

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

SE1/4 SW1/4 & SW1/4 SE1/4, SECTION 10 &  
NE1/4 NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.  
LINCOLN COUNTY, MT.

FOR: CABINET VIEW GOLF CLUB      DATE: MARCH, 2021

### LEGAL DESCRIPTION: PARCEL A

A tract of land, south from Libby, Montana, Lincoln County, and lying within the SE1/4 SW1/4 & SW1/4 SE1/4, Section 10 & NE1/4 NW1/4, Section 15, T.30N., R.31W., P.M., MT. and more particularly described as follows:  
Commencing at the N1/4 Corner of Section 15, a found 4 inch diameter steel cap, and being the TRUE POINT OF BEGINNING; Thence along the center section line, Section 15, S00°09'31"E, 358.73 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, being the northeast corner of Lot 5, Amended Three Putt Subdivision, Plat No. 5755; Thence along the north boundary said Lot 5, N88°43'46"W, 182.59 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence leaving said road right-of-way limits N88°43'46"W, 30.21 feet to an unmarked computed point, marking the centerline of said county road; Thence leaving said centerline N21°06'01"W, 86.23 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, lying on the westerly right-of-way limits of said county road and being the north corner of Lot 4, Amended Three Putt Subdivision, Plat No. 5755; Thence along the northwest boundary of said Lot 4, S46°33'20"W, 113.52 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said boundary S28°16'15"W, 144.14 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, being the common corner of Lots 3 & 4, said subdivision; Thence S28°41'21"W, 81.17 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 2 & 3, said subdivision; Thence S51°43'22"W, 110.67 feet to a found 5/8 inch diameter rebar with plastic cap marked JRS 9958, being the common corner of Lots 1 & 2, said subdivision; Thence S52°08'43"W, 121.46 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the northeast corner of Lot 9, Cabinet View Country Club Subdivision, Plat No. 4421; Thence S51°44'02"W, 99.93 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the northeast corner of Parcel B, COS No. 4726RB; Thence along the northwest boundary of said Parcel B, S51°42'59"W, 49.99 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES; Thence S82°37'56"W, 49.91 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the common corner of Parcel A & B, COS No. 4726RB; Thence S82°44'02"W, 99.99 feet to the northeast corner of Lot 6, Cabinet View Country Club Subdivision; Thence S82°37'51"W, 100.14 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 5 & 6, said subdivision; Thence S83°18'29"W, 99.00 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the common corner of Lots 4 & 5, said subdivision; Thence S82°27'34"W, 100.78 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 3 & 4, said subdivision; Thence S82°48'13"W, 100.26 feet to a found 5/8 inch diameter uncapped rebar, being the common corner of Lots 2 & 3, said subdivision; Thence S82°27'47"W, 100.74 feet to a found 5/8 inch diameter rebar with plastic cap marked BASTIN 3517ES, being the common corner of Lots 1 & 2, said subdivision; Thence S83°01'55"W, 99.24 feet to a found 5/8 inch diameter uncapped rebar; Thence along the west boundary of Lot 1, said subdivision S07°18'39"E, 358.57 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, lying on the westerly right-of-way limits of a 60.00 foot wide county road known as "Cabinet View Country Club Road"; Thence along said road limits through a curve to the left: Delta 16°58'25", Radius 280.00 feet, arc length 82.95 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said road limits S07°15'47"W, 4.76 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said road right-of-way limits N89°53'56"W, 359.68 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, lying on the easterly right-of-way limits of a 60.00 foot wide county road known as "Cabinet Heights Road"; Thence along said road right-of-way limits through a curve to the right: Delta 29°18'38", Radius 150.00 feet, arc length 76.74 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said road right-of-way limits N10°53'50"E, 589.10 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said road right-of-way limits through a curve to the left: Delta 14°54'28", Radius 1125.71 feet, arc length 292.90 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S; Thence leaving said road right-of-way limits S89°54'26"E, 108.14 feet to a found 1/2 inch diameter pipe, being the southeast corner of Tract 1D22, COS No. 300; Thence N29°31'21"E, 432.25 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975S, lying on the north line of Section 15; Thence along said section line N89°56'00"E, 28.36 feet to a found 5/8 inch diameter rebar with plastic cap marked KED 4975S, being the W1/6 Corner, Section 10; Thence leaving said section line N00°14'50"E, 663.17 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the SSW1/64 Corner, Section 10; Thence S89°57'20"E, 667.54 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, being the SSW1/64 Corner, Section 10; Thence N00°20'23"E, 662.82 feet to a found 5/8 inch diameter rebar with plastic cap marked MDL 4232S, being the CESW1/64 Corner, Section 10; Thence along the south boundary of Parcel C, COS No. 1314, S89°56'54"E, 436.93 feet to a found 1/2 inch diameter pipe; Thence along the south boundary of Parcel 3, Book 102 Page 247, S89°57'10"E, 231.17 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S, being the CS1/16 Corner, Section 10; Thence along the center section line, Section 10, S00°05'28"W, 73.54 feet to a found 3/4 inch diameter uncapped rebar; Thence leaving said section line S89°46'11"E, 104.50 feet to a found 3/4 inch diameter uncapped rebar; Thence S00°22'48"W, 1251.20 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S; Thence S89°51'25"W, 104.45 feet to a found 4 inch diameter steel cap, being the S1/4 Corner, Section 10 and the TRUE POINT OF BEGINNING, containing 60.55 acres and subject to and together with all appurtenant easements of record.

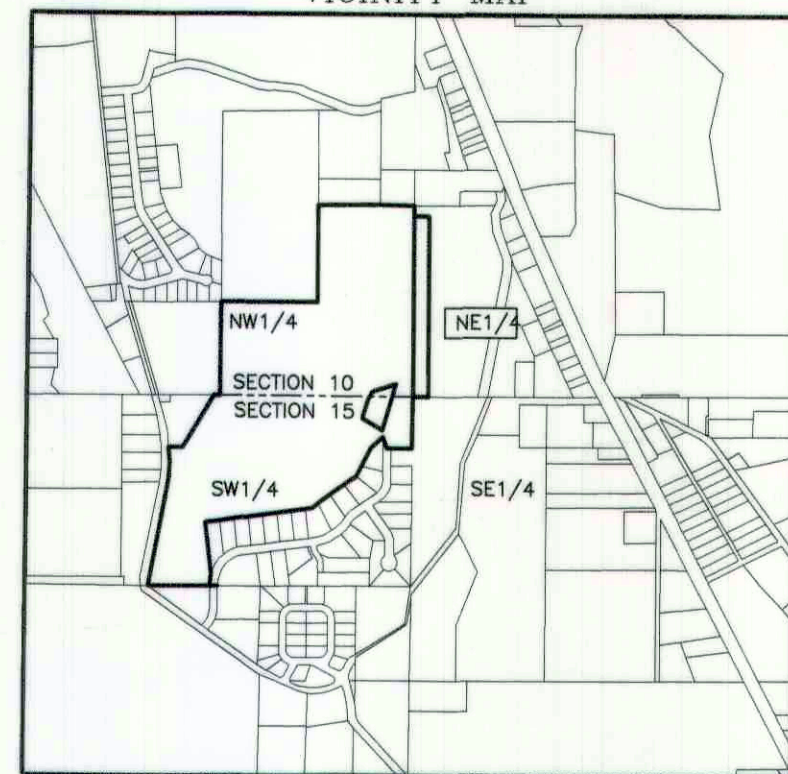
### LEGAL DESCRIPTION: PARCEL B

A tract of land, south from Libby, Montana, Lincoln County, and lying within the NE1/4 NW1/4, Section 15 and the SE1/4 SW1/4, Section 10, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the N1/4 Corner, Section 15, a found 4 inch diameter steel cap; Thence N36°07'22"W, 222.45 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS, and being the TRUE POINT OF BEGINNING; Thence S16°08'07"W, 147.46 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S18°28'30"W, 207.98 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of a variable width private access easement; Thence S18°28'30"W, 30.00 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly right-of-way limit said access easement; Thence N62°20'16"W, 183.43 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N17°20'33"E, 159.18 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N17°12'54"E, 66.06 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N72°24'35"E, 222.25 feet to a set 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 1.29 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 SW1/4 SE1/4, Section 10, T.30N., R.31W., P.M., MT., and more particularly described as follows:  
Commencing at the S1/4 Corner, Section 10, a found 4 inch diameter steel cap, and being the TRUE POINT OF BEGINNING; Thence along the center section line, Section 10, N00°22'39"E, 1251.88 feet to a found 3/4 inch diameter uncapped rebar; Thence leaving said section line S89°46'11"E, 104.45 feet to a found 3/4 inch diameter uncapped rebar; Thence S00°22'48"W, 1251.20 feet to a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S; Thence S89°51'25"W, 104.45 feet to a found 4 inch diameter steel cap, and the TRUE POINT OF BEGINNING, containing 3.00 acres and subject to and together with all appurtenant easements of record.

VICINITY MAP



Not To Scale



# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

SE1/4 SW1/4 & SW1/4 SE1/4, SECTION 10 &  
NE1/4 NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.  
LINCOLN COUNTY, MT.

FOR: CABINET VIEW GOLF CLUB

DATE: MARCH, 2021

**PURPOSE OF SURVEY AND OWNER'S EXEMPTION**  
I, Cabinet View Golf Club, Representative record owner, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(2)(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 Municipal Facilities Exemption MCA 76-4-125(2)(d): as certified pursuant to 76-4-127.

*Dann Rehner*  
Cabinet View Golf Club, Representative

3/25/21  
Date

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

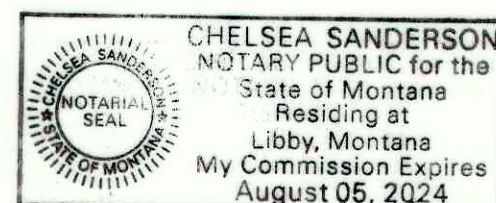
Notary Public for the State of Montana

County of Lincoln  
by Cabinet View Golf Club, Representative

on this 25 day of March, 2021.

In witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby, MT My Commission expires: 8-5-24



PARCEL C  
3.00 Acres  
Cabinet View  
Golf Club

### BASIS OF BEARING

The basis of bearing for this survey is N00°22'39"E, derived from Survey Grade GPS system calibrated to local control between the S1/4 Corner of Section 10, a found 4 inch diameter steel cap and the CS1/16 Corner, Section 10, a found 1/2 inch diameter rebar with plastic cap marked W&R 4232S. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and COS No. 356 is 00°09'09".

### 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, December, 2020.

### HISTORY OF SURVEY

1976 - COS No. 300, Boundary Line Adjustment, Melvin D. Lauteren 4232S  
1977 - COS No. 356, Agricultural Parcel, Melvin D. Lauteren 4232S  
1984 - COS No. 1314, Creation of Parcel for Transfer/Sale  
Melvin D. Lauteren 4232S  
1987 - Plat No. 4421, "Cabinet View Country Club Subdivision"  
Ronald F. Bastin 3517ES  
1996 - Plat No. 5755, Amended Three Putt Subdivision  
James R. Staples 9958LS  
2004 - Book 293 Page 325, Court Order Survey, Kenneth E. Davis 4975S  
2006 - Plat No. 6728, "Flower Creek Subdivision", Kenneth E. Davis 4975S  
2006 - COS No. 3585, Retracement, Kenneth E. Davis 4975S  
2020 - COS No. 4726RB, Boundary Line Adjustment  
Byron Sanderson 70400LS

### 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.

### 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*  
Byron A. Sanderson, PLS 70400LS

3-24-2021  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of April, 2021, 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)(a), M.C.A.

*Dana Rieley*  
Dana Rieley for Sandra Carling  
Lincoln County Treasurer

4-1-2021  
Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 2nd day

of April, 2021, A.D. at 12:04 o'clock

*Robin Ganson*  
Lincoln County Clerk and Recorder by *Clay E. Rm*  
Deputy

CERTIFICATE OF SURVEY No. 4768RB

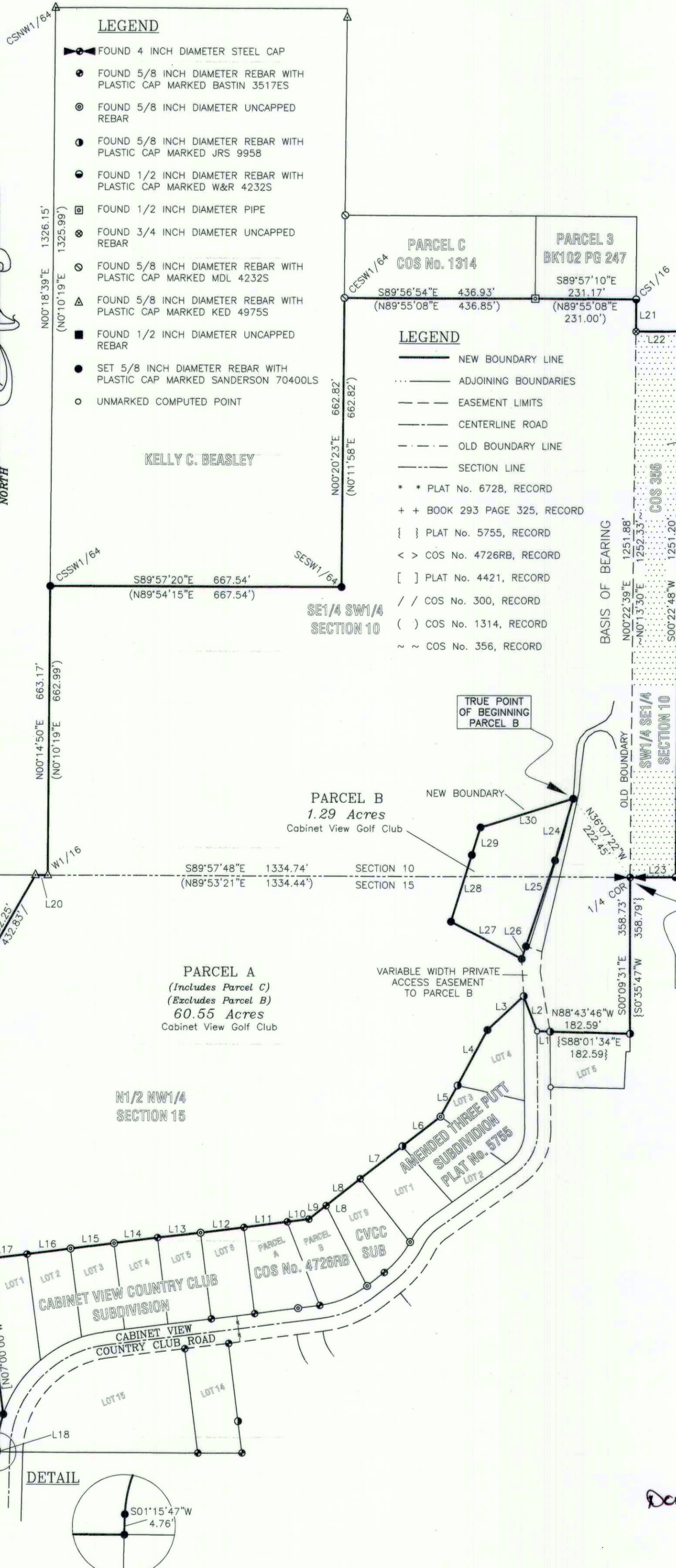
SHEET 1 OF 2

### LINE TABLE

L1	N88°43'46"W S88°01'34"E	30.21' 30.20'
L2	N21°06'01"W S20°12'33"E	86.23' 86.34'
L3	S46°33'20"W N47°18'00"E	113.52' 113.75'
L4	S28°16'15"W N28°54'42"E	144.14' 143.91'
L5	S28°41'21"W N28°54'42"E	81.17' 81.09'
L6	S51°43'22"W N52°50'27"E	110.67' 111.10'
L7	S52°08'43"W N52°50'27"E	121.46' 121.40'
L8	S51°44'02"W N52°00'00"E	99.93' 100.00'
L9	S51°42'59"W N51°42'59"E	49.99' 49.99'
L10	S82°37'56"W N82°37'56"E	49.91' 49.91'
L11	S82°44'02"W N82°44'02"E	99.99' 99.99'
L12	S82°37'51"W N83°00'00"E	100.14' 100.00'
L13	S83°18'29"W N83°00'00"E	99.00' 100.00'
L14	S82°27'34"W N83°00'00"E	100.78' 100.00'
L15	S82°48'13"W N83°00'00"E	100.26' 100.00'
L16	S82°27'47"W N83°00'00"E	100.74' 100.00'
L17	S83°01'55"W N83°00'00"E	99.24' 100.00'
L18	S01°15'47"W N01°37'00"E	4.76' 4.76'
L19	S89°54'26"E EAST	108.14' 106.68'
L20	N89°56'00"E	28.36'
L21	S00°05'28"W N00°14'10"E	73.54' 73.48'
L22	S89°46'11"E N89°47'30"W	104.50' 104.75'
L23	S89°51'25"W N89°45'30"E	104.45' 104.54'
L24	S16°08'07"W	147.46'
L25	S18°28'30"W	207.98'
L26	S18°28'30"W	30.00'
L27	N62°20'16"W	183.43'
L28	N17°20'33"E	159.18'
L29	N17°12'54"E	66.06'
L30	N72°24'35"E	222.25'

### CURVE TABLE

C1	Δ 16°58'25" R 280.00' L 82.95'
C2	Δ 17°18'04" R 280.00' L 84.55'
C2	Δ 29°18'38" R 150.00' L 76.74'



### GRAPHIC SCALE

