

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

AMENDED PLAT, LOT 40, GLARDON SUBDIVISION

GOV'T LOT 4, SW1/4, SECTION 27 & GOV'T LOT 6, SE1/4, SECTION 28

T.31N., R.33W., P.M.MT., LINCOLN COUNTY, MT

FOR: KELVIN RICHEY, KENNETH RICHEY & COLLEEN JOHNSON

and JENNIFER ANNE SEIFFERT

DATE: JANUARY, 2020

LEGAL DESCRIPTION: PARCEL A

An irregular tract of land, south from Troy, Montana, Lincoln County, and lying in Gov't Lot 4, SW1/4, Section 27, T.31N., R.33W., P.M.MT., and more particularly described as follows:

Commencing at the northeast corner of Lot 1, Glardon Subdivision, a found 5/8 inch diameter rebar capped HUGHES 7322LS; Thence N27°02'35"E, 39.67 feet to a set 5/8 inch diameter rebar capped HUGHES 7322LS; Thence N26°53'29"E, 407.63 feet to a set 5/8 inch diameter rebar capped HUGHES 7322LS, lying on the west boundary of Section 27 and being the TRUE POINT OF BEGINNING; Thence leaving said boundary, S51°42'32"E, 224.56 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S17°53'09"E, 537.12 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the northerly right-of-way limits of a 60.00 foot private road; Thence along said road centerline the following 4 courses; Through a curve to the right: Radius 61.13 feet, Delta 17°24'55", arc length 18.58 feet; Through a curve to the right: Radius 153.80 feet, Delta 26°33'59", arc length 71.31 feet; Thence N83°18'17"W, 112.07 feet; Through a curve to the left: Radius 311.94 feet, Delta 24°51'28", arc length 135.33 feet; Thence leaving said road centerline, N00°08'39"E, 31.64 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the northerly right-of-way limits of said private road; Thence N00°09'05"E, 387.19 feet to an unmarked computed point; Thence N89°50'57"W, 26.06 feet to a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 3.50 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 40A

An irregular tract of land, south from Troy, Montana, Lincoln County, and lying in Gov't Lot 4, SW1/4, Section 27 and Gov't Lot 6, SE1/4, Section 28, T.31N., R.33W., P.M.MT., and more particularly described as follows: Commencing at the southeast corner Section 28, a found 3 1/2 inch diameter BLM brass cap; Thence along the boundary said section, N00°03'56"E, 380.39 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975 and being the TRUE POINT OF BEGINNING; Thence along the boundary said section the following 3 courses: Thence S00°03'24"W, 22.47 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S00°04'07"W, 65.04 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said boundary N21°52'52"W, 72.31 feet to an unmarked computed point, lying on the southerly right-of-way limits of a 40.00 foot private road; Thence N21°52'52"W, 47.43 feet to an unmarked computed point, lying on the northerly right-of-way limits of said private road; Thence N21°52'52"W, 372.44 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the low waterline of Savage Lake; Thence continuing along said low waterline, N26°53'29"E, 407.63 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the east boundary, Section 28; Thence leaving said boundary, S51°42'32"E, 224.56 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S17°53'09"E, 537.12 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the northerly right-of-way limits of a 60.00 foot private road; Thence S17°52'56"E, 41.66 feet to an unmarked computed point lying on the centerline of said private road; Thence along said road centerline the following 4 courses; Through a curve to the right: Radius 61.13 feet, Delta 17°24'55", arc length 18.58 feet; Through a curve to the right: Radius 153.80 feet, Delta 26°33'59", arc length 71.31 feet; Thence N83°18'17"W, 112.07 feet; Through a curve to the left: Radius 311.94 feet, Delta 24°51'28", arc length 135.33 feet; Thence leaving said road centerline, S00°09'20"W, 11.20 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the southerly right-of-way limits of a 40.00 foot private road; Thence along said right-of-way limits, S68°52'20"W, 27.26 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975 and the TRUE POINT OF BEGINNING, containing 5.48 acres and subject to and together with all appurtenant easements of record.

NOT INCLUDED
IN THIS
CERTIFICATE OF SURVEY
"REMAINDER"
373.10 Acres
Jennifer Anne Seiffert

PARCEL A
3.50 Acres
Jennifer Anne Seiffert

LEGEND

- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP
- FOUND 3 1/2 INCH DIAMETER ALUMINUM CAP
- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP MEANDER CORNER
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- COMPUTED POINT
- () PLAT No. 6023, RECORD
- [] PLAT No. 6342, RECORD
- { } COS No. 2916, RECORD
- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- EASEMENT LIMITS
- SECTION SUBDIVISION LINE
- RADIAL LINE
- OLD BOUNDARY LINE
- NEW ROAD EASEMENT

CURVE TABLE

C1	Δ-17°24'55" R-61.13' L-18.58'
C2	Δ-26°33'59" R-153.80' L-71.31'
C3	Δ-24°51'28" R-311.94' L-135.33'

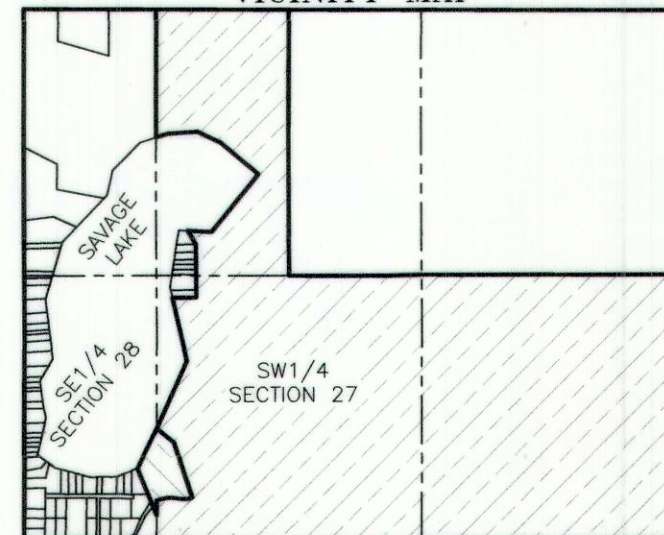
LINE TABLE

L1	S00°09'20"W	11.20'
L2	S68°52'20"W	27.26'
	[N69°01'32"E	26.83']
L3	S00°03'24"W	22.47'
L4	S00°04'07"W	65.04'
L5	S00°07'10"E	83.48'
L6	N21°10'53"W	141.93'
	[N20°56'00"W	120.00']
L7	N21°10'53"W	55.05'
	[N20°56'00"W	55.00']
L8	S17°52'56"E	41.66'
L9	N83°18'17"W	112.07'
L10	N00°08'39"E	31.64'
L11	N89°50'57"W	26.06'
	[N89°41'45"W	25.00']

RADIAL TABLE

R1	N47°18'58"W
R2	N29°54'03"W
R3	N19°11'09"W
R4	N07°22'50"E
R5	S05°34'03"W
R6	S19°17'25"E

VICINITY MAP



HISTORY OF SURVEY

1952 - Plat No. 161 - Glardon Subdivision, Eugene L. Dyson
1997 - Plat No. 6023 - Countryman Subdivision, Kenneth E. Davis, 4975S
2000 - cos No. 2916 - Resurvey Lots 1, 4-8 Glardon Subdivision, Alvah F. Hughes, 7322LS
2001 - Plat No. 6342 - Amended Plat Lot 40, Glardon Subdivision, Kenneth E. Davis, 4975S

BASIS OF BEARING

The basis of bearing for this survey is S89°39'55"E, derived from Survey Grade GPS system calibrated to local control between the southwest section corner, Section 27, a found 3 1/2 inch diameter BLM brass cap and the south 1/4 corner, Section 27, a found 3 1/2 inch diameter aluminum cap.

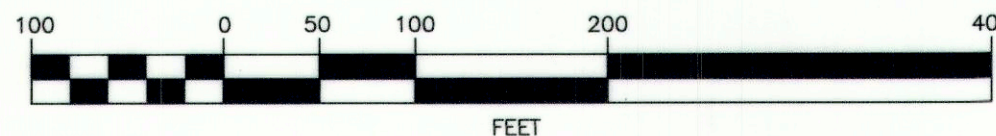
METHOD OF SURVEY

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 Levi Powell, September, 2019.

SURVEYORS NOTE

The area that is being removed from one tract of record and joined with another tract of record is no itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the [certificate of survey or amended plat] on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

GRAPHIC SCALE



KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA 4606/293-4354 mh

PURPOSE OF SURVEY AND OWNERS EXEMPTION

We, Kelvin Richey, Kenneth Richey, Colleen Johnson and Jennifer Anne Seiffert, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(1)(e) as divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. We further certify that Parcel A and Lot 40A is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c) as 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 new 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.

Kelvin Richey 2/10/20
Kenneth Richey 2-28-20
Colleen Johnson 2/20/20
Jennifer Anne Seiffert 2/10/20

ACKNOWLEDGMENT

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

the State of MONTANA County of LINCOLN

by Kelvin Richey

on this 10 day of FEBRUARY 2020. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Byron Sanders

residing in: LIBBY, MT My Commission expires: 12.1.21

ACKNOWLEDGMENT

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

the State of Idaho County of Banner

by Kenneth Richey

on this 08 day of February 2020. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Jennifer K. Jeffers

residing in: Banner County My Commission expires: 01/13/23

ACKNOWLEDGMENT

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

the State of Montana County of Missoula

by Colleen Johnson

on this 20 day of February 2020. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Colleen Johnson Lindsay Miller

residing in: Missoula, MT My Commission expires: 9-14-22

ACKNOWLEDGMENT

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

the State of MONTANA County of LINCOLN

by Jennifer Anne Seiffert

on this 10 day of FEBRUARY 2020. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Byron Sanders

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, PLS, 7322LS 02-04-2020
Alvah F. Hughes, PLS, 7322LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 3rd of APRIL 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 herein are paid pursuant to Section 76-3-207(3), M.C.A.

Lincoln County Treasurer 4-2-2020 AL
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 6th day

of April 2020, A.D. at 1:29 o'clock

Robin A. Benson by Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4667RB

Easement # 284791