

CERTIFICATE OF SURVEY

"RETRACEMENT"

BOOK 398 / PAGE 585, LINCOLN COUNTY RECORDS
SE1/4 NW1/4, SECTION 12, T.31N., R.34W., P.M., MT.,
LINCOLN COUNTY, MONTANA
FOR: KARUZAS DATE: APRIL, 2023

PURPOSE OF SURVEY

The purpose of this survey is the retracement of Book 398/Page 585, Lincoln County Records. Therefore no division of land is hereby created and is exempt from review as a subdivision pursuant to Section 76-3-404 MCA.

LEGAL DESCRIPTION: BOOK 398/PAGE 585

A tract of land in Troy, Montana, Lincoln County, lying within the SE1/4 NW1/4, Section 12, T.31N., R.34W., P.M. MT., and more particularly described as:
Book 398 / Page 585, Lincoln County Records, containing 2.38 acres. Subject to and together with any appurtenant easements of record.

HISTORY OF SURVEYS

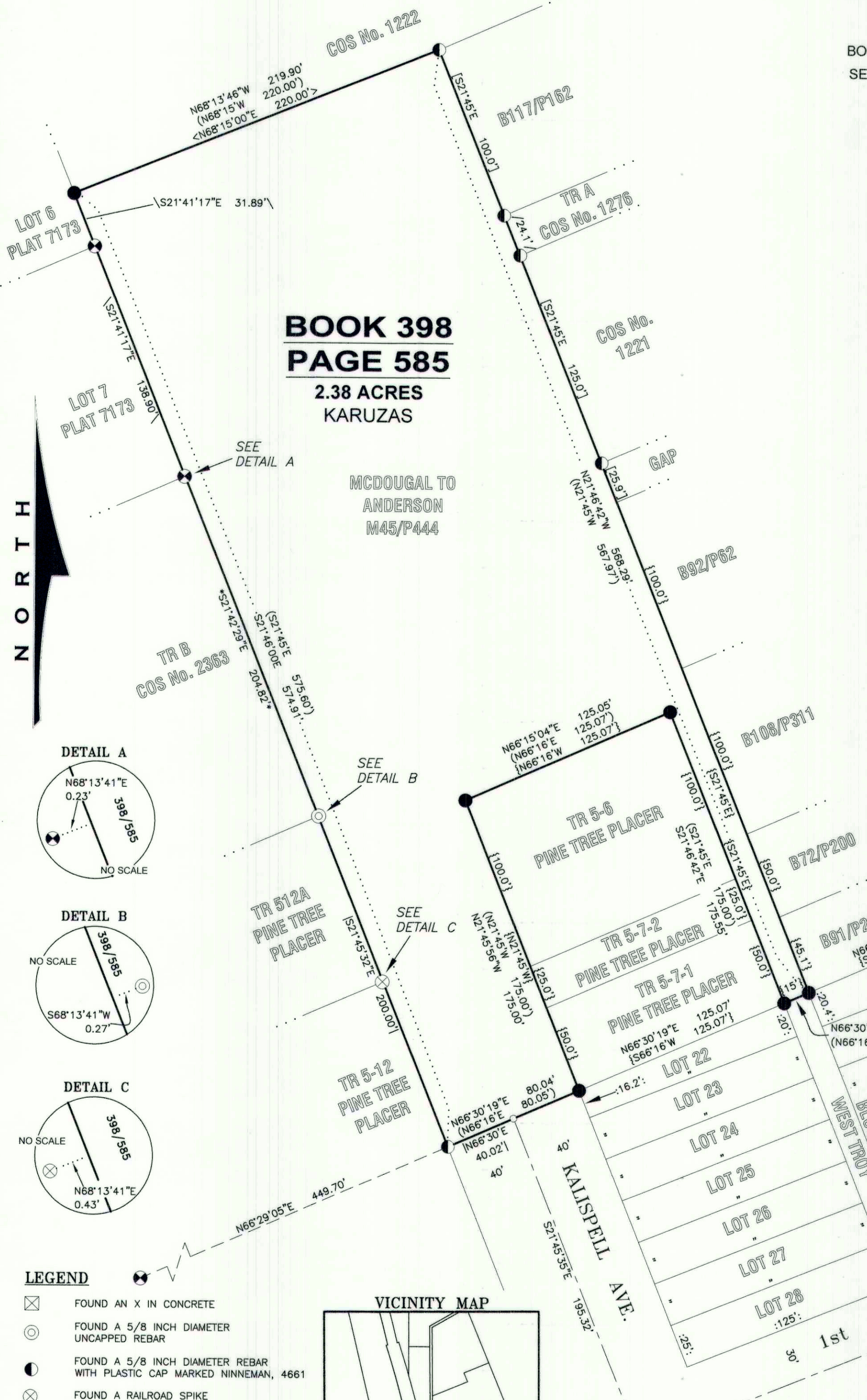
1892 - Mineral Survey No. 4099, Pine Tree Placer, George R. Trask
1948 - Plat No. 32, Retracement Survey, Ira C. Miller
1984 - COS No. 1221, Retracement Survey, Jack H. Ninneman, 4661S
1984 - COS No. 1221, Retracement Survey, Jack H. Ninneman, 4661S
1984 - COS No. 1276, Boundary Line Adjustment, Jack H. Ninneman, 4661S
1995 - COS No. 2363, Court Order Survey, Kenneth E. Davis, 4975S
1999 - COS No. 2886, Retracement Survey, Jack H. Ninneman, 4661S
2012 - COS No. 4176, Retracement Survey, Kenneth E. Davis, 4975S
2015 - Plat No. 7173, Rosebud Flats Subdivision, Kenneth E. Davis, 4975S
2023 - B398/P585, Warranty Deed, Lincoln County Records

BASIS OF BEARING

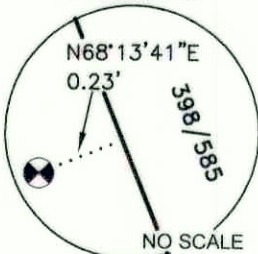
The basis of bearing for this survey is derived from a Trimble R10-2 survey grade GNSS system calibrated to true north. A bearing of N68°13'22"E was surveyed between the intersection of Kootenai Ave. and First Street, a found railroad spike, and the intersection of Kalispell Ave. and First Street, a found railroad spike. Angular variation between this survey and COS No. 4176 is 0°01'49".

METHOD OF SURVEY

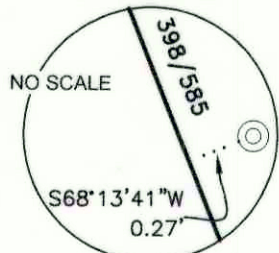
A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners, road alignments by Calen Williamson, March, 2023.



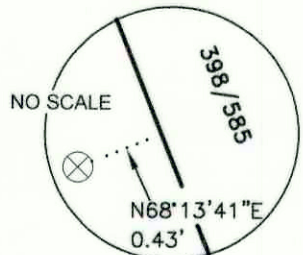
DETAIL A



DETAIL B



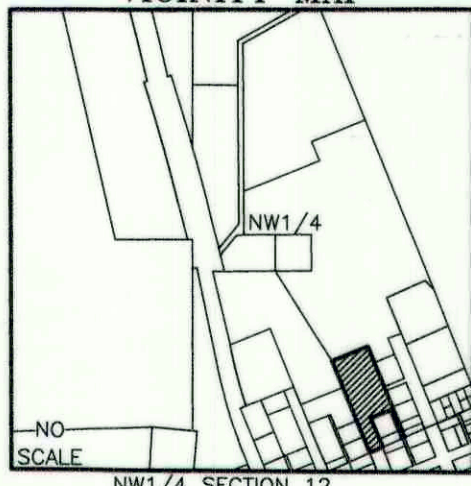
DETAIL C



LEGEND

- ⊠ FOUND AN X IN CONCRETE
 - FOUND A 5/8 INCH DIAMETER UNCAPPED REBAR
 - FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED NINNEMAN, 4661
 - ⊗ FOUND A RAILROAD SPIKE
 - ⊙ FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED DAVIS, 4975S
 - FOUND AN ORIGINAL STONE
 - SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
 - AN UNMARKED COMPUTED POINT
 - () BOOK 398/PAGE 585, RECORD
 - { } PLAT No. 32, RECORD
 - [] COS No. 1221, RECORD
 - < > COS No. 1222, RECORD
 - // COS No. 1276, RECORD
 - | | COS No. 2886, RECORD
 - * * COS No. 2363, RECORD
 - \\ PLAT No. 7173, RECORD
 - ^^ COS No. 4176, RECORD
 - : : WEST TROY, RECORD
- BOUNDARY LINES
 - - - OLD BOUNDARY LINE
 - · · ADJOINING BOUNDARIES
 - - - RIGHT-OF-WAY LIMIT
 - - - SECTION SUBDIVISION LINE
 - - - ROAD CENTERLINE

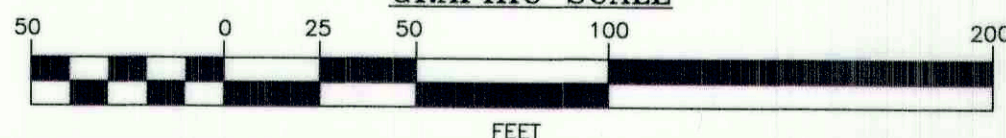
VICINITY MAP



KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354

GRAPHIC SCALE



LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson, PLS 70400LS
Date 4-27-23

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined the above of May 3, 2023, A.D.
Steven A. Boyer, PLS 87501A, Lincoln County Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15th day of May 2023, A.D. at 3:43 o'clock
Corrina Beaton by Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4947