

CERTIFICATE OF SURVEY

AMENDED PLAT

"AGGREGATION OF LOTS"

N1/2 LOT 10, LOTS 11-13, BLOCK 2, AUSTIN ACRES SUBDIVISION

SE1/4, SECTION 23, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: BEAR'S QUICK STOP PROPERTIES, LLC

DATE: JUNE, 2020

PURPOSE OF SURVEY AND OWNERS EXEMPTION

We, Elzhon Anderson and Keeli Anderson, representatives of Bear's Quick Stop Properties, LLC, and record owners hereby certify 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 platted lot or original unplatted parcel continues to apply to these areas". We further certify that Lots 11A & 12A are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(3) "as an aggregation of parcels, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA".

Elzhon Anderson
Elzhon Anderson, Representative of Bear's Quick Stop Properties, LLC
1-12-2020
Date

Keeli Anderson
Keeli Anderson, Representative of Bear's Quick Stop Properties, LLC
9-1-2020
Date

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Elzhon Anderson

on this 1 day of September 2020. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Chelsey Sanderson
residing in: Libby, MT My Commission expires: 8/5/2024

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Keeli Anderson

on this 1 day of September 2020. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

Chelsey Sanderson
residing in: Libby, MT My Commission expires: 8/5/2024

HISTORY OF SURVEY

1952 - Plat No. 32, Austin Acres Subdivision, E. L. Dyson
1962 - MDT R/W Road Project No. S 325 Farm to Market
1963 - Plat No. 902, Compilation Plat, Robert F. Burdick, 649S
1971 - MDT R/W Road Project No. F330(5)
1979 - Plat No. 3465, Amended Plat, Austin Acres, Jack H. Ninnaman, 4661S
1998 - Plat No. 6197, Amended Plat, Austin Acres, Kenneth E. Davis, 4975S
2006 - COS No. 3506, Retracement, Alvah F. Hughes, 7322LS

BASIS OF BEARING

The basis of bearing for this survey is S00°11'57"W, derived from Survey Grade GPS system calibrated to local control between the east 1/4 corner, Section 23, a found 1 inch diameter pipe and the southeast corner, Section 23, a found lifetime plastic hub in the road surface marked 4661S. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and Plat No. 32 is 00°02'43".

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 Elisha Green, June, 2020.

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 "Amended Plat" 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
Alvah F. Hughes, PLS, 7322LS
28-06-2020
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined 14 day of SEPT, 2020, A.D.
Steven A. Boyer
Steven A. Boyer, PLS 9750LS, Lincoln County, Examining Land Surveyor

COUNTY TREASURER'S CERTIFICATION

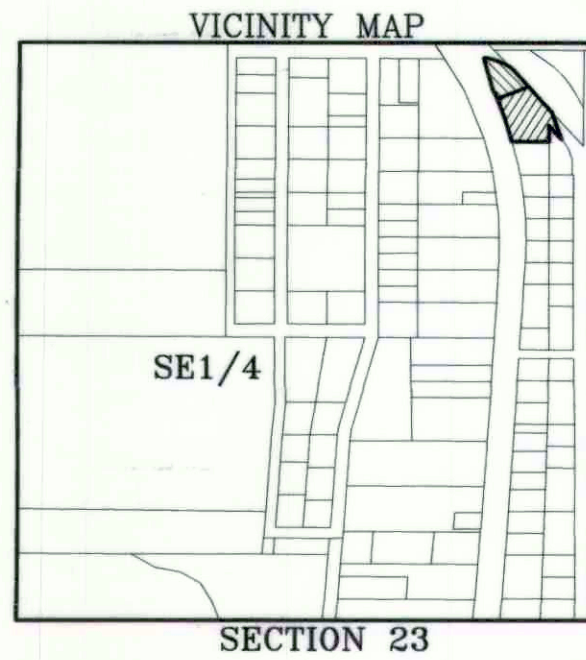
I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), MCA.

Robert L. VanLau
Robert L. VanLau
September 1, 2020
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 14 day
of September 2020, A.D. at 12:08 o'clock
Robin Benson
Robin Benson
Lincoln County Clerk and Recorder
by *Clayton E. Rm*
Deputy

CERTIFICATE OF SURVEY No. 4714AL



LEGAL DESCRIPTION, "LOT 11A"

An irregular tract of land, lying southeasterly of Libby, Montana, in Lincoln County and in the SE1/4, Section 23, T30N R31W, P.M.M.T., within Lots 10, 11 and 12, Block 2, "Austin Acres Subdivision", Plat No. 32 and more particularly described as follows: Commencing at the northeast corner of the South 1/2 Lot 10, Block 2, Plat No. 32, a 5/8 inch diameter uncapped rebar and being the TRUE POINT OF BEGINNING; Thence along the northerly boundary of said South 1/2 Lot 10, N89°32'49"W, 171.86 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary of Lots 10, 11 and 12, Block 2, Plat No. 32 through a curve to the left: Delta 08°28'32", Radius 1472.50 feet, arc length 217.82 feet, a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence leaving said boundary N68°56'15"E, 161.17 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS lying on the easterly boundary of Tract 1, Plat No. 902; Thence along said boundary S41°49'26"E, 168.99 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said boundary S19°37'18"E, 133.09 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary said Tract 1, N41°49'26"W, 85.49 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the easterly boundary of Lots 10 and 11, Block 2, Plat No. 32, S00°36'03"W, 74.82 feet to a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING, containing 1.14 acres subject to a 15.0' utility/sewer easement and together with all appurtenant easements of record.

LEGAL DESCRIPTION, "LOT 12A"

An irregular tract of land, lying southeasterly of Libby, Montana, in Lincoln County and in the SE1/4, Section 23, T30N R31W, P.M.M.T., within Lots 12 and 13, Block 2, "Austin Acres Subdivision", Plat No. 32 and more particularly described as follows: Commencing at the northeast corner of the South 1/2 Lot 10, Block 2, Plat No. 32, a 5/8 inch diameter uncapped rebar; Thence along the northerly boundary of said South 1/2 Lot 10, N89°32'49"W, 171.86 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary of Lots 10, 11 and 12, Block 2, Plat No. 32 through a curve to the left: Delta 08°28'32", Radius 1472.50 feet, arc length 217.82 feet, a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary of Lot 12, Block 2, Plat No. 32 through a curve to the left: Delta 01°46'16", Radius 1472.50 feet, arc length 45.52 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary of Lot 13, Block 2, Plat No. 32, N18°34'34"W, 158.27 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the northerly boundary said Lot 13 and Tract 1, Plat No. 902 through a curve to the right: Delta 17°24'29", Radius 523.00 feet, arc length 158.90 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the easterly boundary said Tract 1, S41°49'26"E, 107.49 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence leaving said boundary S68°56'15"W, 161.17 feet to a set 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 0.50 acres subject to and together with all appurtenant easements of record.

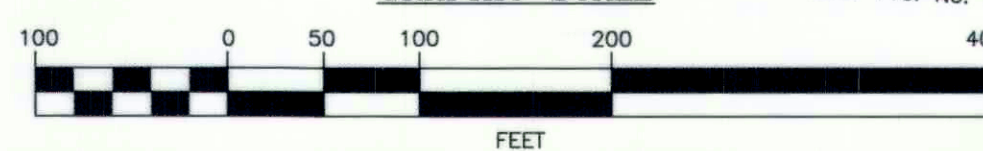
SURVEYORS NOTE

The area that is being removed from one tract of record and joined with another tract of record is not 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 this [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.

LINE TABLE

L1	N41°49'26"W	85.49'
L2	S00°36'03"W	74.82'
	{S00°10'50"W	74.80'}
L3	N89°35'38"W	49.98'
	{S00°10'50"W	50.00'}
L4	S00°36'03"W	100.00'
	{S00°10'50"W	100.00'}

GRAPHIC SCALE



LEGEND

- ⊗ A LIFETIME PLASTIC HUB IN ROAD SURFACE, 4661S
- ⊙ A 1 INCH DIAMETER IRON PIPE
- ⊕ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN 4661S
- ⊗ A 5/8 INCH DIAMETER UNCAPPED REBAR
- ⊙ A 3/4 INCH DIAMETER UNCAPPED REBAR
- ⊕ A 4X4 INCH CONCRETE POST HIGHWAY RIGHT-OF-WAY MONUMENT
- ⊕ A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
- ⊕ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- COMPUTED POINT
- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- SECTION SUBDIVISION LINE
- EASEMENT LIMITS
- CENTERLINE ROAD
- OLD BOUNDARY LINE
- UTILITY/SEWER EASEMENT
- STATE ACQUISITION
- () PLAT No. 32, RECORD
- [] PLAT No. 902, RECORD
- { } PLAT No. 6197, RECORD
- < > S 325 FARM TO MARKET, RECORD
- // MDT PRO. NO. F 330(5), RECORD
- | | COS No. 3506, RECORD

KOOTENAI
SURVEYORS, INC.
314 CALIFORNIA AVE. LIBBY, MONTANA 4661S-4354