

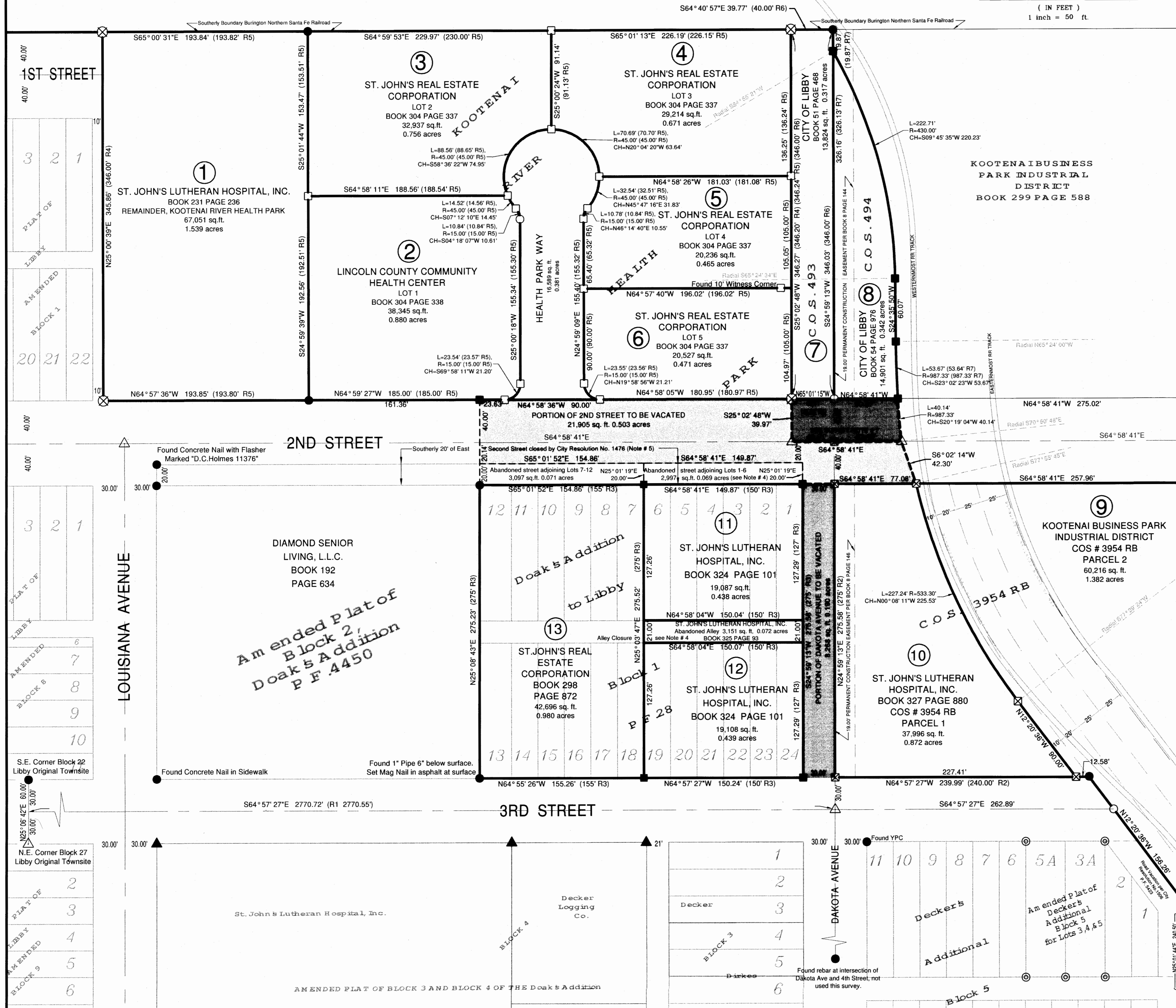
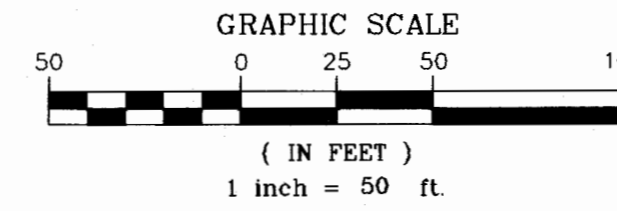
CERTIFICATE OF SURVEY

BEING A RETRACEMENT OF THE PLAT OF KOOTENAI RIVER HEALTH PARK, CERTIFICATE OF SURVEY 493, CERTIFICATE OF SURVEY 494, CERTIFICATE OF SURVEY 3954 RB, BLOCK 1 OF DOAK'S ADDITION TO LIBBY AND PORTIONS OF ADJOINING RIGHT-OF-WAY OF 2ND STREET AND DAKOTA AVENUE. ALL LOCATED IN GOVERNMENT LOT 5 AND THE NW1/4SE1/4 OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 31 WEST, P.M.,M., CITY OF LIBBY, COUNTY OF LINCOLN, STATE OF MONTANA.

SURVEY MADE AT THE REQUEST OF ST. JOHN'S LUTHERAN HOSPITAL, INC., TO RETRACE AND REMONUMENT THE BOUNDARIES OF VARIOUS PARCELS UNDER OWNERSHIP OF ST JOHN'S LUTHERAN HOSPITAL, INC., ST. JOHN'S REAL ESTATE CORPORATION, THE CITY OF LIBBY, DECKER LOGGING, INC., AND KOOTENAI BUSINESS PARK INDUSTRIAL DISTRICT. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN APRIL, 2009.

LEGEND

- FOUND REBAR OR AS NOTED (R1) RECORD DISTANCE PER AMENDED PLAT # 3919
- UNMONUMENTED SURVEY POINT (R2) RECORD DISTANCE PER IRREGULAR PLAT # 200
- ⊙ FOUND REBAR WITH ORANGE PLASTIC CAP "BOYER 9750LS" (R3) RECORD DISTANCE PER DOAK'S ADDITION TO LIBBY
- ⊗ FOUND REBAR WITH YELLOW PLASTIC CAP "KED 4975S" (R4) RECORD DISTANCE PER COS # 1827
- ⊕ FOUND REBAR WITH YELLOW PLASTIC CAP "JHN 4661 S" (R5) RECORD DISTANCE PER KOOTENAI RIVER HEALTH PARK
- ▲ FOUND REBAR WITH YELLOW PLASTIC CAP "MDL 4232 S" (R6) RECORD DISTANCE PER COS 493
- FOUND REBAR WITH RED PLASTIC CAP "JRS SURVEYING 9958 LS" (R7) RECORD DISTANCE PER COS 494
- ⊠ FOUND 2" ALUMINUM CAP "CTA INC LS 18019" (R7) RECORD DISTANCE PER COS 494
- SET 2" ALUMINUM CAP "CTA INC LS 18019"



Legal Descriptions

- 1 Remainder, Plat of Kootenai River Health Park, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 2 Lot 1, Plat of Kootenai River Health Park, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 3 Lot 2, Plat of Kootenai River Health Park, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 4 Lot 3, Plat of Kootenai River Health Park, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 5 Lot 4, Plat of Kootenai River Health Park, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 6 Lot 5, Plat of Kootenai River Health Park, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 7 Certificate Of Survey No. 493, on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 8 Certificate Of Survey No. 494, on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 9 Parcel 2, Certificate Of Survey No. 3954 RB, on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 10 Parcel 1, Certificate Of Survey No. 3954 RB, on file in the office of the Clerk and Recorder, Lincoln County, Montana.
- 11 Lots 1, 2, 3, 4, 5 and 6 of Block 1, Doak's Addition to Libby, Montana, according to the plat thereof on file in the office of the County Clerk and Recorder, Lincoln County, Montana.
- 12 Lots 19, 20, 21, 22, 23 and 24 of Block 1, Doak's Addition to Libby, Montana, according to the plat thereof on file in the office of the County Clerk and Recorder, Lincoln County, Montana.
- 13 Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, of Block 1, Doak's Addition to Libby. Together with that portion of vacated alley traversing Block 1 which is bound on the North by Lots 7, 8, 9, 10, 11, and 12, and on the South by Lots 13, 14, 15, 16, 17, and 18 according to the plat thereof on file in the office of the County Clerk and Recorder, Lincoln County, Montana.

Survey Notes

- 1) Basis of Bearings: OPUS Derived Geodetic North at Lat. N 48°23'35.89715, Long. W 115°32'44.83697, NAD 83(CORS96)(EPOCH2002.0000)
- 2) Railroad right of way dimensions as it passes through Parcel 2 of COS# 3954RB are as shown on Irregular Plat # 200. Fifty feet of this right-of-way is set forth in an easement dated 6/15/1916 and recorded in Vol 1 Page 183/184. A lease recorded in Book 53 Page 379 between the First Holding Company and J. Neils Lumber Company describes that part of the railroad right of way bordering COS 494. The easement recorded in Vol. 1 Page 183 describes the east 50 feet of railroad right of way from the main line to the south section line of Section 3. An easement recorded in Book 39 Page 63 transfers a portion of the previously mentioned right of way and includes a plat.
- 3) The easternmost and westernmost sets of rails extend outside of the 70 foot right of way as shown on Irregular Plat #200 by approximately 5-6 feet on both sides, through COS# 3954RB.
- 4) Commissioner's Proceedings Book 9 Page 448 has a note under the date of November 20th, 1967, "A notice of Closure of Alley between Blocks 1 & 2 of the Doak's Addition to Libby was accepted by the Board of County Commissioners as appears on page 448A". The alley stretches through Blocks 1 & 2 but is not between the blocks. I believe the intent of the Commissioners was to close the alley that runs through Blocks 1 & 2. Page 448A, which is referenced in the note, cannot be located. On April 17th, 2009, Decker Logging Co. Inc. conveyed to St. John's Hospital, Inc. by warranty deed recorded in Book 325 Page 93, "All that portion of the southerly 20 feet of East Second Street directly adjacent to the northerly property line of Lots 1-6, Block 1, Doak's Addition....." "Together with that portion of the vacated alley traversing Block 1 as noticed in County Commissioners proceedings November 8, 1967 in Book 9 at Page 448." "Traversing Block 1" is certainly a more accurate description of the alley and certainly conveys Decker's interest to St. John's.
- 5) City Resolution 1476 abandoned the southerly 20 feet of East Second Street directly adjacent to the northern property line of the Libby Care Center, Libby Christian Church, and Decker Logging Co., Inc. A subsequent deed to EBT Healthcare Properties, L.P., includes the abandoned street adjoining their property, the deeds to St. John's Real Estate Corporation and Decker Logging, Inc. do not include it although the deed from Decker Logging to St. Johns does, see note # 4.
- 6) Other documents used in the research for this survey include: Irregular plats #'s 138, 516, 517, 822, 886 and 1634.
- 7) Area of 2nd Street ROW between the centerline and Certificates of Survey 493 and 494 is fenced and is being occupied by City of Libby setting pond. This area appears to have been surveyed as monuments were found in the centerline of 2nd Street which coincide with the intersections of the boundaries of COSs 493 and 494 projected to the centerline. A survey of this area was not found.

CERTIFICATE OF SURVEYOR

State of Montana County of Park

I, George Bormemann, a registered Land Surveyor do hereby certify that I have performed the survey shown on the attached Certificate, that the field work for this survey was completed in April 2009; that said survey is true and complete as shown and that the monuments found are of the character and occupy the positions shown thereon.

Dated this 5th day of MAY 2010

George Bormemann
George Bormemann
Registration No. 18019LS
CTA Architects Engineers
P.O. Box 1153
Livingston, Montana
406-222-0104



CERTIFICATE OF EXAMINING LAND SURVEYOR

I, Ronald A. Pearson, Examining Land Surveyor for Lincoln County, Montana, do hereby certify that I have examined this plat and find that the survey data shown therein meet the conditions set forth by or pursuant to Montana Subdivision and Platting Act 76-3-611(2)(a).

DATED this 5th day of MAY 2010

Ronald A. Pearson
Ronald A. Pearson 9008LS
Examining Land Surveyor, Lincoln County

CERTIFICATE OF FILING BY CLERK AND RECORDER

State of Montana County of Lincoln
Filed for record this 12th day of May, 2010, at 10:20 o'clock A.M.

Jammy D. Lewis
County Clerk and Recorder, Lincoln County, Montana

Document No. 225764 Fee: 11.00

CERTIFICATE OF SURVEY NO. 4493

REVISIONS:

FOR ST. JOHN'S
LUTHERAN HOSPITAL
LIBBY, MONTANA

BOUNDARY
RETRACEMENT

DRAWN BY: CDK
CHECKED BY: GSB
DATE: 04/22/2010
CTA # STJOHNHOS SURV
CAD FILE: STRVSV10.dwg
DIR: K:\STJOHNHOS SURV\civ\BorP\

1/4	Sec.	T.	R.
3	30N	31W	



121 South Main Street
Livingston, MT 59047
406-222-0104

SHEET
1 OF 1