

LINCOLN COUNTY, MONTANA

AMENDED PLAT OF:

TRACT 6 & "REMAINDER" TRACT 7 OF RIVERSIDE DRIVE PLAT 149 BOUNDARY LINE ADJUSTMENT

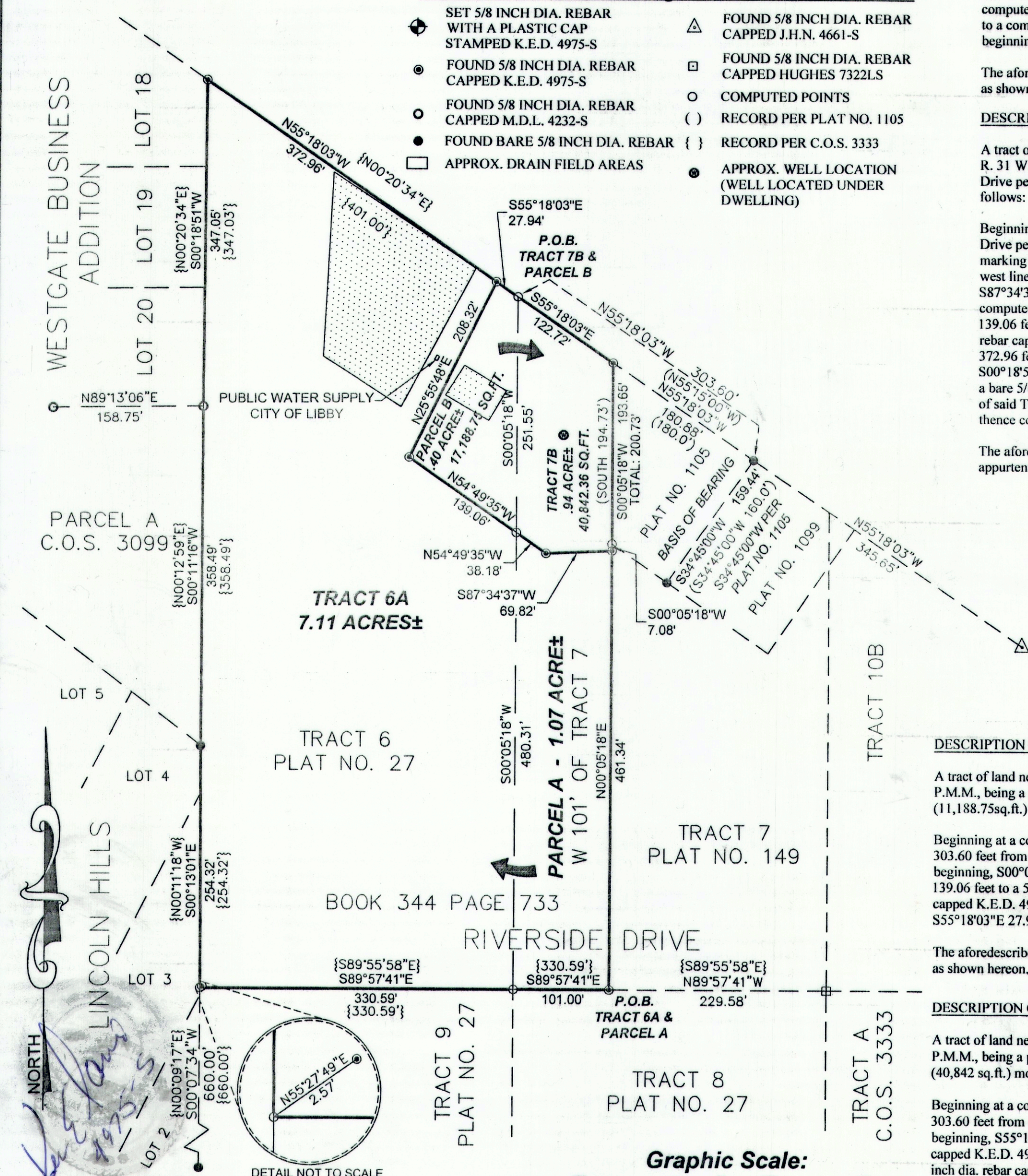
In the NW 1/4 SE 1/4 of Section 32, Twp. 31 N., R. 31 W., P.M.M.

For: Melanie Denise McBride, Loinel Cote Revocable Trust, Sarah
McBride Irrevocable Trust, Emily McBride Irrevocable Trust

Date: September 2019

Legend

- | | |
|--|---|
| SET 5/8 INCH DIA. REBAR
WITH A PLASTIC CAP
STAMPED K.E.D. 4975-S | FOUND 5/8 INCH DIA. REBAR
CAPPED J.H.N. 4661-S |
| FOUND 5/8 INCH DIA. REBAR
CAPPED K.E.D. 4975-S | FOUND 5/8 INCH DIA. REBAR
CAPPED HUGHES 7322LS |
| FOUND 5/8 INCH DIA. REBAR
CAPPED M.D.L. 4232-S | COMPUTED POINTS |
| FOUND BARE 5/8 INCH DIA. REBAR | RECORD PER PLAT NO. 1105 |
| APPROX. DRAIN FIELD AREAS | RECORD PER C.O.S. 3333 |
| | APPROX. WELL LOCATION
(WELL LOCATED UNDER
DWELLING) |



DESCRIPTION OF PARCEL A

A tract of land near Libby in Lincoln County, Montana, lying in the NW 1/4 SE 1/4 of Section 32, Twp. 31 N., R. 31 W., P.M.M., being a portion of the west 101 feet of Tract 7 of Riverside Drive per Book 344 and page 733, containing 1.07 acre more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southwest corner of Tract 7 of Riverside Drive per Plat No. 149 and bears N89°57'41\"W 229.58 feet from a 5/8 inch dia. rebar capped Hughes 7322LS marking the northwest corner of Tract A per C.O.S. 3333; thence from the true point of beginning along the west line of said Tract 7, N00°05'18\"E 461.34 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S87°34'37\"W 69.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N54°49'35\"W 38.18 feet to a computed point located on the east boundary of Tract 6 of Riverside Drive; thence, S00°05'18\"W 480.31 feet to a computed point located on the south line of said Tract 6; thence, S89°57'41\"E 101.00 feet to the point of beginning.

The aforescribed Parcel A contains 1.07 acres more or less and is to become a permanent part of Tract 6A as shown hereon.

DESCRIPTION OF TRACT 6A

A tract of land near Libby in Lincoln County, Montana, lying in the NW 1/4 SE 1/4 of Section 32, Twp. 31 N., R. 31 W., P.M.M., being a portion of Tract 6 and a portion of the west 101 feet of Tract 7 of Riverside Drive per Book 344 and page 733, containing 7.11 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southwest corner of Tract 7 of Riverside Drive per Plat No. 149 and bears N89°57'41\"W 229.58 feet from a 5/8 inch dia. rebar capped Hughes 7322LS marking the northwest corner of Tract A per C.O.S. 3333; thence from the true point of beginning along the west line of said Tract 7, N00°05'18\"E 461.34 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S87°34'37\"W 69.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N54°49'35\"W 38.18 feet to a computed point located on the east boundary of Tract 6 of Riverside Drive; thence continuing, N54°49'35\"W 139.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N25°55'48\"E 208.32 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south right-of-way of U.S. Highway No. 2; thence, N55°18'03\"W 372.96 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence leaving said south right-of-way, S00°18'51\"W 347.05 feet to a 5/8 inch dia. rebar capped M.D.L. 4232-S; thence, S00°11'16\"W 358.49 feet to a bare 5/8 inch dia. rebar; thence, S00°13'01\"E 254.32 feet to a computed point marking the southwest corner of said Tract 6; thence along the south line of said Tract 6, S89°57'41\"E 330.59 feet to a computed point, thence continuing, S89°57'41\"E 101.00 feet to the point of beginning.

The aforescribed Tract 6A contains 7.11 acres more or less and is subject to and together with all appurtenant easements of record.

CERTIFICATE OF SURVEYOR STATE OF MONTANA County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 30 day of December, 2019 A.D.

Kenneth E. Davis Registered Land Surveyor No. 4975-S

DESCRIPTION OF PARCEL B

A tract of land near Libby in Lincoln County, Montana, lying in the NW 1/4 SE 1/4 of Section 32, Twp. 31 N., R. 31 W., P.M.M., being a portion of the Tract 6 of Riverside Drive per Book 344 and page 733, containing .40 acre (11,188.75sq.ft.) more or less and more particularly described as follows:

Beginning at a computed point marking the northeast corner of Tract 6 of Riverside Drive which bears N55°18'03\"W 303.60 feet from a bare 5/8 inch dia. rebar marking the north corner of Plat No. 1099; thence from the true point of beginning, S00°05'18\"W 251.55 feet along the east line of said Tract 6, to a computed point; thence, N54°49'35\"W 139.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N25°55'48\"E 208.32 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south right-of-way line of U.S. Highway No. 2; thence along said right-of-way, S55°18'03\"E 27.94 feet to the point of beginning.

The aforescribed Parcel B contains .40 acre (11,189 sq.ft.) more or less and is to become a permanent part of Tract 7B as shown hereon.

DESCRIPTION OF TRACT 7B

A tract of land near Libby in Lincoln County, Montana, lying in the NW 1/4 SE 1/4 of Section 32, Twp. 31 N., R. 31 W., P.M.M., being a portion of the Tract 6 and Tract 7 of Riverside Drive per Book 344 and page 733, containing .94 acre (40,842 sq.ft.) more or less and more particularly described as follows:

Beginning at a computed point marking the northeast corner of Tract 6 of Riverside Drive which bears N55°18'03\"W 303.60 feet from a bare 5/8 inch dia. rebar marking the north corner of Plat No. 1099; thence from the true point of beginning, S55°18'03\"E 122.72 feet along the south right-of-way line of U.S. Highway No. 2 to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence S00°05'18\"W a total distance of 200.73 feet along the west line of Plat No. 1105, to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S87°34'37\"W 69.82 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N54°49'35\"W 38.18 feet to a computed point; thence continuing, N54°49'35\"W 139.06 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N25°55'48\"E 208.32 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south right-of-way line of U.S. Highway No. 2; thence along said right-of-way, S55°18'03\"E 27.94 feet to the point of beginning.

The aforescribed Parcel 7B contains .94 acre (40,842 sq.ft.) more or less and is subject to and together with all appurtenant easements of record.

CERTIFICATE OF ADJUSTMENT/PURPOSE

We, Melanie Denise McBride, Sarah McBride, & Emily McBride, do hereby certify that the purpose of this survey is to relocate the common boundary between two existing lots within a platted subdivision; therefore this survey is exempt from review as a subdivision being completed pursuant to Section 76-3-207(1)(a) M.C.A., "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties." furthermore this survey is exempt from sanitation review by the Department of Environmental Quality pursuant to A.R.M. 17.36.605(2)(c)(i) as a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing 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 and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacement for the existing facilities, will be constructed on the parcel.

Dated this 30 day of December, 2019 A.D.

Melanie Denise McBride Trustee
Melanie Denise McBride (Trustee of Loinel Cote Revocable Trust & individually)

Sarah McBride Trustee
Sarah McBride (Trustee of the Sarah McBride Irrevocable Trust)

Emily McBride Trustee
Emily McBride (Trustee of the Emily McBride Irrevocable Trust)

STATE OF MONTANA
County of Lincoln

On this 30 day of December, 2019 A.D. before me, a Notary Public in and for the State of Melanie Denise McBride, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

My Commission Expires

STATE OF MONTANA
County of Lincoln

On this 30 day of December, 2019 A.D. before me, a Notary Public in and for the State of Sarah McBride, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

My Commission Expires

STATE OF MONTANA
County of Lincoln

On this 30 day of December, 2019 A.D. before me, a Notary Public in and for the State of Emily McBride, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

My Commission Expires

TREASURER CERTIFICATION

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 31 day of 2019

Jesse Kuyres For Secharis Carllan
Treasurer Lincoln County Montana

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 16 day of December 2019 A.D.

Ronald A. Pearson Professional Land Surveyor No. 9008LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 2nd day of January 2020 at 9:57
O'clock a.m.

Robin Benson by Clerk E. Rm
County Clerk and Recorder Deputy

C.O.S. NO. 4640RB

Davis Surveying Inc.

TROY MONTANA, (406)295-5441

DATE: 08/05/19

Land Projects 2019

DRAWN BY: CJR

FILE: HES 84GDM.dwg