

CERTIFICATE OF SURVEY: COURT ORDERED DIVISION

CAUSE NO. DP 27-2025-0000103IT

TRACT 1B BOOK 251 PAGE 590

TRACT 1BE BOOK 364 PAGE 997

In the W 1/2 NE 1/4 Section 27 Twp. 33 N., R. 34 W., P.M.M.

Date: July 2026

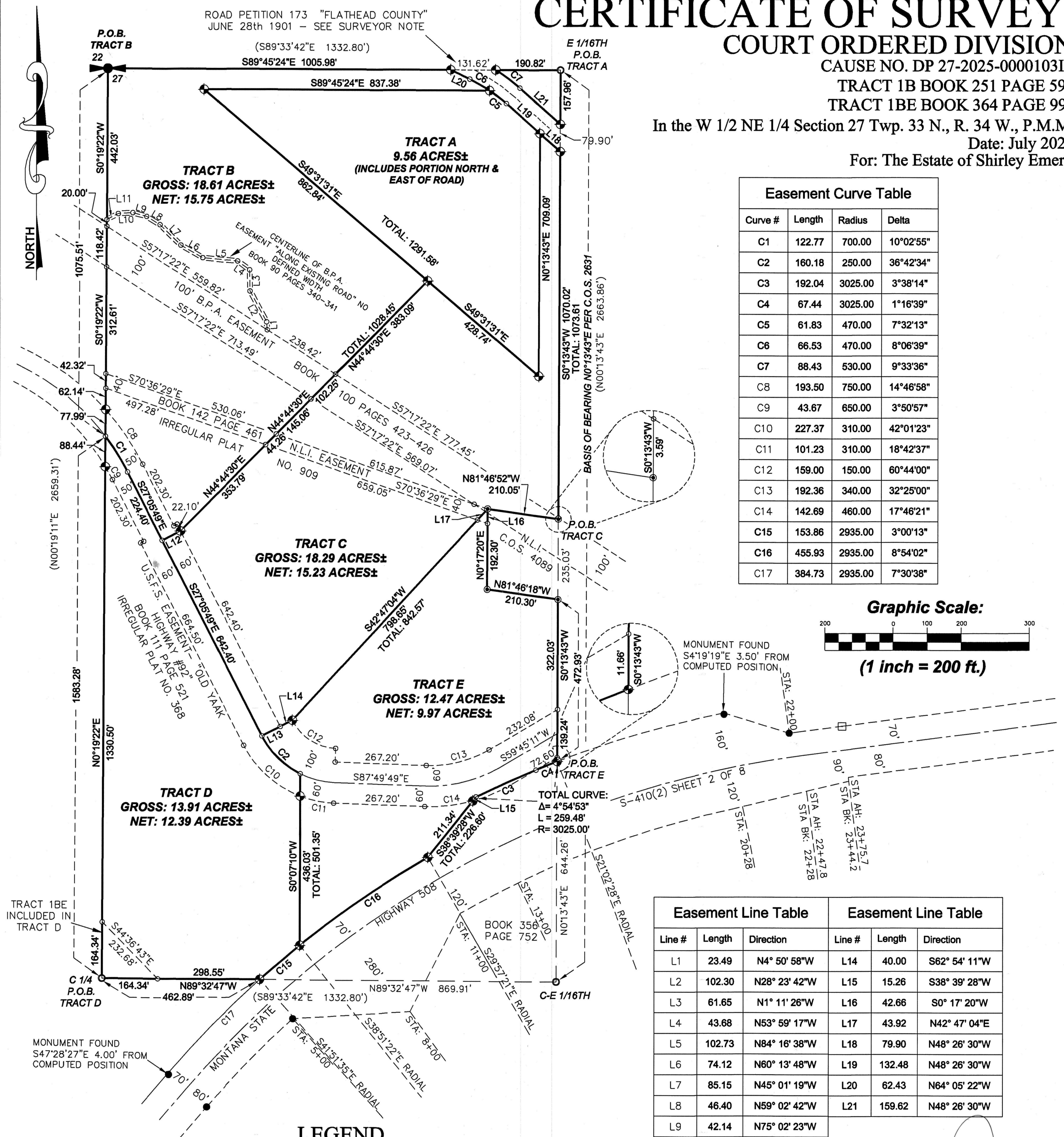
For: The Estate of Shirley Emery

Easement Curve Table			
Curve #	Length	Radius	Delta
C1	122.77	700.00	10°02'55"
C2	160.18	250.00	36°42'34"
C3	192.04	3025.00	3°38'14"
C4	67.44	3025.00	1°16'39"
C5	61.83	470.00	7°32'13"
C6	66.53	470.00	8°06'39"
C7	88.43	530.00	9°33'36"
C8	193.50	750.00	14°46'58"
C9	43.67	650.00	3°50'57"
C10	227.37	310.00	42°01'23"
C11	101.23	310.00	18°42'37"
C12	159.00	150.00	60°44'00"
C13	192.36	340.00	32°25'00"
C14	142.69	460.00	17°46'21"
C15	153.86	2935.00	3°00'13"
C16	455.93	2935.00	8°54'02"
C17	384.73	2935.00	7°30'38"

Graphic Scale:



(1 inch = 200 ft.)



LEGEND

- ◆ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- FOUND 3 1/4 INCH DIA. ALUM. U.S.F.S. MONUMENT AS NOTED
- FOUND 5/8 INCH DIA. REBAR CAPPED MARQUARDT 7238S
- FOUND 4"X4" SQUARE CONCRETE RIGHT-OF-WAY MONUMENT
- FOUND 5/8 INCH DIA. STEEL ROD
- COMPUTED POINT
- ◆ FOUND MONUMENTS AS NOTED
- () RECORD PER C.O.S. 2631

SURVEYOR NOTE:

The road labeled as "Road Petition 173" on the attached map is believed to be a portion of that road as described in Road Petition 173, originally petitioned June 28th 1901 in Flathead County, and declared a County Road July 23, 1901 and was transcribed to Lincoln County after it was incorporated on March 9, 1909. Road Petition 173 describes a road "now in use from the bridge at the Yahk Falls, (where it joins the Sylvanite and Troy road) to the Idaho-Montana state line." It also describes the road running "from the Yahk bridge via Snipe-town, Wises' ranch on Pine Creek and Rock Creek to the Kootenai river and Idaho-Montana state line." It further mentions said road "runs through the ranches of T.S. Wise and L.F. Vinal". During the early 1900's, little to no access roads existed in the area. U.S. Highway 2 did not exist, Yaak Highway 95, and Yaak Highway 508 did not exist and the primary access road from Idaho to Montana during that time was from the "Leona Crossing" on the Kootenai River at the Idaho-Montana State line, to the bridge once located at the Yaak Falls. In 1905 the Government Land Office (G.L.O) published the survey of Twp. 33 N., R. 34 W., P.M.M., and in that survey, it depicts an existing road labeled the Leona-Sylvanite road which also references the Wise ranch and the Vinal ranch. 1963 & 1997 USGS topography maps (Newton Quadrangle) also show a portion of this road and show it crossing a small stream labeled "Rock Creek" and it is believed that this creek is the same "Rocky Creek" mentioned in the description of Road Petition 173 near where it meets the current Rocky Draw Road.

SHEET 1 OF 2
CERTIFICATE OF SURVEY NO. S238 C0

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 3/9/26

REV:

DRAWN BY: CJR

Land Projects 2026

FILE: t3334271.dwg

CERTIFICATE OF SURVEY: COURT ORDERED DIVISION

CAUSE NO. DP 27-2025-0000103IT

TRACT 1B BOOK 251 PAGE 590

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In the W 1/2 NE 1/4 Section 27 Twp. 33 N., R. 34 W., P.M.M.

Date: July 2026

For: The Estate of Shirley Emery

DESCRIPTION OF TRACT A

A tract of land near Troy, Lincoln County Montana, being a portion of the W 1/2 NE 1/4 of Seciton 27, Twp. 33 N., R. 34 W., P.M.M., containing 9.56 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument marking the E 1/16th of Section 27, Twp. 33 N., R. 34 W., P.M.M.; thence, S89°45'24"E 190.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of Road Petition 127; thence continuing S89°45'24"E 131.62 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way of said Road Petition 127; thence along said west right-of-way, S64°05'22"E 62.43 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence on the arc of a curve to the right, a distance of 66.53 feet, turning through a delta angle of 8°06'39", and having a radius of 470.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said west right-of-way, S89°45'24"E 837.38 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S49°31'31"E a total distance of 1291.58 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N0°13'43"E 709.09 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way of said Road Petition 127; thence along said west right-of-way, S48°26'30"E 79.90 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said west right-of-way, N0°13'43"E 79.90 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of said Road Petition 127; thence continuing, N0°13'43"E 157.96 feet to the point of beginning.

AND EXCEPTING THEREFROM: A sixty (60') foot wide county roadway described in Road Petition 127 and as shown hereon.

The afrodescribed Tract A contains 9.56 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT B

A tract of land near Troy, Lincoln County Montana, being a portion of the W 1/2 NE 1/4 of Seciton 27, Twp. 33 N., R. 34 W., P.M.M., containing 18.61 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. U.S.F.S. monument marking the N 1/4 corner of Section 27, Twp. 33 N., R. 34 W., P.M.M.; thence, S0°19'22"W 1075.51 feet to a computed point located on the centerline of "Old Yaak Highway No. 92, a U.S.F.S. easement per Book 111 Page 521 and shown on Irregular Plat No. 368; thence along said centerline, along the arc of a curve to the right, a distance of 122.77 feet, turning through a delta angle of 10°02'55", and having a radius of 700.00 feet, to a computed point; thence, S27°05'49"E 224.40 feet to a computed point; thence, leaving said centerline, N62°54'11"E 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N44°44'30"E a total distance of 1028.45 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N49°31'31"W 862.84 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°45'24"W 837.38 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way of Road Petition 127; thence along said west right-of-way, on the arc of curve to the left, a distance of 66.53 feet, turning through a delta angle of 8°06'39", and having a radius of 470.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N64°05'22"W 62.43 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N89°45'24"E 1005.98 feet to the point of beginning.

The afrodescribed Tract B contains 18.61 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT C

A tract of land near Troy, Lincoln County Montana, being a portion of the W 1/2 NE 1/4 of Seciton 27, Twp. 33 N., R. 34 W., P.M.M., containing 18.29 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped Marquardt 7328-S marking the northeast corner of Parcel A per C.O.S. 4089; thence, N81°46'52"W 210.05 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, S42°47'04"W a total distance of 842.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on east right-of-way of "Old Yaak Highway No. 92, a U.S.F.S. easement per Book 111 Page 521 and shown on Irregular Plat No. 368; thence, S62°54'11"W 100.00 feet to a computed point located on the centerline of said "Old Yaak Highway No. 92; thence along said centerline, N27°05'49"E 642.40 feet to a computed point; thence leaving said centerline, N62°54'11"E 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N44°44'30"E 1028.45 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S49°31'31"E 428.74 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N0°13'43"E 709.09 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the west right-of-way of Road Petition 127; thence along said west right-of-way, S48°26'30"E 79.90 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S0°13'43"W 1073.61 feet to the point of beginning.

The afrodescribed Tract C contains 18.29 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT D

A tract of land near Troy, Lincoln County Montana, being a portion of the W 1/2 NE 1/4 of Seciton 27, Twp. 33 N., R. 34 W., P.M.M., containing 13.91 acres more or less and more particularly described as follows:

Beginning at a 3 1/4 inch dia. alum. monument marking the C 1/4 of Section 27, Twp. 33 N., R. 34 W., P.M.M., thence, N0°19'22"E 1583.28 feet to a computed point located on the centerline of "Old Yaak Highway No. 92, a U.S.F.S. easement per Book 111 Page 521 and shown on Irregular Plat No. 368; thence along said centerline, along the arc of a curve to the right, a distance of 122.77 feet, turning through a delta angle of 10°02'55", and having a radius of 700.00 feet, to a computed point; thence, S27°05'49"E 224.40 feet to a computed point; thence continuing, S27°05'49"E 642.40 feet to a computed point; thence on the arc of a curve to the right, a distance of 160.18 feet, turning through a delta angle of 36°42'34", and having a radius of 250.00 feet to a computed point; thence, leaving said centerline S0°07'10"W a total distance of 501.35 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Montana State Highway No. 508; thence along said north right-of-way, on the arc of a curve to the left, a distance of 153.86 feet, turning through a delta angle of 3°00'13", and having a radius of 2935.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said right-of-way, N89°32'47"W 462.89 feet to the point of beginning.

The afrodescribed Tract D contains 13.91 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF TRACT E

A tract of land near Troy, Lincoln County Montana, being a portion of the W 1/2 NE 1/4 of Seciton 27, Twp. 33 N., R. 34 W., P.M.M., containing 12.47 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 north right-of-way of Montana State Highway No. 508 and bears N0°12'43"E 644.26 from a 3 1/4 inch dia. alum. U.S.F.S. monument marking the C-E 1/16th of Section 27, Twp. 33 N., R. 34 W., P.M.M., thence from the true point of beginning, N0°13'43"E 472.93 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, N81°46'18"W 210.30 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, N0°17'20"E 234.96 feet to a 5/8 inch dia. rebar capped Marquardt 7328-S; thence, S42°47'04"W 842.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the east right-of-way of Old Yaak Highway No. 92, a U.S.F.S. easement per Book 111 Page 521 and shown on Irregular Plat No. 368; thence, S62°54'11"W 100.00 feet to a computed point located on the centerline of said Old Yaak Highway No. 92; thence on the arc of a curve to the left, a distance of 160.18 feet, turning through a delta angle of 36°42'34", and having a radius of 250.00 feet, to a computed point; thence leaving said centerline, S0°07'10"W a total distance of 501.35 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the north right-of-way of Montana State Highway No. 508; thence along said north right-of-way, on the arc of a curve to the right, a distance of 455.93 feet, turning through a delta angle of 8°54'02", and having a radius of 2935.00 feet, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N38°39'28"W 226.60 feet to a computed point; thence on the arc of a curve to the right a total distance of 259.48 feet, turning through a total delta angle of 4°54'53", and having a radius of 3025.00 feet, to the point of beginning.

The afrodescribed Tract E contains 12.47 acres more or less and is subject to and together with all appurtenant easements of record.

PURPOSE OF SURVEY

I Nancy C. Lockhart the Personal Representative of the Estate of Shirley Emery, do hereby certify that this division of land is created by order of the Nineteenth Judicial Court, Lincoln County Montana (DP-2025-0000103IT). Therefore this survey is exempt from review as a subdivision being completed pursuant to 76-3-201(1)(a) M.C.A. which states: "is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30; Furthermore, this survey is exempt from sanitation review by the Department of Environmental Quality being completed pursuant to 76-4-125(1)(a) which states: "the exclusion cited in 76-3-201;".

Dated this 3rd day of August, 2026 A.D.

Nancy C. Lockhart
Nancy C. Lockhart

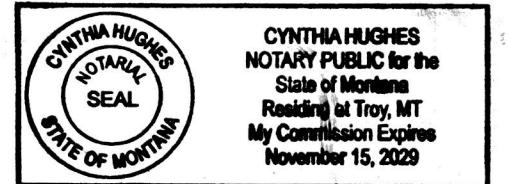
STATE OF MONTANA
County of Lincoln

On this 3 day of August, 2026 A.D. before me, a Notary Public in and for the State of Montana, Nancy C. Lockhart, 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.

Cynthia Hughes
Notary Public

11-15-29
My Commission Expires

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 3rd day of August, 2026 A.D.

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

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 4th day of August, 2026 A.D.

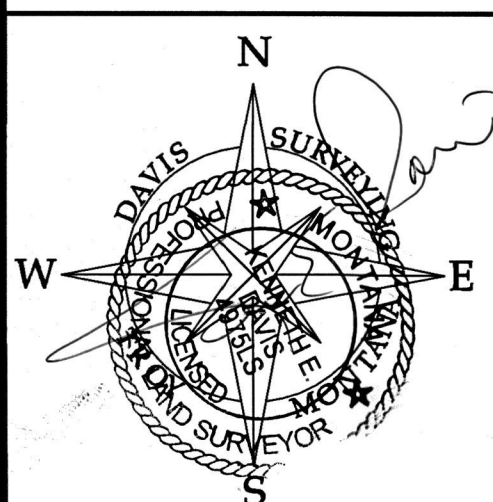
Steven A. Boyer
Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 5 day of August, 2026 A.D. at 10:57
O'clock a.m.

Connina Brown
County Clerk and Recorder by *Jessica Jensen*
Deputy

SHEET 2 OF 2
CERTIFICATE OF SURVEY NO. 5238 CO



DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 3/9/26 REV:

DRAWN BY: CTR

Land Projects 2026

FILE: t333427L.dwg