

Tn. 3A = 0976484

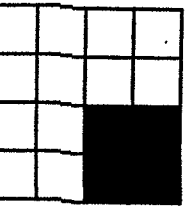
OK
12/12/18
JF

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

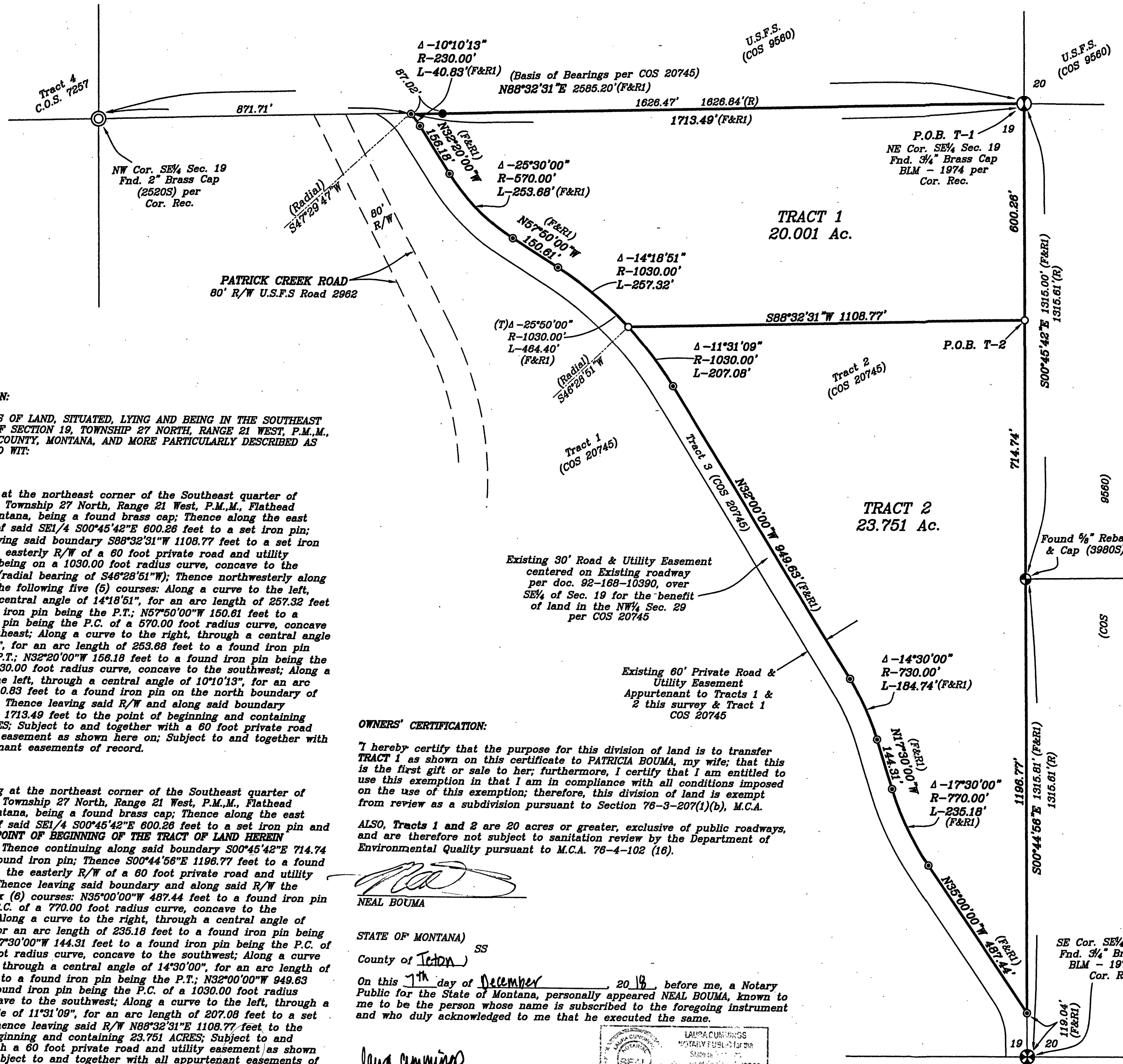
JOB NO: 469105 (in 469103)
DRAWING DATE: NOVEMBER 19, 2018
COMPLETED DATE: 12/12/2018
FOR/OWNER: NEAL BOUMA

in SE1/4 SEC. 19,
T.27N., R.21W., P.M.M., FLATHEAD COUNTY, MONTANA

CERTIFICATE OF SURVEY



SCALE: 1" = 200'
200' 100' 0 200' 400'
PURPOSE: IMMEDIATE FAMILY TRANSFER



DESCRIPTION:

TWO TRACTS OF LAND, SITUATED, LYING AND BEING IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

TRACT 1:

BEGINNING at the northeast corner of the Southeast quarter of Section 19, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana, being a found brass cap; Thence along the east boundary of said SE1/4 S00°45'42"E 600.26 feet to a set iron pin; Thence leaving said boundary S88°32'31"W 1108.77 feet to a set iron pin on the easterly R/W of a 60 foot private road and utility easement, being on a 1030.00 foot radius curve, concave to the southwest (radial bearing of S46°28'51"W); Thence northwesterly along said R/W the following five (5) courses: Along a curve to the left, through a central angle of 14°18'51", for an arc length of 257.32 feet to a found iron pin being the P.T.; N57°50'00"W 150.61 feet to a found iron pin being the P.C. of a 570.00 foot radius curve, concave to the northeast; Along a curve to the right, through a central angle of 25°30'00", for an arc length of 253.68 feet to a found iron pin being the P.T.; N32°20'00"W 156.18 feet to a found iron pin being the P.C. of a 230.00 foot radius curve, concave to the southwest; Along a curve to the left, through a central angle of 10°10'13", for an arc length of 40.83 feet to a found iron pin on the north boundary of said SE1/4; Thence leaving said R/W and along said boundary N88°32'31"E 1713.49 feet to the point of beginning and containing 20.001 ACRES; Subject to and together with a 60 foot private road and utility easement as shown here on; Subject to and together with all appurtenant easements of record.

TRACT 2:

Commencing at the northeast corner of the Southeast quarter of Section 19, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana, being a found brass cap; Thence along the east boundary of said SE1/4 S00°45'42"E 600.26 feet to a set iron pin and THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; Thence continuing along said boundary S00°45'42"E 714.74 feet to a found iron pin; Thence S00°44'56"E 1196.77 feet to a found iron pin on the easterly R/W of a 60 foot private road and utility easement; Thence leaving said boundary and along said R/W the following six (6) courses: N35°00'00"W 487.44 feet to a found iron pin being the P.C. of a 770.00 foot radius curve, concave to the northeast; Along a curve to the right, through a central angle of 17°30'00", for an arc length of 235.18 feet to a found iron pin being the P.T.; N17°30'00"W 144.31 feet to a found iron pin being the P.C. of a 730.00 foot radius curve, concave to the southwest; Along a curve to the left, through a central angle of 14°30'00", for an arc length of 184.74 feet to a found iron pin being the P.T.; N32°00'00"W 949.63 feet to a found iron pin being the P.C. of a 1030.00 foot radius curve, concave to the southwest; Along a curve to the left, through a central angle of 11°31'09", for an arc length of 207.08 feet to a set iron pin; Thence leaving said R/W N88°32'31"E 1108.77 feet to the point of beginning and containing 23.751 ACRES; Subject to and together with a 60 foot private road and utility easement as shown here on; Subject to and together with all appurtenant easements of record.

OWNERS' CERTIFICATION:

I hereby certify that the purpose for this division of land is to transfer TRACT 1 as shown on this certificate to PATRICIA BOUMA, my wife; that this is the first gift or sale to her; 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.

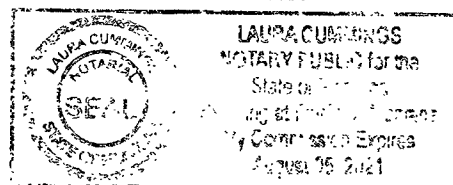
ALSO, Tracts 1 and 2 are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102 (16).

Neal Bouma
NEAL BOUMA

STATE OF MONTANA)
County of Flathead) SS

On this 12th day of December, 2018, before me, a Notary Public for the State of Montana, personally appeared NEAL BOUMA, known to me to be the person whose name is subscribed to the foregoing instrument and who duly acknowledged to me that he executed the same.

Laura Cummings
Notary Public for the State of Montana



LEGEND:

- ⊗ Section corner (as noted)
- ⊙ 1/4 Corner (as noted)
- ⊕ Center section (as noted)
- ⊙ 1/16 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (7975S)
- Found 5/8" Rebar & Cap (3980S)
- ⊙ Found 1/2" Rebar & Cap (7975S)
- (F) Found Information
- (R) Record Information Per C.O.S. 9082
- (R1) Record Information Per C.O.S. 20745
- POB Point of Beginning
- P.C. Point of Curvature
- P.T. Point of Tangency

CERTIFICATE OF SURVEYOR

Thomas E. Sands
THOMAS E. SANDS 7975S

APPROVED: 12-4, 2018

EXAMINING LAND SURVEYOR
REG. No. 7328S

STATE OF MONTANA)
COUNTY OF FLATHEAD) SS

FILED ON THE 12 DAY OF Dec, 2018
AT 3:06 pm PAID FEE \$30.-
Debbie Pierson

CLERK & RECORDER

BY *D. DeRen*
DEPUTY

INSTRUMENT REC. No. 20180029924

COS# 20996

20180029924 Fees: \$30.00 by: DD
by SANDS SURV
Date 12/12/2018 Time 3:06 PM
Debbie Pierson, Flathead County Montana

SHEET 1 OF 1 SHEETS

CERTIFICATE OF SURVEY No. 20996