

# CERTIFICATE OF SURVEY

LYNCHARD FAMILY TRANSFER  
IN THE SW1/4, SECTION 2, T.31N., R.31W., P.M., MT.  
LINCOLN COUNTY, MONTANA  
MAY 2000  
FOR: RODNEY AND DEBBIE LYNCHARD

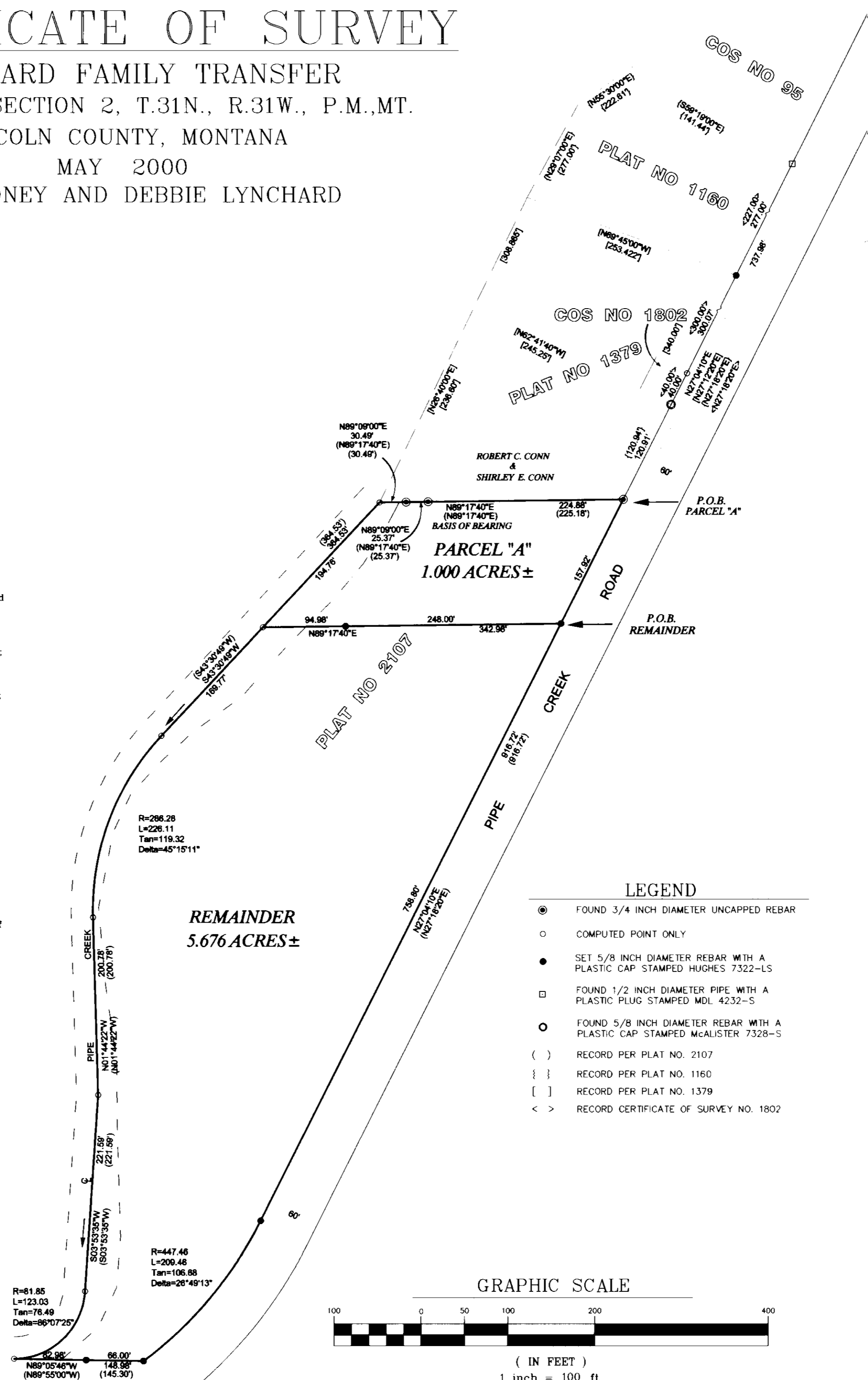
## LEGAL DESCRIPTION OF REMAINDER

An irregular tract of land, north of Libby, Montana, Lincoln County, and in the SW1/4, Section 2, T.31N., R.31W., P.M., MT., containing ±5.676 acres, more particularly described as follows:  
Commencing at a 3/4 inch diameter rebar monument, lying on the westerly right-of-way limit of Pipe Creek Road and the northeast corner of Plat No. 2107;  
Thence along said right-of-way limit, S27°04'10"W, a distance of 157.92 feet to a 5/8 inch diameter rebar marked Hughes 7322-LS and the True Point of Beginning;  
Thence continuing along said right-of-way limit, S27°04'10"W, a distance of 758.80 feet to a 5/8 inch diameter rebar marked Hughes 7322-LS;  
Thence along the arc of a curve to the right, a length of 209.46 feet, having a radius of 447.46 feet, turning through a delta angle of 26°49'13", to a 5/8 inch diameter rebar marked Hughes 7322-LS;  
Thence leaving said right-of-way limit, N89°05'46"W, a distance of 66.00 feet to a set 5/8 inch diameter rebar marked Hughes 7322-LS, set as a witness corner on the left bank of Pipe Creek;  
Thence continuing along the southerly boundary line, N89°05'46"W, a distance of 82.98 feet to an unmarked point and the center of Pipe Creek;  
Thence along said centerline of Pipe Creek the following courses and distances; and along an arc of a curve to the left, a length of 123.03 feet, having a radius of 81.85 feet, turning through a delta angle of 86°07'25" to an unmarked point; Thence N03°53'35"E, a distance of 221.59 feet to an unmarked point;  
Thence N01°44'22"W, a distance of 200.78 feet to an unmarked point; Thence along an arc of a curve to the right, a length of 226.11 feet, having a radius of 286.28 feet, turning through a delta angle of 45°15'11" to an unmarked point;  
Thence N43°30'49"E, a distance of 169.77 feet to an unmarked point; Thence leaving said center of Pipe Creek, N89°17'40"E, a distance of 94.98 feet to a 5/8 inch diameter rebar capped Hughes 7322-LS, a witness corner on the left bank of Pipe Creek;  
Thence continuing along the northerly boundary line, N89°17'40"E, a distance of 248.00 feet to a 5/8 inch diameter rebar marked Hughes 7322-LS and the True Point of Beginning; Subject to and together with all appurtenant easements of record or implied.

## LEGAL DESCRIPTION OF PARCEL "A"

An irregular tract of land, north of Libby, Montana, Lincoln County, and in the SW1/4, Section 2, T.31N., R.31W., P.M., MT., containing ±1.000 acres, more particularly described as follows:  
Commencing at a 3/4 inch diameter uncapped rebar, being the northeast corner of Plat No. 2107, lying on the westerly right-of-way limit of a 60.00 foot wide county road known as Pipe Creek road and being the TRUE POINT OF BEGINNING;  
Thence S89°17'40"W, a distance of 224.88 feet and along the north line of said Plat No. 2107, to a 3/8 inch diameter uncapped rebar;  
Thence continuing along said northerly boundary line, S89°09'00"W, a distance of 25.37 feet to a 3/4 inch diameter uncapped rebar;  
Thence continuing along said northerly boundary line, S89°09'00"W, a distance of 30.49 feet to an unmarked point, marking the center of Pipe Creek;  
Thence along the center of Pipe Creek, S43°30'49"W, a distance of 194.76 feet to an unmarked point;  
Thence leaving said center of Pipe Creek, N89°17'40"E, a distance of 94.98 feet to set 5/8 inch rebar with a plastic cap marked Hughes 7322-LS;  
Thence N89°17'40"E, a distance of 248.00 feet to a set 5/8 inch rebar with a plastic cap marked Hughes 7322-LS and lying on the westerly right-of-way limit said Pipe Creek Road;  
Thence along said westerly right-of-way limit of Pipe Creek Road, N27°04'10"E, a distance of 157.92 feet to a 3/4 inch diameter uncapped rebar and the True Point of Beginning; Subject to and together with all appurtenant easements of record or implied.

**KSI**  
KOOTENAI SURVEYORS INC.  
P.O. BOX 393  
LIBBY, MT 59923  
(406)293-4354



## PURPOSE OF SURVEY AND EXEMPTION CERTIFICATION

We, Rodney E. and Debbie D. Lynchard, husband and wife and owners of record, hereby certify that the purpose of this survey and division of land, outside a plotted subdivision, is to transfer Parcel "A", ±1.000 acres, as shown hereon, to our daughter, Samantha Ruth Mae Lynchard; that this is the first and single gift or sale in this county to this member of our immediate family. Therefore this parcel is exempt from review as a subdivision pursuant to Section 76-3-207(b), M.C.A.

Rodney E. Lynchard Date 7 Aug 2000  
Debbie D. Lynchard Date 7 Aug 2000

## ACKNOWLEDGMENT

The foregoing Exemption was subscribed and acknowledged before me, a Notary Public for the State of Montana, County of Lincoln, by the above named person(s), on this 7th day of Aug 2000. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Notary Public for the State of Montana,  
residing in: My Commission expires: 2/2/01

## HISTORY OF SURVEY

1966 - PLAT No. 1160, by MILLER 402-S  
1968 - PLAT No. 1379, by MILLER 402-S  
1970 - PLAT No. 2107, by JN 534-ES

## METHOD OF SURVEY

A total station and data collector was used with closed traverse procedures to tie the previously set controlling corners and right-of-way monuments.

## BASIS OF BEARING

The basis of bearing for this survey is N89°17'40"E, as shown on Plat No. 2107, between two 3/4 inch diameter uncapped rebar monuments.

## COUNTY TREASURER CERTIFICATION

I hereby certify, pursuant to Section 76-3-611(1)(b), M.C.A., that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid.

Lincoln County Treasurer, Lincoln County, Montana Date

## ACCESS CERTIFICATION

I hereby certify that physical and legal access to Parcel "A" and the Remainder, shown hereon, is provided by a 60.00 foot wide county roadway known as Pipe Creek Road and that the driving surface is a minimum of 20 feet wide.

Alvah F. Hughes, PLS, 7322LS Date

## 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.

Alvah F. Hughes, Montana Reg. No. 7322LS Date

## EXAMINING OFFICIAL CERTIFICATION

Approved this 9th day of August 2000, A.D.  
Examining Official

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 9th day of August 2000, A.D. at 9:15 o'clock P.M.  
County Clerk Recorder by Deputy

CERTIFICATE OF SURVEY NO. 2947.

Sanitary Restrictions Removed P.F. 6773 DA 148368 DA 148369