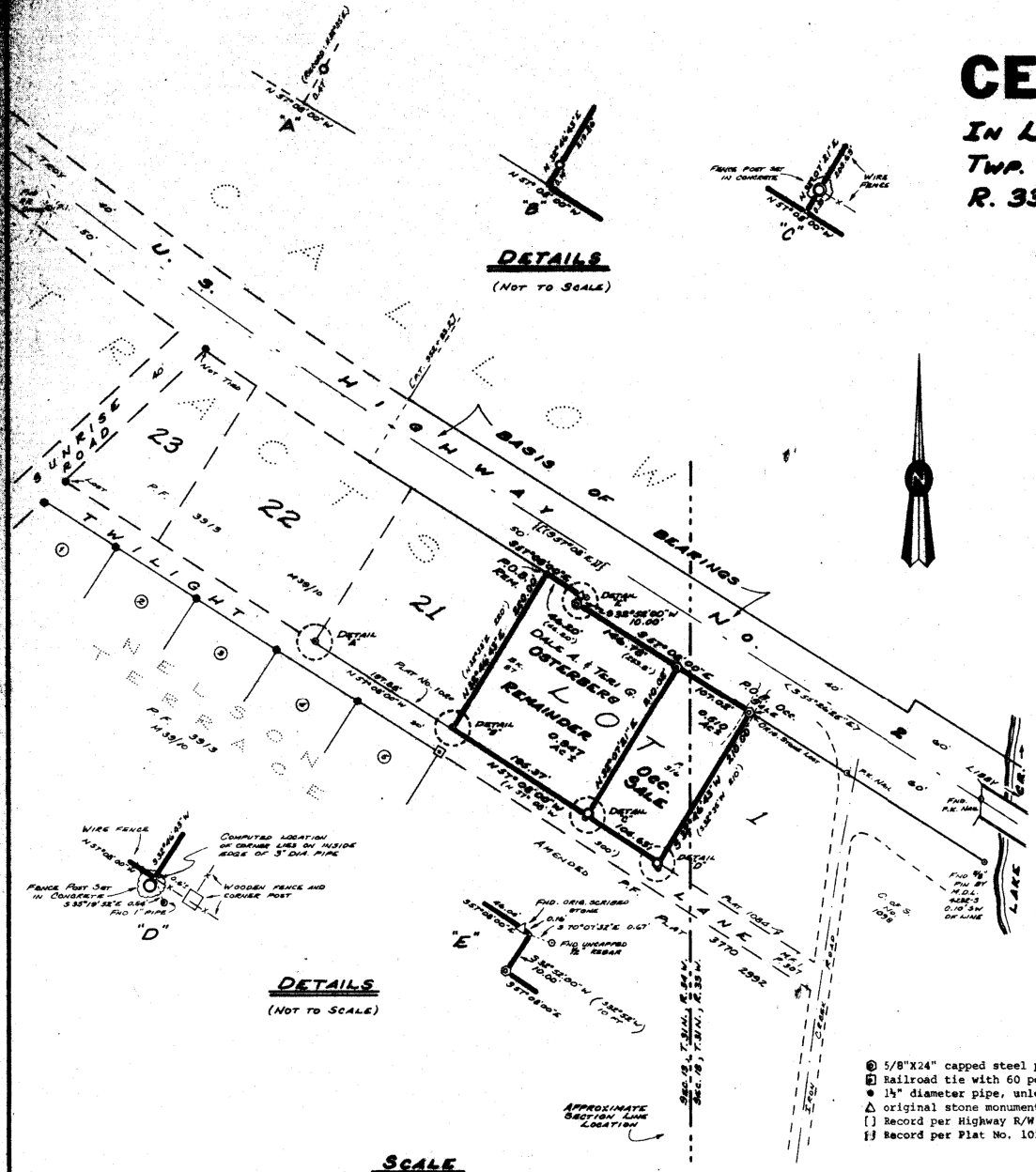
LINCOLN COUNTY , MONTANA

CERTIFICATE OF SURVEY

IN LOT 1 OF THE CALLOW TRACTS IN SECTION 13, TWP. 31 N., R. 34W., AND SECTION 18, TWP. 31 N., R. 33W., P.M.M.



DESCRIPTION, EXCEPTION AND PARCEL

A nearly rectangular tract of land in Troy in Lincoln County, Montana, lying within Section 13, Twp. 31N., R.34W., and Section 18, Twp.31N.,R.33W.,P.M.M., being a part of Lot 1 of the Callow Tracts, and being a part of that parcel legally described in Deed Book 87, Page 316 of Lincoln County records, containing 0.510 acre, more or less, and being more particularly described as follows:

Beginning at a 5/8" capped steel pin stamped J.H.N. 4661S on the Southwesterly right-of-way line of U.S. Highway No. 2, marking the Northeasterly corner of that tract of land described in Deed Book 87, Page 316; thence, S 32°46'43"W 210.00 feet to the edge of a 3 inch diameter steel pipe set in concrete, being 270 feet distant from the centerline of U.S. Highway No. 2; thence, parallel to U.S. Highway 2, along the Northeasterly right-of-way line of Twilight Lane (a county road), N 57°08'00"W 104.62 feet to a point, from which a 3 inch diameter steel pipe bears N 32°07'21"E 0.33 feet; thence, leaving said right-of-way line, along an existing fence line and the projection thereof, N 32°07'21"E a total of 210.00 feet to a 5/8" capped steel pin stamped J.H.N. 4661S on the aforesaid Southwesterly right-of-way line of U.S. Highway No. 2; thence, along said right-of-way line, S 57°08'00"E 107.02 feet to the point of beginning.

DESCRIPTION, REMAINDER

An irregular tract of land in Troy, in Lincoln County, Montana, lying wholly within Section 13,Twp.31N., R.34W.,P.M.M., being a part of Lot 1 of the Callow Tracts, and being a part of that parcel legally described in Deed Book 87, Page 316 of Lincoln County records, containing 0.947 acre, more or less, and being more particularly described as follows:

Beginning at a 1½ inch diameter pipe on the Southwesterly right-of-way line of U.S. Highway No. 2, marking the Northwesterly corner of Lot 1 of the Callow Tracts; thence, along said right-of-way, S 57°08'00"E 46.20 feet to a point, from which a scribed stone bears N 57°08'00"E 0.16 feet; thence, continuing along said right-of-way, S 32°52'00"W 10.00 feet to a 5/8 inch capped steel pin stamped J.H.N. 4661S marking the point where the right-of-way width of said Highway No. 2 changes from 80 feet to 60 feet from the centerline thereof; thence, continuing along said right-of-way, S 57°08'00"E 156.78 feet to a 5/8 inch capped steel pin stamped J.H.N. 4661S; thence, leaving said right-of-way, S 32°07'21"W 210.00 feet to a point, being 270 feet distant from the center line of said U.S. Highway No. 2, from which a 3 inch diameter steel pipe bears N 32°07'21"E 0.33 feet; thence, parallel to U.S. Highway No. 2, along the Northeasterly right-of-way line of Twilight Lane (a county road), N 57°08'00"W 195.37 feet to a point, from which a 5/8 inch diameter pipe bears N 32°46'43"E 0.14 feet; thence, leaving said right-of-way line, N 32°46'43"E a total of 210.00 feet to the point of beginning.

EXEMPTION CERTIFICATE/PURPOSE FOR PARCEL

We hereby certify that the purpose for this division of land is to transfer ownership of the parcel created as an occasional sale,furthermore, we certify that we are entitled to use this exemption in that we are in compliance with all conditions imposed in the use of this exemption; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (4), M.C.A.

Dale A. Osterberg
Dale A. Osterberg

Teri G. Osterberg
Teri G. Osterberg

5-10-83
Date

The foregoing certificate was subscribed and sworn to before me this 10th day of May, 1983.

Arlene K. Ninneman
Notary Public

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT TROY, MONTANA
MY COMMISSION EXPIRES SEPTEMBER 8, 1986
Residing at My Commission Expires

APPROVED: Bob Cox 5/19/83
Mayor, Town of Troy

LEGEND

- ⊙ 5/8"X24" capped steel pin stamped JHN 4661S, set this survey.
- ▣ Railroad tie with 60 penny nail in top
- ● 1½" diameter pipe, unless otherwise noted.
- △ original stone monument
- [ ] Record per Highway R/W records
- ⫿⫿ Record per Plat No. 1020
- ○ 5/8"X24" capped steel pin stamped JHN 4661S, set previously
- ○ 3"diameter steel pipe
- ⊕ Found point as noted
- ( ) Record per Osterberg deed, Book 87, Page 316
- <> Record per C. of S. No. 1098

APRIL , 1983

Ninneman Engineering **Troy , Montana**

JACK H. NINNEMAN 4661S REGISTERED LAND SURVEYOR MONTANA

JOB NO. TUBE NO. 247

APPROVED: Melvin D. Lauterer
Examining Land Surveyor
Date 4/26/83 Registration No. 4332S

APPROVED: Jim R. Mavy
Chairman Board of Commissioners

ATTESTED: Janet R. Siegel
County Clerk and Recorder

Dated this 8th day of June, 1983

STATE OF MONTANA COUNTY OF LINCOLN
Filed on this 8th day of June, 1983
at 3:10 o'clock P.M.
Janet R. Siegel
County Clerk and Recorder
by Betty Bell
Deputy

Certificate of Survey No. 4023