

LEGAL DESCRIPTION: LOT 1A

A tract of land, west from Libby, Montana, Lincoln County, and lying within the SE1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the CSSW1/64 Corner, Section 4, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, lying on the centerline of a county road known as "Avenue B", and being the TRUE POINT OF BEGINNING; Thence along said county road, N00°04'52"E, 663.32 feet to an unmarked computed point, being the SW1/16 Corner, Section 4; Thence along the east-west S1/16 section line said section S89°56'09"E, 20.07 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S, lying on the easterly right-of-way limits of said county road; Thence along said section line, N89°38'49"E, 464.36 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along said section line N89°28'01"E, 50.10 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along said section line N89°41'39"E, 172.86 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said section line S00°54'36"W, 662.93 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the east-west S1/16 section line, Section 4, S89°37'20"W, 204.18 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said section line S89°36'37"W, 80.41 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said section line S89°36'37"W, 309.19 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S, lying on the easterly right-of-way limits of a county road known as "Avenue B"; Thence along said section line S89°36'38"W, 20.00 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 10.69 acres and subject to a 20.00 foot wide public right-of-way shown hereon.

LEGAL DESCRIPTION: LOT 2A

A tract of land, west from Libby, Montana, Lincoln County, and lying within the SE1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the CSS1/64 Corner, Section 4, a found 5/8 inch diameter rebar with plastic cap marked KED, 4975S, lying on the westerly right-of-way limits of a 60.00 foot county road known as "Education Way", and being the TRUE POINT OF BEGINNING; Thence along the east-west S1/64 section line, Section 4, S89°36'33"W, 626.94 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said section line N00°54'36"E, 662.93 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the east-west S1/16 section line, Section 4, N89°41'39"E, 67.63 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence leaving said section line S00°06'15"W, 39.91 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence N89°39'15"E, 143.07 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence N89°38'47"E, 406.67 feet to a 3/4 inch diameter iron pipe, lying on the westerly right-of-way limits of a 60.00 foot county road known as "Education Way"; Thence along said road right-of-way limits S00°00'05"E, 368.90 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along said road right-of-way limits S00°12'10"E, 253.49 feet to a 5/8 inch diameter rebar with plastic cap marked KED, 4975S and the TRUE POINT OF BEGINNING, containing 8.96 acres and subject to and together with all appurtenant easements of record.

CERTIFICATE OF SURVEY

"AMENDED PLAT & AGGREGATION OF LOTS"

SE1/4 SW1/4, SECTION 4, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: CRAIG DAVID STARK

DATE: MARCH, 2021

PURPOSE OF SURVEY AND OWNER'S EXEMPTION

I, Craig David Stark, record owner, hereby certify that the purpose of this survey and division of land is the aggregation of Lots 1-5, Townhouse Subdivision, Plat No. 7155 pursuant to ARM 17.36.605(3). Aggregations of parcels are not subdivisions subject to review, 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. We further certify that Lots 1A & 2A are exempt from sanitation review by the Department of Environmental Quality 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 those areas.

Craig David Stark 5/6/21
Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of MontanaCounty of Lincolnby Craig David Starkon this 6 day of May, 2021.

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

Chelsea Sandersonresiding in: Libby, MT My Commission expires: 8/5/24

BASIS OF BEARING

The basis of bearing for this survey is S00°08'34"E, derived from Survey Grade GPS system calibrated to local control between the CS1/16 Corner of Section 4, a found 1 inch diameter iron pipe and the CSS1/64 Corner, Section 4, a found 5/8 inch diameter rebar with plastic cap marked KED 4975S. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and Plat No. 7155 is 00°14'07".

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 Eric Stafford and Brendan Hunter, March, 2021.

HISTORY OF SURVEY

1952 - Plat No. 31 - Glenwood Park, E.L. Dyson
1966 - Plat No. 56 - Glenwood Park Amended, Robert F. Burdick
1980 - Plat No. 3693, Amended Plat of Glenwood Homes, Melvin D. Laurteren, 4232S
2010 - Plat No. 7040RB, Amended Plat, Boundary Line Adjustment, Alvah F. Hughes, 7322LS
2014 - Plat No. 7155, Townhouse Subdivision, Kenneth E. Davis, 4975S

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
Byron K. Sanderson, PLS 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 07 of May, 2021, A.D.

Steven A. Boyer, PLS 9758LS, 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.

Shannon McCarlberg 5-6-21
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 10th day of May, 2021, A.D. at 10:35 AM o'clock.
Robin Benson by Chloe Em
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4773AL