

CERTIFICATE OF SURVEY PARCEL "C" (MORTGAGE SURVEY)

In Gov't Lots 4 & 8 Section 19 Twp. 31 N., R. 33 W., P.M.M.
For: Bruce H. Cole, Theresa C. Merritt, & Francine L. Ninneman
Date: May 2021

BASIS OF BEARING N89°35'54"E PER C.O.S. 3515ME

Parcel Line Table		
Line #	Length	Direction
L1	143.23	S16°27'09"E
L2	61.77	S45°01'14"W
L3	130.19	S0°29'59"E
L4	178.36	S6°26'59"E
L5	112.39	S23°36'30"E
L6	72.75	S27°11'52"E
L7	136.75	S61°46'55"E
L8	17.76	S73°13'37"E
L9	35.70	S84°10'47"E
L10	16.27	N88°52'01"E
L11	21.47	N71°34'52"E
L12	51.44	S78°35'47"E
L13	13.53	S84°43'50"E
L14	59.34	S87°28'43"E

DESCRIPTION OF PARCEL C

Tracts of land near Troy, Lincoln County Montana, lying in the Gov't Lots 4 & 8 of Section 19, Twp. 31 N., R. 33 W., P.M.M., containing 4.58 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. monument stamped K.E.D. 4975-S which marks Corner No. 5 of U.S.M.S. 3855; thence, N50°01'51"W 635.00 feet to a 3 1/4 inch dia. alum. monument stamped K.E.D. 4975-S which marks Corner No. 6 of said U.S.M.S. 3855; thence, N19°11'52"W 528.54 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N19°11'51"W 255.56 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S and located on the north line of Section 19, Twp. 31 N., R. 33 W., P.M.M.; thence along said north section line, N89°35'54"E 241.79 feet to a computed point located on the west meander line of the Kootenai River; thence upstream along said meander line, the following fourteen (14) courses, S16°27'09"E 143.23 feet to a computed point; thence, S45°01'14"W 61.77 feet to a computed point; thence, S0°29'59"E 130.19 feet to a computed point; thence, S6°26'59"E 178.36 feet to a computed point; thence, S23°36'30"E 112.39 feet to a computed point; thence, S27°11'52"E 72.75 feet to a computed point; thence, S61°46'55"E 136.75 feet to a computed point; thence, S73°13'37"E 17.76 feet to a computed point; thence, S84°10'47"E 35.70 feet to a computed point; thence, N88°52'01"E 16.27 feet to a computed point; thence, N71°34'52"E 21.47 feet to a computed point; thence, S78°35'47"E 51.44 feet to a computed point; thence, S84°43'50"E 13.53 feet to a computed point; thence, S87°28'43"E 59.34 feet to the point of beginning.

The aforescribed Parcel C contains 4.58 acres more or less and is to be used for mortgages purposes only.

GOV'T LOT 3

PURPOSE OF SURVEY

The purpose of this survey is to create a parcel of land for mortgage purposes; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-201(1)(b) M.C.A., which states: "is created to provide security for mortgages, liens, or trust indentures for the purpose of construction, improvements to the land being divided, or refinancing purposes; furthermore, this survey is exempt from sanitation review by the Department of Environmental Quality being completed pursuant to Section 76-4-125(a) M.C.A."

Bruce H. Cole
Theresa C. Merritt
Francine L. Ninneman
Date: 8/17/21
Date: 8/17/21
Date: 8/17/21

STATE OF MONTANA
County of Lincoln

On this 17th day of August, 2021 A.D. before me, a Notary Public in and for the State of Montana, Bruce H. Cole, 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.

STATE OF MONTANA
County of Lincoln

On this 17th day of August, 2021 A.D. before me, a Notary Public in and for the State of Montana, Theresa C. Merritt, 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.

STATE OF MONTANA
County of Lincoln

On this 17th day of August, 2021 A.D. before me, a Notary Public in and for the State of Montana, Francine L. Ninneman, 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.

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 18th day of August, 2021 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 17th day of September, 2021 A.D. at one O'clock PM.

Robin A. Benson by Corrinne Brown
County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY NO. 4805ME

5/8 INCH DIA. REBAR
CAPPED MARQUARDT
7328-S

{N89°35'54"E}
N89°35'54"E
{1121.42'}
{1121.42'}

{N89°35'54"E}
N89°35'54"E
{241.79'}
{241.79'}

S89°35'54"W 1299.74'
{N89°35'54"E 1299.74'}

3 1/4 INCH DIA.
BRASS BLM MONUMENT

18 17
19 20

SECTION 19
SECTION 20

NORTH

EXEMPT "A"
PLAT NO. 6194

{N89°56'02"E}
N89°56'02"W
{296.93'}
{296.93'}

TRACT A
C.O.S. 2460

BURLINGTON NORTHERN
RAILROAD

GREAT NORTHERN

MS 3855
COR. # 6

PARCEL C
4.58 ACRES±
(MORTGAGE PARCEL)

MINERAL SURVEY 3855

← KOOTENAI RIVER

C.O.S. 2728
(MORTGAGE SURVEY)
(DEED OF RECONVEYANCE)
(BOOK 285 PAGE 31)

GOV'T LOT 4

C.O.S. 3515ME

MS 3855
COR. # 5 P.O.B.

COLES RD. (PRIVATE DRIVEWAY)

C.O.S. 3382ME

LEGEND

- FOUND 3 1/4 INCH DIA. ALUM. CAP STAMPED K.E.D. 4975-S AS NOTED
- FOUND MONUMENTS AS NOTED
- FOUND MONUMENTS AS NOTED
- FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- COMPUTED POINT
- RECORD PER C.O.S. 2460
- RECORD PER C.O.S. 3515ME
- RECORD PER C.O.S. 3233
- DENOTES OWNERSHIP

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 17th day of August, 2021 A.D.
Kenneth E. Davis Registered Land Surveyor No. 4975-S

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 5/21/21

REV:

DRAWN BY: CJR

Land Projects 2020

FILE: G133149ic-MTG.dwg

Graphic Scale:



(1 inch = 100 ft.)