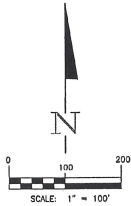


LEGEND

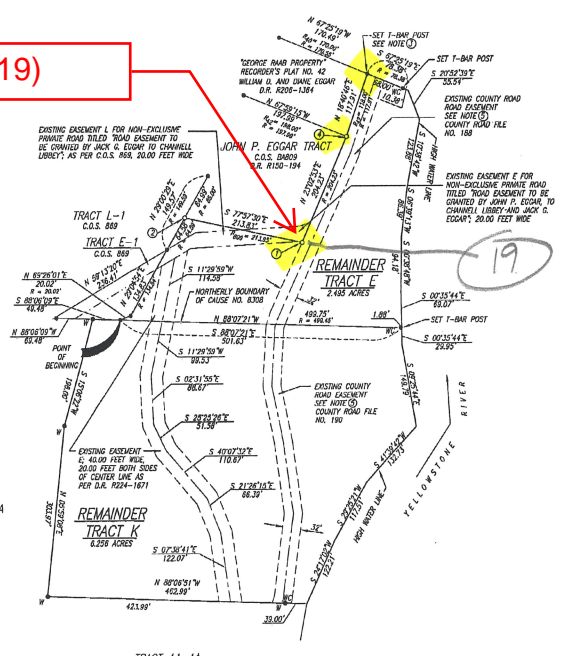
- FOUND 5/8" REBAR WITH 1 1/2" AL CAP MARKED W/ALUMINUM STIKES
- FOUND 5/8" REBAR WITH 2" AL CAP MARKED WESTERN 8374S
- SET 5/8" x 24" REBAR WITH 2" AL CAP MARKED WESTERN 8374S
- D.R. = DEED RECORD - VOLUME (ROLL) AND PAGE
- ← CONTIGUOUS OWNERSHIP
- C.O.S. = CERTIFICATE OF SURVEY
- R = RECORD DATA AS PER C.O.S. NO. 889
- R₈₈₉ = RECORD DATA AS PER C.O.S. NO. 889
- R₈₉₀ = RECORD DATA AS PER RECORDER'S PLAT NO. 42
- KEY TO SURVEYOR'S NOTES
- W.C. = WITNESS CORNER

BASES OF BEARING ASSUMED BEARING OF S 89°05'17" ALONG THE SOUTHERLY BOUNDARY OF TRACT L-2 AS MEASURED BETWEEN FOUND MONUMENTS AS PER C.O.S. 889

TOTAL AREA: 8.751 ACRES



This Corner (19)



SURVEYOR'S NOTES

1. AT THIS CORNER LOCATION, I FOUND A 5/8 INCH REBAR WITH AN ALUMINUM CAP MARKED HALLIN STIKES WITH THE TOP 3" INCHES BROKE UP 90° TO THE NORTHEAST. IN ORDER TO PERPETUATE THE CORNER, I PULLED THE FOUND REBAR STRIP AND REPLACED IT WITH A 5/8" x 24" REBAR DRIVEN VERTICALLY INTO THE ORIGINAL HOLE. I SET A 2" ALUMINUM CAP MARKED WESTERN 8374S.
2. AT THE CORNER POSITION I DID NOT FIND THE ORIGINAL HALLIN MONUMENT. I RESTORED THE CORNER BY SETTING A NEW MONUMENT AT THE PROPORTIONATE POSITION BETWEEN FOUND MONUMENTS TO THE NORTHWEST AND SOUTHWEST.
3. AT THE CORNER POSITION I FOUND A 5/8 INCH REBAR WITH NO CAP. I PLACED ON THE FOUND REBAR A 2 INCH AL. CAP MARKED WESTERN 8374S.
4. AT THE CORNER POSITION I DID NOT FIND THE ORIGINAL HALLIN MONUMENT. I RESTORED THE CORNER BY SETTING A NEW MONUMENT AT RECORD DISTANCES FROM MONUMENTS FOUND TO THE NORTH, SOUTH AND WEST.
5. COUNTY ROAD PLAT NO. 89 (A COPY OF WHICH IS FOUND IN THE VERTICAL FILE IN THE SOUTHWEST CORNER OF THE CLERK AND RECORDER'S UPSTAIRS WALK) DEPICTS A COUNTY ROAD EASEMENT TRaversing NORTH-SOUTH ALONG THE EASTERN LENGTH OF C.L.G. LOTS 14, 1 AND 3. RIGHT-OF-WAY AGREEMENTS ARE FOUND IN COUNTY ROAD FILES. FILE NO. 190 GRANTS AN EASEMENT ACROSS LOT 14, FILE NO. 183 GRANTS AN EASEMENT ACROSS THE CAUSE NO. 8308 TRACT. FILE NO. 187 GRANTS AN EASEMENT ACROSS THE BALANCE OF LOT 4 AND ALL OF LOT 5. ALL OF THESE EASEMENTS DESCRIBE THE ROAD AS 32 FEET IN WIDTH.
6. DEED RECORD ROLL 119 - PAGE 1275 WAS EXECUTED ON APRIL 19, 2005 AND RECORDED ON JUNE 17, 2005. THAT DEED WAS EXECUTED IN ORDER TO CORRECT DESCRIPTION ERRORS FOUND ON D.R. 8183 - 1701 EXECUTED ON FEBRUARY 13, 2003 IN A GRANT FROM EDGAR TO BRAN A AND IRVINA J. KAPNER, AS SIGNIFICANT FILING OF THE EDGAR PROPERTY WAS UNASSISTED. THE DESCRIPTION AS SHOWN ON D.R. 8183 - 1701 WAS CONSIDERED BY MEANS OF A GROSS GROSSER LESS EXISTING DEEDS EXCEPTIONS. VERY SOON AFTER THE EXECUTION OF D.R. 8213 - 1275 CERTIFICATE OF SURVEY NO. 1978 WAS RECORDED ON APRIL 29, 2005. ON OR ABOUT WHICH WAS SUBSEQUENTLY OWNED TO GEORGE OWENS, ET AL., AT D.R. 8218 - 1278 ON JUNE 14, 2005. FINALLY, D.R. 8221 - 480 WAS EXECUTED AND RECORDED ON JULY 15, 2005 IN WHICH IRVINA J. KAPNER OUT CLAIMED ALL OF HIS INTEREST IN THE PROPERTY TO IRVINA J. KAPNER. IT SHOULD BE NOTED THAT THE DESCRIPTION ON BOTH D.R. 8213 - 1275 AND D.R. 8221 - 480 ARE THE SAME. THIS IS AN ERROR. THE DESCRIPTION ON D.R. 8213 - 480 SHOULD HAVE BEEN RECORDED TO REFLECT THE RECONFIGURATION OF RECORDER'S PLAT NO. 11-A INTO TRACT 11-A OF C.O.S. 1978 AND SHOULD ALSO HAVE REFLECTED THE CREATION AND SUBSEQUENT GRANT OF TRACT D OF C.O.S. 1978. REMAINDER TRACT K AS SHOWN ON THE ATTACHED C.O.S. REFLECTS BOTH OF THE CHANGES DISCUSSED ABOVE.

CERTIFICATE OF SURVEY NO. 2026

TWO TRACTS OF LAND; BEING A SURVEY OF UNPLATTED REMAINDER TRACTS AS DESCRIBED AT DEED RECORD ROLL 221 - PAGE 460; LOCATED IN A PORTION OF G.L.O. LOT 14, SECTION 24 AND A PORTION OF G.L.O. LOT 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, P.M.M., PARK COUNTY, MONTANA.

FOR IRVINA J. KAPNER TO SURVEY TWO EXISTING TRACTS OF LAND. (DEED REF. 221-460) (SEE SURVEYOR'S NOTE 6)

DESCRIPTIONS

REMAINDER TRACT E
 REMAINDER TRACT E AS DESCRIBED AT DEED RECORD ROLL 221 - PAGE 460; SAID TRACT BEING ALL OF U.S. GOVERNMENT LOT 14 IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 9 EAST, P.M.M., COUNTY OF PARK, STATE OF MONTANA, LYING SOUTHERLY OF THE LEGACY ASSURANCE, JR., AND MARCO L. ASHLAND TRACT AS PER RECORDER'S PLAT NO. 376 AND NORTHERLY OF THE NORTHERLY BOUNDARY OF REAL ESTATE DESCRIBED IN CAUSE NO. 8308 IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF THE STATE OF MONTANA, IN AND FOR THE COUNTY OF PARK AND AS RECORDED IN MISCELLANEOUS RECORD VOLUME 22, PAGE 255, EXCEPTING THEREFROM:
 THE GEORGE RAB TRACT AS PER RECORDER'S PLAT NO. 42;
 THE JOHN P. EGGAR TRACT AS PER CERTIFICATE OF SURVEY NO. 84809;
 TRACT E-1 AS PER CERTIFICATE OF SURVEY NO. 809;
 AND TRACT L-1 AS PER CERTIFICATE OF SURVEY NO. 889.
 ALL AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY AND STATE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF SAID CAUSE 8308 WHICH POINT IS ALSO THE SOUTHWESTERLY CORNER OF SAID TRACT E-1; THENCE ALONG THE SOUTHWESTERLY BOUNDARIES OF SAID TRACT L-1, N 89°05'17" E, 20.00 FEET; AND N 89°05'17" E, 12.68 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT L-1, N 29°02'28" E, 84.58 FEET; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID EGGAR TRACT, S 77°07'30" E, 213.83 FEET; AND N 23°02'53" E, 204.23 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RAB TRACT, N 14°04'44" E, 17.94 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT L-1, S 87°25'17" E, 75.38 FEET; THENCE MEASURING THE HIGH WATER LINE ALONG THE LEFT BANK OF THE YELLOWSTONE RIVER THROUGH THE FOLLOWING COURSES: S 2°52'32" E, 55.54 FEET; S 10°28'42" W, 123.80 FEET; S 02°07'12" W, 94.18 FEET; AND S 02°54'41" E, 89.07 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CAUSE 8308, N 89°05'17" W, 501.63 FEET TO THE POINT OF BEGINNING. SAID REMAINDER TRACT E CONTAINS 2.485 ACRES.
 INCLUDING THAT EXISTING APPURTENANT EASEMENT E FOR A NON-EXCLUSIVE PRIVATE ROAD EASEMENT TITLED "A ROAD EASEMENT TO BE GRANTED BY JOHN P. EGGAR, ET AL., TO CHANNELL L. LIBERTY, ET AL.", BEING A 20.00 FOOT WIDE STRIP OF LAND FROM THE SOUTHWESTERLY CORNER OF CERTIFICATE OF SURVEY NO. 84809, IN SAID RECORDS, AS GRANTED AT DEED RECORD ROLL 60 - PAGE 429, ROLL 60 - PAGE 432 AND DEED RECORD ROLL 221 - PAGE 460, ALL IN SAID RECORDS; AS SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY.
 SUBJECT TO AND INCLUDING A PORTION OF THAT EXISTING EASEMENT F FOR A NON-EXCLUSIVE PRIVATE ROAD EASEMENT TITLED "A ROAD EASEMENT TO BE GRANTED BY JOHN P. EGGAR, ET AL., TO CHANNELL L. LIBERTY, ET AL.", BEING A 20.00 FOOT WIDE STRIP OF LAND FROM THE SOUTHWESTERLY BOUNDARY OF THE SAID JOHN P. EGGAR TRACT TO THE EASTERLY BOUNDARY OF SAID TRACT L-1 AS GRANTED AT SAID DEED RECORD ROLL 221 - PAGE 460; AS SHOWN ON THE ATTACHED CERTIFICATE.
 SUBJECT TO AND INCLUDING EXISTING EASEMENT G, BEING A PRIVATE EASEMENT FOR ROAD AND PUBLIC UTILITIES ACCESS PURPOSES FOR THE BENEFIT OF TRACT D OF SAID CERTIFICATE 1978, FROM THE SOUTHERLY BOUNDARY OF SAID EASEMENT TO THE NORTHERLY BOUNDARY OF SAID CAUSE 8308; SAID EASEMENT BEING A STRIP OF LAND 40.00 FEET WIDE, 20.00 FEET ON BOTH SIDES OF CENTER LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF SAID EASEMENT L; THENCE ALONG SAID CENTER LINE, S 11°29'50" W, 114.56 FEET TO THE NORTHERLY BOUNDARY OF SAID CAUSE 8308.
 SUBJECT TO AND INCLUDING AN EXISTING EASEMENT FOR COUNTY ROAD PURPOSES AS RECORDED RIGHT-OF-WAY AGREEMENT COUNTY ROAD FILE NO. 197 AND AS SHOWN ON COUNTY ROAD PLAT NO. 89. ALL IN SAID RECORDS; BEING A STRIP OF LAND 32 FEET WIDE, 18.00 FEET ON BOTH SIDES OF THE EXISTING ROAD CENTER, RUNNING IN A NORTH-SOUTH DIRECTION; AS SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY.
 SUBJECT TO AND INCLUDING ALL OTHER EXISTING EASEMENTS OF RECORD AND FACT.
 ALL ACCORDING TO CERTIFICATE OF SURVEY NO. 2026.

REMAINDER TRACT K
 TRACT K; BEING A REMAINDER PORTION OF A TRACT DESCRIBED AT DEED RECORD ROLL 221 - PAGE 460; SAID TRACT BEING PORTIONS OF U.S. GOVERNMENT LOTS 4 AND 5 IN SECTION 25 AND U.S. GOVERNMENT LOT 14 IN SECTION 24 SOUTHERLY OF THE NORTHERLY BOUNDARY OF REAL ESTATE DESCRIBED IN CAUSE NO. 8308 IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF THE STATE OF MONTANA, IN AND FOR THE COUNTY OF PARK AND AS RECORDED IN MISCELLANEOUS RECORD VOLUME 22, PAGE 255, ALL EXCEPTING THEREFROM:
 TRACT L-2 AS PER CERTIFICATE OF SURVEY NO. 896;
 TRACT L-3 AS PER CERTIFICATE OF SURVEY NO. 897;
 TRACT 11-A AS PER CERTIFICATE OF SURVEY NO. 1978;
 AND TRACT D AS PER CERTIFICATE OF SURVEY NO. 1978.
 ALL AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY AND STATE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF SAID CAUSE NO. 8308 WHICH POINT IS ALSO THE SOUTHWESTERLY CORNER OF TRACT L-1 AS SHOWN ON SAID CERTIFICATE NO. 889; THENCE ALONG SAID NORTHERLY BOUNDARY S 89°05'17" E, 501.63 FEET; THENCE MEASURING THE HIGH WATER LINE ALONG THE LEFT BANK OF THE YELLOWSTONE RIVER THROUGH THE FOLLOWING COURSES: S 02°54'41" E, 28.25 FEET; S 02°54'41" E, 149.79 FEET; S 41°28'42" W, 132.73 FEET; S 29°22'21" W, 117.51 FEET; AND S 21°17'02" W, 122.21 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 11-A, N 89°05'17" W, 488.00 FEET; THENCE ALONG THE EASTERLY BOUNDARIES OF SAID TRACT 11-A, IN CP 5300' E, 303.97 FEET; AND N 15°04'22" E, 198.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT L-1, S 89°04'09" E, 48.48 FEET TO THE POINT OF BEGINNING. SAID TRACT K CONTAINS 8.258 ACRES.
 SUBJECT TO AND INCLUDING EXISTING EASEMENT E, BEING A PRIVATE EASEMENT FOR ROAD AND PUBLIC UTILITIES ACCESS PURPOSES FOR THE BENEFIT OF TRACT D OF SAID CERTIFICATE 1978, FROM THE NORTHERLY BOUNDARY OF SAID CAUSE 8308 TO THE NORTHERLY BOUNDARY OF SAID TRACT 11-A; SAID EASEMENT BEING A STRIP OF LAND 40.00 FEET WIDE, 20.00 FEET ON BOTH SIDES OF CENTER LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF SAID CAUSE 8308; THENCE ALONG SAID CENTER LINE, S 11°29'50" W, 89.53 FEET; S 02°54'41" E, 89.07 FEET; S 02°54'41" E, 65.98 FEET; S 40°52'32" E, 110.07 FEET; S 21°08'12" E, 66.39 FEET; S 07°35'41" E, 122.07 FEET; TO THE NORTHERLY BOUNDARY OF SAID TRACT 11-A.
 SUBJECT TO AND INCLUDING AN EXISTING EASEMENT FOR COUNTY ROAD PURPOSES AS RECORDED RIGHT-OF-WAY AGREEMENT COUNTY ROAD FILE NO. 187 AND AS SHOWN ON COUNTY ROAD PLAT NO. 89. ALL IN SAID RECORDS; BEING A STRIP OF LAND 32 FEET WIDE, 18.00 FEET ON BOTH SIDES OF THE EXISTING ROAD CENTER, RUNNING IN A NORTH-SOUTH DIRECTION; AS SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY.
 SUBJECT TO AND INCLUDING ALL OTHER EXISTING EASEMENTS OF RECORD AND FACT.
 ALL ACCORDING TO CERTIFICATE OF SURVEY NO. 2026.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, FRED L. HALL, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT BETWEEN MARCH 9, 2005, AND OCTOBER 11, 2005, I SURVEYED TWO TRACTS OF LAND AND PLATTED SAME, AS SHOWN ON THE ACCOMPANYING CERTIFICATE OF SURVEY AS DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SURVEYING AND PLATTING ACT, SECTION 78-3-101 THROUGH 78-3-105, M.C.A., AND THE PARK COUNTY SUBDIVISION REGULATIONS.

DATED THIS 1st DAY OF NOVEMBER, 2005.
 FRED L. HALL
 MONTANA REGISTRATION NO. 83745

CERTIFICATE OF ISSUANCE

I, KEVIN LARKIN, TREASURER OF PARK COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN DILIGENTLY EXAMINED AND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE ABOVE DESCRIBED LANDS HAVE BEEN PAID.
 PARCEL NO. 0000036900
 DATED THIS 1st DAY OF NOVEMBER, 2005.
 Kevin Larkin by Nicholas Peterson
 KEVIN LARKIN
 TREASURER OF PARK COUNTY, MONTANA

CERTIFICATE OF CLERK AND RECORDER

I, DENISE WELDON, CLERK AND RECORDER OF PARK COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 1st DAY OF NOVEMBER, 2005, A.D., AT 10:35 O'Clock, A.M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ RECORDS OF THE CLERK AND RECORDER, PARK COUNTY, MONTANA.

DOCUMENT NUMBER 330501
 BY Denise Weldon Jan 26 2006
 DENISE WELDON
 CLERK AND RECORDER

WESTERN Micro-Line	<input checked="" type="checkbox"/> S24 T28 R9E	CERTIFICATE OF SURVEY 2026 1 of 1
	<input checked="" type="checkbox"/> S25 T28 R9E	
FRED L. HALL, L.S. BOX 333 GRANSHAW, MONTANA 59047 (406) 282-0833	FILENAME: S2426 JOB NO: 05-1024 CALCS BY: F.L.H. BK 70 DRAWN BY: D.W. DATE: 10-31-05 CHECKED BY: F.L.H. & D.C.B.	

05 2026