

CERTIFICATE OF SURVEY

RETRACEMENT

LOTS 9-11, BLOCK 3, MIDVALE ADDITION, PLAT No. 2239
 SE1/4 NW1/4, SECTION 14, T.36N., R.27W., P.M.M.T., EUREKA, LINCOLN COUNTY, MONTANA
 FOR: MAGNOLIA PROPERTIES, LLC DATE: APRIL, 2024

PURPOSE OF SURVEY

The purpose of this survey is the retracement of Lots 9-11, Block 3, Midvale Addition, Plat No. 2239, 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: LOT 9

A tract of land, lying within the City of Eureka, Montana, Lincoln County, in the SE1/4 NW1/4, Section 14, T.36N., R.27W., P.M.M.T. and more particularly described as follows:
 Lot 9, Block 3, Midvale Addition, Plat No. 2239, Lincoln County Records, containing 0.16 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 10

A tract of land, lying within the City of Eureka, Montana, Lincoln County, in the SE1/4 NW1/4, Section 14, T.36N., R.27W., P.M.M.T. and more particularly described as follows:
 Lot 10, Block 3, Midvale Addition, Plat No. 2239, Lincoln County Records, containing 0.16 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 11

A tract of land, lying within the City of Eureka, Montana, Lincoln County, in the SE1/4 NW1/4, Section 14, T.36N., R.27W., P.M.M.T. and more particularly described as follows:
 Lot 11, Block 3, Midvale Addition, Plat No. 2239, Lincoln County Records, containing 0.16 acres. Subject to and together with all appurtenant easements of record.

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on survey grade GPS observation. Angular variation between this survey and Plat 2239 is 0°06'47" along the easterly right-of-way limit of 1st Ave East between the SW corner of Lot 9, Block 3, and the NW corner of Lot 12, Block 3, Plat No. 2239.

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Byron Sanderson & Calen Williamson, March, 2024.

REFERENCED SURVEYS & DOCUMENTS

- 1955 - Plat No. 2239, Midvale Addition, Robert Burdick, 649S
- 1980 - Plat No. 3889, Boundary Line Adjustment, Dean Marquardt, 2989ES
- 2005 - COS No. 3457, Retracement, Sam Cordi, 13102LS
- 2015 - COS No. 4382RB, Boundary Line Adjustment, Dawn Marquardt, 7328S
- 2020 - COS No. 4725RB, Boundary Line Adjustment, Alvah Hughes, 7322LS

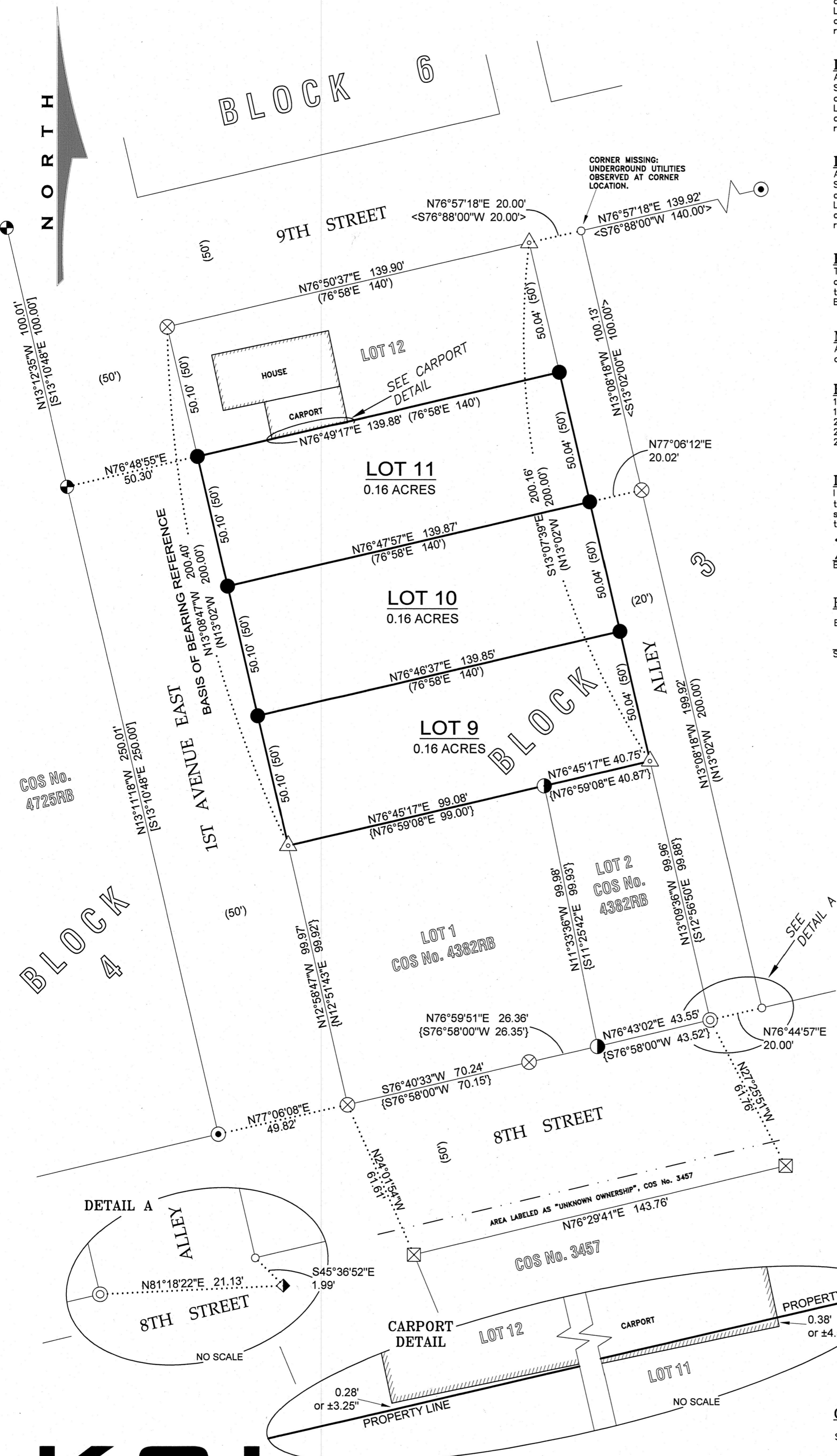
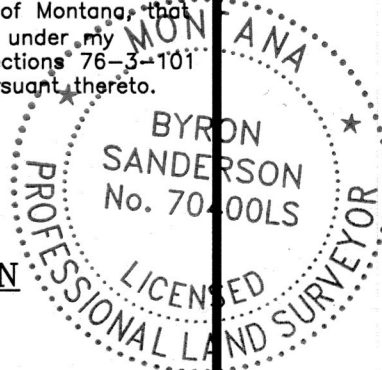
LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, and 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.

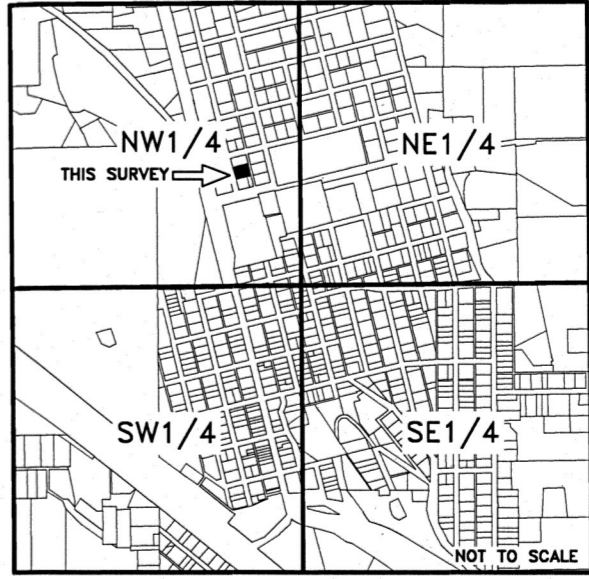
Byron Sanderson 4-12-24
 Byron Sanderson, PLS 70400LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 7th of May, 2024, A.D.
Steven A. Boyer PLS
 Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor



SECTION 14 VICINITY MAP



LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED SANDERSON, 70400LS
- ⊙ 1.5 INCH SQUARE-HEAD BOLT
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT, 7328S
- ⊗ 5/8 INCH DIAMETER UNCAPPED REBAR
- △ 5/8 INCH DIAMETER REBAR WITH ILLEGIBLE PLASTIC CAP
- ⊙ 1 INCH SQUARE-HEAD BOLT
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- ⊗ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED CORDI, 13102LS
- ◆ 1.5 INCH OUTSIDE DIAMETER PIPE
- UNMARKED COMPUTED POINT
- () MIDVALE ADD. PLAT No. 2239, RECORD
- [] COS No. 4725RB, RECORD
- { } COS No. 4382RB, RECORD
- <> PLAT No. 3889, RECORD
- SUBJECT BOUNDARY LINES, THIS SURVEY
- ADJACENT BOUNDARIES
- DIMENSION LINE
- - - RIGHT-OF-WAY LIMIT

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 10th day
 of May, 2024, A.D. at 4:26pm o'clock
Corrina Brown by *Corrina Brown*
 Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5022

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

