

CERTIFICATE OF SURVEY

IN
NE1/4, SEC. 13, T31N, R34W, P.M.M.
LINCOLN COUNTY MONTANA

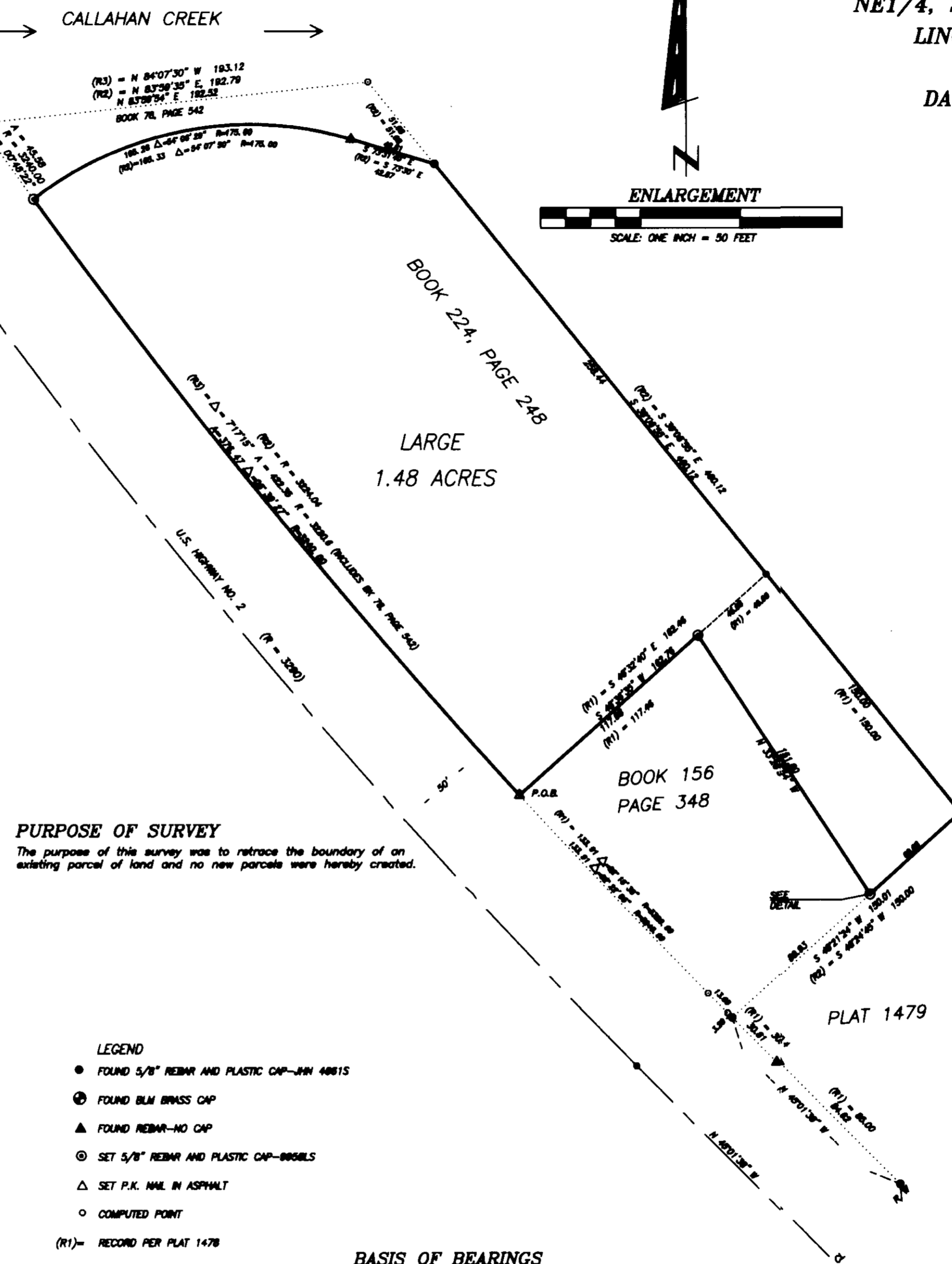
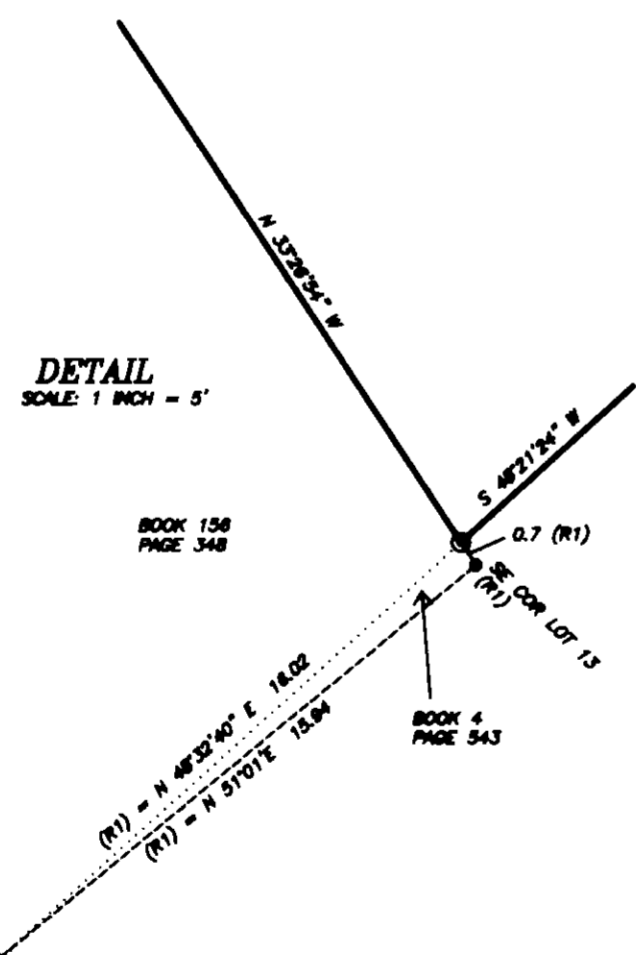
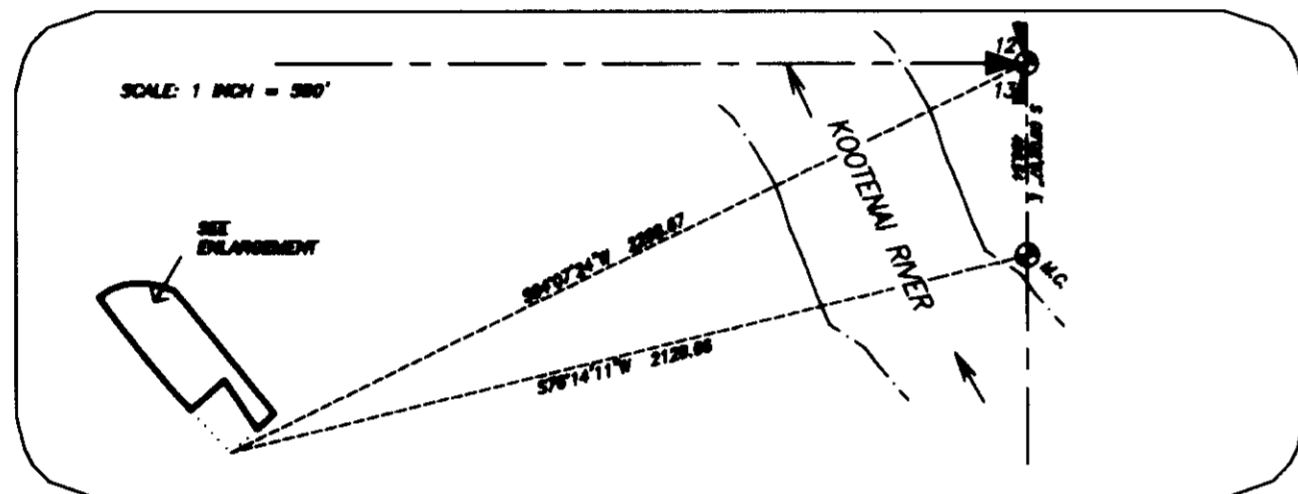
FOR
DAVE AND ROSLYN LARGE

PROPERTY DESCRIPTION

A tract of land situated in Lots Five (5) and Thirteen (13) of Herykeha Meador Claim (U.S.M.S. No. 3073) in Section Thirteen (13), Township Thirty-one

A tract of land situated in Lots Five (5) and Thirteen (13) of Herykeha Meador Claim (U.S.M.S. No. 3073) in Section Thirteen (13), Township Thirty-one (31) North, Range Thirty-four (34) West, P.M.M., Lincoln County, Montana; more particularly described as follows:

Commencing at a 5/8" rebar and plastic cap stamped JHN 46615 on the northeasterly right of way of U.S. Highway No. 2, and which marks on the ground that same point of beginning referred to in Warranty Deed, Book 224, Page 248, which rebar bears S 64°07'24" W, 2288.87 feet from the northeast corner of said Section 13, and S 70°14'11" W, 2128.08 feet from the Meander Corner on the east line of Section 13 and the right of way or easterly bank of the Kootenai River; thence, along said right of way N 45°01'38" W, 16.80 feet; thence, on a curve to the right having a central angle of 2°22'05", a radius of 3240.00 feet, for an arc length of 133.91 feet (Chord = N 43°50'36" W, 133.90 feet) to the TRUE POINT OF BEGINNING; thence, continuing along said right of way on a curve to the right having a central angle of 6°39'27", a radius of 3240 feet, for an arc length of 378.47 feet (Chord = N 39°19'52" W, 378.28 feet) to a 5/8" rebar and plastic cap stamped 9958LS; thence, leaving said right of way and along the southerly boundary of that parcel described in Grant Deed, Book 78, Page 542, on a non-tangential curve to the right having a central angle of 54°06'29" (radial bearing = S 37°38'09" E), a radius of 175.00 feet, for an arc length of 165.26 feet (Chord = N 79°25'05" E, 159.19 feet) to a 5/8" rebar; thence, S 73°31'40" E, 42.81 feet to a 5/8" rebar and plastic cap stamped JHN 46615 and the southeasterly corner of said parcel; thence, leaving said southerly boundary and along the northeasterly boundary of that parcel described in Warranty Deed, Book 224, Page 248, S 39°06'55" E, 408.44 feet to a 5/8" rebar and plastic cap stamped JHN 46615; thence, S 48°21'24" W, 60.08 feet to a 5/8" rebar and plastic cap stamped 9958LS, which is also the most northerly corner of that parcel described in Warranty Deed, Book 4, Page 543; thence, along the boundary of that parcel described in Book 156 of Deeds, Page 348 the following two (2) courses; N 33°26'34" W, 151.60 feet to a 5/8" rebar and plastic cap stamped 9958LS; thence, S 48°36'35" W, 117.68 feet to the TRUE POINT OF BEGINNING, encompassing an area of 1.48 acres.



PURPOSE OF SURVEY

The purpose of this survey was to retrace the boundary of an existing parcel of land and no new parcels were hereby created.

LEGEND

- FOUND 5/8" REBAR AND PLASTIC CAP—JHN 46615
 - ⊙ FOUND BLM BRASS CAP
 - ▲ FOUND REBAR—NO CAP
 - ⊙ SET 5/8" REBAR AND PLASTIC CAP—9958LS
 - △ SET P.K. NAIL IN ASPHALT
 - COMPUTED POINT
- (R1) RECORD PER PLAT 1479
(R2) RECORD PER AMENDED PLAT 3900
(R3) RECORD PER PLAT 1473

BASIS OF BEARINGS

Bearings are based on the bearing of the Northeast line as shown on Amended Plat # 3900.

NOTES

To define the boundary of this tract of land, a variety of problems were encountered.

- 1) The deed record.
 - A) No record was found as to how or when Lots 5 and 13 of the Herykeha Meador Claim came into being.
 - B) The earliest description found for the property of which this tract was a part of called out the high water mark of the south bank of Callahan Creek. The creek has been altered both by natural and man made forces over the years, and part of the tract in question has been extensively filled in, making the original high water mark impossible to determine.
 - C) Most or all subsequent deeds have called out as a point of beginning either the most southerly corner of Lot 13 which cannot be determined or Highway Stationing 829+20.1 which is, according to deeds, 3.2 feet southeast of the most southerly corner of Lot 13. In addition, highway plans have changed and insufficient right of way monumentation made it unlikely that it could be determined accurately.
 - D) Most deeds did not close on themselves or match existing plots.
- 2) Surveys
 - A) Plat 1478 contains numerous errors and a parcel that doesn't close by nearly 13 feet, although it seemed to indicate the intent of altered property lines.
 - B) Amended Plat 3900 shows the boundary of that parcel described in Grant Deed, Book 78, Page 542 and its relationship to the tract of land owned by the Larges.
- 3) Physical Evidence
 - A) Monumentation located this survey matched quite well to that shown on the Plats mentioned above. The southeasterly line of Jack's Cafe as shown on Plat No. 1478 was considered as a monument in its relationship to existing corners and was a determining factor in considering a starting point for this survey per the apparent intent of Plat 1478.

Summary
The location of this property was not locatable from existing deeds. The boundary was determined by existing monumentation, existing lines of occupation, and previous surveys. Two physical monuments of Section 13 were located and related to the property in a new description that will be more easily retraced in any subsequent surveys.

CERTIFICATE OF SURVEY No. 2935
Doc 747434

<p>COUNTY COMMISSIONER'S</p> <p><i>Margaret B. Rose</i> 6/14/00 County, Lincoln County Commissioner</p> <p><i>DJB</i> 6/14/00 Checked by Date</p>	<p>CERTIFICATE OF RECORDER</p> <p>Filed for record this <u>14th</u> day of <u>June</u>, 2000, at <u>Lincoln</u>, Montana.</p> <p><i>Orval A. Cummings</i> Lincoln County Recorder</p> <p><i>Francis A. Lewis</i> Deputy</p>	<p>DATE: 03-03-00</p> <p>JOB NO. M98-23</p> <p>DWN. BY: JDM/DJC</p> <p>REVISION</p> <p>SHEET 1 OF 1</p>	<p>SECTION 13</p> <p>TOWNSHIP 31N</p> <p>RANGE 34W</p> <p>PRINCIPAL MERIDIAN MT.</p> <p>LINCOLN COUNTY</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>I, James R. Staples, do hereby certify that this Certificate of Survey has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 70-3-101 through 70-3-116 M.C.A.) and the regulations adopted pursuant thereto, and that the map shown hereon is a true representation of a survey made by me.</p> <p><i>James R. Staples</i> 6-1-00 James R. Staples, 9958LS Date</p>		<p>J.R.S. SURVEYING, INC.</p> <p>P.O. BOX 1050 317 MINERAL AVE. LIBBY, MONTANA 59923 (406) 293-5059</p>
---	---	---	--	---	--	---