C/S 2536

CERTIFICATE OF SURVEY No. 2536

A RETRACEMENT OF LOTS 13, 14, 15, AND 16,
OF BLOCK 14, OF THE PLAT OF COOKE,
LOCATED IN THE NW¼ OF SECTION 25,
TOWNSHIP 9 SOUTH, RANGE 14 EAST, P.M.M.,
PARK COUNTY, MONTANA

OWNER:
RUSTY HINGE LLC

PURPOSE OF SURVEY:
To retrace four existing tracts of record, at the request of the owner.

SURVEYOR'S NOTE

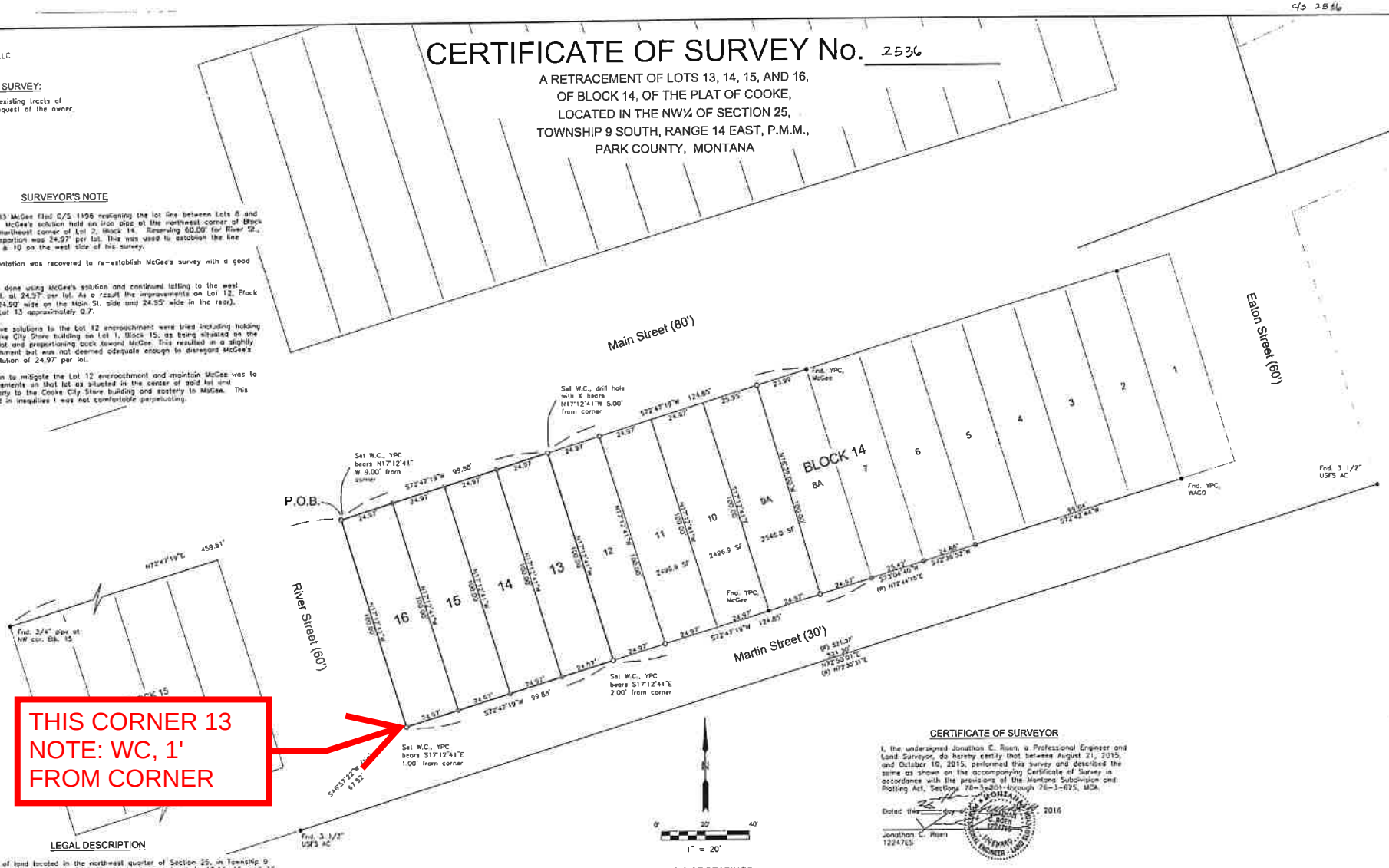
In February, 1933 McGee filed C/S 1195 realigning the lot line between Lots 8 and 9 of Block 14. McGee's solution held an iron pipe at the northwest corner of Block 15 against the northeast corner of Lot 2, Block 14. Reserving 60.00' for River St., the resulting proportion was 24.97' per lot. This was used to establish the line between Lots 9 & 10 on the west side of his survey.

Enough monumentation was recovered to re-establish McGee's survey with a good fit.

This survey was done using McGee's solution and continued lotting to the west towards River St. at 24.97' per lot. As a result the improvements on Lot 12, Block 14 (which are 24.90' wide on the Main St. side and 24.85' wide in the rear), encroach onto Lot 13 approximately 0.7'.

Several alternative solutions to the Lot 12 encroachment were tried including holding the historic Cooke City Store building on Lot 1, Block 15, as being situated on the center of said lot and proportioning back toward McGee. This resulted in a slightly smaller encroachment but was not deemed adequate enough to disregard McGee's proportioning solution of 24.97' per lot.

The only solution to mitigate the Lot 12 encroachment and maintain McGee was to hold the improvements on that lot as situated in the center of said lot and proportion westerly to the Cooke City Store building and easterly to McGee. This solution resulted in inequities I was not comfortable perpetuating.



THIS CORNER 13
NOTE: WC, 1'
FROM CORNER

LEGAL DESCRIPTION

Four tracts of land located in the northeast quarter of Section 25, in Township 9 South, Range 14 East, P.M.M., Park County, Montana, being Lots 13,14, 15, and 16, Block 14 of the Plat of Cooke, all as filed with the Park County Clerk and Recorder, the perimeter of the four lots being more particularly described as follows:

Commencing for the same at a pipe found at the northwest corner of Lot 16, Block 15 of said Plat of Cooke, thence North 72°47'19" East a distance of 459.51 feet to the northwest corner of Lot 16, Block 14 of said Plat and the true point of beginning of the outer perimeter of the aforementioned four tracts; thence along the north lines of Lots 16, 15, 14, and 13, North 72°47'19" East a distance of 99.88 feet to the northeast corner of Lot 13; thence along the east line of Lot 13, South 17°12'41" East a distance of 100.00 feet to the southeast corner of said Lot; thence along the south lines of Lot 13, 14, 15, and 16, South 72°47'19" West a distance of 99.88 feet to the southwest corner of said Lot 16; thence along the west line of said Lot, North 17°12'41" West a distance of 100.00 feet to the point of beginning.

Said tracts contains 0.229 acres, more or less, along with and subject to all existing easements of record or those apparent on the ground.

1" = 20'

BASIS OF BEARINGS

Bearings are geodetic, taken at BASE CP, derived from survey grade GPS receivers and referenced to the Montana Coordinate System, Single Zone, NAD83(CORS96) assumed as N:45°01'08.91712", W109°56'00.35491" El. Hgt. =7523.211' Geoid 09
BASE CP to POB =N67°15'13"W 256.24'

- ● Computed position nothing found/set
- ■ Found as noted
- ○ Set rebar and yellow plastic cap marked "ROEN 12247ES" or as noted

WC, AC, YPC Witness corner, aluminum cap, yellow plastic cap
R Record bearing and/or distance
(60') Platted street width, typ.

RECORD BEARING AND DISTANCE NOTE

All distances, unless noted otherwise, are record per Certificate of Survey 1198 (the Amended Plat of Lots 8 and 9 of Block 14 of the Town of Cooke City, Montana). All bearings are based on the same record, only rotated 00°20'56" clockwise to fit the geodetic bearings from GNSS.

CERTIFICATE OF SURVEYOR

I, the undersigned Jonathon C. Roen, a Professional Engineer and Land Surveyor, do hereby certify that between August 21, 2015, and October 10, 2015, performed this survey and described the same as shown on the accompanying Certificate of Survey in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this ____ day of ____, 2016

Jonathon C. Roen
12247ES

CERTIFICATE OF CLERK AND RECORDER

I, Georgia Hansen, Clerk and Recorder of Park County, Montana, do hereby certify that the foregoing instrument was filed at my office at 3:42 o'clock, (a.m.) or p.m.) this 4th day of January, 2016, and recorded as COS 2536 (Doc. No. 296468), Records of the Clerk and Recorder, Park County Montana. Fee: $27.00

Clerk and Recorder of Park County

RØEN INC.
ENGINEERING-SURVEYING
P.O. Box 1231 Bozeman, MT 59771
406-580-7375 roenlee@bridgeland.com

Cooke City	SW¼	S25	T9S	R14E
DATE 01/19/16	PROJ 15-20	DWG 15-19 13-16	FB 15	SHT 1/1