

## LEGAL DESCRIPTION PARCEL "A"

An irregular tract of land, lying southeast of Libby, Montana, Lincoln County, and in the NEI NW 1. Section 23, T.30N., R.31W., P.M., Mt., containing ±1.656 acres, and more porticularly described as follows:

Commencing at the North 1/4 corner, Section 23, T.30N., R.31W., P.M., Mt., a 2 1/2 inch iron pipe monument with a 3  $\frac{1}{4}$  inch BLM brass cap; Thence along the northerly line of said Section 23, S89'43'07"W, 124.96 feet to a 5/8 inch diameter rebar marked MDL; Thence S00'36'42"W, 447.80 feet to a 5/8 inch diameter rebar marked MDL: Thence S00'36'42"W, 63.66 feet to the northeasterly right-of-way Limits of U.S. Highway No. 2, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the True Point of Beginning:

Thence along a line perpendicular to said limits, S38'51'01"W, 160.01 feet intersecting a 90 foot offset line from centerline of Highway Project F330(5), a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along soid offset line, N51°08'59"W, 450.89 feet to a 5/8 inch diameter rebar with plastic cap marked MDL; Thence along a perpendicular line to soid highwoy centerline, N38°51'46"E, 160.01 feet to the north-east right-of-way limits, a set 5/8 inch diameter rebar marked Hughes 7322LS; Thence along the said highway limits, S51'08'59"E, 450.85 feet to the True Point of Beginning, containing  $\pm 1.656$  acres. Subject to and together with all appurtenant eosements of record.

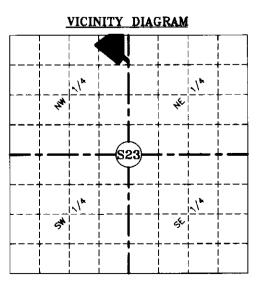
## LEGAL DESCRIPTION PARCEL "B"

An irregular tract of land, lying southeast of Libby, Montana, Lincoln County, and in the NE NW1, Section 23, T.30N., R.31W., P.M., Mt., containing ±0.677 acres, and more particularly described as follows:

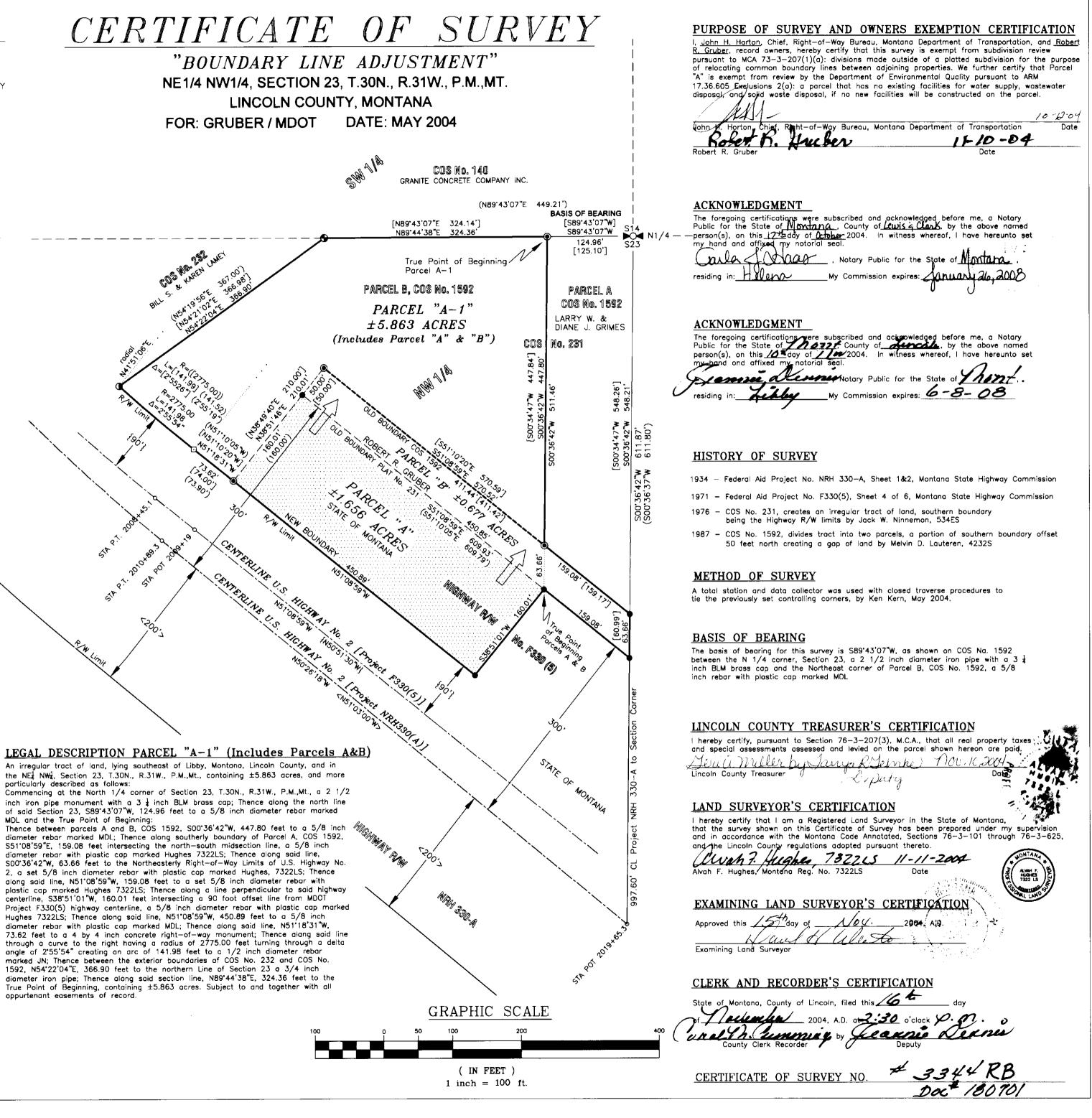
Commencing at the North 1/4 corner of Section 23, T.30N., R.31W., P.M., Mt., a 2 1/2 inch iron pipe monument with a  $3\frac{1}{4}$  inch BLM brass cap; Thence along the norterly of said Section 23, S89 43'07 W, 124.96 feet to a 5/8 inch diameter rebar marked MDL; Thence S00'36'42"W, 447.80 feet to a 5/8 inch diameter rebar marked MDL; Thence S00°36'42"W, 63.66 feet to the Northeasterly Right—of—Way Limits of U.S. Highway No. 2, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the True Point of Beginning:

Thence along said limits, N51'08'59"W, 450.85 feet intersecting a line perpendicular from centerline of said highway, a set 5/8 inch diameter rebar with plastic cap morked Hughes, 7322LS; Thence along said line, N38°51'46"E, 50.00 feet to a 5/8 inch diameter rebar with plastic cap marked MDL; Thence S51'08'59"E, 411.44 feet to a 5/8 inch diameter rebar marked MDL; Thence S51\*08'59"E, 159.08 feet intersecting the north-south midsection line and the southeast corner of Parcel A, COS 1592, a 5/8 inch diometer rebar with plastic cap marked Hughes 7322LS; Thence along said midsection line, S00°36'42"W 63.66 feet to the northeosterly right-of-way limits of said highway; Thence along said limits N51°08'59"W, 159.08 feet to the True Point of Beginning, containing  $\pm 0.677$  acres. Subject to and together with all appurtenant easements of record





FOR: GRUBER / MDOT



the NE<sup>1</sup> NW<sup>1</sup>, Section 23, T.30N., R.31W., P.M.,Mt., containing ±5.863 acres, and more

2, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said line, N51°08'59"W, 159.08 feet to a set 5/8 inch diameter rebor with plastic cap marked Hughes 7322LS; Thence along a line perpendicular to said highway centerline, S38'51'01"W, 160.01 feet intersecting a 90 foot offset line from MDOT Project F330(5) highway centerline, a 5/8 inch diameter rebar with plastic cap marked Hughes 7322LS; Thence along soid line, N51\*08'59"W, 450.89 feet to a 5/8 inch diameter rebar with plastic cap marked MDL; Thence along said line, N51'18'31"W, 73.62 feet to a 4 by 4 inch concrete right-of-way monument; Thence along said line through a curve to the right having a radius of 2775.00 feet turning through a delta angle of 2°55'54" creating an arc of 141.98 feet to a 1/2 inch diameter rebar marked JN: Thence between the exterior boundaries of COS No. 232 and COS No. 1592. N54'22'04"E, 366.90 feet to the northern Line of Section 23 a 3/4 inch diameter iron pipe; Thence along said section line, N89'44'38"E, 324.36 feet to the True Point of Beginning, containing  $\pm 5.863$  acres. Subject to and together with all oppurtenant easements of record.