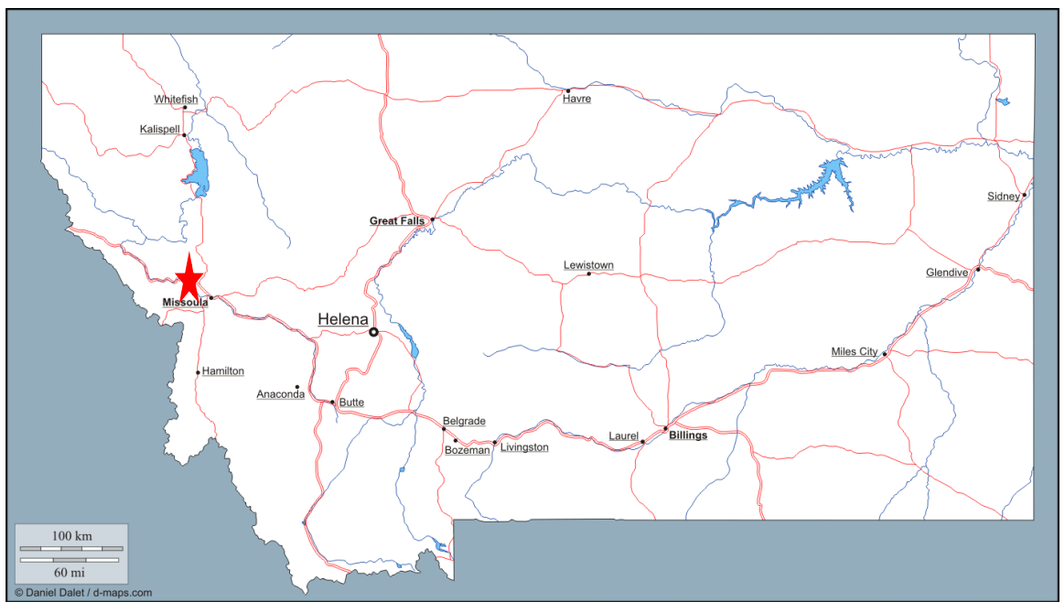
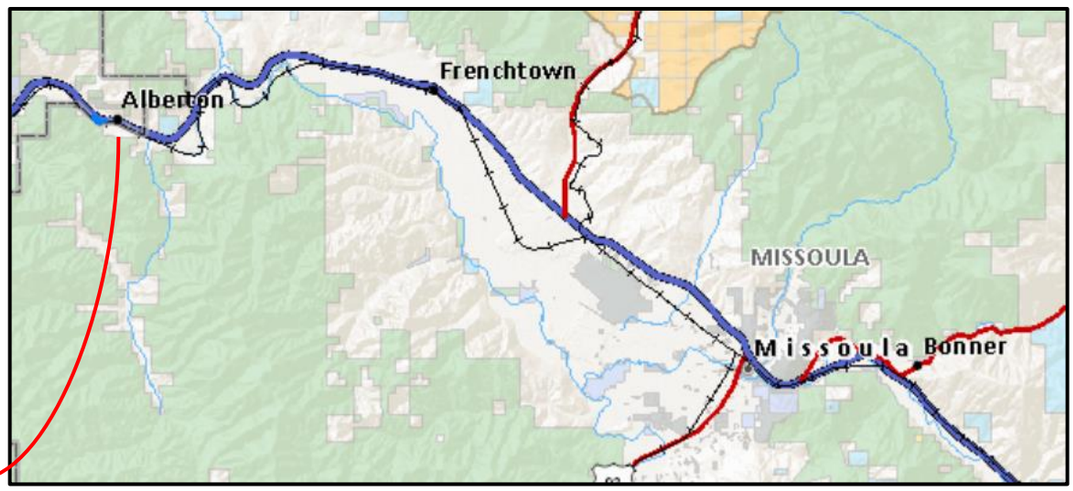
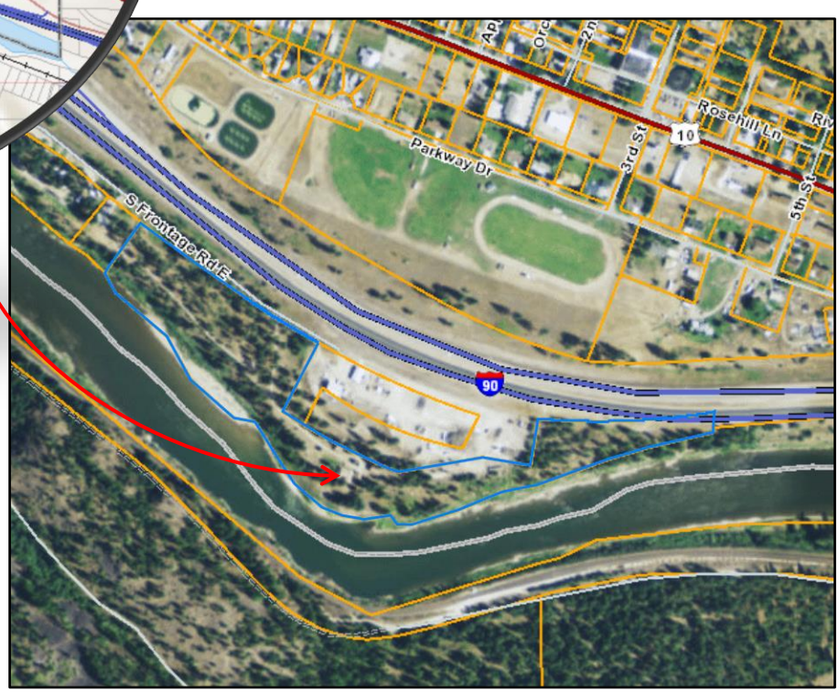
Alberton Property
432 S Frontage Road East, Alberton, MT 59820





Subject property consists of ±16.43 acres with the following existing improvements: 1996 modular home with an attached two-car garage, a detached garage/shop, an ATV storage/garden shed with ½ bath and a RV carport.



N

Alberton MDT property- 16.43 acres with improvements

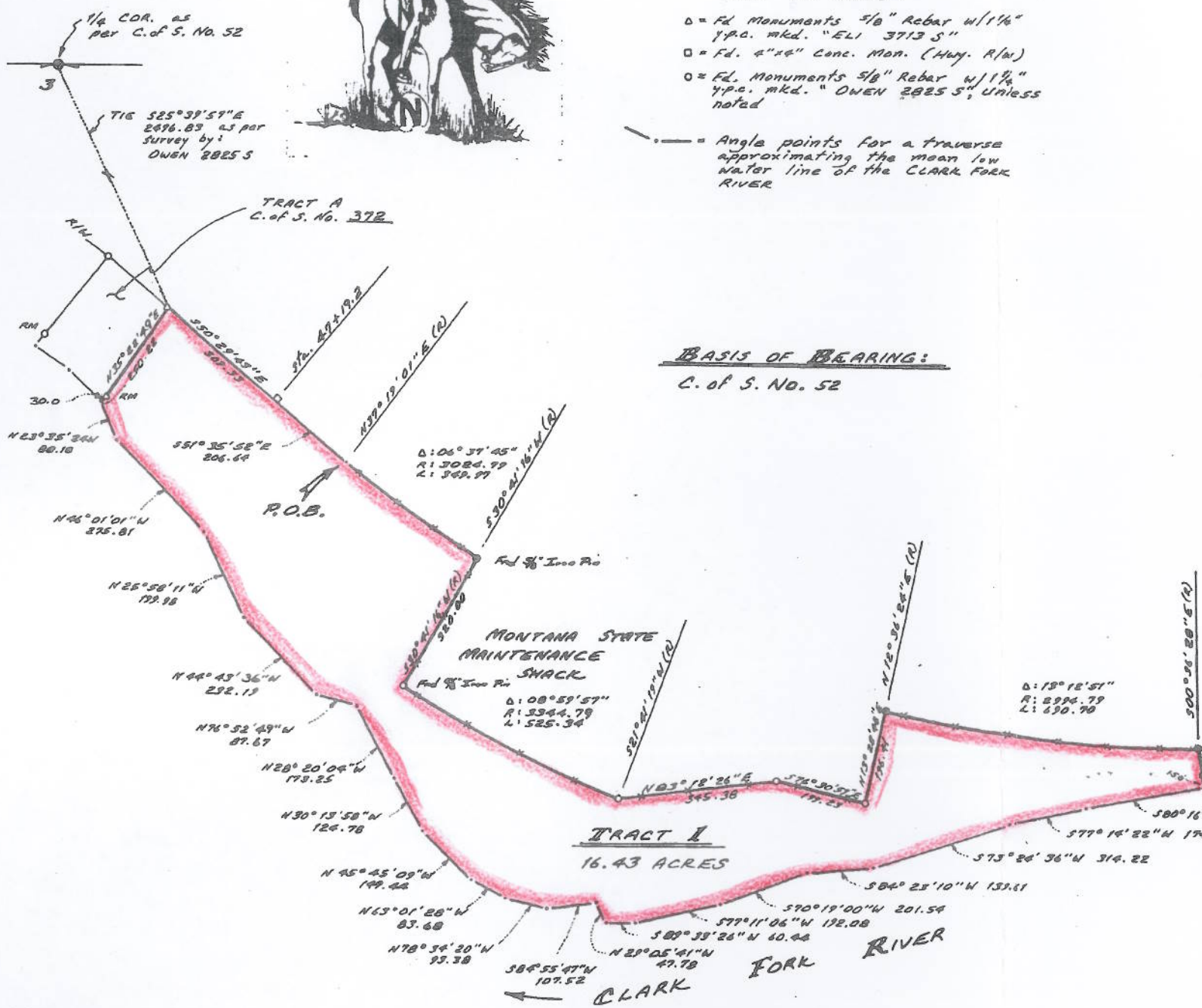
Subject Property

CERTIFICATE OF SURVEY

Scale in Feet
200' 0 200'

LEGEND
- ● = Set 5/8"x24" Rebar w/1¼" y.p.c. mkd. "ELI 3713 S"
- △ = Fd. Monuments 5/8" Rebar w/1¼" y.p.c. mkd. "ELI 3713 S"
- □ = Fd. 4"x4" Conc. Mon. (Hwy. R/W)
- ○ = Fd. Monuments 5/8" Rebar w/1¾" y.p.c. mkd. "OWEN 2825 S", Unless noted
- —.— = Angle points for a traverse approximating the mean low water line of the CLARK FORK RIVER

BASIS OF BEARING:
C. of S. No. 52



RECORD OWNERS:
STEVEN H. and ANN M. STAHL

SURVEY BY
ELI & ASSOCIATES
Professional Land Surveyors, Engineers & Land Planners
MISSOULA, MONTANA
Telephone 549-5022

LAND DESCRIPTION:
A tract of land located in the West one-half (W 1/2) of Section 2 and the East one-half (E 1/2) of Section 3, T.14N., R.23W., P.M.M., Mineral County, Montana and being further described as follows:

TRACT 1
Commencing at the North one-quarter of Section 3; thence, S.25°39'57"E., 2496.83 feet as per survey by Owens 2825 S, to the true point of beginning; thence the next nine (9) courses following the Montana State Highway boundary; thence, S.50°29'43"E., 309.33 feet; thence, S.51°35'52"E., 206.64 feet; thence along a non-tangent curve whose center bears N.37°19'01"E., having a radius of 3024.79 feet and an arc length of 349.97 feet; thence, S.30°41'16"W., 320.00 feet along a radial line; thence, along a non-tangent curve whose center bears N.30°41'16"E., having a radius of 3344.79 feet and an arc length of 525.34 feet; thence N.03°12'26"E., 345.38 feet; thence; S.76°30'59"E., 199.23 feet; thence, N.13°28'48"E., 196.41 feet; thence, along a non-tangent curve whose center bears N.12°36'24"E., having a radius of 2994.79 feet and an arc length of 690.70 feet; thence, S.08°45'34"E., 84.18 feet; thence the next nineteen (19) courses following the right low water mark of the Clark Fork River; thence, S.80°16'56"W., 261.32 feet; thence, S.77°14'22"W., 174.27 feet; thence, S.73°24'36"W., 314.22 feet; thence, S.84°23'10"W., 1139.61 feet; thence, S.70°19'00"W., 201.54 feet; thence, S.77°11'06"W., 192.08 feet; thence, S.89°33'26"W., 60.44 feet; thence, N.29°05'41"W., 47.78 feet; thence, S.84°55'47"W., 107.52 feet; thence, N.78°34'20"W., 93.38 feet; thence, N.63°01'28"W., 83.68 feet; thence, N.45°45'09"W., 149.44 feet; thence, N.30°13'58"W., 124.78 feet; thence, N.28°20'04"W., 173.25 feet; thence, N.74°52'49"W. 87.67 feet; thence N.44°43'36"W., 232.19 feet; thence, N.25°58'11"W., 199.98 feet; thence, N.46°01'01"W., 2275.81 feet; thence, N.23°35'24"W., 80.18 feet; thence leaving the river N.35°22'49"E., 250.22 feet to the point of beginning, containing 16.43 acres as shown on the attached survey, subject to all easements or dedications shown, existing and/or of record.

SURVEYORS CERTIFICATION::
I hereby certify that the attached survey is a true representation of a survey done by me or under my direct supervision.

Signed Elden L. Inabnit date 10-25-94
Elden L. Inabnit, PLS, Mont. Reg. No. 3713-S

PURPOSE OF SURVEY:
This survey was completed to retrace an existing parcel and no new or additional parcels are hereby created. This survey was done pursuant to Section 76-3-404 M.C.A. This survey is exempt from review as a subdivision under both the Montana Subdivision and Plating Act and the Montana Sanitation and Subdivision Act.

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:

Mineral County Surveyor _____

Mineral County Health Dept. Denise McDuchi R.S. 10/26/94

This is a CORRECTION SURVEY of COS No. 422-B.

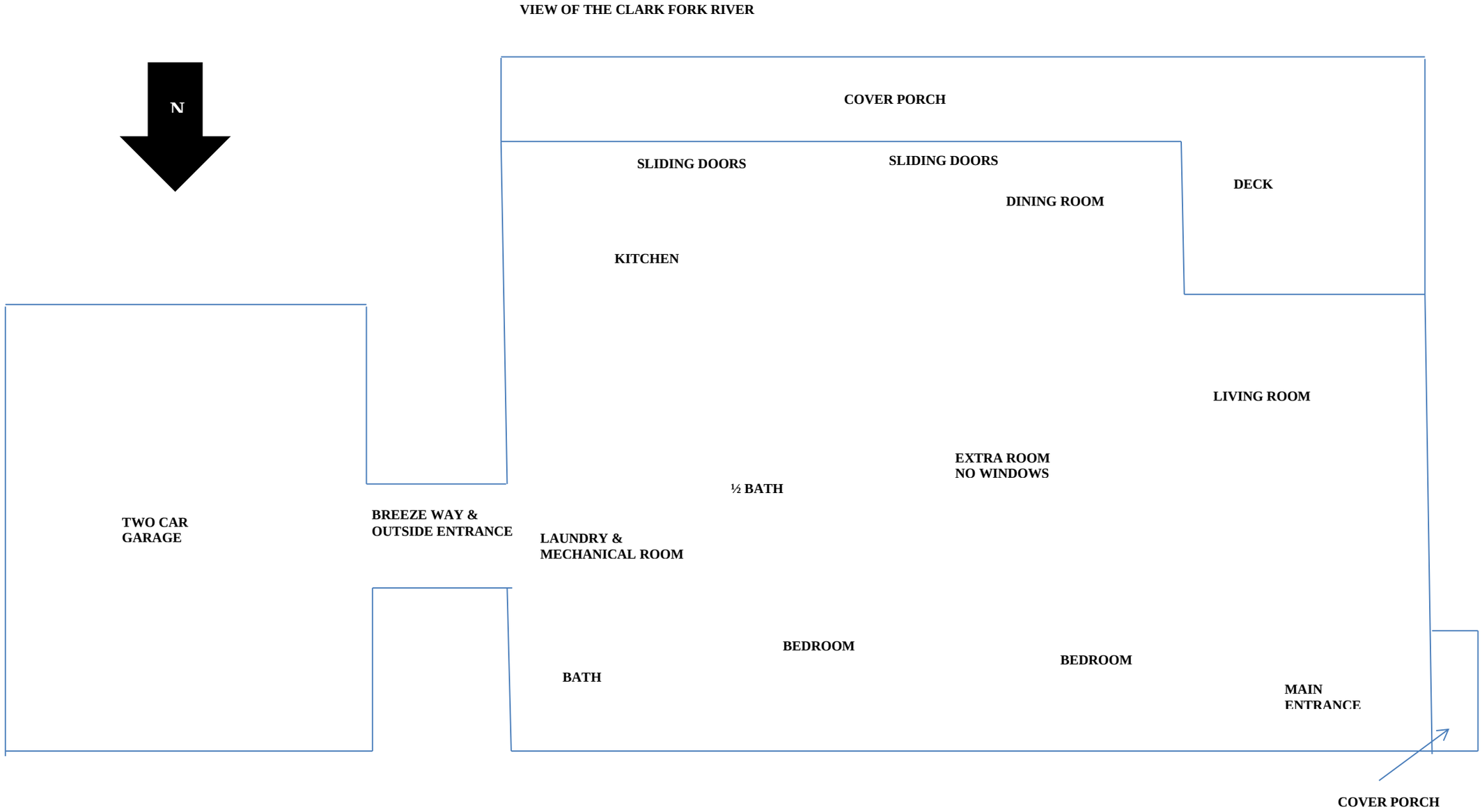
79060 INDEXED

Certified this 1 received and filed for record in the office of the Clerk and Recorder of Mineral County, Montana
26 day of Oct 19 94
at 4:50 o'clock P M
filing #Misc
By K Jensen
pd $6.50

¼	Sec.	T.	R.	
	3	14N.	23W.	P.M.M.
	2	14N.	23W.	P.M.M.

Sheet 1 of 1 Sheet
CERTIFICATE OF SURVEY No. 422C
Mineral County, Montana

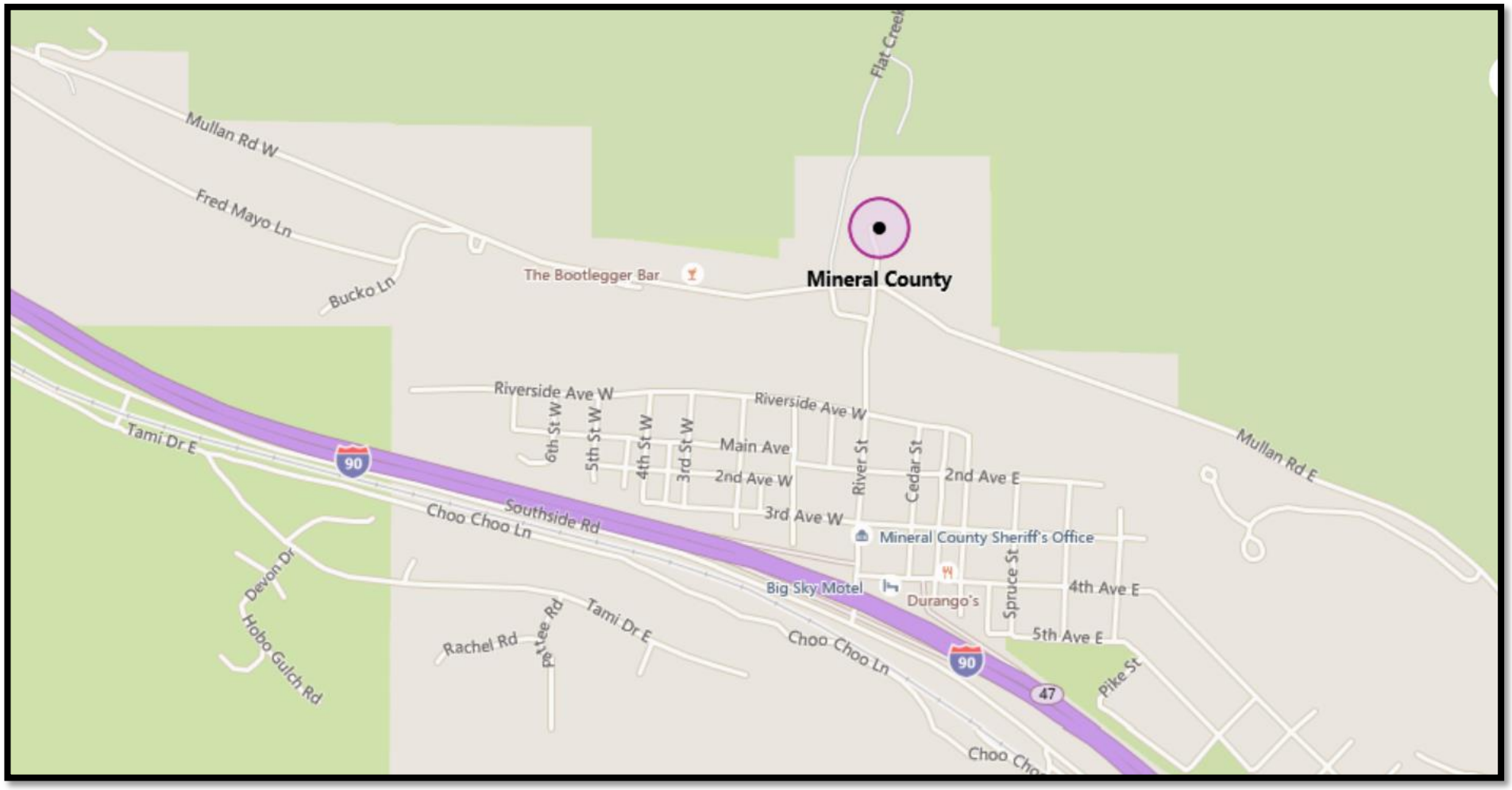
FLOOR PLAN-432 S FRONTAGE ROAD EAST, ALBERTON, MT 59820



Mineral County Courthouse, Superior, MT

Address: 300 River St, Superior, MT 59872

Phone: 406-822-3535

Room: Commissioners Meeting Room

Date of Auction: September 14, 2016 Time: 11:30 A.M. (MDT Property-432 S. Frontage Rd East, Alberton)