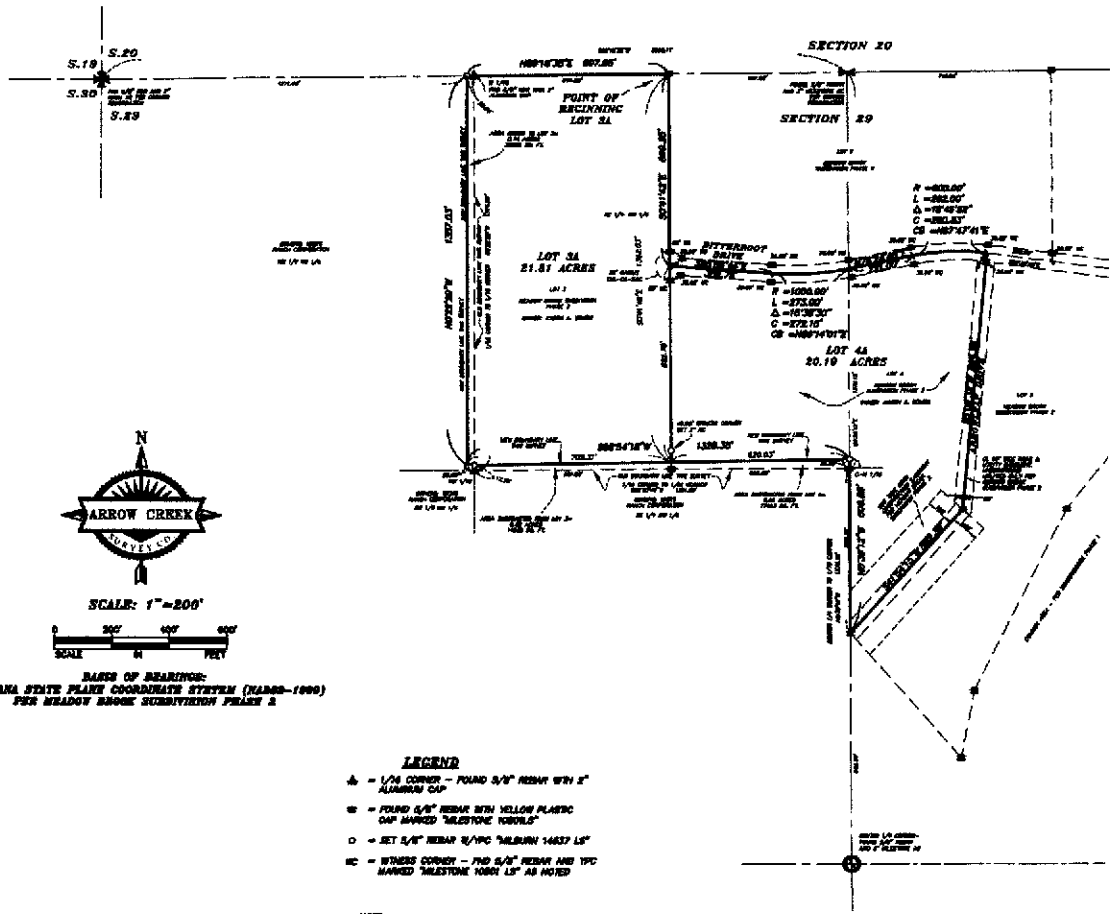
AMENDED PLAT

OF LOT 3 AND LOT 4 OF MEADOW BROOK SUBDIVISION PHASE 2

LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 29, T16N, R18E, P.M.M., FERGUS COUNTY, MONTANA



BASIS OF BEARINGS:
MONTANA STATE PLANE COORDINATE SYSTEM (NAD83-1990)
PER MEADOW BROOK SUBDIVISION PHASE 2

LEGEND

- ▲ = 1/16 CORNER – FOUND 5/8" REBAR WITH 2" ALUMINUM CAP
- ● = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "MILESTONE 10801LS"
- ○ = SET 5/8" REBAR W/1PC "MILBURN 14637 LS"
- WC = WITNESS CORNER – FND 5/8" REBAR AND 1PC MARKED "MILESTONE 10801 LS" AS NOTED

NOTE:
IT IS NOT THE INTENT OF THIS SURVEY TO LOCATE OR SHOW ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.

OWNERS: KAREN A. COMBS & WICKS RANCH CORPORATION

DATE SURVEYED: APRIL, 2018

PURPOSE

The purpose for this survey is to relocate common boundary lines between adjoining properties.

DESCRIPTION

Being Lot 3 and Lot 4 of Meadow Brook Subdivision Phase 2, located in the NE 1/4 NW 1/4 and NE 1/4 of Section 29 and a portion of the NW 1/4 NW 1/4 of said Section 29, T16N, R18E, P.M.M., Fergus County, Montana, more fully described as follows:

Commencing at the N 1/4 corner of Section 29; thence S89°16'36"W, 621.00 feet along the NW 1/4 of said Section 29 to the NE corner of Lot 2, Meadow Brook Subdivision Phase 2, being the POINT OF BEGINNING; thence S00°41'42"E, 884.25 feet along the east line of said Lot 3; thence S85°36'44"E, 356.75 feet; thence 373.00 feet along a curve being concave to the north, having a radius of 1000.00 feet, a central angle of 19°39'30", a chord bearing and distance of N89°14'01"E, 372.15 feet; thence N78°24'46"E, 221.00 feet; thence 262.00 feet along a curve being concave to the south, having radius of 800.00 feet, a central angle of 18°46'52", a chord bearing and distance of N87°47'41"E, 260.83 feet; thence S00°09'32"W, 884.95 feet; thence S41°54'15"W, 582.38 feet; thence N00°39'12"W, 608.85 feet along the west line of the NE 1/4 of said Section 29, the previously described seven courses being along the exterior lines of Lot 4, said Meadow Brook Subdivision; thence S88°54'18"W, 1328.36 feet; thence N00°22'20"W, 1357.03 feet to a point of intersection with the north line of the NW 1/4 of said Section 29; thence N89°16'36"E, 667.85 feet along the north line of said NW 1/4 of Section 29 to the POINT OF BEGINNING, containing 21.51 acres.

CERTIFICATE OF OWNERS

We hereby certify that this survey is exempt from review as a subdivision pursuant to 76-3-207(1)(a), M.C.A., "(a) divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas."

FURTHERMORE, we certify Lot 3A and Lot 4A are exempt from review by the Department of Environmental Quality pursuant to 76-4-103, M.C.A.

"75-4-103. What constitutes subdivision. A subdivision shall comprise only those parcels of less than 20 acres which have been created by a division of land, and the plat thereof shall show all such parcels, whether contiguous or not. The rental or lease of one or more parts of a building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part."

_____
Karen A. Combs

STATE OF _____)
ss
County of _____)

This instrument was acknowledged before me on this_____day of_____ 20____ by Karen A. Combs.

Signature: _____
Print Name: _____
Notary Public, State of _____
Residing at_____
My Comm. expires_____

_____
Wicks Ranch Corporation
BY:
ITS:

STATE OF _____)
ss
County of _____)

This instrument was acknowledged before me on this_____day of_____ 20____ by:

Wicks Ranch Corporation
BY:
ITS:

Signature: _____
Print Name: _____
Notary Public, State of _____
Residing at_____
My Comm. expires_____

CERTIFICATE OF SURVEYOR

I, Jeremy T. Milburn, Professional Land Surveyor, do hereby certify that I performed or this survey was performed under my direct supervision as shown on this plat, and that said survey is true and complete as shown.

Dated this_____day of_____, 20____

_____
Jeremy T. Milburn, P.L.S., Montana License No. 14637 LS

MONTANA
JEREMY T. MILBURN
14637-LS
LICENSED LAND SURVEYOR

CERTIFICATE OF CLERK AND RECORDER

I hereby certify that this plat was filed for record in my office on the____day of _____, 20____ at _____o'clock____M.

_____
Fergus County Clerk and Recorder

ARROW CREEK SURVEY CO. Ph: 406-735-4609	JOB NO. 06-220-S		SHEET NO. 1 OF 1
	DR. BY MBP		
	DATE JUNE 18, 2018		
	REVISED MAY 18, 2018		Plat: 06-220
1/4	SECTION	TOWNSHIP	RANGE
NE & NW	29	16N	18E