

CERTIFICATE OF SURVEY:
RETRACEMENT SURVEY

LOT 1 OF LEO ORSBORN LOTS PER PLAT NO. 1282

Section 9 Twp. 30 N., R. 31 W., P.M.M.

For: Jay Bushman

Date: May 2025

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 in Libby, Lincoln County, Montana, being Lot 1 of Leo Orsborn Lots per Plat No. 1282 lying in the SE1/4 NE1/4 of Section 9, Twp. 30 N., R. 31 W., P.M.M., containing 22,160 square feet, or 0.51 acre or more or less and more particularly described as follows:

Beginning at a 1-1/2 inch dia. iron pipe which marks the northwest corner of Lot 1 Leo Orsborn Lots per Plat No. 1282 and bears N45°52'55"W 920.15 feet from a 2 inch dia. alum. pipe with a 3-1/4 inch dia. alum. BLM cap marking the E 1/4 of Section 9, Twp. 30 N., R. 31 W., P.M.M. ; thence, S89°08'47"E 228.80 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S8°19'16"W 100.63 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence N89°13'41"W 214.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence N0°17'31"E 100.09 feet to the point of beginning.

The aforescribed Lot 1 contains 22,160 square feet, or 0.51 acre of land more or less and is subject to and together with all apurtenant easements of records.

SURVEYOR NOTE

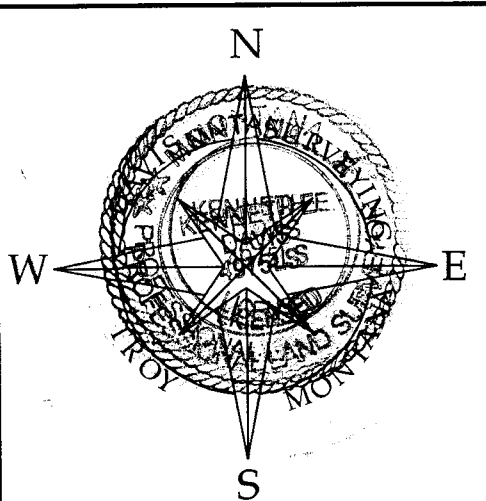
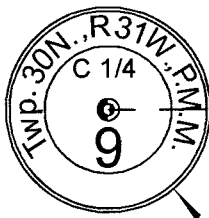
The Center 1/4 of Section 9, Twp. 30 N., R. 31 W., P.M.M. and the E 1/4 Corner of said section were used to establish the East-West Center of Section Line. Record distance per Plat No. 1282 was used to establish the southeast and southwest corners of Leo Orsborn Lots on said Center Section Line. A 1-1/2 inch dia. iron pipe was found, previously accepted to be the northwest corner of Leo Orsborn Lots per C.O.S. 2236, along with a 5/8 rebar with a damaged plastic cap which appears to establish the North line of Leo Orsborn Lots. The record distance of Leo Orsborn Lots along said North line from the iron pipe was used to establish the northeast corner. Porportional distances were used to establish lot lines from the corners.

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 17 day of June, 2025 A.D.

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



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 5/12/25

REV:

DRAWN BY:

SM

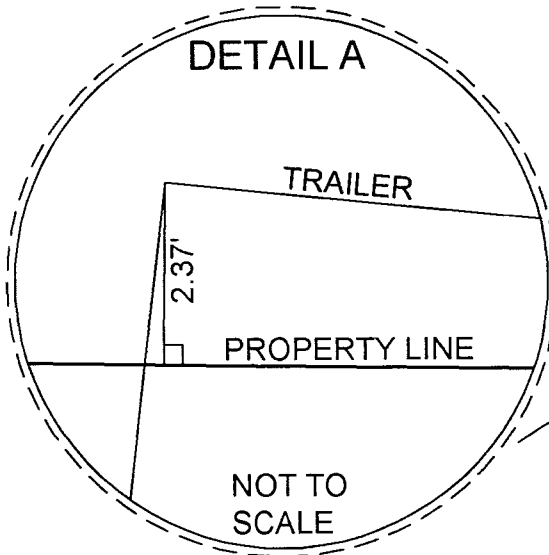
Land Projects 2025

FILE: t303109jb.dwg

TRACT 2
COS 2236

TRACT 2F
SE1/4 NE1/4

P.O.B.



LOT 1
0.51 ACRES±

N89°13'41"W

214.74'

{214.75'}

TRAILER OVER
LINE SEE DETAIL A

LOT 2

N89°19'16"W

200.68'

{200.70'}

LOT 3

N89°25'10"W

188.74'

{188.75'}

LOT 4

N89°31'52"W

176.79'

{176.80'}

LOT 5

N89°39'32"W

164.85'

{164.85'}

LOT 6

N89°48'25"W

152.90'

{152.90'}

LOT 7

{138.85'}

138.85'

TOTAL = 2647.93'

N90°00'00"W
{N90°00'00"W}

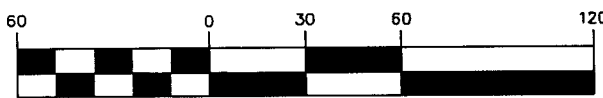
TRACTS 2H1 & 2H4
NE1/4 SE1/4

BASIS OF BEARING N90°0'0"W PER PLAT NO. 1282

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 DAMAGED PLASTIC CAP
- FOUND 2 INCH DIA. PIPE WITH A 3 1/4 INCH DIA. ALUM. CAP STAMPED BLM 1974
- FOUND 1-1/2 INCH DIA. IRON PIPE
- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- RECORD PER PLAT NO. 1282

Graphic Scale:



(1 inch = 60 ft.)

East - West
Centerline

9-10

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 02 day of JUNE, 2025 A.D.

Steven A. Boyer

Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 17 day of June, 2025 A.D. at 9 O'clock 47m.

County Clerk and Recorder

Deputy

CERTIFICATE OF SURVEY NO. 5140