

OWNERS: KEITH W. HART & JOAN HART
PURPOSE: IMMEDIATE FAMILY TRANSFER
DATE: NOVEMBER 10, 2017

CERTIFICATE OF SURVEY

SW1/4 SW1/4 NW1/4, SEC. 20, T37N, R27W, P.M.,M.,
LINCOLN COUNTY, MONTANA

LEGAL DESCRIPTIONS

Tract One (1)

That portion of the Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) of Section Twenty (20), Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the northwest corner of the Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) of said Section Twenty (20); thence South89°58'05"East 55.66 feet along the northerly boundary of said Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) to the TRUE POINT OF BEGINNING of the tract of land herein described; thence the following two (2) courses and distances along said northerly boundary: South89°58'05"East 198.02 feet, South89°57'49"East 88.00 feet; thence South00°02'11"West 193.05 feet; thence North89°57'56"West 210.38 feet; thence North21°21'35"West 207.33 feet to the point of beginning and containing 1.100 acres of land, gross measure, more or less. All as shown hereon.

Together with a 20-foot wide access and utility easement across the northerly portion of Tract Two (2) of this Certificate of Survey, as shown hereon.

Subject to and together with all appurtenant easements of record.

Tract Two (2)

That portion of the Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) of Section Twenty (20), Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Commencing at the northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) of said Section Twenty (20); thence North89°57'49"West 70.01 feet along the northerly boundary of said Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) to the centerline of a 60-foot wide easement (Sophie Lake Road) and to the TRUE POINT OF BEGINNING of the tract of land herein described as follows; thence South00°14'54"West 193.05 feet along said centerline; thence North89°57'56"West 247.85 feet; thence North00°02'11"East 193.05 feet to the northerly boundary of said Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4); thence South89°57'49"East 248.56 feet along said northerly boundary to the point of beginning and containing 1.100 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 20-foot wide access and utility easement across the northerly portion of this tract of land, as shown hereon.

Subject to and together with all appurtenant easements of record.

Tract Three (3)

That portion of the Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) of Section Twenty (20), Township Thirty-seven North (T37N), Range Twenty-seven West (R27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the West one-quarter corner (W1/4) of said Section Twenty (20); thence North00°17'18"East 664.42 feet along the westerly boundary of said Section Twenty (20) to the northwest corner of the Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4) of said Section Twenty (20); thence South89°58'05"East 55.66 feet along the northerly boundary of said Southwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (SW1/4 SW1/4 NW1/4); thence South21°21'35"East 207.33 feet; thence South89°57'56"East 458.23 feet to the centerline of a 60-foot wide easement (Sophie Lake Road); thence South00°14'54"West 471.87 feet along said centerline to the southerly boundary of the Northwest one-quarter (NW1/4) of said Section Twenty (20); thence North89°55'01"West 590.71 feet along said southerly boundary to the point of beginning and containing 6.810 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

OWNERS' CERTIFICATION

We, Keith W. Hart and Joan Hart, Grantors of record, hereby certify that the purpose of this survey and division of land is to transfer Tract 1, being 1.100 acres, as shown hereon, to Stewart W. Hart, our son, and Tract 2, being 1.100 acres, as shown hereon, to Brack P. Hart, our son. These are the first and single gifts or sales in this county to these members of our immediate family and the owner of record certification of compliance and that the tracts will not be transferred back to the grantors within 24 months of filing without written consent of the governing body; therefore, these parcels are exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), M.C.A. Also, Tract 3 is excluded from sanitation review by the Department of Environmental Quality pursuant to Section 76-4-125(2)(e)(ii), M.C.A., as a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer because the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and if required when installed, was approved pursuant to local regulations or MCA Title 76, Chapter 4.

Keith W. Hart
KEITH W. HART

Joan Hart
JOAN HART

STATE OF Montana)
County of Lincoln) SS

On this 13th day of July, 2018, before me, the undersigned, a Notary Public for the State of _____, personally appeared Keith W. Hart and Joan Hart, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Tia M. Hammack
Signature

Tia M. Hammack
Print Name

Notary Public for the State of _____
Residing at _____
My Commission expires 3/19/19



CERTIFICATE OF SURVEYOR

Thomas Sibson 6/27/18
THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: July 25th, 2018

Robin Benson
EXAMINING LAND SURVEYOR REG. NO. 9008LS

STATE OF MONTANA
County of Lincoln SS

Filed on the 25th day of July,
A.D. 2018 at 2:14 o'clock P.M.

Robin Benson
CLERK AND RECORDER

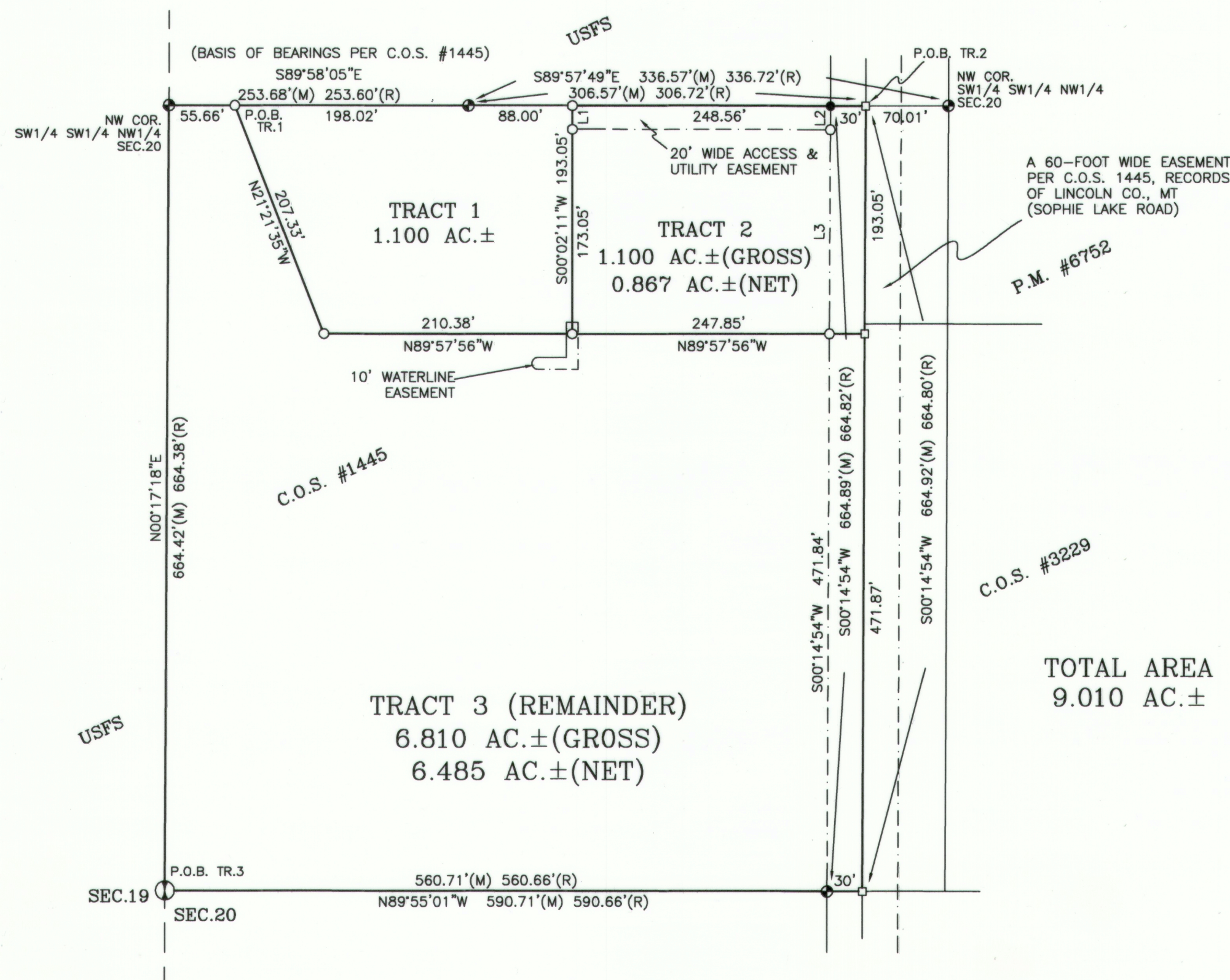
BY: Cheryl E. Kennedy
DEPUTY

INSTRUMENT REC. NO. 275204

CERTIFICATE OF SURVEY NO. 4542 FC

DEQ # 275203

HART_1762_IFT.dwg



SURVEYOR'S NOTE

The 20-foot wide access and utility easement across the northerly portion of Tract Two (2) of this Certificate of Survey, as shown hereon, is for the benefit of the owners of both Tracts One (1) and Two (2) of this survey.

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S00°02'11"W | 20.00' |
| L2 | S00°14'54"W | 20.00' |
| L3 | S00°14'54"W | 173.05' |

LEGEND

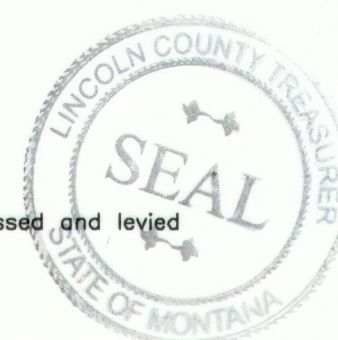
- ① WEST 1/4 CORNER, SEC. 20
- 2.5" DIAMETER BRASS CAP, CORPS OF ENGINEERS
- 3.5" DIAMETER BRASS CAP
- CORPS OF ENGINEERS
- FOUND 5/8" REBAR
- (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR W/PLASTIC CAP
- STAMPED #15627LS
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

Dated this 25th day of July, 2018

W. Higgins by Robin
LINCOLN COUNTY TREASURER, LIBBY, MT



SAM CORDI
REGISTERED LAND SURVEYOR
974 COLORADO AVE.
P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977