

CERTIFICATE OF SURVEY  
RETRACEMENT

LOT 4 OF DOUBLE CREEK SUBDIVISION  
S 1/2 Section 17 Twp. 30 N., R. 33 W., P.M.M.  
For: Mark Koback Date: May 2022

PURPOSE OF SURVEY

The purpose of this survey is to retrace the exterior boundaries of existing tracts of record and no new parcels have been created; therefore, this survey is exempt from review as a subdivision being completed pursuant to 76-3-404 M.C.A.

DESCRIPTION LOT 4

An irregular tract of land near Troy, in Lincoln County Montana, lying in Double Creek Subdivision, also within the S 1/2 Section 17, Twp. 30 N., R. 33 W., P.M.M., containing 11.11 acres, more or less, and more particularly described as follows:

Beginning at a 5/8 inch dia rebar capped K.E.D. 4975-S, which bears N70°54'40"E 1237.33 feet from a T-Bar marking the Southwest Section Corner of Section 17 Twp. 30N., R.33W., P.M.M.; thence, from the true point of beginning, N6°54'55"E a total distance of 1023.53 feet to a computed point on the approximate centerline of Keeler Creek; thence downstream along said approximate centerline, the following eleven (11) courses; thence, N49°36'42"E 28.20 feet to a computed point; thence, N83°29'49"E 61.28 feet to a computed point; thence, S80°48'05"E 69.28 feet to a computed point; thence, N73°55'21"E 37.90 feet to a computed point; thence, N32°53'50"E 27.20 feet to a computed point; thence, N1°29'36"E 84.76 feet to a computed point; thence, N19°18'22"W 95.12 feet to a computed point; thence, N29°47'42"E 55.95 feet to a computed point; thence, N59°09'59"E 132.14 feet to a computed point; thence, N62°11'58"E 196.37 feet to a computed point; thence, N55°18'56"E 222.70 feet to a computed point on the approximate centerline of Lake Creek; thence upstream along said approximate centerline, the following two (2) courses; thence, S36°37'48"E 127.79 feet to a computed point; thence, S35°23'31"E 27.77 feet to a computed point; thence leaving said approximate centerline S29°43'48"W a total distance of 1668.68 feet to a 5/8 inch dia rebar capped K.E.D. 4975-S; thence S29°44'47"W 60.00 feet to a computed point at the center of Double Creek Lane Cul-de-Sac; thence, N30°04'21"W 60.00 feet to the true point of beginning.

The aforescribed Lot 4 contains 11.11 acres of land more or less and is subject to and together with all appurtenant easements of records.

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 26 day of May, 2022 A.D.

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

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 5/12/22

REV:

DRAWN BY: SM

Land Projects 2022

FILE: I303317mk.dwg

Graphic Scale:



(1 inch = 200 ft.)

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND MONUMENTS AS NOTED
- FOUND 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. BARE REBAR
- COMPUTED POINT
- WC WITNESS CORNER
- ( ) RECORD PER PLAT NO. 6767

NOTE

There are deed restrictions pertaining to the original restrictive covenants on this property, the restricted zone, CMZ zone, and 200 foot set back from any stream, all of which have not been delineated on the ground or on this plat. It is the property owner's responsibility to hire qualified personnel to establish these boundaries.

SURVEYOR'S NOTE

Accretion and erosion of Keeler Creek has caused the property boundaries to change.

Parcel Line Table

Line #	Length	Direction
L1	28.20	N49° 36' 42"E
L2	61.28	N83° 29' 49"E
L3	69.28	S80° 48' 05"E
L4	37.90	N73° 55' 21"E
L5	27.20	N32° 53' 50"E
L6	84.76	N1° 29' 36"E
L7	95.12	N19° 18' 22"W
L8	55.95	N29° 47' 42"E
L9	132.14	N59° 09' 59"E
L10	196.37	N62° 11' 58"E
L11	222.70	N55° 18' 56"E
L12	127.79	S36° 37' 48"E
L13	27.77	S35° 23' 31"E
L14	22.90	N0° 01' 22"W
L15	67.08	N0° 01' 22"W
L16	115.69	N0° 01' 22"W
L17	65.31	N0° 01' 22"W
L18	185.21	N0° 01' 22"W
L19	124.73	S0° 01' 22"E
L20	85.24	N0° 01' 22"W
L21	80.93	N0° 01' 22"W
L22	60.00	S89° 57' 05"E
L23	60.00	N30° 04' 21"W
L24	60.00	S29° 44' 47"W
L25	60.00	S89° 53' 06"E
L26	24.76	N0° 01' 22"W

Curve Table

Curve #	Length	Radius	Delta
C1	47.12	30.00	89°59'04"
C3	62.91	60.00	60°04'17"
C4	62.70	60.00	59°52'44"
C5	62.70	60.00	59°52'44"
C6	63.16	60.00	60°18'31"
C7	62.69	60.00	59°51'44"

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 26 day of May, 2022 A.D.

Steven A. Boyer, Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 27 day of May, 2022 A.D. at 12:14 p.m.

Robin A. Benson  
County Clerk and Recorder

by Carina Benson  
Deputy

CERTIFICATE OF SURVEY NO. 4881