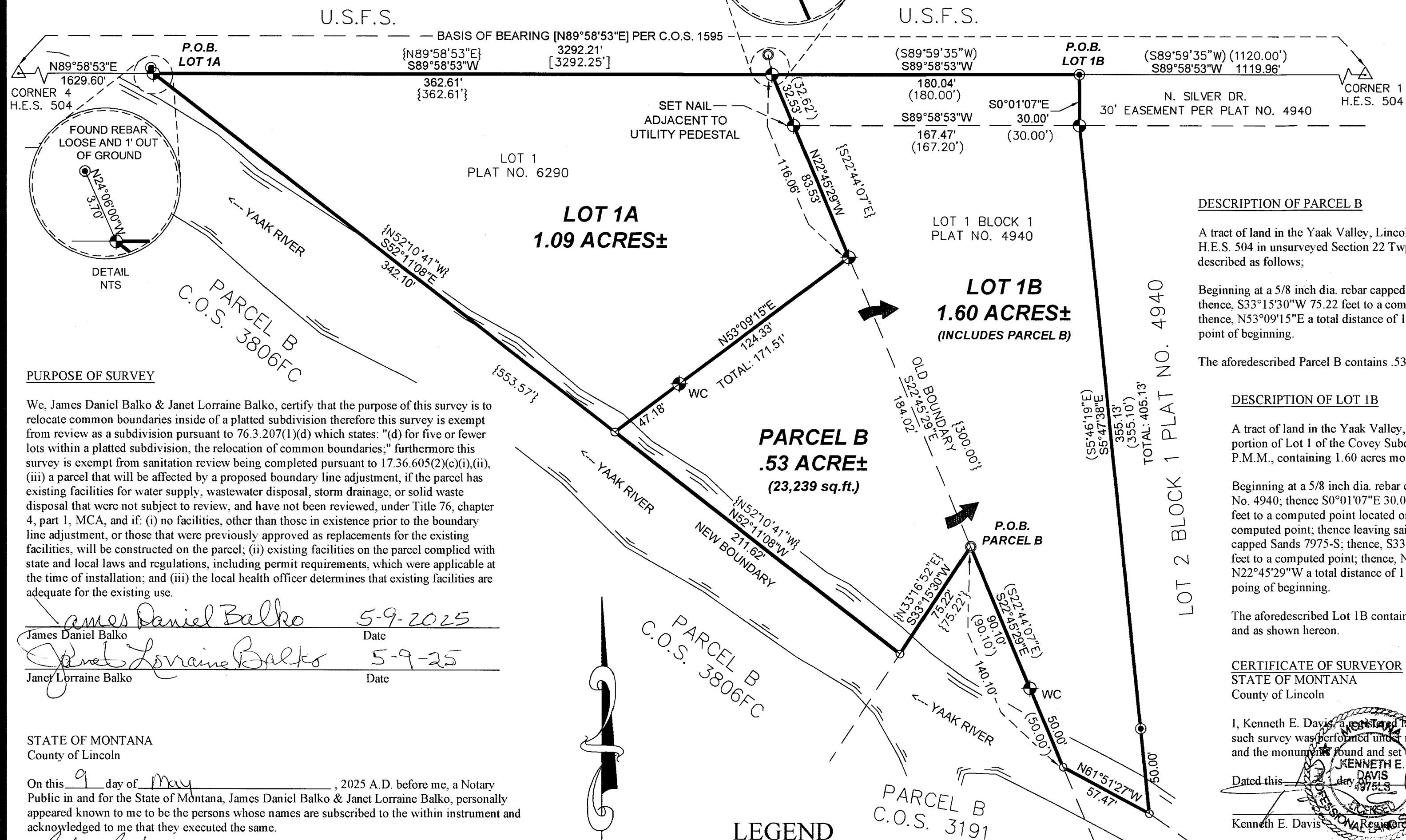
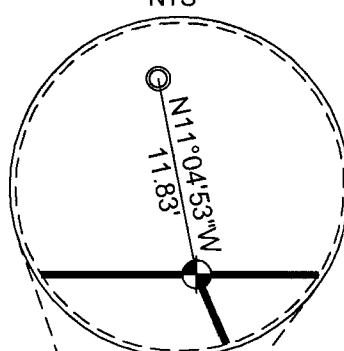
SURVEYOR NOTE:

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.

Graphic Scale:



(1 inch = 50 ft.)

DETAIL
NTS

PURPOSE OF SURVEY

We, James Daniel Balko & Janet Lorraine Balko, 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 being completed pursuant to 17.36.605(2)(c)(i),(ii), (iii) a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use.

James Daniel Balko 5-9-2025
James Daniel Balko Date
Janet Lorraine Balko 5-9-25
Janet Lorraine Balko Date

STATE OF MONTANA
County of Lincoln

On this 9 day of May, 2025 A.D. before me, a Notary Public in and for the State of Montana, James Daniel Balko & Janet Lorraine Balko, 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 Nov 12, 2025
My Commission Expires

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S (UNLESS NOTED OTHERWISE)
- FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED SANDS 7975-S
- FOUND ORIGINAL STONES AS NOTED
- COMPUTED POINT
- RECORD PER PLAT NO. 6290
- RECORD PER PLAT NO. 4940
- RECORD PER C.O.S. 1595
- WITNESS CORNER

CERTIFICATE OF SURVEY:

Lot 1 of the Covey Subdivision Plat No. 6290 & Lot 1 Block 1 of the Silver Tip Ranch Plat No. 4940

BOUNDARY LINE ADJUSTMENT

In a portion of H.E.S. 504 in Unsurveyed Section 22, Twp. 37 N., R. 31 W., P.M.M.

For: James Daniel Balko & Janet Lorraine Balko

Date: March 2025

DESCRIPTION OF LOT 1A

A tract of land in the Yaak Valley, Lincoln County, Montana, being a portion of Lot 1 of the Covey Subdivision per Plat No. 6290, lying in H.E.S. 504 in unsurveyed Section 22 Twp. 37 N., R. 31 W., P.M.M., containing 1.09 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 northwest corner of Lot 1 of the Covey Subdivision per Plat No. 6290 and bears N89°58'53"E 1629.60 feet from an original stone marking Corner 4 of H.E.S. 504; thence from the true point of beginning, S52°11'08"E 342.10 feet to a computed point; thence, N53°09'15"E a total distance of 171.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N22°45'29"W a total distance of 116.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°58'53"W 362.61 feet to the point of beginning.

The aforescribed Lot 1A contains 1.09 acres more or less and is subject to and together with all appurtenant easements of record and as shown hereon.

DESCRIPTION OF PARCEL B

A tract of land in the Yaak Valley, Lincoln County, Montana, being a portion of Lot 1 of the Covey Subdivision per Plat No. 6290, lying in H.E.S. 504 in unsurveyed Section 22 Twp. 37 N., R. 31 W., P.M.M., containing .53 acre (23,239 sq.ft.) more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped Sands 7975-S marking the eastern most corner of the Covey Subdivision per Plat No. 6290; thence, S33°15'30"W 75.22 feet to a computed point located in the Yaak River; thence, N52°11'08"W 211.62 feet to a computed point; thence, N53°09'15"E a total distance of 171.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N22°45'29"W a total distance of 116.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°58'53"W 180.04 feet to the point of beginning.

The aforescribed Parcel B contains .53 acre (23,239 sq.ft.) more or less and is to become a permanent part of Lot 1B as shown hereon.

DESCRIPTION OF LOT 1B

A tract of land in the Yaak Valley, Lincoln County, Montana, being Lot 1 of Block 1 of Silver Tip Ranch per Plat No. 4940 and a portion of Lot 1 of the Covey Subdivision per Plat No. 6290, lying in H.E.S. 504 in unsurveyed Section 22 Twp. 37 N., R. 31 W., P.M.M., containing 1.60 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 northeast corner of Lot 1 Block 1 of Silver Tip Ranch per Plat No. 4940; thence S0°01'07"E 30.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S5°47'38"E a total distance of 405.13 feet to a computed point located on the approximate centerline of the Yaak River; thence downstream, N61°51'27"W 57.47 feet to a computed point; thence leaving said approximate centerline, N22°45'29"W a total distance of 140.10 feet to a 5/8 inch dia. rebar capped Sands 7975-S; thence, S33°15'30"W 75.22 feet to a computed point located in the Yaak River; thence, N52°11'08"W 211.62 feet to a computed point; thence, N53°09'15"E a total distance of 171.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N22°45'29"W a total distance of 116.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°58'53"W 180.04 feet to the poing of beginning.

The aforescribed Lot 1B contains 1.60 acres more or less and is subject to and together with all appurtenant easements of record and as shown hereon.

CERTIFICATE OF SURVEYOR

STATE OF MONTANA

County of Lincoln

I, Kenneth E. Davis, a Notary Public and 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 monument found and set occupy the positions shown hereon.

Dated this 15 day of May, 2025 A.D.

Kenneth E. Davis, Notary Public and Land Surveyor No. 4975-S

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 15 day of May 2025

Treasurer

Lincoln County

Montana

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 16 day of May, 2025 A.D. at 10:10 O'clock A.M.

Corrina Brown
County Clerk and Recorderby Debra Stokson
Deputy

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 15 day of May, 2025 A.D.

Steven A. Boyer

Professional Land Surveyor No. 9750LS

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 3/25/25

REV:

DRAWN BY: CJR

Land Projects 2025

FILE: HES04b.dwg

C.O.S. NO. 5133 RB