

CERTIFICATE OF SURVEY

DOCUMENT # 291507 FOLIO 1176-B

**PURPOSE: TO RELOCATE COMMON BOUNDARIES BETWEEN
ADJACENT LANDOWNERS**

**COMMISSIONED BY: DAKOTA & JENNA WILKINS
 LOREN HINES & SANDRA BOOTH**

**TRACTS LOCATED IN SOUTHEAST ¼ OF SECTION 20 AND THE
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH,
RANGE 5 WEST**

TRACT C-1 = 6.26 ACRES

TRACT C-2 = 10.73 ACRES

DOCUMENT # 291508, EXHIBITS OF COS/PLATS, BOUNDARY RELOCATION
AFFIDAVIT – WILKINS

DOCUMENT # 291509, EXHIBITS OF COS/PLATS, BOUNDARY RELOCATION
AFFIDAVIT – BOOTH

DOCUMENT # 291510, EXHIBITS OF COS/PLATS, BOUNDARY RELOCATION
AFFIDAVIT – HINES

DOCUMENT # 291511, EXHIBITS OF COS/PLATS, LIENHOLDER
ACKNOWLEDGEMENT – WILKINS

DOCUMENT # 291512, EXHIBITS OF COS/PLATS, PROOF OF SEPTIC, REPLACEMENT
DRAIN FIELD-HINES AND BOOTH

DOCUMENT # 291513- DEEDS, HINES AND BOOTH TO HINES AND BOOTH

DOCUMENT # 291514- DEEDS, HINES AND BOOTH TO WILKINS

DOCUMENT # 291515 – DEEDS, WILKINS TO WILKINS

PREPARED: 06/23/2025

RECORDED: 07/11/2025 AT 3:15 P.M. FEE \$26.00

INDEXED STR BOOK *Jm*

INDEXED SUBDIV./COS BOOK *Jm*

COS/PLAT IMAGE IN DOCUPRO *Jm*



291507 Fee \$26.00 Page 1 of 1

JEFFERSON COUNTY

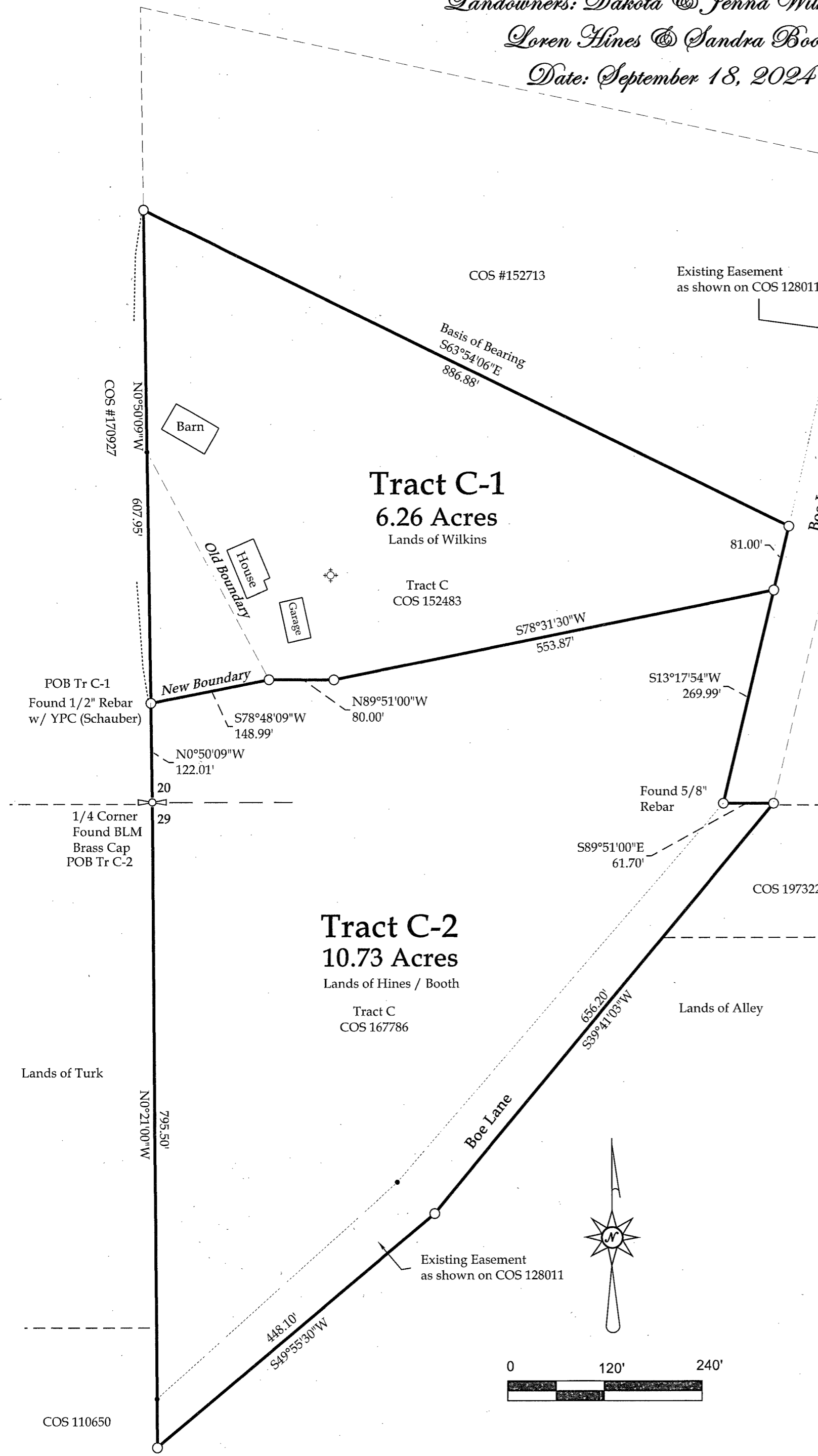
Recorded 7/11/2025 At 3:15 PM

Ginger Kunz, Clerk and Recorder

By *[Signature]* Deputy

Certificate of Survey No. 291507: To Relocate Boundaries Between Adjacent Landowners
 Situated in the SE 1/4 of Section 20 and the NE 1/4 of Section 29,
 Township 2 North, Range 5 West, P.M.M., Jefferson County, Montana

Landowners: Dakota & Jenna Wilkins and
Loren Hines & Sandra Booth
 Date: September 18, 2024



Legal Description:

Tract C-1:
 Tract of land being all of Tract C of Certificate of Survey Document #152483 and a part of Tract C of Certificate of Survey Document #167786 situated in part of the SE 1/4 of Section 20, Township 2 North, Range 5 West, P.M.M., Jefferson County, Montana being more particularly described as follows: Commencing at the S 1/4 Corner of said Section 20: Thence N0°50'09"W for a distance of 122.01 feet to the SW corner of herein described tract of land and True Point of Beginning; Thence N00°50'09"W, a distance of 607.95 feet; Thence S63°54'06"E, for a distance of 886.88 feet to a point on the westerly right-of-way of an existing easement (Boe Lane) as shown on Certificate of Survey #128011; Thence along said easement S13°17'54"W, for a distance of 81.00 feet; Thence leaving said easement S78°31'30"W, for a distance of 553.87 feet; Thence N89°51'00"W, for a distance of 80.00 feet; Thence S78°48'09"W, for a distance of 148.99 feet to the True Point of Beginning, said parcel being 6.26 Acres more or less and being served by and subject to rights-of-ways and easements as shown, existing, or of record.

Tract C-2:
 A Tract of land being a part Tract C of Certificate of Survey Document #167786 situated in part of the SE 1/4 of 20, and part of the NE 1/4 of Section 29, Township 2 North, Range 5 West, P.M.M., Jefferson County, Montana being more particularly described as follows: Commencing at the 1/4 Corner common to said Sections 20 and 29 for the Point of Beginning; Thence N00°50'09"W, a distance of 122.01 feet; Thence N78°48'09"E, for a distance of 148.99 feet; Thence S89°51'00"E, for a distance of 80.00 feet; Thence N78°31'30"E, for a distance of 553.87 feet to a point on the westerly right-of-way of and existing easement as shown on Certificate of Survey #128011; Thence along said easement S13°17'54"W, for a distance of 269.99 feet; Thence leaving said westerly right-of-way S89°51'00"E, for a distance of 61.70 feet to a point on the easterly right-of-way of said easement; Thence along said right-of-way the following two(2) courses: S39°41'03"W, for a distance of 656.20 feet; Thence S49°55'30"W, for a distance of 448.10 feet; Thence leaving said easement N00°21'00"W, for a distance of 795.50 feet to the True Point of Beginning, said parcel being 10.73 Acres more or less and being served by and subject to rights-of-ways and easements as shown, existing, or of record.

Landowners' Certification:

We hereby certify that the purpose of this survey is to relocate a common boundary line between adjoining properties outside a platted subdivision and that no additional parcels are hereby created. According to 76-3-207(1)(a), MCA: Except as provided in subsection (2), unless the method of disposition is adopted for the purpose of evading this chapter, the following divisions or aggregations of land are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 2: (a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(a), MCA.

According to ARM 24.183.1104(1)(a)(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 referenced 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."

LOT's C-1 and C-2 are excluded from sanitation review by the Department of Environmental Quality pursuant ARM 17.36.605(2)(b) which states: (2) The reviewing authority may exclude the following parcels created by divisions of land from review under Title 76, chapter 4, part 1, MCA unless the exclusion is used to evade the provisions of that part: (b) 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.

Landowners: Dakota Wilkins Jenna Wilkins
 Dakota Wilkins Jenna Wilkins

Dated this 25 day of January, 2025

State of Montana
 County of Silver Bow

This instrument was signed or acknowledged before me on January 25, 2025 by Dakota Wilkins and Jenna Wilkins.

Dan Swenson
 Notary Signature

Loren F. Hines Sandra K. Booth
 Loren F. Hines Sandra K. Booth

Dated this 25 day of January, 2025

State of Montana
 County of Silver Bow

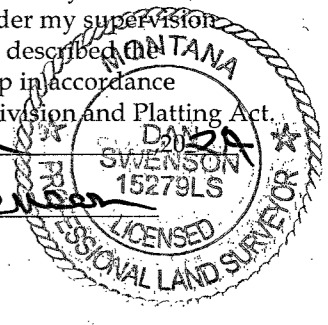
This instrument was signed or acknowledged before me on January 25, 2025 by Loren F. Hines and Sandra K. Booth.

Dan Swenson
 Notary Signature

Certificate of Surveyor:

I hereby certify the attached certificate of survey is a true representation of a survey performed under my supervision and completed on September 5, 2024 and described in the same as shown on the accompanying map in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this 26 day of November, 2024.

Surveyor: Dan Swenson
 Dan Swenson L.S. #15279
 P.O. Box 177
 Townsend, Mt. 59644



Certificate of Examination:

Reviewed for errors and omissions in calculations and drafting this the 17 day of Feb, 2025 pursuant to Section 76-3-611(2)(a), MCA.

Frank A. Stepien
 Montana Registration No. 823715

Basis of Bearing COS 152486

Certificate of Treasurer:

Maggie Wezza, Treasurer of Jefferson County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through 2024 TAX YEAR. Tax ID # 4601/4251. Dated this 5th day of June, 2025.

Maggie Wezza Deputy
 Treasurer of Jefferson County

Certificate of Clerk and Recorder:

Ginger Kunz, Clerk and Recorder of Jefferson County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:15 o'clock, (am or pm) the 18 day of July, AD, 2025, and recorded in Book N/A of Plats on Page N/A, Records of the Clerk and Recorder, Jefferson County, Montana. Document No. 291507 Folio 1176-B Fee: 26⁰⁰

Ginger Kunz
 Clerk and Recorder

LEGEND

- ☐ Quarter Corner as Noted
- Set 1/2" Rebar with Swenson OPC (No. 15279)
- Found 5/8" Rebar w/ Alum. Cap (Vranish) or as Noted
- ✦ Well
- POB Point of Beginning
- Point of Record

| | | | |
|----------------------------------|------------|------------|------|
| Sec. 20 and 29, T. 2 N., R. 5 W. | | | |
| Wilkins and Hines | | | |
| Boundary Relocation | | | |
| Schauber Surveying 266-4602 | | | |
| SCALE | PRINT DATE | FILE NAME | |
| 120 Ft/In | 11-26-2024 | 4839 M.trv | |
| DRAWN BY | REVISION | SHEET | JOB |
| DLS | | 1/1 | 4839 |