

LINCOLN COUNTY MONTANA
AMENDED PLAT OF:
OSPREY BEND
LOTS 1 and 2

A PART OF THE GREAT NORTHERN PLACER
CLAIM, M.S. NO. 3855 WITHIN SECTIONS 19 AND 20
IN TWP 31N., R. 33W., P.M.M.
FOR: James Schreiner, Joyce Schreiner, and Robert Schreiner
DATE: March 2025

PURPOSE OF SURVEY

We, James Schreiner, Joyce Schreiner and Robert Schreiner, do hereby certify that the purpose of this survey is to relocate common boundaries inside of a planned subdivision, therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(d) which states: "for five or fewer lots within a planned subdivision, the relocation of common boundaries"; furthermore this survey is exempt from review by the Department of Environmental Quality pursuant to 17.36.605(2)(b)(i)(ii) which states "no facilities other than those previously approved exist or will be constructed on the parcel" and "the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA". Additionally, this boundary line adjustment is to move the lot lines back to the original lot lines of Lot 1 and Lot 2 of Osprey Bend.

ARM 24.183.1104 (I)(f)(iii)(C):

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

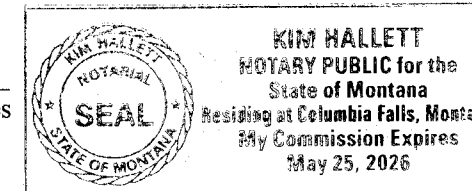
James A. Schreiner, Joyce L. Schreiner, Robert J. Schreiner, by their attorneys-in-fact
James A. Schreiner Date 4/24/25
Joyce L. Schreiner Date 4/24/25
Robert J. Schreiner Date 4/24/25

STATE OF MONTANA
County of Lincoln

On this 24 day of April, 2025 A.D. before me, a Notary Public in and for the State of Montana, James A. Schreiner, 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.

Kim Hallett
Notary Public

May 25, 2026
My Commission Expires

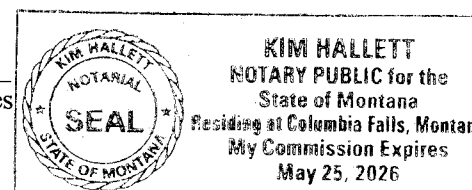


STATE OF MONTANA
County of Lincoln

On this 24 day of April, 2025 A.D. before me, a Notary Public in and for the State of Montana, Joyce L. Schreiner, 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.

Kim Hallett
Notary Public

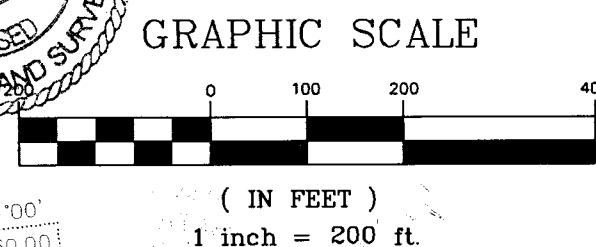
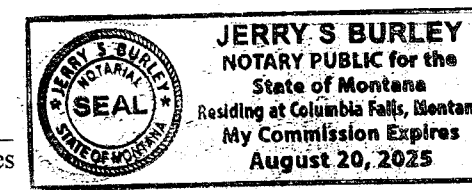
May 25, 2026
My Commission Expires



On this 24 day of April, 2025 A.D. before me, a Notary Public in and for the State of Montana, Robert J. Schreiner, 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.

Kim Hallett
Notary Public

May 25, 2026
My Commission Expires



LOT 1

A tract of land near Troy, Lincoln County Montana, being a part of Great Northern Placer Claim (M.S. No. 3855), lying within Section 20, Twp. 31 N., R. 33 W., P.M.M., and more particularly described as follows:
Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S, which marks the northwest corner of Lot 1 Osprey Bend, and bears S68°02'00"E 229.70 feet from a 2 1/4 in. aluminum monument stamped KED 4975-S marking Corner No. 5 of M.S. No. 3855; thence S14°26'10"E 277.58 feet to a 5/8 inch dia. bare rebar located on the north right-of-way of US Highway 2; thence, continuing along said north right-of-way on a spiral curve to the left having a chord bearing of N83°18'37"E a distance of 21.26 feet to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 276+79.57) located on said north right-of-way; thence, continuing along said north right-of-way N83°17'43"E 444.41 feet to a computed point located at the intersection of said north right-of-way and the easterly line of Great Northern Placer Claim No. 3855; thence, leaving said right-of-way and following said easterly line N68°02'00"W 573.31 feet to the point of beginning. The aforescribed tract of land being Lot 1, being 1.47 acres, more or less, and is subject to and together with all appurtenant easements of record.

PARCEL A

A tract of land near Troy, Lincoln County Montana, being a part of Great Northern Placer Claim (M.S. No. 3855), lying within Section 20, Twp. 31 N., R. 33 W., P.M.M., and more particularly described as follows:
Beginning at a 5/8 inch dia. rebar capped KED 4975-S located on the north right-of-way of U.S. Highway 2 and which bears S56°04'34"E 1587.57 feet from a 2 1/4 in. aluminum monument stamped KED 4975-S marking Corner No. 5 of M.S. No. 3855; thence, leaving said north right-of-way N12°35'44"W 341.68 feet to a 5/8 inch dia. rebar capped KED 4975-S located on the south right-of-way of the Burlington Northern Railroad; thence, continuing along said south right-of-way N78°48'00"E 86.89 feet to a 5/8 inch dia. rebar capped KED 4975-S located at the intersection of said north right-of-way and the easterly line of Great Northern Placer Claim No. 3855; thence, leaving said right-of-way along said easterly line, S68°02'00"E 111.47 feet to a 5/8 inch dia. rebar capped K.E.D.; thence, leaving said easterly line S14°26'10"E 277.58 feet to a 5/8 inch dia. bare rebar located on the north right-of-way of U.S. Highway 2; thence, along said north right-of-way on a spiral curve to the right having a chord bearing of S83°21'21"W a distance of 39.64 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence, continuing along said north right-of-way following a radial bearing of S6°35'06"E 20.00 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence, continuing along said north right-of-way on a spiral curve to the right having a chord bearing of S84°00'12"W a distance of 147.03 feet to the point of beginning. The aforescribed tract of land contains Parcel A, for a total of 1.39 acres, more or less, and is subject to and together with all appurtenant easements of record.

LOT 2A

A tract of land near Troy, Lincoln County Montana, being a part of Great Northern Placer Claim (M.S. No. 3855), lying within Section 19 and 20, Twp. 31 N., R. 33 W., P.M.M., and more particularly described as follows:
Beginning at a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 272+79.57) on the north right-of-way of U.S. Highway 2; thence, following said right-of-way on the arc of a curve to the right having a length of 940.90 feet, turning through a delta angle of 27°25'00", having a radius of 1966.30 feet, to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 263+00.4); thence, following said right-of-way N50°08'32"W 147.92 feet to a 2 1/4 inch dia. aluminum M.D.O.H. monument (Sta. 261+50.0); thence following said right-of-way N65°46'13"W 51.59 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence leaving said right-of-way N31°56'32"E 36.25 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence S61°47'59"E 148.67 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence N28°22'49"E 167.04 feet to a 5/8 inch dia. rebar capped KED 4975-S located on the south right-of-way of Burlington Northern Railroad; thence, following said south right-of-way on the arc of a curve to the left 763.54 feet, turning through a delta angle of 29°01'20", having a radius of 1507.39 feet, to a computed point located on said south right-of-way; thence, continuing along said south right-of-way on a spiral curve to the left having a chord bearing of N79°52'49"E 164.17 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence, continuing along said south right-of-way N78°48'00"E 86.89 feet to a 5/8 inch dia. rebar capped KED 4975-S located at the intersection of said north right-of-way and the easterly line of Great Northern Placer Claim No. 3855; thence, leaving said right-of-way along said easterly line, S68°02'00"E 111.47 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said easterly line S14°26'10"E 277.58 feet to a 5/8 inch dia. bare rebar located on the north right-of-way of U.S. Highway 2; thence, along said north right-of-way on a spiral curve to the right having a chord bearing of S83°21'21"W a distance of 39.64 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence, continuing along said north right-of-way following a radial bearing of S6°35'06"E 20.00 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence, continuing along said north right-of-way on a spiral curve to the right having a chord bearing of S84°00'12"W a distance of 147.03 feet to a 5/8 inch dia. rebar capped KED 4975-S; thence, continuing along said north right-of-way on a spiral curve to the right having a chord bearing of S86°38'59"W a distance of 184.16 feet to the point of beginning. The aforescribed tract of land contains Lot 2 and Parcel A, being 6.72 acres and 1.39 acres, more or less, respectively, for a total of 8.11 acres, more or less, and is subject to and together with all appurtenant easements of record.

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 24 day of April, 2025 A.D.

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

LEGEND

- FOUND A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 2 1/4 INCH DIAMETER ALUMINUM R/W MONUMENT BY THE M.D.O.H.
- FOUND A 5/8 INCH DIA. BARE REBAR
- FOUND 3 1/3 INCH DIAMETER ALUMINUM MONUMENT STAMPED K.E.D. 4975-S
- COMPUTED POINT
- RECORD PER PLAT NO. 6194

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 24 day of April, 2025 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
Dated this 24 day of April, 2025 A.D.

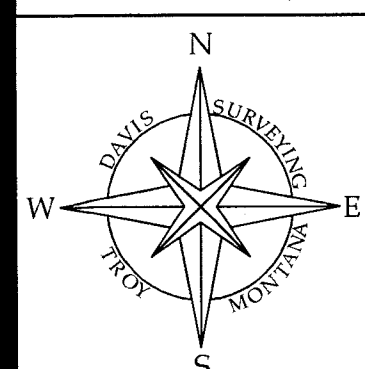
Brianne C. Caffrey for Sedaris Carberg
Treasurer
Lincoln County, Montana

STATE OF MONTANA
County of Lincoln

Filed on this 30 day of April, 2025 A.D. at 9:02 O'clock A.M.

Cecilia Brown
County Clerk and Recorder
by Sedaris Carberg
Deputy

CERTIFICATE OF SURVEY NO. 5125 RB



DAVIS SURVEYING INC.

TROY, MONTANA
DATE: 3/20/2025
DRAWN BY: SM
Land Projects 2025
REV:
FILE: 313319JS.dwg