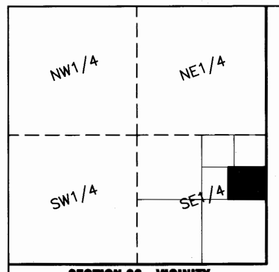
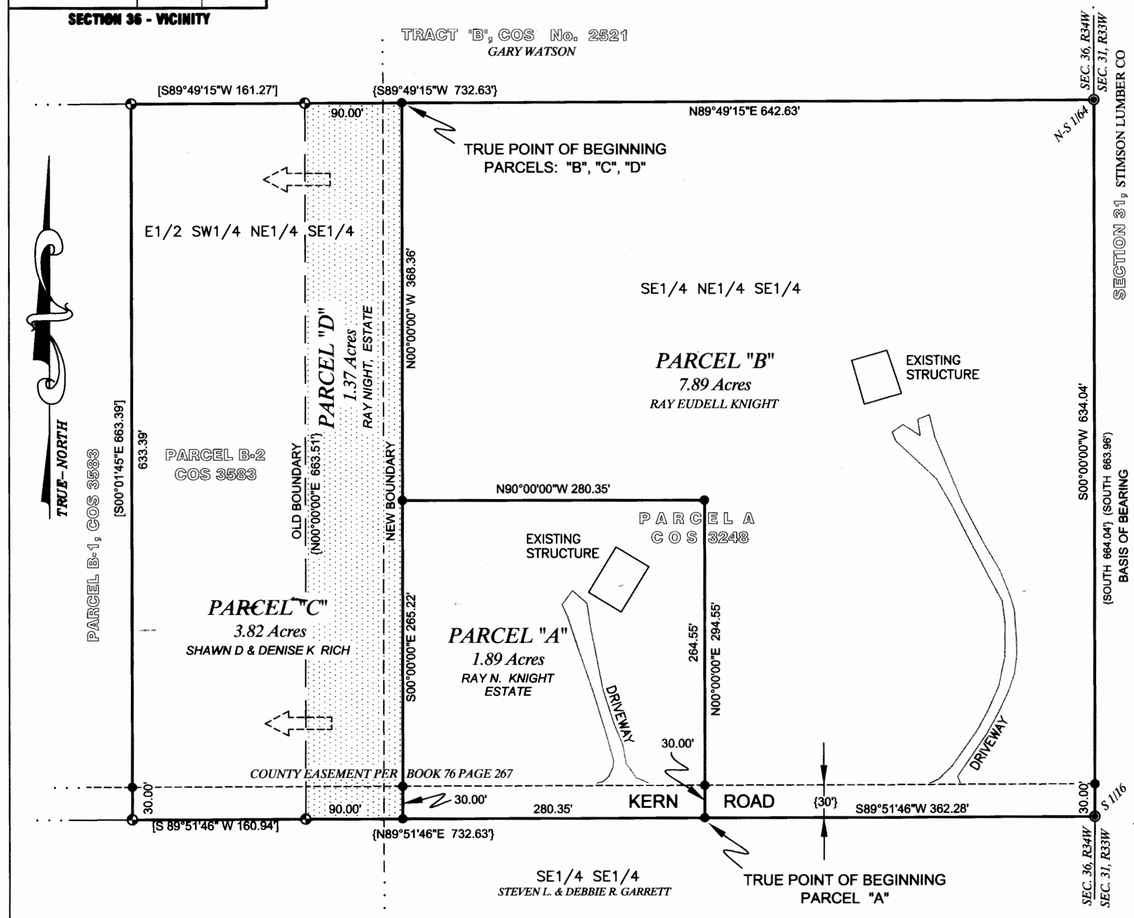
# CERTIFICATE OF SURVEY

## "KNIGHT FAMILY TRANSFER and BOUNDARY LINE ADJUSTMENT"

### E1/2 SW1/4 NE1/4 SE1/4, SE1/4 NE1/4 SE1/4, SECTION 36, T.31N., R.34W., P.M.MT.
### LINCOLN COUNTY, MONTANA
### FOR: KNIGHT & RICH DATE: AUGUST 2015




SECTION 36 - VICINITY




## LEGEND

- A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED WARREN, 2734S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- { } COS No. 3248 [ ] COS No. 3583FC
- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARY LINES
- SECTION SUBDIVISION LINE
- ROAD EASEMENT LIMITS

gc

KOOTENAI SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA (406)293-4354

## LEGAL DESCRIPTION, PARCEL "A"

An irregular tract of land, lying south of Troy, Montana, Lincoln County, SE1/4 NE1/4 SE1/4, Section 36, T.31N., R.34W., P.M., Mt., more particularly described as follows: Commencing at the South 1/16 corner, said Sections 36, T.31N., R.34W. and 31, T.31N., R.33W., P.M., Mt., a 1/2 inch diameter rebar with plastic cap marked WARREN, 2734S; Thence S89°51'46"W, 362.28 feet to set a 5/8 inch rebar with cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING:

Thence along westerly boundary Parcel "B" N00°00'00"E, 30.00 feet to northerly easement limits of "Kern Road", being 30 feet wide, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along said boundary N00°00'00"E, 264.55 feet, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along southerly boundary, said Parcel "B" N90°00'00"W, 280.35 feet, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along easterly boundary Parcel "C", S00°00'00"W, 265.22 feet to said northerly easement limits, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along said boundary, S00°00'00"W, 30.00 feet to west-east Section Subdivision Line, a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along said line N89°51'46"E, 280.35 feet the TRUE POINT OF BEGINNING, containing 1.89 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION, PARCEL "B"

An irregular tract of land, lying south of Troy, Montana, Lincoln County, SE1/4 SE1/4 NE1/4 SE1/4, Section 36, T.31N., R.34W., P.M., Mt., more particularly described as follows: Commencing at the North-South 1/64th corner, Sections 36, T.31N., R.34W. and 31, T.31N., R.33W., P.M., Mt., a 1/2 inch diameter rebar with plastic cap marked WARREN, 2734S; Thence S89°49'15"W 642.63 feet to set a 5/8 inch rebar with cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING:

Thence along west-east Subdivision Line N89°49'15"E, 642.63 feet to North-South 1/64 Corner, said Sections, a 1/2 inch diameter rebar with plastic cap marked WARREN, 2734S; Thence along said Section Line, S00°00'00"W, 634.04 feet to to northerly easement limits of "Kern Road" being 30 feet wide, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along said Section Line S00°00'00"W, 30.00 feet to South 1/16 corner, said Sections, a 1/2 inch diameter rebar with plastic cap marked WARREN, 2734S; Thence along east-west Section Subdivision Line S89°51'46"W, 362.28 feet to a 5/8 inch rebar with cap marked HUGHES 7322LS; Thence along westerly boundary, Parcel "B" N00°00'00"E, 30.00 feet to northerly easement limits said road, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along said Parcel boundary N00°00'00"E, 264.55 feet, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along southerly boundary Parcel "B" N90°00'00"W, 280.35 feet, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along westerly boundary Parcel B N00°00'00"E, 368.36 feet to the TRUE POINT OF BEGINNING, Containing 7.89 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION, PARCEL "C"

An irregular tract of land, lying south of Troy, Montana, Lincoln County, E1/2 SW1/4 NE1/4 SE1/4, SE1/4 NE1/4 SE1/4, Section 36, T.31N., R.34W., P.M., Mt., more particularly described as follows:
Commencing at the North-South 1/64th corner, Sections 36, T.31N., R.34W. and 31, T.31N., R.33W., P.M., Mt., a 1/2 inch diameter rebar with plastic cap marked WARREN, 2734S; Thence S89°49'15"W 642.63 feet to set a 5/8 inch rebar with cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING:

Thence along east-west Subdivision Line S89°49'15"W, 90.00 feet to the northeast Corner, Parcel B-2 COS 3583 and "Old Boundary", a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said line S89°49'15"W, 161.27 feet to westerly boundary said Parcel, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said boundary S00°01'45"E, 633.39 feet to northerly easement limits of "Kern Road" being 30 feet wide, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along said boundary S00°01'45"E, 30.00 feet to west-east Subdivision line, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said line N89°51'46"E, 160.94 feet southeast Corner, Parcel B-2, COS 3583 and "Old Boundary", a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said line N89°51'46"E, 90.00 feet to south-west corner Parcel "A", set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along west boundary said Parcel N00°00'00"E, 30.00 feet to northerly easement limits of "Kern Road", being 30 feet wide, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along boundary N00°00'00"E, 265.22 feet, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along west boundary Parcel "B" N00°00'00"E, 368.36 feet to the TRUE POINT OF BEGINNING, containing 3.82 acres, INCLUDES Parcel "D" area. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION, PARCEL "D"

An irregular tract of land, lying south of Troy, Montana, Lincoln County, E1/2 SW1/4 NE1/4 SE1/4, SE1/4 NE1/4 SE1/4, Section 36, T.31N., R.34W., P.M., Mt., more particularly described as follows: Commencing at the North-South 1/64th corner, Sections 36, T.31N., R.34W. and 31, T.31N., R.33W., P.M., Mt., a 1/2 inch diameter rebar with plastic cap marked WARREN, 2734S; Thence N89°49'15"E 642.63 feet to set a 5/8 inch rebar with cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING:

Thence along east-west Subdivision Line S89°49'15"W, 90.00 feet to the northeast Corner, Parcel B-2 COS 3583 and "Old Boundary", a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said boundary S00°00'00"W, 663.51 feet to southwest Corner, Parcel B-2, COS 3583, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along west-east subdivision N89°51'46"E, 90.00 feet to south-west corner Parcel "A", set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along west boundary said Parcel N00°00'00"E, 30.00 feet to northerly easement limits of "Kern Road", being 30 feet wide, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along boundary N00°00'00"E, 265.22 feet, set a 5/8 inch rebar with cap marked HUGHES, 7322LS; Thence along west boundary Parcel "B" N00°00'00"E, 368.36 feet to the TRUE POINT OF BEGINNING, Containing 1.37 acres. Subject to and together with all appurtenant easements of record.

## HISTORY OF SURVEY

1981, COS No. 929, Section Subdivision, J. H. Ninneman, 4661S
1996, COS No. 2521, Creates Tracts "A" and "B", SE 1/4, Section 36, G. WARREN, 2734S
2002, COS No. 3097, Creates Parcels within Tract "A", A. Hughes, 7322LS
2003, COS No. 3248, Correction COS No. 3097, A. Hughes, 7322LS
2005, COS No. 3583FC, Family Transfer, A. 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, August, 2014

## GRAPHIC SCALE

100 0 50 100 200 400

1 inch = 100 feet

## PURPOSE OF SURVEY AND OWNERS EXEMPTION

Ray N. Knight Estate and Shawn D. and Denise K. Rich, owners of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel "B", 7.89 acres, as shown hereon, to my son Ray Eudell Knight; 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 "C" is exempt 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. Furthermore Parcels "A" and "C" are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b) as a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA if ; (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA;

Scott K. Knight, Representative in Intestacy, Ray N. Knight Estate — Date 9/28/15

Shawn D. Rich — Date 9-10-15

Denise K. Rich — Date 9-10-15

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of North Dakota
County of Ward, by SCOTT K. KNIGHT
on this 28 day of September 2015. In witness whereof, I have hereunto set my hand and affixed my notorial seal.
Rhonda Schneider
residing in: Ward cty My Commission expires: 1/27/16

RHONDA SCHNEIDER
Notary Public
State of North Dakota
My Commission Expires Jan. 27, 2016

## ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana
County of Lincoln, by SHAWN D. RICH & DENISE K. RICH
on this 10 day of Sept. 2015. In witness whereof, I have hereunto set my hand and affixed my notorial seal.
Jeremy M. Wood
residing in: Libby My Commission expires: Dec 1, 2017

JEREMY M. WOOD
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
My Commission Expires December 01, 2017

## BASIS OF BEARING

The basis of bearing for this survey is North, as shown on COS No. 2521, between two found 1/2 inch diameter rebar monuments capped and marked Warren 2734S

## 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 — Date 09-13-15

MONTANA ALVAH F. HUGHES 7322 LS REGISTERED PROFESSIONAL LAND SURVEYOR

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 12 day of August 2015, 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 Trotter Higgins By Adrain Cowlbeck 10/26/15
Lincoln County Treasurer

LINCOLN COUNTY TREASURER STATE OF MONTANA

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 29th day of October 2015, A.D. at 10:40 o'clock A.M.
Robie A. Benson by Jeanne Burns
Lincoln County Clerk Recorder Deputy

## CERTIFICATE OF SURVEY No. 4400FC

Doc # 260174

Land Owner Statement Doc # 260173 PF # 13114
DEQ Doc # 260196 PF # 13115