

# FLATHEAD SURVEYS

418 1ST AVENUE WEST  
KALISPELL, MT 59901  
406-890-2540

JOB NO: 0214-01  
COMPLETED DATE: 10-10-2024  
FOR/OWNER: SPERRY ROBINSON

### BASIS OF BEARING DESCRIPTION

THE BEARING N00°00'00"E BETWEEN FOUND MONUMENTS AS SHOWN ON CERTIFICATE OF SURVEY NO. 3183, WAS USED AS THE BASIS OF BEARING OF THIS MAP AND SURVEY. ALL DISTANCES ARE SHOWN IN GROUND LEVEL FEET AND DECIMALS THEREOF.

### DESCRIPTION:

#### LOT 33:

A tract of land located within Government Lots 1, Section 30, Township 27 North, Range 27 West of the Principal Meridian of Montana, Lincoln County, Montana, and being more particularly described as follows:

Commencing at the section corner common to Sections 30 and 31, Township 27 North, Range 27 West, and Sections 25 and 36, Township 27 North, Range 28 West of the Principal Meridian of Montana; THENCE, N 00°00'00" E, 2406.38 feet, along the section line common to said sections 25 and 30, to a point of intersection with the north right of way of a 40 foot wide road known as Crystal Lake Shore Drive, being the Point of Beginning; THENCE, N 00°00'00" E, 258.30 feet more or less, along the section line common to said sections 25 and 30, to the low water mark of Crystal Lake; THENCE, N 87°32'55" E, 20.03 feet more or less, along said low water mark, to a point; THENCE, S 78°55'13" E, 37.89 feet more or less, along said low water mark, to a point; THENCE, S 53°21'12" E, 53.11 feet more or less, along said low water mark, to a point; THENCE, S 00°02'07" E, 223.69 feet more or less, along the line common to Lots 32 and 33 as illustrated on Plat No. 499, Crystal Lake Shore Lots, to a point of intersection with said north right of way; THENCE, N 87°59'05" W, 100.01 feet, along said north right of way, to a point of intersection with the section line common to said Sections 25 and 30, being the Point of Beginning.

Said Lot 33 encompasses +/- 0.57 acres.

Lot 33 is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown herein.

### LEGEND

- ⊕ SECTION CORNER - FOUND 5/8" REBAR W/YPC PUTNAM 4735S PER CCR
- ⊖ 1/4 SECTION CORNER - CALCULATED POSITION, POINT FALLS IN CRYSTAL LAKE, OR FOUND AS NOTED
- SET 5/8" X 24" REBAR W/ 2" DIA. ALUM. CAP WEBB PLS 87077
- FOUND 5/8" REBAR W/YPC PUTNAM 4735S FOR MEANDER CORNER PER CCR
- FOUND 1/2" REBAR OR AS NOTED
- x CALCULATED POINT, NOTHING FOUND OR SET
- R1 RECORD DATA PER GENERAL LAND OFFICE FIELD NOTES NO. 3627 THE SURVEY OF THE SUBDIVISIONS AND MEANDERS OF TOWNSHIP 27 NORTH, RANGE 27 WEST, CONTRACT NO. 363, DATED MARCH 13TH, 1900
- R2 RECORD DATA PER GENERAL LAND OFFICE FIELD NOTES NO. 3625 THE SURVEY OF THE SOUTH, EAST AND WEST AND FRACTIONAL NORTH BOUNDARIES OF TOWNSHIP 27 NORTH, RANGE 27 WEST, CONTRACT NO. 363, DATED MARCH 13TH, 1900
- R3 CRYSTAL LAKE SHORE LOTS (1958) PLAT NO. 499
- R4 RECORD DATA PER COS 1761
- R5 RECORD DATA PER COS 2562
- R6 RECORD DATA PER COS 3183
- POB POINT OF BEGINNING
- DEEDED BOUNDARY MONUMENTED BY THIS SURVEY
- - - ORIGINAL LOT LINES AS SHOWN ON PLAT NO. 499, CRYSTAL LAKE SHORE LOTS
- TIE LINE

### PURPOSE OF SURVEY: RETRACEMENT

TO PROVIDE A PERMANENT RECORD IN THE OFFICE OF THE CLERK AND RECORDER, LINCOLN COUNTY, MONTANA SHOWING CONTROLLING EVIDENCE USED TO RE-ESTABLISH THE BOUNDARIES OF LOT 33 AS CONVEYED PER THAT DEED RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, LINCOLN COUNTY, MONTANA AND INDEXED AS BOOK 317, PAGE 784. THIS CERTIFICATE OF SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO M.C.A. 76-3-104 AND 76-4-103.

### NOTE:

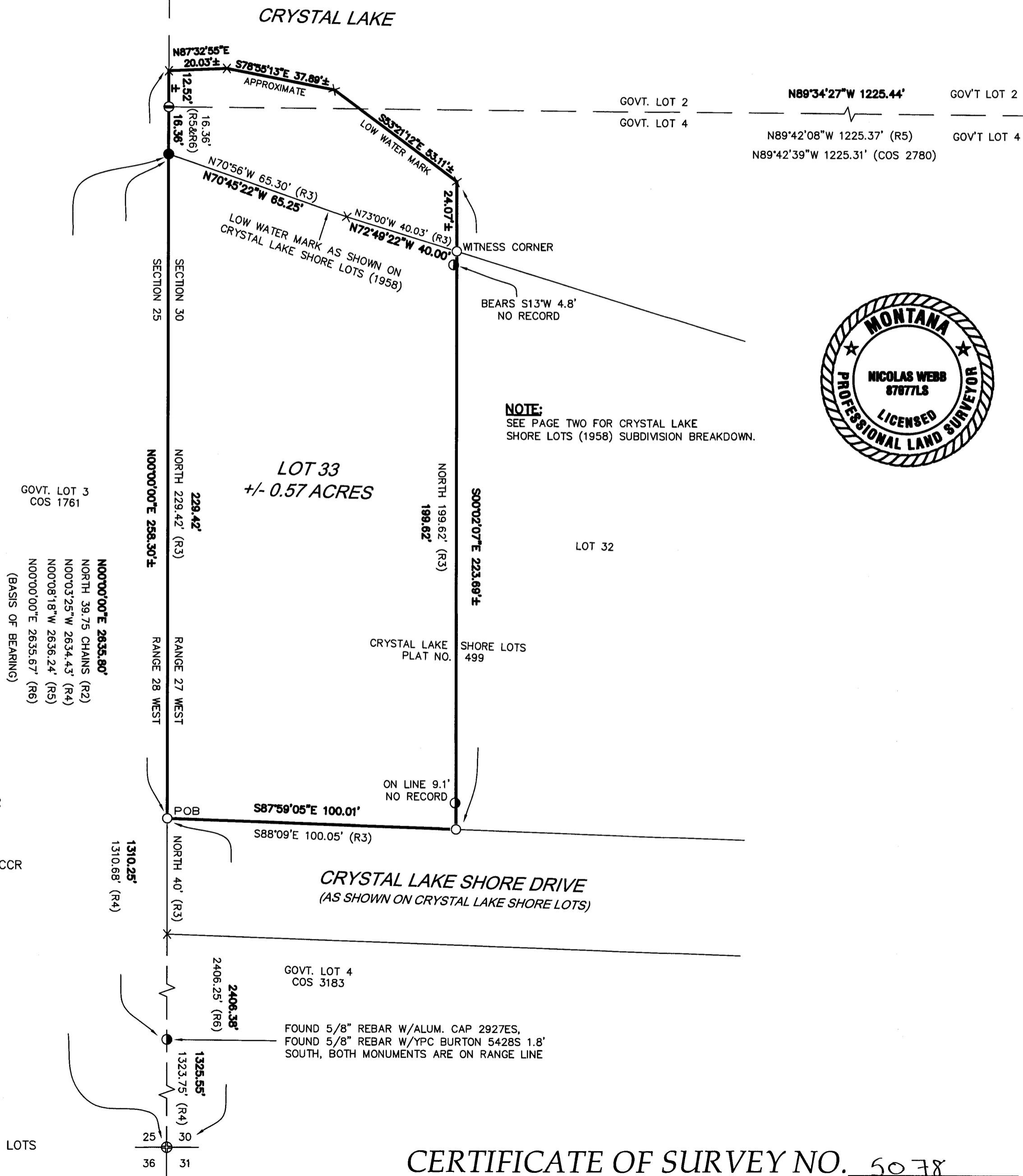
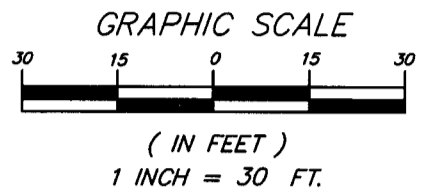
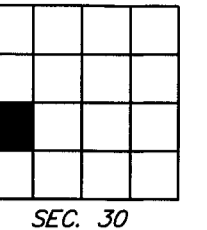
SURVEYOR HAS MADE NO INVESTIGATIVE RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

### NOTE: LOW WATER MARK SEPTEMBER, 2024

M.C.A. 70-16-201. OWNER OF LAND BOUNDED BY WATER, EXCEPT WHERE THE GRANT UNDER WHICH THE LAND IS HELD INDICATES A DIFFERENT INTENT, THE OWNER OF THE LAND, WHEN IT BORDERS UPON A NAVIGABLE LAKE OR STREAM, TAKES TO THE EDGE OF THE LAKE OR STREAM AT LOW WATER MARK; WHEN IT BORDERS UPON ANY OTHER WATER, THE OWNER TAKES TO THE MIDDLE OF THE LAKE OR STREAM.

# CERTIFICATE OF SURVEY

GOVERNMENT LOTS 2 AND 4, SEC. 30,  
T.27N., R.27W., P.M.,M., LINCOLN COUNTY, MONTANA



### CERTIFICATE OF SURVEYOR

I, NICOLAS WEBB, OF MARION, MONTANA, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTHS OF JULY THROUGH OCTOBER 2024, AND FROM RECORDS ON FILE WITH THE OFFICE OF THE CLERK AND RECORDER, LINCOLN COUNTY, MONTANA;

THAT THIS CERTIFICATE OF SURVEY CORRECTLY REPRESENTS THE POINTS AND CORNERS AS SET OR FOUND AT THE TIME OF SAID SURVEY;

*Nicolas Webb*

NICOLAS WEBB, PLS  
MONTANA PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 87077  
DATED THIS 10TH DAY OF OCTOBER, 2024.

### CERTIFICATE OF EXAMINING LAND SURVEYOR

ON THE BEHALF OF THE GOVERNING BODY, THIS DOCUMENT HAS BEEN EXAMINED FOR ERRORS AND OMISSIONS IN CALCULATION OR DRAFTING PURSUANT TO MONTANA CODE ANNOTATED SECTION 76-3-611(2)(b).

*Steven A. Boyer*  
STEVEN A. BOYER, PLS  
MONTANA PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 9750LS

DATED THIS 16th DAY OF OCTOBER, 2024.

STATE OF MONTANA  
COUNTY OF LINCOLN  
FILED ON THE 17 DAY OF Oct, 20 24  
AT 10:34 O'CLOCK AM  
*Corrine Brown*  
CLERK & RECORDER  
BY: *Scatisha Strickson*  
DEPUTY  
INSTRUMENT REC. NO. 312662

CERTIFICATE OF SURVEY NO. 5078

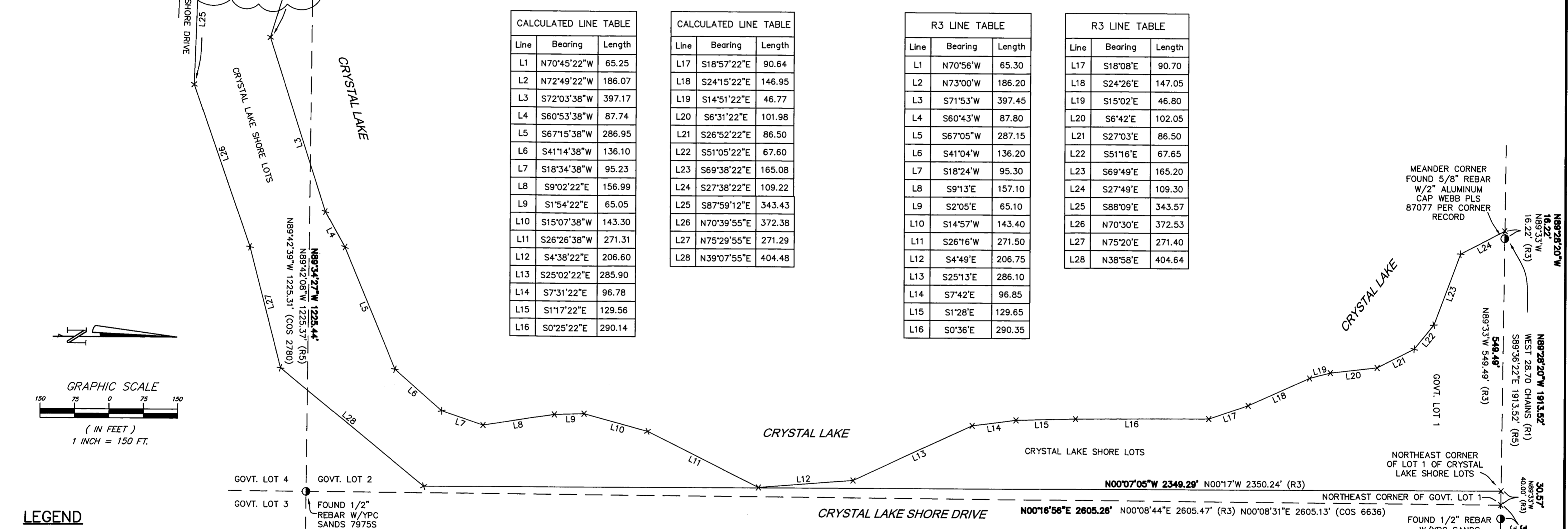
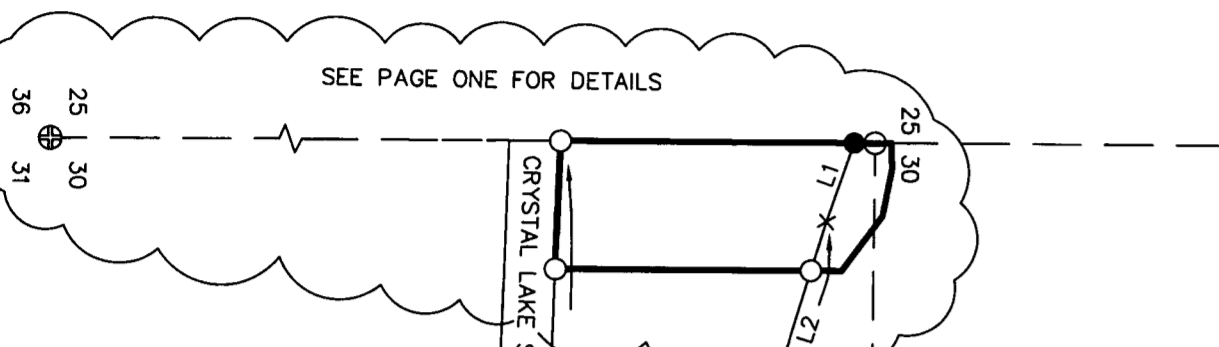
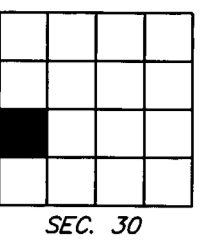
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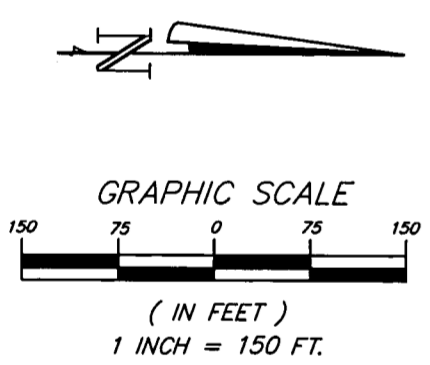


Line	Bearing	Length
L1	N70°45'22"W	65.25
L2	N72°49'22"W	186.07
L3	S72°03'38"W	397.17
L4	S60°53'38"W	87.74
L5	S67°15'38"W	286.95
L6	S41°14'38"W	136.10
L7	S18°34'38"W	95.23
L8	S9°02'22"E	156.99
L9	S1°54'22"E	65.05
L10	S15°07'38"W	143.30
L11	S26°26'38"W	271.31
L12	S4°38'22"E	206.60
L13	S25°02'22"E	285.90
L14	S7°31'22"E	96.78
L15	S1°17'22"E	129.56
L16	S0°25'22"E	290.14

Line	Bearing	Length
L17	S18°57'22"E	90.64
L18	S24°15'22"E	146.95
L19	S14°51'22"E	46.77
L20	S6°31'22"E	101.98
L21	S26°52'22"E	86.50
L22	S51°05'22"E	67.60
L23	S69°38'22"E	165.08
L24	S27°38'22"E	109.22
L25	S87°59'12"E	343.43
L26	N70°39'55"E	372.38
L27	N75°29'55"E	271.29
L28	N39°07'55"E	404.48

Line	Bearing	Length
L1	N70°56'W	65.30
L2	N73°00'W	186.20
L3	S71°53'W	397.45
L4	S60°43'W	87.80
L5	S67°05'W	287.15
L6	S41°04'W	136.20
L7	S18°24'W	95.30
L8	S9°13'E	157.10
L9	S2°05'E	65.10
L10	S14°57'W	143.40
L11	S26°16'W	271.50
L12	S4°49'E	206.75
L13	S25°13'E	286.10
L14	S7°42'E	96.85
L15	S1°28'E	129.65
L16	S0°36'E	290.35

Line	Bearing	Length
L17	S18°08'E	90.70
L18	S24°26'E	147.05
L19	S15°02'E	46.80
L20	S6°42'E	102.05
L21	S27°03'E	86.50
L22	S51°16'E	67.65
L23	S69°49'E	165.20
L24	S27°49'E	109.30
L25	S88°09'E	343.57
L26	N70°30'E	372.53
L27	N75°20'E	271.40
L28	N38°58'E	404.64



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**NOTE:** SEE SURVEYORS NOTES ON COS 2780 DETAILING THE FOUND DISCREPANCIES BETWEEN THE 1953 MILLER GOVERNMENT LOT LINE & THE PROPER BREAKDOWN OF SECTION 30 AS SHOWN ON COS 2562.

CERTIFICATE OF SURVEY NO. 5078