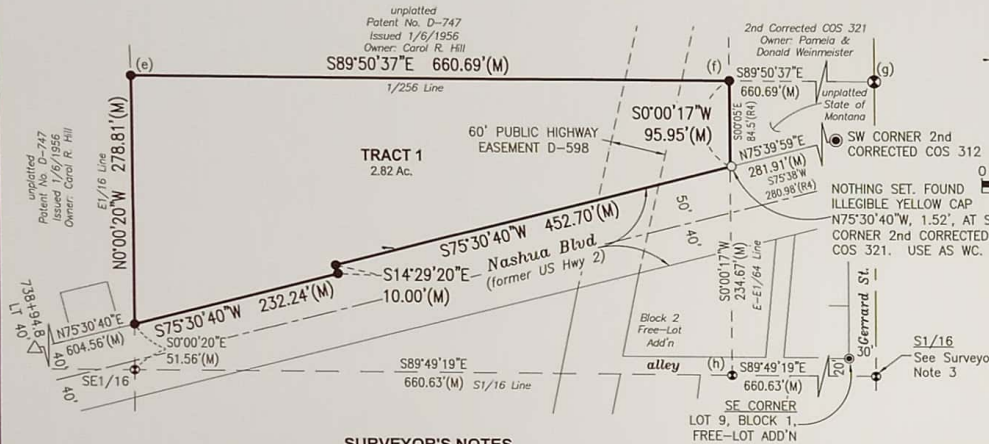


# CERTIFICATE OF SURVEY NO. 484

A RETRACEMENT OF A TRACT IN THE S1/2SW1/4NE1/4SE1/4 SECTION 36, TOWNSHIP 28 NORTH, RANGE 41 EAST, PRINCIPAL MERIDIAN MONTANA, TOWN OF NASHUA, VALLEY COUNTY, MONTANA



**BASIS OF BEARING**  
BEARINGS FOR SURVEY ARE GEODETIC BASED ON THE S1/2 OF THE EAST LINE OF SECTION 36 BEING N00°00'55"E. DISTANCES ARE GROUND.

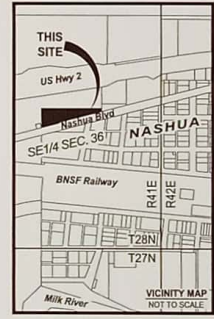
**SURVEY COORDINATE SYSTEM PROPERTIES**  
 Benchmark Land Surveying Inc. - Local system  
 Name: BLS - MT Longitude 106-107  
 Datum Name: NAD 1983 (Conus)  
 Datum Method: Molodensky  
 Global Reference Datum: NAD 1983(2011)  
 Projection: Lambert Conformal Conic 1 Parallel Central  
 Latitude: 48d00'00.000000"N  
 Central Longitude: 106d30'00.000000"W  
 Northing (M): 10000.0000  
 Easting (M): 20000.0000  
 Scale Factor: 1.00009  
 Geoid Model: GEOID 18 (Conus)  
 Dist Units: International Foot

**LEGEND**

- △ FOUND REBAR & ALUMINUM CAP MARKED "MONTANA DEPT OF TRANSPORTATION" WITH HIGHWAY STATION & OFFSET AS SHOWN UNLESS OTHERWISE NOTED
- FOUND UNMARKED REBAR
- FOUND REBAR & CAP MARKED AS NOTED
- SET REBAR & ORANGE CAP MARKED "1525B-LS"
- CALCULATED LOCATION. NOTHING FOUND OR SET
- WC WITNESS CORNER
- R/W RIGHT-OF-WAY
- (M) MEASURED DIMENSION
- (R1) RECORD DIMENSION-1891 GLO SURVEYS
- (R2) RECORD DIMENSION-1946 GLO RESURVEY
- (R3) RECORD DIMENSION-COS D-10485
- (R4) RECORD DIMENSION-2nd CORR. COS 321
- (R5) RECORD DIMENSION-COS 11
- (R6) RECORD DIMENSION-SCHOOL ADD'N
- (R7) RECORD DIMENSION-COS 319
- (R8) RECORD DIMENSION-COS 22
- (R9) RECORD DIMENSION-COS 422
- SURVEYED BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- 1/4 LINE
- 1/16 LINE
- 1/64 or 1/256 LINE
- TIE LINE

**OWNER**  
STATE OF MONTANA  
1539 11TH AVE.  
HELENA, MT 59620

**NOTE**  
Pursuant to 77-2-318 (2) MCA, the sale of a cabin or home site is exempt from subdivision laws, except that the development of any new, or additional water supply or sewage disposal system on the property must be approved pursuant to the review procedure, fee, and other requirements of Title 76, chapter 4, part 1.



**SURVEYOR'S NOTES**

- Field work was conducted in May, 2023.
- History of Surveys
  - Original South & East township boundaries: 1891 GLO Survey by Page & Page
  - Original Subdivision: 1891 GLO Survey by Page & Page
  - Dependent Resurvey of South & East Extentors and Subdivisions: 1946 GLO Resurvey by Crawford
  - Unrecorded Certificate of Survey: Signed by Michael Kaiser 2001 (D-10485)
  - 2nd Corrected COS 321: 2002 by Michael Kaiser
- S1/16 Secs. 36/31 - Position calculated from found monuments according to plats of the School Addition to Nashua and the Free-Lot Addition to Nashua.

**KEY TO CORNERS**

- (a) C-E-E1/64
- (b) C-N-SE1/64
- (c) NE-SE1/64
- (d) N-S1/64
- (e) C-S-N-SE1/256
- (f) C-S-NE-SE1/256
- (g) S-N-S1/256
- (h) C-E-SE1-64

**LEGAL DESCRIPTION**

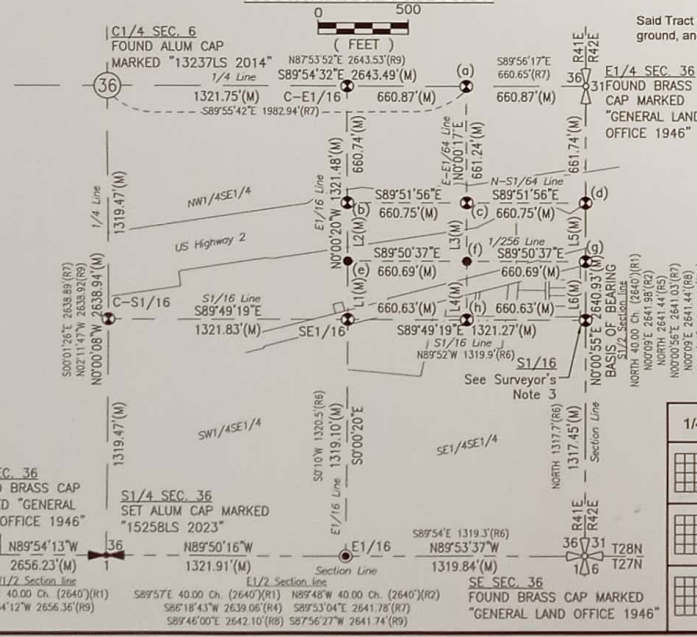
A tract being that portion of the S1/2SW1/4NE1/4SE1/4 Section 36, T28N, R41E, P.M.M., Town of Nashua, Valley County, Montana, situated North of Nashua Boulevard, formerly US Highway 2, right-of-way, and being more particularly described as follows:

Considering the Basis of Bearings to be N00°00'55"E between the SE and E1/4 corners of said Section 36, a GPS observation at said corners of Section 36, and with all other bearings relative thereto,

Commencing at the E1/4 corner of Section 36, thence on the East line of Section 36 S00°00'55"W, 917.66 feet, to the North line of Nashua Boulevard; thence on the North line of Nashua Boulevard, said line also being the South lines of 2nd Corrected COS 312 and 2nd Corrected COS 321, S75°39'59"W, 682.02 feet, to the E-E1/64 line and the Point of Beginning; thence continuing on the North line of Nashua Boulevard through the following three courses: S75°30'40"W, 452.70 feet; S14°29'20"E, 10.00 feet; and S75°30'40"W, 232.24 feet to the E1/16 line; thence on the E1/16 line N00°00'20"W, 278.81 feet, to the C-S-N-SE1/256 corner; thence on the 1/256 line S89°50'37"E, 660.69 feet, to the C-N-NE-SE1/256 corner; thence on the E-E1/64 line S00°00'17"W, 95.95 feet, to the Point of Beginning.

Said Tract contains 2.82 acres and is subject to all easements and or rights-of-way of record, apparent on the ground, and reserved.

**SUBDIVISION OF SE1/4 SEC. 36**



**LINE TABLE**

LINE	LENGTH	BEARING
L1(M)	330.37'	N00°00'20"W
L2(M)	330.37'	N00°00'20"W
L3(M)	330.62'	N00°00'17"E
L4(M)	330.62'	N00°00'17"E
L5(M)	330.87'	N00°00'55"E
L6(M)	330.87'	N00°00'55"E

**CERTIFICATE OF EXAMINING LAND SURVEYOR**

On behalf of the Governing Body, this document has been examined for errors and omissions in calculations or drafting pursuant to §76-3-611(2)(a), MCA.

Dated this 10<sup>th</sup> day of AUGUST, 2023.



Examining Land Surveyor

**CERTIFICATE OF SURVEYOR**

I, Troy Jensen, a Professional Land Surveyor, hereby certify that in May, 2023, I surveyed this Certificate of Survey, platted same as shown, and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-614, M.C.A., as Amended.

Dated this 9<sup>th</sup> day of AUGUST, 2023.

*Troy Jensen*

Troy Jensen, P.L.S.  
MT License No. 15258LS  
Benchmark Land Surveying, Inc.  
PO Box 652  
Sidney, MT 59270  
406-480-0906



1/4	Sec.	T.	R.
X	36	28N	41E

B.L.S. PROJ. No. 23-037  
 SURVEYED BY: T. JENSEN  
 DRAWN BY: S.R.  
 CHECKED BY: T. JENSEN  
 2036 CLOVER CT. / PO BOX 652  
 SIDNEY, MT 59270  
 (406) 480-0906  
 CERTIFICATE OF SURVEY  
 NUMBER:

**CERTIFICATE OF FILING BY CLERK AND RECORDER**

SP 3177A  
 COS 484  
 DOC# 1815589

*Bonnie Kay DePuy*  
 County Clerk and Recorder, Valley County, Montana

