

CERTIFICATE OF SURVEY:

BOUNDARY LINE ADJUSTMENT

TRACTS 5-8A, 5-17C, & IRREGULAR PLAT NO. 681

In the NW 1/4 of Section 12 Twp. 31 N., R. 34 W., P.M.M.

For: William & Shelly Warrick &

Date: July 2020

Lloyd Dean Nelson

Graphic Scale:



(1 inch = 40 ft.)

LEGEND

- ⊕ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- ⊙ FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- ⊠ FOUND 1 1/4 INCH STEEL ROD
- FOUND 3/4 INCH DIA. PIPE
- FOUND 3" R/R SPIKE
- COMPUTED POINT
- () RECORD PER C.O.S. 128
- { } RECORD PER IRREGULAR PLAT NO. 358
- < > RECORD PER IRREGULAR PLAT NO. 243
- [] RECORD PER IRREGULAR PLAT NO. 681
- { { } } RECORD PER C.O.S. 1833
- (()) RECORD PER BOOK 323 PAGE 13



NOTE:

Tract 5-17C and Irregular Plat No. 681 were annexed into the City of Troy by Resolution 2015-713 on Nov. 18th 2015 and was connected to the public municipal sewer system of the City of Troy.

CERTIFICATE OF SURVEYOR
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 survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 10th day of August, 2020 A.D.

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

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

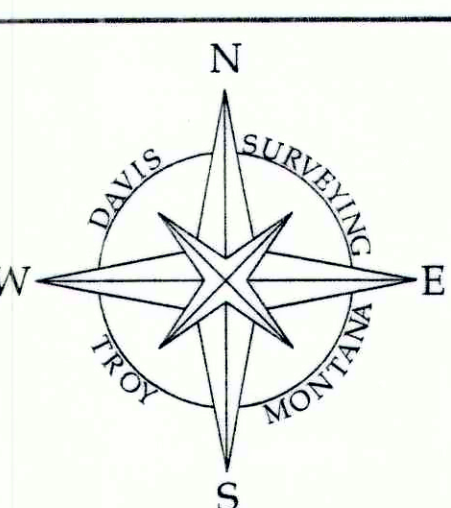
Examined this 10th day of SEPT., 2020 A.D.

Steven A. Boyer
Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 10th day of September, 2020 A.D. at 2:06 O'clock P.m.

Robin Bunson by Clyde E. Rm
County Clerk and Recorder Deputy



DAVIS SURVEYING INC.

TROY, MONTANA

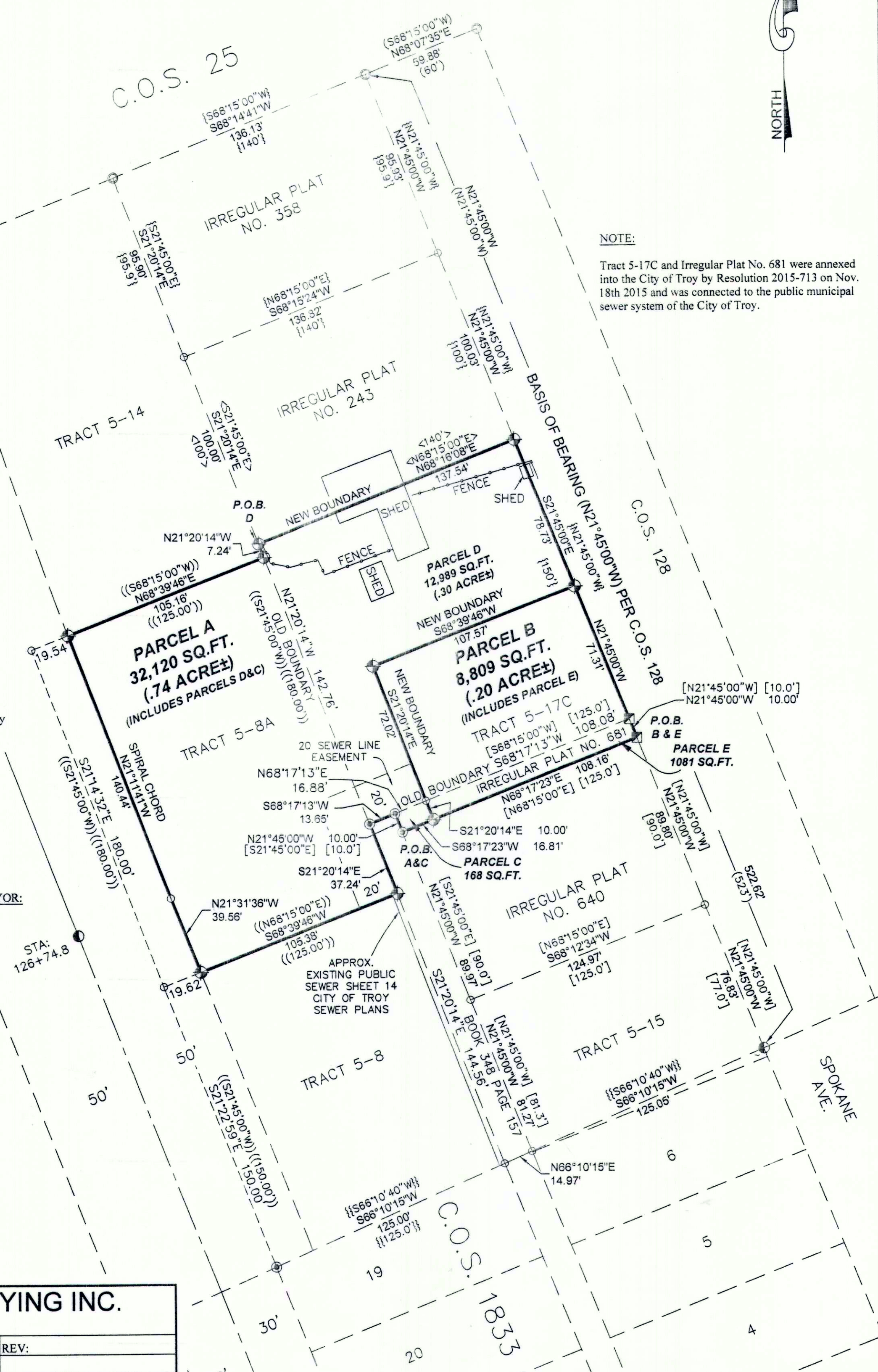
DATE: 7/16/20

REV:

DRAWN BY: GJR

Land Projects 2020

FILE: t313412ss.dwg



CERTIFICATE OF SURVEY: BOUNDARY LINE ADJUSTMENT TRACTS 5-8A, 5-17C, & IRREGULAR PLAT NO. 681 In the NW 1/4 of Section 12 Twp. 31 N., R. 34 W., P.M.M. For: William & Shelly Warrick & Lloyd Dean Nelson Date: July 2020

DESCRIPTION OF PARCEL A

A tract of land in Troy, Montana being Tract 5-8A Book 323 Page 13 Lincoln County records, and a portion of Irregular Plat No. 681, and a portion of Tract 5-17C per Book 343 Page 583, lying in a portion of the Pine Tree Placer Mining Claim per Mineral Survey No. 4099, in Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 32,120 sq.ft. (.74 acre) more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S which marks the northwest corner of Irregular Plat No. 640; thence, N21°45'00"W 10.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S68°17'13"W 13.65 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°20'14"E 37.24 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S thence, S68°39'46"W 105.38 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right of way of U.S. Highway No. 2; thence along said east right-of-way, N21°31'36"W 39.56 feet to a computed point; thence, on along the arc of a 2° spiral curve to the right having a chord bearing of N21°11'41"W 140.44 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said east right-of-way, N68°39'46"E 105.16 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N21°20'14"W 7.24 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N68°16'08"E 137.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°45'00"E 78.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S68°39'46"W 107.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°20'14"E 72.02 feet to a computed point; thence continuing, S21°20'14"E 10.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S68°17'23"W 16.81 feet to the point of beginning.

The aforescribed Parcel A contains 32,120 sq.ft. (.74 acres) more or less and is subject to and together with all appurtenant easements of record including a 20 foot wide sewer line access easement for the benefit of Parcel B as shown hereon.

DESCRIPTION OF PARCEL C

A tract of land in Troy, Montana being a portion of Irregular Plat No. 681, lying in a portion of the Pine Tree Placer Mining Claim per Mineral Survey No. 4099, in Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 168 sq.ft. more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S which marks the northwest corner of Irregular Plat No. 640; thence, N21°45'00"W 10.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N68°17'13"E 16.88 feet to a computed point; thence, S21°20'14"E 10.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S68°17'23"E 16.81 feet to the point of beginning.

The aforescribed Parcel C contains 168 sq.ft. more or less and is to become a permanent part of Parcel A as shown hereon.

DESCRIPTION OF PARCEL D

A tract of land in Troy, Montana being a portion of Tract 5-17C per Book 343 Page 583, lying in a portion of the Pine Tree Placer Mining Claim per Mineral Survey No. 4099, in Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 12,989 sq.ft. (.30 acre) more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S which marks the southwest corner of Irregular Plat No. 243; thence, N68°16'08"E 137.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°45'00"E 78.73 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S68°39'46"W 107.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°20'14"E 72.02 feet to a computed point; thence, S68°17'13"W 16.88 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, S68°17'13"W 13.65 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N21°20'14"W 142.76 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N21°20'14"W 7.24 feet to the point of beginning.

The aforescribed Parcel D contains 12,989 sq.ft. (.30 acres) more or less and is to become a permanent part of Parcel A as shown hereon.

DESCRIPTION OF PARCEL B

A tract of land in Troy, Montana being a portion of Tract 5-17C per Book 343 Page 583 and a portion of Irregular Plat No. 681, lying in a portion of the Pine Tree Placer Mining Claim per Mineral Survey No. 4099, in Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 8,809 sq.ft. (.20 acre) more or less and more particularly described as follows:

Beginning at a 1 1/4 inch dia. steel rod marking the northeast corner of Irregular Plat No. 640; thence, N21°45'00"W 10.00 feet to a 1 1/4 inch dia. steel rod; thence continuing, N21°45'00"W 71.31 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S68°39'46"W 107.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S21°20'14"E 72.02 feet to a computed point; thence continuing, S21°20'14"E 10.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N68°17'23"E 108.16 feet to the point of beginning.

The aforescribed Parcel B contains 8,809 sq.ft. (.20 acre) more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF PARCEL E

A tract of land in Troy, Montana being a portion of Irregular Plat No. 681, lying in a portion of the Pine Tree Placer Mining Claim per Mineral Survey No. 4099, in Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 1081 sq.ft. (.02 acre) more or less and more particularly described as follows:

Beginning at a 1 1/4 inch dia. steel rod marking the northeast corner of Irregular Plat No. 640; thence, N21°45'00"W 10.00 feet to a 1 1/4 inch dia. steel rod; thence, S68°17'13"W 108.08 feet to a computed point; thence, S21°20'14"E 10.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N68°17'23"E 108.16 feet to the point of beginning.

The aforescribed Parcel E contains 1081 sq.ft. (.02 acre) more or less and is to become a permanent part of Parcel B as shown hereon.

PURPOSE OF SURVEY

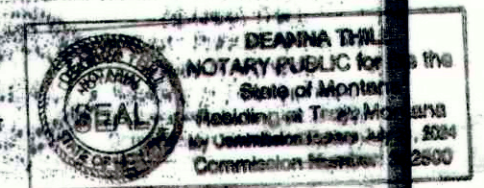
We William & Shelly Warrick and Lloyd Dean Nelson, certify that the purpose of this survey is to relocate common boundaries outside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(a) which states: "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties", furthermore this survey is exempt from review by the Department of Environmental Quality pursuant to 76-4-125(b) M.C.A. and 17.36.605(2)(b)(i & ii) which states: "(b) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other than those previously approved exist or will be constructed on the parcel (City of Troy water and sewer) and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA:

William Warrick 9/3/20
Date
Shelly Warrick 9/3/20
Date
Lloyd Dean Nelson 9/3/20
Date

STATE OF MONTANA
County of Lincoln

On this 3 day of September, 2020 A.D. before me, a Notary Public in and for the State of Montana, William Warrick, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

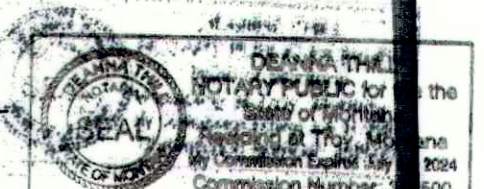
Doreen Thru 7/31/2024
Notary Public My Commission Expires



STATE OF MONTANA
County of Lincoln

On this 3 day of September, 2020 A.D. before me, a Notary Public in and for the State of Montana, Shelly Warrick, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

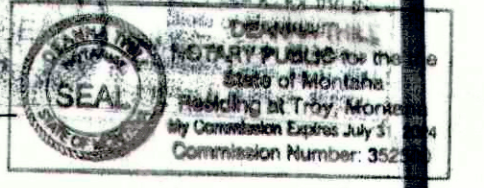
Doreen Thru 7/31/2024
Notary Public My Commission Expires



STATE OF MONTANA
County of Lincoln

On this 3 day of September, 2020 A.D. before me, a Notary Public in and for the State of Montana, Lloyd Dean Nelson, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

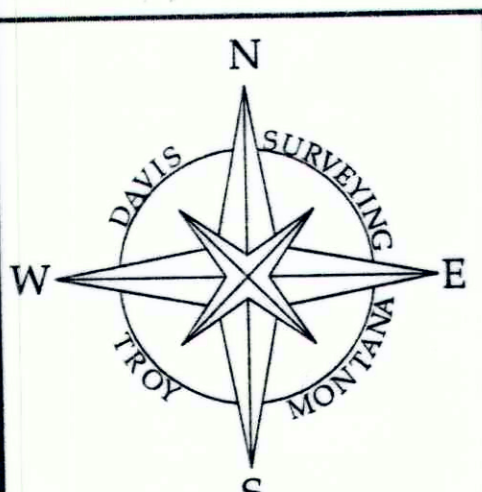
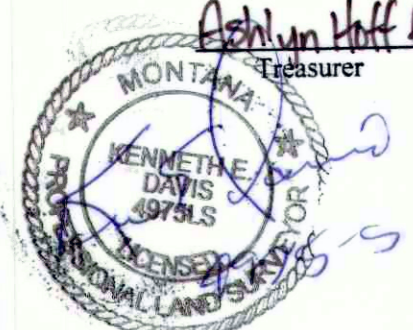
Doreen Thru 7/31/2024
Notary Public My Commission Expires



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 4 day of September

Ashlyn Huff for Sedaris Carlberg 9-4-20
Treasurer Lincoln County Montana



DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 7/16/20	REV:
DRAWN BY: CJR	
Land Projects 2020	
FILE: t313412ss.dwg	

CERTIFICATE OF SURVEY:

BOUNDARY LINE ADJUSTMENT

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For: William & Shelly Warrick &

Date: July 2020

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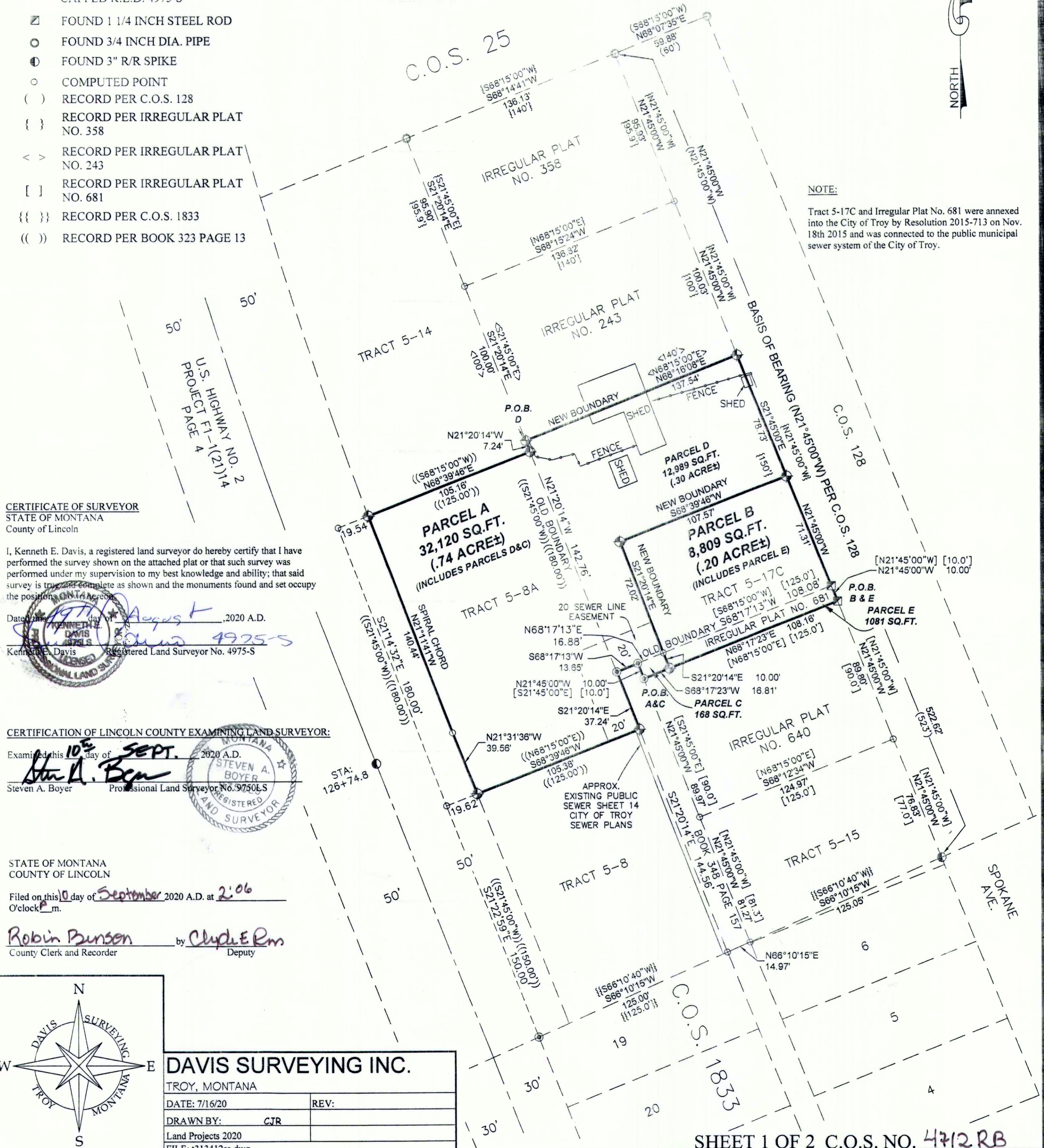
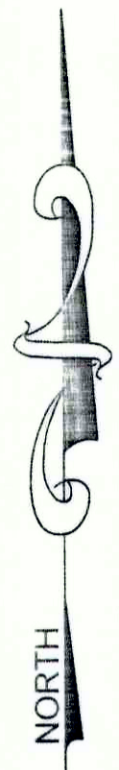
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NOTE:

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Registered Land Surveyor No. 4975-S

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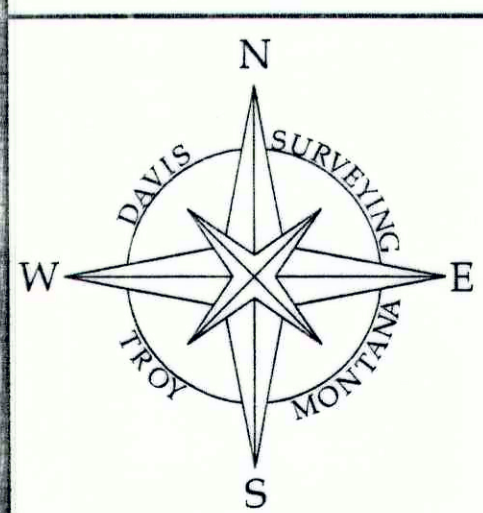
Examined this 10th day of SEPT., 2020 A.D.

Steven A. Boyer
Professional Land Surveyor No. 9750-S

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 10th day of September, 2020 A.D. at 2:06 O'clock P.m.

Robin Bunson by Clyde E. Rm
County Clerk and Recorder Deputy



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 7/16/20

REV:

DRAWN BY: CJR

Land Projects 2020

FILE: t313412ss.dwg