

**COS 268199 FOLIO 1064-A
CERTIFICATE OF SURVEY
RICHARD MILTENBERGER, ROBERT J. PECCIA,
ADAM KARLIN, AND EASTIN KARLIN**

PURPOSE:

- 1. RETRACE EXISTING TRACTS OF RECORD PER COS 262631, FOLIO 1037B.**
- 2. ELIMINATE THE EASEMENT CREATED ON COS 262631, FOLIO 1037B, WHICH ACCESSES THE PROPERTIES FROM LUMP GULCH ROAD.**
- 3. CREATE A 30' WIDE PRIVATE ACCESS AND UTILITY EASEMENT ALONG THE NORTH BOUNDARIES OF TRACTS 2A AND 3A, ALLOWING ACCESS FROM THE NORTH.**

**PARCELS LOCATED IN SECTION 6, TOWNSHIP 8 NORTH,
RANGE 3 WEST**

**TRACT 1 = 3.02 ACRES
TRACT 2A = 3.11 ACRES
TRACT 3A = 5.54 ACRES
TRACT 4A = 2.84 ACRES**

PREPARED: 11-12-2018

RECORDED: 11/21/2018 AT 2:30 P.M. FEE \$27.00

DOCUMENTS:

EXHIBITS OF COS DOC. #268200

EXHIBITS OF COS DOC. #268201

MISC. DOC. #268202

MISC. DOC. #268203

INDEXED STR BOOK _____
INDEXED SUBDIV./COS BOOK _____
OS/PLAT IMAGE IN DOCUPRO _____

AMENDED CERTIFICATE OF SURVEY

FOR: Richard Miltenberger

PURPOSE OF SURVEY

- (1) Retrace existing tracts of record as per C.O.S. 262631, Folio 1037B.
 - (2) Eliminate the easement created on C.O.S. 262631, Folio 1037B, which accesses the properties from Lump Gulch Road.
 - (3) Create a 30' wide private access and utility easement along the north boundaries of Tracts 2A and 3A, allowing access from the north.
- Therefore this survey is exempt from review under the Montana Subdivision and Platting Act pursuant to Section 76-3-207(16)(a), M.C.A.

CERTIFICATE OF ACKNOWLEDGEMENT/APPROVAL: 30' WIDE PRIVATE ACCESS & UTILITY EASEMENT

We, the undersigned, hereby create a 30 foot wide private access & utility easement, as shown and described on this Certificate of Survey with the following conditions:

- (1) Easement provides ingress/egress to the owners of Tract 1, Tract 2A, Tract 3A and Tract 4A to their respective lots.
- (2) Easement provides for the placement of utilities serving said Tract 1, Tract 2A, Tract 3A and Tract 4A.
- (3) Maintenance and liability of the road/easement is the responsibility of the owners of Tract 1, Tract 2A, Tract 3A and Tract 4A.
- (4) Easement to run with the land, heirs/successors/assigns.
- (5) This survey eliminates the 30' wide private access and utility easement from Lump Gulch Road.

Richard Miltenberger November 18, 2018
Date

State of Montana

County of Lewis & Clark

This instrument was signed and sworn to before me on 11/14/2018
by Richard Miltenberger
Print name of signer(s)

[Signature]
Notary Signature

Robert J. Peccio 11-20-2018
Date

State of Montana

County of Lewis & Clark

This instrument was signed and sworn to before me on 11/20/18
by Robert J. Peccio
Print name of signer(s)

[Signature]
Notary Signature

Adam Karlin 11/15/18
Date

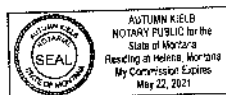
Eastin Karlin 11/15/18
Date

State of Montana

County of Lewis & Clark

This instrument was signed and sworn to before me on 11/15/18
by Adam Karlin and Eastin Karlin
Print name of signer(s)

[Signature]
Notary Signature



COUNTY TREASURER

I certify pursuant to Section 76-3-207(3), M.C.A., that all real property taxes and special assessments assessed and levied on the land encompassed by this certificate of survey have been paid.

Geocode: 51-1687-06-1-01-25-0000 Assessment Code: 0000005949
Geocode: 51-1687-06-1-01-45-0000 Assessment Code: 0000006404

NA
Jefferson County Treasurer

LEGAL DESCRIPTION TRACT 1

A tract of land being a portion of C.O.S. No. 160211, located in the Northwest 1/4 of Section 6, Township 8 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:
Beginning at a survey monument which bears N80°18'37"E 119.63 feet from Corner 5 of M.S. 4552; thence from said Point of Beginning N80°18'04"E 371.63 feet to a survey monument; thence S25°24'42"E 458.40 feet to a survey monument; thence S89°56'36"W 282.10 feet to a survey monument; thence N38°36'54"W 450.14 feet to the survey monument at the Point of Beginning, containing 3.03 acres, more or less, and subject to all easements of record or apparent on the ground.

LEGAL DESCRIPTION TRACT 2A

A tract of land being a portion of C.O.S. No. 160211, located in the Northwest 1/4 and the Northeast 1/4 of Section 6, Township 8 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:
Beginning at a survey monument which bears N80°18'37"E 491.26 feet from Corner 5 of M.S. 4552; thence from said Point of Beginning N80°18'04"E 314.95 feet to a survey monument; thence S19°49'54"E 496.26 feet to Corner 4 of M.S. 8223; thence S89°56'36"W 282.10 feet to a survey monument; thence N25°24'42"W 458.40 feet to the survey monument; at the Point of Beginning, containing 3.11 acres, more or less, subject to a 30 foot wide Access & Utility Easement as shown on this survey, and subject to all easements of record or apparent on the ground.

LEGAL DESCRIPTION TRACT 3A

A tract of land being a portion of C.O.S. No. 160211 and all of Tract 2 of C.O.S. No. 253467, located in the Northwest 1/4 and the Northeast 1/4 of Section 6, Township 8 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:
Beginning at Corner 6 of M.S. 4552, a 5/8" rebar with yellow plastic cap marked "3366ES"; thence N76°26'35"E 235.87 feet to a survey monument; thence S03°29'38"E 251.88 feet to a survey monument; thence N89°55'07"W 146.29 feet to a survey monument; thence S26°39'36"E 344.62 feet to a survey monument; thence S13°20'55"E 305.63 feet to a survey monument on the northerly right-of-way of Lump Gulch Road; thence N73°57'26"W 368.55 feet to a survey monument; thence leaving said right-of-way traveling N00°05'05"W 198.51 feet to Corner 4 of M.S. 8223; thence N19°49'54"W 496.26 feet to a survey monument; thence N80°18'04"E 202.19 feet to the survey monument at the Point of Beginning, containing 5.54 acres, more or less, subject to a 30 foot wide Access & Utility Easement as shown on this survey, and subject to all easements of record or apparent on the ground.

LEGAL DESCRIPTION TRACT 4A

A tract of land being all of Tract 3 and all of Tract 4 of C.O.S. No. 253467, located in the Northeast 1/4 of Section 6, Township 8 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:
Beginning at Corner 1 of M.S. 4552, a 5/8" rebar with yellow plastic cap; thence N09°31'57"W 34.97 feet to a survey monument; thence S89°51'25"E 58.79 feet to a survey monument; thence S00°02'41"E 372.75 feet to a survey monument; thence N83°22'22"W 238.56 feet to a survey monument; thence N89°55'07"W 146.29 feet to a survey monument; thence N03°29'38"W 251.88 feet to a survey monument; thence N76°26'35"E 253.37 feet to the survey monument at the Point of Beginning, containing 2.84 acres, more or less, subject to a 30 foot wide Access & Utility Easement as shown on this survey, and subject to all easements of record or apparent on the ground.

CERTIFICATE OF EXAMINING LAND SURVEYOR

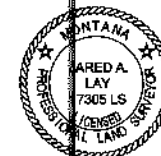
Reviewed for errors and omissions in calculation and drafting this 14th day of November, 20 18 pursuant to section 76-3-611 (2) (a), M.C.A.

[Signature]
Examining Land Surveyor
Reg. No. 8237 LS

CERTIFICATE OF SURVEYOR

I, Jared A. Lay, a licensed Professional Land Surveyor in the State of Montana, do hereby certify that this is a true representation of a survey made under my direct supervision.

[Signature]
Jared A. Lay, Montana Reg. No. 17305LS Date 11/14/18



CERTIFICATE OF FILING Doc. #268199, Folio 1064-A

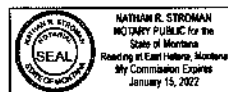
State of Montana

County of Jefferson

Filed for record this 21st day of November, 20 18
at 2:30 o'clock, P.m.

Bonnie Ramsey
Clerk and Recorder
Jefferson County, Montana

Fee: \$27.00



1/4	Sec.	T.	R.
<input checked="" type="checkbox"/>	6	8N	3W
<input type="checkbox"/>			
<input type="checkbox"/>			



J BAR T ENGINEERS, LLC
1808 11TH AVE.
HELENA, MT 59601
(406) 448-1306
JBARTENGINEERS.COM

Date: 12 November 2018

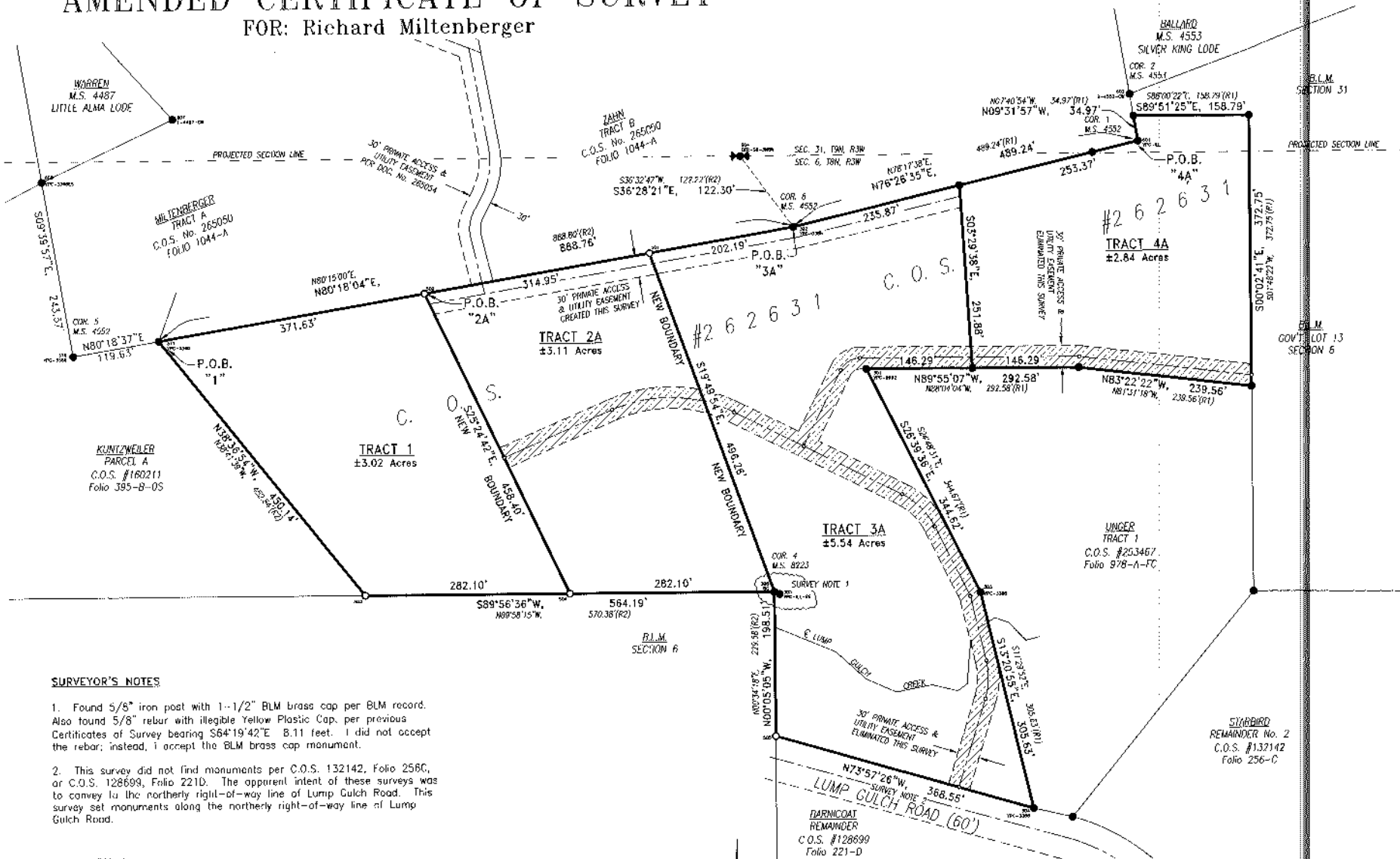
County: Jefferson

CERTIFICATE OF SURVEY

No.:

AMENDED CERTIFICATE OF SURVEY

FOR: Richard Miltenberger



SURVEYOR'S NOTES

1. Found 5/8" iron post with 1-1/2" BLM brass cap per BLM record. Also found 5/8" rebar with illegible Yellow Plastic Cap. per previous Certificates of Survey bearing S84°19'42"E 8.11 feet. I did not accept the rebar; instead, I accept the BLM brass cap monument.
2. This survey did not find monuments per C.O.S. 132142, Folio 256C, or C.O.S. 128699, Folio 221D. The apparent intent of these surveys was to convey the northerly right-of-way line of Lump Gulch Road. This survey set monuments along the northerly right-of-way line of Lump Gulch Road.

LEGEND

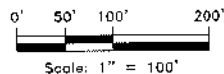
- = Found survey monument by others, as described
- = Set 5/8" x 24" rebar with orange plastic cap marked: "17.505LS"

P.O.B. = Point of Beginning

(R1) = Record per C.O.S. #253467, Folio 978-A-FC

(R2) = Record per C.O.S. #160211, Folio 395-B-OS

- = New 30' Private Access and Utility Easement
- ▨ = Vacated, Eliminated, Closed, Removed 30' wide Private Access and Utility Easement



BASIS OF BEARINGS

Bearings are Geodetic based upon GPS observations through the center of this project.

1/4	Sec.	T.	R.
	6	8N	3W



J.B. BART ENGINEERS, LLC
1808 11TH AVE.
HELENA, MT 59601
(406) 449-1306
JBARTENGINEERS.COM

Date: 12 November 2018

County: Jefferson

CERTIFICATE OF SURVEY

No.: