

**CERTIFICATE OF SURVEY**

**COS # 284134 FOLIO 1127-A**

**PURPOSE: BOUNDARY LINE RELOCATION**

**COMMISSIONED BY: RICHARD E. DOSIER AND  
MARGARET JUNE DOSIER**

**TRACTS LOCATED IN THE NORTHEAST ¼ OF  
SECTION 4, TOWNSHIP 9 NORTH, RANGE 3  
WEST**

**LOT B1-A = 3.10 ACRES**

**LOT B2-A = 3.11 ACRES**

**DOC. # 284135 - EXHIBITS OF COS/PLATS, BOUNDARY  
RELOCATION AFFIDAVIT**

**DOC. # 284136 – DEEDS, DOSIER TO DOSIER**

**PREPARED: 09/12/2022**

**RECORDED: 10/17/2022 AT 1:00 P.M. FEE \$26.00**

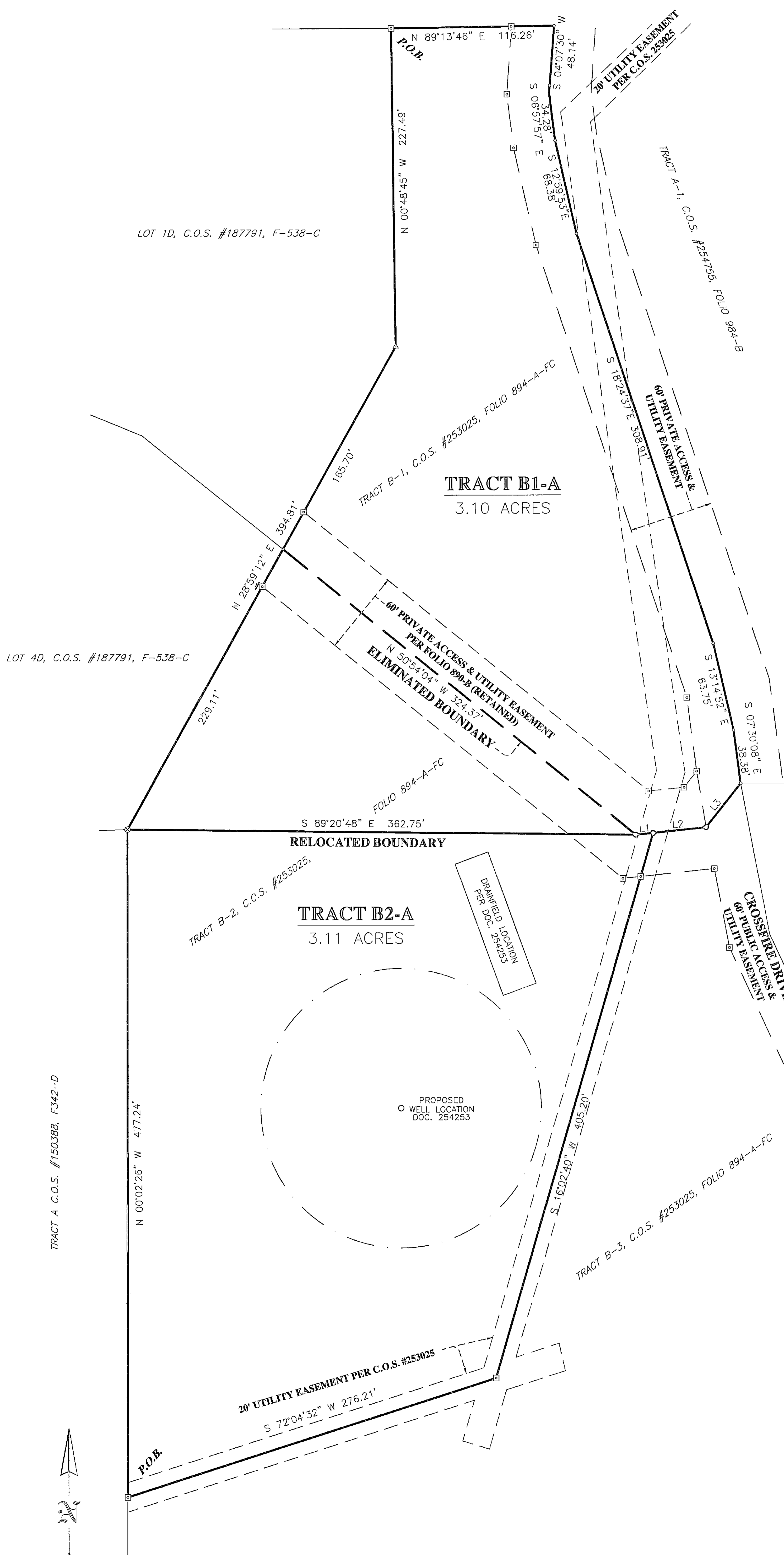
INDEXED STR BOOK *[Signature]*

INDEXED SUBDIV./COS BOOK *[Signature]*

COS/PLAT IMAGE IN DOCUPRO *[Signature]*

# CERTIFICATE OF SURVEY

**PURPOSE:** BOUNDARY RELOCATION BETWEEN TRACTS B-1 & B-2 OF CERTIFICATE OF SURVEY NO. 253025, FOLIO 894-A-FC, JEFFERSON COUNTY, MONTANA.  
**COMMISSIONED BY:** RICHARD & MARGARET DOSIER



**LEGAL DESCRIPTION: TRACT B1-A**

TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 3 WEST, P.M. MONTANA, JEFFERSON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT B OF C.O.S. NO. 252136, FOLIO 890-B; THENCE ALONG THE WESTERLY BOUNDARY OF TRACT A-1 OF C.O.S. NUMBER 254755, FOLIO 984-B, THE FOLLOWING SIX (6) COURSES:  
 (1) THENCE S 04°07'30"W, 48.14 FEET; (2) THENCE S 06°57'57"E, 34.28 FEET;  
 (3) THENCE S 12°59'53"E, 68.38 FEET; (4) THENCE S 18°24'37"E, 308.91 FEET;  
 (5) THENCE S 13°14'52"E, 63.75 FEET; (6) THENCE S 07°30'08"E, 38.38 FEET;  
 THENCE S 38°16'15"W, 39.88 FEET; THENCE S 83°56'30"W, 50.46 FEET;  
 THENCE N 89°20'48"W, 362.75 FEET;  
 THENCE N 28°59'12"E, 394.81 FEET ALONG THE EAST LINE OF LOT 4D OF C.O.S. NO. 187791, FOLIO 538C;  
 THENCE N 00°48'45"W, 227.49 FEET ALONG THE EAST LINE OF LOT 1D C.O.S. NO. 187791, FOLIO 538C TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 3.10 ACRES MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS, EASEMENTS SHOWN ON CERTIFICATE OF SURVEY AND DOCUMENTS OF RECORD.

**LEGAL DESCRIPTION: TRACT B2-A**

TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 3 WEST, P.M. MONTANA, JEFFERSON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT B-1 OF C.O.S. NO. 253025, FOLIO 894-A-FC; THENCE N 00°02'27"W, 477.24 FEET ALONG EAST LINE C.O.S. NUMBER 150388-FOLIO 342D; THENCE S 89°20'30"E, 362.75 FEET; THENCE N 83°56'30"E, 12.48 FEET; THENCE S 16°02'40"W, 405.20 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT B-2; THENCE S 72°04'32"W, 276.21 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT B-2 TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 3.11 ACRES MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS, EASEMENTS SHOWN ON CERTIFICATE OF SURVEY AND DOCUMENTS OF RECORD.

**CERTIFICATE OF SUBDIVISION EXEMPTION: TRACTS B1-A & B2-A**

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS CERTIFICATE OF SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(a) OF MCA, BECAUSE THIS IS A DIVISION MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES.

**CERTIFICATE OF DEQ EXCLUSION:**

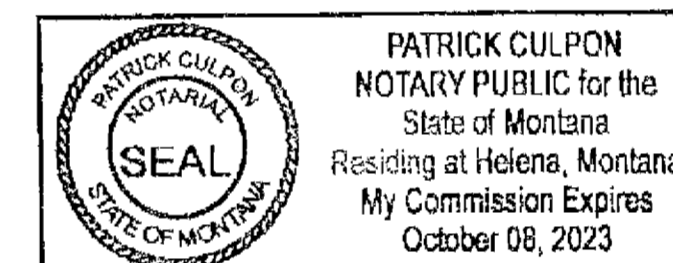
I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT TRACT B1-A AND TRACT B2-A AS SHOWN ON THIS CERTIFICATE OF SURVEY IS EXEMPT FROM DEQ REVIEW IN ACCORDANCE WITH ARM SECTION 17.36.605(2)(B) BECAUSE A PARCEL THAT HAS A PREVIOUS APPROVAL ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, MCA, IF:  
 (i) NO FACILITIES OTHER THAN THOSE PREVIOUSLY APPROVED EXIST OR WILL BE CONSTRUCTED ON THE PARCEL; AND  
 (ii) THE DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES TO DEVIATE FROM THE CONDITIONS OF APPROVAL, IN VIOLATION OF 76-4-130, MCA.

*Richard E. Dosier*  
 OWNER: RICHARD E. DOSIER  
 TRACT B-1 & TRACT B-2

*Margaret June Dosier*  
 OWNER: MARGARET JUNE DOSIER  
 TRACT B-1 & TRACT B-2

STATE OF MONTANA  
 COUNTY OF LEWIS & CLARK  
 THIS INSTRUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON THIS 29<sup>TH</sup> DAY OF SEPTEMBER, 2022,  
 BY RICHARD E. DOSIER & MARGARET JUNE DOSIER

*Patrick Gulpun*  
 NOTARY SIGNATURE



**CERTIFICATE OF COUNTY TREASURER:**

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207(3) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCOMPASSED BY THE PROPOSED "CERTIFICATE OF SURVEY", HAVE BEEN PAID.  
 GEO CODE: 51-1785-04-1-01-18-0000, ASSESSMENT CODE: A7194  
 GEO CODE: 51-1785-04-1-01-20-0000, ASSESSMENT CODE: A7195

DATED THIS 14<sup>th</sup> DAY OF October, 2022  
 Taxes paid in full through 2021 tax year  
*Umagie Trezza Deputy*  
 TREASURER, JEFFERSON COUNTY, MONTANA.

**CERTIFICATE OF FILING:**

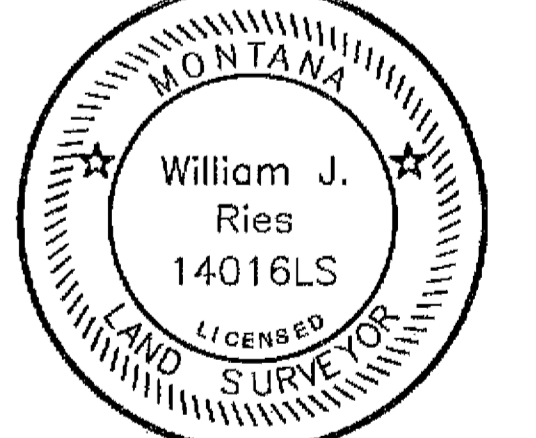
FILED FOR RECORD THIS 17<sup>th</sup> DAY OF October, 2022, AT 1:00 p.m.  
*Stephan Xung*  
 CLERK AND RECORDER, JEFFERSON COUNTY, MONTANA

**CERTIFICATE OF SURVEY NO.** 284134  
**FOLIO NO.** 1127-A Fee: \$2100

**CERTIFICATE OF EXAMINING LAND SURVEYOR:**

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING 12<sup>th</sup> DAY OF October, 2022, PURSUANT TO SECTION 76-3-611(2)(a), MCA.  
*Mark A. Ries*  
 EXAMINING LAND SURVEYOR  
 LICENSE NO. 8237 LS

**CERTIFICATE OF SURVEYOR**



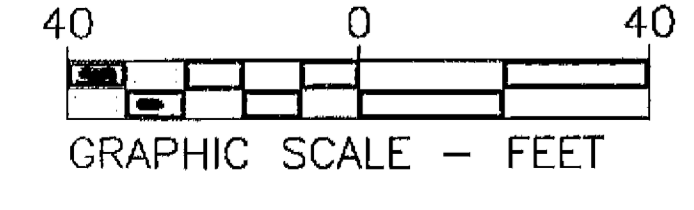
*William J. Ries*  
 WILLIAM J. RIES (14016LS)  
 PROFESSIONAL LAND SURVEYOR  
 DATE: 9-13-2022

**NOTE:**  
 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 CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

**LINE TABLE:**

|    |               |        |
|----|---------------|--------|
| L1 | S 83°56'30" W | 12.48' |
| L2 | S 83°56'30" W | 37.98' |
| L3 | S 38°16'15" W | 39.88' |

**LEGEND:**  
 ○ SET 5/8" REBAR WITH RED PLASTIC CAP (W.J. RIES 14016LS)  
 □ CALCULATED POINT (NOTHING SET/FOUND)  
 ◻ FOUND 5/8" REBAR WITH RED PLASTIC CAP (W.J. RIES 14016LS)  
 △ FOUND 5/8" REBAR  
 ▲ FOUND ORIGINAL STONE MOUND  
**P.O.B.** POINT OF BEGINNING



**BASIS OF BEARINGS:**  
 GPS CONTROL SURVEY, ROTATED TO GEODETIC NORTH.  
 C.O.S. #253025, FOLIO 894-A-FC

PREPARED BY:  
**RIES & ASSOCIATES PC.**  
 6850 GREEN MEADOW DR.  
 HELENA, MONTANA 59602

DATE: SEPTEMBER 12, 2022  
 JOB NO.: 22140  
 FIELD BY: WJR  
 DRAFTED BY: WJR, PAC

DOCUMENT NO.: 284134 Folio 1127-A  
 SHEET 1 OF 1