

# CERTIFICATE OF SURVEY: AGGREGATION OF LOTS

LOTS 2 & 3 BLOCK 3 OF KOOTENAI VISTA PLAT 2340

In the NW1/4 of Section 27 Twp. 32 N., R. 34 W., P.M.M.

For: PB CAHOON FAMILY TRUST

Date: December 2024

### PURPOSE OF SURVEY

I, Pat Cahoon, as Trustee of PB CAHOON FAMILY TRUST do hereby certify that the purpose of this survey is the aggregation of parcels within a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(f) M.C.A., which states "aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established;" respectively.

Furthermore, This survey is exempt from subdivision sanitation review pursuant to M.C.A. 76-4-125(1)(a) "the exclusions cited in 76-3-201 and 76-3-207(1)(f)."

Dated this 19 day of February, 2025 A.D.

*Pat Cahoon*  
Pat Cahoon, Trustee

STATE OF \_\_\_\_\_  
County of \_\_\_\_\_ *see attached*

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D. before me, a Notary Public in and for the State of \_\_\_\_\_, Pat Cahoon, Trustee of PB CAHOON FAMILY TRUST, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public My Commission Expires

### DESCRIPTION OF AMENDED LOT 2A

A tract of land near Troy, Lincoln County, Montana, lying in the northwest 1/4 of Section 27, Twp. 32 N., R. 34 W., P.M.M., being Lots 2 and 3 of Block 3 Kootenai Vista per Plat No. 2340, containing 0.44 acre (19,338 sq.ft.) more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southeast corner of Lot 3 Block 3 of Kootenai Vista Subdivision per Plat No. 2340 in Section 27, Twp. 32N., R. 34W., P.M.M., located on the westerly right-of-way of Waterfront Road, a county road, being 30 feet from the centerline thereof; thence, along said right-of-way N4°17'37"E 62.99 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, continuing along said right-of-way N4°17'37"E 62.76 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said right-of-way, N85°43'02"W 150.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the easterly bank of the Kootenai River; thence, following the meanders of the easterly bank of the Kootenai River south, upstream S7°45'00"W a total distance of 125.94 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the easterly bank of the Kootenai River; thence, leaving said easterly bank of the Kootenai River, S85°42'02"E 157.60 feet to the point of beginning.

The aforescribed Amended Lot 2A contains 0.44 acre (19,338 sq.ft.) of land more or less and is subject to and together with all appurtenant easements of records.

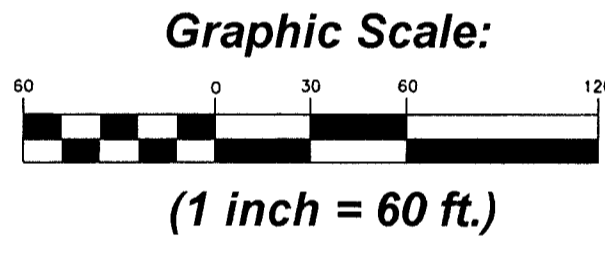
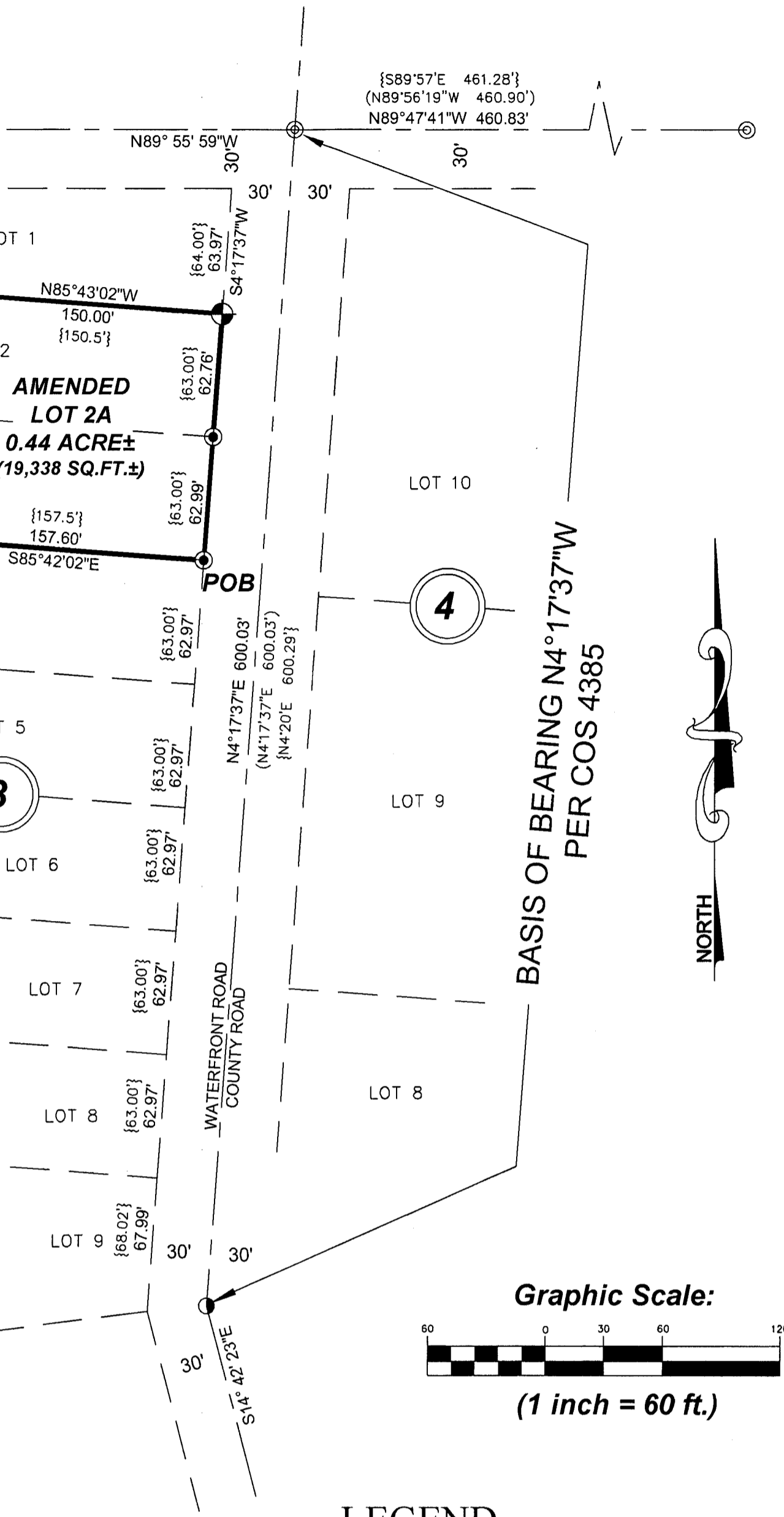
### CERTIFICATE OF SURVEYOR STATE OF MONTANA County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat of 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 24 day of February, 2025 A.D.

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

*Shirley Whitfield for*  
*Sedaris Carlberg* 2-25-25  
Treasurer Lincoln County, Date



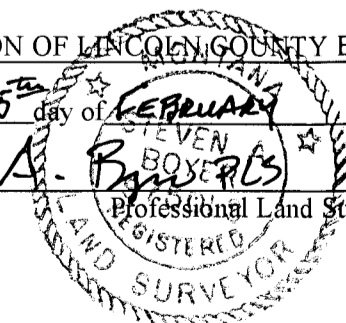
### LEGEND

- 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 (UNRECORDED)
- ⊙ FOUND 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED JHN 4661-S
- FOUND 3/4 INCH DIA. STEEL PIPE
- COMPUTED POINT
- { } RECORD PER PLAT NO. 2340
- ( ) CERTIFICATE OF SURVEY NO. 4385

### CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 25 day of February, 2025 A.D.

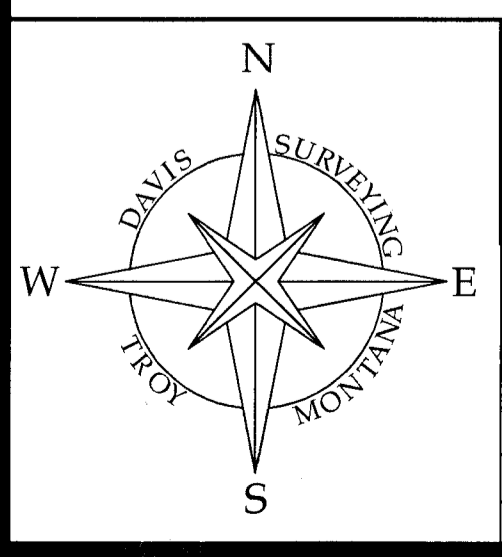
*Steven A. Boyer*  
Steven A. Boyer Professional Land Surveyor No. 9750LS



STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 26 day of February, 2025 A.D. at 2:21 O'clock P.m.

*Corrina Breen* County Clerk and Recorder by *Erin Stork* Deputy



<b>DAVIS SURVEYING INC.</b>	
TROY, MONTANA	
DATE: 12/12/24	REV: 1/9/25
DRAWN BY: SM	
Land Projects 2024	
FILE: t323427pc.dwg	

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

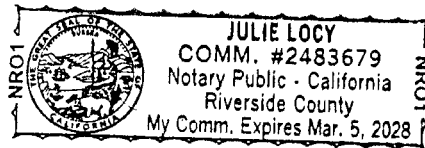
County of Riverside

On February 19, 2025 before me, Julie Lucy - Notary Public  
(insert name and title of the officer)

personally appeared Pat Cahoon  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Julie Lucy (Seal)

★ Trustee of P.B Cahoon Family Trust