

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT & AGGREGATION OF PARCELS

PARCEL "A", COS 2630 and PORTIONS OF H.E.S. 484 & H.E.S. 485
in N1/2, SECTION 6, T.36N., R.31W., P.M.MT.
& S1/2, SECTION 32, T.37N., R.31W., P.M.MT.
LINCOLN COUNTY, MONTANA

FOR: MARK EWING & EWING FAMILY2, LLC DATE: JANUARY, 2020

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We Mark Ewing and Ewing Family2, LLC, record owner, hereby certifies that the purpose of this survey and division of land is the aggregation of common boundaries and is therefore exempt from subdivision review pursuant to MCA 76-3-207(1)(f); "aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original plat or original unplatted parcel continues to apply to these areas". We further certify that Parcels "A" and "B" are exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-102(16), as parcels that are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality.

Mark Ewing, and Mark Ewing for Ewing Family2, LLC 1/30/20 Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of MONTANA County of LINCOLN

by MARK EWING, AND MARK EWING for EWING FAMILY2, LLC

on this 30 day of JANUARY, 2020. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

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

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, 7322LS 01-23-2020 Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of FEBRUARY, 2020 A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9750LS, 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.

Jose A. Kuyper For Sedaris Carlberg 2/4/2020 Date
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 7th day of February, 2020.
A.D. at 10:36 o'clock

Robin Benson by Clodie Rm
Lincoln County Clerk and Recorder Deputy

BASIS OF BEARING

The basis of bearings for this survey is N11°00'59"E between Corner No. 6 and Corner No. 5, HES 484, each being found stone monuments marked "X". This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and HES 484 is 0°02'01".

METHOD OF SURVEY

A Nikon total station and a Trimble R6 GNSS GPS system was used with closed traverse and RTK radial procedures to tie previously set controlling corners by Levi Powell & Sean Benefield, November 2019.

HISTORY OF SURVEY

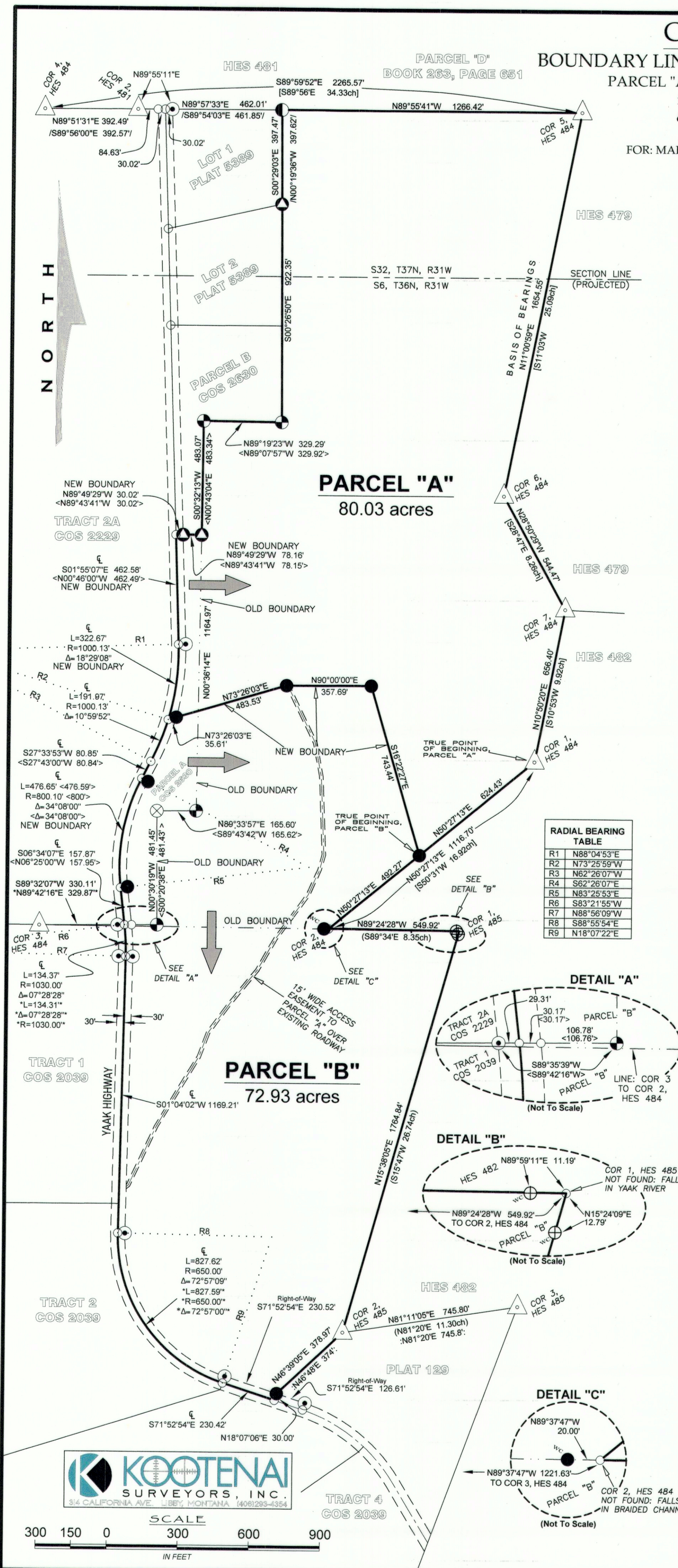
1916 - HES No. 484, Homestead Entry Survey, F.E. Thieme
1916 - HES No. 485, Homestead Entry Survey, F.E. Thieme
1950 - Irr. Plat No. 86, Yaak Road Survey, I.C. Miller, 402S
1951 - Irr. Plat No. 129, 7.60 acre Tract Survey (adjacent), I.C. Miller, 402S
1992 - COS No. 1979, Retracement, T.E. Sands, 7975S
1993 - COS No. 2039, Parcels over 20 acres (adjacent), T.E. Sands, 7975S
1994 - COS No. 2229, Boundary Line Adjustment, R.A. Pearson, 9008LS
1995 - Plat No. 5389, Roberts View Subdivision (adjacent), K.E. Davis, 4975S
1997 - COS No. 2630, Boundary Line Adjustment, K.E. Davis, 4975S
2000 - Book 263 Page 651, Deed Exhibit (adjacent), K.E. Davis, 4975S

⊕	3.5 INCH DIA. USFS ALUMINUM WITNESS CORNER MONUMENT
⊙	1/2 INCH DIA. REBAR WITH PLASTIC CAP MARKED "SANDS 7975S"
⊗	1 INCH DIA. IRON ROD
⊕	5/8 INCH DIA. REBAR WITH PLASTIC CAP MARKED "KED 4975S"
⊗	2 INCH DIA. IRON PIPE
△	STONE MONUMENT AS NOTED
⊙	1 INCH DIA. IRON PIPE
●	SET 5/8 INCH DIA. REBAR WITH RED PLASTIC CAP MARKED "HUGHES 7322LS"
○	UNMARKED COMPUTED POINT
[]	RECORD - "HES 484"
()	RECORD - "HES 485"
WC	WITNESS CORNER
—	SUBJECT PROPERTY - THIS SURVEY
---	ADJACENT BOUNDARY
---	SECTION SUBDIVISION LINE
---	OLD BOUNDARY LINE
---	RADIAL DIMENSION LINE
---	EASEMENT LIMITS
---	ROAD CENTERLINE
R1	RADIAL BEARING (SEE RADIAL TABLE)
CL	ROAD CENTERLINE
**	RECORD - "COS 2039"
< >	RECORD - "COS 2630"
//	RECORD - "PLAT 5389"
::	RECORD - "PLAT 129"
→	INDICATES BOUNDARY CHANGE

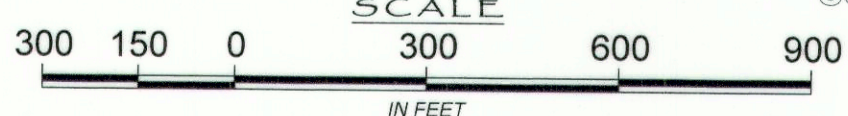
CERTIFICATE OF SURVEY No. 4657RB

SHEET 1 OF 2

Easement #283987



KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA 469293-4354



CERTIFICATE OF SURVEY
BOUNDARY LINE ADJUSTMENT & AGGREGATION OF PARCELS
PARCEL "A", COS 2630 and PORTIONS OF H.E.S. 484 & H.E.S. 485
in N1/2, SECTION 6, T.36N., R.31W., P.M.MT.
& S1/2, SECTION 32, T.37N., R.31W., P.M.MT.
LINCOLN COUNTY, MONTANA
FOR: MARK EWING & EWING FAMILY2, LLC DATE: JANUARY, 2020

LEGAL DESCRIPTION - PARCEL "A"

An irregular tract of land, lying northerly from Yaak, Montana, in N1/2, Section 6, T.36N., R.31W., P.M.MT. & S1/2, Section 32, T.37N., R.31W., P.M.MT., and more particularly described as:
Commencing at Corner No. 1, HES No. 484, a stone monument marked "X" and the TRUE POINT OF BEGINNING: Thence along the boundary common to HES 484 and HES 482, N10°50'20"E, 656.40 feet to Corner No. 7, HES 484, a stone monument marked "X"; Thence along the boundary common to HES 484 and HES 479, N28°50'29"W, 544.47 feet to Corner No. 6, HES 484, a stone monument marked "X"; Thence continuing along the boundary common to HES 484 and HES 479, N11°00'59"E, 1654.55 feet to Corner No. 5, HES 484, a stone monument marked "X"; Thence along the boundary common to HES 484 and HES 481, N89°55'41"W, 1266.42 feet to the northeastern corner of Lot 1, Plat 5389, a 1 inch diameter iron pipe; Thence along the eastern boundary, said Lot 1, S00°29'03"E, 397.47 feet to the southeastern corner, said lot 1, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along the eastern boundary of Lot 2, Plat 5389 and Parcel "B", COS 2630; S00°26'50"E, 922.35 feet to a 1 inch diameter steel rod; Thence along a boundary line common with said Parcel "B", N89°19'23"W, 329.29 feet to a 1 inch diameter steel rod; Thence along a boundary line common with said Parcel "B", S00°32'13"W, 483.07 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along a boundary common with said Parcel "B", N89°49'29"W, 78.16 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S lying on the eastern right-of-way limit of "Yaak Highway"; Thence along a boundary common with said Parcel "B", N89°49'29"W, 30.02 feet to an unmarked computed point lying on the centerline of "Yaak Highway"; Thence along said centerline S01°55'07"E, 462.58 feet to an unmarked computed point; Thence continuing along said centerline through a 1000.13 foot radius non-tangent curve to the right, delta angle of 18°29'08", arc distance of 322.67 feet to an unmarked computed point; Thence N73°26'03"E, 35.61 feet to the eastern right-of-way limit of "Yaak Highway", a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N73°26'03"E, 483.53 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N90°00'00"E, 357.69 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S16°22'27"E, 743.44 feet to the boundary common to HES 484 and HES 482, a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary common to HES 484 and HES 482, N50°27'13"E, 624.43 feet to Corner No. 1, HES No. 484, a stone monument marked "X" and the TRUE POINT OF BEGINNING, containing 80.03 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION - PARCEL "B"

An irregular tract of land, lying northerly from Yaak, Montana, in N1/2, Section 6, T.36N., R.31W., P.M.MT., and more particularly described as:
Commencing at Corner No. 1, HES No. 484, a stone monument marked "X"; Thence along the boundary common to HES 484 and HES 482, S50°27'13"W, 624.43 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING: Thence N16°22'27"W, 743.44 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S90°00'00"W, 357.69 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S73°26'03"W, 483.53 feet to the easterly right-of-way limit of "Yaak Highway", a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S73°26'03"W, 35.61 feet to an unmarked computed point lying on the centerline of "Yaak Highway"; Thence along said centerline through a 1000.13 foot radius non-tangent curve to the right, delta angle of 10°59'52", arc distance of 191.97 feet to an unmarked computed point; Thence continuing along said centerline, S27°33'53"W, 80.85 feet to an unmarked computed point; Thence along said centerline through a 800.10 foot radius non-tangent curve to the left, delta angle of 34°08'00", arc distance of 476.65 feet to an unmarked computed point; Thence continuing along said centerline, S06°34'07"E, 157.87 feet to an unmarked computed point; Thence along said centerline through a 1030.00 foot radius non-tangent curve to the right, delta angle of 07°28'28", arc distance of 134.37 feet to an unmarked computed point; Thence along said centerline S01°04'02"W, 1169.21 feet to an unmarked computed point; Thence along said centerline through a 650.00 foot radius non-tangent curve to the left, delta angle of 72°57'09", arc distance of 827.62 feet to an unmarked computed point; Thence continuing along said centerline, S71°52'54"E, 230.42 feet to an unmarked computed point; Thence along a boundary common with Plat 129, N18°07'06"E, 30.00 feet to the northerly right-of-way limit of "Yaak Highway", a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence continuing along a boundary common with Plat 129, N46°39'05"E, 378.97 feet to Corner No. 2, HES 485, a stone monument marked "X"; Thence along the boundary common to HES 485 and HES 482, N15°38'05"E, 1764.84 feet to Corner No. 1, HES 485, an unmarked computed point; Thence continuing along the boundary common to HES 485 and HES 482, N89°24'28"W, 549.92 feet to Corner No. 2, HES 485, an unmarked computed point; Thence along a boundary common to HES 484 and HES 482, N50°27'13"E, 492.27 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 72.93 acres. Subject to and together with all appurtenant easements of record.

