

CERTIFICATE OF SURVEY:

RETRACEMENT SURVEY

CEDAR GLEN ESTATES PHASE II

LOT NO. 14 PER PLAT NO. 5271

Section 35 Twp. 32 N., R. 34 W., P.M.M.

For: Nancy Wright at the request of
Clearwater Realtor Montana Properties
Date: March 2024

PURPOSE OF SURVEY

The purpose of this survey is to retrace the exterior boundaries of an existing tract 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.

SURVEYOR NOTES

The Burlington Northern Railroad right-of-way was determined by offsetting 100.00 feet from the centerline of the existing mainline railroad tracks as measured. Record curve data per Book 32 Page 14 of Lincoln County Records did not match existing tracks.

Plat No. 5271 used a straight line projection of the Burlington Northern right-of-way instead of an offset curve. Plat No. 5271 had a scrivener's error noting the southeast boundary length of Lot 14 of 454.01 feet does not match record line length of approximately ±445 feet.

DESCRIPTION LOT 14

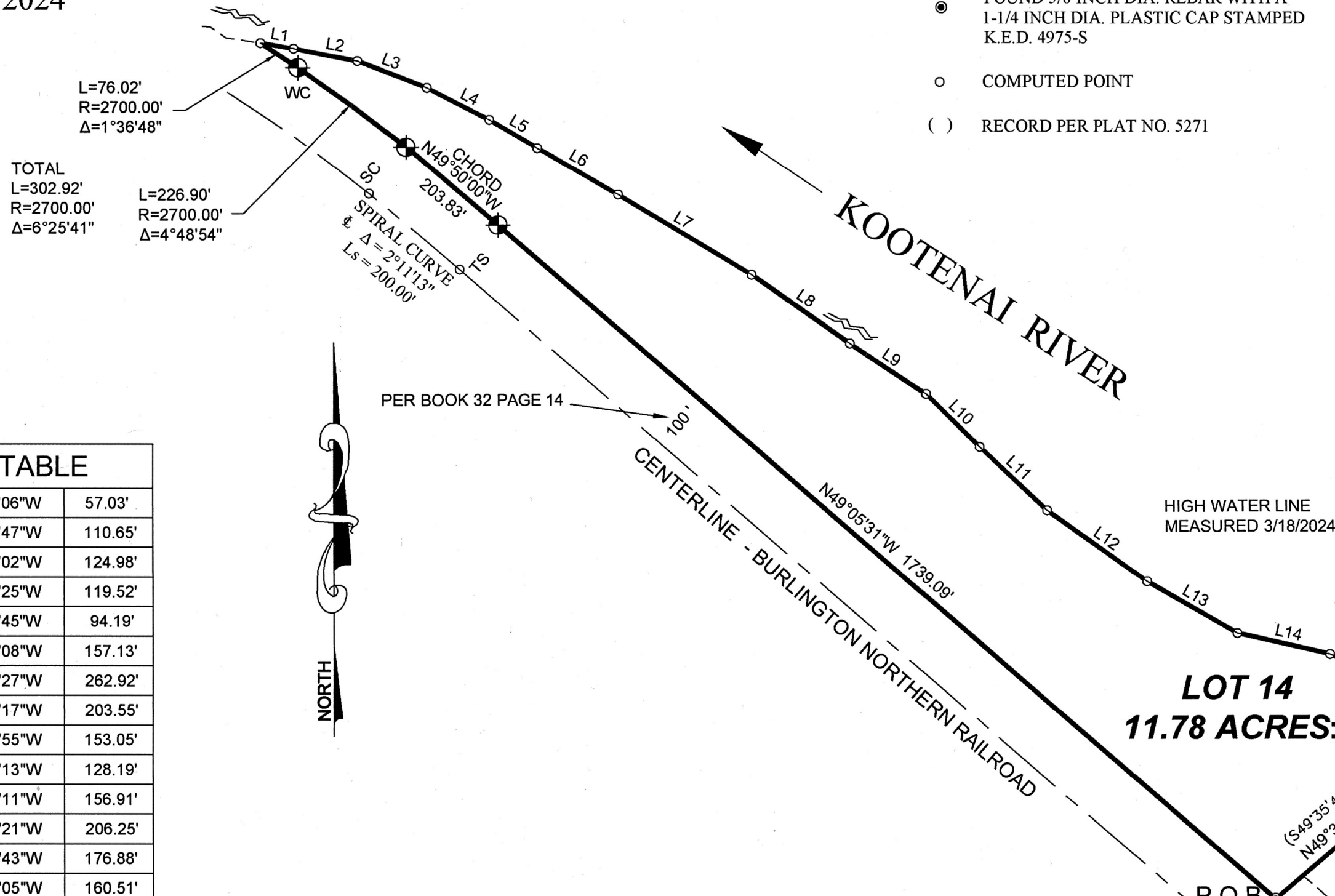
A tract of land near Troy, Lincoln County, Montana, being Lot no. 14 of Cedar Glen Estates Phase II, lying between the Burlington Northern Railroad and the Kootenai River in Government Lot 8 of Section 35, Twp. 32 N., R. 34 W., P.M.M., containing 11.78 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S being 100.00 feet from the mainline tracks (measured) therefrom, marking the southwest corner of Lot 14 of Cedar Glen Estates Phase II and located on the easterly Burlington Northern right-of-way and ; thence, along said right-of-way N49°05'31"W 1739.09 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, continuing along said right-of-way on the arc of a spiral curve to the left having a chord bearing N49°50'00"W 203.83 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, continuing along said right-of-way along the arc of a curve to the left a distance of 302.92 feet, turning through a delta angle of 6°25'41", and having a radius of 2700.00 feet to a computed point located on ordinary high water line of Kootenai River; thence, leaving said right-of-way, upstream along said high water line the following seventeen (17) courses; S80°28'06"E 57.03 feet to a computed point; thence, S79°27'47"E 110.65 feet to a computed point; thence, S68°39'02"E 124.98 feet to a computed point; thence, S63°01'25"E 119.52 feet to a computed point; thence, S59°42'45"E 94.19 feet to a computed point; thence, S60°00'08"E 157.13 feet to a computed point; thence, S59°06'27"E 262.92 feet to a computed point; thence, S55°08'17"E 203.55 feet to a computed point; thence, S56°30'55"E 153.05 feet to a computed point; thence, S45°15'13"E 128.19 feet to a computed point; thence, S46°49'11"E 156.91 feet to a computed point; thence, S54°30'21"E 206.25 feet to a computed point; thence, S60°15'43"E 176.88 feet to a computed point; thence, S77°17'05"E 160.51 feet to a computed point; thence, S65°02'00"E 121.43 feet to a computed point; thence, S53°29'34"E 60.00 feet to a computed point; thence, S66°06'06"E 95.55 feet to a computed point; thence, leaving said high water line, S49°30'52"W a total distance of 444.74 feet to the point of beginning.

The aforescribed Lot No. 12 of Cedar Glen Estates Phase II contains 11.78 acres of land more or less and is subject to and together with all apurtenant easements of records.

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1-1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 5/8 INCH DIA. REBAR WITH A 1-1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- COMPUTED POINT
- () RECORD PER PLAT NO. 5271



TOTAL
L=302.92'
R=2700.00'
Δ=6°25'41"

L=226.90'
R=2700.00'
Δ=4°48'54"

CHORD
N49°50'00"W
203.83'

SPIRAL CURVE
Δ=2°11'13"
Ls=200.00'

LINE TABLE		
L1	N80°28'06"W	57.03'
L2	N79°27'47"W	110.65'
L3	N68°39'02"W	124.98'
L4	N63°01'25"W	119.52'
L5	N59°42'45"W	94.19'
L6	N60°00'08"W	157.13'
L7	N59°06'27"W	262.92'
L8	N55°08'17"W	203.55'
L9	N56°30'55"W	153.05'
L10	N45°15'13"W	128.19'
L11	N46°49'11"W	156.91'
L12	N54°30'21"W	206.25'
L13	N60°15'43"W	176.88'
L14	N77°17'05"W	160.51'
L15	N65°02'00"W	121.43'
L16	N53°29'34"W	60.00'
L17	N66°06'06"W	95.55'

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.

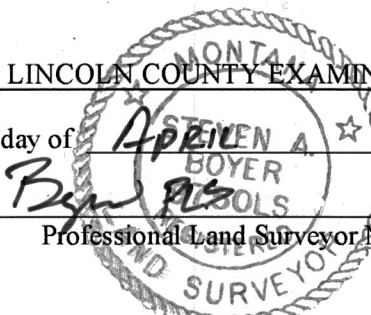
Dated this 15 day of March, 2024 A.D.

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

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 22nd day of April, 2024 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

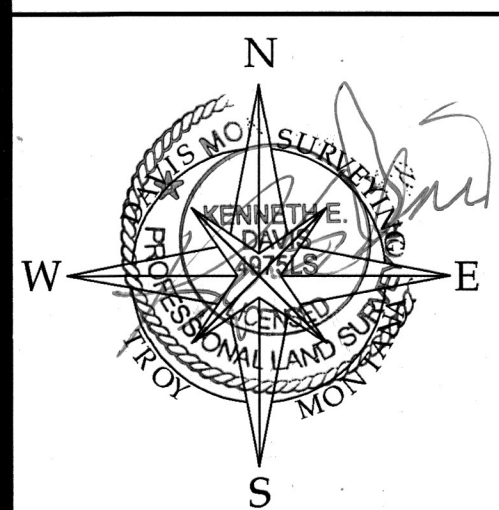


STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 24 day of April, 2024 A.D. at
1:01 O'clock P.M.

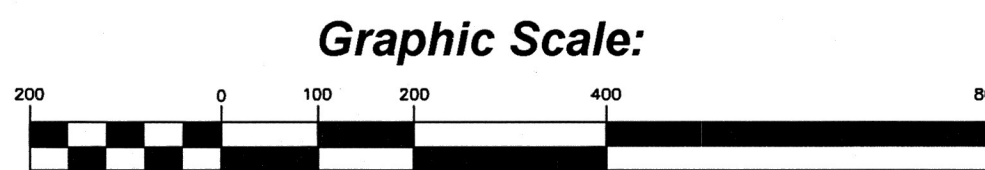
County Clerk and Recorder by *Deborah Dorton* Deputy

CERTIFICATE OF SURVEY NO. 5019



DAVIS SURVEYING INC.
TROY, MONTANA

DATE: 3/20/24	REV:
DRAWN BY: SM	
Land Projects 2024	
FILE: t323435nw.dwg	



(1 inch = 200 ft.)