

COS# 644B

CERTIFICATE OF SURVEY

LOCATED IN THE NE1/4 OF SECTION 26, T.18N., R.28W., P.M.M., MINERAL COUNTY, MONTANA

PURPOSE OF SURVEY:

THE PURPOSE OF THIS CERTIFICATE OF SURVEY IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES, THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(a), MCA.

CERTIFICATIONS OF LANDOWNERS

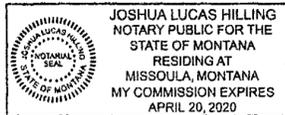
WE HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES, THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(a) MCA, TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES", AND FURTHER, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-125(1)(c), TO WIT: "DIVISIONS MADE FOR PURPOSES OTHER THAN THE CONSTRUCTION OF WATER SUPPLY OR SEWAGE AND SOLID WASTE DISPOSAL FACILITIES AS THE DEPARTMENT SPECIFIES BY RULE". FURTHER, PORTION "A" IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD PURSUANT TO ARM 24.183.1104 (1)(f)(iii)(c), TO WIT: "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 CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD." THE PARENT TRACTS AND RESULTING TRACTS ARE NOT INCLUDED IN THIS CERTIFICATE OF SURVEY.

SS. Anton A. Pearson III
ANTON A. PEARSON, III

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 5TH, 2019, BY ANTON A. PEARSON, III.

SS. [Signature]
NOTARY PUBLIC

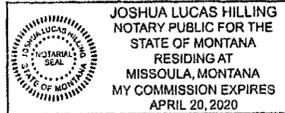


SS. Anton A. Pearson III Attorney in Fact
ANTON A. PEARSON, JR., ROSE ANNE PEARSON,
DEE ANNE PEARSON, DELLA K. PEARSON,
EVANGELINE PEARSON

STATE OF MONTANA
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 5TH, 2019, BY ANTON A. PEARSON, III, AS THEIR ATTORNEY IN FACT.

SS. [Signature]
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED CERTIFICATE OF SURVEY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS. Matthew Jacobson 5/30/19 DATE
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS



DATE
AUG. - DEC. 2018

RECORD OWNER
DOC. NO. 40375:
ANTON A. PEARSON, JR. AND ROSE ANNE PEARSON
DOC. NO. 118867:
ANTON A. PEARSON, JR., ROSE ANN PEARSON, DEE ANNE PEARSON,
DELLE K. PEARSON, EVANGELINE PEARSON AND ANTON A. PEARSON, III

SURVEY COMMISSIONED BY:
ANTON A. PEARSON, III

LEGAL DESCRIPTION

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4) OF SECTION 26, LYING SOUTH OF CERTIFICATE OF SURVEY NO. 553B, RECORDS OF MINERAL COUNTY, AND EAST OF CERTIFICATES OF SURVEY NOS. 118 AND 228, RECORDS OF MINERAL COUNTY, LOCATED IN TOWNSHIP 18 NORTH, RANGE 28 WEST, PRINCIPAL MERIDIAN MONTANA, MINERAL COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

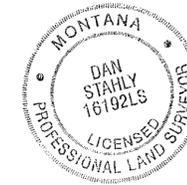
BEGINNING AT THE SOUTHEAST CORNER OF CERTIFICATE OF SURVEY NO. 118, RECORDS OF MINERAL COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 118, N3°50'17"E 362.07 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF CERTIFICATE OF SURVEY NO. 553B, RECORDS OF MINERAL COUNTY, SAID POINT BEING A NON-TANGENT POINT OF CURVATURE AND HAVING A RADIAL BEARING OF N14°42'11"E; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY BOUNDARY: AN ARC LENGTH OF 692.61 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, OF RADIUS 1005.00 FEET AND DELTA 39°29'11" TO A POINT OF SPIRAL CURVATURE; THENCE ALONG A SPIRAL CHORD BEARING N63°42'59"E, 86.18 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE, N62°52'01"E 48.55 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4) OF SECTION 26; THENCE ALONG SAID EAST BOUNDARY, S0°48'06"E 532.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4); THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4): S89°54'25"W 674.19 FEET TO THE NORTHEAST ONE-SIXTEENTH (NE1/16) CORNER OF SECTION 26; THENCE S89°48'15"W 139.50 FEET TO THE SOUTHEAST CORNER OF CERTIFICATE OF SURVEY NO. 228, RECORDS OF MINERAL COUNTY; THENCE ALONG THE EAST BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 228, N15°22'10"W 56.62 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 7.83 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

CERTIFICATE OF EXAMINING LAND SURVEYOR:

THIS SURVEY HAS BEEN APPROVED THIS 1ST DAY OF JUNE, 2019.

SS. Dawn Stahly
MINERAL COUNTY EXAMINING LAND SURVEYOR
MONTANA LICENSE NO. _____



CERTIFICATE OF COUNTY SANITARIAN:

THIS SURVEY HAS BEEN APPROVED THIS 7TH DAY OF JULY, 2019.

SS. Andy Short
ANDY SHORT, AICP, CFM, R.S.
MINERAL COUNTY SANITARIAN

CERTIFICATE OF COUNTY LAND PLANNER:

THIS SURVEY HAS BEEN APPROVED THIS 7TH DAY OF JULY, 2019.

SS. [Signature]
MINERAL COUNTY LAND PLANNER

CERTIFICATE OF COUNTY TREASURER'S OFFICE:

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID PURSUANT TO 76-3-207(3)(a).

SS. Thomas Vannoy July 9, 2019
MINERAL COUNTY TREASURER

CERTIFICATE OF FILING BY CLERK AND RECORDER:

STATE OF Montana } 119904

COUNTY OF Mineral }

FILED FOR RECORD THIS 11 DAY OF August, 2019.

SS. Kelann McLees by: Kfazel
CLERK AND RECORDER
MINERAL COUNTY, MONTANA fee paid \$ 26.00

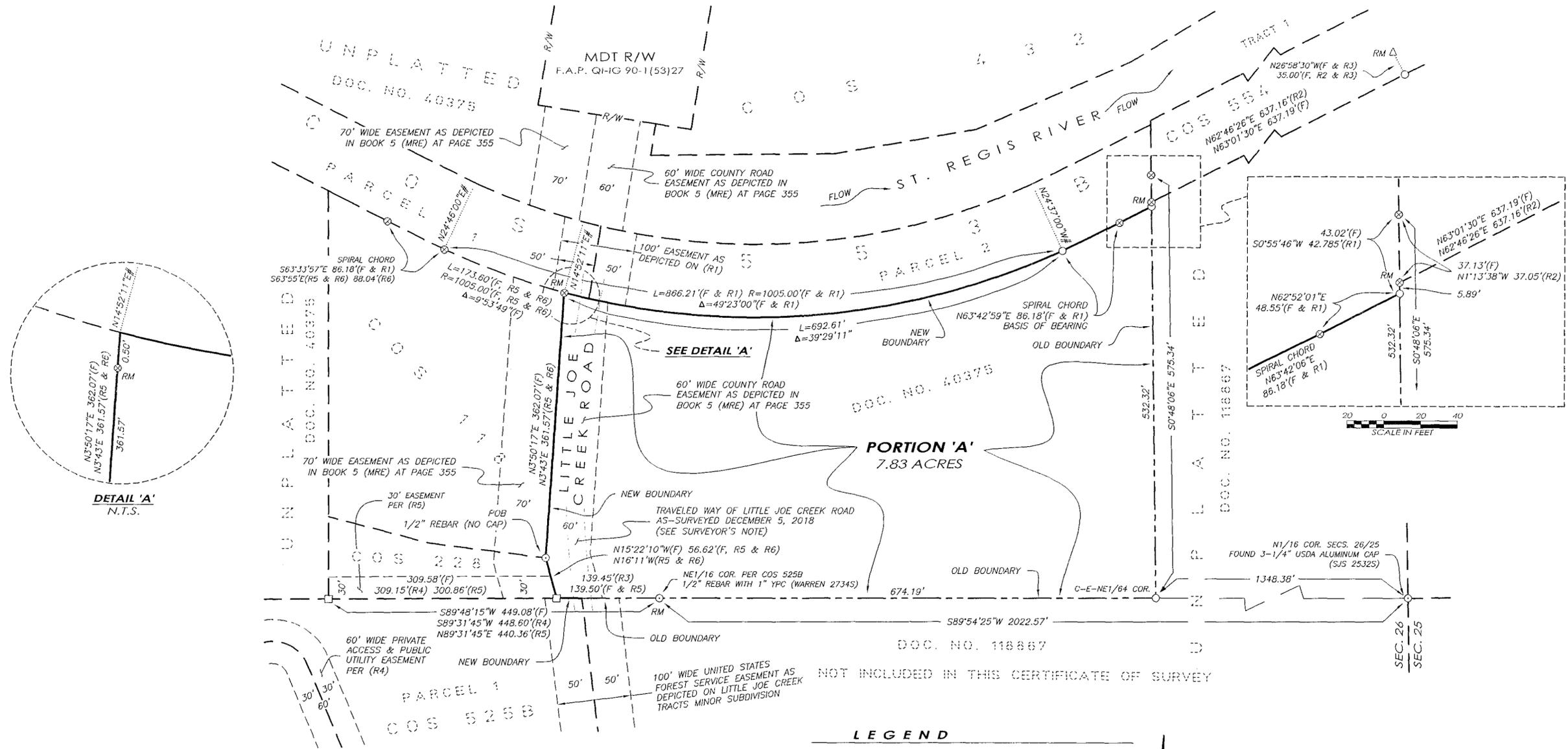
PREPARED BY: TERRITORIAL LANDWORKS, INC.
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com
Phone: 406721-0142 PO Box 3851
Fax: 406721-5224 Missoula, MT 59806

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	26	18N.	28W.

COS # 644B

CERTIFICATE OF SURVEY

LOCATED IN THE NE1/4 OF SECTION 26, T.18N., R.28W., P.M.M., MINERAL COUNTY, MONTANA



SURVEYOR'S NOTE

THE "STAGGERED" ROUTE OF THE LITTLE JOE CREEK ROAD EASEMENT AS SHOWN HEREON WAS DERIVED FROM THE TRAVELED WAY OF LITTLE JOE CREEK ROAD AS MEASURED IN THE COURSE OF THIS SURVEY, LOCATIONS DEPICTED ON RECORD SURVEYS AND LOCATIONS DESCRIBED IN RECORD GRANT INSTRUMENTS, AS OUTLINED BELOW:

- BOOK 5 OF MISCELLANEOUS REAL ESTATE RECORDS, PAGE 355 DEPICTS A SIXTY (60) FOOT WIDE COUNTY ROAD RIGHT-OF-WAY MORE OR LESS CENTERED ON THE TRAVELED WAY OF LITTLE JOE CREEK ROAD, WITH AN ADDITIONAL SEVENTY (70) FOOT WIDE RIGHT-OF-WAY FOR THE USE OF THE UNITED STATES FOREST SERVICE LYING ADJACENT TO AND WEST OF SAID COUNTY ROAD RIGHT-OF-WAY.
- DOCUMENT NO. 35533 INCLUDES AN EXHIBIT DEPICTING A ONE-HUNDRED (100) FOOT WIDE RIGHT-OF-WAY MORE OR LESS CENTERED ON THE TRAVELED WAY OF LITTLE JOE CREEK ROAD WHERE THE ROAD CROSSES THE FORMER RAILROAD RIGHT-OF-WAY; THIS RECORD LOCATION WOULD BE IN CLOSE AGREEMENT WITH THE LOCATION AND WIDTH DEPICTED ON CERTIFICATE OF SURVEY NO. 553B AND THE TRAVELED WAY OF LITTLE JOE CREEK ROAD AS MEASURED IN THE COURSE OF THIS SURVEY AND SHOWN HEREON.
- CERTIFICATE OF SURVEY NO. 525B AND LITTLE JOE CREEK TRACTS MINOR SUBDIVISION DEPICT A ONE-HUNDRED (100) FOOT WIDE ROADWAY, THE CALCULATED CENTERLINE OF WHICH APPEARS TO CLOSELY MATCH THE CENTER OF THE TRAVELED WAY OF LITTLE JOE CREEK ROAD AS MEASURED IN THE COURSE OF THIS SURVEY AND SHOWN HEREON.
- BASED UPON RECORD DIMENSIONS, FOUND MONUMENTS AND THE AS-SURVEYED LOCATION OF THE TRAVELED WAY OF LITTLE JOE CREEK ROAD, IT IS PRESUMED THAT THE EASTERLY BOUNDARIES OF CERTIFICATES OF SURVEY NOS. 118 AND 228 WERE INTENDED TO COINCIDE WITH THE WESTERLY RIGHT-OF-WAY OF THE SIXTY (60) FOOT WIDE COUNTY ROAD EASEMENT ALONG LITTLE JOE CREEK ROAD.

- LEGEND**
- = FOUND MONUMENT AS NOTED
 - ⊗ = FOUND 5/8" REBAR WITH 1" YPC (WARREN 2734S)
 - ⊠ = FOUND 5/8" REBAR WITH 1-1/4" YPC (WESTER 4130S)
 - = FOUND 5/8" REBAR (NO CAP)
 - = CALCULATED POSITION, NOTHING FOUND OR SET
 - (F) = FOUND THIS SURVEY
 - (R1) = RECORD OR ADDITIVE PER COS 553B
 - (R2) = RECORD OR ADDITIVE PER COS 554
 - (R3) = RECORD OR ADDITIVE PER COS 642
 - (R4) = RECORD OR ADDITIVE PER COS 525B
 - (R5) = RECORD OR ADDITIVE PER COS 228
 - (R6) = RECORD OR ADDITIVE PER COS 118
 - YPC = YELLOW PLASTIC CAP
 - COS = CERTIFICATE OF SURVEY
 - RM = REFERENCE MONUMENT
 - # = RADIAL BEARING
 - MRE = MISCELLANEOUS REAL ESTATE RECORDS
 - R/W = RIGHT-OF-WAY
 - MDT = MONTANA DEPARTMENT OF TRANSPORTATION
 - USDA = UNITED STATES DEPARTMENT OF AGRICULTURE
 - POB = POINT OF BEGINNING
 - N.T.S. = NOT DRAWN TO SCALE - EXAGGERATED FOR CLARITY
 - RM = REFERENCE MONUMENT

PREPARED BY: **TERRITORIAL LANDWORKS, INC.**
 TLJ PROJECT #18-5120

CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
 www.TerritorialLandworks.com
 Phone: 406/721-0142 PO Box 3851
 Fax: 406/721-5224 Missoula, MT 59806

1/4	SEC.	T.	R.
⊗	26	18N.	28W.



BASIS OF BEARING
 CERTIFICATE OF SURVEY NO. 553B

DATE
 AUG. - DEC. 2018

RECORD OWNER
 DOC. NO. 40375:
 ANTON A. PEARSON, JR. AND ROSE ANNE PEARSON
 DOC. NO. 118867:
 ANTON A. PEARSON, JR., ROSE ANN PEARSON, DEE ANNE PEARSON,
 DELLE K. PEARSON, EVANGELINE PEARSON AND ANTON A. PEARSON, III

SURVEY COMMISSIONED BY:
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