

# CERTIFICATE OF SURVEY

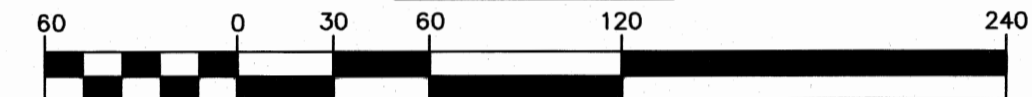
## "RETRACEMENT"

BLOCK 15, LOTS 23 THRU 31 and BLOCK 16, LOTS 1 THRU 9,  
 "PIONEER JUNCTION SUBDIVISION"  
 SE1/4 NE1/4, SECTION 26, T30N R31W, P.M.MT.,  
 FOR: STEVE BERTELSEN MARCH, 2018

### LEGEND

- ⊕ SECTION CORNER, A LIFETIME PLASTIC HUB IN ROAD SURFACE MARKED 4661S
- ⊕ 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
- ( ) PLAT 2261C RECORD [ ] PLATS 1814, 2366, & COS 987 RECORD / / COS 2504 RECORD { } COS 3894 RECORD
- /// COS 4290 RECORD < > DEED, BOOK 132, PAGE 597 & MDOT, HIGHWAY PLANS S325 (1) RECORD
- BOUNDARY, LOT LINES ——— ROAD CENTERLINE ——— ADJOINING LOT LINES
- SECTION LINE ..... DIMENSION / RADIAL LINES - - - SECTION SUBDIVISION LINE
- - - ORIGINAL LOT LINES AND ABANDONED EASEMENT LIMITS

### GRAPHIC SCALE



### 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 23 THRU 31, BLOCK 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 23 thru 31, Block 15. "Pioneer Junction Subdivision, Plat 2261C, containing 0.89 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: LOTS 1 THRU 9, BLOCK 16

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 1 thru 9, Block 16. "Pioneer Junction Subdivision, Plat 2261C, containing 0.99 acres. Subject to and together with all appurtenant easements of record.

### 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. Ninnerman, 534ES
- 1979 - COS No. 987, Parcel on southerly boundary "Bowker's Lane, Jack H. Ninnerman, 4661S
- 1996 - COS No. 2504, Retraces portions of westerly boundary, U.S. Highway 2, Kenneth E. Davis, 4975S
- 1999 - May 26th County Commissioners Meeting, Abandons "Central Avenue", between Blocks 15 and 16, "Pioneer Junction Subdivision"
- 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
- 2016 - COS No. 4454, Retraces Lots 10 to 22, Block 15, "Pioneer Junction Subdivision", 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 2018

### 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 and 26, a 2 1/2 inch diameter iron pipe with 3 1/4 inch diameter BLM brass cap

### 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, 03/27/2018  
 Alvah F. Hughes, PLS, 7322LS Date

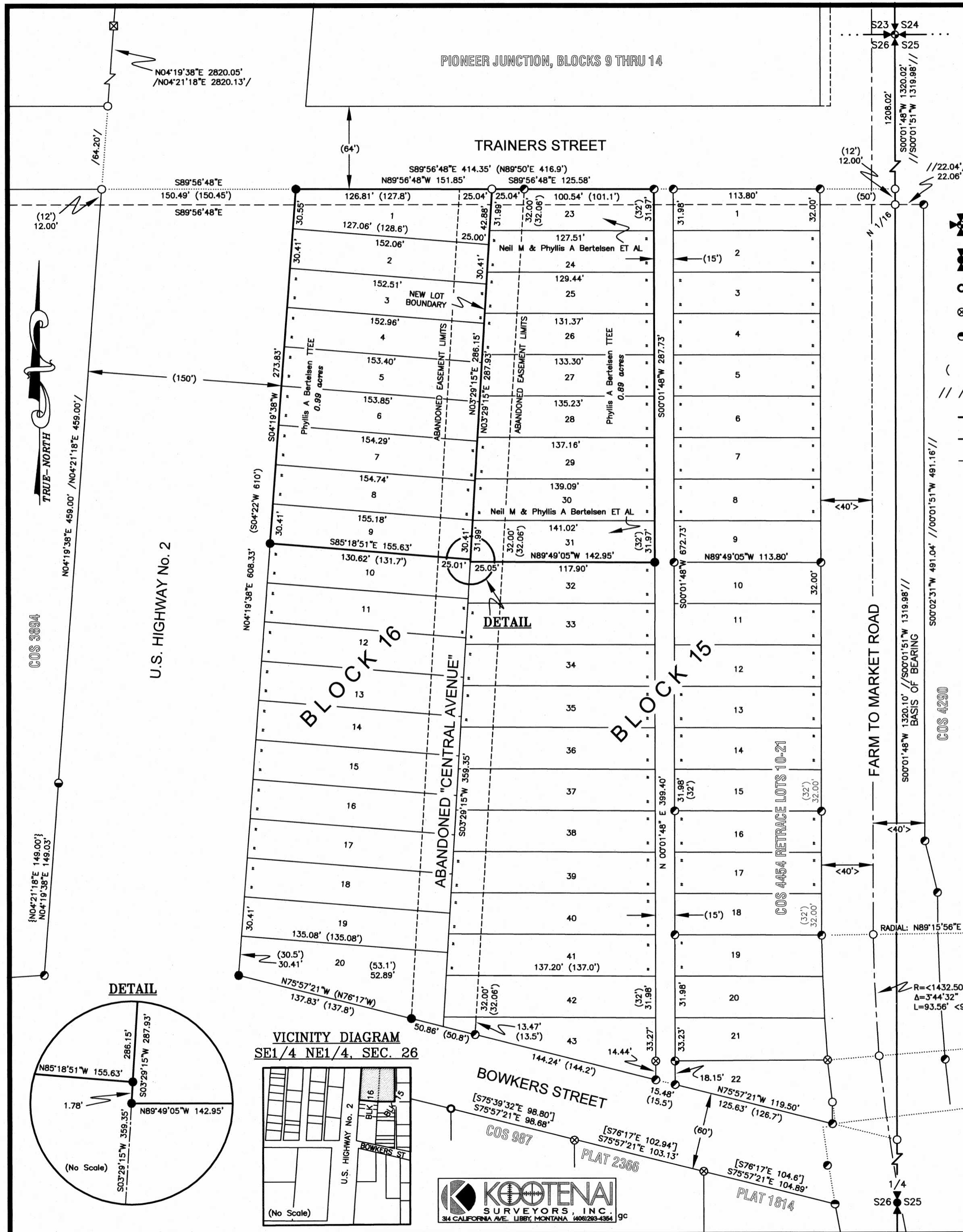
### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 30<sup>th</sup> day of March 2018 A.D. *Ronald A. Pearson*  
 Ronald A. Pearson, PLS 9008LS, Lincoln County Examining Land Surveyor

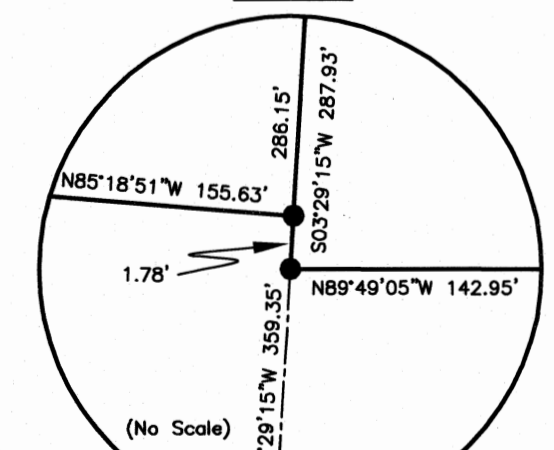
### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 4<sup>th</sup> day of April 2018 A.D. at 11:04 o'clock  
*Robin Burson* by *Cheryl E. Rin*  
 Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY No. # 4523



### DETAIL



### VICINITY DIAGRAM

