

CERTIFICATE OF SURVEY

"RETRACEMENT"

LOT 54, BIGHORN TERRACE SUBDIVISION, PLAT No. 2473
SE1/4, SECTION 14, T.31N., R.32W., P.M., MT.
LINCOLN COUNTY, MONTANA
FOR: MICHELS POWER DATE: NOVEMBER, 2009

PURPOSE OF SURVEY

The purpose of this survey is the retracement of record parcels of land; establishment of obliterated corners and mark property boundaries. Therefore, no division of land is hereby created and is exempt from review as a subdivision pursuant to Section 76-3-404 MCA.

METHOD OF SURVEY

A Nikon total station instrument and data collector were used with closed traverse procedures to tie previously set controlling corners in October, 2009 by Doug Schuhknecht.

BASIS OF BEARING

The basis of bearing for this survey is N59°33'W, between found 3/4 inch diameter rebar monuments per Big Horn Terrace Plat No. 2473, Lincoln County records.

HISTORY OF SURVEY

1916 - GLO Section Subdivision, M.H. Coffin, R.F. Maclean
1920 - H.E.S No. 935, W.P. Stephenson, U.S.F.S Surveyor
1967 - Plat No. 2473, "Big Horn Terrace Subdivision", J.W. Ninneman, 534ES
1997 - Plat No. 6040, Amended Lots 1-2, Lot 20 Retracement, J.R.S 9958LS
2000 - COS No. 2984, Retracement Lots 19 and 20, J.R.S 9958LS

LEGAL DESCRIPTION - LOT 54, Big Horn Terrace SUBDIVISION

An irregular tract of land lying northwesterly from Libby, Montana, Lincoln County in Section 14, T31N., R32W., P.M., MT., and more particularly described as:
Commencing at a 5/8 inch diameter iron rebar marking the Southwesterly corner of Lot 54 of Big Horn Terrace Plat No. 2473, Lincoln County Records and being the TRUE POINT OF BEGINNING: Thence N30°29'15"E, 365.32 feet to a found 3/4 inch diameter rebar; Thence S56°51'23"E, 226.91 feet to a found 3/4 inch diameter rebar; Thence S30°28'35"W, 354.77 feet to a set 5/8 inch diameter rebar with cap marked "Hughes 7322LS", marking the Southeastern corner of said Lot 54 and lying on the Northerly Right of Way limits of "River Road", a 60.00 foot wide public road; Thence along said limits N59°31'18"W, 226.80 feet to a 5/8 inch diameter rebar with no cap and the TRUE POINT OF BEGINNING, containing 1.874 acres. Subject to a 20.00 foot access easement per Book 325 Page 102 and a Utilities easement per Book 107 Page 483, Lincoln County Records and together with all 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.

Alvah F. Hughes, 7322LS Dec 28, 2009
Alvah F. Hughes, PLS, 7322LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 15th day of December, 2009, A.D.

Ronald A. Pearson
Ronald A. Pearson, PLS, 9008LS - Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 15th day of January, 2010, A.D. at 9:15 o'clock A.M.

Johnny D. Lewis by *Jeannie D. Lewis*
Lincoln County Clerk & Recorder Deputy

CERTIFICATE OF SURVEY NO. 3974 Doc 223814

