

CERTIFICATE OF SURVEY

LOCATED IN THE SE1/4 SE1/4, SECTION 2, T22N, R20W, P.M.M., LAKE COUNTY, MONTANA

DATE OF SURVEY: JANUARY, 2021

PURPOSE: FAMILY TRANSFER

OWNER'S CERTIFICATE

I, THE UNDERSIGNED PROPERTY OWNER DO HEREBY CERTIFY THAT THE PURPOSE FOR THIS DIVISION OF LAND IS TO TRANSFER TRACT A1 AS SHOWN ON THIS CERTIFICATE TO MY HUSBAND GLEN B. HAYES, AND THAT THIS IS THE FIRST GIFT OR TRANSFER TO THIS PERSON. FURTHERMORE, I CERTIFY THAT I AM ENTITLED TO USE THIS EXEMPTION IN THAT I AM IN COMPLIANCE WITH ALL CONDITIONS IMPOSED ON THE USE OF THIS EXEMPTION. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(b) M.C.A.

TRACT A1 IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605 (2)(a) AS A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE OR SOLID WASTE DISPOSAL, IF NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

"THE MONTANA SUBDIVISION AND PLATTING ACT (MSPA) IS INTENDED TO PROMOTE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE BY REGULATING THE SUBDIVISION OF LAND. THE SUBJECT PARCELS HAVE BEEN CREATED THROUGH THE USE OF AN EXEMPTION TO THE MSPA AND THEREFORE THE APPLICANT HOLDS LAKE COUNTY HARMLESS SINCE THE SUBJECT TRACTS HAVE NOT BEEN REVIEWED FOR SAFE ACCESS, ADEQUATE BUILDING SITES, EFFECTIVE AND EFFICIENT PROVISIONS OF PUBLIC SERVICES, ETC."

Marlene Marsh Hayes
Marlene Marsh Hayes

STATE OF MT
COUNTY OF LAKE
ON THIS 10 DAY OF March, 2021, BEFORE ME PERSONALLY APPEARED,
Marlene Marsh Hayes KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND
ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY SIGNATURE



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN SURVEY ARE DELINQUENT. THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207(5) M.C.A.

DATED THIS 10 DAY OF March, 2021

Kandice Withers
Kandice Withers, County Treasurer
TREASURER, LAKE COUNTY, MONTANA



LEGAL DESCRIPTIONS

TRACT A1

A TRACT OF LAND IN THE SE1/4 SE1/4 OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 20 WEST, P.M.M., LAKE COUNTY, MONTANA, DESCRIBED AS FOLLOWS: THE TRUE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF AMENDED TRACT 'A' AS SHOWN AND DESCRIBED ON CERTIFICATE OF SURVEY NO. 7213, RECORDS OF LAKE COUNTY; THENCE S00°01'00"E 284.40 FEET; THENCE N89°46'09"W 181.64 FEET; THENCE S00°06'39"E 469.61 FEET; THENCE N89°46'10"W 360.58 FEET; THENCE S00°03'19"W 509.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MONTANA HIGHWAY 35; THENCE S89°53'35"W 60.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE N00°03'19"E 597.85 FEET; THENCE N00°03'40"E 665.65 FEET; THENCE S89°46'10"E 600.43 FEET TO THE POINT OF BEGINNING, CONTAINING (9.15) ACRES MORE OR LESS, BEING SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS SHOWN AND OF RECORD.

TRACT A2

A TRACT OF LAND IN THE SE1/4 SE1/4 OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 20 WEST, P.M.M., LAKE COUNTY, MONTANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF AMENDED TRACT 'A' AS SHOWN AND DESCRIBED ON CERTIFICATE OF SURVEY NO. 7213, THENCE S00°01'00"E 284.40 FEET ALONG THE EAST BOUNDARY OF SAID AMENDED TRACT 'A' TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S00°01'00"E 702.00 FEET; THENCE S89°54'44"W 150.05 FEET; THENCE S00°00'25"E 273.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MONTANA HIGHWAY 35; THENCE S89°53'35"W 159.93 FEET ALONG SAID RIGHT-OF-WAY; THENCE N00°06'40"W 43.07 FEET; THENCE N89°50'03"E 130.00 FEET; THENCE N00°06'39"W 933.43 FEET; THENCE S89°46'09"E 181.64 FEET TO THE POINT OF BEGINNING, CONTAINING (3.24) ACRES MORE OR LESS, BEING SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS SHOWN AND OF RECORD.

586649 DEQ J-9628
586651 QC Deed
586652 QC Deed



SURVEYOR'S CERTIFICATION

John M. Duffey 3/12/2021
JOHN M. DUFFEY Montana P.L.S. No. 15624LS DATE

Donald M. Smith 10 Mar 2021
EXAMINING MONTANA P.L.S. No. 10899LS DATE

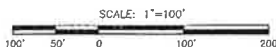
Maria K. Weber, P.S. March 11, 2021
LAKE COUNTY SANITATION DEPT. DATE

James Farkas 3/18/2021
LAKE COUNTY PLANNING DEPT. DATE

586650 COS Page: 1
STATE OF MONTANA LAKE COUNTY
RECORDED: 03/19/2021 2:55 PM KOT: COS
TAXES PAID: 0.00 BY *Wendy Munger*
TO: LAKE COUNTY, PERMITS \$1500 + 10% AFR AFR 2% RECORD FEE

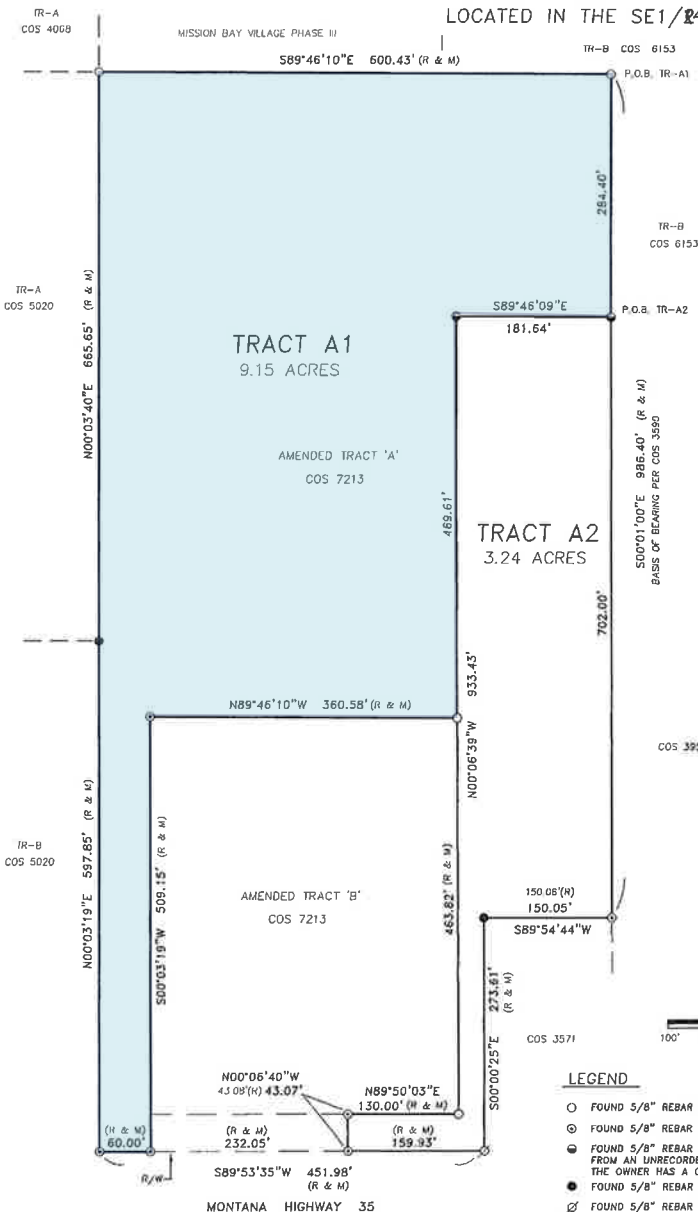
SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 7465 FT

This plat is provided solely for the purpose of assisting in locating the land and the company assumes no liability for variations, if any, with actual survey. Fidelity Title Agency of Lake County



LEGEND

- FOUND 5/8" REBAR (NO CAP)
- FOUND 5/8" REBAR W/YPC (CARSTENS 5940LS)
- FOUND 5/8" REBAR W/YPC (CARSTENS 5940LS) FROM AN UNRECORDED 2018 SURVEY OF WHICH THE OWNER HAS A COPY OF.
- FOUND 5/8" REBAR (UNREADABLE YPC)
- FOUND 5/8" REBAR W/YPC (SMITH 4740LS)
- (H) RECORD PER COS 7213
- (M) MEASURED
- P.O.B. POINT OF BEGINNING



DUFFEY LAND SURVEYING
PO BOX 531 • POLSON, MT 59860
406-883-1727

SURVEY COMMISSIONED BY RECORD OWNER: MARLENE MARSH HAYES

NOTE: No search has been made for assessments affecting this property and this survey does not purport to show all appurtenant easements.