

C/S 1112

Note 1

John A. & Jeanine Pearson Deeded Tract "D" Of Plot 410 To Tore E. & Jane E. Reuterwall By D.R. Vol. 09, p. 243-244, Dated 5-16-66 And Filed 5-18-66. Wherein The Southeastery Boundary Along The River Is Depicted As A Straight Line. The Portion Within City Limits Is Described As Lots 10 And 11 And More Specifically Shown On A Meander Line A Distance Of 58.41 Feet To A Point. Generally, Meander Lines Are Not Run As Boundary Lines For Riparian Ownership, But In This Case With An Unclear Intent And A Sizeable Parcel Of Land Between The Meander Line And The Low-Water Line, It Would Have Been Advisable To Be More Specific In Describing The Land. It Is Reuterwall's Belief Their Ownership Runs To The Northerly Channel Of The Yellowstone River, And They Were Surprised To Find The Retrofrod Boundary Of Plot 410 So Close To Their Residence. In Order To Avoid Future Legal Contention, It Is Recommended That The Pearson Estate Quit-Claim The Small Strip Of Land Southerly Of Tract "D" To The Low-Water Mark Of The Northerly Channel Of The Yellowstone River To Tore E. & Jane E. Reuterwall.

Note 2

By Resolution No. 1559, Dated 9-5-72, The City Of Livingston Abandoned All But A 24-Foot By 150-Foot Portion Of 11TH Street Between Blocks 38 And 39. Adjacent Owners, Gordon E. & Maria C. McGuire, Acquired Those Abandoned Portions East Of The Street Centerline. By D.R. Roll 32, p. 114-115, Dated 10-17-80 And Filed 10-21-80, McGuire Deeded Their Interest In Block 38 And Only That Portion Of The Abandoned Street Easterly Of The 24-Foot By 150-Foot Public Street To Edgewater Associates. The Easterly One-Half Of The Abandoned Street Southerly Of The 24-Foot By 150-Foot Public Street Was Never Transferred To Edgewater Associates By A Recorded Document.

Note 3

The Paved Private Drive Within The Pearson Tract Subject To A Perpetual Right-Of-Way Easement For Access, Etc., To Nancy M. Dunn & Thomas G. Dunn, Their Successors & Assigns, D.R. Roll 75, p. 1258-1261 & D.R. Roll 75, p. 1266-1269. Said Easement Also Shared By John P. Bailey & Janet Gloeser Bailey Pursuant To D.R. Roll 75, p. 1341-1347.

Note 4

The Paved Private Drive Running From The South Limit Line By Cor V To The Northern Boundary Of The Remainder North Tract Of ZC Island, C/S 1, 25 Showing The Backes Property, Subject To A Perpetual Right-Of-Way Easement For Access, Etc., To Jeanine Pearson, ET AL, Their Successors And Assigns, D.R. Roll 75, p. 1262-1265. Said Easement Also Shared By John P. Bailey & Janet Gloeser Bailey Pursuant To D.R. Roll 75, p. 1341-1347.

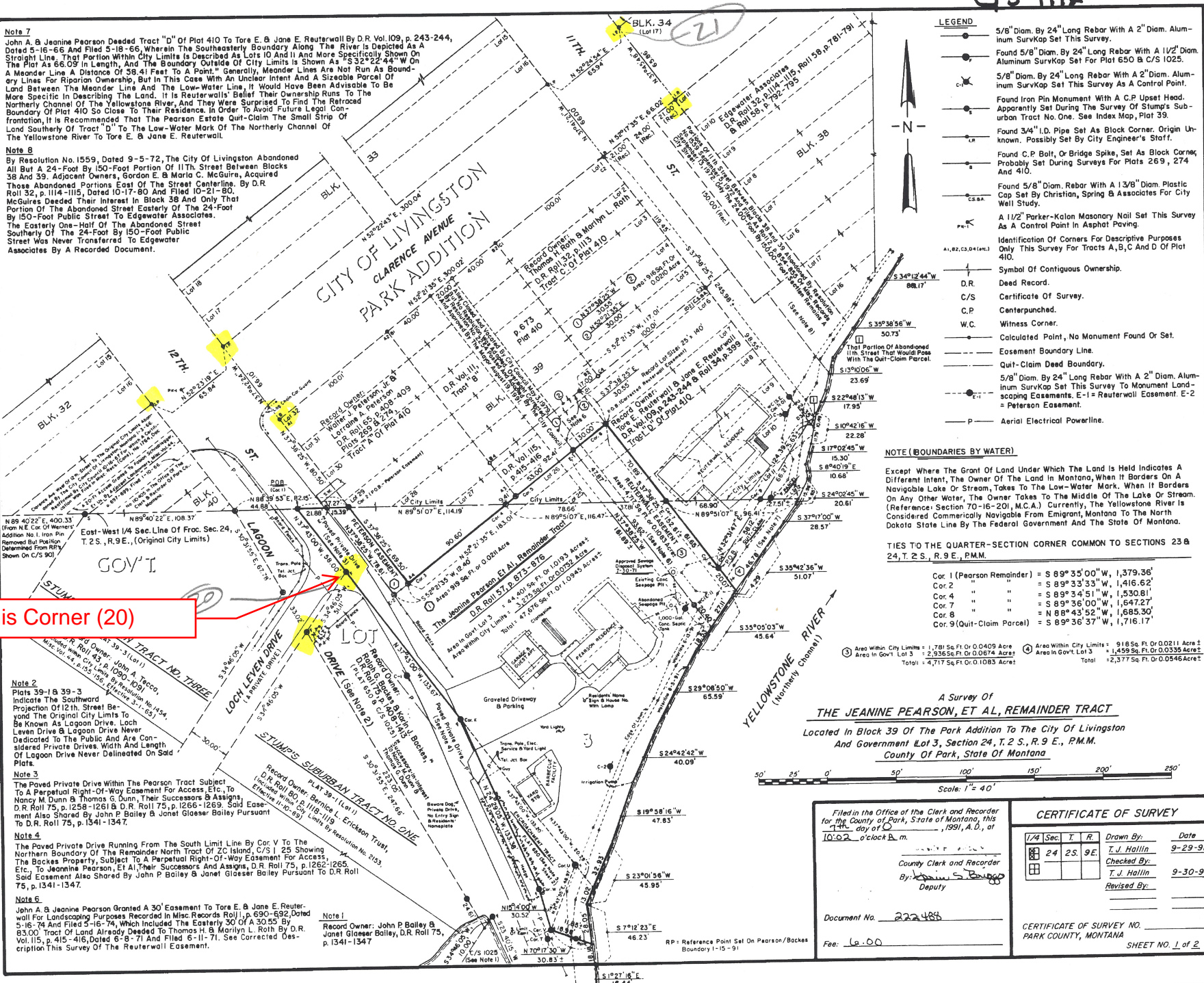
Note 5

John A. & Jeanine Pearson Granted A 30' Easement To Tore E. & Jane E. Reuterwall For Landscaping Purposes Recorded In Misc Records Roll 1, p. 690-692, Dated 5-16-74 And Filed 5-17-74, Which Included The Easterly 30' Of A 30.55' By 83.00' Tract Of Land Already Deeded To Thomas H. & Marilyn L. Roth By D.R. Vol. 115, p. 415-416, Dated 6-8-71 And Filed 6-11-71. See Corrected Description This Survey Of The Reuterwall Easement.

Note 6

Record Owner: John P. Bailey & Janet Gloeser Bailey, D.R. Roll 75, p. 1341-1347

This Corner (20)



LEGEND

- 5/8" Diam. By 24" Long Rebar With A 2" Diam. Aluminum Survkop Set This Survey.
- Found 5/8" Diam. By 24" Long Rebar With A 1 1/2" Diam. Aluminum Survkop Set For Plot 650 & C/S 1025.
- 5/8" Diam. By 24" Long Rebar With A 2" Diam. Aluminum Survkop Set This Survey As A Control Point.
- Found Iron Pin Monument With A C.P. Upset Head. Apparently Set During The Survey Of Stump's Suburban Tract No. One. See Index Map, Plot 39.
- Found 3/4" I.D. Pipe Set As Block Corner. Origin Unknown. Possibly Set By City Engineer's Staff.
- Found C.P. Bolt, Or Bridge Spike, Set As Block Corner, Probably Set During Surveys For Plats 269, 274 And 410.
- Found 5/8" Diam. Rebar With A 1 3/8" Diam. Plastic Cap Set By Christian, Spring & Associates For City Well Study.
- A 1/2" Parker-Kalon Masonry Nail Set This Survey As A Control Point In Asphalt Paving.
- Identification Of Corners For Descriptive Purposes Only This Survey For Tracts A, B, C And D Of Plot 410.
- Symbol Of Contiguous Ownership.
- D.R. Deed Record.
- C/S Certificate Of Survey.
- C.P. Centerpunched.
- W.C. Witness Corner.
- Calculated Point, No Monument Found Or Set.
- Easement Boundary Line.
- Quit-Claim Deed Boundary.
- 5/8" Diam. By 24" Long Rebar With A 2" Diam. Aluminum Survkop Set This Survey To Monument Landscaping Easements. E-1 = Reuterwall Easement. E-2 = Peterson Easement.
- Aerial Electrical Powerline.

NOTE (BOUNDARIES BY WATER)

Except Where The Grant Of Land Under Which The Land Is Held Indicates A Different Intent, The Owner Of The Land In Montana, When It Borders On A Navigable Lake Or Stream, Takes To The Low-Water Mark. When It Borders On Any Other Water, The Owner Takes To The Middle Of The Lake Or Stream. (Reference Section 70-16-201, M.C.A.) Currently, The Yellowstone River Is Considered Commercially Navigable From Emigrant, Montana To The North Dakota State Line By The Federal Government And The State Of Montana.

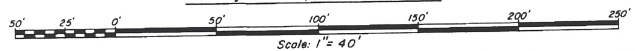
TIES TO THE QUARTER-SECTION CORNER COMMON TO SECTIONS 23 & 24, T. 2 S., R. 9 E., P.M.M.

- Cor. 1 (Pearson Remainder) = S 89° 35' 00" W, 1,379.36'
- Cor. 2 " " = S 89° 33' 33" W, 1,416.62'
- Cor. 4 " " = S 89° 34' 51" W, 1,530.81'
- Cor. 7 " " = S 89° 36' 00" W, 1,647.27'
- Cor. 8 " " = N 88° 43' 52" W, 1,685.30'
- Cor. 9 (Quit-Claim Parcel) = S 89° 36' 37" W, 1,716.17'

- Area Within City Limits = 1,781 Sq. Ft. Or 0.0405 Acre
- Area In Gov't Lot 3 = 2,936 Sq. Ft. Or 0.0674 Acre
- Area Within City Limits = 918 Sq. Ft. Or 0.0211 Acre
- Area In Gov't Lot 3 = 1,459 Sq. Ft. Or 0.0335 Acre
- Total = 4,717 Sq. Ft. Or 0.1083 Acres

A Survey Of THE JEANINE PEARSON, ET AL, REMAINDER TRACT

Located In Block 39 Of The Park Addition To The City Of Livingston And Government Lot 3, Section 24, T. 2 S., R. 9 E., P.M.M. County Of Park, State Of Montana



Filed in the Office of the Clerk and Recorder for the County of Park, State of Montana, this 11th day of October, 1991, A.D., at 10:02 o'clock A.M.
County Clerk and Recorder
By: [Signature] Deputy

Document No. 222488
Fee: 16.00

CERTIFICATE OF SURVEY

1/4	Sec.	T.	R.	Drawn By:	Date
8	24	25	9E	T.J. Hallin	9-29-91
8				Checked By:	
				T.J. Hallin	9-30-91
				Revised By:	

CERTIFICATE OF SURVEY NO. _____
PARK COUNTY, MONTANA
SHEET NO. 1 of 2