

**CERTIFICATE OF SURVEY**  
IN THE  
**SE1/4 SE1/4 OF SECTION 22**  
**TOWNSHIP 30 NORTH, RANGE 31 WEST, P.M.M.**  
**LINCOLN COUNTY, MONTANA**  
FOR  
**GERALD & GLORIA NIXON**

**PROPERTY DESCRIPTION - PARCEL A**

A tract of land situated in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Twenty-two (22), Township Thirty (30) North, Range Thirty-one (31) West, P.M.M., Lincoln County, Montana; more particularly described as follows:

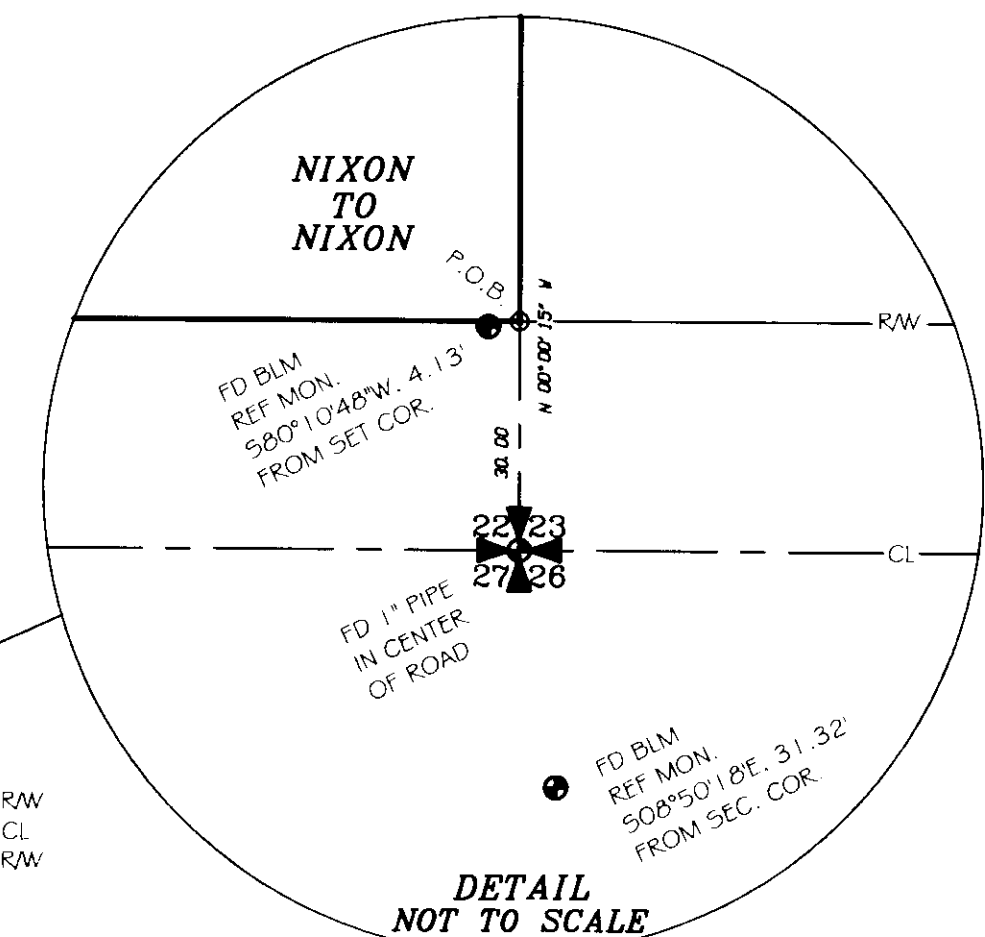
Beginning at a 5/8" rebar and plastic cap stamped 995815 at the intersection of the northerly right of way of that County Road described in M128/817, Lincoln County, Montana records and the east line of Section 22 which is N 00°00'15" W, 30.00 feet from the southeast corner of Section 22; thence, leaving said right of way and along said east line N 00°00'15" W, 544.50 feet to a 5/8" rebar and plastic cap stamped 995815; thence, leaving said east line N 89°52'00" W, 200.00 feet to a 5/8" rebar and plastic cap stamped 995815; thence, parallel to the east line of Section 22, S 00°00'15" E, 544.50 feet to a 5/8" rebar and plastic cap stamped 995815 on the northerly right of way of that County Road described in M128/817, Lincoln County, Montana records; thence, along said right of way S 89°52'00" E, 200.00 feet to the TRUE POINT OF BEGINNING, encompassing an area of 2.50 acres.

TOGETHER WITH an easement for an underground waterline in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Twenty-two (22), Township Thirty (30) North, Range Thirty-one (31) West, P.M.M., Lincoln County, Montana, being Ten (10) feet in width, and lying Five (5) feet on each side of the following described centerline:

Commencing at a point on the east line of the SE 1/4 SE 1/4 of Section 22 which is N 00°00'15" W, 748.83 feet from the southeast corner of Section 22; thence, leaving said east line in a perpendicular direction S 89°59'45" W, 455.04 feet to a well house as it was found to exist November 7, 2003 and the TRUE POINT OF BEGINNING; thence, along an existing underground waterline the following four (4) courses: S 57°14'41" W, 76.58 feet; thence S 15°22'32" E, 322.47 feet; thence S 02°57'01" E, 218.48 feet; thence N 88°29'53" E, 222.81 feet to the west line of the above described tract and the terminus of this easement, with the sidelines extended or shortened to intersect adjacent boundaries.

**LEGEND**

- Found corner evidence as noted
- ⊙ Set 3/8" rebar/plastic cap - 995815
- Computed point - not set or tied
- (R) Record bearing/distance per BLM Plat
- Well House
- Water line easement



**NOTES**

1) The westerly boundary and a portion of the southerly boundary of the Gerald and Gloria Nixon remainder is not shown on this survey nor was it retraced in the creation of Parcel A shown hereon. Refer to Certificate of Survey No. 1410 for the true courses and location of these boundaries along the County Road.

2) The remainder acreage was computed as follows:

± SE 1/4 acreage = 80.50  
Less Parcel A = 2.50  
Less Road RW per  
COS No. 1410 = 3.79  
Less acreage per  
WD. Book 155,  
Page 299 = 6.77  
TOTAL = 67.44

**GERALD & GLORIA NIXON**  
**REMAINDER**  
**67.44 ACRES**

**OWNERS CERTIFICATE/PURPOSE OF SURVEY**

We hereby certify that the purpose of this division of land is to transfer Parcel A as shown on this certificate of survey to David Nixon, our son. We certify that this is the only gift or sale we have made to the aforementioned immediate family member in the County of Lincoln for the purposes of this exemption. Furthermore, we certify that we are entitled to use this exemption and are in compliance with all conditions imposed by law and regulation on the use of this exemption. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(b), MCA.

*Gerald E. Nixon* 2-3-04  
Gerald E. Nixon Date

*Gloria Nixon* 2-3-04  
Gloria Nixon Date

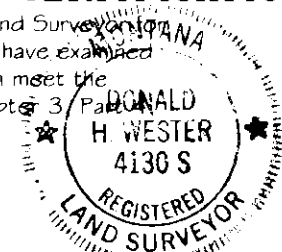
**ACKNOWLEDGMENT**

Subscribed to and acknowledged before me, a Notary Public for the State of Montana, County of Lincoln, by the above named person(s), on this 3rd day of February 2004. In witness whereof I have hereunto set my hand and affixed my notarial seal.

*Sheraldine K. Hunt*  
Sheraldine K. Hunt, Notary Public for the State of Montana, residing at Libby, MT. My commission expires 08-24-06

**EXAMINING LAND SURVEYOR CERTIFICATION**

I, *James R. Staples*, acting as an Examining Land Surveyor for the State of Montana, do hereby certify that I have examined this plat and find that the survey data shown thereon meet the conditions set forth in or pursuant to Title 77, Chapter 3, Part 3 of the MCA. Dated this 2nd day of April, 2004.



**COUNTY TREASURER**

I hereby certify that all real property taxes assessed and levied on the land to be divided described hereon and paid.  
*David A. Miller*  
Treasurer, Lincoln County Date 5/21/04

**CERTIFICATE OF RECORDER**

Filed for record this 24<sup>th</sup> day of May, 2004, at 8:45 o'clock A.M.  
*Coral A. Cummings*  
Lincoln County Recorder  
By *Joann D. Bessie*  
Deputy

DATE: 7-30-2003

JOB NO. M03-35

DWN. BY: JDM/MSS

REVISION #1

SHEET 1 OF 1

SE1/4 SE1/4

SECTION 22

TOWNSHIP 30 NORTH

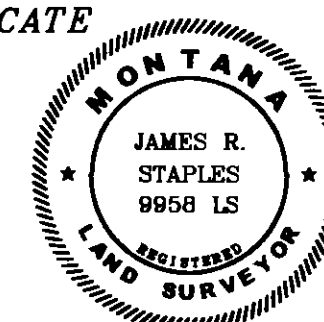
RANGE 31 WEST

PRINCIPAL MERIDIAN MT.  
LINCOLN COUNTY

**SURVEYOR'S CERTIFICATE**

I, James R. Staples, do hereby certify that this Certificate of Survey has been prepared in conformance to the Montana Subdivision & Platting Act (Sections 76-3-101 thru 76-3-614 M.C.A.) and the regulations adopted pursuant thereto, and that the map shown hereon is a true representation of a survey made by me.

*James R. Staples* 1-28-04  
James R. Staples, 995815 Date



**J.R.S. SURVEYING, INC.**

P.O. BOX 1050  
317 MINERAL AVE.  
LIBBY, MONTANA 59923  
(406) 293-5059