

AMENDED TRACTS A AND B OF

# CERTIFICATE OF SURVEY 3795

LOCATED IN THE SE1/4, SW1/4, NW1/4, AND NE1/4 OF SECTION 19, T.1N., R.26E., P.M.M., YELLOWSTONE COUNTY, MONTANA

SURVEY COMMISSIONED BY: DAVID AND ALISON MITCHELL

PREPARED BY: IMEG CORP.

DATE: MAY, 2023

RECORD OWNER: ALKALI TIMBERS LLC.

PURPOSE OF SURVEY:

RETRACING OF THE REMAINDER OF TRACT A AND TRACT B OF CERTIFICATE OF SURVEY NO. 3795, PURSUANT TO M.C.A. 76-3-404(1)(a)

LEGAL DESCRIPTIONS:

TRACT A-1:

TRACT A OF CERTIFICATE OF SURVEY 3795, DOCUMENT NUMBER 3985813; LESS THE TIMBERS SUBDIVISION, DOCUMENT NUMBER 4044046; LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4), AND NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, OF CERTIFICATE OF SURVEY NO. 3795, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°12'53"E 1072.11 FEET, TO A POINT ON THE CENTERLINE OF ALKALI CREEK ROAD AND BEING A POINT ON A NON-TANGENT CURVE WITH A RADIAL BEARING OF N71°37'00"E; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID TRACT A: AN ARC DISTANCE OF 533.97 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, OF RADIUS 2200.00 FEET AND DELTA 13°54'23" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S32°17'23"E, 940.43 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE 395.05 FEET ALONG SAID TANGENT CURVE TO THE LEFT, OF RADIUS 1150.00 FEET, AND DELTA 19°40'56" TO A POINT ON THE NORTHERN BOUNDARY OF THE TIMBERS SUBDIVISION, THENCE FOLLOWING NINE (9) COURSES ALONG SAID NORTHERN BOUNDARY: S78°19'53"W, 505.03 FEET, THENCE S03°16'08"W, 164.11 FEET; THENCE S83°30'07"W, 40.12 FEET; THENCE N65°45'25"W, 128.76 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT HAVING A RADIAL BEARING OF N45°39'08"W; THENCE AN ARC DISTANCE OF 55.66 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, OF RADIUS 50.00 FEET AND DELTA 63°46'57" TO A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE, S55°00'01"W, 200.00 FEET; THENCE N34°59'59"W, 141.40 FEET; THENCE S55°00'01"W, 272.10 FEET; THENCE S43°40'41"W, 292.79 FEET, MORE OR LESS, TO A POINT ON THE BOUNDARY COMMON TO TRACTS A AND B OF SAID CERTIFICATE OF SURVEY NO. 3795; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID COMMON LINE: N27°39'09"W, 1470.81 FEET; THENCE N00°03'29"W, 847.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 60.33 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT B-1:

TRACT B OF CERTIFICATE OF SURVEY 3795, DOCUMENT NUMBER 3985813; LESS THE TIMBERS SUBDIVISION, DOCUMENT NUMBER 4044046; LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4), SOUTHWEST ONE-QUARTER (SW1/4), NORTHWEST ONE-QUARTER (NW1/4), AND NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B OF CERTIFICATE OF SURVEY NO. 3795, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST BOUNDARY OF TRACT B: S00°03'29"E, 847.39 FEET; THENCE S27°39'09"E, 1470.81 FEET TO THE INTERSECTION WITH THE NORTHERN BOUNDARY OF THE TIMBERS SUB; THENCE THE FOLLOWING TWENTY (20) COURSES ALONG THE BOUNDARY OF THE TIMBERS SUB: S47°52'34"W, 392.21 FEET; THENCE S68°55'38"W, 90.76 FEET; THENCE S18°02'15"W, 200.07 FEET; THENCE S35°42'22"E, 98.92 FEET; THENCE S53°01'08"E, 31.79 FEET; THENCE S32°07'15"W, 369.88 FEET; THENCE N72°31'48"E, 185.49 FEET; THENCE N51°08'15"E, 168.60 FEET; THENCE N36°31'50"E, 263.57 FEET; THENCE N58°12'21"E, 451.31 FEET; THENCE N44°12'09"E, 204.37 FEET; THENCE S07°30'20"E, 157.12 FEET; THENCE N89°30'34"E, 145.84 FEET; THENCE S41°12'34"E, 143.81 FEET; THENCE S34°47'53"E, 154.20 FEET; THENCE S48°16'04"W, 280.00 FEET; THENCE S41°43'56"E, 250.93 FEET; THENCE N48°16'04"E, 72.93 FEET; THENCE S41°43'56"E, 179.96 FEET; THENCE S68°11'34"E, 194.22 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TRACT B; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF TRACT B: S21°48'28"W, 571.16 FEET; THENCE S42°14'30"W, 1050.23 FEET; THENCE N48°42'23"W, 2751.46 FEET; THENCE S89°11'53"W, 660.00 FEET; THENCE N00°48'07"W, 2687.74 FEET; THENCE N89°12'53"E, 1897.93 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 200.12 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

ALKALI TIMBERS, LLC.

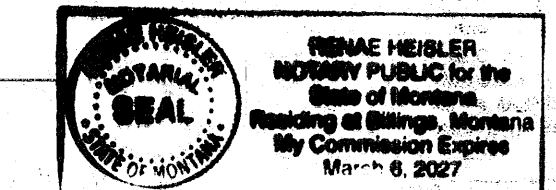
SS Alison Mitchell  
ALISON MITCHELL, AUTHORIZED MEMBER

STATE OF Montana

COUNTY OF Yellowstone

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF June, 2023, BY ALISON MITCHELL, AUTHORIZED MEMBER OF ALKALI TIMBERS, LLC.

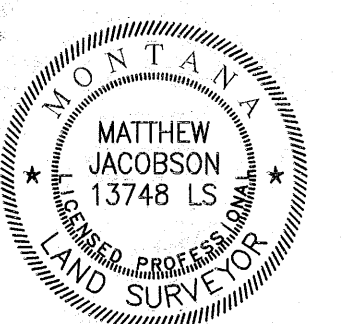
SS Rena Heiser  
NOTARY PUBLIC  
My Comm. Expires 08/15/24



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED CERTIFICATE OF SURVEY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS Matthew Jacobson 6/15/23  
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE  
MONTANA LICENSE NO. 13748LS



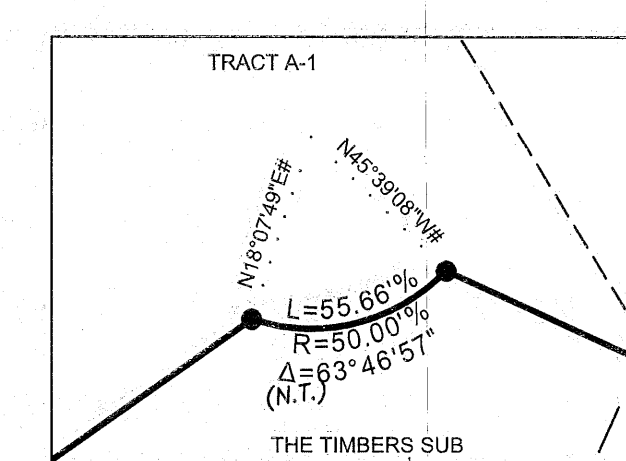
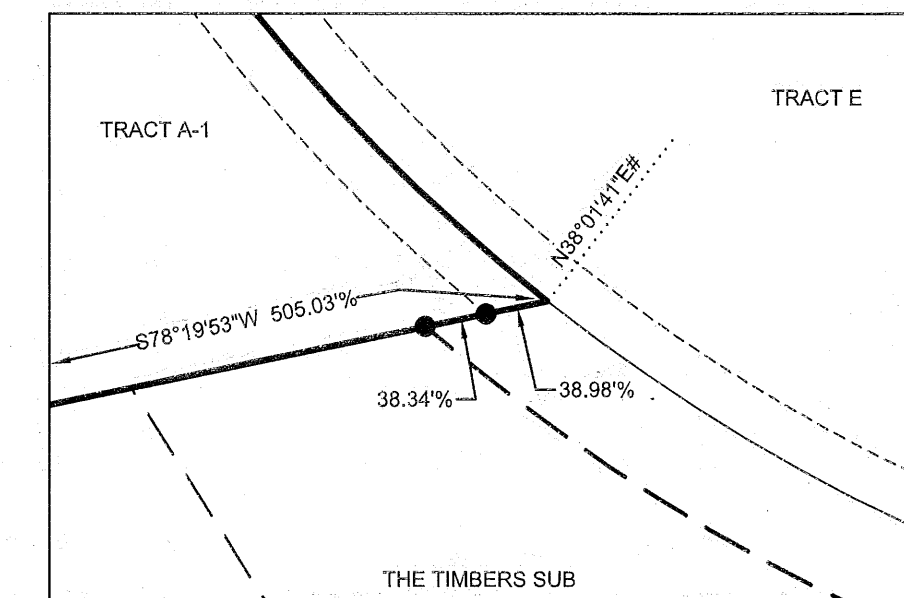
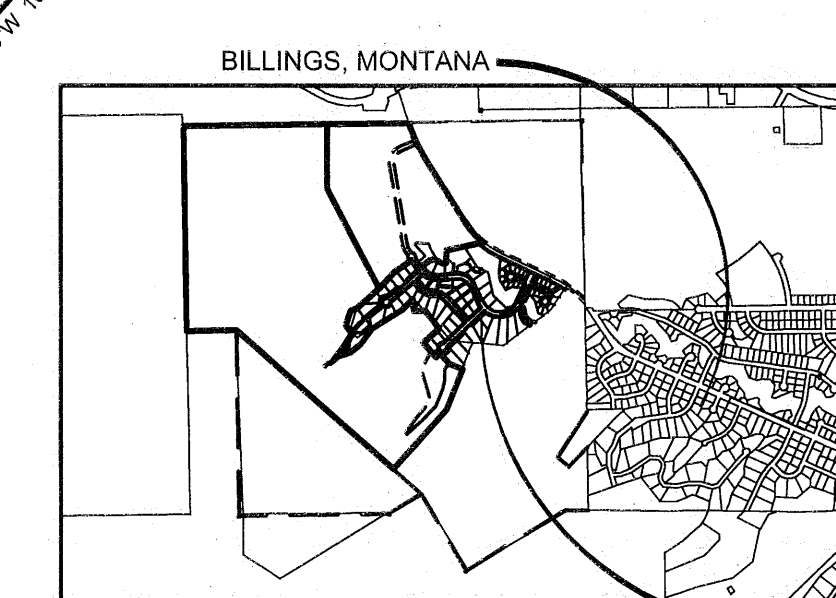
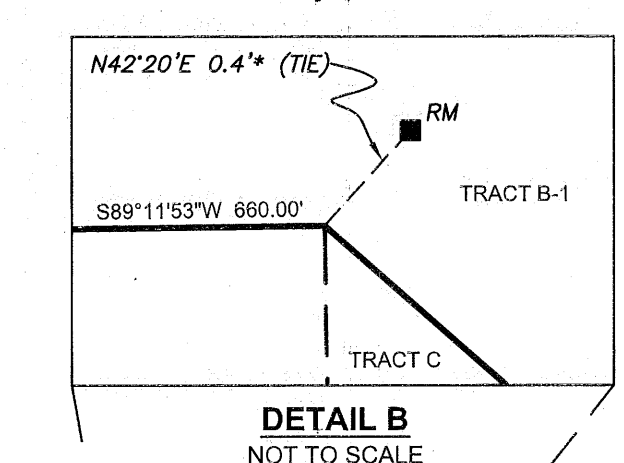
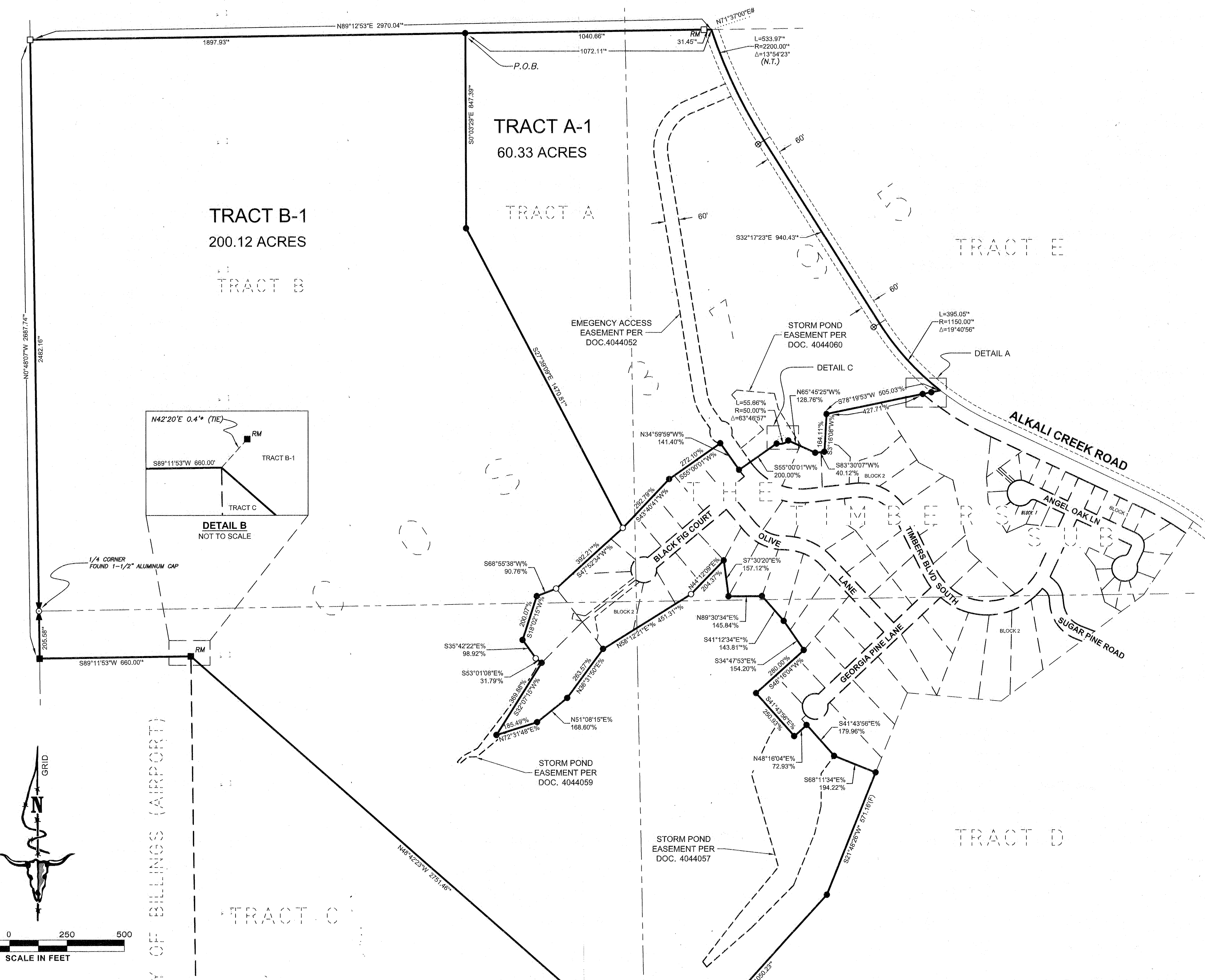
YELLOWSTONE COUNTY ATTORNEY'S OFFICE

THIS DOCUMENT HAS BEEN REVIEWED BY THE COUNTY ATTORNEY'S OFFICE AND IS ACCEPTABLE TO FORM.

[Signature] 6-29-23  
YELLOWSTONE COUNTY ATTORNEY DATE

CLERK AND RECORDER FILING INFORMATION

- = FOUND 5/8"x24" REBAR WITH 1-1/4" RPC (JACOBSON 13748LS)
- = FOUND 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON 13748LS)
- ⊙ = FOUND 5/8"x24" REBAR WITH 1-1/4" RPC (JACOBSON 13748LS)
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (ANDERSON STEWART 15273LS)
- = FOUND 5/8" WITH 2" ALUMINUM CAP (4236S)
- (F) = FOUND THIS SURVEY
- (\*) = FOUND AND RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3795
- (%) = RECORD, FOUND, OR ADDITIVE PER PLAT OF THE TIMBERS SUBDIVISION
- RM = REFERENCE MONUMENT
- COS = CERTIFICATE OF SURVEY
- RPC = RED PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- P.O.B. = POINT OF BEGINNING
- (#) = RADIAL BEARING
- (N.T.) = NON-TANGENT CURVE



SCALE IN FEET

BASIS OF BEARING:  
CERTIFICATE OF SURVEY 3795

1/4	SEC.	T.	R.
19	1N.	26E.	

PREPARED BY:  
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