

FOR:

OWNER: JOHN A. TEISBERG II AND NADINE K. TEISBERG
PURPOSE: IMMEDIATE FAMILY TRANSFER
DATE: NOVEMBER 30, 2018

CERTIFICATE OF SURVEY

N1-2 SW1-4 NE1-4, SECTION 35, TOWNSHIP 30 NORTH, RANGE 31 WEST OF THE P.M. MONTANA,
COUNTY OF LINCOLN, STATE OF MONTANA

BY:

DAVID HOLMES
REGISTERED LAND SURVEYOR
NO. 11376LS
P. O. BOX 1302
MARION, MT 59925
(406) 854 - 2858

PROPERTY:

GEOCODE: 56-4175-35-2-01-16-0000
100 SNOWY VIEW DRIVE, LIBBY, MT 59923
TRACT 2, C. OF S. NO. 1774
ASSR. TR. #0000009766
TEISBERG VESTING DEED BOOK 372, PAGE 599, DOC. #274651
(PHELPS CORRECTION DEED BOOK 372, PAGE 742, DOC. #274802)

SURVEYOR NOTE:

ACCESS FROM U.S. HIGHWAY NO. 2 (A PUBLIC RIGHT-OF-WAY) TO TRACT 2A AND 2B IS TO BE PROVIDED ACROSS THE 60' WIDE PRIVATE ROAD AND UTILITY EASEMENT (SNOWY VIEW DRIVE) AS SHOWN.

OWNER CERTIFICATION:

WE, JOHN A. TEISBERG II AND NADINE K. TEISBERG, OWNERS OF RECORD, HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY AND DIVISION OF LAND IS TO TRANSFER TRACT 2B, 5.045 ACRES, AS SHOWN ON THIS CERTIFICATE OF SURVEY, TO JUSTIN E. TEISBERG, OUR SON; THAT THIS IS THE FIRST AND SINGLE GIFT OR SALE IN LINCOLN COUNTY TO THIS MEMBER OF OUR IMMEDIATE FAMILY AND THE OWNER OF RECORD CERTIFICATION OF COMPLIANCE THAT THE PARCEL WILL NOT BE TRANSFERRED BACK TO THE GRANTOR WITHIN 24 (TWENTY-FOUR) MONTHS OF FILING WITHOUT WRITTEN CONSENT OF THE GOVERNING BODY. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO MCA SECTION 76-3-207(1)(B); DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF A GIFT OR SALE IN EACH COUNTY TO EACH MEMBER OF THE LANDOWNER'S IMMEDIATE FAMILY.

WE ALSO HEREBY CERTIFY THAT TRACT 2A HAS PREVIOUSLY APPROVED FACILITIES FOR WATER SUPPLY AND WASTEWATER DISPOSAL ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, MCA, AND THAT NO FACILITIES OTHER THAN THOSE PREVIOUSLY APPROVED EXIST OR WILL BE CONSTRUCTED ON TRACT 2A, AND THAT THIS DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES TO DEVIATE FROM THE CONDITIONS OF APPROVAL, IN VIOLATION OF 76-4-130, MCA, THEREFORE TRACT 2A IS EXEMPT FROM SANITATION REVIEW PURSUANT TO ARM 17.36.605 EXCLUSIONS 2(b)(i & ii).

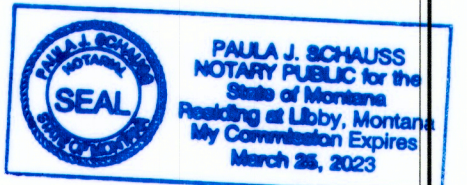
John A. Teisberg II
JOHN A. TEISBERG II

Nadine K. Teisberg
NADINE K. TEISBERG

STATE OF MONTANA
COUNTY OF LINCOLN :SS

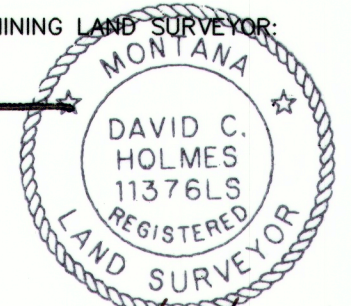
THIS INSTRUMENT WAS SIGNED AND ACKNOWLEDGED BEFORE ME ON: May 7th, 2019.

Paula J. Schauss
PRINTED NAME: Paula J. Schauss
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Libby, MT
MY COMMISSION EXPIRES March 25, 2023



CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:
EXAMINED: June 21st, 2019

EXAMINING LAND SURVEYOR
RONALD A. PEARSON, 9008LS

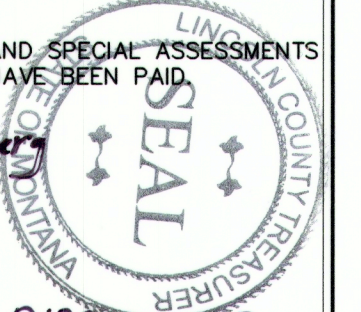


CERTIFICATE OF SURVEYOR
David C. Holmes

DAVID C. HOLMES
REGISTRATION NO. 11376LS

05/03/2019
DATE

CERTIFICATE 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 THE 3 DAY OF July, 2019.
Jason A. Kneiss For Sedaris Carlberg
TREASURER, LINCOLN COUNTY, MONTANA



STATE OF MONTANA
COUNTY OF LINCOLN

FILED ON THE 3rd DAY OF July, 2019, AT 2:33 O'CLOCK P.M.

Robin Benson
COUNTY CLERK AND RECORDER

BY: *Clay E. Kim*
DEPUTY

INSTRUMENT NO. 280369
CERTIFICATE OF SURVEY NO. 4603FC SHEET 1 OF 1

200 0 200 400
ORIGINAL SCALE: 1"=200'

SEC. 26

SEC. 35

N1-4
3" B.L.M. BRASS CAP
(RECORD)

TRACT 2A:

COMMENCING AT A NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "7975-S" FOUND (RECORD) AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 31 WEST, P.M., M., LINCOLN COUNTY, MONTANA;
THENCE S01°0'51"W, ALONG THE WEST BOUNDARY OF SAID NORTH HALF, A DISTANCE OF 165.15 FEET TO A FOUND NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "7975-S";
THENCE N89°54'37"E A DISTANCE OF 663.59 FEET TO A SET NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "11376LS";
THENCE S0°09'25"W A DISTANCE OF 165.16 FEET TO A NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "7975-S" FOUND AT THE POINT OF BEGINNING OF TRACT 2A;
THENCE N89°54'40"E A DISTANCE OF 657.30 FEET TO A NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "7975-S" FOUND ON THE EAST LINE OF SAID NORTH HALF;
THENCE S0°09'25"W, ALONG THE EAST LINE OF SAID NORTH HALF, A DISTANCE OF 330.32 FEET TO A NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "11376LS" SET ON THE NORTH LINE OF A 60' WIDE PRIVATE ROAD AND UTILITY EASEMENT (SNOWY VIEW DRIVE);
THENCE S89°54'44"W, ALONG SAID NORTH LINE OF SNOWY VIEW DRIVE, A DISTANCE OF 657.30 FEET TO A SET NO.5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "11376LS";
THENCE N0°09'25"E A DISTANCE OF 330.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 217,113 ± SQUARE FEET (4.984 ACRES) OF LAND MORE OR LESS; SUBJECT TO AND TOGETHER WITH SAID 60' WIDE PRIVATE ROAD AND UTILITY EASEMENT (SNOWY VIEW DRIVE) AND; SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

NW CORNER OF THE
N1-2 SW1-4 NE1-4
FOUND NO.5 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "7975-S" (RECORD)
POINT OF COMMENCING
TRACT 2A AND TRACT 2B

LAWRENCE H. & MARIA CATHERINA SVERDRUP
GEOCODE: 56-4175-35-2-01-34-0000
US HWY NO. 2, LIBBY MT, 59923
PARCEL C-1, C.O.S. NO. 3914
ASSR TR #0000050130
DEED BOOK 349, PAGE 714, DOC. NO. 247248
N89°54'37"E 663.59' (D)

TUNGSTEN HOLDINGS INC.
GEOCODE: 56-4175-35-2-01-40-0000
US HWY NO. 2, LIBBY MT, 59923
PARCEL D-1, C.O.S. NO. 3914
ASSR TR #0000050131
DEED BOOK 344, PAGE 860
DOC. NO. 241739

EUGENE DRAKE
GEOCODE: 56-4175-35-2-01-14-0000
US HWY NO. 2, LIBBY MT, 59923
TRACT 1, C.O.S. NO. 2679
ASSR TR #0000008286
DEED BOOK 366, PAGE 646 JT
DOC. NO. 267655 (BOOK 250, PAGE 864)

MICHAEL M. KAIR & RONDA E. AMES
GEOCODE: 56-4175-35-2-01-15-0000
37966 US HWY NO. 2, LIBBY MT, 59923
ASSR TR #0000008558
DEED BOOK 296, PAGE 371 &
DOC. NO. 268887

CHARLES C. GERHEIM &
JOANN B. TEEES
GEOCODE: 56-4175-35-2-01-20-0000
5298 US HWY NO. 2, LIBBY MT, 59923
TRACT 1, C.O.S. NO. 1737
ASSR TR #0000008650
DEED BOOK 319, PAGE 215
DOC. NO. 211448

CHARLOTTE B. WOODS
GEOCODE: 56-4175-35-2-01-22-0000
217 SNOWY VIEW DRIVE, LIBBY MT, 59923
ASSR TR #000009767
LOT 2, BLUMH-WOODS SUBD.
PM NO. 6947
DEED BOOK 244, PAGE 385

MARCUS R. & DEVIANN D. MCCULLY
GEOCODE: 56-4175-35-2-01-24-0000
167 SNOWY VIEW DRIVE, LIBBY MT, 59923
ASSR TR #0000015181
LOT 1A, SNOWY VIEW SUBD.
PM NO. 6449
DEED BOOK 242, PAGE 796

KENNETH R. & PATRICIA KERN
GEOCODE: 56-4175-35-2-01-23-0000
49 SNOWY VIEW DRIVE, LIBBY MT, 59923
ASSR TR #0000009768
LOT 2A, SNOWY VIEW SUBD.
PM NO. 6449
DEED BOOK 280, PAGE 298

MARTIN RAPP
GEOCODE: 56-4175-35-2-01-25-0000
359 US HWY NO. 2, LIBBY MT, 59923
ASSR TR #0000009093
DEED BOOK 245, PAGE 47

US HIGHWAY NO. 2
(100' RIGHT-OF-WAY)
(PUBLIC ASPHALT ROAD)

THE BEARINGS ARE BASED ON THE SOUTHERLY PORTION OF WESTERLY LINE OF TRACT 2 AS DESCRIBED ON CERTIFICATE OF SURVEY NO. 1774, RECORDS OF LINCOLN COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°0'29"E.

LEGEND:

- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS11376"
- FOUND REBAR WITH YELLOW PLASTIC CAP
- (M) MEASURED
- (D) DEEDED

EAST 1-4
2" IRON PIPE
(RECORD)

SEC. 26

SEC. 35

SECTION CORNER
3" B.L.M. BRASS CAP
(RECORD)

SEC. 25

SEC. 36

SEC. 35

SEC. 36