

CERTIFICATE OF SURVEY

"RETRACEMENT"

BLOCK 15, LOTS 10 THRU 15, "PIONEER JUNCTION SUBDIVISION"
SE1/4 NE1/4, SECTION 26, T30N R31W, P.M.MT.

FOR: JOHN MYERS

NOVEMBER, 2016

LEGEND

- ✕ SECTION CORNER, A LIFETIME PLASTIC HUB IN ROAD SURFACE MARKED 4661S
- ⊕ 1/4 CORNER, A 2 1/2 INCH DIAMETER IRON PIPE WITH 3 1/4 INCH DIAMETER BLM BRASS CAP
- A 1 INCH DIAMETER PIPE WITH DISK
- ⊗ A 5/8 INCH DIAMETER UNCAPPED REBAR
- A 1/4 INCH DIAMETER STEEL ROD
- () PLAT 2261C RECORD
- / / COS 2504 RECORD
- < > DEED, BOOK 132, PAGE 597 & MDOT, HIGHWAY PLANS S325 (1) RECORD
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED
- ⊕ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- ⊗ MONUMENT ON RIGHT OF WAY, A 3/4 INCH DIAMETER UNCAPPED REBAR, SIMILAR "REFERENCE POINT" REBAR BEARS S85°30'16"E 3.09 FEET
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- AN UNMARKED COMPUTED POINT
- [] PLATS 1814, 2366, & COS 987 RECORD
- { } COS 3894 RECORD
- // // COS 4290 RECORD

- BOUNDARY, LOT LINES
- ADJOINING LOT LINES
- SECTION LINE
- SECTION SUBDIVISION LINE
- ROAD CENTERLINE
- ORIGINAL SUBDIVISION LOT LINES
- DIMENSION / RADIAL LINES
- ▨ DEED AREA, HIGHWAY PLANS S325 (1)

BASIS OF BEARING

The basis of bearing for this survey is S00°01'48"W derived from Survey Grade GPS system calibrated to local control between the northeast Section Corner, Section 26, a lifetime plastic hub in road surface and the One Quarter Corner, between Sections 25 & 26, a 2 1/2 inch diameter iron pipe with 3 1/4 inch diameter BLM brass cap

PURPOSE OF SURVEY AND EXEMPTION CERTIFICATION

The purpose of this survey is the retracement of existing parcels, establish obliterated/lost corners and mark property boundaries. Therefore no division of land is hereby created and is exempt from review as a subdivision, 76-3-404, MCA.

LEGAL DESCRIPTION: LOTS 10 THRU 15

An aliquot tract of land, lying southeast of Libby Montana, Lincoln County, within SE1/4 NE1/4, Section 26, T30N R31W, P.M.MT, and more particularly described as follows: Lots 10 thru 15, Block 15, "Pioneer Junction Subdivision, Plat 2261C, containing 0.50 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOTS 19 THRU 21

An aliquot tract of land, lying southeast of Libby Montana, Lincoln County, within SE1/4 NE1/4, Section 26, T30N R31W, P.M.MT, and more particularly described as follows: Lots 19 thru 21, Block 15, "Pioneer Junction Subdivision, Plat 2261C, containing 0.25 acres. Subject to and together with all appurtenant easements of record.

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 Elisha Green, August 2016

HISTORY OF SURVEYS

- 1958 - Plat No. 2261C, "Pioneer Junction Subdivision", Ira C. Miller, 402ES
- 1961 - MDOT Right-Of-Way Plat, Project No. S325 (1) & "Bargain and Sale Deed", Book 132, Page 597
- 1969 - Plat No's. 1814 & 2366, Parcels on southerly boundary "Bowker's Lane, Jack W. Ninneman, 534ES
- 1979 - COS No. 987, Parcel on southerly boundary "Bowker's Lane, Jack H. Ninneman, 4661S
- 1996 - COS No. 2504, Retraces portions of westerly boundary, U.S. Highway 2, Kenneth E. Davis, 4975S
- 2008 - COS No. 3894, Retraces portions of westerly boundary, U.S. Highway 2, James R. Staples, 9958LS
- 2014 - COS No. 4290, Boundary Line adjustment adjoining "Farm to Market Road's easterly Right-Of-Way limits Alvah F. Hughes, 7322LS

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 11-17-16
Alvah F. Hughes, PLS, 7322LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 17th day of November 2016 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 18th day of November 2016 A.D. at 10:12 AM o'clock
Robin Benson by *Clyde E. Rm. Deputy*
Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY No. 054454

