

WASHINGTON WATER POWER CO. PROJECT NO. 2058 BOUNDARY

CERTIFICATE OF SURVEY

PARCEL A AND PARCEL B OF COS 1871 IN THE NE1/4 OF SECTION 34,
T.27N., R.34W., P.M.M., SANDERS COUNTY, MONTANA
THIS SURVEY WAS PERFORMED AT THE REQUEST OF TRACY RIOS IN SEPTEMBER OF 2022.

OWNERS CERTIFICATE AND PURPOSE OF SURVEY:

I, THE UNDERSIGNED PROPERTY OWNER, DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES OUTSIDE OF A PLATTED SUBDIVISION AND THAT NO ADDITIONAL PARCELS ARE BEING CREATED. THIS DIVISION IS THEREFORE EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(a) MCA TO WIT: "DIVISIONS MADE OUTSIDE OF A PLATTED SUBDIVISION FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES."

ALSO, AMENDED PARCEL A AND AMENDED PARCEL B ARE EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.36.605(2)(b) AS A PARCEL THAT HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, MCA, IF NO FACILITIES OTHER THAN THOSE PREVIOUSLY APPROVED EXIST OR WILL BE CONSTRUCTED ON THE PARCEL, AND THE DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES TO DEVIATE FROM THE CONDITIONS OF APPROVAL, IN VIOLATION OF 76-4-130, MCA.

DATED THIS _____ DAY OF _____, 20____

TRACY L. RIOS
OWNER (PRINT NAME) OWNER (SIGNATURE)

STATE OF MONTANA
COUNTY OF SANDERS

SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2023 BY

OWNER

NOTARY PUBLIC FOR THE STATE OF MONTANA

LEGAL DESCRIPTIONS:

LOCATED IN NE1/4 OF SECTION 34, T.27N., R.34W., P.M.M., SANDERS COUNTY, MONTANA

DESCRIBED AS FOLLOWS:
PARCEL A AND PARCEL B OF CERTIFICATE OF SURVEY NO. 1871FC, RECORDS OF SANDERS COUNTY, MONTANA,
CONTAINING 21.83 ACRES
TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATE OF LAND SERVICES:

APPROVED THIS _____ DAY OF _____, 2023

SANDERS COUNTY LAND SERVICES

CERTIFICATE OF EXAMINING SURVEYOR

APPROVED THIS _____ DAY OF _____, 2023

MONTANA EXAMINING LAND SURVEYOR

LICENCE No. _____

CERTIFICATE OF ENVIRONMENTAL HEALTH DEPARTMENT:

APPROVED THIS _____ DAY OF _____, 2023

SANDERS COUNTY ENVIRONMENTAL HEALTH

CERTIFICATE OF COUNTY TREASURER


I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(3), MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE DIVIDED HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2023

TREASURER, SANDERS COUNTY, MONTANA

EXISTING DOCUMENTS:
MISC. FILE #4523 (D.E.Q.)

CERTIFICATE OF RECORDING BY CLERK AND RECORDER

		ENGINEERING, LAND SURVEYING & UTILITY LOCATING 108 PEARL ST. THOMPSON FALLS, MT 59673 Phone # (406) 493-2581 WWW.MTNPLAINS.COM	
SCALE: 1" = 100'	DATE: 06-19-23	CALC BY: BR	SHEET 1 OF 1
JOB NO.: 005645		CHECKED BY: RLM	

AREA A AND AREA B SHOWN HEREON ARE AREAS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD. "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 WITH THE CERTIFICATE OF SURVEY OR AMENDED PLAT ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

SURVEYORS CERTIFICATE:

I, RICKY L. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

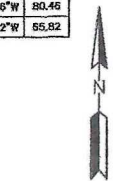
DATED THIS _____ DAY OF _____, 2023

RICKY L. HAGEDORN 15059 LS



Line #	Bearing	Length
L1	S88°54'42"E	102.99
L2	S21°46'33"W	82.98
L3	S07°41'32"W	63.36
L4	S21°50'36"W	80.46
L5	S07°41'32"W	65.82

Line #	Bearing	Length
RM1	N89°29'03"E	10.00
RM2	S89°18'56"W	10.13
RM3	S89°25'51"E	10.07
RM4	N89°10'13"W	10.05
RM5	S74°14'40"E	9.98
RM6	N75°47'53"W	9.89



0 200 400
SCALE 1"=200'

BASES OF BEARING
BEARINGS BASED ON COS 1871FC

LEGEND

- CALCULATED POSITION NOTHING FOUND OR SET
- INDICATES 3/4" IRON ROD FOUND
- INDICATES 5/8" IRON ROD WITH PLASTIC CAP STAMPED "73285" FOUND
- ⊗ INDICATES 5/8" IRON ROD WITH PLASTIC CAP ILLEGIBLE FOUND
- ⊙ INDICATES 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED "HAGEDORN 15059LS" SET
- └ DENOTES OWNERSHIP TIE
- ▭ AREA B (0.12 ACRES)

NOTE: ALL DIMENSIONS ARE RECORD DIMENSIONS PER COS 1871FC WITH THE EXCEPTION OF THOSE CREATED WITH THIS RELOCATION.

CERTIFICATE OF SURVEY

NE 1/4, Sec. 34, T27N R34W

Sanders County, Montana

OWNERS: GARY RONALD BAIN AND KARYN A. BAIN
 PURPOSE: PARCEL A: REMAINDER
 PARCEL B: FAMILY TRANSFER
 DATE: DECEMBER 2, 1997

LEGAL DESCRIPTIONS

PARCEL A:
 THAT PORTION OF THE NORTHEAST 1/4, SECTION 34, TOWNSHIP 27 NORTH, RANGE 34 WEST, SANDERS COUNTY, MONTANA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER 1/4 CORNER, SECTION 34; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 NORTH 00°30'43" EAST 946.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE NORTH 00°30'43" EAST 567.69 FEET; THENCE NORTH 70°29'30" EAST 261.24 FEET; THENCE NORTH 81°15'50" EAST 234.10 FEET; THENCE SOUTH 87°24'11" EAST 44.12 FEET; THENCE SOUTH 15°02'18" EAST 253.38 FEET; THENCE SOUTH 02°28'08" EAST 455.77 FEET; THENCE SOUTH 88°54'44" EAST 102.99 FEET; THENCE SOUTH 21°48'52" WEST 82.99 FEET; THENCE SOUTH 07°41'32" WEST 63.36 FEET; THENCE SOUTH 06°11'34" EAST 134.37 FEET; THENCE SOUTH 04°49'35" WEST 229.96 FEET TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE ALONG THE NORTHERLY LINE OF THE RIGHT OF WAY NORTH 06°04'27" WEST 193.99 FEET; THENCE NORTH 00°51'44" EAST 428.01 FEET; THENCE NORTH 88°54'53" WEST 500.16 FEET TO THE POINT OF BEGINNING CONTAINING 10.809 ACRES OF LAND ALL AS SHOWN HEREON.
 SUBJECT TO AND TOGETHER WITH PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN.
 SUBJECT TO EASEMENTS OF RECORD.

PARCEL B:
 THAT PORTION OF THE NORTHEAST 1/4, SECTION 34, TOWNSHIP 27 NORTH, RANGE 34 WEST, SANDERS COUNTY, MONTANA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER 1/4 CORNER, SECTION 34; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 NORTH 00°30'43" EAST 729.10 FEET TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE ALONG THE NORTHERLY LINE OF THE RIGHT OF WAY SOUTH 66°04'27" EAST 736.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF THE RIGHT OF WAY SOUTH 66°04'27" EAST 202.14 FEET; THENCE NORTH 23°30'54" EAST 191.23 FEET; THENCE SOUTH 66°27'53" EAST 125.01 FEET; THENCE NORTH 02°11'46" EAST 123.33 FEET; THENCE NORTH 82°30'20" WEST 175.46 FEET; THENCE NORTH 87°24'11" WEST 303.08 FEET; THENCE SOUTH 15°02'18" EAST 253.38 FEET; THENCE SOUTH 02°28'08" EAST 455.77 FEET; THENCE SOUTH 88°54'44" EAST 102.99 FEET; THENCE SOUTH 21°48'32" WEST 82.99 FEET; THENCE SOUTH 07°41'32" WEST 63.36 FEET; THENCE SOUTH 06°11'34" EAST 134.37 FEET; THENCE SOUTH 04°49'35" WEST 229.96 FEET TO THE POINT OF BEGINNING CONTAINING 10.822 ACRES OF LAND ALL AS SHOWN HEREON.
 SUBJECT TO AND TOGETHER WITH PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN.
 SUBJECT TO EASEMENTS OF RECORD.

OWNER CERTIFICATION

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO TRANSFER PARCEL B, AS SHOWN ON THIS CERTIFICATE OF SURVEY TO KATHERINE L. YOUNG, MY MOTHER. FURTHERMORE, WE CERTIFY THAT WE ARE ENTITLED TO USE THIS EXEMPTION AND ARE IN COMPLIANCE WITH ALL CONDITIONS IMPOSED BY LAW AND REGULATION 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), MCA.

Gary Ronald Bain
 GARY RONALD BAIN
 STATE OF MONTANA
 COUNTY OF Sanders }

Karyn A. Bain
 KARYN A. BAIN
 STATE OF MONTANA
 COUNTY OF Sanders }

ON THIS 26 DAY OF MARCH, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED GARY RONALD BAIN AND KARYN A. BAIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 PLANNING DEPARTMENT
 DATE 5/19/98

[Signature]
 DATE 5-14-98 (Dep Required)

[Signature]
 MISS FULTON #4523 (D.F.E.)

CERTIFICATE OF SURVEYOR
[Signature]
 DAWN MARQUARDT
 REGISTRATION NO. 7328 S

STATE OF MONTANA
 COUNTY OF SANDERS

FILED ON THE 21st DAY OF MAY, 1998, A.D., AT 9:30 O'CLOCK A M.

[Signature]
 COUNTY CLERK AND RECORDER

BY: *[Signature]*
 DEPUTY

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE DIVIDED HAVE BEEN PAID.
 DATED THE 30th DAY OF MAY, 1998.

[Signature]
 TREASURER, SANDERS COUNTY, MONTANA

INSTRUMENT REG. NO. 229826 **CERTIFICATE OF SURVEY No. 1871 EC**