



290211 Fee \$26.50 Page 1 of 1

JEFFERSON COUNTY

Recorded 2/3/2025 At 3:45 PM

Ginger Kunz, Clerk and Recorder

By  Deputy

BOUNDARY RELOCATION

DOCUMENT # 290211 FOLIO 1171-A

**PURPOSE: BOUNDARY RELOCATION OF NW1/4, SW1/4, AND
SE1/4 OF SECTION 18, TOWNSHIP 5 NORTH RANGE 3 WEST**

DENNIS G. AND KRISTINE PARDIKES

**DOCUMENT #290212, EXHIBITS OF COS/PLATS, BOUNDARY
RELOCATION AFFIDAVIT**

DOCUMENT #290213, DEEDS PARDIKES TO PARDIKES

DOCUMENT #290214, DEEDS PARDIKES TO PARDIKES

DOCUMENT #290215, DEEDS PARDIKES TO PARDIKES

PREPARED: 01/30/2025

RECORDED: 02/03/2025 AT 3:45 P.M. FEE \$26.50

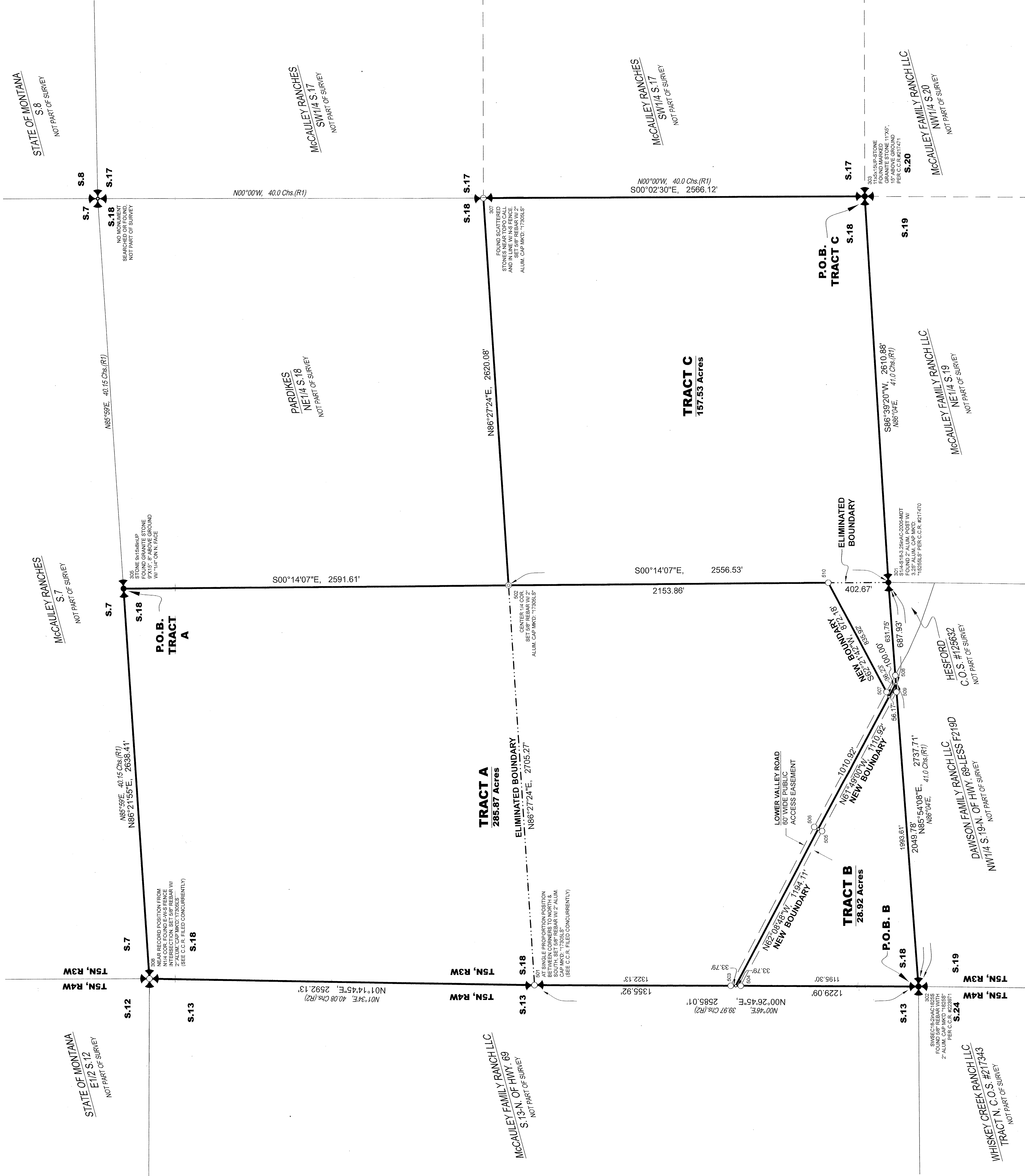
INDEXED STR BOOK 

INDEXED SUBDIV./COS BOOK 

COS/PLAT IMAGE IN DOCUPRO 

CERTIFICATE OF SURVEY

BOUNDARY RELOCATION OF NW1/4, SW1/4, AND SE1/4 OF SECTION 18,
TOWNSHIP 5 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN, MONTANA,
JEFFERSON COUNTY, MONTANA



CERTIFICATE OF SUBDIVISION EXEMPTION

This survey was commissioned by Dennis and Kristine Pardikes for divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. Therefore this survey is exempt from review under the Montana Subdivision and Platting Act pursuant to Section 76-3-207(1)(a), M.C.A.

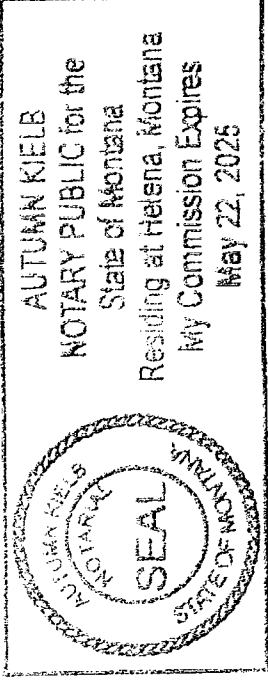
The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the [certificate of survey or amended plat] on which said area is described, unless said area is included with or excluded from adjoining tracts of record, 24, 183, 1194; 1)(f)(iii)(C), A.R.M.

D.E.Q. EXEMPTION TRACT A, TRACT B & TRACT C

We, the undersigned, hereby certify that a subdivision consists of only those parcels of less than 20 acres that have been created by a division of land, and the plat must show all of the parcels, whether contiguous or not. The rental or lease of one or more parts of a single building, structure, or other improvement, or the rental or lease of one or more parts of a single tract of land, is not a subdivision. Therefore, this survey is exempt from the requirements of this part. Therefore, this survey is exempt from D.E.Q. review pursuant to 76-4-103, M.C.A.

Dennis G. Pardikes
Dennis G. Pardikes 1/31/25
Kristine Pardikes
Kristine Pardikes 1/31/25

State of Montana
County of *JEFFERSON*
This instrument was signed or acknowledged before me on *1/31/25* by *Dennis G. Pardikes & Kristine Pardikes*
(Name of signer)
[Signature]
(Notary Signature)
(Affix seal/stamp to the left or below)



LEGAL DESCRIPTION TRACT A

A tract of land located in the Southwest 1/4 and the Northwest 1/4 of Section 18, Township 5 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:

Beginning at the One-Quarter corner common to Section 7 and Section 18, a 9"x18" marked granite stone; thence from said Point of Beginning traveling S00°14'07"E. 2591.61 feet along the mid-section line to a survey monument at the Center-One-Quarter corner of Section 18; thence continuing along the mid-section line S00°14'07"E. 2153.86 feet to a survey monument; thence leaving said mid-section line S82°21'42"W. 872.18 feet to a point on the centerline of Lower Valley Road; thence along said centerline N10°02'30"E. 1070.82 feet to a point; thence continuing along said centerline S82°21'42"E. 872.18 feet to a survey monument on the north-south mid-section line; thence along said mid-section line N00°14'07"W. 2153.86 feet to a survey monument at the Center-One-Quarter corner of Section 18; thence S00°02'30"E. 2586.12 feet to a survey monument at the Point of Beginning, containing 285.87 acres, more or less, and subject to all easements of record or apparent on the ground.

LEGAL DESCRIPTION TRACT B

A tract of land located in the Southwest 1/4 of Section 18, Township 5 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:
Beginning at the Section corner common to Section 13, 18, and 24, a 5/8" rebar with 2" aluminum cap marked "1825S"; thence from said Point of Beginning traveling N00°28'45"E. 1229.09 feet to a point on the centerline of Lower Valley Road; thence along said centerline S82°08'48"E. 1194.11 feet to a point; thence continuing along said centerline S61°49'00"E. 1110.92 feet to the south line of Section 18; thence leaving said centerline S85°54'08"W. 2048.78 feet to the survey monument located at the Point of Beginning, containing 28.92 acres, more or less, and subject to all easements of record or apparent on the ground.

LEGAL DESCRIPTION TRACT C

A tract of land located in the Southwest 1/4 and the Southeast 1/4 of Section 18, Township 5 North, Range 3 West, Principal Meridian, Montana, Jefferson County, Montana, being more particularly described as follows:
Beginning at the Section corner common to Section 18 and 20, a 11"x51" marked granite stone; thence from said Point of Beginning traveling S86°32'00"W. 3619.88 feet to the One-Quarter corner common to Section 18 and Section 19; thence S85°54'08"W. 867.93 feet to the centerline of Lower Valley Road; thence along said centerline N61°49'00"W. 100.00 feet to a point; thence leaving said centerline traveling N82°21'42"E. 872.18 feet to a survey monument on the north-south mid-section line; thence along said mid-section line N00°14'07"W. 2153.86 feet to a survey monument at the Center-One-Quarter corner of Section 18; thence N86°27'24"E. 2620.08 feet to a survey monument at the One-Quarter corner common to Section 17 and Section 18; thence S00°02'30"E. 2586.12 feet to the survey monument located at the Point of Beginning, containing 157.53 acres, more or less, and subject to all easements of record or apparent on the ground.

COUNTY TREASURER

I certify pursuant to Section 76-3-207(3), M.C.A., that all real property taxes and special assessments assessed and levied on the land encompassed by this Certificate of Survey have been paid *in full* *1/30/25*

Geocode 51-1388-18-1-01-01-0000 Assessment Code 0000002746
[Signature] Jefferson County Treasurer Date *1/30/25*

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting pursuant to §76-3-611(2)(a), MCA

Date *1-30-25*
[Signature] Examining Land Surveyor
Reg No. *233765*

CERTIFICATE OF FILING

State of Montana
County of *Jefferson*
Filed for record this *30th* day of *February*, 2025
at *3:45* O'clock *P.*M.

[Signature]
Clerk and Recorder
Jefferson County, Montana

C.O.S. 290211 Folio 1171-A
Fee: \$250

LEGEND

- = Found survey monument, as described
- = Set 5/8" x 24" rebar with 2" aluminum cap mk'd: "17305LS"
- = Calculated point, no monument found or set, this survey
- = Point of Beginning
- C.O.S. = Certificate of Survey
- (R1) = Record per 1870 G.L.O. Survey, Book 239, by McFarland & Nebeker
- (R2) = Record per 1906 G.L.O. Survey, Book 4646, by Trippett & Gensman

BASIS OF BEARINGS
Bearings are Geodetic north through Point Number 1 of this project, which is a survey control point, having Geographic Coordinates of:
Latitude: Y112107.02, 8722'
Longitude: W112107.02, 8722'
NAD83(2011) (EPOCH 2010.0000)



CERTIFICATE OF SURVEYOR

I, Jared A. Lay, a licensed Professional Land Surveyor in the State of Montana, do hereby certify that this certificate of survey has been prepared in conformance with the applicable sections of the Montana Subdivision and Platting Act and the regulations adopted under the Act.

[Signature]
Jared A. Lay, Montana Reg. No. 17305LS
Date: *01/30/2025*

J BAR T ENGINEERS LLC
1229 E. Lyndale Ave.
Helena, MT 59601
www.jbartengineers.com
406.449.1306

1/4	SEC.	T.	R.
☒	18	5N	3W
☐			
☐			

County: Jefferson
MONTANA

Date: 1/30/2025
DRAWN BY: JAL