

CERTIFICATE OF SURVEY

"REYNOLDS FAMILY TRANSFER"

GOV'T LOT 6, SECTION 19 & GOV'T LOT 3, SECTION 30, T.31N., R.31W., P.M.,MT.

LINCOLN COUNTY, MT

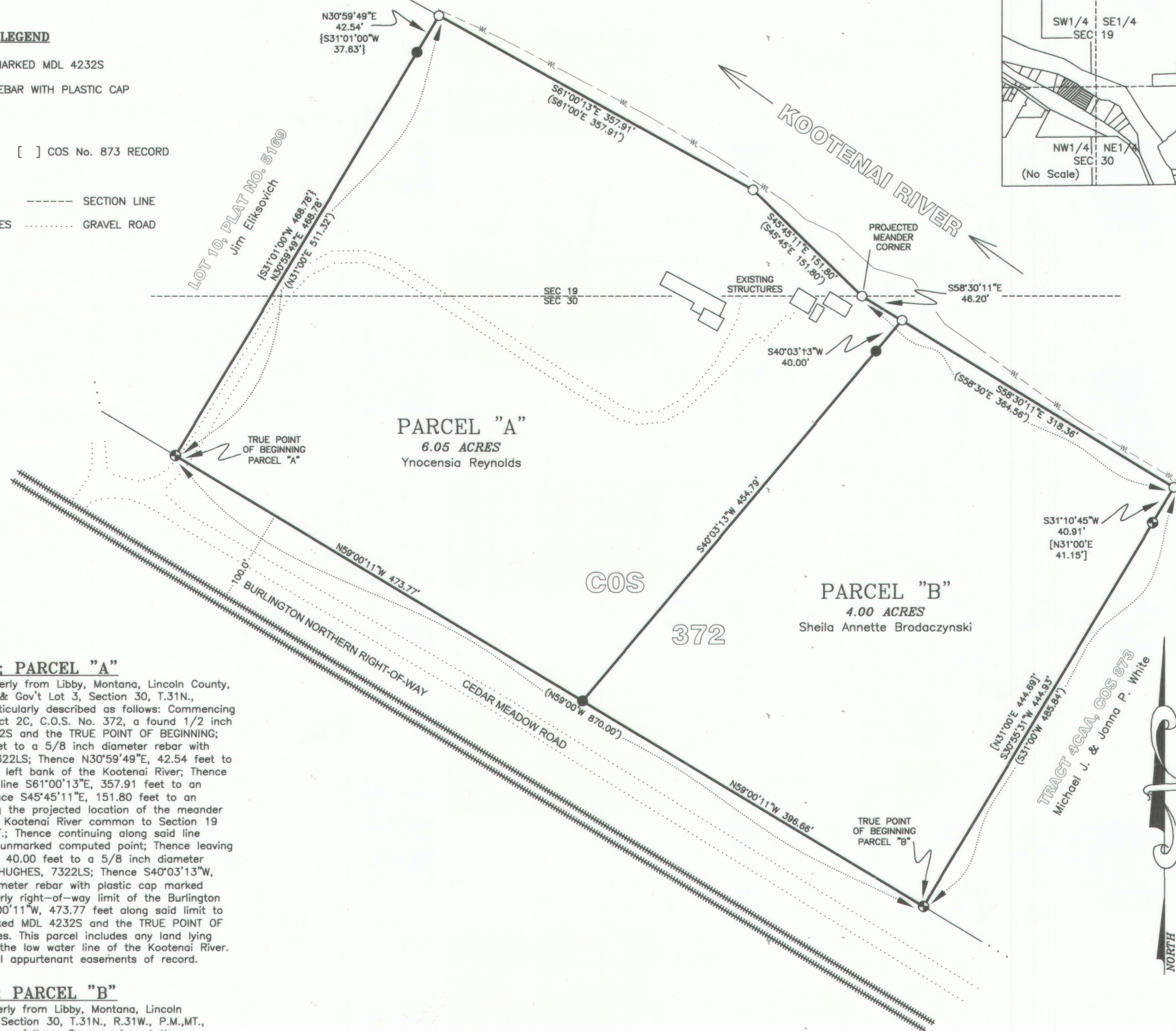
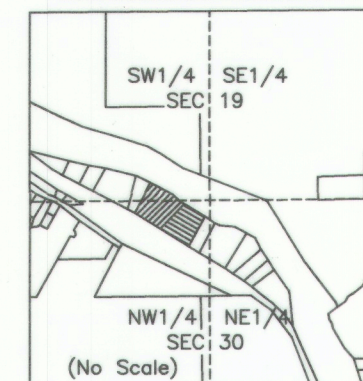
FOR: YNOCENSIA REYNOLDS

DATE: JULY, 2018

LEGEND

- 1/2 INCH DIAMETER PIPE MARKED MDL 4232S
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- COMPUTED POINT
- () COS No. 372 RECORD [] COS No. 873 RECORD
- { } Plat No. 5169 RECORD
- BOUNDARY LINES ——— SECTION LINE
- ADJOINING BOUNDARIES ——— GRAVEL ROAD
- WATERLINE

VICINITY DIAGRAM



LEGAL DESCRIPTION: PARCEL "A"

A Tract of land lying Northwesterly from Libby, Montana, Lincoln County, within Gov't Lot 6, Section 19 & Gov't Lot 3, Section 30, T.31N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the Southwest corner of Tract 2C, C.O.S. No. 372, a found 1/2 inch diameter pipe marked MDL 4232S and the TRUE POINT OF BEGINNING; Thence N30°59'49"E, 468.78 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N30°59'49"E, 42.54 feet to the G.L.O. meander line on the left bank of the Kootenai River; Thence continuing along said meander line S61°00'13"E, 357.91 feet to an unmarked computed point; Thence S45°45'11"E, 151.80 feet to an unmarked computed point being the projected location of the meander corner on the left bank of the Kootenai River common to Section 19 and 30, T.31N., R.31W., P.M.,MT.; Thence continuing along said line S58°30'11"E, 46.20 feet to an unmarked computed point; Thence leaving said meander line S40°03'13"W, 40.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S40°03'13"W, 454.79 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS on the Northernly right-of-way limit of the Burlington Northern Railroad; Thence N59°00'11"W, 473.77 feet along said limit to a 1/2 inch diameter pipe marked MDL 4232S and the TRUE POINT OF BEGINNING, containing 6.05 acres. This parcel includes any land lying between the meander line and the low water line of the Kootenai River. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

A Tract of land lying Northwesterly from Libby, Montana, Lincoln County, within the Gov't Lot 3, Section 30, T.31N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the Southeast corner of Tract 2C, C.O.S. No. 372, a found 1/2 inch diameter pipe marked MDL 4232S and the TRUE POINT OF BEGINNING; Thence N59°00'11"W, 396.66 feet along the Northernly right-of-way limit of the Burlington Northern Railroad to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence leaving said limit, N40°03'13"E, 454.79 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N40°03'13"E, 40.00 feet to an unmarked computed point being the G.L.O. meander line on the left bank of the Kootenai River; Thence continuing along said meander line S58°30'11"E, 318.36 feet to an unmarked computed point; Thence leaving said meander line S31°10'45"W, 40.91 feet to a 1/2 inch diameter pipe marked MDL 4232S and the TRUE POINT OF BEGINNING, containing 4.00 acres. This parcel includes any land lying between the meander line and the low water line of the Kootenai River. Subject to and together with all appurtenant easements of record.

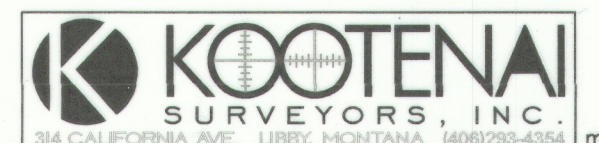
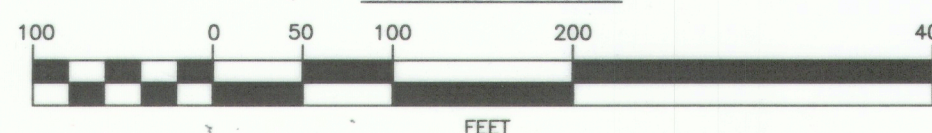
BASIS OF BEARING

The basis of bearing for this survey is N59°00'11"W, derived from Survey Grade GPS system calibrated to local control between SW Corner, C.O.S. No. 372, being a 1/2 inch diameter pipe marked MDL 4232S and the SE Corner, C.O.S. No. 372, being a 1/2 inch diameter pipe marked MDL 4232S.

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 previously set controlling corners by Levi Powell, July 2018

GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNERS EXEMPTION

I, Ynocensia Reynolds, owner of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel "B", 4.00 acres, as shown hereon, to my daughter Sheila Annette Brodaczynski; that this is the first and single gift or sale in this county to this member of my immediate family and the owner of record certification of compliance that the parcel will not be transferred back to the grantor 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. Furthermore Parcel "A" is exempt from sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-125 (2)(e)(ii) 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 regulation or M.C.A. Title 76, Chapter 4. Furthermore Parcel "B" is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605 (2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel.

Ynocensia Reynolds 12/12/18
Sheila Annette Brodaczynski 2/23/19
Date Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by Ynocensia Reynolds

on this 12 day of December, 2018. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Seneca St. Woods
residing in Stibbey My Commission expires: Dec 1, 2021

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Washington County of Benton by Sheila Annette Brodaczynski

on this 25 day of February, 2019. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Ruby Ste
residing in Richland My Commission expires: 7-02-2022

HISTORY OF SURVEYS

1978 - COS No. 372, Tract 2C, Melvin D. Lauteren, 4232S

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 Dec. 13, 2018
Alvah F. Hughes, PLS, 7322LS Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 17th of December, 2018 A.D.

Ronald A. Pearson
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 and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

John G. Gillingham, 0942019
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 29th day

of May, 2019 A.D. at 2:45 o'clock

Robin Benson by Cheryl E. Ross
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4592 FC

