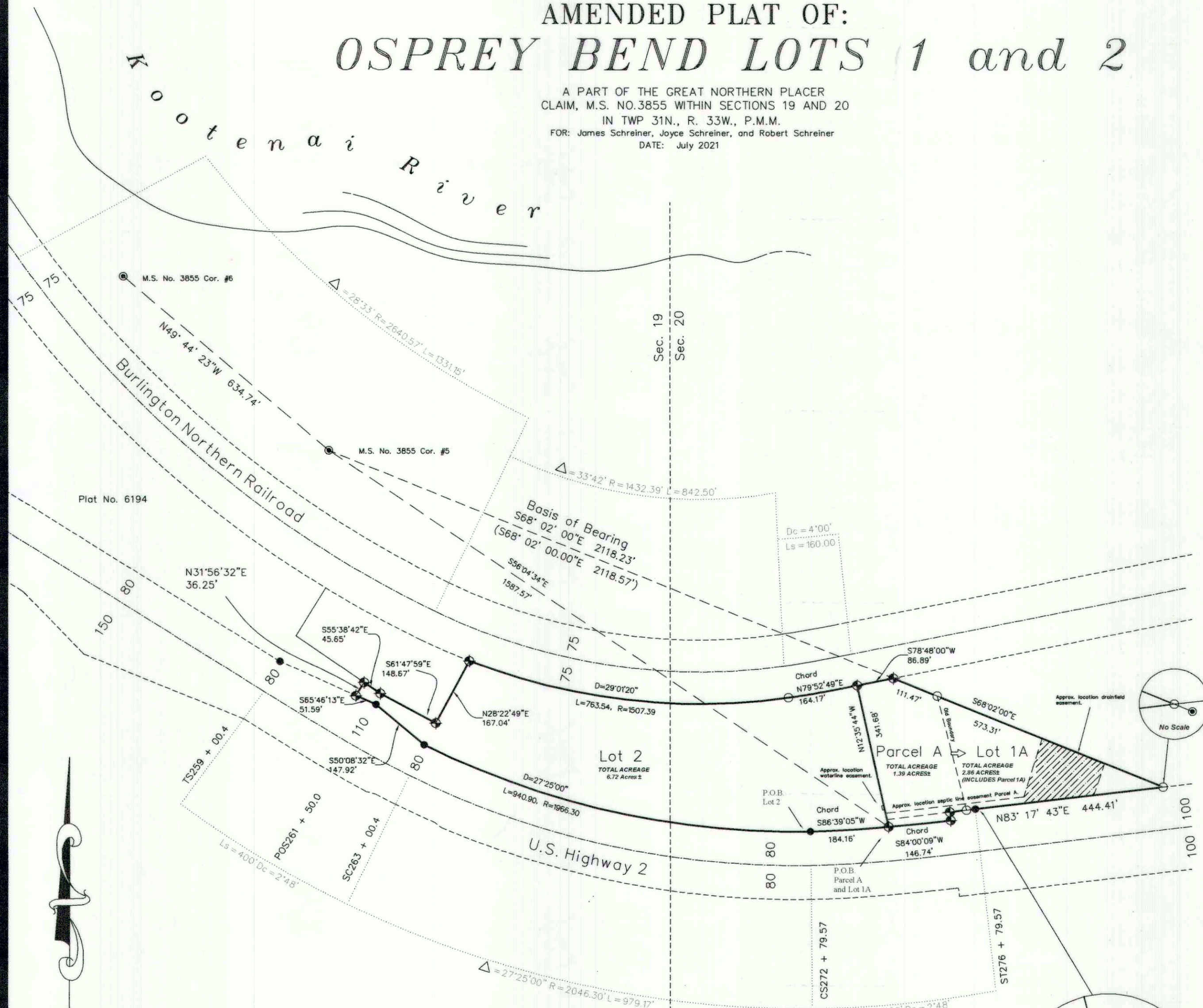


LINCOLN COUNTY MONTANA
AMENDED PLAT OF:
OSPREY BEND LOTS 1 and 2

A PART OF THE GREAT NORTHERN PLACER
CLAIM, M.S. NO. 3855 WITHIN SECTIONS 19 AND 20
IN TWP 31N., R. 33W., P.M.M.
FOR: James Schreiner, Joyce Schreiner, and Robert Schreiner
DATE: July 2021



GRAPHIC SCALE



(IN FEET)
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 A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 3 1/4 INCH DIAMETER ALUMINUM R/W MONUMENT BY THE D.D.H.H
- FOUND 3 1/3 INCH DIAMETER ALUMINUM MONUMENT STAMPED K.E.D. 4975-S
- COMPUTED POINT
- RECORD PER PLAT NO. 6194

DAVIS SURVEYING INC.

TROY, MONTANA	
DATE: 8/2021	REV:
DRAWN BY: FAM	
Land Projects 2021	FILE: G13319JS.dwg

PURPOSE OF SURVEY

We, James Schreiner, Joyce Schreiner and Robert Schreiner, do hereby certify that the purpose of this survey is to relocate common boundaries inside of a planned subdivision, therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(d) which states: "for five or fewer lots within a planned subdivision, the relocation of common boundaries"; furthermore this survey is exempt from review by the Department of Environmental Quality pursuant to 17.36.605(2)(b)(i)(ii) which states "no facilities other than those previously approved exist or will be constructed on the parcel" and "the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA".

ARM 24.183.1104 (D)(iii)(C):

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

James A. Schreiner Date 4/16/22
Joyce L. Schreiner Date 4/16/22
Robert J. Schreiner Date 4/16/22

Lot 1A

A tract of land near Troy, Lincoln County Montana, being a part of Great Northern Placer Claim (M.S. No. 3855), lying within Section 19 and 20, Twp. 31 N., R. 33 W., P.M.M., and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2 and which bears S56°04'34"E 1587.57 feet from a 2 1/4 in. aluminum monument stamped KED 4975-S marking Corner No. 5 of M.S. No. 3855; then, following said right-of-way on a spiral curve to the left having a chord bearing of N84°00'09"E 146.74 feet to 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2; then, following a radial bearing N6°35'06"W 20.00 feet to a 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2; then, continuing along said right-of-way on a spiral curve to the left having a chord bearing of N83°21'24"E 39.93 feet to a computed point; then, continuing along said right-of-way on a spiral curve to the left having a chord bearing of N83°18'37"E 21.26 feet to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 276+79.57); then, continuing along said right-of-way N83°17'43"E 444.41 feet to a computed point located at the intersection of said right-of-way and the easterly line of Great Northern Placer Claim No. 3855; then, leaving said right-of-way and following said easterly line N68°02'00"W 684.78 feet to a 5/8 inch dia. rebar capped KED 4975-S located at the intersection of said easterly line with the south right-of-way of the Burlington Northern Railroad; then, following said right-of-way S78°48'00"W 86.89 feet to a 5/8 inch dia. rebar capped KED 4975-S located on said right-of-way; then, leaving said right-of-way S12°35'44"E 341.68 feet to the point of beginning.

The aforescribed tract of land contains Lot 1A and Parcel A, being 1.47 acres and 1.39 acres, more or less, respectively, for a total of 2.86 acres, more or less, and is subject to and together with all appurtenant easements of record.

Parcel A

A tract of land near Troy, Lincoln County Montana, being a part of Great Northern Placer Claim (M.S. No. 3855), lying within Section 19 and 20, Twp. 31 N., R. 33 W., P.M.M., and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2 and which bears S56°04'34"E 1587.57 feet from a 2 1/4 in. aluminum monument stamped KED 4975-S marking Corner No. 5 of M.S. No. 3855; then, following said right-of-way on a spiral curve to the left having a chord bearing of S84°00'09"E 146.74 feet to 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2; then, following a radial bearing N6°35'06"W 20.00 feet to a 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2; then, continuing along said right-of-way on a spiral curve to the left having a chord bearing of N83°21'24"E 39.93 feet to a computed point; then, continuing along said right-of-way on a spiral curve to the left having a chord bearing of N83°18'37"E 21.26 feet to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 276+79.57); then, continuing along said right-of-way N83°17'43"E 444.41 feet to a computed point located at the intersection of said right-of-way and the easterly line of Great Northern Placer Claim No. 3855; then, following said easterly line N68°02'00"W 111.47 feet to a 5/8 inch dia. rebar capped KED 4975-S located at the intersection of said easterly line with the south right-of-way of the Burlington Northern Railroad; then, following said right-of-way S78°48'00"W 86.89 feet to a 5/8 inch dia. rebar capped KED 4975-S located on said right-of-way; then, leaving said right-of-way S12°35'44"E 341.68 feet to the point of beginning.

The aforescribed tract of land contains Parcel A, for a total of 1.39 acres, more or less, and is subject to and together with all appurtenant easements of record.

Lot 2

A tract of land near Troy, Lincoln County Montana, being a part of Great Northern Placer Claim (M.S. No. 3855), lying within Section 19 and 20, Twp. 31 N., R. 33 W., P.M.M., and more particularly described as follows:

Beginning at a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 272+79.57) on the north right-of-way of U.S. Highway 2; then, following said right-of-way on the arc of a curve to the right 940.90 feet, turning through a delta angle of 27°25'00", having a radius of 1966.30 feet, to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 263+00.4); then, following said right-of-way N50°08'32"W 147.92 feet to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 261+50.0); then, following said right-of-way N65°46'13"W 51.59 feet to a 5/8 inch dia. rebar capped KED 4975-S; then, following said right-of-way N31°56'32"E 36.25 feet to a 5/8 inch dia. rebar capped KED 4975-S; then, following said right-of-way S55°38'42"E 45.65 feet to a 5/8 inch dia. rebar capped KED 4975-S; then, following said right-of-way S61°47'59"E 148.67 feet to a 5/8 inch dia. rebar capped KED 4975-S; then, following said right-of-way N28°22'49"E 167.04 feet to a 5/8 inch dia. rebar capped KED 4975-S located on the south right-of-way of Burlington Northern Railroad; then, following said south right-of-way on the arc of a curve to the left 763.54 feet, turning through a delta angle of 29°01'20", having a radius of 1507.39 feet, to a computed point located on said south right-of-way; then, continuing along said right-of-way on a spiral curve to the left having a chord bearing of N79°52'49"E 164.17 feet to a 5/8 inch dia. rebar capped KED 4975-S; then, leaving said right-of-way, S12°35'44"E 341.68 feet to a 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2; then, following said right-of-way on a spiral curve to the right having a chord bearing of S86°39'05"W 184.16 feet to the point of beginning.

The aforescribed tract of land contains Lot 2, for a total of 6.72 acres, more or less, and is subject to and together with all appurtenant easements of record.

STATE OF MONTANA

County of Lincoln Flathead

On this 10 day of April, 2021 A.D. before me, a Notary Public in and for the State of Montana, James A. Schreiner, 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.

Notary Public My Commission Expires April 10, 2023

STATE OF MONTANA

County of Lincoln Flathead

On this 10 day of April, 2021 A.D. before me, a Notary Public in and for the State of Montana, Robert J. Schreiner, 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.

Notary Public My Commission Expires April 10, 2023

STATE OF MONTANA

County of Lincoln Flathead

On this 10 day of April, 2021 A.D. before me, a Notary Public in and for the State of Montana, Joyce L. Schreiner, 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.

Notary Public My Commission Expires April 10, 2023

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 15 day of June, 2021 A.D.
Treasurer Lincoln County, Montana

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 and to the best of my 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 15 day of June, 2021 A.D.
Kenneth E. Davis
Professional Land Surveyor No. 4975-S

CERTIFICATION OF LINCOLN COUNTY

EXAMINING LAND SURVEYOR:

Examined this 15 day of June, 2021 A.D.

Steven A. Boyer
Professional Land Surveyor No. 97501-S

STATE OF MONTANA

County of Lincoln

Filed on this 24th day of June, 2021 A.D. at 2:50 O'clock p.m.

Robin A. Benson
County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY NO. 4890RB