

CERTIFICATE OF SURVEY: RETRACEMENT SURVEY

LOT 6 AND N1/2 LOT 5 BLOCK 1
OF PINE TREE ADDITION TO WEST TROY PLAT NO. 15
IN THE PINE TREE PLACER M.S. NO. 4099

Section 12 Twp. 31 N., R. 34W., P.M.M.

For: Donna E. Burris

Date: October 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 LOT 6 BLOCK 1

A tract of land in Troy, Lincoln County, Montana, being Lot 6 of Block 1 Pine Tree Addition to West Troy, lying in the Pine Tree Placer M.S. No. 4099 in the NE1/4 of Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 1.04 acres 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 easterly boundary of M.S. No. 4099, which bears N31°54'58"W 321.30 feet from a 5/8 inch dia. rebar capped K.E.D. 4975-S marking said M.S. No. 4099 Corner No. 2; thence, from the point of beginning, leaving said easterly M.S. boundary, S55°36'00"W 289.20 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the easterly right-of-way of Riverside Avenue; thence, along said easterly right-of-way, S21°43'43"E 120.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said easterly right-of-way, N67°34'34"E 314.46 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on said easterly M.S. boundary; thence N31°54'58"W 182.50 feet along said easterly M.S. boundary to the true point of beginning.

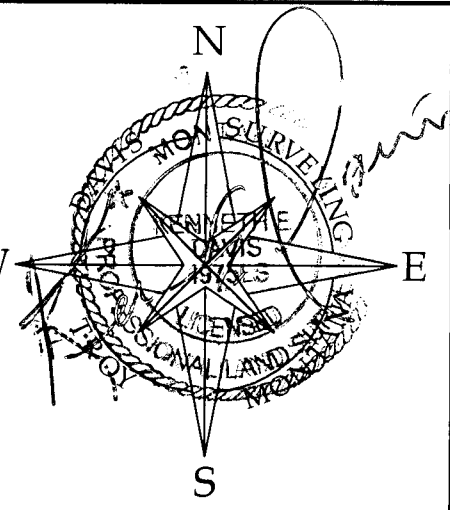
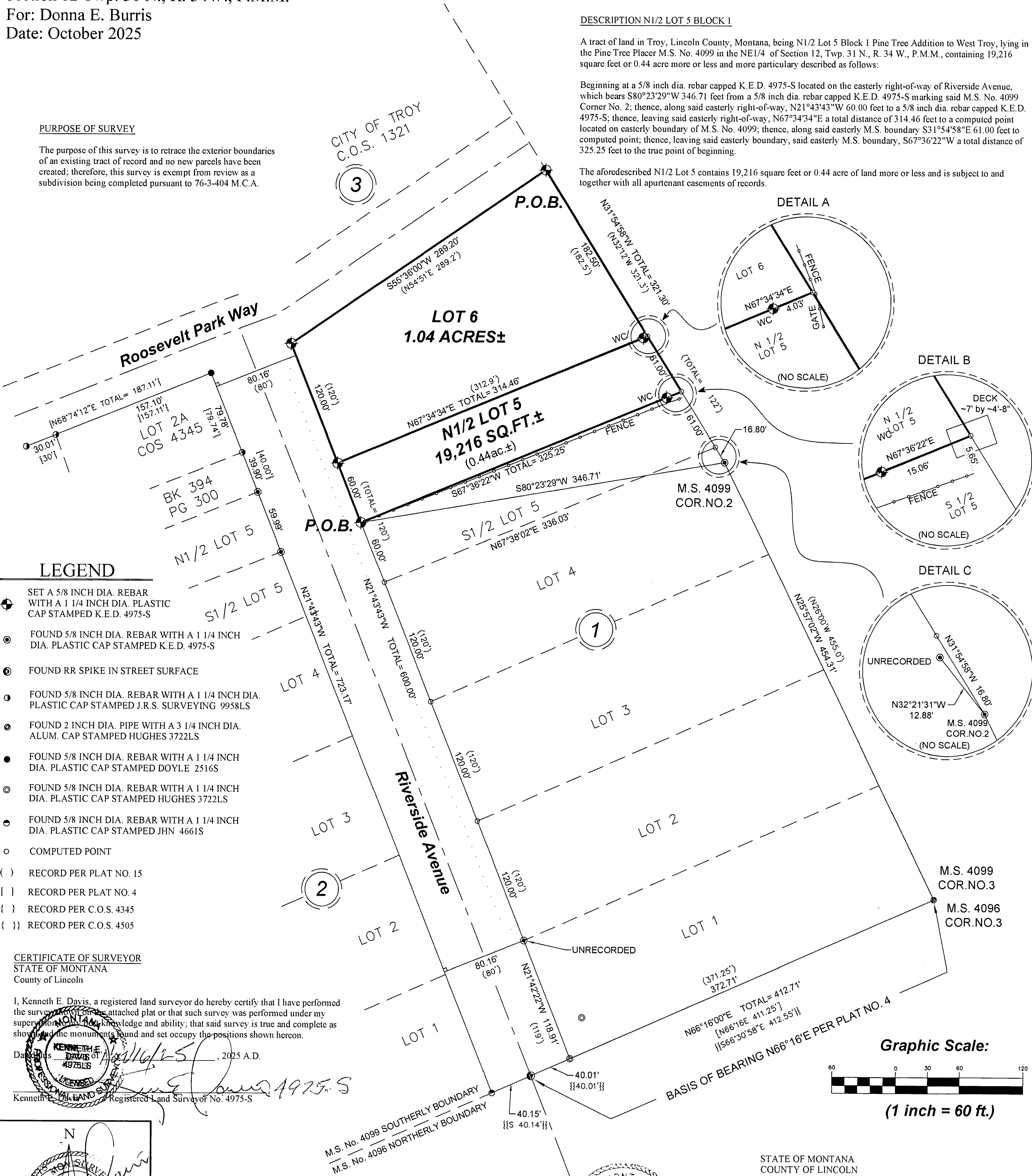
The aforescribed Lot 6 contains 1.04 acres of land more or less and is subject to and together with all apurtenant easements of records.

DESCRIPTION N1/2 LOT 5 BLOCK 1

A tract of land in Troy, Lincoln County, Montana, being N1/2 Lot 5 Block 1 Pine Tree Addition to West Troy, lying in the Pine Tree Placer M.S. No. 4099 in the NE1/4 of Section 12, Twp. 31 N., R. 34 W., P.M.M., containing 19,216 square feet or 0.44 acre 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 easterly right-of-way of Riverside Avenue, which bears S80°23'29"W 346.71 feet from a 5/8 inch dia. rebar capped K.E.D. 4975-S marking said M.S. No. 4099 Corner No. 2; thence, along said easterly right-of-way, N21°43'43"W 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, leaving said easterly right-of-way, N67°34'34"E a total distance of 314.46 feet to a computed point located on easterly boundary of M.S. No. 4099; thence, along said easterly M.S. boundary S31°54'58"E 61.00 feet to computed point; thence, leaving said easterly boundary, said easterly M.S. boundary, S67°36'22"W a total distance of 325.25 feet to the true point of beginning.

The aforescribed N1/2 Lot 5 contains 19,216 square feet or 0.44 acre of land more or less and is subject to and together with all apurtenant easements of records.



DAVIS SURVEYING INC.
TROY, MONTANA
DATE: 4/5/22
DRAWN BY:
Land Projects 2025
FILE: t293305b-PLAT.dwg

CERTIFICATE OF SURVEY NO. 5190