

LINCOLN COUNTY, MONTANA
CERTIFICATE OF SURVEY
BOUNDARY LINE ADJUSTMENT

C.O.S. NO. 1813

IN THE NE 1/4 NW 1/4 OF SECTION 33,
TWP. 31 N., R. 33 W., P.M.M.

FOR: DELL R. & ORENE J. OSBORN DATE: JULY 2005

RECORD LOCATION

LEGEND

- ⊕ SET 5/8 INCH DIA. REBAR
CAPPED K.E.D. 4975-S
- ⊙ FOUND 5/8 INCH DIA. REBAR
CAPPED K.E.D. 4975-S
- FOUND 2" BRASS CAP STAMPED
JN 534-E5
- COMPUTED POINT
- () RECORD PER C.O.S. 1813

DESCRIPTION OF PARCEL B

A tract of land near Troy, Lincoln County Montana, lying in the NE 1/4 NW 1/4 of Section 33, Twp. 31 N., R. 33 W., P.M.M., containing 1.42 acres, more or less and is more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right of way line of a 60.00 foot wide County Road measuring 30.00 feet from the center line thereof; thence, continuing on said right of way N38°16'57"W 250.87 feet to a computed point which bears N89°51'32"E 3.12 feet from a 2 inch dia. brass cap stamped JN 534-E5 which marks the W 1/16 of Section 33, Twp. 31 N., R. 33 W., P.M.M.; thence, leaving said County Road N89°51'32"E 276.75 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°19'28"E 197.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°41'34"W 54.23 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°53'50"E 79.36 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on said right of way of County Road; thence, on the arc of a curve to the right a distance of 257.22 feet, turning through a delta angle of 49°07'34", and having a radius of 300.00 feet to the point of beginning.

The aforescribed Parcel B contains 1.42 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL A (REMAINDER)

A tract of land near Troy, Lincoln County Montana, lying in the NE 1/4 NW 1/4 of Section 33, Twp. 31 N., R. 33 W., P.M.M., contains 1.67 acres, more or less and is more particularly described as follows:

Beginning at a found 5/8 inch dia. rebar capped K.E.D. 4975-S which is located on the north right of way line of a 60.00 foot wide County Road measuring 30.00 feet from the center line thereof; thence, leaving said right of way N28°23'10"E 355.25 feet to a found 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°51'32"W a total distance of 372.71 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°19'28"E 197.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S00°41'34"W 54.23 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°53'50"E 79.36 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on said right of way of County Road; thence, on the arc of a curve to the left a distance of 14.00, turning through a delta angle of 02°40'26", and having a radius of 300.00 feet to a found 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°55'03"E 89.23 feet to the point of beginning.

The aforescribed Parcel A contains 1.67 acres more or less and is subject to and together with all appurtenant easements of record.

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 30th day of August 2005

Davis Surveying Inc.

TROY MONTANA, (406)295-5441

DATE: 07/22/05

DRAWN BY: 77L97M

FILE: T3133S28.DWG

ACTUAL LOCATION
OF EXISTING ROADWAY
TO MARVEL'S MANOR

MARVEL'S MANOR

NEW BOUNDARY
LINE

OLD BOUNDARY
LINE

PARCEL B
1.42 ACRES±
EXEMPT PER 17-36-605(2)(b)(i)(ii)

PARCEL A
1.67 ACRES±
EXEMPT PER 17-36-605(2)(b)(i)(ii)

C.O.S.

NO.

1813

P.O.B.

Δ = 51°48'00"
R = 300.00'
L = 271.22'
Δ = 49°07'34"
R = 300.00'
L = 257.22'

Δ = 02°40'26"
R = 300.00'
L = 14.00'

P.O.B.

CERTIFICATE OF SURVEY
STATE OF MONTANA
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such a survey was performed under my supervision to the best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the position as shown hereon.

Dated this 23rd day of August, 2005 A.D.

Kenneth E. Davis Registered Land Surveyor No. 4975-S

EXAMINED AND APPROVED FOR LINCOLN COUNTY BY:

Examining Land Surveyor Registration No. 4130 S Date 8-26-05

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 31st day of August, 2005, A.D. at 9:30 O'clock P.M.

County Clerk and Recorder Deputy

CERTIFICATE OF ADJUSTMENT/PURPOSE

I/we, Dell R. & Orene J. Osborn, the undersigned property owner(s), do hereby certify that the purpose of this survey is to relocate a common boundary between two properties outside a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(a) M.C.A., which states: "divisions made outside of platted subdivision for the purpose of relocating common boundary lines between adjoining properties." Both Parcel A, and B are exempt from review per A.R.M. 17-36-605 (2)(b)(i)(ii), which states: "as a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, M.C.A. or that were exempt from such review because no new facilities will be constructed on the parcel and the divisions of land will not cause approved facilities to be violated any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption.

Dated this 23rd day of August, 2005 A.D.

STATE OF MONTANA
County of Lincoln

On this 23rd day of August, 2005 A.D., before me, a Notary Public in and for the State of Montana,

personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledge to me that they executed the same.

Chera R. Cole
Notary Public

April 15, 2008
My Commission Expires

C.O.S. NO. 3453 RB Doc 181604