

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

NW1/4, N1/2 NE1/4 SW1/4, SECTION 25, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: LINCOLN COUNTY DATE: SEPTEMBER 2017

### PURPOSE OF SURVEY

### AND OWNER'S EXEMPTION CERTIFICATION

I, the undersigned, Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby certify that the purpose of this survey and division of land is the relocation of a common boundary and is therefore exempt from subdivision review 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". I further certify that Parcel "C" 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 well be constructed on the parcel."

Chairperson, Board of Lincoln County Commissioners

Carolyn S. Peterson

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of Montana

County of Lincoln, by Mike Cole

Designated Chairperson

on this 1st day of November, 2017. In witness whereof,

I have hereunto set my hand and affixed my notarial seal.

Chris Nelson

residing in: Libby, MT My Commission expires: May 12, 2020

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of MONTANA

County of LINCOLN, by CAROLYN S. PETERSON

on this 25 day of OCTOBER, 2017. In witness whereof,

I have hereunto set my hand and affixed my notarial seal.

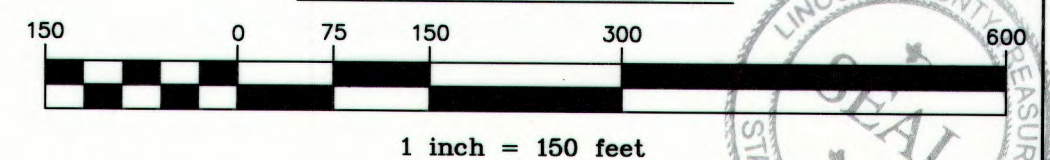
Byron Sandness

residing in: LIBBY, MT. My Commission expires: 12-1-17

### HISTORY OF SURVEYS

- 1973 - Plat 2053, Lot A, "Ohlerich Place Subdivision", Jack W. Ninneman, 534ES
- 1978 - BLM Plat, "Dependent Resurvey and Survey", T.30N., R.31W., P.M.M.T., Shirley B. Hjellum and James S. Pritchard
- 1980 - COS 764, Subdivide, Lot B "Ohlerich Place Subdivision", Jack W. Ninneman, 534ES
- 2014 - COS 4290 RB, Boundary Line Adjustment, Warranty Deed, Book 124 Page 304 Parcel, Alvah F. Hughes, 7322LS

### GRAPHIC SCALE



### 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 76-3-611(1)(b), M.C.A.

Nancy Trotter Hissig By Alvah F. Hughes

Lincoln County Treasurer Date 10/27/17

### 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 10-20-17

Alvah F. Hughes, PLS, 7322LS Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 21st day of OCTOBER, 2017 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 22nd day

of May, 2018, A.D. at 12:59 o'clock

Robin Benson by Clyde Rm Deputy

Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY NO. # 4526

PARCEL A, COS 4290RB

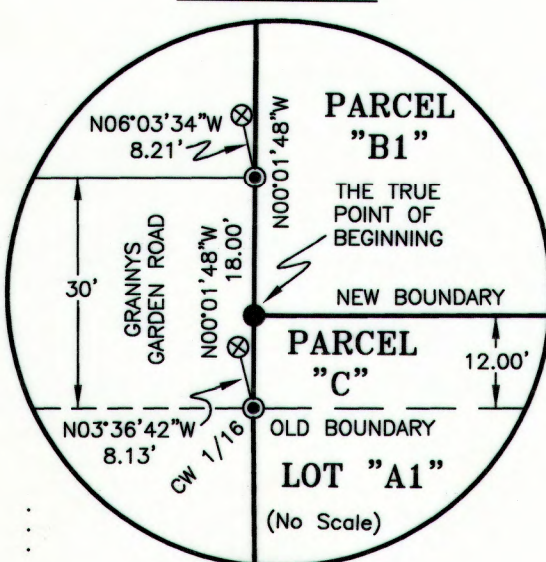
School District No. 4

SW1/4 NW1/4

(S00°29'41"E 476.04')

OHLEIRICH PLACE, LOT H, PLAT 1746

### DETAIL "A"



### LEGEND

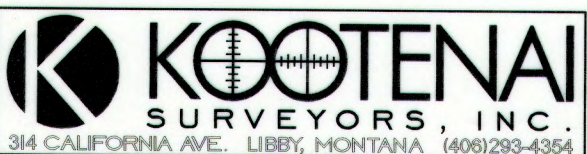
- 1/4 CORNER, A 2 1/2 INCH DIAMETER IRON PIPE WITH BLM BRASS CAP
- 1/4 CORNER, A 1 INCH DIAMETER IRON PIPE
- C1/4 CORNER, A 2 1/2 INCH DIAMETER IRON PIPE WITH BLM BRASS CAP
- AN UNCAPPED 5/8 INCH DIAMETER REBAR
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN 4661
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- AN UNMARKED COMPUTED POINT
- { } RECORD PLAT 2053
- // RECORD BLM DEPENDENT RESURVEY PLAT 1978
- [ ] RECORD COS 764
- ( ) RECORD COS 4290 RB
- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- SECTION SUBDIVISION LINE

### BASIS OF BEARING

The basis of bearing for this survey is N89°31'36"E derived from Survey Grade GPS system, calibrated to local control between the west Quarter Corner, Section 25, a 2 1/2" diameter BLM brass cap and C 1/4 Corner, Section 25, a 5/8 inch diameter rebar with plastic cap marked JHN 4661

### 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, September 2017



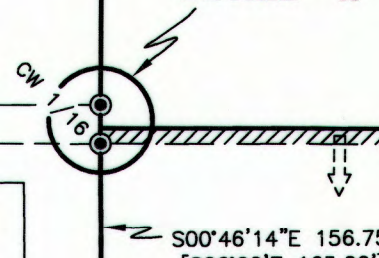
PARCEL B, COS 4290RB

SE1/4 NW1/4

PARCEL "B1"  
27.54 Acres  
(Excludes Parcel "C")  
Lincoln County

PARCEL "C"  
0.36 Acres

### DETAIL "A"



BASIS OF BEARING  
S89°31'36"W 1322.26'

(N89°31'36"E 1322.26') (N89°58'E 1322.86')

LOT "A1"

4.97 acres

(Includes Parcel "C")

Carolyn S. Peterson

OHLEIRICH PLACE  
LOT A, PLAT 2053

OHLEIRICH PLACE  
LOT B, PLAT 2053

S89°05'39"W 1257.77' [S89°58"W 1257.25']

N1/2 NE1/4 SW1/4

### LEGAL DESCRIPTION, LOT A1

An irregular tract of land, lying southeast of Libby, Montana, in Lincoln County and in the SE1/4 NW1/4, N1/2 NE1/4 SW1/4, Section 25, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING; Thence along north-south subdivision line S00°01'48"E, 12.00 feet to the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along easterly limits of "Grannys Garden Road" a strip of land 60 feet wide, S00°46'14"E, 156.75 feet to a 5/8 inch diameter rebar with plastic cap marked JHN 4661; Thence along a boundary line between Lots A and B, Plat 2053 N89°05'39"E, 1257.77 feet to a Witness Corner, a 5/8 inch diameter rebar with plastic cap marked JHN 4661; Thence along boundary N89°05'39"E, 65.61 feet to an unmarked computed point; Thence along the easterly boundary line of Lot A, Plat 2053 N01°12'52"W, 146.77 feet to the C 1/4 corner, said Section, a 2 1/2 inch diameter iron pipe with BLM brass cap; Thence along south-north midline, said Section N00°01'45"W, 12.00 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along a "New Boundary" S89°31'36"W, 1322.26 feet to the TRUE POINT OF BEGINNING, containing 4.97 acres. Subject to and together with all appurtenant easements of record.

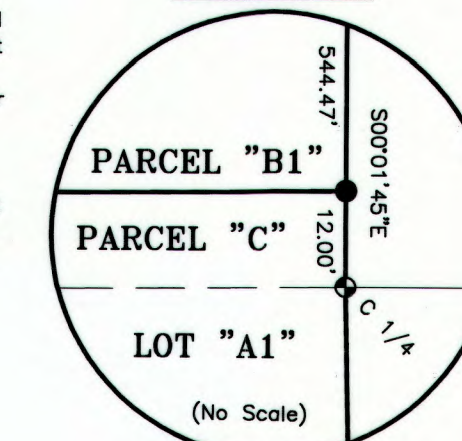
### LEGAL DESCRIPTION, PARCEL "B1"

An irregular tract of land, lying southeast of Libby, Montana, in Lincoln County and in the SW1/4 NW1/4, SE1/4 NW1/4, Section 25, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING; Thence along north-south subdivision line N00°01'48"W, 18.00 feet to the northerly limits of "Grannys Garden Road" a strip of land 60 feet wide, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along, said subdivision line N00°01'48"W, 630.47 feet to the C-S-NW 1/64th Corner, said Section, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along the east-west section subdivision line S89°30'19"W, 518.73 feet to a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along a boundary line between Parcels A and B, COS 4290RB N00°29'41"W, 476.04 feet to southerly limits of "Trainer Street" a strip of land being 40 feet wide, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said limits S72°59'06"E, 1929.56 feet to north-south midline, said Section, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said midline S00°01'45"E, 544.47 feet to "New Boundary", a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along said boundary S89°31'36"W, 1322.26 feet to the TRUE POINT OF BEGINNING, containing 27.54 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION, PARCEL "C"

An irregular stripe of land, lying southeast of Libby, Montana, in Lincoln County and in the SE1/4 NW1/4, N1/2 NE1/4 SW1/4, Section 25, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS and the TRUE POINT OF BEGINNING; Thence along north-south subdivision line S00°01'48"E, 12.00 feet to the CW 1/16 said Section 25, a 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along west-east midline, said section and "Old Boundary" N89°31'36"E, 1322.26 feet to the C 1/4 corner, said Section, a 2 1/2 inch diameter iron pipe with BLM brass cap; Thence along south-north midline, N00°01'45"W, 12.00 feet to a set 5/8 inch diameter rebar with plastic cap marked Hughes, 7322LS; Thence along a "New Boundary" S89°31'36"W, 1322.26 feet to the TRUE POINT OF BEGINNING, containing 0.36 acres. Subject to and together with all appurtenant easements of record.

### DETAIL "B"



### VICINITY DIAGRAM

S1/2NW1/4, N1/2N1/2SW1/4, SEC. 25

