

CERTIFICATE OF SURVEY "RETRACEMENT"

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: OCTOBER, 2019

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 / / COS No. 4592FC RECORD
- BOUNDARY LINES
- SECTION LINE
- ADJOINING BOUNDARIES
- GRAVEL ROAD
- MEANDER LINE

LEGAL DESCRIPTION: PARCEL "A"

An irregular 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 Parcel A, C.O.S. No. 4592FC, 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, 47.80 feet to the low water mark on the left bank of the Kootenai River; Thence continuing along said low water mark the following three courses: S63°09'09"E, 228.24 feet to an unmarked computed point; S57°20'48"E, 293.92 feet to an unmarked computed point; N70°38'57"E, 69.76 feet to an unmarked computed point; Thence leaving said low water mark S40°03'12"W, 130.82 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S40°03'12"W, 454.79 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS on the northerly 100 foot right-of-way limit of the Burlington Northern Santa Fe 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 6.26 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"

An irregular 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 Parcel B, C.O.S. No. 4592FC, 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 northerly 100 foot right-of-way limit of the Burlington Northern Santa Fe Railroad, to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence leaving said right-of-way limit, N40°03'12"E, 454.79' to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N40°03'12"E, 130.82 feet to an unmarked computed point being the low water mark on the left bank of the Kootenai River; Thence continuing along said low water mark the following two courses: S78°12'27"E, 99.13 feet to an unmarked computed point; S71°27'43"E, 216.08 feet to an unmarked computed point; Thence leaving said low water mark S31°10'45"W, 212.60 feet to a 1/2 inch diameter pipe marked MDL 4232S; Thence S30°55'31"W, 444.93 feet to a 1/2 inch diameter pipe marked MDL 4232S and the TRUE POINT OF BEGINNING, containing 4.96 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.

SURVEYORS NOTE

The purpose of this survey is to establish property boundaries to the low water mark of the Kootenai River.

PURPOSE OF SURVEY

The purpose of this survey is the Retracement of COS No. 4592FC, the reestablishment of obliterated corners and mark property boundaries. Therefore no division of land is hereby created and is exempt from review as a subdivision, pursuant to Section 76-3-404 MCA.

HISTORY OF SURVEYS

1919 - Resurvey HES No. 444
1963 - Plat No. 1267, Resurvey, Jack W. Ninneman, 534ES
1967 - Plat No. 1349, Resurvey, Jack W. Ninneman, 534ES
1970 - Plat No. 2275A, Resurvey, Jack W. Ninneman, 534ES
2019 - COS No. 4592FC, Family Transfer, Alvah F. Hughes, 7322LS

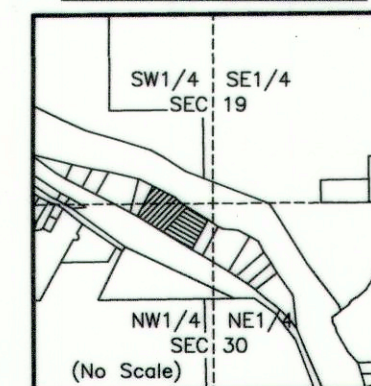
BASIS OF BEARING

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. 4592FC, being a 1/2 inch diameter pipe marked MDL 4232S and the SE Corner, C.O.S. No. 4592FC, being a 1/2 inch diameter pipe marked MDL 4232S.

METHOD OF SURVEY

A Nikon total station with data collector and a Trimble R8 GNSS GPS system was used with RTK radial procedures to tie previously set controlling corners by Levi Powell, October, 2019.

VICINITY DIAGRAM



LAND SURVEYOR'S CERTIFICATION

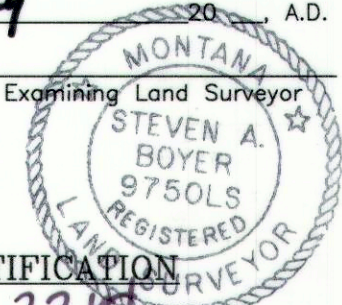
I hereby certify that I am a Professional Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Alvah F. Hughes, PLS 7322LS 01-20-2020
Alvah F. Hughes, PLS 7322LS Date



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 21st day of January 2020 A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor



CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 23rd day of January 2020 A.D. at 12:21 o'clock
Robert Benson by *Clay E. Rem*
Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY No. 4650

