

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

Lots 7 & 8, Cabinet View Country Club Subdivision, Plat No. 4421
NE1/4 NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: WICKHAM and K&R BUILDERS

DATE: OCTOBER, 2020

LEGAL DESCRIPTION: PARCEL A

A tract of land, south from Libby, Montana, Lincoln County, and lying within the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the northeast corner of Lot 7, Cabinet View Country Club Subdivision, Plat No. 4421, a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, and being the TRUE POINT OF BEGINNING: Thence S21°19'27"E, 206.04 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, lying on the northerly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence along said road right-of-way limits S82°41'33"W, 49.95 feet to a found 5/8 inch diameter uncapped rebar; Thence along said road right-of-way limits S82°38'11"W, 100.18 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES; Thence leaving said road right-of-way limits N07°14'26"W, 200.07 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the northwest corner Lot 7, Cabinet View Country Club Subdivision, Plat No. 4421; Thence N82°44'02"E, 99.99 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES and the TRUE POINT OF BEGINNING, containing 0.574 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

A tract of land, south from Libby, Montana, Lincoln County, and lying within the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the northeast corner of Lot 7, Cabinet View Country Club Subdivision, Plat No. 4421, a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, and being the TRUE POINT OF BEGINNING: Thence along the north boundary said Lot 8, N82°37'56"E, 49.91 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES; Thence leaving said boundary S27°12'19"E, 206.84 feet to a found 5/8 inch diameter uncapped rebar, lying on the northerly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence along said road right-of-way limits through a curve to the right: Delta 30°58'15", Radius 220.00 feet, arc length 118.92 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES; Thence leaving said road right-of-way limits N21°19'27"W, 206.04 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES and the TRUE POINT OF BEGINNING, containing 0.505 acres and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL C

A tract of land, south from Libby, Montana, Lincoln County, and lying within the NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the northeast corner of Lot 7, Cabinet View Country Club Subdivision, Plat No. 4421, a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, and being the TRUE POINT OF BEGINNING: Thence S21°19'27"E, 206.04 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, lying on the northerly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence along said road right-of-way limits S82°41'33"W, 49.95 feet to a found 5/8 inch diameter uncapped rebar; Thence leaving said road right-of-way limits N07°17'42"W, 199.90 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES and the TRUE POINT OF BEGINNING, containing 0.115 acres and subject to and together with all appurtenant easements of record.

LEGEND

- FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED BASTIN 3517ES
- FOUND 5/8 INCH DIAMETER UNCAPPED REBAR

- NEW BOUNDARY LINE
- ADJOINING BOUNDARIES
- EASEMENT LIMITS
- CENTERLINE ROAD
- OLD BOUNDARY LINE
- SECTION LINE
- () PLAT No. 4421, RECORD

BASIS OF BEARING

The basis of bearing for this survey is N82°46'52"E, derived from Survey Grade GPS system calibrated to local control between the northwest corner of Lot 4, Cabinet View Country Club Subdivision, Plat No. 4421, a found 5/8 inch diameter uncapped rebar and the northeast corner, Lot 7, Cabinet View Country Club Subdivision, Plat No. 4421, a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and Plat No. 4421 is 00°13'08".

METHOD OF SURVEY

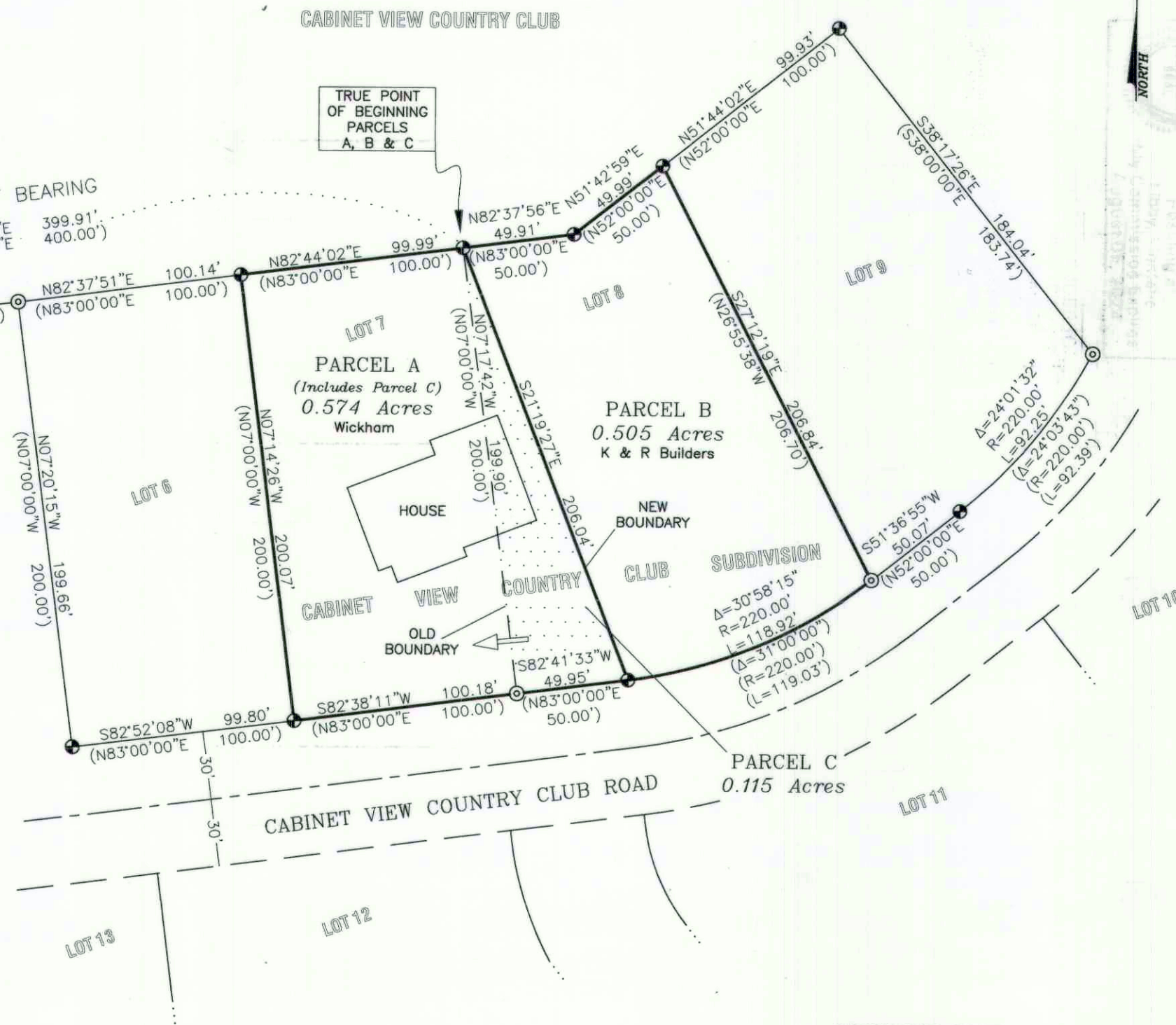
A Nikon total station with data collector and a Trimble R8 GNSS GPS system were used with RTK radial procedures to tie the previously set controlling corners and road alignments by John Damon and Byron Sanderson, September, 2020.

SURVEYORS NOTES

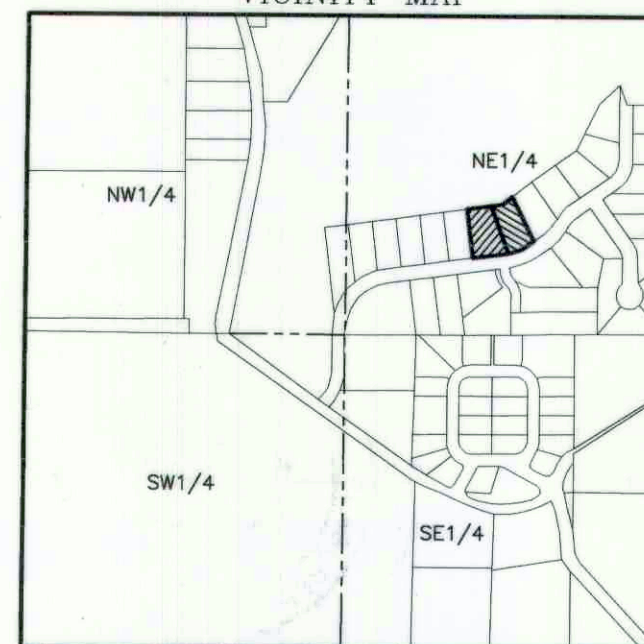
- The area that is being removed from one tract of record and joined with another tract of record is not a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with this certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.
- This survey was requested to modify property boundary lines in order to accommodate the as-built location of the house as shown hereon.

HISTORY OF SURVEY

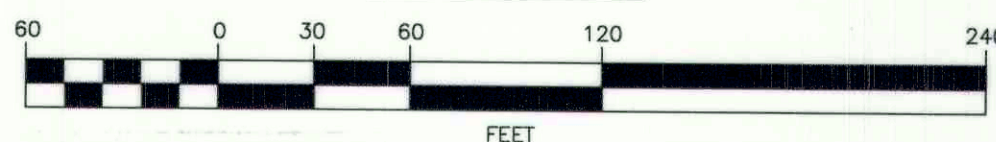
1987 - Plat No. 4421, "Cabinet View Country Club" Subdivision
Ronald F. Bastin, 3517ES



VICINITY MAP



GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION

We, K & R Builders, Representative and Charles B. Wickham and Deborah M. Wickham, 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)(d) "for five or fewer lots within a platted subdivision, the relocation of common boundaries". 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)(b) (b) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA;

Charles B. Wickham 10-22-2020
Deborah M. Wickham 10-22-2020
K & R Builders, Representative 10-21-2020

ACKNOWLEDGMENT

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

the State of Montana County of Lincoln
by Charles B. Wickham & Deborah M. Wickham

on this 22 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 K & R Builders, Representative

on this 21 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.

Byron Sanderson 70400LS 10-21-2020
Byron K. Sanderson, PLS 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examiner this day 26 of Oct, 2020.
Steven A. Boyer 9750LS
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.

Susan Kyross Fu Sedana Carberg 10/26/2020
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 26 day
of October, 2020 A.D. at 12:10 o'clock
Robin Benson by Chad E. Rm
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No 4726 RB