

COORDINATE TABLE

	Y	X
1	159110.00	424160.32
2	1590990.43	424318.39
3	1591021.25	424320.87
4	1591135.01	424170.48
5	1591321.45	424246.27
6	1590955.09	424315.54

COS NO.2143

GREAT NORTHERN LODGE
MINERAL SURVEY NO. 3864

TOWN OF TROY
INST. NO. 8065

FND 5/8" REBAR/PLASTIC CAP
STAMPED MARQUARDT 73285
Y 1591542.90
X 424362.90

FND 3-1/4" DAVIS ALC
STAMPED 49755
Y 1591546.49
X 424375.85

CORNER 1 MS 3855
FND STONE
MARKED 3855
Y 1592291.03
X 425273.24

CORNER 2 MS 3856A
FND 3-1/4" DAVIS ALC
STAMPED 49755
Y 1591366.66
X 424078.85

NOTE
Dump Road was determined to be a
County Road by prescriptive use.
The right-of-way was determined
to be 60 feet in accordance with
M.C.A. 7-14-211(1)

CORNER 2 MS 3864
FND STONE
MARKED 3864
(RE-MONUMENTED)
Y 1591265.45
X 424453.61

LEGEND

- ⊙ SET 5/8" REBAR/ BPA 3-1/4" ALUMINUM CAP 9958LS
- FOUND CORNER AS NOTED
- COMPUTED POINT - NOT SET OR TIED
- CENTERLINE OF ROAD
- - - ROAD RIGHT-OF-WAY
- x - FENCE
- MINERAL SURVEY BOUNDARY
- EXISTING SUBSTATION BOUNDARY
- ▨ TROY-SS-P4 (TO BE ACQUIRED) (PARCEL A)
- ▨ STIMSON BOUNDARY (PARCEL B)
- (R)= RECORD BEARING/DISTANCE PER INST.NO.42213
- (R2)= RECORD BEARING/DISTANCE PER INST.NO.44433
- ① SEE COORDINATE TABLE

COS NO.2460

PLAT NO.6194

IRREGULAR
PLAT NO.232

BPA
SUBSTATION
TROY

NOTE
TRACT DESIGNATIONS TROY-SS-P1
THROUGH TROY-SS-P4 ARE SPECIFIC TO
BONNEVILLE POWER ADMINISTRATION ONLY.

SCOTT B. & BRENDA L.
JOHNSON
INST. NO. 265971

GREAT NORTHERN PLACER
MINERAL SURVEY NO. 3855

SCALE
25 0 50 100
SCALE: 1" = 50'
UNITS: INTERNATIONAL FEET

BASIS OF BEARINGS
BEARINGS AND COORDINATES BASED ON
MONTANA COORDINATE SYSTEM (NAD83/11)
ZONE 2500 (INTERNATIONAL FEET)
ALL DISTANCES SHOWN ARE GROUND DISTANCE
TO CONVERT DISTANCES TO GRID
MULTIPLY BY 0.999609

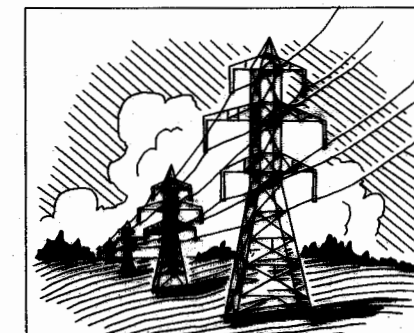


CERTIFICATE OF SURVEY NO. **CS 4478**

CERTIFICATE OF SURVEY
TROY SUBSTATION

COLUMBIA SURVEYS, PLLC
303 Church Street
Sandpoint, ID 83864
1-877-563-2192

Scale: 1" = 50'
Checked By: JRS
Date: 2-01-17
Drawn By: MSS/KLK
Sheet: 2 of 2



CORNER 3
MS 3855
NOT FOUND

NOTE
BPA TRACT ID:
TROY-SS-P4 (PARCEL A) IS
DESIGNATED AN ELECTRICAL
UTILITY SITE PURSUANT TO
MCA 76-3-201(1)(h) AND
76-4-125(2)(a), AND IS EXEMPT
FROM REVIEW AS A
SUBDIVISION, AND BY
DEPARTMENT OF
ENVIRONMENTAL QUALITY.

CATARACT LODGE
MINERAL SURVEY
NO. 3856A

STIMSON LUMBER CO.
INST. NO. 107753

COS NO.2287

LOT 9

LOT 2

TROY-SS-P4
TO BE ACQUIRED
5051 SQ. FT
0.12 ACRES

P.O.B.
TROY SUBSTATION
ACCESS APPROACH
TROY-SAP

TROY-SS-P1
INST. NO. 42213

EASEMENT USA (BPA)
TO MONTANA DEPARTMENT OF HIGHWAY
INSTRUMENT NUMBER 76489
BPA LIS CASE NO.19880292

TROY-SS-P3
INST. NO. 44433

STIMSON LUMBER CO.
INST. NO. 107753
(PARCEL B)
0.61 ACRES

P.O.B.

TROY-SS-P2
INST.
NO. 44434

PARCEL 3
COS NO.4088RB

FND 2-1/4" ALC
STAMPED DEPT.
OF HIGHWAYS
Y 1591323.31
X 424005.26

FND 2-1/4" ALC
STAMPED DEPT.
OF HIGHWAYS
Y 1591120.04
X 424147.04

RECEPTION NO. 47660
(RECORDED ON JANUARY 6TH, 1958)

OLD HIGHWAY NO.2 R/W
MONTANA DEPARTMENT OF TRANSPORTATION
(MONTANA STATE PROJECT F-1(21)14)

OLD HIGHWAY NO.2 R/W
HIGHWAY NO.2 R/W

CORNER 2 MS 3856A
FND 3-1/4" DAVIS ALC
STAMPED 49755
Y 1591366.66
X 424078.85

NOTE
Dump Road was determined to be a
County Road by prescriptive use.
The right-of-way was determined
to be 60 feet in accordance with
M.C.A. 7-14-211(1)

CORNER 2 MS 3864
FND STONE
MARKED 3864
(RE-MONUMENTED)
Y 1591265.45
X 424453.61

CORNER 1 MS 3855
FND STONE
MARKED 3855
Y 1592291.03
X 425273.24

LEGEND

- ⊙ SET 5/8" REBAR/ BPA 3-1/4" ALUMINUM CAP 9958LS
- FOUND CORNER AS NOTED
- COMPUTED POINT - NOT SET OR TIED
- CENTERLINE OF ROAD
- - - ROAD RIGHT-OF-WAY
- x - FENCE
- MINERAL SURVEY BOUNDARY
- EXISTING SUBSTATION BOUNDARY
- ▨ TROY-SS-P4 (TO BE ACQUIRED) (PARCEL A)
- ▨ STIMSON BOUNDARY (PARCEL B)
- (R)= RECORD BEARING/DISTANCE PER INST.NO.42213
- (R2)= RECORD BEARING/DISTANCE PER INST.NO.44433
- ① SEE COORDINATE TABLE

COS NO.2460

PLAT NO.6194

IRREGULAR
PLAT NO.232

BPA
SUBSTATION
TROY

NOTE
TRACT DESIGNATIONS TROY-SS-P1
THROUGH TROY-SS-P4 ARE SPECIFIC TO
BONNEVILLE POWER ADMINISTRATION ONLY.

SCOTT B. & BRENDA L.
JOHNSON
INST. NO. 265971

GREAT NORTHERN PLACER
MINERAL SURVEY NO. 3855

SCALE
25 0 50 100
SCALE: 1" = 50'
UNITS: INTERNATIONAL FEET

BASIS OF BEARINGS
BEARINGS AND COORDINATES BASED ON
MONTANA COORDINATE SYSTEM (NAD83/11)
ZONE 2500 (INTERNATIONAL FEET)
ALL DISTANCES SHOWN ARE GROUND DISTANCE
TO CONVERT DISTANCES TO GRID
MULTIPLY BY 0.999609

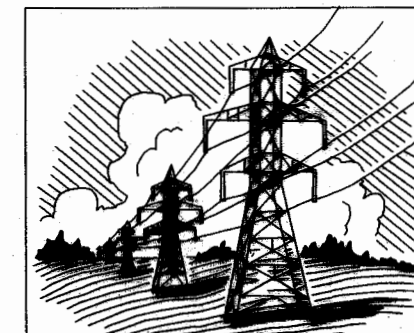


CERTIFICATE OF SURVEY NO. **CS 4478**

CERTIFICATE OF SURVEY
TROY SUBSTATION

COLUMBIA SURVEYS, PLLC
303 Church Street
Sandpoint, ID 83864
1-877-563-2192

Scale: 1" = 50'
Checked By: JRS
Date: 2-01-17
Drawn By: MSS/KLK
Sheet: 2 of 2



CORNER 3
MS 3855
NOT FOUND

NOTE
BPA TRACT ID:
TROY-SS-P4 (PARCEL A) IS
DESIGNATED AN ELECTRICAL
UTILITY SITE PURSUANT TO
MCA 76-3-201(1)(h) AND
76-4-125(2)(a), AND IS EXEMPT
FROM REVIEW AS A
SUBDIVISION, AND BY
DEPARTMENT OF
ENVIRONMENTAL QUALITY.

CATARACT LODGE
MINERAL SURVEY
NO. 3856A

STIMSON LUMBER CO.
INST. NO. 107753

COS NO.2287

LOT 9

LOT 2

TROY-SS-P4
TO BE ACQUIRED
5051 SQ. FT
0.12 ACRES

P.O.B.
TROY SUBSTATION
ACCESS APPROACH
TROY-SAP

TROY-SS-P1
INST. NO. 42213

EASEMENT USA (BPA)
TO MONTANA DEPARTMENT OF HIGHWAY
INSTRUMENT NUMBER 76489
BPA LIS CASE NO.19880292

TROY-SS-P3
INST. NO. 44433

STIMSON LUMBER CO.
INST. NO. 107753
(PARCEL B)
0.61 ACRES

P.O.B.

TROY-SS-P2
INST.
NO. 44434

PARCEL 3
COS NO.4088RB

FND 2-1/4" ALC
STAMPED DEPT.
OF HIGHWAYS
Y 1591323.31
X 424005.26

FND 2-1/4" ALC
STAMPED DEPT.
OF HIGHWAYS
Y 1591120.04
X 424147.04

RECEPTION NO. 47660
(RECORDED ON JANUARY 6TH, 1958)

OLD HIGHWAY NO.2 R/W
MONTANA DEPARTMENT OF TRANSPORTATION
(MONTANA STATE PROJECT F-1(21)14)

OLD HIGHWAY NO.2 R/W
HIGHWAY NO.2 R/W

CORNER 2 MS 3856A
FND 3-1/4" DAVIS ALC
STAMPED 49755
Y 1591366.66
X 424078.85

NOTE
Dump Road was determined to be a
County Road by prescriptive use.
The right-of-way was determined
to be 60 feet in accordance with
M.C.A. 7-14-211(1)

CORNER 2 MS 3864
FND STONE
MARKED 3864
(RE-MONUMENTED)
Y 1591265.45
X 424453.61

CORNER 1 MS 3855
FND STONE
MARKED 3855
Y 1592291.03
X 425273.24

CERTIFICATE OF SURVEY

UTILITY SITE

FOR: BONNEVILLE POWER ADMINISTRATION

Troy Substation

IN GOVERNMENT LOT 9 OF SECTION 19,
TOWNSHIP 31 NORTH,
RANGE 33 WEST, P.M.M.,
LINCOLN COUNTY, MONTANA

SHEET 1 OF 2

PROPERTY DESCRIPTION: TROY-SS-P4 (TO BE ACQUIRED)
(PARCEL A)

A tract of real property lying within a part of Government Lot Nine (9), Section Nineteen (19), Township Thirty-one (31) North, Range Thirty-three (33) West, Principal Meridian Montana, Lincoln County, Montana, and being a portion of that land described in that Grant Deed recorded on November 2, 1993, in Book 193, Page 282, under Reception No. 107753, in the records of said county. Said tract is bounded on the northerly side and contiguous with the existing Bonneville Power Administration (BPA) Tract ID. TROY-SS-P3, as described in that Warranty Deed recorded on August 17, 1955, in Book 109, Page 272, under Reception No. 44433, records of said county, and is bounded on the westerly side by the southerly extension of the easterly right of way line of the County Road known as Dump Road, as described in said Warranty Deed recorded under Reception No. 44433, records of said county. Said tract is bounded on the southerly side and contiguous with the northerly right of way line of U.S. Highway No. 2, as described under Parcel No. 62, in that Bargain and Sale deed recorded on July 7, 1988, in Book 136, Page 284, under Instrument No. 77535, records of said county, and is bounded on the easterly side by the east line of said Government Lot 9; and being more particularly described as follows:

Commencing at the North Quarter corner of said Section 19, marked by a rebar with a plastic cap stamped 7328S, as shown on that Certificate of Survey No. 4448, recorded on October 24, 2016, in the records of said county; thence coincident with the east line of said Government Lot 9, S 4°36'23" W, a distance of 554.49 feet to the intersection with the northerly right of way line of U.S. Highway No. 2, as described for said Parcel No. 62, recorded under Instrument No. 77535, in the records of said county, and being the POINT OF BEGINNING of the herein described tract, marked by a 5/8" rebar with aluminum cap stamped 9958LS; thence coincident with said northerly highway right of way line, N 52°53'38"W, a distance of 198.28 feet more or less, to the point of intersection with the southerly extension of the easterly right of way line of the County Road known as Dump Road, as described for said BPA Tract ID. TROY-SS-P3, recorded under Reception No. 44433, records of said county, and marked by a 5/8" rebar with aluminum cap stamped 9958LS; thence coincident with said easterly right of way line extended southerly, N 22°07'17"E, a distance of 27.01 feet to the southwesterly corner of said BPA Tract ID. TROY-SS-P3, and marked by a 5/8" rebar with aluminum cap stamped 9958LS; thence coincident with the southerly boundary line for said BPA Tract ID. TROY-SS-P3, S 52°53'38" E, a distance of 188.64 feet to the southeasterly corner thereof, also being a point on said east line of said Government Lot 9, marked by a 5/8" rebar with aluminum cap stamped 9958LS; thence coincident with said east line, S 4°36'23"W, a distance of 30.94 feet to the POINT OF BEGINNING.

Basis of bearings: Grid North, Montana Coordinate System (NAD83/91), Zone 2500

Tract TROY-SS-P4 contains 0.12 acres, more or less.

OWNER'S CERTIFICATE/PURPOSE OF SURVEY

I, Andrew W. Miller as representative to Stimson Lumber Company, do hereby certify that the purpose of this survey and division of land is to create a 0.12 acre electrical utility site parcel and is therefore exempt from review as a subdivision and also exempt from review by the Department of Environmental Quality pursuant to MCA 76-3-201(1)(h), 76-4-125(2)(a): "any division of land that is created for rights-of-way or utility sites. A subsequent change in use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter."

Andrew W. Miller
Andrew W. Miller,
President-CEO for Stimson Lumber Company
5/24/17
Date

ACKNOWLEDGMENT

Subscribed to and acknowledged before me, a Notary Public for the State of Oregon, County of Multnomah, by the above named person(s), on this 24 day of May, 2017.
In witness whereof I have hereunto set my hand and affixed my notarial seal.

Dena Bosworth
Dena Bosworth, Notary Public for the State of Oregon
residing at _____ My commission expires _____

TREASURER'S CERTIFICATION

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

Nancy Trotter Higgins
Nancy Trotter Higgins, Treasurer, Lincoln County
6-2-17
Date
Robert, Clerk

EXAMINING LAND SURVEYOR CERTIFICATION

Examined this 6th day of June, 2017.
Ronald A. Pearson
Ronald A. Pearson, PLS 9008LS, Lincoln County Examining Surveyor

NOTE:

This survey is based on the determination of Section 19, Government Lots 2 & 9, and Mineral Surveys as shown in Certificate of Survey 4448, dated October 24, 2016, as recorded in Lincoln County, Montana.

PURPOSE OF SURVEY

The purpose of this survey was to delineate the boundary of the Bonneville Power Administration Troy Substation described as Troy SS-P1 Instrument No. 42213, Troy SS-P2 Instrument No. 44434, and Troy SS-P3 Instrument No. 44433. And to additionally determine the ownership and limits of property between the southern boundary of Troy SS-P3 and the northerly right of way of U.S. Highway No. 2 per Book 136, Page 289, all in the records of Lincoln County, Montana.

BOUNDARY DETERMINATION

The Troy Substation boundary was determined by a retracement of the exterior lines of Section 19, Township 31 North, Range 33 West, P.M.M. as well as a partial retracement of Mineral Survey No. 3855 Great Northern Placer, Mineral Survey No. 3856A Cataract, and Mineral Survey No. 3864 Great Northern. Monuments found were correlated to the following surveys of record:
1. Certificate of Survey No. 2460 by RLS 4975-S Kenneth Davis
2. Certificate of Survey No. 731 by RLS 4661-S Jack Ninneman
3. Plat No. 6194 by RLS 4975-S Kenneth Davis
4. Certificate of Survey No. 2287 by RLS 7328-S Dawn Marquardt
5. Plat No. 3928 by RLS 4661-S Jack Ninneman
6. Irregular Plat No. 232 delineating the Troy Substation boundary
Title Report No. 516708-LI (Stimson Lumber Co.) and 512204-LI (BPA) was utilized for this survey.

This survey was performed using Trimble R8 receivers (OPUS and RTK) combined with conventional survey methods (Leica 1203).

All exterior corners of said Section 19 were recovered and compared well with the surveys referenced above. Note that there were two corners at the North Quarter corner one by Ken Davis and the other by Dawn Marquardt. The corner set by Marquardt was accepted as it fit well with previous survey by Ninneman and Irregular Plat No. 232. Highway right of way monuments were recovered to determine the northerly right of way of U.S. Highway No. 2. Corners for Mineral Surveys 3855, 3856A, and 3864 were recovered and compared to surveys of record. The boundary of the Troy Substation was determined by the above referenced ties and correlated to the substation boundary per Irregular Plat No. 232. Note that the northern boundary of Troy SS-P1 was defined as the Old Highway right of way. There was scant evidence of any physical road and no records of said right of way were available at the Montana Department of Transportation. The boundary along said right of way was determined by coordinate translation from Irregular Plat No. 232. The County road on the westerly boundary of Troy SS-P3 was determined to be 60 feet per M.C.A. 7-14-2112(1). There were no deeds of record for the road declared a County Road by prescriptive use.

BPA acquired SS-P3 from Montana Light and Power in 1955 with Montana L&P retaining a 66 foot strip along the highway right of way. In 1988 the State of Montana, Department of Highways acquired additional right of way from Champion International Corporation effectively expanding the right of way from 60 feet to 90 feet on the north side of U.S. Highway No. 2, and thereby leaving the strip of land shown between the new highway right of way and the southerly boundary of SS-P3. Research determined that the strip was owned by Stimson Lumber Company.

STIMSON REMAINDER
(PARCEL B)

A tract of land in Government Lot Nine (9), of Section Nineteen (19), Township Thirty-one (31) North, Range Thirty-three (33) West, P.M.M., Lincoln County, Montana; and being more particularly described as follows:

Commencing at the northeast corner of said Government Lot 9, which is S 04°36'23"W, 248.47 feet from the North Quarter corner of said Section 19, as shown on that Certificate of Survey No. 4448, recorded on October 24, 2016, in the records of said county; thence coincident with the northerly line of said Government Lot 9, N 74°53'15" W, 100.19 feet to the easterly right of way of the County Road known as Dump Road, also being the northwest corner of Bonneville Power Administration (BPA) Tract ID. TROY-SS-P3, as described in that Warranty Deed recorded on August 17, 1955, in Book 109, Page 272, under Reception No. 44433, in the records of said county, which is marked on the ground by a 5/8" rebar and aluminum cap stamped 9958-LS, and the POINT OF BEGINNING of the herein described tract; thence leaving said northerly line and coincident with a common boundary line, being the easterly right of way of said County Road (Dump Road) and the westerly line of said BPA Tract ID. TROY-SS-P3, S 22°07'17" W, 228.34 feet to the point of intersection with the northerly right of way of U.S. Highway No. 2 as described in Book 136, Page 284, in the records of said county and marked on the ground by a 5/8" rebar and aluminum cap stamped 9958-LS; thence coincident with said Highway No. 2 right of way the following Two (2) courses: N 52°53'38"W, 16.65 feet to a Montana Department of Transportation right of way monument; thence N 34°53'45" W, 128.77 feet to a point on the west line of said Government Lot 9; thence leaving said right of way and coincident with said west line N 02°12'45" E, 141.20 feet to the northwest corner of said Government Lot 9 and Corner 2 of MS 3856A, which is marked on the ground by an Aluminum Cap stamped 4975-S; thence leaving said west line and coincident with the northerly line of said Government Lot 9, S 74°53'15" E, 173.48 feet to the POINT OF BEGINNING.

Basis of bearings: Grid North, Montana Coordinate System (NAD83/91), Zone 2500

Parcel B contains 0.61 acres.

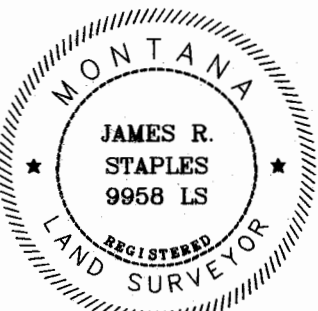
CERTIFICATE OF RECORDER

Filed for record this 6th day of June, 2017,
at 10:36 o'clock A M.
Robin Benson
Lincoln County Recorder
By Chad E Rm
Deputy

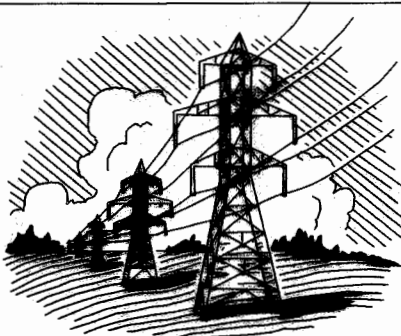
SURVEYOR'S CERTIFICATE

I, James R. Staples, do hereby certify that this Certificate of Survey 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
James R. Staples, 9958LS
6/28/2017
Date



CERTIFICATE OF SURVEY NO. 054478



CERTIFICATE OF SURVEY
TROY SUBSTATION

COLUMBIA SURVEYS, PLLC
303 Church Street
Sandpoint, ID 83864
1-877-563-2192

Scale: 1" = 50'
Checked By: JRS Drawn By: MSS/KLK
Date: 2-01-17 Sheet: 1 of 2