

EXAMINING LAND SURVEYOR CERTIFICATION

Examined this 5 day of NOV, 2014

Ronald A Pearson, PLS 9008LS, Lincoln County Examining Surveyor.

LEGEND

- FOUND 3/8" REBAR / PLASTIC CAP - JHN 46615
- ▲ FOUND 3/8" REBAR / PLASTIC CAP - KED 49755
- △ FOUND 3/8" REBAR / PLASTIC CAP - DOYLE 25165
- FOUND 3/8" REBAR
- FOUND 5/8" REBAR/PLASTIC CAP - 9958LS
- ⊙ SET 3/8" REBAR / PLASTIC CAP - 9958LS
- COMPUTED POINT - NOT SET OR TIED
- (R) RECORD BEARING/DISTANCE PER PINE TREE ADDITION PLAT
- (R1) RECORD BEARING/DISTANCE PER AMENDED PLAT #2997
- (R2) RECORD BEARING/DISTANCE PER COS NO. 3131
- (R3) RECORD BEARING/DISTANCE PER COS NO. 1321
- (R4) RECORD BEARING/DISTANCE PER PLAT NO. 4184
- ② BLOCK NUMBER - PINE TREE ADDITION

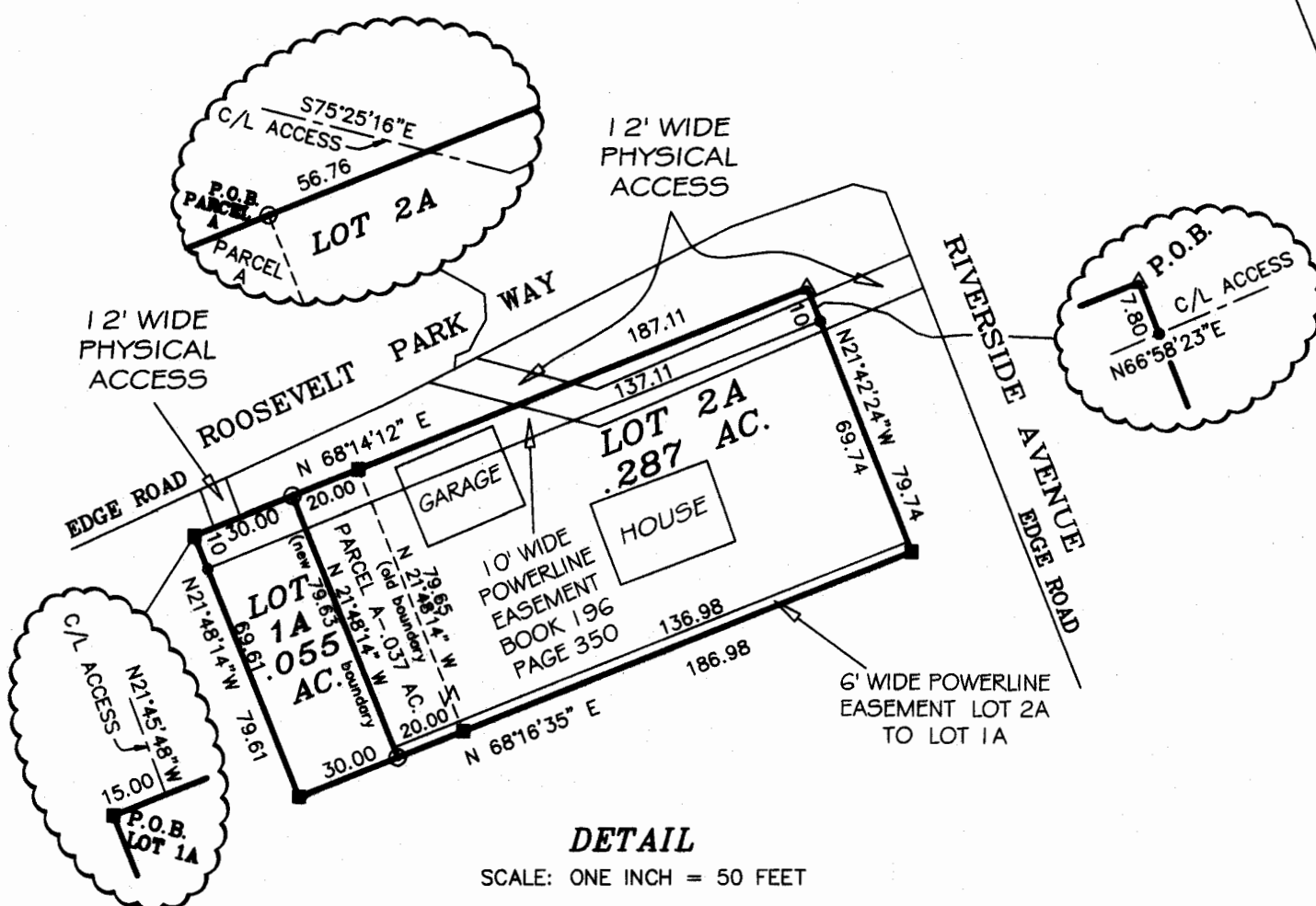
ACCESS CERTIFICATION

I hereby certify that physical access exists to Lot 1A from Roosevelt Parkway and to Lot 2A from Roosevelt Parkway and Riverside Avenue as shown hereon.

James R. Staples, 9958LS Date 2/19/15

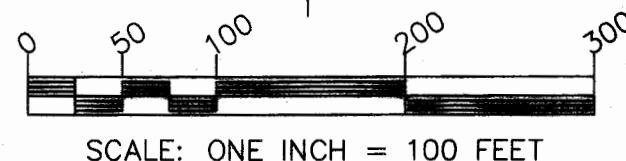
BASIS OF BEARINGS

Bearings are based on the bearing of the westerly line of Lot 3, Block 2, PINE TREE ADDITION to West Troy per Amended Plat No. 2997.



NOTE

Both Amended Lots per this Plat are to be used for residential purposes.



AMENDED PLAT BOUNDARY LINE ADJUSTMENT OF LOTS 1 AND 2 OF ROOSEVELT PARK WAY SUBDIVISION A PORTION OF THE E1/2-LOT 6, BLOCK 2 PINE TREE ADDITION TO WEST TROY SEC. 12, TOWNSHIP 31 NORTH, RANGE 34 WEST, P.M.M. LINCOLN COUNTY, MONTANA

JANUARY 12, 2015

PROPERTY DESCRIPTION - LOT 1A

A tract of land situated in the Northeast Quarter of Section Twelve (12), Township Thirty-one (31) North, Range Thirty-four (34) West, Lincoln County, Montana, P.M.M., lying within the City of Troy, being a portion of Lot One (1) of Roosevelt Parkway Subdivision, Plat No. 6996, Lincoln County, Montana records; more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the northerly line of Lot 1, N 68°14'12" E, 30.00 feet to a 5/8" rebar and plastic cap stamped 9958LS; thence, leaving said northerly line S 21°48'14" E, 79.63 feet to the southerly line of Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along said southerly line S 68°16'35" W, 30.00 feet to the southwest corner of Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the westerly line of Lot 1, N 21°48'14" W, 79.61 feet to the POINT OF BEGINNING, encompassing an area of 0.055 acres.

TOGETHER WITH an 6 foot wide easement for a power line, being the southerly 6 feet of Lot 2 and the southerly 6 feet of the easterly 20 feet of Lot 1 of Roosevelt Parkway Subdivision.

SUBJECT TO a 10' wide powerline easement as described in Book 196, Page 350, Lincoln County, Montana records.

PROPERTY DESCRIPTION - LOT 2A

A tract of land situated in the Northeast Quarter of Section Twelve (12), Township Thirty-one (31) North, Range Thirty-four (34) West, Lincoln County, Montana, P.M.M., lying within the City of Troy, being Lot Two (2) and a portion of Lot One (1) of Roosevelt Parkway Subdivision, Plat No. 6996, Lincoln County, Montana records; more particularly described as follows:

BEGINNING at the northeast corner of said Lot 2 which is marked on the ground by a 5/8" rebar and plastic cap stamped 25165; thence, along the easterly line of Lot 2, S 21°42'24" E, 79.74 feet to the southeast corner of Lot 2 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the southerly line of Lot 2, S 68°16'35" W, 136.98 feet to the southwest corner of Lot 2 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the southerly line of said Lot 1, S 68°16'35" W, 20.00 feet to a 5/8" rebar and plastic cap stamped 9958LS; thence, leaving said southerly line N 21°48'14" W, 79.63 feet to the northerly line of Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along said northerly line N 68°14'12" E, 20.00 feet to the northeast corner of Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the northerly line of Lot 2, N 68°14'12" E, 137.11 feet to the POINT OF BEGINNING, encompassing an area of 0.287 acres.

SUBJECT TO a 6 foot wide easement for a power line, being the southerly 6 feet of the above described Lot.

SUBJECT TO a 10' wide powerline easement as described in Book 196, Page 350, Lincoln County, Montana records.

PROPERTY DESCRIPTION - PARCEL A

A tract of land situated in the Northeast Quarter of Section Twelve (12), Township Thirty-one (31) North, Range Thirty-four (34) West, Lincoln County, Montana, P.M.M., lying within the City of Troy, being a portion of Lot One (1) of Roosevelt Parkway Subdivision, Plat No. 6996, Lincoln County, Montana records; more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the easterly line of Lot 1, S 21°48'14" E, 79.65 feet to the southeast corner of Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along the southerly line of Lot 1, S 68°16'35" W, 20.00 feet to a 5/8" rebar and plastic cap stamped 9958LS; thence, leaving said southerly line N 21°48'14" W, 79.63 feet to the northerly line of Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped 9958LS; thence, along said northerly line N 68°14'12" E, 20.00 feet to the POINT OF BEGINNING, encompassing an area of 0.037 acres.

CERTIFICATE OF ADJUSTMENT/PURPOSE

I Sherrie Garcia, the undersigned property owner, do hereby certify that the purpose of this survey is to relocate a common boundary between two adjoining lots within a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(d) M.C.A., which states: "for 5 or fewer lots within a platted subdivision, relocation of common boundaries and aggregation of lots;"

Sherrie Garcia Date 3/19/15

NOTARY PUBLIC ACKNOWLEDGEMENT

Subscribed to and acknowledged before me, a Notary Public for the State of Montana, County of Lincoln, by Sherrie Garcia, on this 19 day of March, 2015. In witness whereof I have hereunto set my hand and affixed my notarial seal.

Deanna Thill, Notary Public for the State of Montana, residing at Troy, My commission expires 7/31/2016

Doc # 257203 CERTIFICATE OF SURVEY NO. 4345 R.B.

COUNTY TREASURER

I hereby certify that all real property taxes assessed and levied on the land to be divided described hereon and paid.

Nancy Trotter Higgins, 4/24/15
Treasurer, Lincoln County
by Cathy Agresta

CERTIFICATE OF RECORDER

Filed for record this 18 day of May, 2015, at 10:00 clock P.M.

Robin A. Benson
Lincoln County Recorder

By Deanna Thill
Deputy

DATE: 01-12-15

JOB NO. M14-50

DWN. BY: JDM

REVISION 1

SHEET 1 OF 1

SECTION 12

TOWNSHIP 31N

RANGE 34W

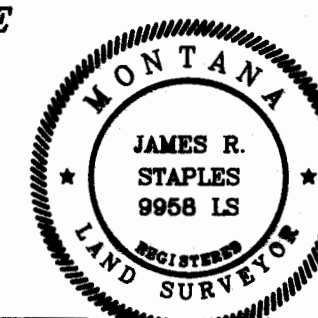
PRINCIPAL MERIDIAN MT.

LINCOLN COUNTY

SURVEYOR'S CERTIFICATE

I, James R. Staples, do hereby certify that this plat has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 76-3-101 thru 76-3-614 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.

James R. Staples, 9958LS Date 2/19/15



J.R.S. SURVEYING, INC.

P.O. BOX 1050

317 MINERAL AVE.

LIBBY, MONTANA 59923

(406) 293-5059



Troy Approval Doc # 257202 P.F. # 12837