

# CERTIFICATE OF SURVEY "RETRACEMENT"

LOTS 24-26 & NORTH 15' OF LOT 23, BLOCK 19, FAUST ADDITION  
SE1/4 SW1/4, SECTION 3, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: MOOG

DATE: JUNE, 2021

## PURPOSE OF SURVEY

The purpose of this survey is the retracement of the N1/2 of Lot 23 and all of Lots 24-26, Block 19, Faust Addition. Therefore no division of land is hereby created and is exempt from review as a subdivision, pursuant to Section 76-3-404 MCA.

## HISTORY OF SURVEY

1909 - Plat No. 4, Faust Addition

## BASIS OF BEARING

The basis of bearing for this survey is N89°47'42"W, derived from Survey Grade GPS system calibrated to local control between the SW1/4 Corner, Section 3, a found 5/8 inch diameter uncapped rebar and the intersection of E. Spruce Street and Utah Avenue, a found 2 5/8 inch diameter uncapped rebar. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and Plat No. 4 is 00°04'18".

## METHOD OF SURVEY

A Trimble R10 GNSS GPS system was used to tie the previously set controlling corners and road alignments by Eric Stafford and Brendan Hunter, June, 2021.

## VICINITY MAP

SW 1/4 SECTION 3



NOT TO SCALE

## SURVEYORS NOTE:

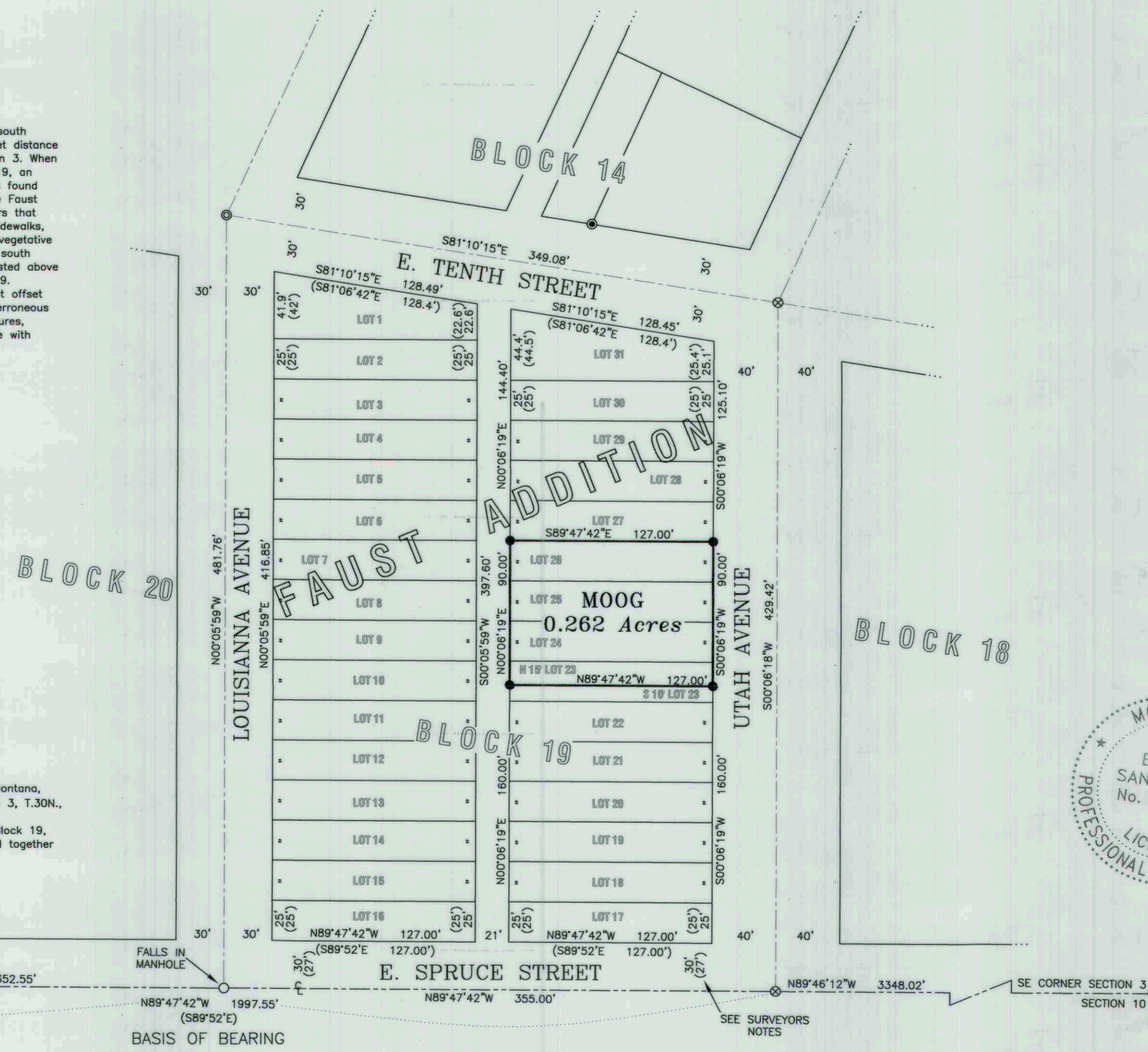
The original plat of Faust Addition indicated that the south boundary of Block 19 is to be established at an offset distance of 27.0 feet north of the south section line of Section 3. When utilizing this offset to calculate the lots within Block 19, an excess of 3.0 feet in the north-south block lines was found when compared to the record block dimensions of the Faust Addition plat. This excess created calculated lot corners that were significantly out of position when compared to sidewalks, curbing, and lines of occupation such as fences and vegetative lines. By utilizing an offset of 30.0 feet north of the south section line of Section 3, I find that those features listed above fall in harmony with the calculated lots within Block 19. With regard to this survey, I believe that the 27.0 foot offset shown on the original plat of Faust Addition is likely erroneous and therefore a 30.0 foot offset has been used. Features, occupation, and lot dimensions now appear to coincide with record data for Block 19.

## LEGEND

- FOUND 3 1/4 INCH DIAMETER BRASS CAP
- ⊙ FOUND RAILROAD SPIKE
- ⊙ FOUND 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDS, 7975S
- ⊗ FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- COMPUTED POINT
- PROPERTY BOUNDARY LINE
- ADJOINING BOUNDARIES
- CENTERLINE OF ROAD
- SECTION LINE
- ( ) PLAT No. 4, RECORD

## LEGAL DESCRIPTION: MOOG

A tract of land lying within the city limits of Libby, Montana, Lincoln County, lying within the SE1/4 SW1/4, Section 3, T.30N., R.31W., P.M. MT., and more particularly described as: North 15.00 feet of Lot 23 and all of Lots 24-26, Block 19, Faust Addition, containing 0.262 acres. Subject to and together with any appurtenant easements of record.



## LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson, PLS, 70400LS

11.22.21  
Date

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 23<sup>rd</sup> of November 2021, A.D.

Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 23 day

of Nov 2021, A.D. at 10:44 o'clock

Robin A. Boren by Amanda Eckart  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4830

