

CERTIFICATE OF SURVEY

"COURT ORDERED SURVEY"

MONTANA 19th JUDICIAL DISTRICT COURT; CASE NO. DV-19-141

TRACT 1, SW1/4 SE1/4, SECTION 32, T.32N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: ROBERT A. EDWARDS AND RANDY EDWARDS MARCH, 2020

LEGAL DESCRIPTION: PARCEL A

An irregular tract of land, north from Libby, Montana, Lincoln County, and lying in SW1/4 SE1/4, Section 32, T.32N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the southeast 1/16 corner, Section 32, a found 3 1/2 inch diameter USFS aluminum capped monument and being the TRUE POINT OF BEGINNING; Thence along the north-south 1/16 line, said section, S01°00'39"W, 590.72 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said section line, S71°56'22"W, 661.53 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Bobtail Road"; Thence leaving said road right-of-way limits, S71°56'22"W, 30.35 feet to an unmarked computed point lying on the centerline of said road; Thence along the centerline of said road the following five courses; Through a curve to the right: Radius 3999.06 feet, Delta 00°36'23", arc length 42.32 feet; Thence N26°09'16"W, 122.73 feet; Through a curve to the left: Radius 2209.85 feet, Delta 07°58'35", arc length 307.65 feet; Through a curve to the right: Radius 1999.90 feet, Delta 05°53'18", arc length 205.53 feet; Thence N28°09'48"W, 226.63 feet to an unmarked computed point lying on the north line of the SW1/4 SE1/4, Section 32; Thence along said line N89°11'33"E, 33.78 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the easterly right-of-way limits of a county road known as "Bobtail Road"; Thence along said line N89°11'33"E, 1075.10 feet to a found 3 1/2 inch diameter USFS aluminum capped monument, being the southeast 1/16 corner, Section 32 and the TRUE POINT OF BEGINNING, containing 14.50 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

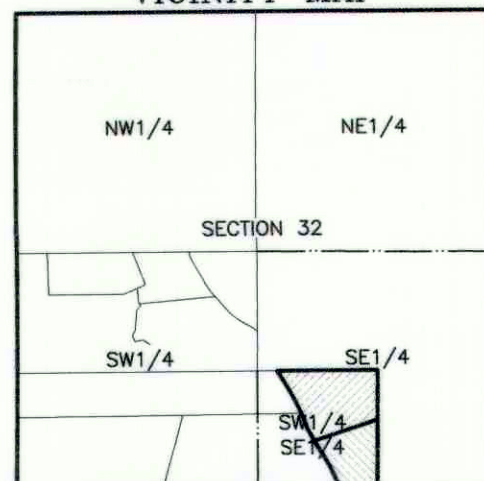
An irregular tract of land, north from Libby, Montana, Lincoln County, and lying in SW1/4 SE1/4, Section 32, T.32N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the east 1/16 corner, Section 32, a found 3 1/2 inch diameter US aluminum capped monument and being the TRUE POINT OF BEGINNING; Thence along the south line, said section, S88°27'26"W, 366.40 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Bobtail Road"; Thence leaving said road right-of-way limits, S88°27'26"W, 31.67 feet to an unmarked computed point lying on the centerline of said road; Thence along the centerline of said road the following three courses; Thence N20°13'13"W, 171.41 feet; Through a curve to the left: Radius 1619.62 feet, Delta 09°04'50", arc length 256.69 feet; Through a curve to the left: Radius 3999.38 feet, Delta 02°27'37", arc length 171.73 feet; Thence leaving said centerline, N71°56'22"E, 30.35 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Bobtail Road"; Thence leaving said road right-of-way limits, N71°56'22"E, 661.53 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the east line of the SW1/4 SE1/4, Section 32; Thence along said line S01°00'39"W, 749.51 feet to a found 3 1/2 inch diameter USFS aluminum capped monument, being the east 1/16 corner, Section 32 and the TRUE POINT OF BEGINNING, containing 8.02 acres and subject to and together with all appurtenant easements of record.

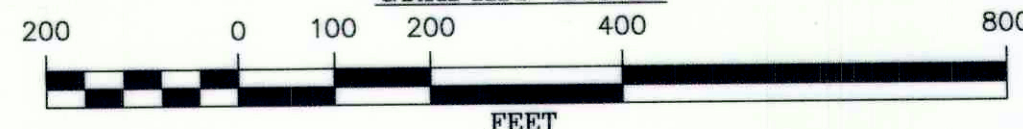
LEGEND

- 3.5 INCH DIAMETER BLM BRASS CAPPED MONUMENT
- 3.5 INCH DIAMETER USFS ALUMINUM CAPPED MONUMENT
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MCALISTER 7328S
- 5/8 INCH DIAMETER UNCAPPED REBAR
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322 LS
- UNMARKED COMPUTED POINT
- ROAD RIGHT-OF-WAY
- PROPERTY BOUNDARY - THIS SURVEY
- SECTION LINE
- ADJOINING PROPERTY
- () RECORD DATA PLAT No. 1687
- [] RECORD DATA COS No. 1818

VICINITY MAP



GRAPHIC SCALE



KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA 406/293-4354 MH

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, Robert A. Edwards and Randy Edwards hereby certify that the purpose of this survey and division of land is "by Order of a Court" and is therefore Exempt from review as a subdivision pursuant to 76-3-201(1)(a); "Created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain". Furthermore, I Certify that the division is Exempt from Department of Environmental Quality review pursuant to MCA 76-4-125(2)(a): "the exclusions cited in 76-3-201".

Robert A. Edwards 16 June 2020
Date

Randy Edwards 7-16-2020
Date

ACKNOWLEDGMENT

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

the State of MONTANA County of LINCOLN
by Robert A. Edwards

on this 16 day of JUNE 2020. In witness whereof
I have hereunto set my hand and affixed my notarial seal.

Byron Sander
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 MONTANA County of LINCOLN
by Randy Edwards

on this 16 day of JULY 2020. In witness whereof
I have hereunto set my hand and affixed my notarial seal.

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

HISTORY OF SURVEYS

1989 - COS No. 1687, Resurvey, Marquardt 7328S
1991 - COS No. 1818, Resurvey and Section Subdivision, Pearson 9008LS
2001 - Plat No. 6470, Red Rose Ranch Subdivision, Goacher, 7318S

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, March, 2020.

BASIS OF BEARING

The basis of bearing for this survey is S01°00'39"W, derived from Survey Grade GPS system calibrated to local control between the southeast 1/6 corner, Section 32, a found 3 1/2 inch diameter USFS aluminum capped monument and the east 1/16 corner, Section 32, a found 3 1/2 inch diameter USFS aluminum capped monument.

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 08-21-20
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 23rd day of JULY
Steven A. Boyer
Steven A. Boyer, 9750LS, Lincoln County Examining Land Surveyor

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 23rd day
of JULY 2020, A.D. at 8:54 o'clock
Robin Burson by _____ Deputy
Lincoln County Clerk Recorder

CERTIFICATE OF SURVEY No. 4693CO