

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

NW1/4, SECTION 25, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: SCHOOL DISTRICT NO. 4 DATE: APRIL 2014

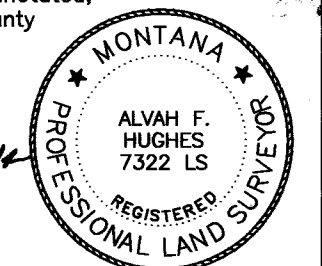
### LEGEND

- SECTION CORNER, A 1 1/2 INCH DIAMETER PLASTIC "LIFE TIME MONUMENT" IN PAVEMENT, 534ES RECORD COS No. 251
- 1/4 CORNER, A 2 1/2 INCH DIAMETER IRON PIPE WITH BLM BRASS CAP
- 1/4 CORNER, A 1 INCH DIAMETER IRON PIPE
- C1/4 CORNER, A 2 1/2 INCH DIAMETER IRON PIPE WITH BLM BRASS CAP
- AN UNCAPPED 5/8 INCH DIAMETER REBAR
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 7328S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDS, 7975S
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- AN UNMARKED COMPUTED POINT
- RECORD WARRANTY DEED - BOOK 124, PAGE 304
- MDT RECORD HIGHWAY RIGHT-OF-WAY PLANS, No. S325 (1)
- RECORD QUIT CLAIM DEED - BOOK 133, PAGE 252
- RECORD PLAT 1879
- RECORD PLAT 2053
- RECORD BLM DEPENDENT RESURVEY PLAT 1978
- RECORD COS 2310
- RECORD COS 3709
- BOUNDARY LINES THIS SURVEY
- ROAD CENTERLINE
- OLD BOUNDARY LINE
- RADIAL LINE
- SECTION SUBDIVISION LINE
- ROAD EASEMENT LIMITS
- SECTION LINE
- EXISTING ROAD

### 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*  
 Alvah F. Hughes, PLS, 7322LS Date 04-14-14



### EXAMINING LAND SURVEYOR'S CERTIFICATION

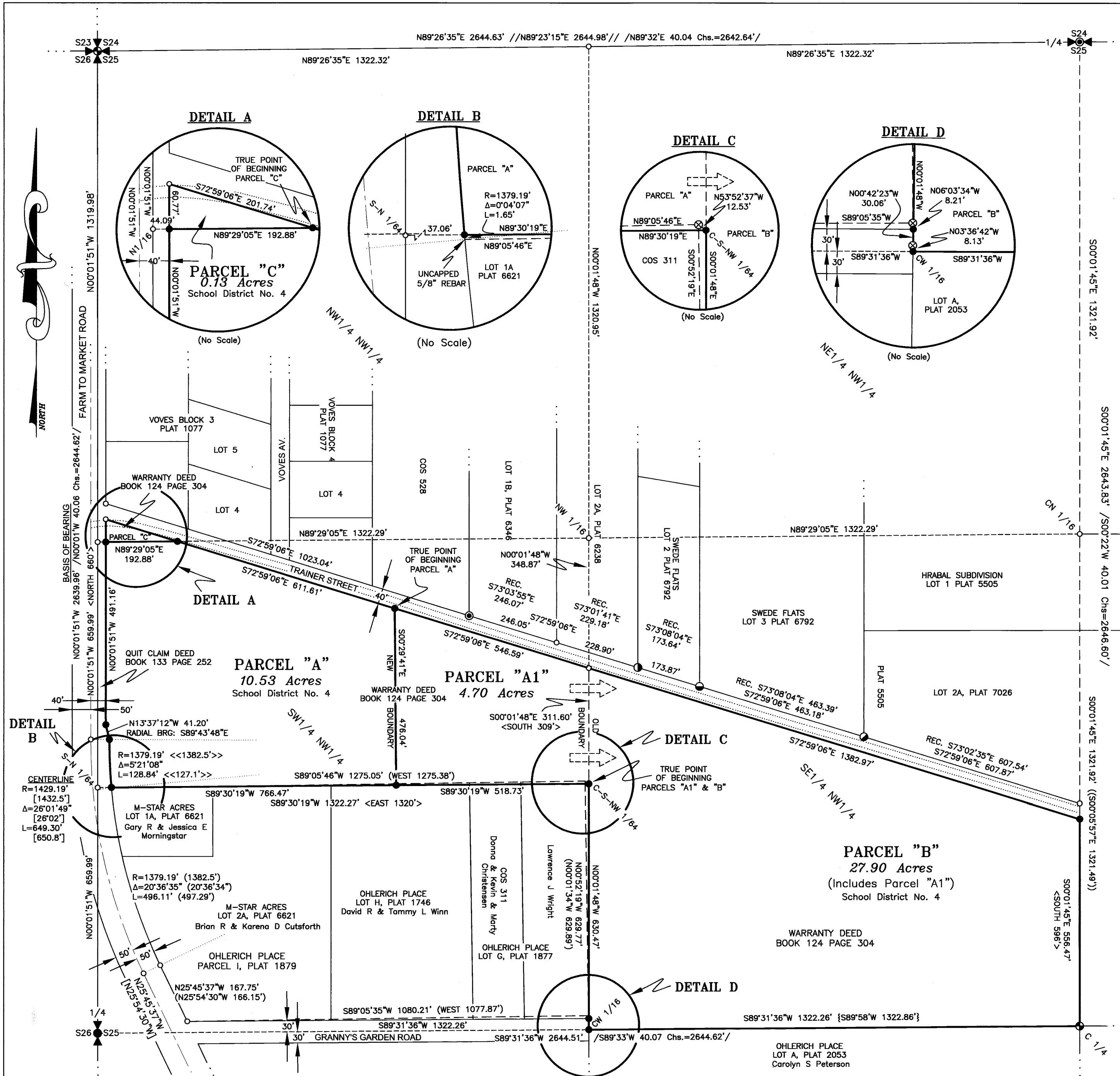
Examined this 9<sup>th</sup> day of MAY, 2014 A.D.

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

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26<sup>th</sup> day of June, 2014 A.D. at 9:17 o'clock A.M.  
*Thomas D. Bauer* by *Jeanne Dennis*  
 Lincoln County Clerk Recorder Deputy

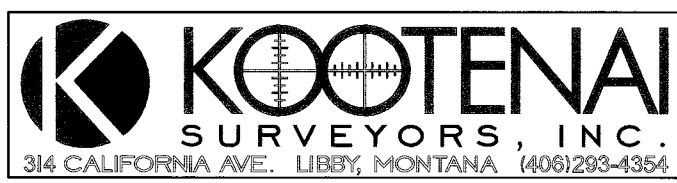
CERTIFICATE OF SURVEY NO. 4290 RB SHEET 1 OF 2



### GRAPHIC SCALE



1 inch = 200 feet.



gc project 1406

Doc 251980

**CERTIFICATE OF SURVEY**  
**"BOUNDARY LINE ADJUSTMENT"**  
 NW1/4, SECTION 25, T.30N., R.31W., P.M.,MT.  
 LINCOLN COUNTY, MONTANA  
 FOR: SCHOOL DISTRICT NO. 4      DATE: APRIL 2014

**LEGAL DESCRIPTION, PARCEL "A"**

An irregular tract of land, lying southeast of Libby, Montana, in Lincoln County and in the SW1/4 NW1/4, Section 25, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the C-S-NW 1/64 said Section 25, a set 5/8 inch diameter rebar with plastic cap marked: Hughes, 7322LS; Thence S89°30'19"W 518.73 feet; Thence N00°29'41"W 476.04 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING:

Thence along a "new boundary" S00°29'41"E, 476.04 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along east-west section subdivision line S89°30'19"W, 766.47 feet to the easterly right-of-way limits of "Farm to Market Road" being 50 feet from said road centerline, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said limits through a curve right Radius 1379.19 feet, delta angle 5°21'08", radial bearing S89°43'48"E, arc length 128.84 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said limits tapering to 40 feet from said road centerline N13°37'12"W, 41.20 feet, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said limits N00°01'51"W, 491.16 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along west-east section subdivision line N89°29'05"E, 192.88 feet to the southerly boundary of "Trainer Street" a strip of land being 40 feet wide, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said boundary S72°59'06"E, 611.61 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING, containing 10.53 acres. Subject to and together with all appurtenant easements of record.

**LEGAL DESCRIPTION, PARCEL "C"**

An irregular tract of land, lying southeast of Libby, Montana, in Lincoln County and in the NW1/4 NW1/4, Section 25, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the C-S-NW 1/64 said Section 25, a set 5/8 inch diameter rebar with plastic cap marked: Hughes, 7322LS; Thence S89°30'19"W, 518.73 feet; Thence N00°29'41"W, 476.04 feet; Thence N72°59'06"W, 611.61 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING:

Thence along the east-west subdivision line S89°29'05"W, 192.88 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along the easterly right-of-way limits of "Farm to Market Road" being 40 feet from said road centerline, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said limits N00°01'51"W, 60.77 feet to the southerly boundary of "Trainer Street", a strip of land being 40 feet wide, an unmarked computed point; Thence along said boundary S72°59'06"E, 201.74 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING, containing 0.13 acres. Subject to and together with all appurtenant easements of record.

**LEGAL DESCRIPTION, PARCEL "A1"**

An irregular tract of land, lying southeast of Libby, Montana, in Lincoln County and in the SW1/4 NW1/4, Section 25, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the C-S-NW 1/64 said Section 25, a set 5/8 inch diameter rebar with plastic cap marked: Hughes, 7322LS and the TRUE POINT OF BEGINNING:

Thence along the east-west section subdivision line S89°30'19"W, 518.73 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along "new boundary" N00°29'41"W, 476.04 feet to the southerly boundary of "Trainer Street" a strip of land being 40 feet wide, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said boundary S72°59'06"E, 546.59 feet to an unmarked computed point; Thence along north-south subdivision line and "old boundary" S00°01'48"E, 311.60 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING, containing 4.70 acres. Subject to and together with all appurtenant easements of record.

**LEGAL DESCRIPTION, PARCEL "B"**

An irregular tract of land, lying southeast of Libby, Montana, in Lincoln County and in the SW1/4 NW1/4, SE1/4 NW1/4, Section 25, T.30N., R.31W., P.M.,MT., and more particularly described as follows:  
 Commencing at the C-S-NW 1/64 said Section 25, a set 5/8 inch diameter rebar with plastic cap marked: Hughes, 7322LS and the TRUE POINT OF BEGINNING:

Thence along the east-west section subdivision line S89°30'19"W, 518.73 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along "new boundary" N00°29'41"W, 476.04 feet to the southerly boundary of "Trainer Street" a strip of land being 40 feet wide, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said boundary S72°59'06"E, 546.59 feet to an unmarked computed point; Thence along said boundary S72°59'06"E, 1382.97 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said north-south midline, said Section S00°01'45"E, 556.47 feet to Center Quarter Corner, said Section, a 2 1/2 inch diameter iron pipe with BLM brass cap; Thence along said east-west midline, said Section S89°31'36"W, 1322.26 feet to the CW 1/16th Corner, said Section, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along south-north subdivision line and terminus of northerly limits of "Granny's Garden Road" N00°01'48"W, 30.00 feet, a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said subdivision line N00°01'48"W, 630.47 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING, containing 27.90 acres. Subject to and together with all appurtenant easements of record.

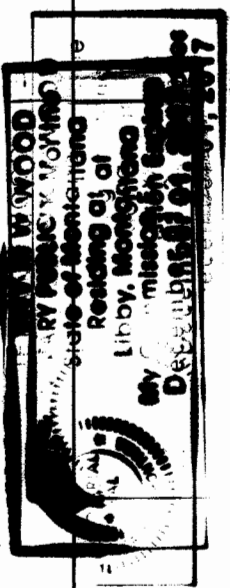
**PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION**

I, Superintendent of School District No. 4, being the record representative, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries and is therefore exempt from subdivision review pursuant to MCA 76-3-207(1)(a); "divisions made outside of a platted subdivision for the purpose of relocating common boundary lines between adjoining properties". I further certify that Parcel "A" is exempt from review by the Department of Environmental Quality 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." Parcel "B" is exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-103 as it is greater than 20 acres.

*K.W. Maki*      4-14-14  
 Superintendent, School District No. 4      Date

**ACKNOWLEDGMENT**

The foregoing Exemptions were subscribed and acknowledged before me  
 a Notary Public for the State of Montana  
 County of Lincoln, by K.W. Maki  
 Superintendent  
 on this 14 day of April, 2014. In witness whereof,  
 I have hereunto set my hand and affixed my notarial seal.  
*James J. Wood*  
 residing in: Libby My Commission expires: Dec 1, 2017



**HISTORY OF SURVEYS**

- 1957 - Warranty Deed, Book 124 Page 304, Private to School District No. 4
- 1961 - Quit Claim Deed, Book 133 Page 252, School District No. 4 to State Highway Commission of Montana
- 1962 - MDT Highway Right-of-Way Plans, No. S325 (1), Farm to Market Road
- 1971 - Plat 1746, Lot H, Ohlerich Place Subdivision, Jack W. Ninneman, 534ES
- 1971 - Plat 1877, Lot G, Ohlerich Place Subdivision, Jack W. Ninneman, 534ES
- 1972 - Plat 1879, Lot I, Ohlerich Place Subdivision, Jack W. Ninneman, 534ES
- 1973 - Plat 2053, Lot A, Ohlerich Place Subdivision, Jack W. Ninneman, 534ES
- 1978 - BLM Plat, "Dependent Resurvey and Survey", T.30N., R.31W., P.M.MT., Shirley B. Hjellum and James S. Pritchard
- 1995 - COS 2310, Adjoining Parcels, Thomas E. Sands, 7975S
- 2005 - Plat 6621, Amended Plat, M-Star Acres Subdivision Lots 1 and 2, Alvah F. Hughes, 7322LS
- 2007 - COS 3709, Adjoining Parcel, Alvah F. Hughes, 7322LS

**METHOD OF SURVEY**

A Nikon total station with data collector and a Trimble R8 GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Levi Powell, February, 2014

**BASIS OF BEARING**

The basis of bearing for this survey is N00°01'51"W derived from Survey Grade GPS system, calibrated to local control between the west Quarter Corner, Section 25, a 2 1/2" diameter BLM brass cap and the northwest Section Corner, Section 25, a 1 1/2 inch diameter plastic monument.

**VICINITY DIAGRAM**  
**NW 1/4 SECTION 25**

