

LEGAL DESCRIPTION: PARCEL A

An irregular tract of land, southeasterly from Libby, Montana, Lincoln County, and lying within the S1/2 S1/2 NE1/4 SW1/4, Section 36, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the northwest corner of Lot 1, Block D, Evans Libby Creek Tracts, a found 1 inch diameter iron pipe lying on the easterly right-of-way limits of a 40.00 foot county road known as "Autumn Road" and being the TRUE POINT OF BEGINNING; Thence leaving said road right-of-way limits along the northerly boundary of said Lot 1, S89°53'23"E, 174.64 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS, lying on the westerly right-of-way limits of a 120.00 foot state highway known as "Farm to Market Road"; Thence along said highway right-of-way limits through a curve to the left: Delta 04°38'58", Radius 1492.50 feet, arc length 121.12 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said highway right-of-way limits S81°59'06"W, 110.54 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S71°41'01"W, 94.89 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 40.00 foot county road known as "Autumn Road"; Thence along said road right-of-way limits N18°33'42"W, 150.25 feet to a found 1 inch diameter iron pipe and the TRUE POINT OF BEGINNING, containing 0.52 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

An irregular tract of land, southeasterly from Libby, Montana, Lincoln County, and lying within the S1/2 S1/2 NE1/4 SW1/4, Section 36, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the northwest corner of Lot 3, Block D, Evans Libby Creek Tracts, a found 5/8 inch diameter uncapped rebar lying on the easterly right-of-way limits of a 40.00 foot county road known as "Autumn Road" and being the TRUE POINT OF BEGINNING; Thence along said road right-of-way limits N18°41'00"W, 139.84 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said road right-of-way limits N71°41'01"E, 94.89 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N81°59'06"E, 110.54 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the westerly right-of-way limits of a 120.00 foot state highway known as "Farm to Market Road"; Thence along said highway right-of-way limits through a curve to the left the following 2 courses: Delta 00°08'40", Radius 1492.50 feet, arc length 3.76 feet to an unmarked computed point; Delta 04°17'16", Radius 1492.50 feet, arc length 111.69 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said highway right-of-way limits S68°26'00"W, 248.37 feet to a found 5/8 inch diameter uncapped rebar lying on the easterly right-of-way limits of a 40.00 foot county road known as "Autumn Road" and the TRUE POINT OF BEGINNING, containing 0.66 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL C

An irregular tract of land, southeasterly from Libby, Montana, Lincoln County, and lying within the S1/2 S1/2 NE1/4 SW1/4, Section 36, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the northwest corner of Lot 2, Block D, Evans Libby Creek Tracts, a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS lying on the easterly right-of-way limits of a 40.00 foot county road known as "Autumn Road" and being the TRUE POINT OF BEGINNING; Thence leaving said road right-of-way limits N78°09'30"E, 206.35 feet to an unmarked computed point lying on the westerly right-of-way limits of a 120.00 foot state highway known as "Farm to Market Road"; Thence along said highway right-of-way limits through a curve to the right: Delta 00°08'40", Radius 1492.50 feet, arc length 3.76 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence leaving said highway right-of-way limits S81°59'06"W, 110.54 feet to a set 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S71°41'01"W, 94.89 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 40.00 foot county road known as "Autumn Road" and the TRUE POINT OF BEGINNING, containing 0.03 acres and subject to and together with all appurtenant easements of record.

LEGEND

- FOUND 1 INCH DIAMETER IRON PIPE
- ⊠ FOUND 4X4 INCH CONCRETE MDT RIGHT-OF-WAY MONUMENT
- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JRS 9958LS
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- COMPUTED POINT
- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- EASEMENT LIMITS
- CENTERLINE ROAD
- OLD BOUNDARY LINE
- () PLAT No. 1390, 1914, 1915, RECORD
- { } COS No. 2888, 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.

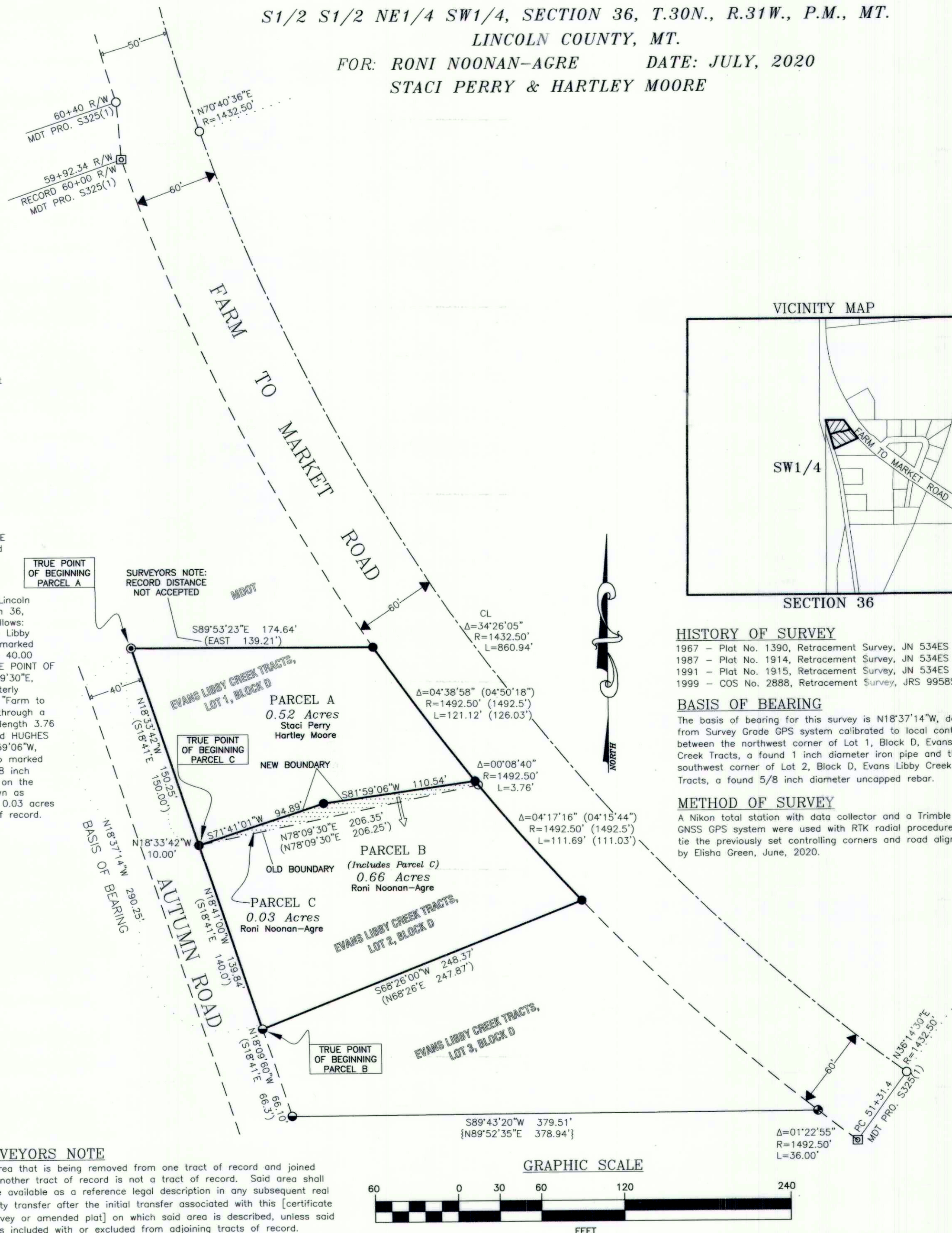
CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

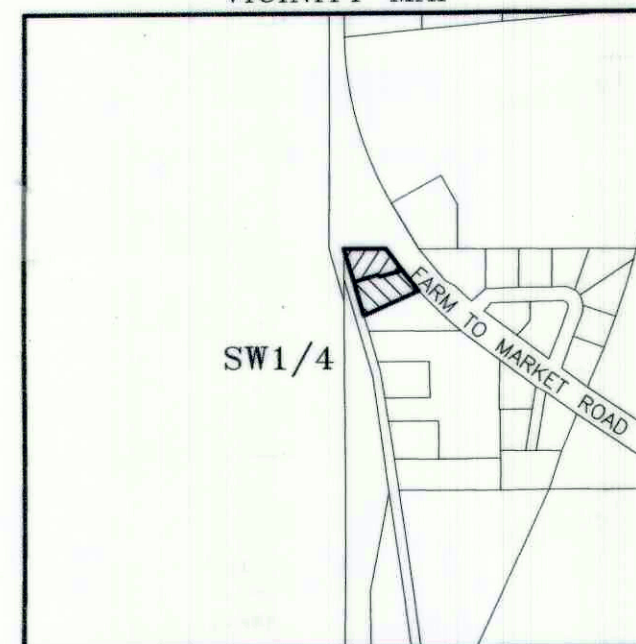
Lots 1 & 2, Block D, Evans Libby Creek Tracts
S1/2 S1/2 NE1/4 SW1/4, SECTION 36, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: RONI NOONAN-AGRE DATE: JULY, 2020
STACI PERRY & HARTLEY MOORE



VICINITY MAP



HISTORY OF SURVEY

1967 - Plat No. 1390, Retracement Survey, JN 534ES
1987 - Plat No. 1914, Retracement Survey, JN 534ES
1991 - Plat No. 1915, Retracement Survey, JN 534ES
1999 - COS No. 2888, Retracement Survey, JRS 9958S

BASIS OF BEARING

The basis of bearing for this survey is N18°37'14"W, derived from Survey Grade GPS system calibrated to local control between the northwest corner of Lot 1, Block D, Evans Libby Creek Tracts, a found 1 inch diameter iron pipe and the southwest corner of Lot 2, Block D, Evans Libby Creek Tracts, a found 5/8 inch diameter uncapped rebar.

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.

PURPOSE OF SURVEY AND OWNER'S EXEMPTION

We, Roni Noonan-Agre, Staci Perry and Hartley Moore, 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)(a) "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We further certify that Parcels A & B are 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 compiled with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iv) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; and (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield".

Roni Noonan-Agre 9/12/20
Staci Perry 10-2-20
Hartley Moore 10-2-20

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by Roni Noonan-Agre on this 17 day of September 2020. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea 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 Staci Perry on this 2 day of October 2020. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea 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 Hartley Moore on this 2 day of October 2020. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

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

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 09-10-2020

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 5th of October 2020 by 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. Jace Kyniss for Sedaris Carlberg 10/27/2020 Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 5th day of October 2020 A.D. at 2:44 o'clock by Robin Benson by Clerk E Rm Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4718RB

