

CERTIFICATE OF SURVEY

Commissioned By: Bruce Thomas

PURPOSE OF SURVEY

The purpose of this survey is to retrace a portion of the property boundary of Richard F. Thomas and Shirley Ann Thomas as per Deed Book 65, Page 71 as recorded in the Powell County Courthouse. This survey is not a division of land and is therefore exempt from review per Title 76-3-103(4), M.C.A. This survey is presented for filing per Title 76-3-404(1), M.C.A. in that it provides material evidence not appearing on any map filed with the county clerk and recorder or contained in the records of the United States bureau of land management.

D.E.Q. EXEMPTION

The purpose of this survey is to retrace portions of existing Tracts of Record and does not constitute a subdivision. Therefore this survey is exempt from D.E.Q. review per the definition of "Subdivision" per Title 76-4-102(16).

BASIS OF BEARINGS

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

SURVEYOR'S NOTES

- The Southeast corner of Section 6 was monumented with a 5/8" rebar with 2" aluminum cap by Brian Thompson, 8795LS. The Southwest corner of Section 6 was monumented with a 5/8" rebar with 2" aluminum cap by Thomas McCarthy, 4468S. A careful study of these areas was performed and no evidence of stone monuments was found in the area. Although no surveys or corner records establishing or perpetuating these monuments were found in our research, we accept these monuments as the best available evidence of the original location.
A proportioned position between the found section monuments would place the corner S52°49'22"W 20.36 feet from the intersection of fences to the North, South, East and West. A red granite stone marked "1/2" on the South face was found bearing N89°16'26"W 64.89 feet from the intersection of said fences. A diligent and careful search of the area was performed, but no other evidence was found in the area. Based upon existing fence lines and measurements to other fences and monuments, the fence line intersection was chosen as the best available evidence of the original corner location. I do not accept the proportioned position, nor do I accept the stone marked "1/2".
- The West 1/16 corner common to Section 31 and Section 6 of this survey falls S87°26'W 83.6 feet from a fence intersection to the East-West-South. The record distance between the Township corner and the West 1/16 corner is 18.5 Chains, or 1221.0 feet. The current measured distance from the Township corner to the fence intersection in the field is 1316.4 feet. Had the distance measured closer to the record 1221.0 feet, I would have accepted the fence corner as the best available evidence for the West 1/16 corner and accepted as located in "good faith" as per Section 6-42 of the 2009 BLM Manual of Surveying Instructions. However, it is my opinion based upon the location of the fence, that it was not "placed with due regard to the location of the original survey", nor is "agreement...so close as to constitute the best available evidence." Therefore, I set the West 1/16 corner at the position determined by single proportion between the found Section corner monuments.
- Fence intersection bears N71°26'E 65.4 feet from the NW 1/16 corner set this survey. (See Notes 1 & 2)
- Fence intersection bears N85°34'E 45.6 feet from the CN 1/16 corner set this survey. (See Notes 1 & 2)
- Fence intersection bears N57°54'E 29.1 feet from the Center 1/4 corner set this survey. (See Notes 1 & 2)
- C.O.S. #464 and C.O.S. #595RB both show this corner as monumented with a found stone or sandstone. We found no evidence of the stone or sandstone at this corner. This corner was set at record bearing and distance from existing monuments as shown on C.O.S. #464. Using this solution matches distances to other section corners extremely well.

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed pursuant to section 76-3-611 (2) (a), M.C.A.

Robert F. Everly
Montana License #9754ES

Date

CERTIFICATE OF SANITARIAN

This Certificate of Survey has been reviewed to determine compliance with the Sanitation in Subdivision Act.

Tri-County Sanitarian Signature _____ Date _____

CERTIFICATE OF PLANNING DIRECTOR

This survey is exempt from local review as a subdivision under the Montana Subdivision and Platting Act, the Powell County Subdivision Regulations, and the Powell County Zoning & Development Regulations.

Planning Director Signature _____ Date _____



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.

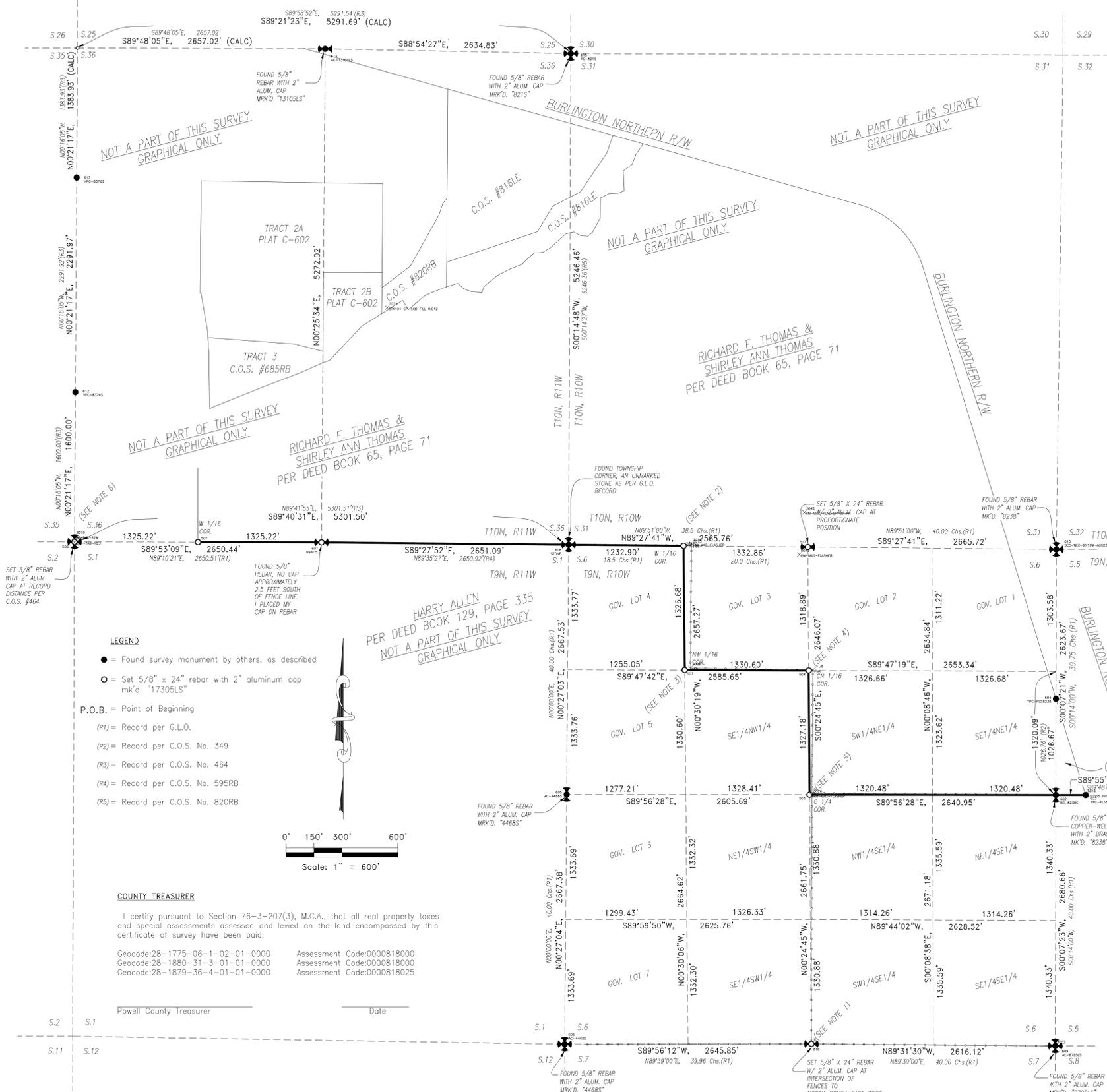
Jared A. Lay, Montana Reg. No. 17305LS _____ Date _____

CERTIFICATE OF FILING

State of Montana)
County of _____) SS
Filed for record this _____ day of _____, 20____
at _____ o'clock _____ m.

Clerk and Recorder
Powell County, Montana

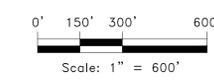
1/4	Sec.	T.	R.	LAY OF THE LAND SURVEYING JARED A. LAY, PLS
	6	9N	10W	
	36	10N	11W	
Date: 1 June 2017				CERTIFICATE OF SURVEY
County: Powell				P.M., M. No.:



LEGEND

- = Found survey monument by others, as described
- = Set 5/8" x 24" rebar with 2" aluminum cap mk'd: "17305LS"

P.O.B. = Point of Beginning
 (R1) = Record per G.L.O.
 (R2) = Record per C.O.S. No. 349
 (R3) = Record per C.O.S. No. 464
 (R4) = Record per C.O.S. No. 595RB
 (R5) = Record per C.O.S. No. 820RB



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:28-1775-06-1-02-01-0000 Assessment Code:0000818000
 Geocode:28-1880-31-3-01-01-0000 Assessment Code:0000818000
 Geocode:28-1879-36-4-01-01-0000 Assessment Code:0000818025

Powell County Treasurer _____ Date _____

S.2 S.1
S.11 S.12