

CERTIFICATE OF SURVEY

"FAMILY TRANSFER"

PARCEL 2, COS NO. 2921

N1/2 SE1/4, SW1/4 NE1/4, SECTION 28, T.27N., R.28W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: RONALD & BONNIE DAWSON

DATE: MARCH, 2012

SW1/4 NE1/4

LOT 2

PLAT 6286

Blaine R Morgan

TRUE POINT BEGINNING
PARCEL "A"

PARCEL 1, COS 2889

Conrad B & Diane M Budd

PARCEL "A"
15.47 Acres

Ronald P & Bonnie B Dawson

PARCEL "B"
5.29 Acres

Suzan Cantrell

LEGEND

ONE QUARTER CORNER - 3 1/4 INCH DIAMETER
ALUMINUM CAP MARKED "J.L. EBY 8694ES"

SET 5/8 INCH DIAMETER REBAR WITH RED
PLASTIC CAP MARKED "HUGHES 7322LS"

5/8 INCH DIA. REBAR WITH 2" DIAMETER
ALUMINUM CAP MARKED "J.L. EBY 8694ES"

UNMARKED COMPUTED POINT

CERTIFICATE OF SURVEY 2921 RECORD

WITNESS CORNER

PROPERTY BOUNDARY

ADJACENT BOUNDARY

SECTION LINE

FISHER RIVER CENTERLINE

SECTION SUBDIVISION LINE

DRIVEWAY CENTERLINE

EASEMENT LIMITS

DETAIL "A"

(No Scale)

DETAIL "C"

(No Scale)

DETAIL "B"

(No Scale)

VICINITY DIAGRAM

LEGAL DESCRIPTION - PARCEL "A"

An irregular tract of land lying southeasterly from Libby, Montana, Lincoln County, in the N1/2 SE1/4, SW1/4 NE1/4, SECTION 28, T.27N., R.28W., P.M., MT., and more particularly described as: Commencing at the Center-East 1/16th corner, said Section 28, a 5/8 inch dia. rebar with 2" diameter aluminum cap marked "J. L. EBY 8694ES" and being the TRUE POINT OF BEGINNING; Thence between the boundaries of Lot 2, Plat 6286 and Parcel 2, COS 2921 N66°23'11"W, 339.48 feet to a 5/8 inch dia. rebar with 2" diameter aluminum cap marked "J. L. EBY 8694ES"; Thence between the boundaries of Parcel 1, COS 3345 and Parcel 2, COS 2921 S16°03'46"E, 16.62 feet to the northerly right-of-way limits of a 30 foot wide "Private Driveway"; Thence along said boundary S16°03'46"E, 16.62 feet to southerly right-of-way limits of said driveway, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary S16°03'46"E, 16.62 feet to centerline said driveway an unmarked computed point; Thence along said boundary S16°03'46"E, 16.62 feet to centerline said driveway, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary S16°03'46"E, 30.00 feet to said river centerline an unmarked computed point; Thence along said centerline and northerly boundary, Lot 2B, Plat 6388 through the following unmarked computed points and being the meandering centerline of the Fisher River: N46°37'39"E, 60.78 feet; N27°32'08"E, 66.05 feet; N47°01'05"E, 126.40 feet; N67°07'18"E, 130.33 feet; N75°58'41"E, 161.30 feet; N75°42'58"E, 108.25 feet; N80°01'44"E, 159.29 feet; Thence between the boundary Parcels "A" and "B" N05°06'00"E, 30.00 feet to Witness Corner, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary N05°06'00"E, 82.18 feet, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary N30°20'51"E, 15.59 feet to centerline said driveway, an unmarked computed point; Thence along said boundary N30°20'51"E, 15.59 feet to southerly right-of-way limits, said driveway, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary N30°20'51"E, 15.59 feet to centerline said driveway, an unmarked computed point; Thence along said boundary N30°20'51"E, 15.59 feet to centerline said driveway, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary N30°20'51"E, 30.00 feet to said centerline, an unmarked computed point; Thence along said centerline and westerly boundary, Lot 3, Plat 6502 through the following unmarked computed points: N57°05'33"W, 6.41 feet; N34°59'12"W, 4.55 feet; Thence along southerly boundary Parcel 1, COS No. 2889, N89°47'12"W, 38.22 feet to Witness Corner of said centerline, a 5/8 inch dia. rebar with 2" diameter aluminum cap marked "J.L. EBY 8694ES"; Thence along said boundary N89°58'09"W, 919.75 feet to a 5/8 inch dia. rebar with 2" diameter aluminum cap marked "J. L. EBY 8694ES" and being the TRUE POINT OF BEGINNING, containing 15.47 acres. Subject to and together with all appurtenant easements of record and 30 foot wide private driveway and utility easement, as shown hereon.

LEGAL DESCRIPTION - PARCEL "B"

An irregular tract of land lying southeasterly from Libby, Montana, Lincoln County, in the NE1/4 SE1/4, SECTION 28, T.27N., R.28W., P.M., MT., and more particularly described as: Commencing at the eastern One-Quarter Corner, said Section N89°47'12"W, 354.55 feet; Thence through unmarked computed points: S34°59'12"E, 4.55 feet; S57°05'33"E, 6.41 feet; S30°20'51"W, 30.00 feet to Witness Corner for "Fisher River" centerline, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary S30°20'51"W, 15.59 feet to said driveway centerline, an unmarked computed point; Thence along said boundary S30°20'51"W, 15.59 feet to said driveway centerline, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary S30°20'51"W, 21.60 feet, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary S05°06'00"W, 82.18 feet to Witness Corner for "Fisher River" centerline, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS"; Thence along said boundary S05°06'00"W, 30.00 feet to centerline of said river, an unmarked computed point; Thence along said river centerline and northerly boundary Lot 2B, Plat No. 6388 through the following unmarked computed points and being the meandering centerline of the Fisher River: S89°32'35"E, 106.04 feet; S77°37'32"E, 46.80 feet continuing along said river centerline and northerly boundary Lot 3, Plat No. 6502 S75°16'02"E, 170.25 feet; S74°02'03"E, 105.54 feet; N15°18'42"E, 126.08 feet; N36°57'36"E, 95.79 feet; N31°16'25"E, 124.14 feet; N32°12'53"E, 78.45 feet; N31°57'12"W, 70.18 feet; N44°33'10"W, 143.38 feet; N69°13'12"W, 79.03 feet; N57°05'33"W, 155.04 feet; Thence between the boundary Parcels "A" and "B" S30°20'51"W, 30.00 feet to Witness Corner of said river centerline, a 5/8 inch diameter rebar with red plastic cap marked "HUGHES 7322LS" and the TRUE POINT OF BEGINNING, containing 5.29 acres. Subject to and together with all appurtenant easements of record.

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Ronald P. Dawson, and Bonnie B. Dawson, owners of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel "B", as shown hereon, being 5.29 acres, to our daughter, Suzan Cantrell; that this is the first and single gift or sale in this county to this member of our immediate family. I further certify that said parcel will not be transferred back to the grantors within 24 months of filing without written consent of the governing body. Therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), M.C.A. We further certify that Parcel "A", as shown hereon, is exempt from Montana Department of Environmental Quality review pursuant to MCA 76-4-125(2)(e)(ii); "the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and, if required when installed, the system was approved pursuant to local regulations or this chapter".

Ronald P. Dawson 4/27/2012
Ronald P. Dawson Date
Bonnie B. Dawson 4/27/2012
Bonnie B. Dawson Date

ACKNOWLEDGEMENT

The foregoing Certification(s) were subscribed and acknowledged before me, a Notary Public for the

State of Washington, County of Clallam, by the above named person(s),

on this 27th day of April, 2012. In witness whereof, I have

and affixed my notarial seal. A. Belinda Dove

Notary Public for the State of Washington

residing in: Sequim, WA My Commission expires: 11/06/2012

Notary Public
State of Washington
A BELINDA DOVE
MY COMMISSION EXPIRES
November 6 2014

BASIS OF BEARING

The basis of bearing for this survey is N16°03'46"W derived from Survey Grade GPS system calibrated to local control between found SW & NW corners of Parcel 2, COS 2921, each 5/8 inch diameter rebar with 2" diameter aluminum caps marked "J.L. Eby 8694ES".

METHOD OF SURVEY

A survey grade Trimble R8 GNSS GPS system was used to tie previously set controlling corners by Lash Green & Kelly Rooney, January, 2012.

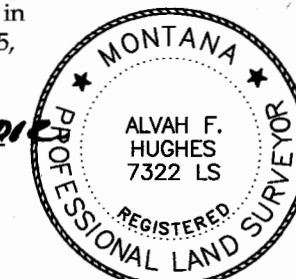
HISTORY OF SURVEYS

1902 - Original GLO Survey, Township Subdivision, Burton S. Adams and William C. Weeks
1991 - COS 1851, Dependent Resurvey and Subdivision, Section 28, Rick Goacher, 7318S
1998 - COS 2698, Creates Parcels, Section 28, Jane L. Eby, 8694ES
1999 - Plat 6260, "Plat of Cold Feet Subdivision", Jane L. Eby, 8694ES
1999 - COS 2889, Creates Adjoining Parcel, Section 28, Jane L. Eby, 8694ES
2000 - COS 2921, Creates Parcel 2, Section 28, Jane L. Eby, 8694ES
2000 - Plat 6286, Amended "Lot 2, Plat of Fisher View Subdivision", Jane L. Eby, 8694ES
2002 - Plat 6388, Amended "Lot 2, Plat of Cold Feet Subdivision", Jane L. Eby, 8694ES
2004 - COS 3345, Boundary Line Adjustment, Parcel 1, COS 2921, Section 28, Jane L. Eby, 8694ES
2004 - Plat 6502, Amended "Lot 1, Plat of Cold Feet Subdivision", Jane L. Eby, 8694ES

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, PLS, 7322LS March 30, 2012
Alvah F. Hughes, PLS, 7322LS Date



EXAMINING LAND SURVEYOR'S CERTIFICATION

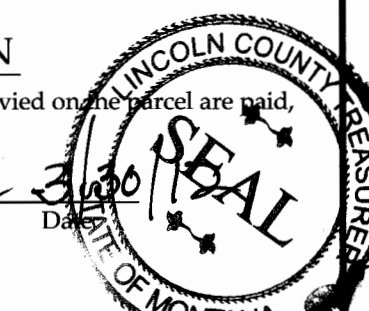
Examined this 30th day of March, 2012

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

LINCOLN COUNTY TREASURER'S CERTIFICATION

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

Nancy Trotter Higgins By Jeddano Carlberg
Lincoln County Treasurer Date

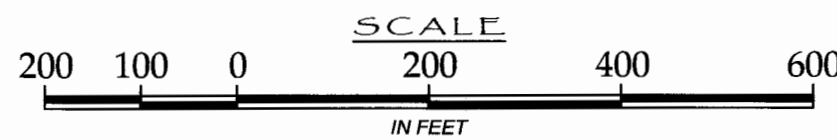
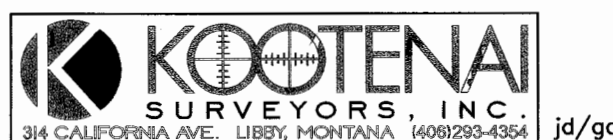


CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17th day of May

2012, at 9:20 o'clock A.M.
Johnny D. Lauer Jeannie Purrie
Lincoln County Clerk & Recorder Deputy

CERTIFICATE OF SURVEY NO. 4158PL Doc# 238785



Land owner Statement Doc# 238784 P.F.# 1111
Sanitary Restrictions Removed Doc# 238783 P.F.# 1110

Water Well Agree. Doc# 242256 345/335