

CERTIFICATE OF SURVEY: RETRACEMENT SURVEY

LOT 25 OF EDGEWATER ESTATES - PHASE II PER PLAT NO. 4936
E1/2 of Section 35 Twp. 31 N., R. 31 W., P.M.M.
For: Dave Haines
Date: August 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.

DESCRIPTION

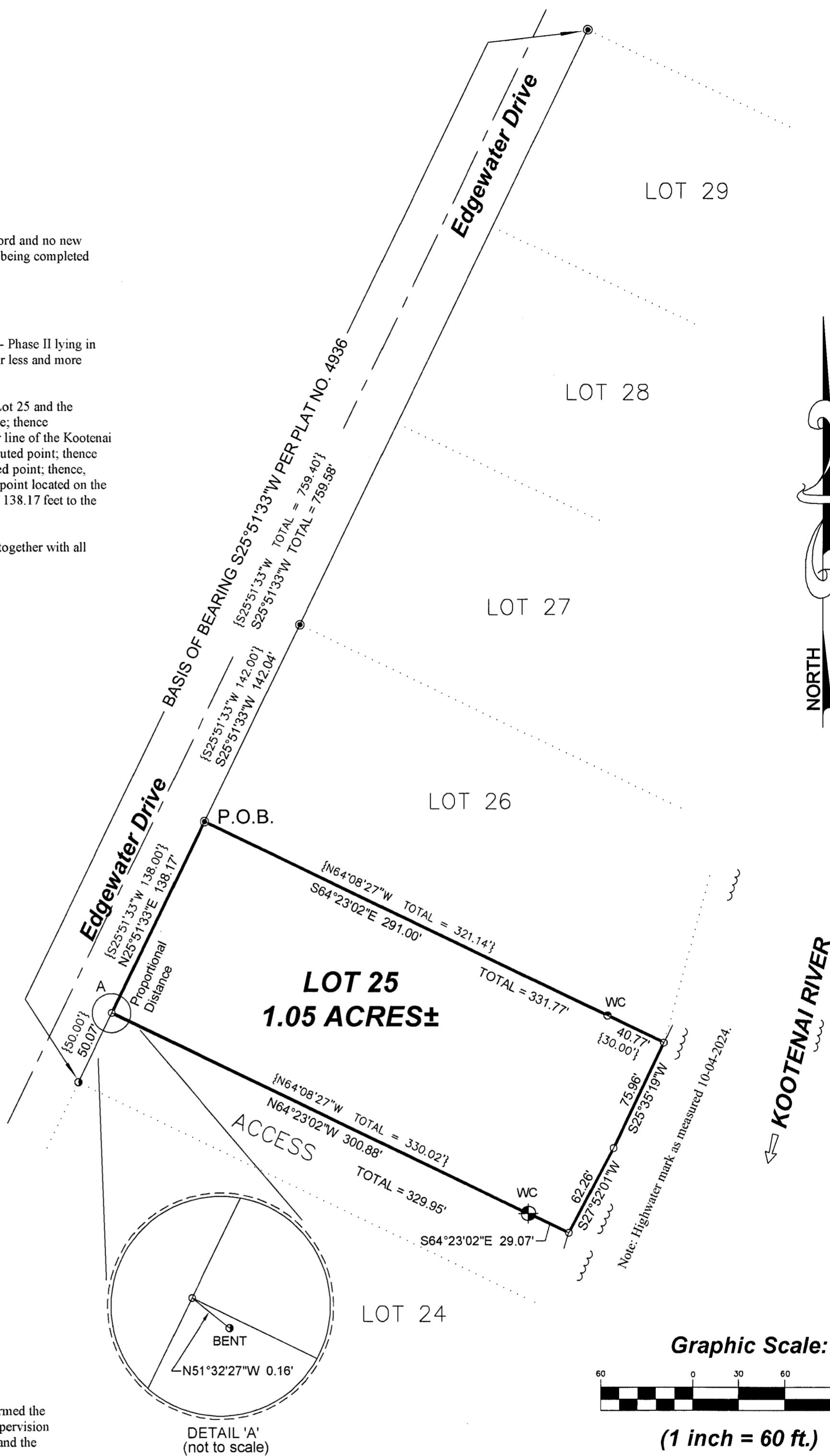
A tract of land near Troy, Lincoln County, Montana, being Lot 25 of Edgewater Estates - Phase II lying in the East half of Section 35, Twp. 31 N., R. 31 W., P.M.M., containing 1.05 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped 9525LS which marks the northwest corner of Lot 25 and the southwest corner of Lot 26 being located on the easterly right-of-way of Edgewater Drive; thence S64°23'02"E a total distance of 331.77 feet to a computed point located on the highwater line of the Kootenai River; thence, downstream along said high water line, S25°35'19"W 75.96 feet to a computed point; thence continuing downstream along said high water line, S27°52'01"W 62.26 feet to a computed point; thence, leaving said high water line, N64°23'02"W a total distance of 329.95 feet to a computed point located on the easterly right-of-way of Edgewater Drive; thence, along said right-of-way, N25°51'33"E 138.17 feet to the point of beginning.

The aforescribed Lot 25 contains 1.05 acres of land more or less and is subject to and together with all appurtenant 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 9525LS
- FOUND 5/8 INCH DIA. BARE REBAR
- FOUND 5/8 INCH DIA. REBAR WITH A MELTED CAP
- COMPUTED POINT
- { } RECORD PER PLAT NO. 4936



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 10 day of October, 2024 A.D.

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

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 23rd day of October, 2024 A.D.

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

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 25 day of October, 2024 A.D. at 9:20 o'clock A.M.

Corinna Brown by *Debra Stecker*
County Clerk and Recorder Deputy



DAVIS SURVEYING INC.	
TROY, MONTANA	
DATE: 10/11/24	REV:
DRAWN BY: SM	
Land Projects 2024	
FILE: T313135DH.dwg	

CERTIFICATE OF SURVEY NO. 5083