

CERTIFICATE OF SURVEY  
COURT ORDERED DIVISION

Deed of Distribution Book 404 Page 429 & Book 405 & 147

In the S 1/2 Section 2 Twp. 31 N., R. 31 W., P.M.M.

For: George Joe Hutton, Raymond Lee Hutton, Date: March 2025  
Cindy Lou Auclair, Bruce Wayne Hutton

PURPOSE OF SURVEY

We, George Joe Hutton, Raymond Lee Hutton, Cindy Lou Auclair, & Bruce Wayne Hutton, do hereby certify that this division of land is created by order of the Nineteenth Judicial Court, Lincoln County Montana Case # DV-25-53. 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;"

Dated this 28 day of March 2025

George Joe Hutton

Raymond Lee Hutton

Cindy Lou Auclair

Bruce Wayne Hutton

STATE OF MT  
County of Lincoln

On this 28 day of March 2025 A.D. before me, a Notary Public in and for the State of Montana, George Joe Hutton, 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 11/12/2027

STATE OF MT  
County of Lincoln

On this 28 day of March 2025 A.D. before me, a Notary Public in and for the State of Montana, Raymond Lee Hutton, 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 11/12/2027

STATE OF South Dakota  
County of Minnehaha

On this 30th day of April 2025 A.D. before me, a Notary Public in and for the State of South Dakota, Cindy Lou Auclair, 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 12-15-2026

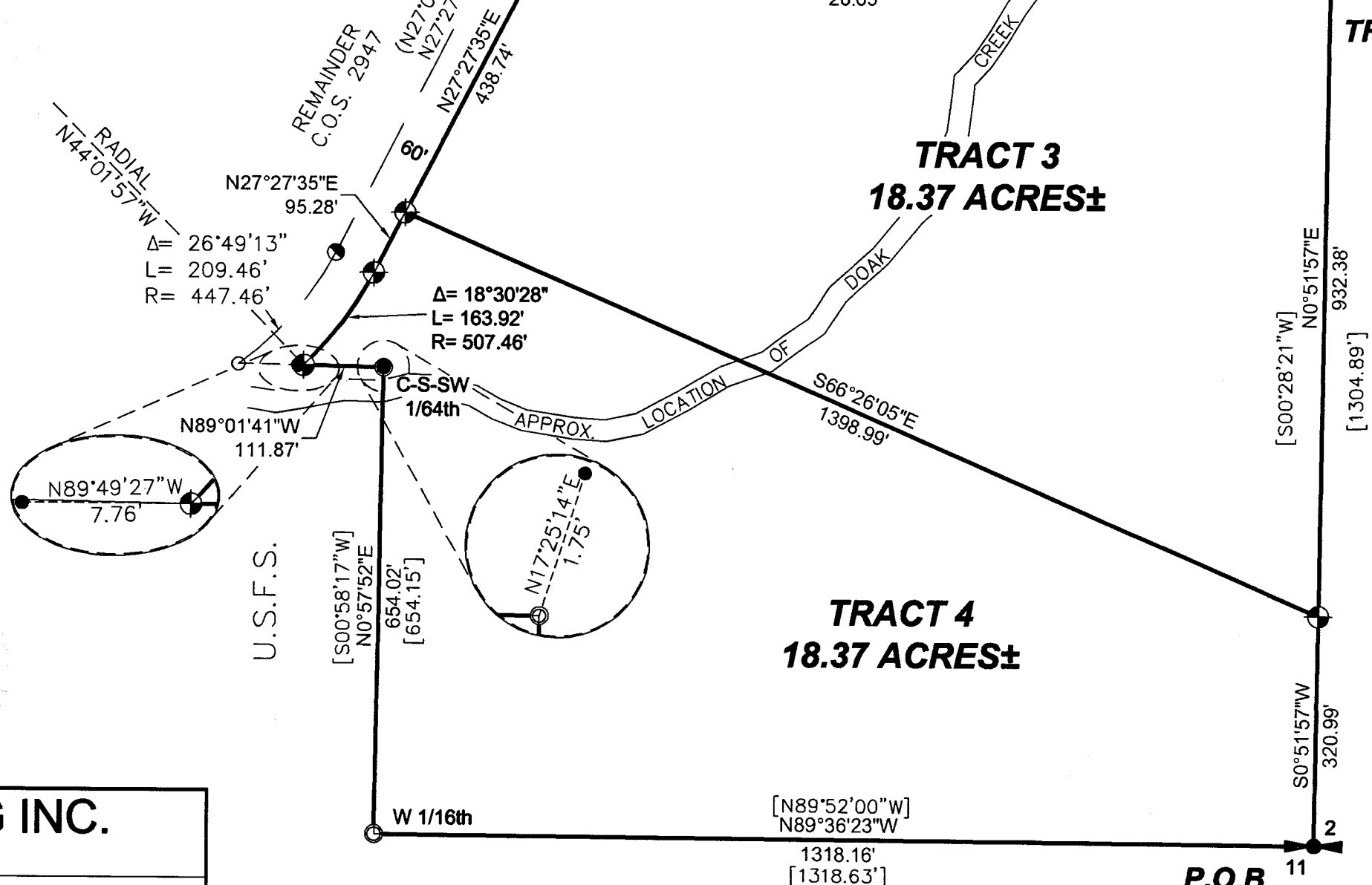
STATE OF WA  
County of SPARKIA

On this 11 day of April 2025 A.D. before me, a Notary Public in and for the State of Washington, Bruce Wayne Hutton, 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.

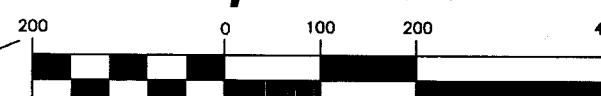
Notary Public My Commission Expires June 1, 2025

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR CAPPED HUGHES 7322-LS (UNLESS NOTED OTHERWISE)
- FOUND 2 1/2 INCH DIA. BRASS CAP STAMPED 3153-ES AS NOTED
- FOUND 3/4 INCH DIA. BARE REBAR
- FOUND 5/8 INCH DIA. REBAR CAPPED MCALISTER 7328-S
- FOUND 5/8 INCH DIA. REBAR CAP MELTED
- COMPUTED POINT
- FOUND 3 1/4 INCH DIA. BRASS BLM MONUMENT AS NOTED
- { } RECORD PER C.O.S. NO. 4023FC
- ( ) RECORD PER C.O.S. 2947
- [ ] RECORD PER C.O.S. 917



Graphic Scale:



(1 inch = 200 ft.)

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 hereon.

Dated this 28 day of March 2025 A.D.

Kenneth E. Davis, Registered Land Surveyor No. 4975-S

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 10 day of June 2025 A.D.

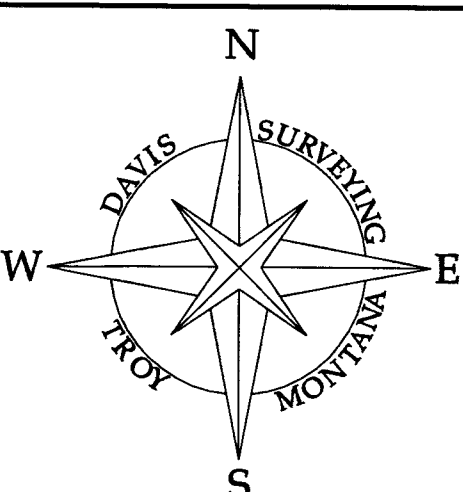
Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 23 day of June 2025 A.D. at 9:14 O'clock A.m.

Corrina Brown County Clerk and Recorder by Melissa Johnston Deputy

SHEET 1 OF 2  
CERTIFICATE OF SURVEY NO. 5144 CO



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 7/17/24 REV:

DRAWN BY: CTR

Land Projects 2024

FILE: t313102p.dwg

CERTIFICATE OF SURVEY  
COURT ORDERED DIVISION

Deed of Distribution Book 404 Page 429 & Book 405 & 147  
In the S 1/2 Section 2 Twp. 31 N., R. 31 W., P.M.M.

For: George Joe Hutton, Raymond Lee Hutton, Date: March 2025  
Cindy Lou Auclair, Bruce Wayne Hutton

Parcel Line Table

Line #	Length	Direction
L1	68.18	S12°45'44"W
L2	142.67	S24°40'25"W
L3	117.20	S22°10'16"W
L4	93.46	S19°23'24"W
L5	13.81	S25°27'42"W
L6	11.13	S65°33'01"W
L7	60.88	S77°01'33"W
L8	121.40	S61°45'13"W
L9	41.29	S23°39'40"W
L10	17.34	S69°48'35"W
L11	18.81	N73°42'43"W
L12	13.69	N46°48'59"W
L13	13.77	S82°19'40"W
L14	129.12	S66°50'45"W
L15	14.01	S43°10'08"W
L16	67.13	S29°14'19"W
L17	89.48	S33°58'13"W
L18	34.55	S24°31'49"W
L19	22.32	S55°32'42"W
L20	54.74	S86°30'21"W
L21	55.70	N30°20'48"W

DESCRIPTION OF TRACT 1

A tract of land near Libby, Lincoln County Montana, lying in the S 1/2 of Section 2, Twp. 31 N., R. 31 W., P.M.M., containing 25.73 acres more or less and more particularly described as follows:

Beginning at a 2 1/2 inch dia. brass cap stamped 3153-ES which marks the C-E 1/16th of Section 2, Twp. 31 N., R. 31 W., P.M.M., thence, N89°21'14"W 160.49 feet to a computed point located on the approximate centerline of Doak Creek per C.O.S. 4032FC; thence downstream, the following nineteen (19) courses, S12°45'44"W 68.18 feet to a computed point; thence, S24°40'25"W 142.67 feet to a computed point; thence, S22°10'16"W 117.20 feet to a computed point; thence, S19°23'24"W 93.46 feet to a computed point; thence, S25°27'42"W 13.81 feet to a computed point; thence, S65°33'01"W 11.13 feet to a computed point; thence, S77°01'33"W 60.88 feet to a computed point; thence, S61°45'13"W 121.40 feet to a computed point; thence, S23°39'40"W 41.29 feet to a computed point; thence, S69°48'35"W 17.34 feet to a computed point; thence, N73°42'43"W 18.81 feet to a computed point; thence, N46°48'59"W 13.69 feet to a computed point; thence, S82°19'40"W 13.77 feet to a computed point; thence, S66°50'45"W 129.12 feet to a computed point; thence, S43°10'08"W 14.01 feet to a computed point; thence, S29°14'19"W 67.13 feet to a computed point; thence, S33°58'13"W 89.48 feet to a computed point; thence, S24°31'49"W 34.55 feet to a computed point; thence, S55°32'42"W 22.32 feet to a computed point; thence leaving said approximate centerline, S86°30'21"W 54.74 feet to a 3/4 inch dia. bare rebar located on the approximate south bank of said Doak Creek; thence, N30°20'48"W 55.70 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the approximate north bank of said Doak Creek; thence continuing, N30°20'48"W 833.74 feet to a 3 1/4 inch dia. alum. monument stamped 7322-LS marking the C 1/4 of said Section 2; thence, N89°18'00"W 411.21 feet to a 5/8 inch dia. rebar capped 7322-LS located on the east right-of-way of Pipe Creek Road No. 567; thence along said right-of-way, S28°03'52"W 397.14 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S27°27'35"W 462.23 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said east right-of-way, S89°55'40"E 810.21 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°04'20"W 142.21 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°55'40"E 1301.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N0°59'07"E 884.39 feet to the point of beginning.

The aforescribed Tract 1 contains 25.73 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 2

A tract of land near Libby, Lincoln County Montana, lying in the S 1/2 of Section 2, Twp. 31 N., R. 31 W., P.M.M., containing 25.74 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north-south centerline of Section 2, Twp. 31 N., R. 31 W., P.M.M., and bears S0°51'57"W 51.26 feet from a 2 1/2 inch dia. brass cap stamped 3153-ES marking the C-S 1/16th of said Section 2; thence, from the true point of beginning, N89°55'40"W 768.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°04'20"W 28.65 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°55'40"W 260.46 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N56°06'36"W 78.37 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of Pipe Creek Road No. 567; thence along said east right-of-way, N27°27'35"E 658.11 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said right-of-way, S89°55'40"E 810.21 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°04'20"W 142.21 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°55'40"E 1301.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°59'07"W 93.58 feet to a 2 1/2 inch dia. brass cap stamped 3153-ES marking the C-S-N-SE 1/256th corner of said Section 2; thence, S0°59'07"W 325.82 feet to a 2 1/2 inch dia. brass cap stamped 3153-ES marking the SE 1/16th of said Section 2; thence, N89°20'17"W 1312.51 feet to a 2 1/2 inch dia. brass cap stamped 3153-ES marking the C-S 1/16th of said Section 2; thence, S0°51'57"W 51.26 feet to the point of beginning.

The aforescribed Tract 2 contains 25.74 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 3

A tract of land near Libby, Lincoln County Montana, lying in the S 1/2 of Section 2, Twp. 31 N., R. 31 W., P.M.M., containing 18.37 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north-south centerline of Section 2, Twp. 31 N., R. 31 W., P.M.M., and bears S0°51'57"W 51.26 feet from a 2 1/2 inch dia. brass cap stamped 3153-ES marking the C-S 1/16th of said Section 2; thence, from the true point of beginning, N89°55'40"W 768.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°04'20"W 28.65 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°55'40"W 260.46 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N56°06'36"W 78.37 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of Pipe Creek Road No. 567; thence along said east right-of-way, S27°27'35"W 438.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said right-of-way, S66°26'05"E 1398.99 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N0°51'57"E 932.38 feet to the point of beginning.

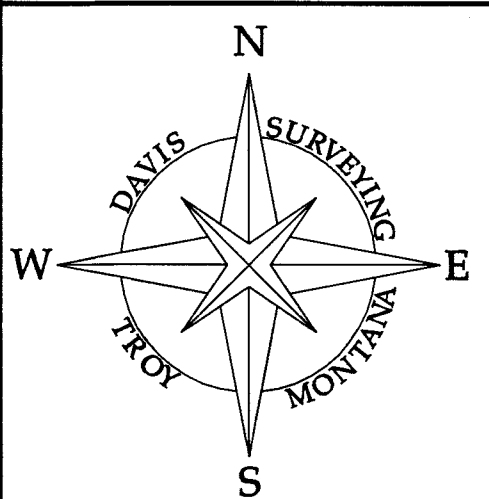
The aforescribed Tract 3 contains 18.37 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 4

A tract of land near Libby, Lincoln County Montana, lying in the S 1/2 of Section 2, Twp. 31 N., R. 31 W., P.M.M., containing 18.37 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. brass BLM cap marking the S 1/4 of Section 2, Twp. 31 N., R. 31 W., P.M.M., thence, N89°36'23"W 1318.16 feet to a 2 1/2 inch dia. brass cap stamped 3153-ES marking the W 1/16th of said Section 2; thence, N0°57'52"E 654.02 feet to a 2 1/2 inch dia. brass cap stamped 3153-ES marking the C-S-SW 1/64th of said Section 2; thence, N89°01'41"W 111.87 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of Pipe Creek Road No. 567 and having a radial bearing of N44°01'57"W; thence along said east right-of-way, on the arc of a curve to the left, a distance of 163.92, turning through a delta angle of 18°30'28", and having a radius of 507.46 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N27°27'35"E 95.28 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said east right-of-way, S66°26'05"E 1398.99 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°51'57"W 320.99 feet to the point of beginning.

The aforescribed Tract 4 contains 18.37 acres more or less and is subject to and together with all appurtenant easements of record.



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 7/17/24

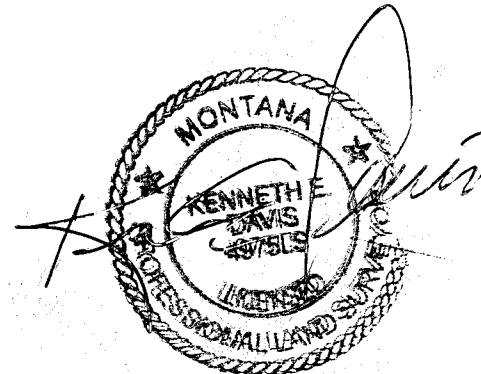
REV:

DRAWN BY:

CJR

Land Projects 2024

FILE: t313102p.dwg



SHEET 2 OF 2  
CERTIFICATE OF SURVEY NO. 5144C0