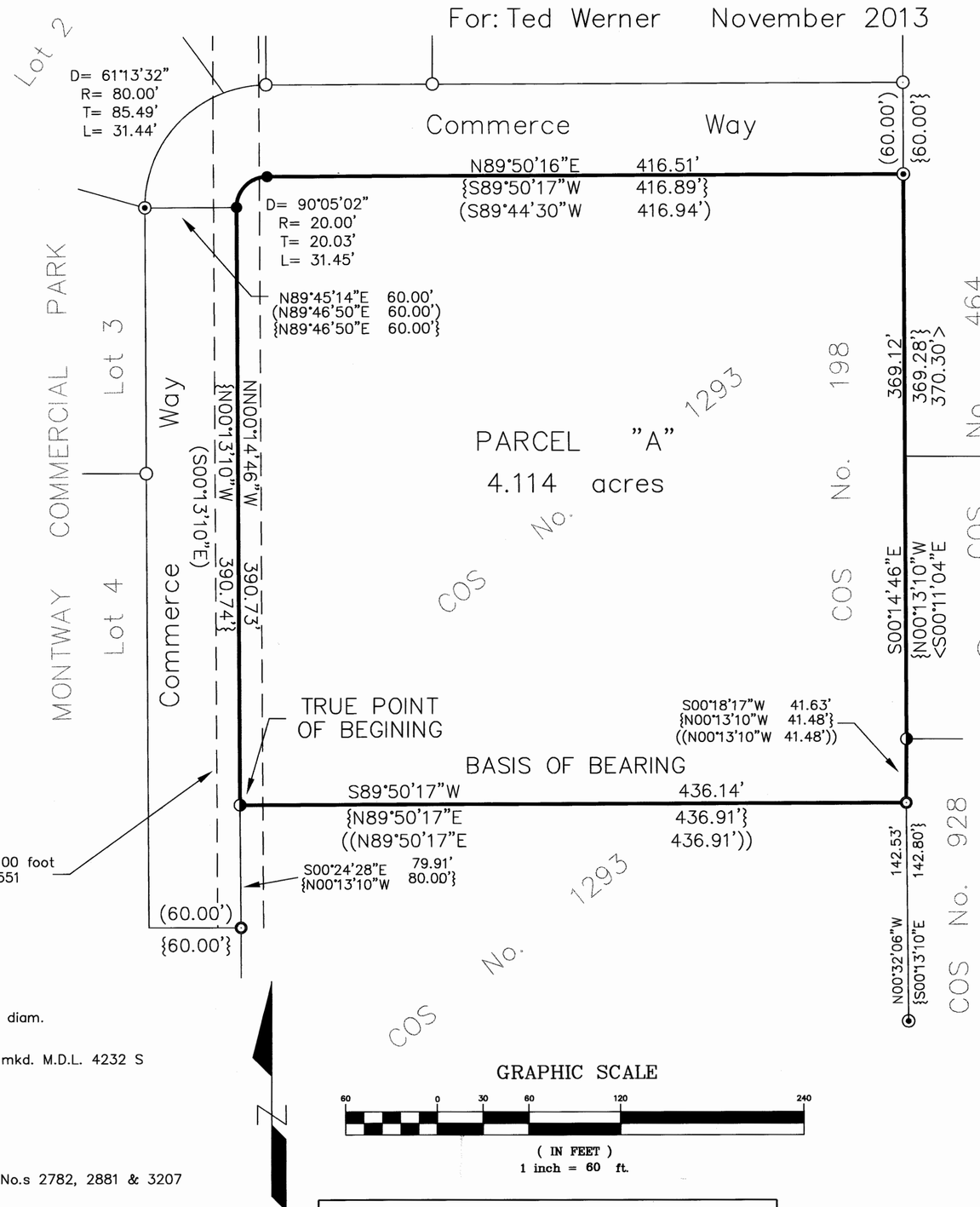
CERTIFICATE OF SURVEY

RETRACEMENT OF
Parcel "C" "Remainder"
Per Certificate of Survey No. 1417
in the SE1/4 of the NE1/4 of Section 4
T.30N., R.31W., Principal Meridian, MT
Libby, Lincoln County

For: Ted Werner November 2013



DESCRIPTION PARCEL "A"

A irregular tract of land near Libby, Lincoln County, Montana, and in the SE1/4NE1/4, section 4, T. 30 N., R. 31 W., Principal Meridian, Montana, and more particularly described as follows:

Commencing at a 5/8 inch diameter rebar with a plastic cap marked MDL 4232S marking the Southwesterly corner of Parcel "C" as shown on COS No. 1417, and a point on the Easterly right of way limit of "Commerce Way" Road, a 60 foot wide Dedicated Road and True Point of Beginning; Thence N00°14'46"W, 390.73 feet along said Easterly right of way limit of "Commerce Way" Road to a point of curve (PC) a 5/8 inch diameter rebar capped BOYER 9750LS; Thence on the arc of a curve to the right having a radius of 20.00 feet, turning through a central angle of 90°05'02" an arc length of 31.45 feet to a point on the Southerly right of way limit of said "Commerce Way" Road a point of tangency (PT) a 5/8 inch diameter rebar capped BOYER 9750LS; Thence N89°50'16"E, 416.51 feet to a 1/2 inch I.D. diameter iron pipe uncapped; Thence S00°14'46"E, 369.12 feet to a 5/8 inch diameter rebar capped MDL 4232S; Thence S00°18'17"W, 41.63 feet to a 5/8 inch diameter rebar capped MDL 4232S; Thence S89°50'17"W, 436.14 feet to the Easterly right of way limit of said "Commerce Way" Road a 5/8 inch diameter rebar capped MDL 4232S and True Point of Beginning.
Containing 4.114 acres more or less and is subject to and together with all appurtenant easements of record.

LEGEND

- ● Set 5/8 inch by 24 inch rebar with a 1 1/4 inch diam. orange plastic cap marked Boyer 9750LS
- ◑ Found 5/8 in. steel rebar with yellow plastic cap mkd. M.D.L. 4232 S
- ⊙ Found 1/2 inch I.D. Pipe
- ○ Found 5/8 inch diam. steel rebar, no cap
- { } Record – Per C. of S. No. 1293 &1417
- ( ) Record – Per Montway Commercial Park – Plat No.s 2782, 2881 & 3207 and C. of S. No.s 198 & 797
- < > Record – Per Westland Subdivision, Plat No. 3205 and C. of S. No.s 464, 489 and 928
- [ ] Record – Per Plat No. 1988

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BOYER SURVEYING
910 MAIN AVE. LIBBY, MONTANA 59923 (406) 293-2084

PURPOSE OF SURVEY

The purpose of this survey is to retrace the exterior boundary of an existing tract of record (Bk. 231 Page 871), Lincoln County Records and that no further division of land is hereby created; therefore, this survey is exempt from review, pursuant to Section 76-3-404 M.C.A.

METHOD OF SURVEY

A Total Station with electronic data collector was used with closed traverse and radial procedures to tie previously set controlling corners and road alignments.

BASIS OF BEARING

The Basis of Bearing is N89°50'17"E, between found monuments, on the south line of "Parcel C" as shown on Certificate of Survey No. 1417

SURVEYOR'S CERTIFICATE

I Steven A. Boyer, do hereby certify that I am a Registered Land Surveyor in the State of Montana, and that the survey shown on this Certificate of Survey has been prepared under my supervision and in accordance with the Montana Subdivision & Platting Act, Sections 76-3-101 through 76-3-625 M.C.A. and the Lincoln County regulations adopted pursuant thereto.

11/DEC/2013

Steven A. Boyer, Montana Registration No. 9750LS Date

MONTANA STEVEN A. BOYER 9750LS REGISTERED LAND SURVEYOR

CERTIFICATE OF LINCOLN COUNTY EXAMINING LAND SURVEYOR

Examined this 12th day of December 2013, A.D.

Ronald A. Pearson PLS 9008LS

CERTIFICATE OF CLERK AND RECORDER

State of Montana, County of Lincoln, filed this 12th day of December 2013 at 2:00 o'clock P.M.

Tammy A. Lauer
Lincoln County Clerk and Recorder

Jeanie Evans
Deputy

CERTIFICATE OF SURVEY No. #4256
Doc #248896