

CERTIFICATE OF SURVEY:

LOT 3 & STRIP OF LOT 2 OF F.B. CALLOW TRACTS PER BOOK 411 PAGE 127

RETRACEMENT SURVEY

In SW 1/4 NW 1/4 & NW 1/4 SW 1/4 Section 18, Twp. 31 N., R. 33 W., P.M.M.

For: Kelly A. Lister & Terry L. Lister

Date: September 2025

DESCRIPTION

A tract of land located in Troy, Lincoln County, Montana, lying in the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 18, Twp. 31 N., R. 33 W., P.M.M., being Lot 3 and a portion of Lot 2 of Callow Tracts, containing .65 acre (28,375 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 located on the souther right-of-way of Burlington Northern Railway and marking the northeast corner of Lot 3 of Callow Tracts and bears S64°02'41"W 385.44 feet from a 3 1/4 inch dia. alum. monument stamped K.E.D. 4975-S marking Corner 1 of M.S. 3458; thence from the true point of beginning, S32°48'06"W 289.98 feet along the boundary between Lots 3 and 4 of said Callow Tracts, to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of U.S. Highway 2; thence, along said north right-of-way, S57°03'37"E 99.96 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said north right-of-way, N35°05'33"E 150.11 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N57°03'37"W 6.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the boundary between Lots 2 and 3 of said Callow Tracts, thence along said boundary, N32°48'06"E 118.40 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the southern right-of-way of said Burlington Northern Railway; thence along said right-of-way, N44°52'57"W 102.31 feet to the point of beginning.

The aforescribed tract of land contains .65 acre (28,375 sq.ft.) more or less and is subject to and together with all appurtenant easements of record including but no limited to; Easement granted to the City of Troy, recorded in Book 261 Page 971, Easements grated to The Montana Light and Power Co. recorded in Book 75 Page 291, Book 68 Page 632, and Book 68 Page 625.

LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- I FOUND STEEL RAIL PER C.O.S. 3042
- FOUND USMS 3458 CORNERS AS NOTED
- COMPUTED POINT
- { } RECORD PER C.O.S. 4088RB
- [] RECORD PER PLAT NO. 6551
- () RECORD PER CALLOW TRACTS

PURPOSE OF SURVEY

The purpose of this survey is to retrace the exterior boundaries of and existing tract of record and no new parcels are hereby created; therefore this survey is exempt from review as a subdivision being completed pursuant to 76-3-404 M.C.A.

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 5/16/25

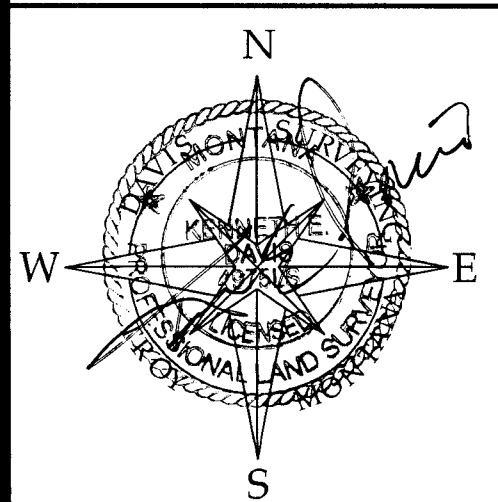
REV:

DRAWN BY:

CJR

Land Projects 2025

FILE: t303102kb.dwg

ORIGINAL STONE
CORNER 4 MS 3458

Graphic Scale:



(1 inch = 50 ft.)

3 1/4 INCH DIA. ALUM. MONUMENT
STAMPED K.E.D. 4975-S
CORNER 1 MS 3458

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 16 day of October, 2025 A.D.

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

CERTIFICATE OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 16 day of October, 2025 A.D.

Steven A. Boyer

Professional Land Surveyor No. 9750BS

STATE OF MONTANA
COUNTY OF LINCOLNFiled on this 16 day of October, 2025 A.D. at 3:17
O'clock P.m.Corrina Brown
County Clerk and Recorderby Debra Storkson
Deputy

C.O.S. NO. 5179