

# CERTIFICATE OF SURVEY

## "FAMILY TRANSFER"

SE1/4, SECTION 17, T.26N., R.28W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: PAUL A. BOURDEAU DATE: SEPTEMBER, 2013

- LEGEND**
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
  - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
  - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED DOYLE, 2516S
  - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDT, 7328S
  - ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232S
  - ⊙ A 5/8 INCH DIAMETER UNCAPPED REBAR
  - ⊙ ONE-QUARTER CORNER, IRON PIPE WITH 3 1/4 INCH DIAMETER BLM BRASS CAP
  - ⊙ ONE-QUARTER CORNER, IRON PIPE WITH 2 INCH DIAMETER BRASS CAP MARKED 2516S
  - ⊙ SECTION CORNER, AN IRON PIPE WITH 3 1/4 INCH DIAMETER BLM BRASS CAP
  - EASEMENT MONUMENT, A 5/8 INCH DIAMETER REBAR, PLASTIC CAP MARKED HUGHES, 7322LS
  - UNMARKED COMPUTED POINT
  - ( ) RECORD COS NO. 1096
  - { } RECORD COS NO. 2277
  - [ ] RECORD PLAT NO. 6689
  - SUBDIVISION BOUNDARY
  - INTERIOR LOT LINES
  - ADJOINING BOUNDARIES
  - SECTION SUBDIVISION LINES
  - ROAD CENTERLINE
  - EASEMENT LIMITS
  - CURVE RADIAL LINES
  - PRIVATE DRIVEWAYS

NW1/4 SE1/4  
Shayne & Joanne Jackson

PARCEL A, COS 4205FC  
Debora D. Bourdeau

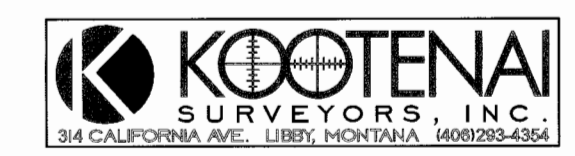
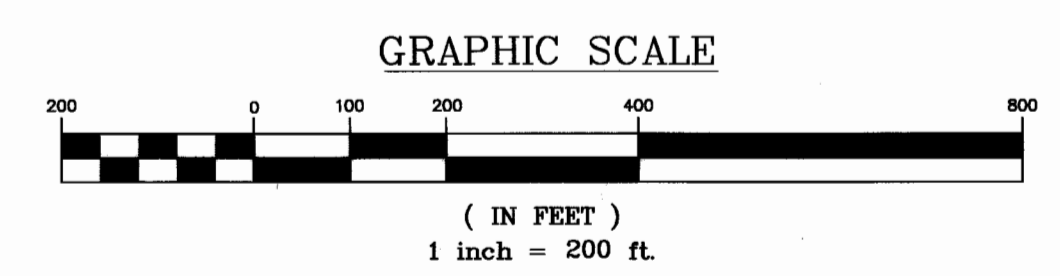
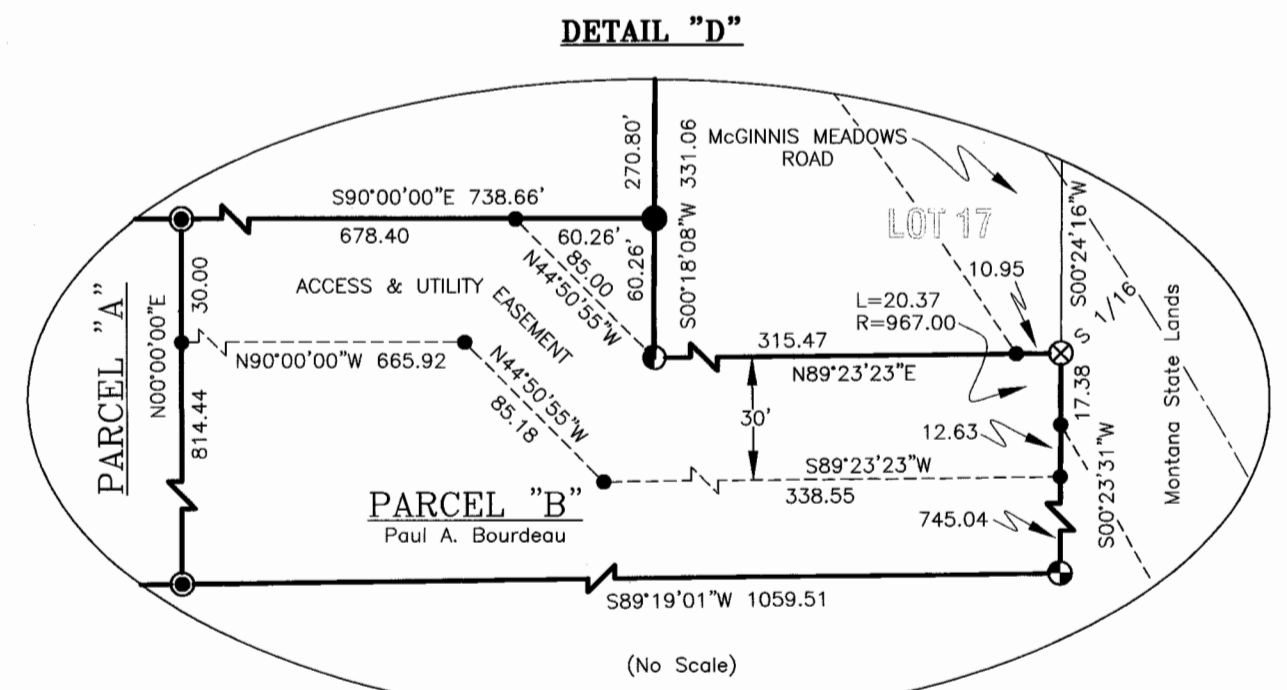
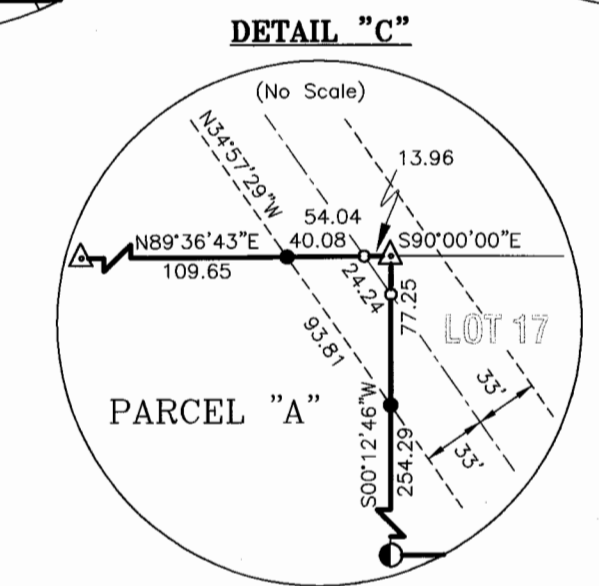
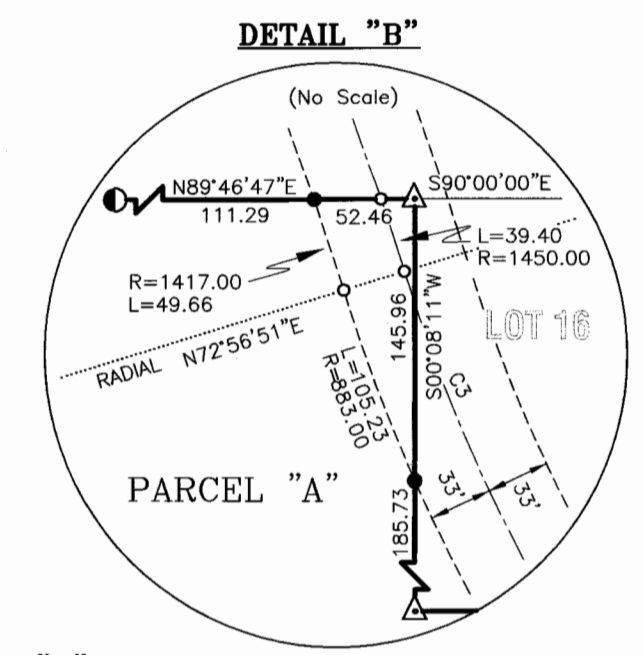
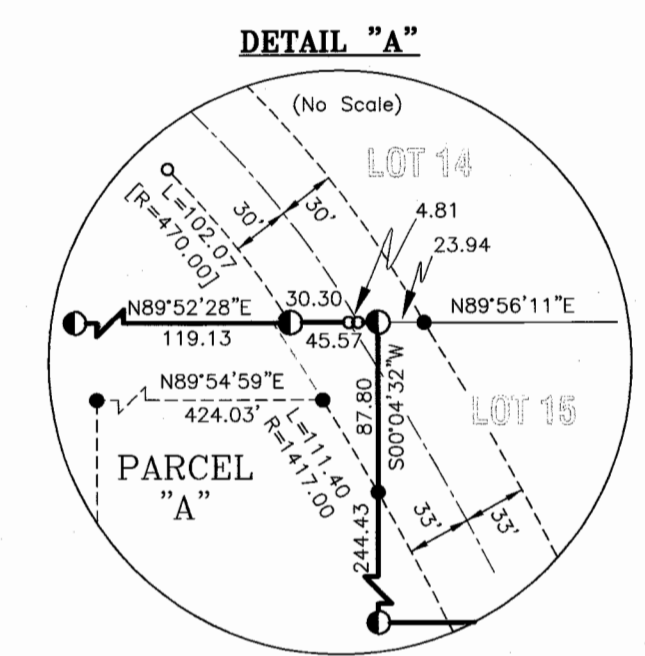
PARCEL "B"  
20.00 Acres  
Paul A. Bourdeau

COS 2277, REMAINDER  
Wayne M. & Karen A. Murray

PARCEL "A"  
21.00 Acres  
Jean Paul Bourdeau

PARCEL B, COS 4205FC

PARCEL B, COS 4205FC



# CERTIFICATE OF SURVEY

## "FAMILY TRANSFER"

SE1/4, SECTION 17, T.26N., R.28W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: PAUL A. BOURDEAU DATE: SEPTEMBER, 2013

### PURPOSE OF SURVEY AND OWNERS EXEMPTION

I, Paul A. Bourdeau owner of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel "A", 21.00 acres, as shown hereon, to my son, Jean Paul Bourdeau; that this is the first and single gift or sale in this county to this member of my immediate family and the owner of record certification of compliance that the parcel will not be transferred back to the grantor within 24 months of filing without written consent of the governing body. Therefore this parcel is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), M.C.A. We further certify that Parcel "A" and "B" are exempt from review by the Department of Environmental Quality pursuant to Section 76-4-102 (16), M.C.A., "A Parcel is greater than 20 acres (exclusive of public roadways)"

Paul A. Bourdeau 10/09/13  
Date

### LEGAL DESCRIPTION, PARCEL "A"

An irregular tract of land, lying southeasterly of Libby, Montana, in Lincoln County and in the SE1/4, Section 17, T.26N., R.28W., P.M., MT., containing 21.00 acres and more particularly described as follows: Commencing at the SE 1/16th, Section 17, said Township and Range, a 5/8 inch diameter rebar with a plastic cap marked MQDT, 7328S; Thence N00°02'00"W, 71.29 feet; Thence S90°00'00"E, 40.00 feet; Thence S90°00'00"E, 200.39 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING;

Thence along southerly boundary, Parcel "A", N90°00'00"W, 200.39 feet to easterly limits of "Private Access Easement being 40 feet wide" a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary N90°00'00"W, 40.00 feet to north-south midline "SE1/4, said Section", a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said line, N00°02'00"W, 1,262.22 feet to the C-E 1/16th corner, a 5/8 inch diameter rebar with a plastic cap marked MQDT, 7328S; Thence along west-east midline, said section 17, N89°56'10"E, 328.17 feet to a 5/8 inch diameter rebar with a plastic cap marked DOYLE, 2516S; Thence along said line, N89°52'28"E, 119.13 feet to the southwesterly right-of-way limits, "McGinnis Meadows Road being 30 feet on each side of centerline" a 5/8 inch diameter rebar with a plastic cap marked DOYLE, 2516S; Thence along said line, N89°52'28"E, 45.57 feet to a 5/8 inch diameter rebar with a plastic cap marked DOYLE, 2516S; Thence along easterly stair step boundary Parcel "A", S00°04'32"W, 87.80 feet to southwesterly "McGinnis Meadows Road right-of-way limits being 33 feet on each side of centerline" a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary S00°04'32"W, 244.43 feet, a 5/8 inch diameter rebar with a plastic cap marked DOYLE, 2516S; Thence along said boundary, N89°46'47"E, 111.29 feet to said right-of-way limits, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary N89°46'47"E, 52.46 feet to a 5/8 inch diameter rebar; Thence along said boundary S00°08'11"W, 145.96 feet to said limits, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary S00°08'11"W, 185.73 feet to a 5/8 inch diameter rebar; Thence along said boundary N89°36'43"E, 109.65 feet to said limits, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary N89°36'43"E, 54.04 feet to a 5/8 inch diameter rebar; Thence along said boundary S00°12'46"W, 77.25 feet to said limits, a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary S00°12'46"W, 254.29 feet to a 5/8 inch diameter rebar with a plastic cap marked DOYLE, 2516S; Thence along said boundary N89°26'58"E, 163.38 feet to a 5/8 inch diameter rebar with a plastic cap marked DOYLE, 2516S; Thence along said boundary S00°18'08"W, 270.80 feet, a set 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along boundary between "Parcels A and B" N90°00'00"W, 60.26 feet to northerly limits of a 30 foot wide "Private Access and Utility Easement" a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary N90°00'00"W, 678.40 feet to the TRUE POINT OF BEGINNING, containing 21.00 acres. Subject to all appurtenant easements of record and together with private "Access and Utility Easements" as shown hereon.

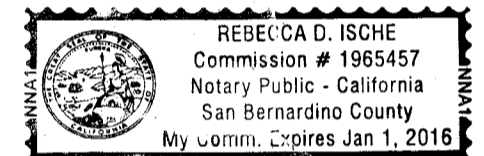
### LEGAL DESCRIPTION, PARCEL "B"

An irregular tract of land, lying southeasterly of Libby, Montana, in Lincoln County and in the SE1/4, Section 17, T.26N., R.28W., P.M., MT., containing 20.00 acres and more particularly described as follows: Commencing at the SE 1/16th, Section 17, said Township and Range, a 5/8 inch diameter rebar with a plastic cap marked MQDT, 7328S; Thence N00°02'00"W, 71.29 feet; Thence S90°00'00"E, 40.00 feet; Thence S90°00'00"E, 200.39 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING;

Thence along the boundary between "Parcels A and B" S90°00'00"E, 678.40 feet to northerly limits of a 30 foot wide "Private Access and Utility Easement" a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary S90°00'00"E, 60.26 feet to the westerly boundary, "Lot 17, McGinnis Hills Subdivision II, Plat No. 6689, set a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said boundary S00°18'08"W, 60.26 feet to a 5/8 inch diameter rebar with a plastic cap marked "DOYLE, 2516S"; Thence along west-east subdivision line N89°23'23"E, 315.47 feet to southwesterly "McGinnis Meadows Road right-of-way limits, being 30 feet on each side of centerline", a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along said subdivision line, N89°23'23"E, 10.95 feet to the "S 1/16th corner between said Sections 16 and 17", a 5/8 inch diameter rebar with a plastic cap marked MDL, 4232S; Thence along said Section Line, S00°23'31"W, 17.38 feet to the southwesterly "right-of-way limits of said "McGinnis Meadows Road", a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Section Line, S00°23'31"W, 12.63 feet to the southerly limits of "Private Access and Utility Easement, being 30 feet wide"; Thence along said Section Line S00°23'31"W, 745.04 feet to a 5/8 inch diameter rebar with a plastic cap marked MQDT, 7328S; Thence along southerly boundary Parcel "B", S89°19'01"W, 1,059.51 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES, 7322LS; Thence along easterly boundary "Parcel A, Certificate of Survey No. 4205FC" N00°00'00"E, 814.44 feet to said limits of "Private Access and Utility Easement, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said boundary N00°00'00"E, 30.00 feet to the TRUE POINT OF BEGINNING, containing 20.00 acres. Subject to all appurtenant easements of record and together with private "Access and Utility Easements" as shown hereon.

### ACKNOWLEDGMENT

The foregoing Certification was subscribed and acknowledged before me, a Notary Public for the State of California, County of San Bernardino by Paul A. Bourdeau on this 7th day of October 2013. In witness whereof, I have hereunto set my hand and affixed my notarial seal. Rebecca D. Ische  
Notary Public for the State of California  
residing in San Bernardino County My Commission expires: Jan 1, 2016



### 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, 7322 LS 10-10-2013  
Date



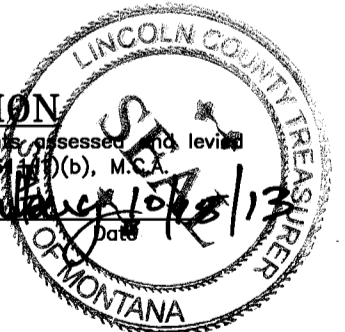
### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 14th day of October 2013, A.D.

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

### COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments, assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-610(b), M.C.A. Nancy Trotter Higgins By Judith Cantelero 10/09/13  
Lincoln County Treasurer Date



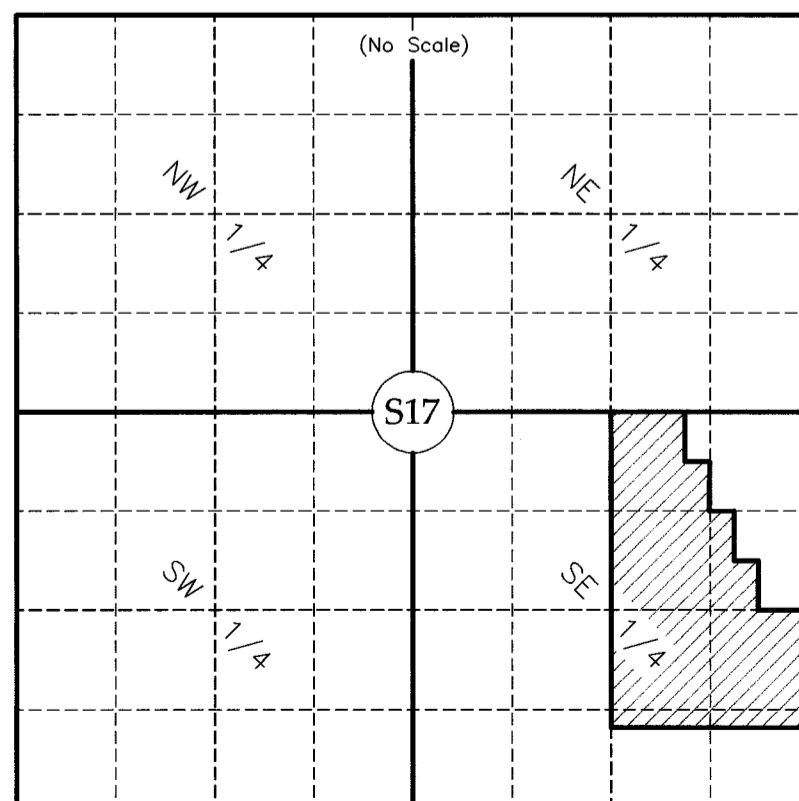
### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 16th day of October 2013 A.D. at 9:40 o'clock A.M.  
Jimmy D. Lauer by Debbie Dennis  
Lincoln County Clerk Recorder Deputy

DOCUMENT No. 247932

CERTIFICATE OF SURVEY No. 4234FC Sheet 2 of 2

### VICINITY DIAGRAM



### BASIS OF BEARING

The basis of bearing for this survey is N00°24'18"E, as shown on Plat No. 6689, Lincoln County records, between the Southeast Section Corner, Section 17, a 3 1/4 inch diameter BLM brass cap on iron pipe and the South One-Sixteenth Corner, Sections 16 and 17, a 5/8 inch diameter rebar with a plastic cap marked MDL, 4232S

### METHOD OF SURVEY

A total station and a RB GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Kelly Rooney, July 24, 2007

### HISTORY OF SURVEY

- 1983 - COS No, 1096, Section Subdivision by Doyle, 2516S
- 1994 - COS No, 2277, Parcel A Retracement by Marquardt, 7328S
- 2005 - Plat No, 6637, McGinnis Hills Subdivision Phase I by Hughes, 7322LS
- 2006 - Plat No, 6689, McGinnis Hills Subdivision Phase II by Hughes, 7322LS
- 2013 - COS No, 4205FC, Family Transfer by Hughes, 7322LS



Land Owner Statement Doc# 247933 p. F# 11561