

CERTIFICATE OF SURVEY: BOUNDARY LINE ADJUSTMENT AND AGGREGATION OF LOTS

WEST TROY BLOCK 2 LOT 1-9
Section 12 Twp. 31 N., R. 34 W., P.M.M.
For: Bruce's Home Bar Enterprises Inc.
Date: November 2022

CERTIFICATE OF ADJUSTMENT/PURPOSE

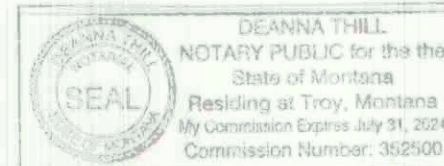
Bruce's Home Bar Enterprises Inc. do hereby certify that the purpose of this survey is to relocate the common boundary between two existing parcels within a platted subdivision and aggregation of parcels within a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(d) M.C.A. and Section 76-3-207(1)(f) M.C.A., which state "for five or fewer lots within a platted subdivision, the relocation of common boundaries;" and "aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established;" respectively.

Furthermore, This survey is exempt from subdivision sanitation review pursuant to M.C.A. 76-4-125(d)(iii) "divisions or previously divided parcels of land that are exempt from the Montana Subdivision and Platting Act review under 76-3-203 or 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), or (1)(f)."

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 (Parcel A). Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the Certificate of Survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record per ARM 24.183.1104(1)(f)(iii)(C).

Dated this 20 day of January 2023 A.D.

Bruce W. Flock
Signing member of Bruce's Home Bar Enterprises



DESCRIPTION OF AMENDED LOT 7 (INCLUDES LOTS 8 AND 9)

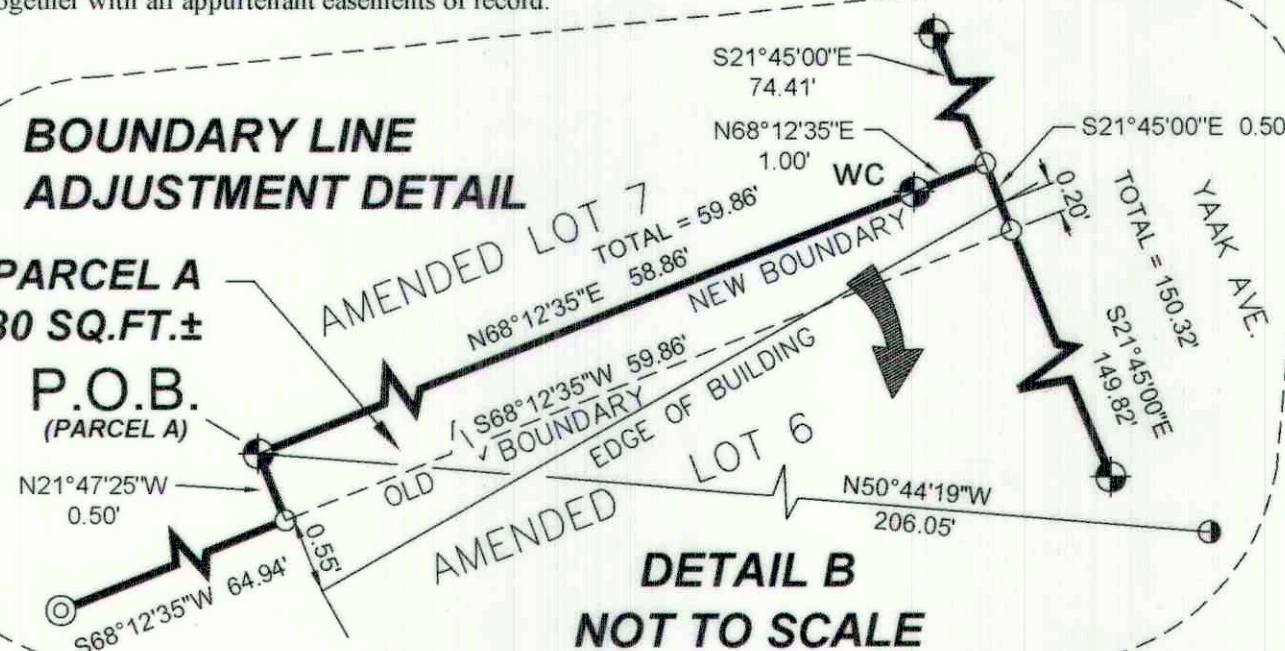
A tract of land in Troy, Lincoln County, Montana, located in Section 12, Twp. 31 N., R. 34 W., P.M.M., being a portion of Lot 7, and Lots 8 and 9 Block 2 Plat of West Troy, containing 9,318 square feet, or 0.21 acre more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the northwest corner of Lot 9 Block 2 of West Troy, which bears S11°08'33"W 303.47 feet from a 1/2 inch dia. rebar capped J.N. 534 marking the intersection of Yaak Avenue and 2nd Street; thence, from the true point of beginning, along the north line of Lot 9 Block 2 of West Troy N68°12'36"E a total distance of 124.80 feet to a computed point on the west right-of-way of Yaak Avenue, which bears N68°12'36"E 1.45 feet from a witness corner 5/8 inch dia. rebar capped K.E.D. 4975-S; thence along the west right-of-way of Yaak Avenue and the east line of Lots 7, 8, and 9 Block 2 of West Troy, S21°45'00"E 74.41 feet to a computed point which bears N68°12'35"E 1.00 feet from a witness corner 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said west right-of-way line, S68°12'35"W a total distance of 59.86 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S21°47'25"E 0.50 feet to a computed point on the south line of said Lot 7; thence continuing along south line of said Lot 7, S68°12'35"W 64.94 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the southwest corner of said Lot 7; thence along the west line of said Lots 7, 8, and 9, N21°45'20"W 74.91 feet to the true point of beginning.

The aforescribed Amended Lot 7 contains 9,318 square feet, or 0.21 acre more or less and is subject to and together with all appurtenant easements of record.

BOUNDARY LINE ADJUSTMENT DETAIL

PARCEL A
30 SQ.FT.±
P.O.B.
(PARCEL A)



DESCRIPTION OF AMENDED LOT 6 (INCLUDES LOTS 1, 2, 3, 4, AND 5)

A tract of land in Troy, Lincoln County, Montana, located in Section 12, Twp. 31 N., R. 34 W., P.M.M., being a portion of Lot 7, and all of Lots 1 through 6 Block 2 Plat of West Troy, containing 18,694 square feet, or 0.43 acre more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southeast corner of Lot 1 Block 2 Plat of West Troy, which bears N74°54'22"W 49.98 feet from a bare 5/8 inch dia. rebar marking the intersection of Yaak Avenue and 3rd Street; thence from the true point of beginning, along the north right-of-way line of 3rd Street and the south line of said Lot 1, S68°12'33"W 124.78 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southwest corner of said Lot 1; thence along west line of said Lots 1, 2, 3, 4, 5, and 6 of Block 2 West Troy, N21°45'20"W a total distance of 149.82 feet to a gin spike marking the northwest corner of said Lot 6; thence along north line of said Lot 6, N68°12'35"E 64.94 feet to a computed point; thence leaving north line of said Lot 6, N21°47'25"W 0.50 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence N68°12'35"E a total distance of 59.86 feet to a computed point on the west right-of-way line of Yaak Avenue, which bears N68°12'35"E 1.00 feet from a witness corner 5/8 inch dia. rebar capped K.E.D. 4975-S; thence along said west right-of-way line, S21°45'00"E a total distance of 150.32 feet to the true point of beginning.

The aforescribed Amended Lot 6 contains 18,694 square feet, or 0.43 acre more or less and is subject to and together with all appurtenant easements of record.

TREASURER CERTIFICATION

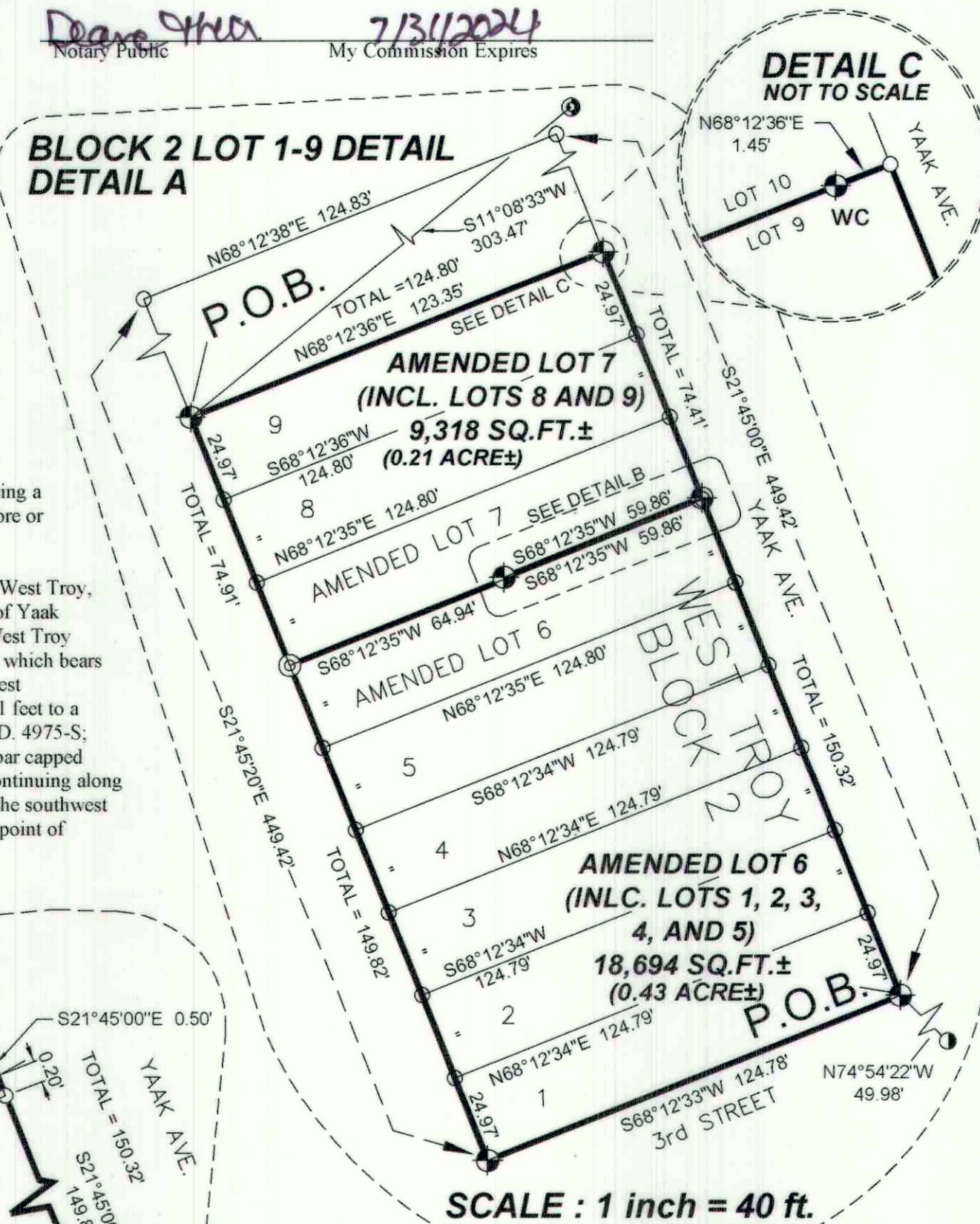
I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 21 day of February 2023 A.D.
Seana Conberg
Treasurer Lincoln County Montana

STATE OF Montana
County of Lincoln

On this 23 day of January, 2023 A.D. before me, a Notary Public in and for the State of Montana, Bruce Flock, 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.

Deane Miller
Notary Public My Commission Expires 7/31/2024

BLOCK 2 LOT 1-9 DETAIL DETAIL A



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 a 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 23 day of January, 2022 A.D.

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

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 3rd day of February, 2023 A.D.

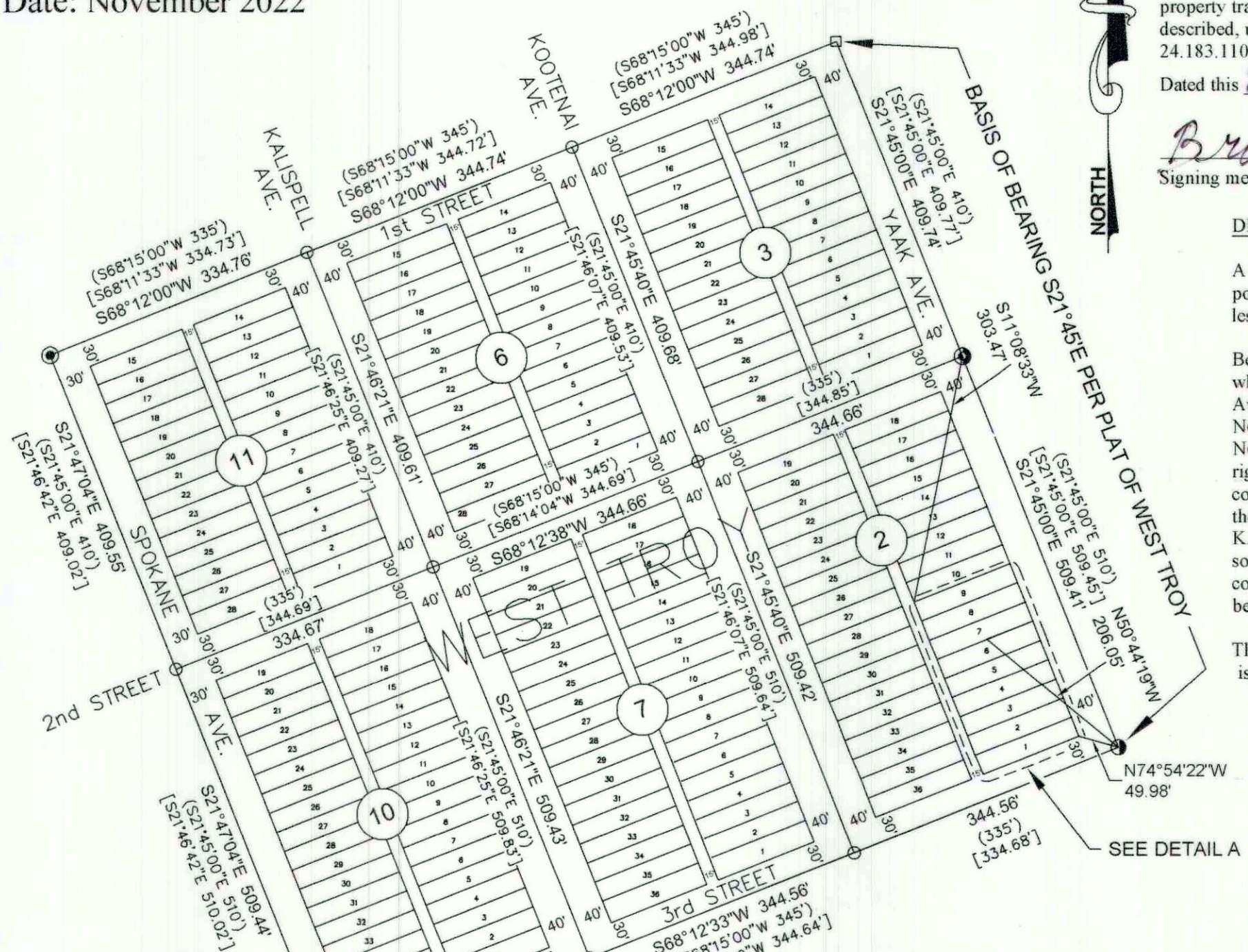
Steven A. Boyer
Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 6th day of February 2023 A.D. at 11:51 O'clock A.m.

Robin A. Benson by *Carrie Bean*
County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY NO. 4925RBAL



LEGEND

- SET GIN SPIKE
- ⊕ SET A 5/8 INCH DIA. REBAR WITH A 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- ⊙ FOUND 1/2 INCH DIA. REBAR CAPPED J.N. 534
- FOUND RAILROAD SPIKE
- FOUND 5/8 INCH DIA. BARE REBAR
- FOUND STONE MARKED 'X'
- COMPUTED POINT
- () RECORD PER PLAT OF WEST TROY
- [] RECORD PER C.O.S. 3951

DESCRIPTION OF PARCEL A

A tract of land in Troy, Lincoln County, Montana, located in Section 12, Twp. 31 N., R. 34 W., P.M.M., being a portion of Lot 7 Block 2 Plat of West Troy, containing 30 square feet 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 N50°44'19"W 206.05 feet from a bare 5/8 inch dia. rebar marking the intersection of Yaak Avenue and 3rd Street; thence, from the true point of beginning, N68°12'35"E a total distance of 59.86 feet to a computed point on the west right-of-way of Yaak Avenue, which bears N68°12'35"E 1.00 feet from a witness corner 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S21°45'00"E 0.50 along the west right-of-way of Yaak Avenue to a computed point marking the southeast corner of Lot 7 Block 2 of West Troy; thence leaving said west right-of-way line S68°12'35"W 59.86 feet to a computed point; thence N21°47'25"W 0.50 feet to the true point of beginning.

The aforescribed Parcel A contains 30 square feet more or less and to become a permanent part of Amended Lot 6.

SURVEYOR NOTE

PROPORTIONAL DISTANCES USED FOR WEST TROY BLOCKS 2, 3, 6, 7, 10, AND 11. ONLY THE LOTS OF WEST TROY BLOCK 2 WERE PROPORTIONED.

DAVIS SURVEYING INC.
TROY, MONTANA
DATE: 11/7/22 REV:
DRAWN BY: SM
Land Projects 2022
FILE: t313412bf.dwg

