

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

SE1/4 NW1/4, SECTION 2, T.29N., R.31W., P.M.,MT.

LINCOLN COUNTY, MT.

FOR: CLARENCE J. LIPPERT DATE: SEPTEMBER, 2019

### LEGAL DESCRIPTION: PARCEL A

An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the SE1/4 NW1/4, Section 2, T.29N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the Center-West 1/16 corner, Section 2, a found 3 inch diameter brass cap; Thence along the north-south 1/16 Section line, N01°35'52"W, 202.41 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS being the TRUE POINT OF BEGINNING;

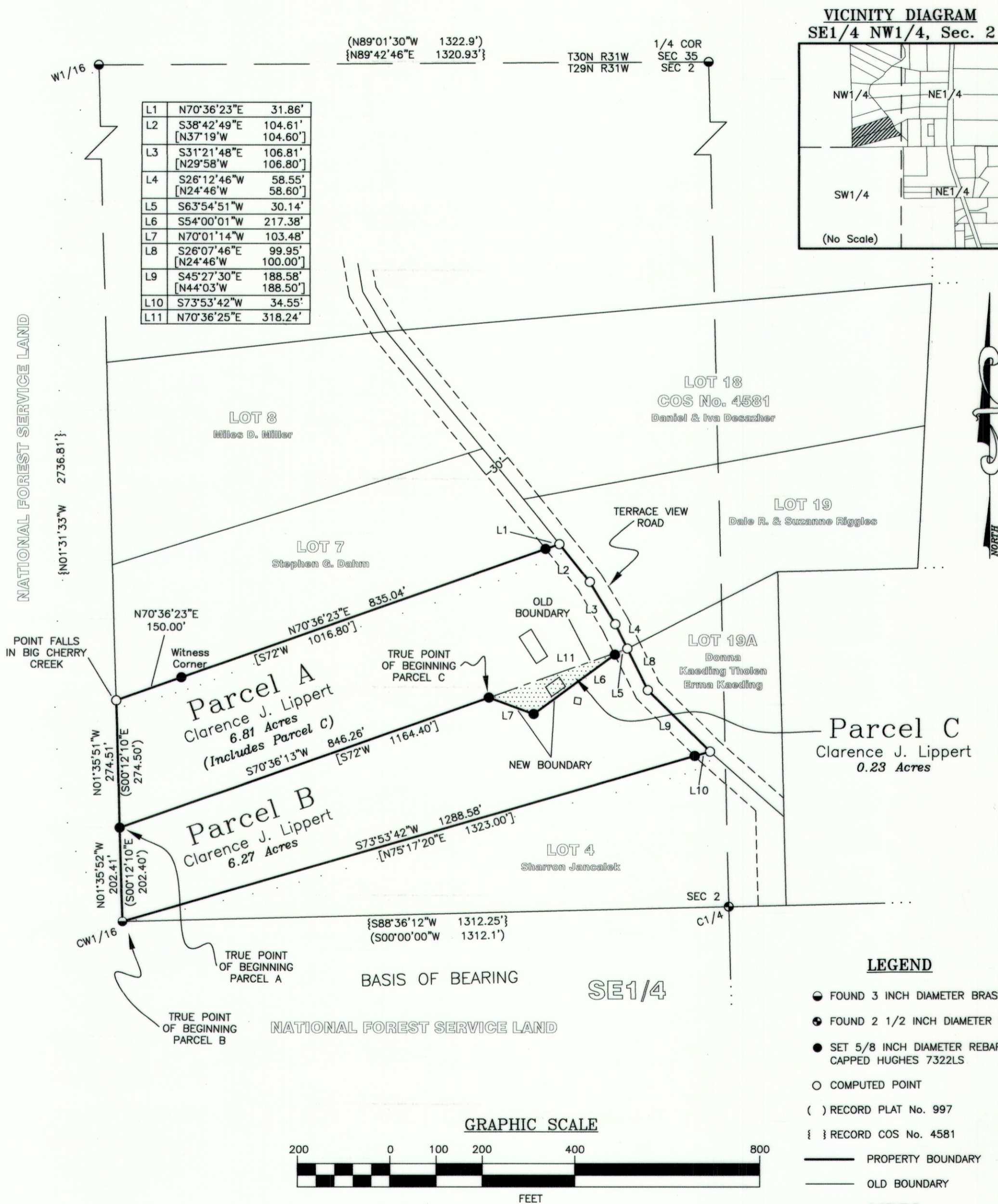
Thence along said 1/16 Section line, N01°35'51"W, 274.51 feet to an unmarked computed point; Thence leaving said section line, N70°36'23"E, 150.00 feet to a Witness Corner, a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N70°36'23"E, 835.04 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the westerly right-of-way limits of a 60.00 foot wide county road known as "Terrace View Road"; Thence N70°36'23"E, 31.86 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline, S38°42'49"E, 104.61 feet to an unmarked computed point; Thence along said centerline, S31°21'48"E, 106.81 feet to an unmarked computed point; Thence along said centerline, S26°12'46"E, 58.55 feet to an unmarked computed point; Thence leaving said centerline, S63°54'51"W, 30.14 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the westerly right-of-way limits of said county road; Thence S54°00'01"W, 217.38 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N70°01'14"W, 103.48 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S70°36'13"W, 846.26 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 6.81 acres and subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL B

An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the SE1/4 NW1/4, Section 2, T.29N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the Center-West 1/16 corner, Section 2, a found 3 inch diameter brass cap being the TRUE POINT OF BEGINNING; Thence along said 1/16 Section line, N01°35'52"W, 202.41 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence leaving said Section line, N70°36'13"E, 846.26 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the westerly right-of-way limits of a 60.00 foot wide county road known as "Terrace View Road"; Thence N63°54'51"E, 30.14 to an unmarked computed point lying the centerline of said county road; Thence along said centerline, S26°07'46"E, 99.95 feet to an unmarked computed point; Thence along said centerline, S45°27'30"E, 188.58 to an unmarked computed point; Thence leaving said centerline, S73°53'42"W, 34.55 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the westerly right-of-way limits of said road; Thence S73°53'42"W, 1288.58 feet to a 3 inch diameter brass cap and the TRUE POINT OF BEGINNING, containing 6.27 acres and subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL C

An irregular tract of land, southerly from Libby, Montana, Lincoln County, and lying in the SE1/4 NW1/4, Section 2, T.29N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the Center-West 1/16 corner, Section 2, a found 3 inch diameter brass cap; Thence along the 1/16 Section line, N01°35'52"W, 202.41 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence leaving said Section line, N70°36'13"E, 846.26 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS being the TRUE POINT OF BEGINNING; Thence N70°36'25"E, 318.24 feet to an unmarked computed point lying on the centerline of a 60 foot wide county road known as "Terrace View Road"; Thence leaving said county road S63°54'51"W, 30.14 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the westerly right-of-way limits of said road; Thence S54°00'01"W, 217.38 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N70°01'14"W, 103.48 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 0.23 acres and subject to and together with all appurtenant easements of record.



### PURPOSE OF SURVEY

### AND OWNER'S EXEMPTION CERTIFICATION

I, Clarence J. Lippert, record owner, hereby certify that the purpose of this survey is the "Relocation of Common Boundaries", pursuant to Title 76, Chapter 3, part 207(1), (d), for 5 of fewer lots within a plated subdivision; and Parcel A and B are exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605; Exclusions (2)(c): a parcel that has facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, if: (i), no facilities will be constructed on the parcel; (ii), the number of developed parcels is not increased; (iii) existing facilities complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iv) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; and (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield.

Clarence J. Lippert POA 11-8-19  
Date

### ACKNOWLEDGMENT

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

the State of MONTANA County of LINCOLN  
by Clarence J. Lippert RALPH M. LIPPERT, P.O.A.

on this 19 day of NOVEMBER 2019. In witness whereof,  
I have hereunto set my hand and affixed my notarial seal.

Ryan Sundin  
residing in: LIBBY, MT. My Commission expires: 12-1-21

### HISTORY OF SURVEY

1964 - Plat No. 997, Terrace View Addition No. 1, Robert F. Burdick, 6495  
2019 - COS No. 4581, Retracement, Alvah F. Hughes, 7322LS

### BASIS OF BEARING

The basis of bearing for this survey is S88°36'12"W, as shown on COS No. 4581, between the Center-West 1/16 Corner, Section 2, a found 3 inch diameter brass cap and the Center 1/4 Corner, a found 2 1/2 inch diameter brass cap.

### 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, PLS, 7322LS 11-12-19  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 30 day of OCTOBER 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.

Lincoln County Treasurer  
Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 20th day

of November 2019, at 12:49 o'clock P.M.

Robin Benson by Clerk E. R. M.

Lincoln County Clerk & Recorder Deputy

CERTIFICATE OF SURVEY NO. 4632RB

Power of Attorney #282841