

CERTIFICATE OF SURVEY

"FAMILY TRANSFER"

GOVERNMENT LOTS 2 AND 3, SECTION 27, T.32N., R.34W., P.M.,MT.

LINCOLN COUNTY, MONTANA

FOR: KEN GARCIA

DATE: JULY 2014

PURPOSE OF SURVEY AND OWNERS EXEMPTION

I, Betty Marie Garcia owner of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel "B", 10.00 acres, as shown hereon, to my Son, Ken Garcia; 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. Furthermore Parcel "A" is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605 (2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal, if no new facilities will be constructed on the parcel.

Betty Marie Garcia August 28, 2014
Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of Montana

County of Lincoln, by BETTY MARIE GARCIA

on this 28 day of August, 2014. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Yenny St. Louis
residing in: Libby My Commission expires: Dec 1, 2017

METHOD OF SURVEY

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, July 2014

BASIS OF BEARING

The basis of bearing for this survey is S89°57'41"E derived from Survey Grade GPS system calibrated to local control between the northwest Section Corner, Section 27 and Meander Corner on Kootenai River's east bank both being 2 1/2 inch diameter iron pipes with 3 1/4 inch diameter BLM brass caps

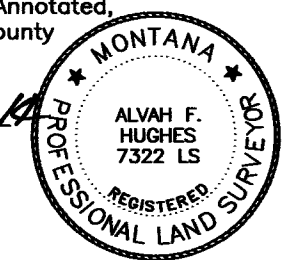
HISTORY OF SURVEY

1902-GLO Original Survey, Township Subdivision, Allen B. Benedict
1913-Book 32, Page 14, Lincoln County Records, Railway Easement Deed
1933-Book 63, Page 353, Lincoln County Records, Warranty Deed for thirty three foot strip of land
1987-COS No. 1541, Section Retracement, Kenneth E. Davis, 4975S
2003-COS No. 3180, Rail Road Right-of-Way Retracement, James R. Staples, 9958LS
2004-Plat No. 6558, "Sunrise Acres Subdivision" found C 1/4, Kenneth E. Davis, 4975S
2008-COS No. 3823, utility Site and retrace "Sunrise Acres Subdivision", reset C 1/4 Kenneth E. Davis, 4975S

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 7322LS 10-20-14
Alvah F. Hughes, PLS/7322LS Date



CERTIFICATE OF SURVEY No. 4315 FC Sheet 1 of 2

Sanitary Restrictions Removed Doc# 253949 P.F.# 12319
Landowner Statement Doc# 253950 P.F.# 12320

CERTIFICATE OF SURVEY

"FAMILY TRANSFER"

GOVERNMENT LOTS 2 AND 3, SECTION 27, T.32N., R.34W., P.M.,MT.

LINCOLN COUNTY, MONTANA

FOR: KEN GARCIA

DATE: JULY 2014

LEGAL DESCRIPTION, PARCEL "A"

An irregular tract of Land within Government Lots 2 and 3, Section 27, T.32N., R.34W., P.M.,MT. and more particularly described as follows; Commencing at the Section Corner, Sections 21, 22, 27, and 28, a 2 1/2 inch diameter iron pipe with 3 1/4 inch diameter BLM brass cap and the TRUE POINT OF BEGINNING;

Thence along Section Line between said Sections 22 and 27, S89°57'41"E 92.84 feet to the "Burlington Northern-Santa Fe Railroad" centerline an Unmarked Computed Point; Thence along said Section Line S89°57'41"E, 102.88 feet to the easterly Right-of-Way limits being 100 feet from said centerline an unmarked computed point; Thence along said Section Line S89°57'41"E, 285.23 feet to the westerly Meander Line, "Kootenai River" set a 5/8 inch diameter rebar with plastic cap marked MC, HUGHES, 7322LS; Thence along said line through the following unmarked computed points: S03°53'42"E, 774.07 feet; Thence S05°32'01"E, 562.57 feet; Thence S04°06'01"E, 419.06 feet to said Right-of-Way Limits and beginning of erosion thereof, an unmarked computed point; Thence along said meander line through the following unmarked computed points: Thence S01°58'33"E, 114.12 feet; Thence S07°26'06"E, 148.66 feet; Thence S17°04'25"E, 258.70 feet; Thence S35°00'17"E, 57.39 feet; Thence S10°28'26"E, 73.30 feet; Thence S17°55'50"E, 88.37 feet; Thence S22°33'43"E, 217.48 feet to the east-west Sectional Midline, said section an unmarked computed point; Thence along said midline S89°47'10"W, 52.86 feet to the centerline, said railroad an unmarked computed point; Thence along said midline S89°47'10"W, 107.00 feet to the westerly Right-of-Way limits, said railroad, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said limits N21°03'19"W, 414.05 feet to the beginning of a curve right, Radius 2964.79 feet, Delta angle 7°30'00", arc length 388.09 feet, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said limits N13°33'19"W, 75.19 feet to the northerly boundary, Parcel "B", set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said boundary N90°00'00"W, 429.17 feet to the Section Line between Sections 27 and 28, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Section Line N00°07'01"W, 500.99 feet to the North Sixteenth Corner between said sections, a 5/8 inch diameter rebar with 3 1/4 inch diameter aluminum cap, marked KED, 4975S; Thence along said Section Line N00°05'06"W, 1291.26 feet to the Westerly Right-of-Way limits an unmarked computed points; Thence along said Section Line N00°05'06"W, Length: 41.91 feet to the TRUE POINT OF BEGINNING, containing 26.24 acres. Subject to a 200 foot wide Railroad Right-of-Way containing 11.76 acres leaving NET ACRES of Parcel "A" at 14.48 acres. Also Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION, PARCEL "B"

An irregular tract of Land within Government Lot 3, Section 27, T.32N., R.34W., P.M.,MT. and more particularly described as follows; Commencing at the Quarter Corner, Sections 27 and 28, a 5/8 inch diameter rebar with 3 1/4 inch diameter aluminum cap, marked KED, 4975S and the TRUE POINT OF BEGINNING;

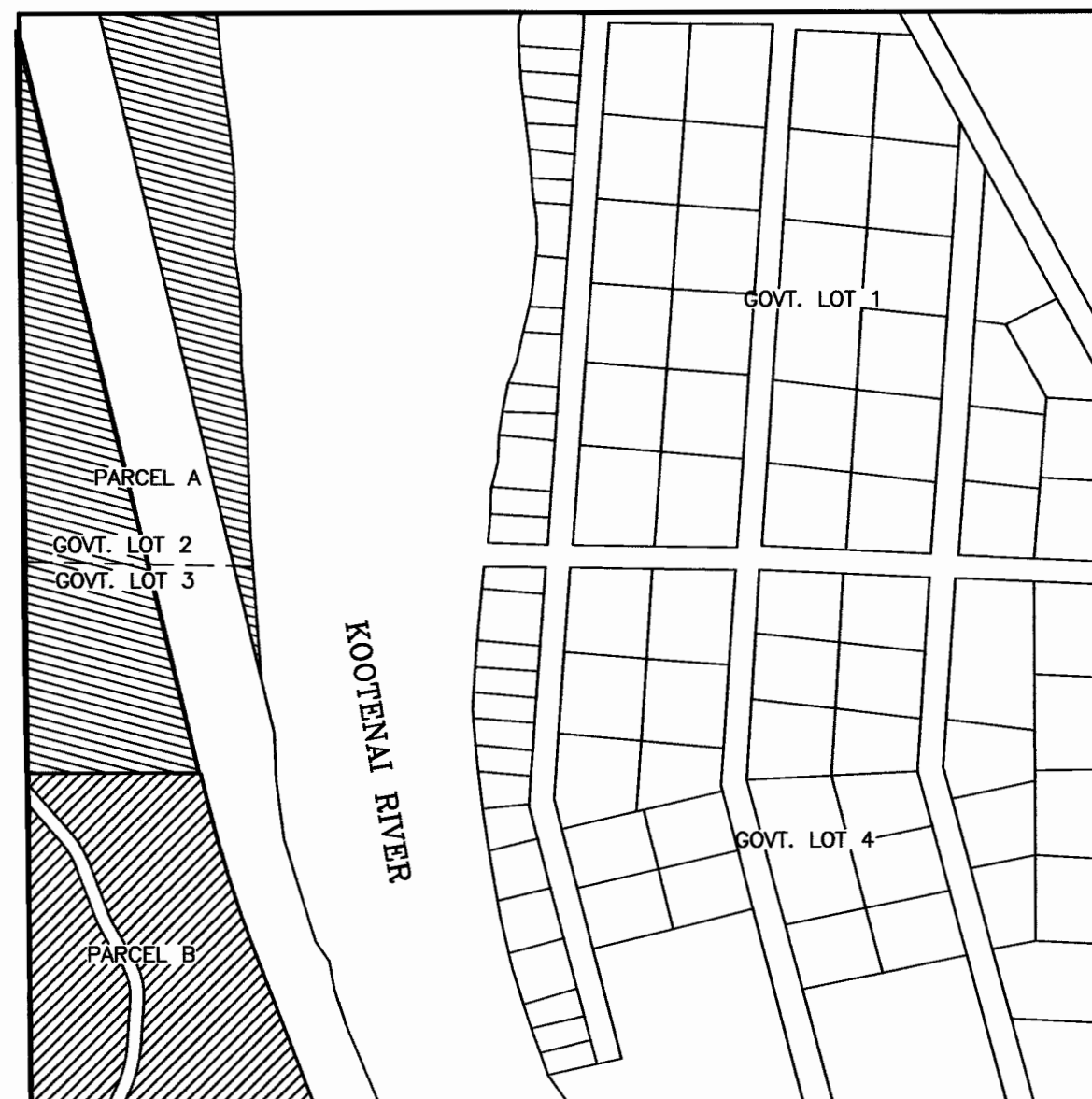
Thence along Section Line between Sections 27 and 28, N00°07'01"W, 730.08 feet to the westerly Right-of-Way Limits of "South Side-Leona Road" being 16 1/2 feet from road centerline, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Section Line N00°07'01"W, 25.17 feet to centerline said road, an unmarked computed point; Thence along said Section Line N00°07'01"W, 25.17 feet to easterly Right-of-Way Limits said road being 16 1/2 feet from centerline, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Section Line N00°07'01"W, 51.99 feet to the northerly boundary Parcel "B", set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said boundary S90°00'00"E, 429.17 feet to the westerly Right-of-Way Limits "Burlington Northern-Santa Fe Railroad" being 100 feet from centerline, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Limits S13°33'19"E, 75.19 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, beginning Curve Left, Radius 2964.79 feet, Delta angle 7°30'00", Arc Length 388.09 feet; Thence along said limits S21°03'19"E, 414.05 feet to west-east Sectional Midline, said section, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Midline S89°47'10"W, 410.74 feet to record centerline "South Side-Leona Road" Book 63, Page 353 of County Records, an unmarked compute point; Thence S89°47'10"W, 78.54 feet to the easterly Right-of-Way Limits said road, 16 1/2 feet from existing centerline, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Midline S89°47'10"W, 18.22 feet to said centerline, an unmarked computed point; Thence along said Midline S89°47'10"W, 18.22 feet to westerly limits said road, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said Midline S89°47'10"W, 183.49 feet to the TRUE POINT OF BEGINNING, containing 10.63 acres. Subject to "South Side-Leona Road" Right-of-Way being 33 foot wide with 836.84 foot length containing 0.63 acres leaving NET ACRES of Parcel "B" 10.00 acres. Also Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION, RAILROAD RIGHT-OF-WAY

A 200 foot wide strip of Land, within Government Lots 2 and 3, Section 27, T.32N., R.34W., P.M.,MT. and more particularly described as follows; Commencing at the Section Corner, Sections 21, 22, 27, and 28, a 2 1/2 inch diameter iron pipe with 3 1/4 inch diameter BLM brass cap and the TRUE POINT OF BEGINNING;

Thence along Section Line between said Sections 22 and 27 S89°57'41"E, 92.84 feet to the centerline "Burlington Northern-Santa Fe Railroad", an Unmarked Computed Point; Thence along said Section Line S89°57'41"E, 102.88 feet to the easterly Right-of-Way Limits said railroad, an Unmarked Computed Point; Thence along said Limits S13°33'19"E, 1800.57 feet to the "Kootenai River" meander line, an Unmarked Computed Point; Thence along said meander line through the following Unmarked Computed Points: S01°58'33"E, 114.12 feet; Thence S07°26'06"E, 148.66 feet; Thence S17°04'25"E, 258.70 feet; Thence S35°00'17"E, 57.39 feet; Thence S10°28'26"E, 73.30 feet; Thence S17°55'50"E, 88.37 feet; Thence S22°33'43"E, 217.48 feet to west-east Midline, said section an unmarked computed point; Thence along said midline S89°47'10"W, 52.86 feet to centerline said Right-of-Way; Thence along said midline S89°47'10"W, 107.00 feet to westerly Right-of-Way limits said railroad, set a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said limits N21°03'19"W, 414.05 feet to a curve right, Radius 2964.79 feet, Delta Angle 7°30'00", Arc Length: 388.09 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said limits N13°33'19"W, 75.19 feet to northerly boundary Parcel "B" a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said limits N13°33'19"W, 1843.60 feet to Section Line of Sections 27 and 28, an unmarked computed point; Thence along said Section Line N00°05'06"W, 41.91 feet to the TRUE POINT OF BEGINNING, containing 11.76 acres.

VICINITY DIAGRAM
NW 1/4, SECTION 27



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 20th day of October 2014, 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 76-3-207(3), M.C.A.

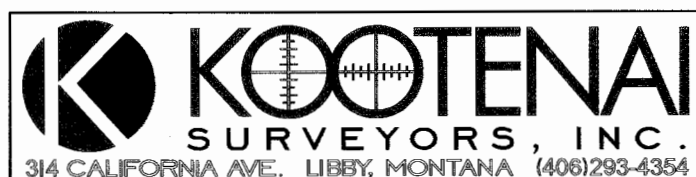
Nancy Truitt Higgins by Jill Blomdell 9.19.14
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 20th day

of October 2014, A.D. at 2:15 o'clock

Jimmy D. Lauer by J. Lauer
Lincoln County Clerk Recorder Deputy



CERTIFICATE OF SURVEY No. 4315 FC Sheet 2 of 2

Doc# 253951
Sanitary Restriction Removal Doc# 253949 P.F.# 12319
Landowner Statement Doc# 253950 P.F.# 12320