

CERTIFICATE OF SURVEY

"AGRICULTURAL EXEMPTION"

SE1/4 NE1/4 AND NE1/4 SE1/4, SECTION 4, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: MUNRO INVESTMENTS, LLC DATE: AUGUST, 2016

NOTE:

Pursuant to Lincoln County Subdivision Regulation II-D-3, Parcel "A" shall require subdivision review to lift the agricultural restriction imposed by this survey. (LCSR revision: November 4th, 2015)

LEGAL DESCRIPTION: PARCEL "A"

A Parcel of land, lying within Libby, Montana, Lincoln County, in SE1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the southeasterly corner, Parcel "B" on northerly limits of U.S. Highway, No. 2, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along easterly boundary said Parcel N00°10'16"E, 298.65 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and being the TRUE POINT OF BEGINNING;

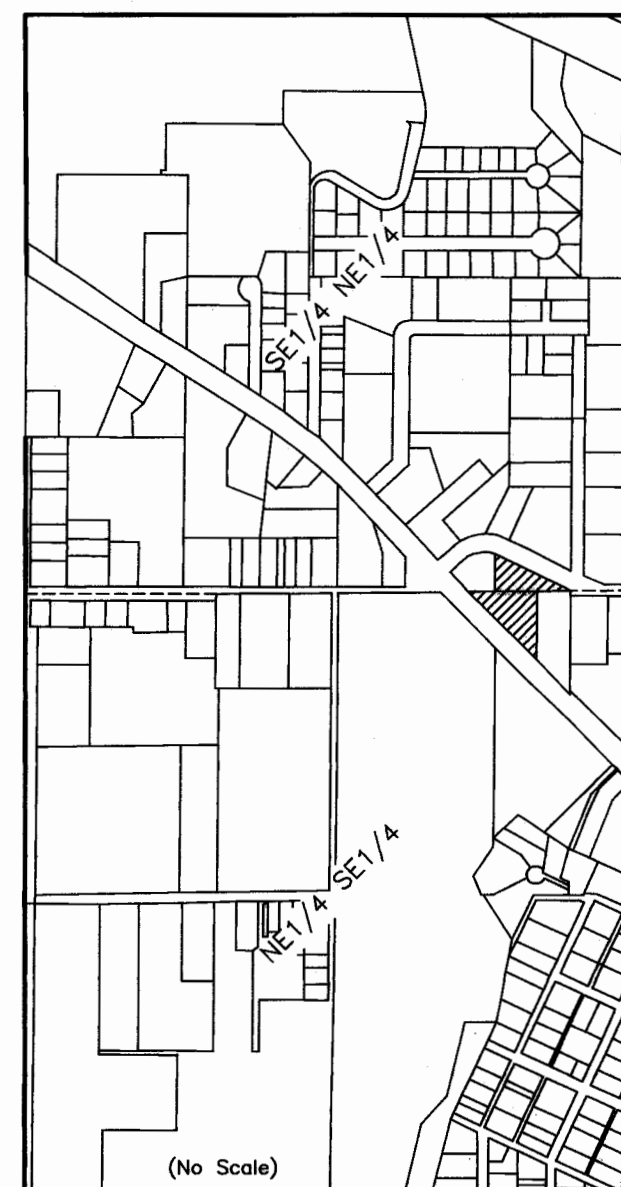
Thence along boundary between Parcel "A" and "B" S89°44'38"W, 182.04 feet to a 5/8 inch diameter uncapped rebar; Thence along boundary between Parcel "A" and Tract 2-1, COS No. 3838RB N00°17'34"E, 141.64 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S on "West Sixth Street", southerly Right-of-Way Limits being 70 feet in width; Thence along said Limits S64°38'20"E, 278.93 feet to a 5/8 inch diameter rebar with plastic cap marked 4661S; Thence along said limits and curve left, radius 560.18 feet, delta angle 5°35'46", arc length 54.71 feet; Thence along northerly boundary, COS 2637 S89°40'04"W, 121.37 feet to the True Point of Beginning, containing 0.48 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

A Parcel of land, lying within Libby, Montana, Lincoln County, in NE1/4 SE1/4, Section 4, T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the southeasterly corner, Parcel "B" on northerly limits of U.S. Highway, No. 2, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along easterly boundary said Parcel N00°10'16"E, 298.65 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and being the TRUE POINT OF BEGINNING;

Thence along easterly boundary, Parcel "B" S00°10'16"W, 298.65 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S on northerly limits of U.S. Highway, No. 2 being 90 feet in width; Thence along said Limits N45°48'54"W, 425.92 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along boundary between Tract 2-1, COS No. 3838RB and Parcel "B" N89°32'57"E, 124.28 feet to a 5/8 inch diameter uncapped rebar; Thence along boundary between Parcels "A" and "B" N89°44'38"E, 182.04 feet to the True Point of Beginning, containing 1.05 acres. Subject to and together with all appurtenant easements of record.

VICINITY DIAGRAM SECTION 4



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Munro Investments, LLC, owner of record, hereby certify that the purpose of this survey is to create the 0.48 acre Parcel "A", to be used exclusively for agricultural purposes, and that covenants will be entered into by the parties to the transaction, running with the land and revocable only by mutual consent of the governing body and the property owners, that the land will be used exclusively for agricultural purposes, and that this survey is, therefore exempt from review as a subdivision pursuant to 76-3-207(1)(C), M.C.A. We further certify that Parcel "A" is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a): "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." We also certify that Parcel "B" is exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-125(2)(e)(i): "the remainder is served by a public or multiple-user sewage system approved before January 1, 1997, pursuant to local regulations or this chapter."

Debra Munro, Member 8-18-16
R. Craig Munro, Member 8/18/16

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of Montana
County of Lincoln, by R. CRAIG MUNRO & DEBRA MUNRO

on this 18 day of August 2016. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Jenny M Wood
residing in: Libby My Commission expires: Dec 1, 2017

HISTORY OF SURVEY

1998, COS No. 2637 "Retracement", Deed Bk. 127 Pg. 653, Kenneth E. Davis, 4975S
2004, COS No. 3270, "Retracement", 6th Street Right-of-Limits, Samuel R. Smith 4740LS
2005, COS No. 3492, "Retracement", Deed Bk. 13 Pg. 39, Alvah F. Hughes 7322LS
2008, COS No. 3838RB, "Boundary Adjustment", Kenneth E. Davis, 4975S

BASIS OF BEARING

The basis of bearing for this survey is S00°10'16"W derived from Survey Grade GPS system calibrated to local control on easterly boundary of Tract A-1, COS 3838RB between two monuments both being 5/8 inch diameter rebar with plastic caps marked KED, 4975S

METHOD OF SURVEY

A Nikon total station with data collector and a Trimble RB GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Elisha Green, July 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, PLS 7322LS
Date: 8/18/16

EXAMINING LAND SURVEYOR'S CERTIFICATION

10th day of August 2016 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 on the parcel shown hereon are paid pursuant to Section 76-3-207(3),

Nancy Trotter Higgins 8/9/16
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 24th day

of August 2016 A.D. at 4:04 o'clock

Robin Benson by Chloë R. DePater
Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY NO. 4439AE

TRACT 2-1
COS 3838RB
DeShazers Rivers Edge LP

PARCEL "A"
0.48 ACRES
(AGRICULTURAL)
Munro Investments LLC

PARCEL "B"
1.05 ACRES
(REMAINDER, TRACT A-1)
Munro Investments LLC

LEGEND

- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 4661S
- ① A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 9958LS
- ⊗ A 5/8 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP
- ⊙ A 5/8 INCH DIAMETER UNCAPPED REBAR
- 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

() RECORD COS. NO. 3778 / / RECORD COS. NO. 3492

- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- SECTION SUBDIVISION LINE
- ▨ PROJECT AREA

KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA 4061293-4354

