

CERTIFICATE OF SURVEY:
FAMILY TRANSFER
WD M42/746

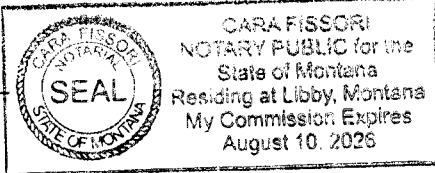
In the SE 1/4 NE 1/4 & E 1/2 of Section 24, Twp. 31 N., R. 34 W., P.M.M.
For: Harold A. Etienne Date: June 2025

PURPOSE OF SURVEY AND OWNERS EXEMPTION

I, Harold A. Etienne, owner of record, hereby certify that the purpose of this survey and division of land is to transfer Tract 2 containing 1.56 acres more or less, to my son, John Edward Etienne; and Tract 3 containing 1.56 acres more or less, to my daughter, Barbara Ann Etienne, and that this is the first and single gift or sale in this county to these members of my immediate family pursuant to 76-3-207 (1)(b), M.C.A. which states: "divisions made outside of platted subdivisions for the purpose of a single gift or sale in each county to each member of the landowner's immediate family", and 76-3-207(5) which states "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.

Harold A. Etienne

July 25 2025



STATE OF MONTANA
County of Lincoln

On this 25 day of July, 2025 A.D. before me, a Notary Public in and for the State of Montana, Harold A. Etienne, 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.

Carina Fissori
Notary Public

Aug 10, 2025
My Commission Expires

DESCRIPTION OF TRACT 1

A tract of land located near Troy, Lincoln County, Montana, lying in the E 1/2 of Section 24, Twp. 31 N., R. 34 W., P.M.M., containing 51.96 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. brass BLM monument marking the southeast section corner of Section 24, Twp. 31 N., R. 34 W., P.M.M.; thence along the south line of said Section 24, S89°35'49"W 1098.47 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said south section line, N0°00'51"W 100.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N0°00'51"W 408.81 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of Iron Creek Road, a 60 foot wide county roadway per Road Petition No. 31; thence, along said east right-of-way, N26°25'26"E 616.39 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the left, a distance of 147.21 feet, turning through a delta angle of 15°33'18" and having a radius of 542.25 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N10°52'08"E 427.34 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the left, a distance of 163.71 feet, turning through a delta angle of 25°15'20", and having a radius of 371.40 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N14°23'12"W 138.75 feet to a computed point; thence, leaving said right of way, N84°14'22"E 210.33 feet to a bare 5/8 inch dia. rebar; thence, N5°46'57"W 209.87 feet to a bare 5/8 inch dia. rebar; thence, S84°17'22"W 219.26 feet to a computed point located on the east right-of-way of said Iron Creek Road and having a radial bearing of S86°40'51"E; thence along said east right-of-way, on the arc of a curve to the right, a distance of 10.92 feet, turning through a delta angle of 1°08'52", and having a radius of 544.97 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing along the arc of a curve to the right, a distance of 140.22 feet, turning through a delta angle of 30°23'08", and having a radius of 264.41 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N33°42'17"E 244.99 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the right, a distance of 265.59 feet, turning through a delta angle of 19°45'47", and having a radius of 770.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east-west centerline of said Section 24 and having a radial bearing of S36°31'57"; thence, leaving said east right-of-way, along the east-west centerline of said Section 24, S89°44'24"W 49.05 feet to a computed point located on the approximate centerline of Iron Creek Road a county roadway, also being the west boundary of Tract B-2 per C.O.S. 2522; thence, along said approximate centerline, on the arc of a curve to the right, a distance of 61.28 feet, turning through a delta angle of 4°23'19", and having a radius of 800.00, to a computed point; thence N55°01'22"E 53.90 feet to a computed point; thence on the arc of a curve to the left, a distance of 201.93 feet, turning through a delta angle of 11°20'30", and having a radius of 1020.12 feet, to a computed point; thence, N43°40'52"E 311.05 feet to a computed point located on the east line of said Section 24; thence leaving said approximate centerline, along the east line of said Section 24, S0°00'15"E 422.10 feet to a 3 1/4 inch dia. brass BLM monument marking the E 1/4 corner of said Section 24; thence continuing along said east section line, S0°10'32"W 2656.05 feet to the point of beginning.

The aforescribed Tract 1 contains 51.96 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 near Troy, Lincoln County, Montana, lying in the SE 1/4 SE 1/4 and the SW 1/4 SE 1/4 of Section 24, Twp. 31 N., R. 34 W., P.M.M., containing 1.56 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 east right-of-way of Iron Creek Road, a 60 foot wide county roadway per Road Petition No. 31 which bears N65°28'53"W 1207.45 feet from a 3 1/4 inch dia. brass BLM monument marking the southeast section corner of Section 24, Twp. 31 N., R. 34 W., P.M.M.; thence, from the true point of beginning, along said east right-of-way, on the arc of a curve to the right, a distance of 230.53 feet, turning through a delta angle of 29°37'51", and having a radius of 445.77 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S56°03'17"W 222.60 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, on the arc of a curve to the left, a distance of 55.24 feet, turning through a delta angle of 8°21'45", and having a radius of 378.50 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said east right-of-way, S78°12'33"E 386.62 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N0°00'51"W 408.81 feet to the point of beginning.

The aforescribed Tract 2 contains 1.56 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT 3

A tract of land located near Troy, Lincoln County, Montana, lying in the SE 1/4 SE 1/4 and the SW 1/4 SE 1/4 of Section 24, Twp. 31 N., R. 34 W., P.M.M., containing 1.56 acres more or less and more particularly described as follows:

Beginning at a steel pin with 1" round head located on the south section line of Section 24, Twp. 31 N., R. 34 W., P.M.M., and marking the E 1/6th of said Section 24; thence along said south section line, S89°34'16"W 307.02 feet to a computed point having a radial bearing of S51°45'45"E and located on the east right-of-way of Iron Creek Road, a 60 foot wide county roadway per Road Petition No. 31; thence along said east right-of-way, on the arc of a curve to the left a distance of 7.94 feet, turning through a delta angle 1°05'32", and having a radius of 416.28 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N39°19'47"E 176.70 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the right, a distance of 55.24 feet, turning through a delta angle of 8°21'45", and having a radius of 378.50 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said east right-of-way, S78°12'33"E 386.62 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°00'51"W 100.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south line of said Section 24; thence along said south section line, S89°35'49"W 190.42 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, S89°35'49"W 36.02 feet to the point of beginning.

The aforescribed Tract 3 contains 1.56 acres more or less and is subject to and together with all appurtenant easements of record.

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 correct as shown and the monuments found and set occupy the positions shown hereon.

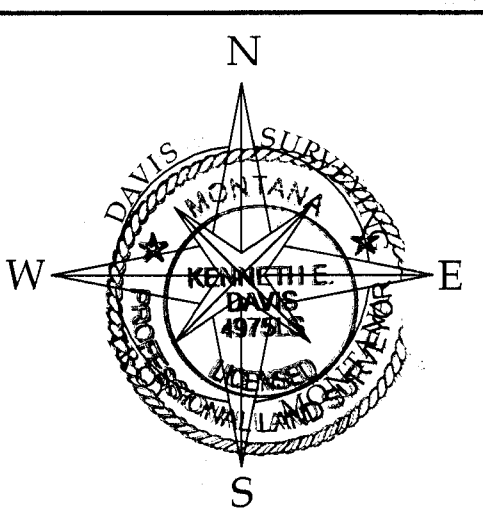
Dated this 20 day of July, 2025 A.D.

Kenneth E. Davis
Professional 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 1 day of August

Brianne Caligi for Sedaris Carberg
Treasurer Lincoln County Montana



DAVIS SURVEYING INC.

TROY, MONTANA

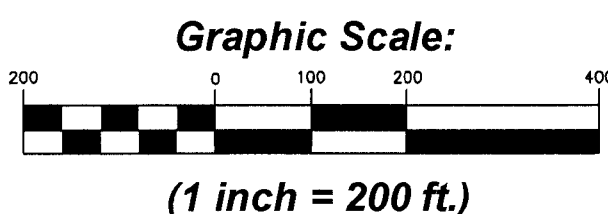
DATE: 11/6/23

REV:

DRAWN BY: CJR

Land Projects 2023

FILE: G13424he.dwg



LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 3 1/4 INCH DIA. BRASS BLM MONUMENT AS NOTED
- FOUND 3 1/4 INCH DIA. BRASS BLM MONUMENT AS NOTED
- FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND STEEL PIN W/ 1" DIA. ROUND HEAD
- FOUND 5/8 INCH DIA. BARE REBAR
- COMPUTED POINT
- RECORD PER C.O.S. 1289
- RECORD PER C.O.S. 2522
- RECORD PER C.O.S. 3695RB

SE 1/4 NE 1/4

IRR. PLAT NO. 244

TRACT 1
GROSS: 51.96 ACRES±
NET: 51.55 ACRES±

C.O.S. 1289

{S26°26'22"W
N26°25'26"E
616.39'
616.37'}

{S39°20'55"W
N39°19'47"E
176.70'
176.25'}

{S56°04'39"W
S56°03'17"W
222.60'
223.02'}

{S78°12'33"E
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CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 31 day of July

Steven A. Boyer

Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 5th day of August, 2025 A.D. at 1:12 O'clock P.M.

County Clerk and Recorder

by Deputy

CERTIFICATE OF SURVEY NO. 5158 FC

DEA Doc #316748