

CERTIFICATE OF SURVEY NO. 3795

DEPICTING THE RELOCATION OF COMMON BOUNDARIES IN THE NE1/4, SE1/4, SW1/4 & NW1/4 OF SECTION 19 AND THE NE1/4 OF SECTION 30, T.1N., R.26E., P.M.M.,
YELLOWSTONE COUNTY, MONTANA

SURVEY COMMISSIONED BY: DR. MORLEDGE FAMILY LLC
 PREPARED BY: IMEG
 DATE: JUNE - JULY 2021
 RECORD OWNER: DR. MORLEDGE FAMILY LLC

PURPOSE OF SURVEY:
 THE PURPOSE OF THIS SURVEY IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES.

PERIMETER LEGAL DESCRIPTION

THE NORTHEAST ONE-QUARTER (NE1/4), THE SOUTHEAST ONE-QUARTER (SE1/4), THE SOUTHWEST ONE-QUARTER (SW1/4) AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, LESS CERTIFICATE OF SURVEY NO. 2334, 1260 AND 663, RECORDS OF YELLOWSTONE COUNTY, TOGETHER WITH THAT PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 30, LYING NORTH OF SAID CERTIFICATE OF SURVEY NO. 2334, RECORDS OF YELLOWSTONE COUNTY, ALL LOCATED IN TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 19, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 19, S89°06'58"W, 313.42 FEET, THENCE DEPARTING SAID SOUTH BOUNDARY AND LONG THE NORTH BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 2334 FOR THE FOLLOWING THREE (3) COURSES: S58°56'21"W, 1518.49 FEET, THENCE N30°30'11"W, 1164.70 FEET, THENCE S58°56'22"W, 495.77 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 19, THENCE ALONG SAID SOUTH BOUNDARY, S89°06'58"W, 1979.74 FEET TO A POINT ON THE BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 2334, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 2334, N00°48'07"W, 2428.06 FEET, THENCE S89°11'53"W, 660 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 19, THENCE ALONG SAID WEST BOUNDARY, N00°48'07"W, 2687.74 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFICATE OF SURVEY NO. 1260, THENCE ALONG THE SOUTH BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 1260, N89°12'53"E, 5259.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFICATE OF SURVEY NO. 1260, THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 19, S00°55'04"E, 2477.71 FEET, THENCE S00°56'02"E, 1343.82 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID CERTIFICATE OF SURVEY NO. 663, THENCE DEPARTING SAID EAST BOUNDARY AND ALONG THE BOUNDARIES OF SAID CERTIFICATE OF SURVEY NO. 663 FOR THE FOLLOWING THREE (3) COURSES: S33°10'29"W, 705.83 FEET, THENCE S49°59'02"E, 192.58 FEET, THENCE N43°47'00"E, 354.84 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 19, THENCE ALONG SAID EAST BOUNDARY, S00°56'02"E, 827.21 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING A TOTAL OF 591.84 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD.

LEGAL DESCRIPTION

TRACT A, CERTIFICATE OF SURVEY NO. 3795, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), THE SOUTHEAST ONE-QUARTER (SE1/4), THE SOUTHWEST ONE-QUARTER (SW1/4) AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

CONTAINING A TOTAL OF 110.67 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD

TRACT B, CERTIFICATE OF SURVEY NO. 3795, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4), THE SOUTHEAST ONE-QUARTER (SE1/4), THE SOUTHWEST ONE-QUARTER (SW1/4) AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

CONTAINING A TOTAL OF 206.04 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD

TRACT C, CERTIFICATE OF SURVEY NO. 3795, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) AND THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

CONTAINING A TOTAL OF 72.77 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD.

TRACT D, CERTIFICATE OF SURVEY NO. 3795, LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 19 AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

CONTAINING A TOTAL OF 123.52 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD.

TRACT E, CERTIFICATE OF SURVEY NO. 3795, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA.

CONTAINING A TOTAL OF 78.83 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN, APPARENT, EXISTING OR OF RECORD

CERTIFICATE OF LANDOWNER

WE HEREBY CERTIFY THAT THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(a) MCA, TO WIT "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES." FURTHER, TRACTS A, B, C, D AND E THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-103 MCA

ARM 24-183 1104 (1)(f)(iii)(C)

"THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE AMENDED PLAT ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD"

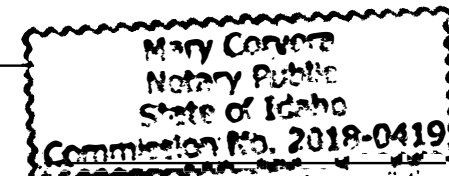
DR. MORLEDGE FAMILY LLC

David E. Morledge
 DAVID E. MORLEDGE, MANAGER

STATE OF Idaho
 COUNTY OF Chamberlain

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 19, 2021, BY DAVID E. MORLEDGE, MANAGER OF DR. MORLEDGE FAMILY LLC

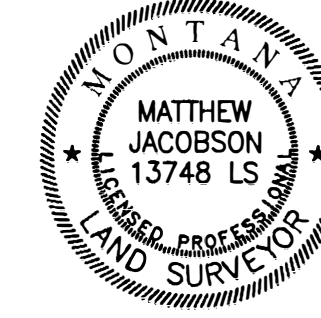
SS *Mary Conner*
 NOTARY PUBLIC EXP 2/15/2024



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* 7/7/21
 MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE
 MONTANA LICENSE NO. 13748LS



CERTIFICATE OF CITY-COUNTY HEALTH DEPT.

THE CERTIFICATE OF SURVEY HAS BEEN REVIEWED AND APPROVED BY YELLOWSTONE CITY-COUNTY HEALTH DEPARTMENT

Christina Harris 04 Aug 2021
 YELLOWSTONE CITY-COUNTY HEALTH DEPT. (DBA RIVERSTONE HEALTH) DATE

YELLOWSTONE COUNTY ATTORNEY'S OFFICE

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

Mark A. Givens August 16, 2021
 YELLOWSTONE COUNTY ATTORNEY DATE

YELLOWSTONE COUNTY TREASURER'S OFFICE

I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ABOVE DESCRIBED ARE PAID

Samuel Denton 8-5-2021
 YELLOWSTONE COUNTY TREASURER DATE

CLERK AND RECORDER FILING INFORMATION



175 N 27TH ST. STE. 1312 PH: 406.248.9000
 BILLINGS, MT FAX: 406.721.5224
 59101 www.imegcorp.com
 IMEG PROJECT NO. 20008040

1/4	SEC.	T.	R.
☒	19	1N	26E
☒	30	1N	26E



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 08/17/2021 04:21 PM Pages: 1 of 2 Fees: 27.50
 Bill: Multi-Client & Recorder: Yellowstone RT 8: 15 3795

