

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

AMENDED "CERTIFICATE OF SURVEY" No. 694  
SW1/4 SE1/4, SECTION 34, T.30N., R.31W., P.M.,MT.  
FOR: POWELL DATE: JULY, 2020

### LEGAL DESCRIPTION; PARCEL "A"

An irregular tract of land, southerly from Libby, Montana, Lincoln County, lying within in the SW1/4 SE1/4, Section 34, T.30N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the E 1/16 corner between, said Section 34 and Section 3, T.29N., R.31W., P.M.MT., a 2 1/2 inch diameter iron pipe with BLM brass cap; Thence along, said Section's Sixteenth Subdivision line, N00°07'23"E 632.34 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING:

Thence along centerline of "Willow Road" with Right-of-Way limits 20 feet each side of said centerline, N47°59'14"W 144.39 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along, said centerline N37°59'14"W, 68.90 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along, said centerline N02°28'32"W, 75.49 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along Property Boundary S89°27'28"W, 20.01 feet to said road, westerly Right-of-Way limits, set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along Property Line between Parcels "A" and "B" S89°27'28"W, 168.34 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along Property Line between Parcels "A" and "B" N00°32'32"W, 187.11 feet to northerly Property Boundary of Parcel "A", a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said Boundary, N89°55'30"E, 262.39 feet to said road, westerly Right-of-Way limits, a 5/8 inch diameter rebar with plastic cap marked MDL 4232S; Thence along said Boundary, N89°55'30"E, 44.77 feet to said road, easterly Right-of-Way limits, a 5/8 inch diameter rebar with plastic cap marked MDL 4232S; Thence along said Boundary, N89°55'30"E, 36.86 feet to Sixteenth Subdivision Line, a 5/8 inch diameter rebar with unmarked plastic cap; Thence along said Line, S00°07'23"W, 385.27 feet to said road, easterly Right-of-Way limits, a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said Line, S00°07'23"W, 26.87 feet to the TRUE POINT OF BEGINNING, containing 2.01 acres. Subject to and together with all appurtenant easements of record and a 40 foot wide access easement as shown hereon.

### LEGAL DESCRIPTION; PARCEL "B"

An irregular tract of land, southerly from Libby, Montana, Lincoln County, lying within in the SW1/4 SE1/4, Section 34, T.30N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the E 1/16 corner between, said Section 34 and Section 3, T.29N., R.31W., P.M.MT., a 2 1/2 inch diameter iron pipe with BLM brass cap; Thence along, said Section's Sixteenth Subdivision line, N00°07'23"E 632.34 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING:

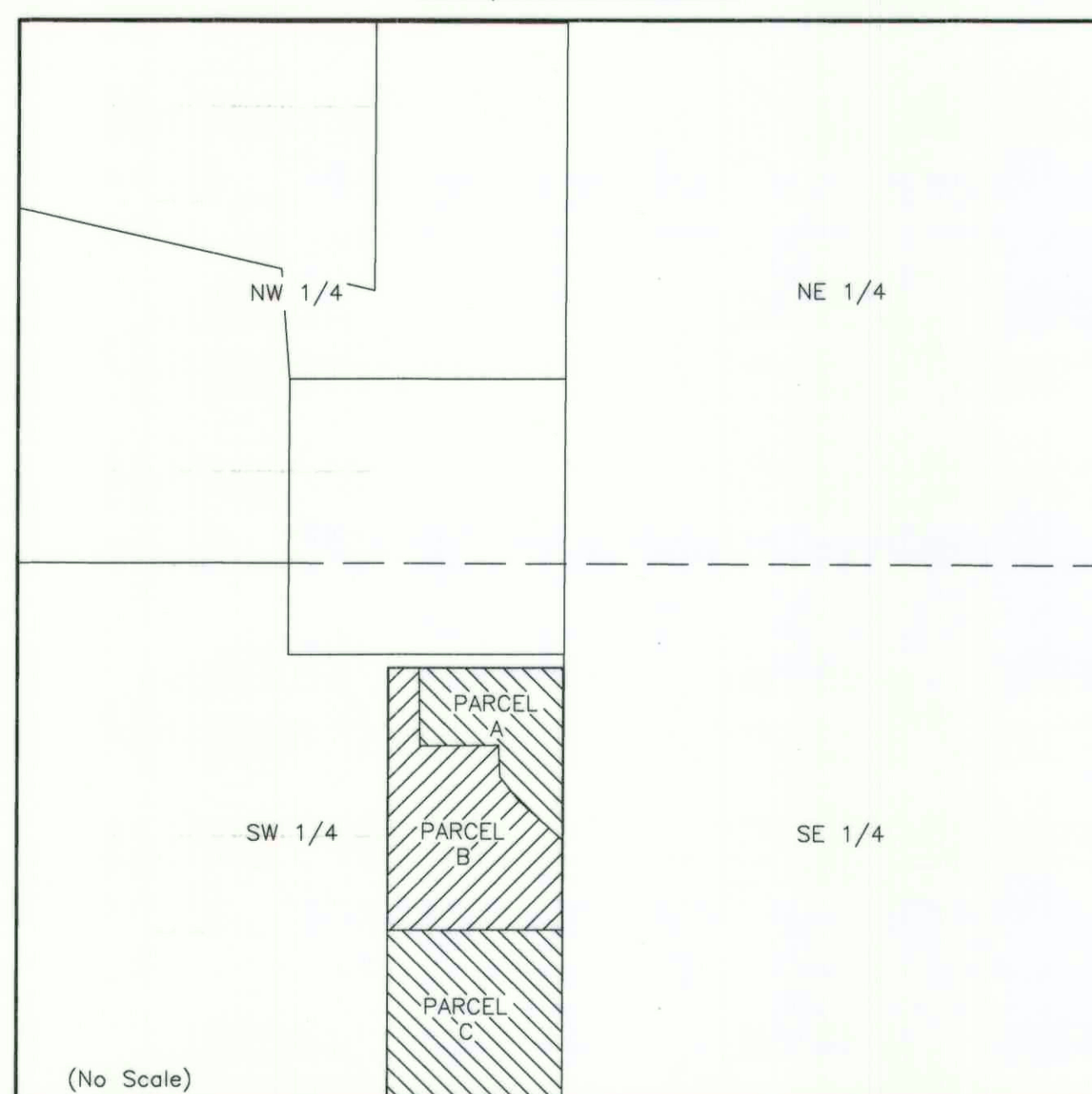
Thence along centerline of "Willow Road" with Right-of-Way limits 20 feet each side of said centerline, N47°59'14"W 144.39 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along, said centerline N37°59'14"W, 68.90 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along, said centerline N02°28'32"W, 75.49 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along Property Boundary S89°27'28"W, 20.01 feet to said road, westerly Right-of-Way limits, set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along Property Line between Parcels "A" and "B" S89°27'28"W, 168.34 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along Property Line between Parcels "A" and "B" N00°32'32"W, 187.11 feet to northerly Property Boundary of Parcel "A", a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along, said Property Boundary S89°55'30"W, 74.16 feet to westerly boundary of Parcel "B", a 5/8 inch diameter rebar with unmarked plastic cap; Thence along, said westerly boundary S00°05'53"W, 627.25 feet to Property Boundary between Parcels "B" and "C", a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary, N89°56'32"E, 397.83 feet to said road, westerly Right-of-Way limits, a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary, N89°56'32"E, 20.00 feet said Section's Sixteenth Subdivision line, a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along, said line N00°07'23"E, 215.24 feet to the TRUE POINT OF BEGINNING, containing 4.01 acres. Subject to and together with all easements of record, and a 60 foot and 40 foot wide access easement as shown hereon.

### LEGAL DESCRIPTION; PARCEL "C"

An irregular tract of land, southerly from Libby, Montana, Lincoln County, lying within in the SW1/4 SE1/4, Section 34, T.30N., R.31W., P.M.,MT., and more particularly described as follows: Commencing at the E 1/16 corner between, said Section 34 and Section 3, T.29N., R.31W., P.M.MT., a 2 1/2 inch diameter iron pipe with BLM brass cap and being the TRUE POINT OF BEGINNING:

Thence along, said Section's Sixteenth Subdivision line, S89°56'32"W, 417.65 feet to a 5/8 inch diameter rebar with plastic cap; Thence along the westerly Property Boundary, Parcel "C", N00°05'53"E, 417.10 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along the Property Boundary between Parcels "B" and "C", N89°56'32"E, 397.83 feet to "Willow Road", westerly Right-of-Way limits, being a 20 foot wide strip of land; Thence along said Boundary, N89°56'32"E, 20.00 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along the easterly Property Boundary Parcel "C", S00°07'23"W, 417.10 feet to the TRUE POINT OF BEGINNING, containing 4.00 acres. Subject to and together with all appurtenant easements of record.

VICINITY DIAGRAM  
SE 1/4, SECTION 34





# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

AMENDED "CERTIFICATE OF SURVEY" No. 694

SW1/4 SE1/4, SECTION 34, T.30N., R.31W., P.M., MT.

FOR: POWELL DATE: JULY, 2020

### PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Kathryn E. and William A. Powell, being the record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries and is therefore exempt from subdivision review pursuant to MCA 76-3-207(1)(a); divisions made outside of a platted subdivision for the purpose of relocating common boundary lines between adjoining properties. We further certify that Parcel "A" is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c)(iii) "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 replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. We further certify that Parcels "B" and "C" are exempt from review pursuant to ARM 17.36.605 (2)(a): "a parcel that has no existing facilities for water supply, wastewater disposal, and solid waste disposal, if no new facilities will be constructed on the parcel."

Kathryn E. Powell

7-22-20

Kathryn E. Powell

7-20-20

William A. Powell

### ACKNOWLEDGMENT

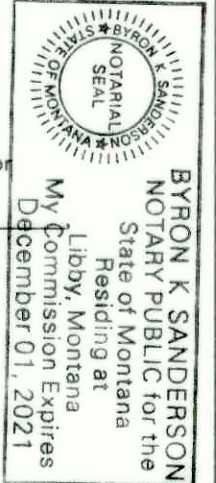
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of MONTANA County of LINCOLN

by KATHRYN E. & WILLIAM A. POWELL

on this 22 day of JULY, 2020. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Byron J. Sanderson  
residing in: Libby, MT My Commission expires: 12.1.21



### HISTORY OF SURVEYS

1954 - Plat No. 282, Creates Tract of Land, Ira Miller, 402S  
1960 - Plat No. 654, Creates Tract of Land, Ira Miller, 402S  
1965 - Plat No. 1081, Adjoining Tract, Ira Miller, 402S  
1973 - BLM Plat, Dependent Resurvey and Section Subdivision, Shirley Hjellum & James Prichard  
1979 - COS No. 694, Creates Tract of Land within Plat No. 654, Melvin D. Lauteren, 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 and alignments of road, stream, and water line by Levi Powell, July 2017.

### BASIS OF BEARING

The basis of bearing for this survey is N00°07'23"E, derived from Survey Grade GPS system calibrated to local control between E 1/16th between Sections 3 and 34, a 2 1/2 inch diameter iron pipe with BLM brass cap and the C-E 1/16th Corner, Section 34, a copper coated steel rod with 1 1/2 diameter BLM brass cap

### LEGEND

- A 2 1/2 INCH DIAMETER IRON PIPE WITH BLM BRASS CAP
- A COPPER COATED STEEL ROD WITH 1 1/2 DIAMETER BLM BRASS CAP
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL 4232S
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- AN UNMARKED COMPUTED POINT

- PROPERTY BOUNDARY LINES
- - - OLD BOUNDARY LINES
- ADJOINING PROPERTY BOUNDARIES
- - - RIGHT-OF-WAY LIMITS
- ... DIMENSION LINE

{ } PLAT 654 RECORD / / BLM RECORD [ ] PLAT 1081 RECORD  
( ) COS 694 RECORD

### 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 07-20-2020  
Alvah F. Hughes, PLS, 7322LS Date



### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 17 of JULY, 2020 A.D.

Ronald A. Pearson  
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.

Robert L. Stenberg 7-22-2020  
Lincoln County Treasurer Date



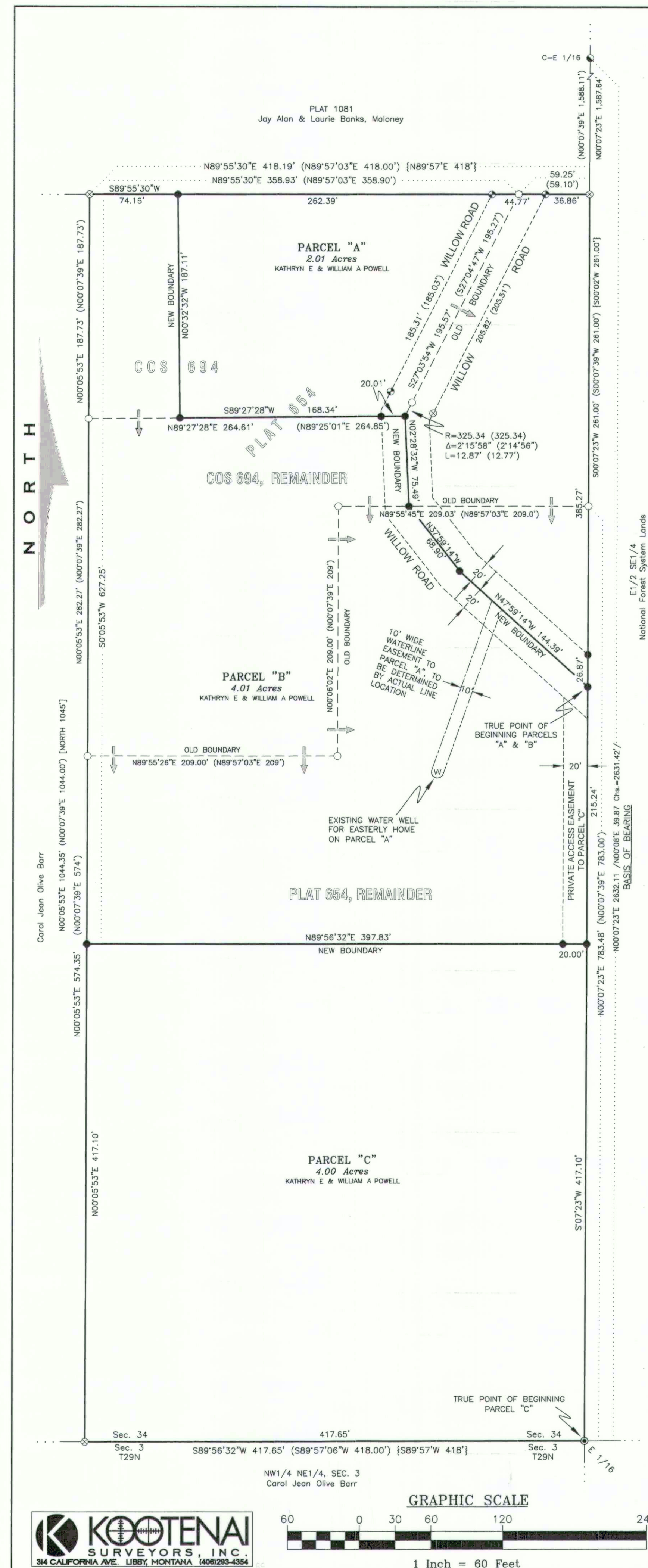
### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 22 day

of July, 2020 A.D. at 2:32 o'clock

Robin Buntin by Clyde E. Rm  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4691RB SHEET 1 OF 2



**KOOTENAI**  
SURVEYORS, INC.  
314 CALIFORNIA AVE. LIBBY, MONTANA 4061293-4354

Easement #286629 DER #286630