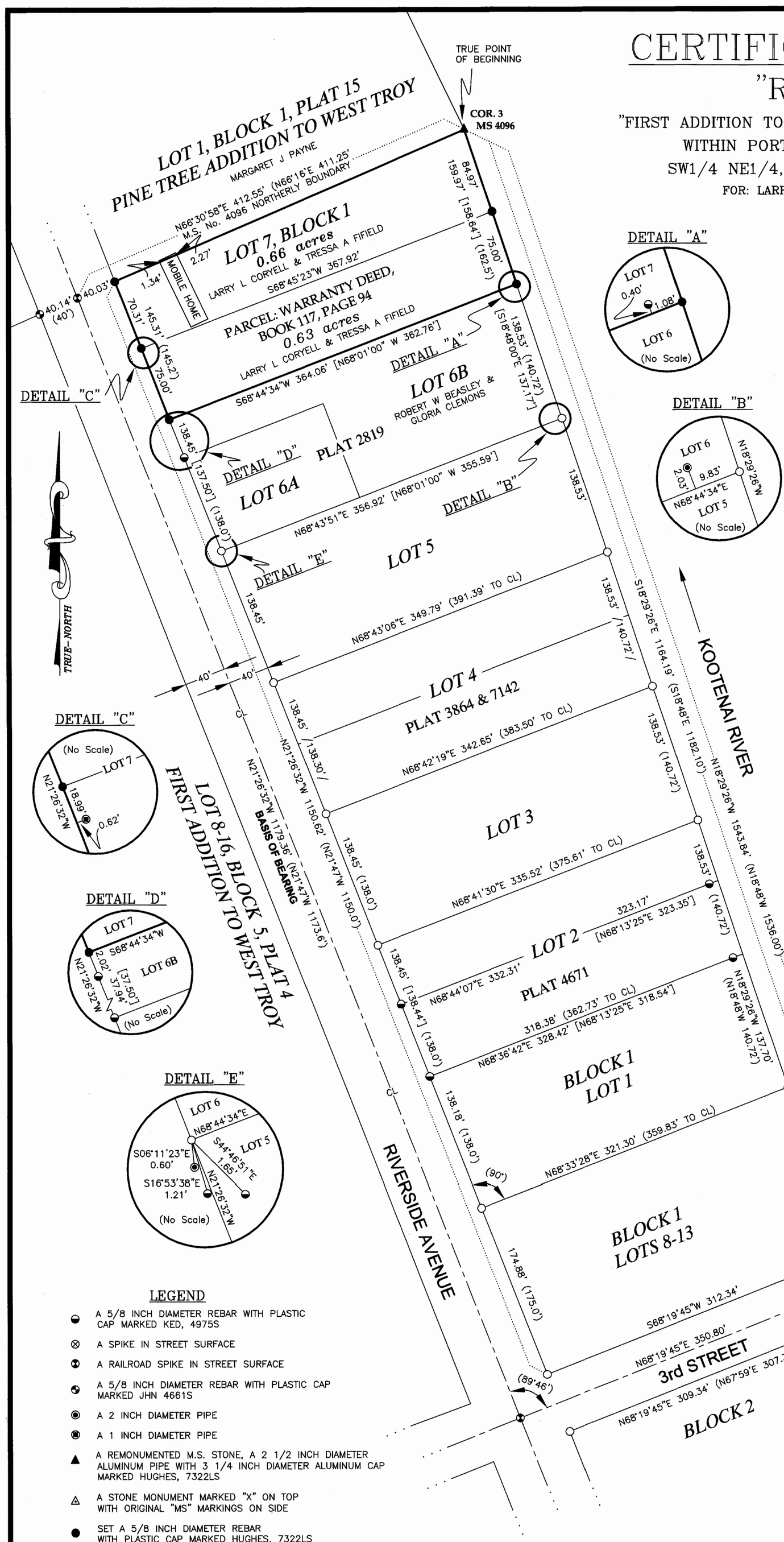
CERTIFICATE OF SURVEY

"RETRACEMENT"

"FIRST ADDITION TO WEST TROY, LOT 7, BLOCK 1" PLAT No. 4
WITHIN PORTION OF MINERAL SURVEY No. 4096
SW1/4 NE1/4, SECTION 12, T.31N., R.34W., P.M.,MT.

FOR: LARRY CORYELL DATE: NOVEMBER 2017



DETAIL "A"

DETAIL "B"

DETAIL "C"

DETAIL "D"

DETAIL "E"

PURPOSE OF SURVEY

The purpose of this resurvey is the retracement of Lot 7, Block 1, Plat No. 4, "First Addition to West Troy" and the reestablishment of obliterated corners and mark property boundaries. Therefore no division of land is hereby created and is exempt from review as a subdivision, pursuant to Section 76-3-404 MCA.

HISTORY OF SURVEYS

1892–Mineral Survey No. 4096, "Missoula, Snow Ball Fraction and Troy Consolidated Placer", George D. Trask
1912–Plat No. 4, "Map of First Addition to West Troy", E. K. Barnum
1957–Warranty Deed, Book 117, Page 94, Southerly 75 feet, Lot 7, Block 1, Plat No. 4
1981–Plat No. 3864, Amends Lot 4, Block 1, Plat No. 4, Melvin D. Lauteren
1990–Plat No. 4671, Retracement and division, Lot 2, Block 1, Plat No. 4, Ken E. Davis, 4975S
1996–Plat No. 5652, Retracement, Lot 6, Block 1, Plat No. 4, Ken E. Davis, 4975S
1999–Plat No. 2819, Retracement and division, Lot 6, Block 1, Plat No. 4, Ken E. Davis, 4975S
2010–C.O.S. No. 4010, Retracement, easterly boundary Mineral Survey No. 4096 Alvah Hughes, 73222LS
2013–Plat No. 7142, Amends Lot 4, Block 1, Plat No. 3864, Darrell Vermilyea, 1418515

METHOD OF SURVEY

A Nikon total station with data collector and a Trimble R8 GNSS GPS system were used with RTK radial procedures to tie the previously set controlling corners and road alignments by Levi Powell, October, 2017

BASIS OF BEARING

The basis of bearing for this survey is N21°26'32"W derived from Survey Grade GPS system calibrated to local control between the centerline intersects: "Riverside Avenue" and "Third Street", and "Riverside Avenue" and northerly boundary "Mineral Survey No. 4096" both being railroad spikes in road surface

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Alvah F. Hughes, 7322LS 12-04-2017
Alvah F. Hughes, PLS 7322LS Date

MONTANA PROFESSIONAL LAND SURVEYOR ALVAH F. HUGHES 7322 LS REGISTERED

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 4th day of December 2017, A.D.

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

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 6th day of December 2017, A.D. at 3:40 pm o'clock

Robin Benson by Clerk & Rec Deputy
Lincoln County Clerk Recorder Deputy

LEGAL DESCRIPTION: "LOT 7

An irregular tract of land, lying within the City of Troy, Montana, Lincoln County, in the SW1/4 NE1/4, Section 12, T.31N., R.34W., P.M.,MT., being Lot 7, Block 1 "First Addition to West Troy", Plat No. 4. Containing a Parcel, the southerly 75 feet, said Lot 7 and remainder, said Lot; more particularly described as follows: Commencing at Corner 3, Mineral Survey No. 4096, a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS, being the TRUE POINT OF BEGINNING;

Thence along easterly boundary, said Mineral Survey S18°29'26"E, 84.97 feet northeasterly Parcel corner, Book 117, Page 94, a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said boundary S18°29'26"E, 75.00 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along along boundary between Lots 6 and 7 S68°44'34"W, 364.06 feet to the easterly limits of "RIVERSIDE AVENUE" being 40 feet from centerline, a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along, said limits N21°26'32"W, 75.00 feet to northwesterly Parcel corner, a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along, said limits N21°26'32"W, 70.31 feet to northerly boundary, said Mineral Survey a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary N66°30'58"E, 372.53 feet to the TRUE POINT OF BEGINNING, containing: a Parcel, 0.63 acres and remainder Lot 7, 0.66 acres. Subject to and together with all appurtenant easements of record.

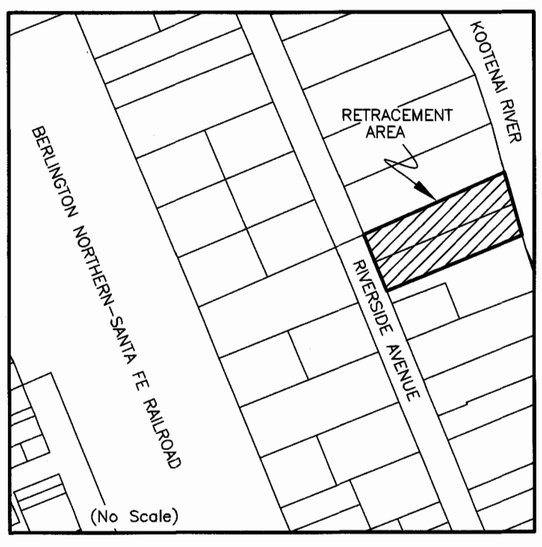
LEGEND

- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- A SPIKE IN STREET SURFACE
- A RAILROAD SPIKE IN STREET SURFACE
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN 4661S
- A 2 INCH DIAMETER PIPE
- A 1 INCH DIAMETER PIPE
- A REMONUMENTED M.S. STONE, A 2 1/2 INCH DIAMETER ALUMINUM PIPE WITH 3 1/4 INCH DIAMETER ALUMINUM CAP MARKED HUGHES, 7322LS
- A STONE MONUMENT MARKED "X" ON TOP WITH ORIGINAL "MS" MARKINGS ON SIDE
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- AN UNMARKED COMPUTED POINT
- ( ) PLAT No. 4 RECORD
- / / PLAT No. 3864 RECORD
- [ ] PLAT No. 4671
- [ ] PLAT No's 2819, 5652 RECORD

LINE LEGEND

- BOUNDARY LINES
- ADJOINING BOUNDARY
- EASEMENT CENTERLINE
- PROPERTY LINES WITHIN ORIGINAL LOTS

VICINITY DIAGRAM
SW1/4 NE1/4, SECTION 12



GRAPHIC SCALE

80 0 40 80 160 320

1 inch = 80 feet.

KOOTENAI SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA (406)293-4354

gc

CERTIFICATE OF SURVEY No. #4505