

# AMENDED CERTIFICATE OF SURVEY No. 3030

BEING THE REMAINDER OF TRACT 2  
LOCATED WITHIN THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 24 EAST, P.M.M.  
YELLOWSTONE COUNTY, MONTANA

**PURPOSE OF AMENDMENT: FAMILY MEMBER TRANSFER  
COMMISSIONED BY: STEPHEN ZIMMERER**

**LEGAL DESCRIPTION**

A tract of land located within the southeast <sup>1</sup>/<sub>4</sub> Section 24, Township 1 North, Range 24 East, Principal Meridian Montana, Yellowstone County, Montana, more particularly described as follows:

That portion of Certificate of Survey 3030, Doc.3081121, lying southerly of the western boundary of Ironwood Estates Subdivision, First Filing, Doc 3196396, being within the southeast one-quarter (SE<sup>1</sup>/<sub>4</sub>) of Section 24, Township 1 North, Range 24 East, Principal Meridian Montana, Yellowstone County, Montana, being more particularly described as follows:

Commencing at the southeast corner of Section 24, Township 1 North, Range 24 East, Principal Meridian Montana, said point being a 3 <sup>1</sup>/<sub>4</sub>-inch diameter aluminum cap inscribed "MDOT" along with other markings, thence N89°04'18"W along the section line common to Sections 24 and 25, a distance of 227.13 feet to a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES", said point being the Point of Beginning;

Thence from said point of beginning, N89°04'18"W along the section line of said Sections 24 and 25, a distance of 342.60 feet to a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES", said point being the southeast corner of Ironwood Estates Subdivision, Second filing, Doc 3309802; thence, the next seven courses being along the easterly boundary of said Ironwood Estates Subdivision, Second Filing, N12°15'40"W, a distance of 384.86 feet, said point being a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES"; thence N70°52'01"W, a distance of 298.83 feet, said point being a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES"; thence N61°19'26"W, a distance of 115.64 feet, said point being a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES"; thence N49°02'27"W, a distance of 104.85 feet, said point being a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES"; thence N38°07'13"W, a distance of 125.38 feet, said point being a 5/8-inch diameter rebar with an orange plastic cap inscribed "3362 ES"; thence S66°45'26"W, a distance of 206.36 feet, said point being a 5/8-inch diameter rebar with a yellow plastic cap inscribed "41478 LS"; thence, along the easterly boundary of Woodfield Court a 60 foot right-of-way, along a non-tangent curve to the left with an arc length of 175.43 feet, a radius of 549.91 feet, a delta angle of 18°16'43", a chord bearing of N30°26'47"W, and a chord length of 174.69 feet, said point being a 5/8-inch diameter rebar with a yellow plastic cap inscribed "41478 LS"; thence departing said easterly boundary of Ironwood Estates Subdivision, Second Filing, the next two courses being along the southerly right-of-way line of Ironwood Drive a 60 foot right-of-way, along a tangent curve to the right with a radius of 10.00 feet, an arc length of 15.19 feet, a delta angle of 87°01'23", a chord bearing of N3°54'35"E, and a chord length of 13.77 feet, said point being a 5/8-inch diameter rebar with a yellow plastic cap inscribed "41478 LS"; thence along a tangent curve to the right with a radius of 1970.00 feet, an arc length of 453.89 feet, a delta angle of 131°2'04", a chord bearing of N54°00'21"E, and a chord length of 452.89 feet, said point being a 5/8-inch diameter rebar; thence departing said southerly right-of-way boundary of Ironwood Drive, the next four courses being along the westerly boundary of Ironwood Estates Subdivision, First Filing, Doc. 3196396, S22°44'00"E, a distance of 272.43 feet, said point being a 5/8-inch diameter rebar with a yellow plastic cap inscribed "41478 LS"; thence along a tangent curve to the left with a radius of 528.37 feet, an arc length of 472.30 feet, a delta angle of 51°12'56", a chord bearing of S48°12'53"E, and a chord length of 456.75 feet, said point being a 5/8-inch diameter rebar with a yellow plastic cap inscribed "9960 LS"; thence S73°44'22"E, a distance of 353.63 feet, said point being a 5/8-inch diameter rebar with a yellow plastic cap inscribed "9960 LS"; thence S12°47'08"E, a distance of 407.00 feet, to the Point of Beginning, said Tract 2 of Record contains 7.79 acres, more or less.

**CERTIFICATE OF LANDOWNER**

Pursuant to Section 76-3-207(1)(b), MCA, I certify that the purpose of this survey is for a division made outside of a platted subdivision for the purpose of a single gift or sale in each county to each member of the landowner's immediate family. Therefore, this survey is exempt from review as a subdivision.

Tract to be conveyed: Lot 1  
Name of Grantor: Stephen Zimmerer  
Name of Grantee: Zainya Zimmerer  
Relationship of Grantee to Grantor: Child

Tract to be conveyed: Lot 2  
Name of Grantor: Stephen Zimmerer  
Name of Grantee: Zahrah A. Zimmerer  
Relationship of Grantee to Grantor: Child

Tract to be conveyed: Lot 3  
Name of Grantor: Stephen Zimmerer  
Name of Grantee: Brenda Zimmerer  
Relationship of Grantee to Grantor: Spouse

Furthermore, All tracts are excluded from Department of Environmental Quality review pursuant to ARM 17.36.605(2)(a) which excludes: "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel;"

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stephen Zimmerer

**CERTIFICATE OF YELLOWSTONE COUNTY HEALTH DEPARTMENT**

\_\_\_\_\_  
Health officer/Authorized Representative

**CERTIFICATE OF SURVEYOR**

I, the undersigned, Christopher W. Kosine, Professional Land Surveyor, do hereby certify that during September, 2024, I supervised the survey, plotting, and describing of the parcels as shown on the accompanying plot and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the Yellowstone County Subdivision Regulations.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Christopher W. Kosine, PLS  
License No. 41478



**CERTIFICATE OF COUNTY ATTORNEY**

This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Reviewed by: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify, pursuant to Section 76-3-611(1)(b) and 76-3-207(1)(f)(vi), MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Treasurer of Yellowstone County

STATE OF MONTANA     )  
  ):SS  
County of Yellowstone    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for the state of Montana, personally appeared Scott Lawson, known to me to be the person who signed the forgoing instrument, Witness my hand and seal the day and year herein above written.

\_\_\_\_\_  
Notary Public in and for the State of Montana

L:\3665-Lawson-Trans-003314-Family-Member-Transfer-DMS-Search\3665-00314-05.dwg, LEGAL, Plotted: Dec. 20, 2024 - 3:16pm



**STAHLY ENGINEERING & ASSOCIATES**  
PROFESSIONAL ENGINEERS & SURVEYORS  
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GREAT FALLS  
Phone: (406)634-4644

CODY  
Phone: (307)509-5541

HELLENA  
Phone: (406)442-8584

COUNTY: YELLOWSTONE		1/4	SEC	T	R	1/4	SEC	T	R
		24		1N		24E			
PRINCIPAL MERIDIAN, MONTANA									

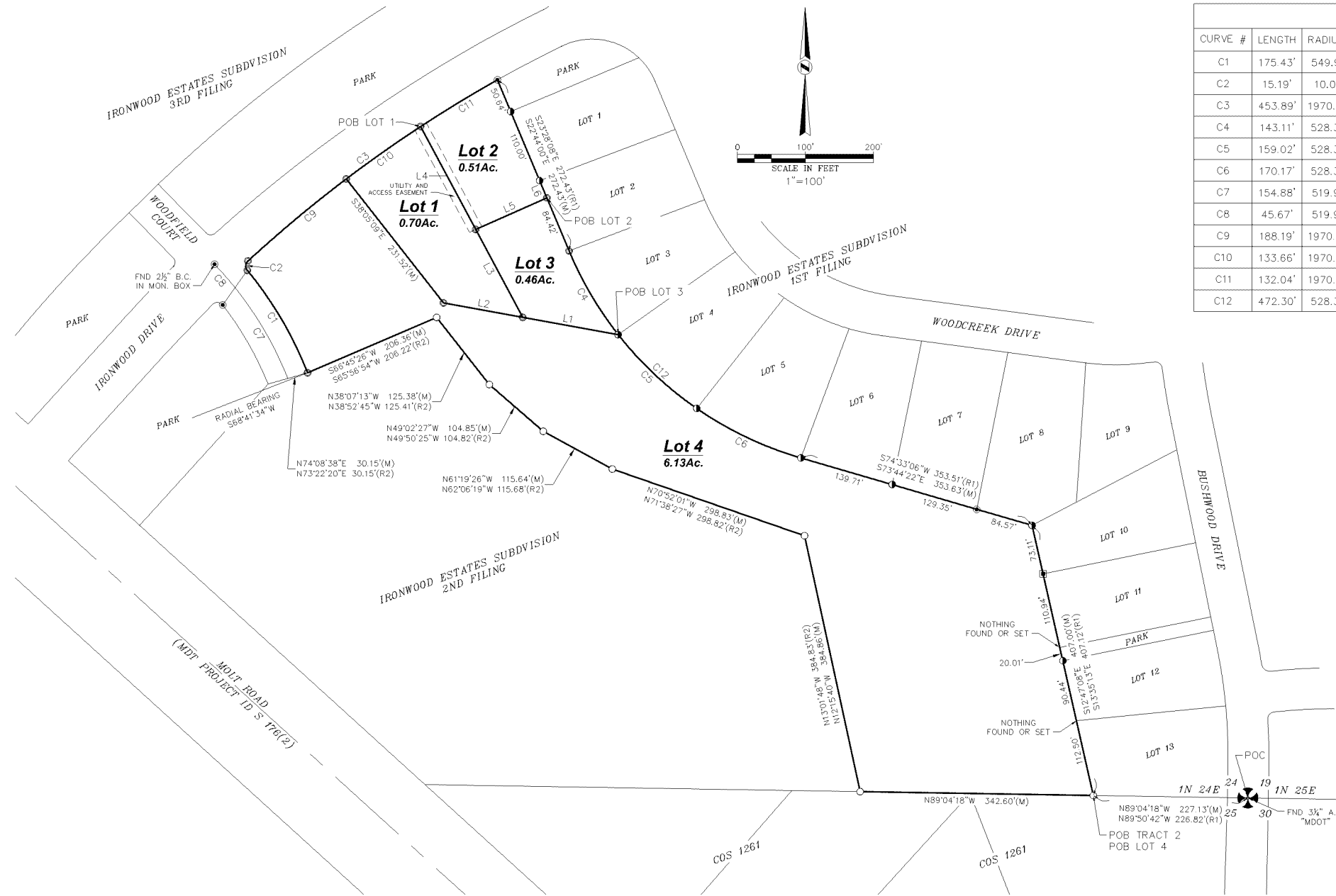
FIELD: JM  
DRAWN: WS  
CHECKED: CK  
DATE: 12/20/2024

SHEET  
**1 OF 2**

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LOCATED WITHIN THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 24 EAST, P.M.M.  
YELLOWSTONE COUNTY, MONTANA

PURPOSE OF SURVEY: FAMILY MEMBER TRANSFER  
COMMISSIONED BY: STEPHEN ZIMMERER



Curve Table						Curve Table (Record)						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	RECORD
C1	175.43'	549.91'	018°16'43"	N30°26'47"W	174.69'	C1	175.44'	549.91'	018°16'44"	N31°13'28"W	174.69'	(R2)
C2	15.19'	10.00'	087°01'23"	N03°54'35"E	13.77'	C2	15.18'	10.00'	086°59'28"	S03°07'54"W	13.77'	(R1)
C3	453.89'	1970.00'	013°12'04"	N54°00'21"E	452.89'	C3	453.90'	1970.00'	013°12'04"	S53°13'40"W	452.89'	(R1)
C4	143.11'	528.37'	015°31'07"	S30°22'13"E	142.67'	C4	142.98'	529.93'	015°27'31"	S31°11'53"E	142.54'	(R1)
C5	159.02'	528.37'	017°14'39"	S46°45'06"E	158.42'	C5	159.13'	529.93'	017°12'16"	S47°31'47"E	158.53'	(R1)
C6	170.17'	528.37'	018°27'08"	S64°36'00"E	169.43'	C6	170.37'	529.93'	018°25'12"	S65°20'30"E	169.64'	(R1)
C7	154.88'	519.91'	017°04'07"	N30°09'38"W	154.31'	C7	154.89'	519.91'	017°04'11"			(R2)
C8	45.67'	519.91'	005°01'57"	N41°12'40"W	45.65'	C8	45.63'	519.91'	005°01'44"	N41°59'07"W	45.62'	(R1)
C9	188.19'	1970.00'	005°28'24"	S50°08'31"W	188.12'							
C10	133.66'	1970.00'	003°53'14"	S54°49'20"W	133.63'							
C11	132.04'	1970.00'	003°50'25"	S58°41'10"W	132.02'							
C12	472.30'	528.37'	051°12'54"	S48°13'07"E	456.73'							

Parcel Line Table		
LINE #	BEARING	DISTANCE
L1	S79°43'18"E	142.44'
L2	S79°43'18"E	118.36'
L3	N28°09'26"W	146.45'
L4	N28°09'26"W	171.51'
L5	N66°02'58"E	114.35'
L6	S22°44'00"E	27.37'

### LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SET MONUMENT 41478 LS
- FOUND 5/8" REBAR OR AS NOTED
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP
- FOUND 5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP
- FOUND 5/8" REBAR W/ 1 1/4" ORANGE PLASTIC CAP
- ⊕ FOUND PLSS MONUMENT AS NOTED
- (M) MEASURED, OR CALCULATED
- (R1) IRONWOOD ESTATES SUBDIVISION, 1ST FILING (2002)
- (R2) IRONWOOD ESTATES SUBDIVISION, 2ND FILING (2004)

**BASIS OF BEARING:**  
RMTCRS BILLINGS (1F) GRID NORTH, NAD83(CONUS) DATUM, EPSG: 7127  
DERIVED FROM RTK CORRECTIONS FROM MTEI (CORS)

LAMBERT CONFORMAL CONIC SINGLE PARALLEL  
CENTRAL MERIDIAN: 108°25'00"W  
GRID ORIGIN: 45°47'00"N  
FALSE NORTHING: 164041.995'  
FALSE EASTING: 656167.979'  
SCALE FACTOR: 1.0001515

DISTANCES ARE IN INTERNATIONAL FOOT GROUND UNITS.



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### CERTIFICATE OF SURVEY

COUNTY: YELLOWSTONE  
PRINCIPAL MERIDIAN,  
MONTANA

1/4	SEC	T	R	1/4	SEC	T	R
24	1N	24E					

FIELD: JM  
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2 OF 2