

LEGAL DESCRIPTION: PARCEL A

An irregular tract of land, northeasterly from Libby, Montana, Lincoln County, and lying in the SW1/4, Section 29, T.32N., R.28W., P.M.,MT., and more particularly described as follows: Commencing at the C-E-W 1/64 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817; Thence S89°48'31"W, 524.00 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS being the TRUE POINT OF BEGINNING; Thence S03°51'42"W, 624.81 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S03°51'42"W, 33.36 feet to a computed point lying on the centerline of Warland Creek Road; Thence along said centerline through a curve left: Radius 545.59 feet, Delta 22°01'55", arc length 209.80 feet to a computed point; Thence along said centerline through a compound curve left: Radius 219.77 feet, Delta 41°36'36", arc length 159.60 feet to a computed point; Thence along said centerline S56°55'24"W, 272.46 feet to a computed point; Thence N00°10'01"W, 35.73 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N00°10'01"W, 730.97 feet to a found 5/8 inch diameter rebar with plastic cap marked 9958LS; Thence N89°48'31"E, 623.90 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 8.83 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

An irregular tract of land, northeasterly from Libby, Montana, Lincoln County, and lying in the SW1/4, Section 29, T.32N., R.28W., P.M.,MT., and more particularly described as follows: Commencing at the C-E-W 1/64 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817 being the TRUE POINT OF BEGINNING; Thence S00°10'16"E, 960.93 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S00°10'16"E, 34.90 feet to a computed point lying on the centerline of Warland Creek Road; Thence along said centerline N59°26'05"W, 513.44 feet to a computed point; Thence along said centerline N59°26'05"W, 150.05 feet to a computed point; Thence N03°51'42"E, 33.36 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N03°51'42"E, 624.81 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N89°48'31"E, 524.00 feet to a found USFS aluminum cap on aluminum rod per COS No. 1817 and the TRUE POINT OF BEGINNING, containing 10.47 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL C

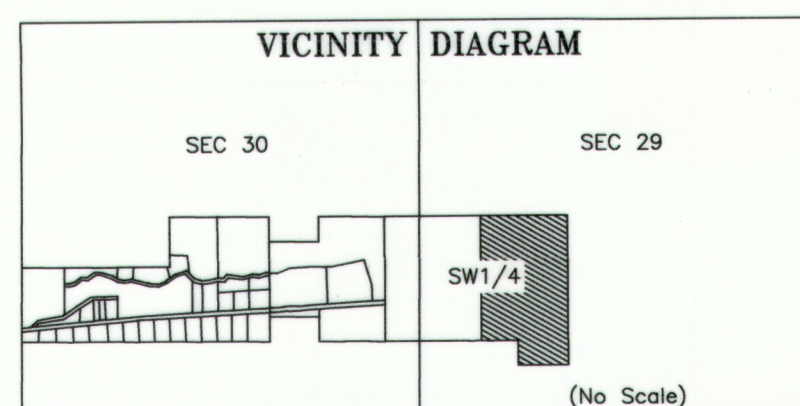
An irregular tract of land, northeasterly from Libby, Montana, Lincoln County, and lying in the SW1/4, Section 29, T.32N., R.28W., P.M.,MT., and more particularly described as follows: Commencing at the C-N-S-SW 1/256 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817 being the TRUE POINT OF BEGINNING; Thence S89°45'28"W, 488.53 feet to a found 5/8 inch diameter rebar with plastic cap marked 9958LS; Thence N00°10'01"W, 844.46 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N00°10'01"W, 35.73 feet to a computed point lying on the centerline of Warland Creek Road; Thence along said centerline N56°55'24"E, 272.46 feet to a computed point; Thence along said centerline through a curve right: Radius 219.77 feet, Delta 41°36'36", arc length 159.60 feet to a computed point; Thence along said centerline through a compound curve left: Radius 545.59 feet, Delta 22°01'55", arc length 209.80 feet to a computed point; Thence along said centerline S59°26'05"E, 150.05 feet to a computed point; Thence S13°15'51"W, 31.42 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S13°15'51"W, 907.56 feet to the C-N-S-SW 1/256 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817 and the TRUE POINT OF BEGINNING, containing 13.89 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL D

An irregular tract of land, northeasterly from Libby, Montana, Lincoln County, and lying in the SW1/4, Section 29, T.32N., R.28W., P.M.,MT., and more particularly described as follows: Commencing at the C-N-S-SW 1/256 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817 being the TRUE POINT OF BEGINNING; Thence N13°15'51"W, 907.56 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N13°15'51"W, 31.42 feet to a computed point lying on the centerline of Warland Creek Road; Thence along said centerline S59°26'05"E, 513.44 feet to a computed point; Thence S00°10'16"E, 944.73 feet to the SE-SW 1/64 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817; Thence S89°46'50"W, 659.39 feet to the C-N-SW 1/64 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817; Thence N00°11'14"W, 329.31 feet to the C-N-S-SW 1/256 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817 and the TRUE POINT OF BEGINNING, containing 15.19 acres and subject to and together with all appurtenant easements of record.

LEGEND

- FOUND USFS ALUMINUM CAP ON ALUMINUM ROD PER COS No. 1817
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED 9958LS
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- COMPUTED POINT
- () COS No. 2437, RECORD
- { } COS No. 1817, RECORD
- NEW BOUNDARY LINES
- ADJOINING BOUNDARIES
- CENTERLINE
- RIGHT-OF-WAY



CERTIFICATE OF SURVEY

"COURT ORDERED SURVEY"

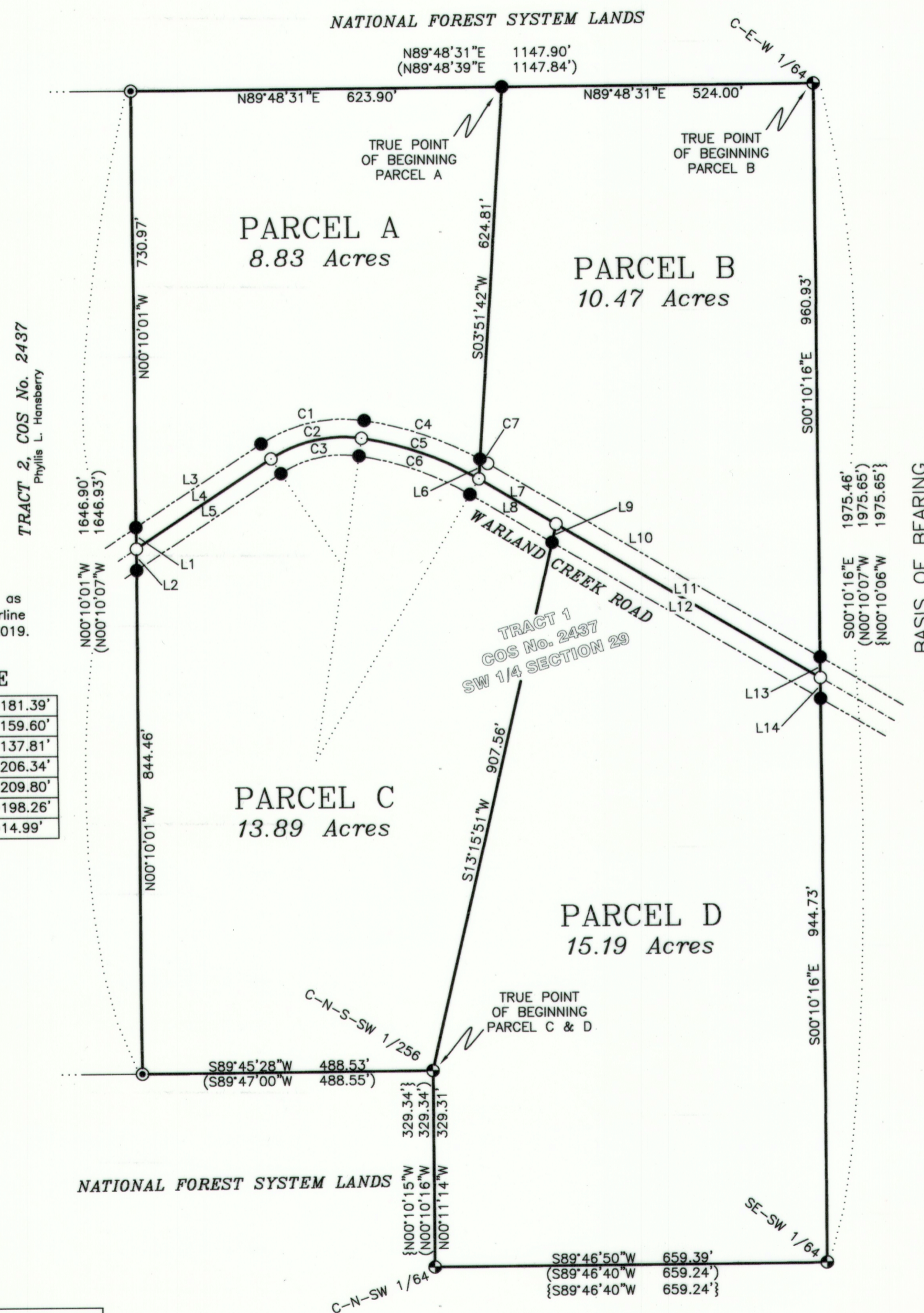
MONTANA NINETEENTH JUDICIAL DISTRICT COURT; CAUSE NO. DV-18-181

TRACT 1, COS No. 2437, SW1/4, SECTION 29, T.32N., R.28W., P.M.,MT.

LINCOLN COUNTY, MT

FOR: ESTATE OF SHIRLEY M. NIXON (DECEASED)

DATE: APRIL, 2019

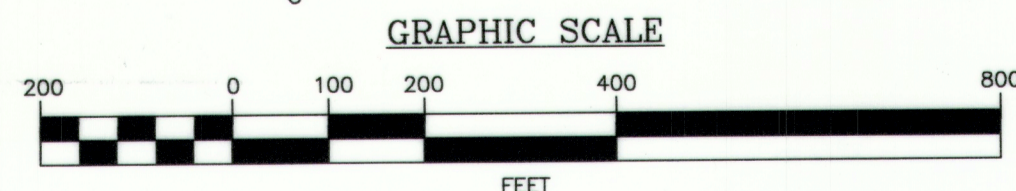


NOTE

Location of Warland Creek Road, as shown, was determined by centerline survey of traveled way, March, 2019.

LINE & CURVE TABLE

C1	R=249.77'	Δ=41°36'36"	L=181.39'
C2	R=219.77'	Δ=41°36'36"	L=159.60'
C3	R=189.77'	Δ=41°36'36"	L=137.81'
C4	R=575.59'	Δ=20°32'22"	L=206.34'
C5	R=545.59'	Δ=22°01'55"	L=209.80'
C6	R=515.59'	Δ=22°01'55"	L=198.26'
C7	R=575.59'	Δ=01°29'33"	L=14.99'
L1	N00°10'01"W	35.73'	
L2	N00°10'01"W	35.73'	
L3	S56°55'24"W	253.04'	
L4	S56°55'24"W	272.46'	
L5	N56°55'24"E	291.87'	
L6	S03°51'42"W	33.36'	
L7	N59°26'05"W	150.05'	
L8	S59°26'05"E	159.39'	
L9	S13°15'51"W	31.42'	
L10	N59°26'05"W	645.65'	
L11	N59°26'05"W	513.44'	
L12	S59°26'05"E	521.93'	
L13	S00°10'16"E	34.90'	
L14	S00°10'16"E	34.90'	



KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA 406/293-4354 mh

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

I, Cynthia Rae Sikes, Personal Representative of the Estate of Shirley M. Nixon hereby Certify that the purpose of this survey and division of land is "by Order of a Court" and is therefore Exempt from review as a subdivision pursuant to 76-3-201(1)(a); "Created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain". Furthermore, I Certify that the division is Exempt from Department of Environmental Quality review pursuant to MCA 76-4-125(2)(a): "the exclusions cited in 76-3-201."

Cynthia Rae Sikes Date 8-14-19

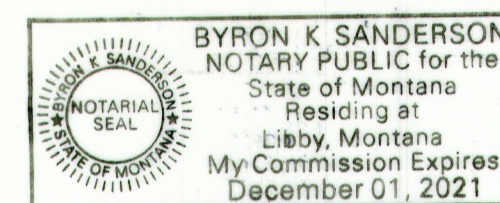
ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of MONTANA County of LINCOLN
by Cynthia Rae Sikes

on this 14 day of August 2019. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Byron Sanderson
residing in: LIBBY, MT My Commission expires: 12-1-21



HISTORY OF SURVEY

1991 - COS No. 1817, Kootenai National Forest
1996 - COS No. 2437, James R. Staples, 9958LS

METHOD OF SURVEY

A Nikon total station with data collector and a Trimble R8 GNSS GPS system were used with RTK radial procedures to tie the previously set controlling corners and road alignments by Elisha Green, March, 2019.

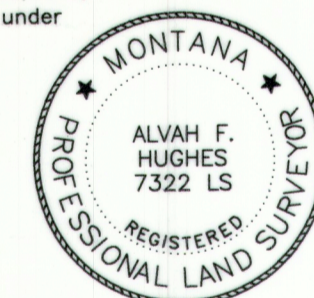
BASIS OF BEARING

The basis of bearing for this survey is S00°10'16"E derived from Survey Grade GPS system calibrated to local control between the C-E-W 1/64 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817 and the SE-SW 1/64 corner of Section 29, a found USFS aluminum cap on aluminum rod per COS No. 1817.

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Professional 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, PLS 7322LS Date 08-14-19



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 31st day of May 2019 A.D.

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.

N/A
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 19th day of August 2019.

At 12:24 o'clock
Robert Benson by Clyde R. Deputy
Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY No. 4611CO