

AMENDED PLAT OF: AMENDED LOT 1 OF O'BRIEN CREEK PROPERTIES PER PLAT NO. 6160 FAMILY TRANSFER

In the NE 1/4 of Section 12, Twp. 32 N., R. 34 W., P.M.M.

For: Kevin & Heidi Hawkins

Date: May 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 3 1/4 INCH DIA. U.S.F.S. ALUM MONUMENT STAMPED 5612-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED MARQUARDT 2989-ES
- COMPUTED POINT
- RECORD PER PLAT NO. 6160

DESCRIPTION OF LOT 1A

A tract of land located near Troy, Lincoln County, Montana, being a part of Lot 1 of the O'Brien Creek Properties per Plat No. 6160, lying in the NE 1/4 of Section 12, Twp. 32 N., R. 34 W., P.M.M. containing 10.13 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch alum. U.S.F.S. monument stamped 5612-S marking the northwest corner of Lot 1 of O'Brien Creek Properties per Plat No. 6160; thence, S00°08'39"W 333.28 feet to a 3 1/4 inch dia. alum. U.S.F.S. monument stamped 5612-S; thence, S41°00'09"E 395.93 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Kilbrennan Lake Road, a 60.00 foot wide county easement; thence continuing, S41°00'09"E 33.74 feet to a computed point located on the centerline of said Kilbrennan Lake Road, thence, along said centerline, N76°14'28"E 86.12 feet to a computed point; thence, N61°06'09"E 328.26 feet to a computed point; thence, N34°58'53"E 312.04 feet to a computed point; thence, N54°47'57"E 193.58 feet to a computed point; thence, N34°12'21"E 120.57 feet to a computed point located at the intersection of said Kilbrennan Lake Road and the north boundary of said Lot 1; thence, N89°22'42"W 36.01 feet to a 5/8 inch dia. rebar capped Marquardt 2989-ES; thence continuing, N89°22'42"W 1021.02 feet to the point of beginning.

The aforescribed Lot 1A contains 10.13 acres more or less and is subject to and together with all appurtenant easements of record.

NOTE:
PLAT 6160 NOTES A 60' WIDE PRIVATE ROAD AND UTILITY EASEMENT "ALONG EXISTING ROADWAY" AND IS SHOWN AS BEING ALONG PROPERTY LINE. NO EXISTING ROADWAY WAS FOUND ALONG PROPERTY LINE

ACTUAL LOCATION OF ROADWAY

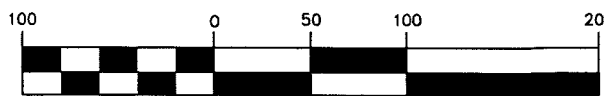
DESCRIPTION OF LOT 1B

A tract of land located near Troy, Lincoln County, Montana, being a part of Lot 1 of the O'Brien Creek Properties per Plat No. 6160, lying in the NE 1/4 of Section 12, Twp. 32 N., R. 34 W., P.M.M. containing 2.76 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 2989-ES marking a reference corner to the western most corner of Lot 2 of O'Brien Creek Properties per Plat No. 6160; thence along the boundary between said Lot 2 and Lot 1 of O'Brien Creek Properties per Plat No. 6160, S24°07'25"E 250.50 feet to a 5/8 inch dia. rebar capped Marquardt 2989-ES marking a witness corner to the southeast corner of said Lot 1; thence continuing, S24°07'25"E 58.74 feet to a computed point located on the approximate centerline of O'Brien Creek; thence downstream, S63°35'50"W 210.37 feet to a computed point; thence, S71°34'39"W 101.82 feet to a computed point; thence leaving said approximate centerline, N41°00'09"W 69.51 feet to a 5/8 inch dia. rebar capped Marquardt 2989-ES marking a witness corner to the southwest corner of said Lot 1; thence continuing, N41°00'09"W 242.26 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south right-of-way line of Kilbrennan Lake Road, a 60.00 foot wide county easement; thence continuing, N41°00'09"W 33.74 feet to a computed point; located on the centerline of said Kilbrennan Lake Road; thence along said centerline, N76°14'28"E 86.12 feet to a computed point; thence, N61°06'09"E 328.26 feet to a computed point; thence leaving said centerline, S24°07'25"E 30.10 feet to a computed point located on the south right-of-way line of said Kilbrennan Lake Road; thence continuing, S24°07'25"E 4.86 feet to the point of beginning.

The aforescribed Lot 1B contains 2.76 acres more or less and is subject to and together with all appurtenant easements of record.

Graphic Scale:



(1 inch = 100 ft.)

PURPOSE OF SURVEY AND OWNERS EXEMPTION

We, Kevin & Heidi Hawkins, owners of record, hereby certify that the purpose of this survey and division of land is to transfer Lot 1B containing 2.76 acres more or less, to our daughter, Rylie Kaylyn Johnson; and that this is the first and single gift or sale in this county to this member of my immediate family and the owner of record certifies that the parcel will not be transferred within 24 months of filing without written consent of the governing body. Therefore this parcel is exempt from review as a subdivision pursuant to Section 76-3-207 (2)(b)(i)(ii)(iii) & 76-3-207 (5), M.C.A. which states: "(b) (i) a division within a platted subdivision is exempt from additional subdivision reviews and is subject to applicable zoning regulations adopted under Title 76, chapter 2, unless the method of disposition is adopted for the purpose of evading this chapter, if the division: (A) is within a subdivision that has been approved by a local governing body; (B) creates parcels of a size allowed within the subdivision; and (C) is gifted or sold to a member of the landowner's immediate family; (ii) an amended plat must be filed with the county clerk and recorder after a division provided in subsection (2)(b)(i) occurs; and (iii) except as otherwise provided in this subsection (2)(b), a restriction or requirement on the platted subdivision continues to apply to a division allowed in subsection (2)(b)(i) & (5); 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.

Kevin Hawkins

Date:

Heidi Hawkins

Date:

STATE OF MONTANA
County of Lincoln

On this 15 day of October, 2025 A.D. before me, a Notary Public in and for the State of Montana, Kevin Hawkins & Heidi Hawkins, 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

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 15 day of October, 2025 A.D.

Kenneth E. Davis Registered 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 17 day of October, 2025.

Shirley Whitfield for Sedaria Culligan
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 17 day of October, 2025 A.D.
Steven A. Boyer Professional Land Surveyor No. 9750LS

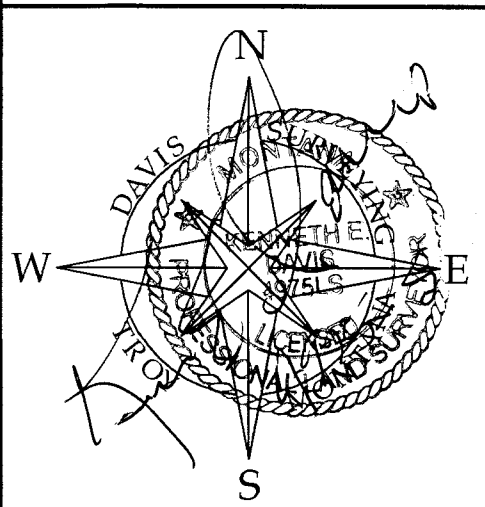
STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 13 day of October, 2025 A.D. at 9:33 O'clock P.M.

Corrina Brown by Sedaria Culligan
County Clerk and Recorder Deputy

AMENDED PLAT NO. 5183 FC

DE 9 318046



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 04/08/24 REV:

DRAWN BY: CJR

Land Projects 2022

FILE: t323412kh.dwg