

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL A1 & LOT 5, COS No. 4814RB S1/2 SW1/4, SECTION 12, T.36N., R.27W., P.M.MT., LINCOLN COUNTY, MONTANA FOR: PETERSON & RIDGELINE RETREAT, LLC DATE: JULY, 2025

LEGAL DESCRIPTION: PARCEL A1A

An irregular parcel of land, lying northeast from Eureka, Montana, Lincoln County, within S1/2 SW1/4, Section 12, T.36N., R.27W., P.M.MT. and more particularly described as follows: Commencing at the SW1/16 Corner, said Section 12, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING:

Thence along the north boundary of the S1/2 SW1/4, said Section 12, N89°53'31"E, 141.75 feet to an unmarked computed point lying within the right-of-way limits of Mill Springs Road; Thence continuing along said north boundary of S1/2 SW1/4, N89°53'49"E, 159.30 feet to an unmarked computed point lying on the centerline of Costitch Lake Road; Thence along said centerline the following three courses, each terminating at an unmarked computed point: Thence through a curve to the left: Delta 24°40'11", Radius 60.00 feet, arc length 25.83 feet; Thence through a curve to the right: Delta 32°14'09", Radius 200.00 feet, arc length 112.52 feet; Thence S46°54'27"E, 47.03 feet to the north-most corner of Parcel B1, COS No. 4814RB; Thence along the west boundary of said Parcel B1, S43°05'33"W, 30.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the westerly right-of-way limit of said Costitch Lake Road; Thence along the west boundary of said Parcel B1, S44°59'27"W, 449.91 feet to the westerly-most corner of said Parcel B1, a 5/8 inch diameter rebar with plastic cap marked KED 4975S. Thence continuing along said west boundary of Parcel B1, S59°18'13"E, 97.91 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along said west boundary of Parcel B1, S44°34'53"E, 48.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S59°11'19"W, 159.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S23°22'31"E, 770.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS, lying on the north boundary of Section 13, T.36N., R.27W., P.M.MT.; Thence along the said north boundary of Section 13, S89°44'58"W, 425.89 feet to the W1/16 corner, a 5/8 inch diameter uncapped rebar; Thence along the east boundary of the S1/2 SW1/4 SW1/4, said Section 12, N00°16'39"E, 330.13 feet to the northeast corner of said S1/2 S1/2 SW1/4 SW1/4, Section 12, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along the north boundary of said S1/2 S1/2 SW1/4 SW1/4, Section 12, S89°46'27"W, 665.33 feet to the southeast corner of Parcel F, COS No. 802, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along the east boundary of said Parcel F, N00°22'47"E, 164.94 feet to the southeast corner of Parcel E, COS No. 802, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 2989ES; Thence along the east boundary of said Parcel E, N00°18'17"E, 165.07 feet to the northeast corner of said Parcel E, a 5/8 inch diameter rebar with plastic cap marked MARQUARDT 2989ES; Thence along the north boundary of said Parcel E, S89°53'10"W, 332.56 feet to the southeast corner of Parcel D, COS No. 802, a 5/8 inch diameter uncapped rebar; Thence along the east boundary of said Parcel D, N00°18'22"E, 631.33 feet to a 5/8 inch diameter uncapped rebar lying on the southerly right-of-way limit of Mill Springs Road; Thence continuing along said east boundary of Parcel D. N00°17′08"E, 30.22 feet to an unmarked computed point lying on the north boundary of the S1/2 SW1/4, said Section 12; Thence along said north boundary of the S1/2 SW1/4, Section 12, N89°53'51"E, 997.39 feet to the SW1/16 Corner, said Section 12, a 5/8 inch diameter uncapped rebar, and the TRUE POINT OF BEGINNING, containing 26.86 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 5A

An irregular parcel of land, lying northeast from Eureka, Montana, Lincoln County, within SE1/4 SW1/4, Section 12, T.36N., R.27W., P.M.,MT., and more particularly described as follows: Commencing at the W1/16 corner lying on the south boundary of said Section 12, east boundary of Tract 2B, S1/2 SV1/2 SW1/4, Section 12, a 5/8 inch diameter uncapped rebar; Thence along the north boundary of Section 13, T.36N., R.27W., P.M.MT., N89°44'58"E, 425.89 feet to a 5/8 inch diameter with plastic cap marked SANDERSON. 70400LS and the TRUE POINT OF BEGINNING:

Thence N23°22'31"W, 770.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N59°11'19"E, 159.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the west boundary of Parcel B1, COS No. 4814RB; Thence along said west boundary of Parcel B1, S44°34'39"E, 207.79 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence continuing along said west boundary, S39°36'21"E, 350.34 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence continuing along said west boundary, S27°56'23"E, 183.58 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said west boundary, S35°16'43"E, 150.93 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence continuing along said west boundary, N46°58'33"W, 63.87 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence continuing along said west boundary, S00°45'58"E, 40.08 feet, to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S lying on the north boundary of Said Section 13; Thence along said north boundary of Section 13, S89°44'58"E, 421.39 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and THE TRUE POINT OF BEGINNING, containing 5.79 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

An irregular parcel of land, lying northeast from Eureka, Montana, Lincoln County, within SE1/4 SW1/4, Section 12, T.36N., R.27W., P.M.MT. and more particularly described as follows: Commencing at the W1/16 corner, lying on the south boundary of said Section 12, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING:

Thence along the east boundary of the S1/2 S1/2 SW1/4 SW1/4, Section 12, N00°16'39"E, 330.13 feet to the northeast corner of said S1/2 S1/2 SW1/4 SW1/4, Section 12, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence N00°15'00"E, 409.71 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975; Thence S89°56'23"E, 36.11 feet to a 5/8 inch diameter uncapped rebar; Thence N22°00'23"E, 108.79 feet to a 5/8 inch diameter rebar marked KED, 4975S; Thence N60°04'34"E, 68.63 feet to the northwest corner of Parcel B1, COS No. 4814RB, a 5/8 inch diameter rebar marked KED, 4975S; Thence along the west boundary of said Parcel B1, S59°18'13"E, 97.91 feet to a 5/8 inch diameter rebar marked KED, 4975S; Thence continuing along said west boundary, S44°34'53"E, 48.09 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S59°11'19"W, 159.92 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S23°22'31"E, 770.09 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the north boundary of Section 13, T.36N., R.27W., P.M.MT.; Thence along the said north boundary of Section 13, S89°44'58"W, 425.89 feet to the W1/16 corner, lying on the south boundary of said Section 12, an uncapped 5/8 inch diameter rebar and THE TRUE POINT OF BEGINNING, containing 4.94 acres. Subject to and together with all appurtenant easements of record.

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LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL LIBBY, MONTANA (406)293-4354

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	RVEYOR'S CERTIFICATION **	
	that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Survey" has been prepared under my supervision and	D):
in accordance w	with the Montana Code Annotated, Sections 76-3-101 through	BYRON
70-3-025, and tr	the Lincom Dounty Regulations adopted pursuant thereto.	DERSC
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Examined this	ANY OF ALLOW T 2025 A.D.	
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Steven A. Boye	er, PhS 9750LB, Linçolo County Examining Land Surveyor	
	Mr 30 BAK	
COLINEY	TREACURERIO CERTIFICATION	
	TREASURER'S CERTIFICATION that all real property taxes and special assessments assessed and levied	
	hown hereon are paid pursuant to Section 76-3-207(3), M.C.A.	15 31
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PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Ridgeline Retreat, LLC and The Peterson Family Trust, record owners, hereby certify that the purpose of this survey is the relocation of common boundaries pursuant to MCA 76-3-207(1)(e): "divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those area". We further certify that Parcel A1A is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the Montana DEQ pursuant to MCA 76-4-102(24). We also certify that Parcel 5A is excluded from sanitation review by the Montana DEQ pursuant to ARM 17.36.605(2)(b) as a parcel a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of

approval, in violation of 76-4-130, MCA;	
	8-11-25
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Tanner Petersón, Ridgeline Retreat, LLC, Member	Date
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Robert J. Strain, Ridgeline Retreat, LLC, Member	8-11-25 Date 8/11/25
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Dallin Henrie, Ridgeline Retreat, LLC, Member	Date
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Rick Peterson, Ridgeline Retreat, LLC, Member	8 27/25
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Liga L. Peterson, Trustee, Peterson Eamily Trust	Date
AGETTEE TRUSTEE	a/77/25
Rick C. Peterson, Trustee, Peterson Family Trust	Date
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CERTIFICATE OF SURVEY No. SIGG RB

SHEET 1 OF 2

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL A1 & LOT 5, COS No. 4814RB S1/2 SW1/4, SECTION 12, T.36N., R.27W., P.M.MT., LINCOLN COUNTY, MONTANA FOR: PETERSON & RIDGELINE RETREAT, LLC DATE: JULY, 2025

SURVEYOR'S NOTE: SEE COS No. 4814RB FOR FURTHER RECORD DATA.

..... DIMENSION OR RADIAL LINE

--- SECTION LINE

---- RIGHT-OF-WAY

ROADWAY NOTE:
MONUMENTS ALONG COSTITCH LAKE ROAD NOT TIED THIS
SURVEY. FOR PLATTED MEASUREMENTS, REFERENCE COS No.

2006 - COS No. 3760RB, Boundary Line Adjustment, Kenneth E. Davis, 4975S 2014 - COS No. 4814RB, Boundary Line Adjustment, Byron Sanderson, 70400LS PER COS No. 3760RB, ROAD RIGHT-OF-WAY DOES NOT NW1/4 SW1/4 MATCH NORTH PROPERTY LINE **SURVEYORS NOTES** {N89°53'49"E 997.79'} N89°53'51"E 997.39' MILL-SPRINGS ROAD adjoining tracts of record. **PARCEL A1A** PARCEL D **26.86 ACRES** VICINITY DIAGRAM, SECTION 12 COS No. 802 (Includes Parcel X) SAN. EXEMPT: MCA 76-4-102(24) OLD BOUNDARY~ PARCEL B1 COS No. 4814RB (S89°44'44"E 332.61') S89°53'10"W 332.56' N00°18'17"E 165.07' Parcel e (S00°43'03"W 165.22') COS No. 802 N00°22'47"E 164.94' -(S00°43'03"W 165.22') PARCEL F (No Scale) LOT 5A COS No. 802 (S89°46'52"E 665.21') S89°46'27"W 665.33 **5.79 ACRES** SAN. EXEMPT: PARCEL X ARM 17.36.605(2)(b) EXISTING 40' ACCESS EASEMENT PER RECORD COS No. 3760RB **4.94 ACRES** TRACT 2B \$1/2 \$1/2 \$W1/4 \$W1/4 LEGEND 2 INCH DIAMETER REBAR BRASS CAP MARKED COS No. 3760RB, RECORD (\$89°49'01"E 332.59') SECTION 12 S89°43'40"W 332.59' COS No. 4814RB, RECORD 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP SECTION 13 MARKED KED, 4975S (S89°49'01"E 847.31') SUBJECT BOUNDARY LINES, THIS SURVEY {\$89°44'58"W 847.27'} COS No. 4125RB 5/8 INCH DIAMETER UNCAPPED REBAR — — OLD BOUNDARY LINE 5/8 INCH DIAMETER REBAR WITH BLUE {\$89°44'30"W 1330.39'} ADJACENT BOUNDARIES PLASTIC CAP MARKED SANDERSON, 70400LS BASIS OF BEARING

BASIS OF BEARING

The basis of bearing for this survey is S89°44'30"W per COS No. 4814RB, between the SE Section Corner, Section 12, a found 2 inch diameter brass cap marked 2989ES and the W1/16 Corner, Section 12, a found 5/8 inch diameter uncapped rebar.

METHOD OF SURVEY

A Trimble R10 GNSS GPS system was used to tie previously set controlling corners and road alignments by Calen Williamson, May, 2025.

HISTORY OF SURVEYS

2005 - Plat No. 6670, Plat of Costich Lake Meadows, Kenneth E. Davis, 4975S

The area that is being removed from one tract of record and joined with another tract of record is not 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 this certificate of survey on which said area is described, unless said area is included with or excluded from

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	24'40'11"	60.00'	25.83
C2	32'14'09"	200.00'	112.52
C3	69°31'51"	170.00'	134.52

LINE	TABLE	
L1	N89°53'31"E	141.75
{L1	N89°53'49"E	141.36
L2	N89*53'49"E	159.30
L3	S46°54'27"E	47.03
L4	S46°54'27"E	66.04
L5	S60°04'34"W	68.63
L6	S22'00'23"W	108.79
L7	N89*56'23"W	36.11
L8	N00'17'08"E	30.22
L9	S43'05'33"W	30.00
L10	N00°15'43"E	129.84
L11	N00'15'43"E	47.98
L12	N28'41'13"W	93.27
L13	N28*53'36"W	47.08
L14	N87'36'56"E	115.82
L15	S00°45'58"E	40.08
L16	S46°58'33"E	63.87
L17	S35°16'43"E	150.93
L18	S27*56'23"E	183.58
L19	S39°36'21"E	350.34
L20	S44'34'39"E	207.79
L21	S59*18'13"E	97.91
L22	S44°34'53"E	48.09

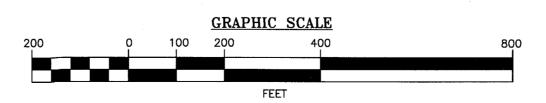


5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS

5/8 INCH DIAMETER REBAR WITH BLUE

UNMARKED COMPUTED POINT

PLASTIC CAP MARKED MARQUARDT, 2989ES



CERTIFICATE OF SURVEY No. S166 RB

SHEET 2 OF 2