

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

LOTS 11A & 12A, COS No. 4714AL
 WITHIN "AUSTIN ACRES SUBDIVISION" PLAT No. 32
 SE1/4, SECTION 23, T.30N., R.31W., P.M., MT.
 LINCOLN COUNTY, MT.

FOR: BEAR'S QUICK STOP PROPERTIES, LLC DATE: OCTOBER, 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 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)(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 complied 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".

Elzhon Anderson
 Elzhon Anderson, Representative of Bear's Quick Stop Properties, LLC 10/28/2020 Date

Keeli Anderson
 Keeli Anderson, Representative of Bear's Quick Stop Properties, LLC 10/29/2020 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 28 day of OCTOBER 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 Keeli Anderson on this 29 day of October 2020. In witness whereof, I have hereunto set my hand and affixed my notarial seal.
Chelsea Anderson
 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
 2020 - COS No. 4714AL, Amended Plat, Aggregation of Lots, 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, October, 2020.

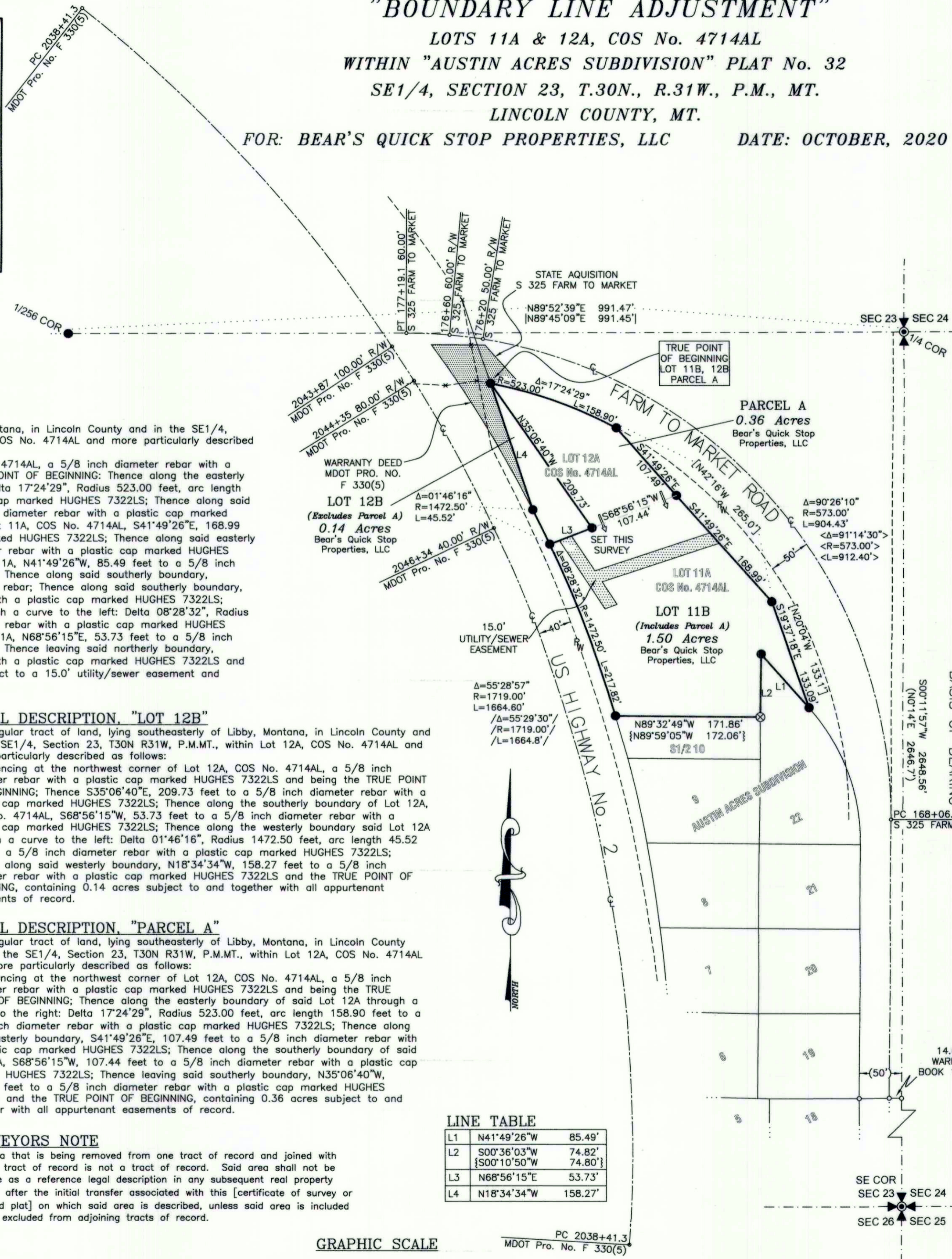
LAND SURVEYOR'S CERTIFICATION
 I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Amended Plat" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-825, and the Lincoln County Regulations adopted pursuant thereto.
Alvah F. Hughes
 Alvah F. Hughes, PLS, 7322LS 10-28-2020 Date

EXAMINING LAND SURVEYOR'S CERTIFICATION
 Examined this day of DECEMBER 2020, A.D. by 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), M.C.A.
Ashlynn Hoff
 Ashlynn Hoff for Sedaris Carlberg 12-22-2020 Date
 Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION
 State of Montana, County of Lincoln, filed this 22nd day of December 2020, A.D. at 2:46 o'clock by Robin Benson
 Robin Benson by Clay E. Rm
 Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4744RB



LEGAL DESCRIPTION, "LOT 11B"

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 11A & 12A, COS No. 4714AL and more particularly described as follows:

Commencing at the northwest corner of Lot 12A, COS No. 4714AL, a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and being the TRUE POINT OF BEGINNING; Thence along the easterly boundary of said Lot 12A through a curve to the right: Delta 17°24'29", Radius 523.00 feet, arc length 158.90 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said easterly boundary, S41°49'26"E, 107.49 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the easterly boundary of Lot 11A, COS No. 4714AL, S41°49'26"E, 168.99 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said easterly boundary, S19°37'18"E, 133.09 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the southerly boundary of said Lot 11A, N41°49'26"W, 85.49 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said southerly boundary, S00°36'03"W, 74.82 feet to a 5/8 inch diameter uncapped rebar; Thence along said southerly boundary, N89°32'49"W, 171.86 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary of said Lot 11A through a curve to the left: Delta 08°28'32", Radius 1472.50 feet, arc length 217.82 feet, a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the northerly boundary of said Lot 11A, N68°56'15"W, 53.73 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence leaving said northerly boundary, N35°06'40"W, 209.73 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 1.50 acres subject to a 15.0' utility/sewer easement and together with all appurtenant easements of record.

LEGAL DESCRIPTION, "LOT 12B"

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 Lot 12A, COS No. 4714AL and more particularly described as follows:

Commencing at the northwest corner of Lot 12A, COS No. 4714AL, a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and being the TRUE POINT OF BEGINNING; Thence S35°06'40"E, 209.73 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the southerly boundary of Lot 12A, COS No. 4714AL, S68°56'15"W, 53.73 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the westerly boundary said Lot 12A through a curve to the left: Delta 01°46'16", Radius 1472.50 feet, arc length 45.52 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said westerly boundary, N18°34'34"W, 158.27 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 0.14 acres subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION, "PARCEL A"

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 Lot 12A, COS No. 4714AL and more particularly described as follows:

Commencing at the northwest corner of Lot 12A, COS No. 4714AL, a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and being the TRUE POINT OF BEGINNING; Thence along the easterly boundary of said Lot 12A through a curve to the right: Delta 17°24'29", Radius 523.00 feet, arc length 158.90 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along said easterly boundary, S41°49'26"E, 107.49 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence along the southerly boundary of said Lot 12A, S68°56'15"W, 107.44 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS; Thence leaving said southerly boundary, N35°06'40"W, 209.73 feet to a 5/8 inch diameter rebar with a plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 0.36 acres subject to and together with all appurtenant easements of record.

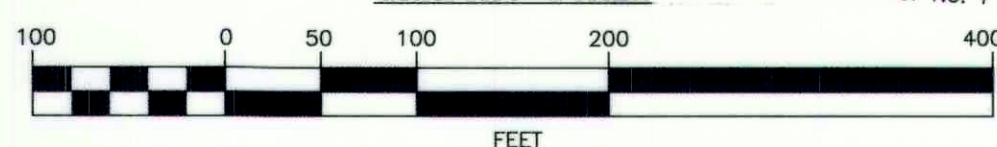
SURVEYORS NOTE

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	N68°56'15"E	53.73'
L4	N18°34'34"W	158.27'

GRAPHIC SCALE



LEGEND

- ⊗ A LIFETIME PLASTIC HUB IN ROAD SURFACE, 4661S
- ⊙ A 1 INCH DIAMETER IRON PIPE
- ⊗ A 5/8 INCH DIAMETER UNCAPPED REBAR
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- 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
- // MDOT PRO. NO. F 330(5), RECORD
- | | COS No. 3506, RECORD

