

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

NW1/4NE1/4NE1/4,S1/2NE1/4NE1/4NE1/4 SECTION 35, T.30N., R.31W., P.M.,MT.
LINCOLN COUNTY, MT.
FOR: CHARLES EVANS DATE: APRIL, 2021

LEGAL DESCRIPTION PARCEL A:

An irregular tract of land, lying south from Libby, Montana, Lincoln County, within the NW1/4 NE1/4 NE1/4, Section 35, T.30N., R.31W., P.M.,MT. and more particularly described as follows:
Commencing at the southwest corner of Parcel A, Certificate of Survey No. 3365, Lincoln County records a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning; Thence S24°20'42"E, 362.34 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence S89°53'42"W, 150.00 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS, marking the southeast corner of Tract 1&2 said Lincoln County records; Thence N00°08'06"E, 66.04 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS marking the northeast corner said Tract 1&2; Thence S89°53'34"W, 334.18 feet along the north boundary said tract to a 5/8 inch diameter rebar capped SANDERSON, 70400LS lying on the easterly right-of-way limits of U.S. Highway 2, being 100 feet wide; Thence along said right-of-way limits on a curve to the right, turning through a central angle of 3°15'11", a radius of 5680 feet, a length of 322.49 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence leaving said right-of-way limits and along the north boundary of Tract 1&3 Lincoln County records S89°51'54"E, 305.80 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS marking the northeast corner said Tract 1&3; Thence S00°17'16"W, 55.44 feet to a 5/8 inch diameter rebar capped KED, 4975S and the TRUE POINT OF BEGINNING, containing 2.93 acres, and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION PARCEL B:

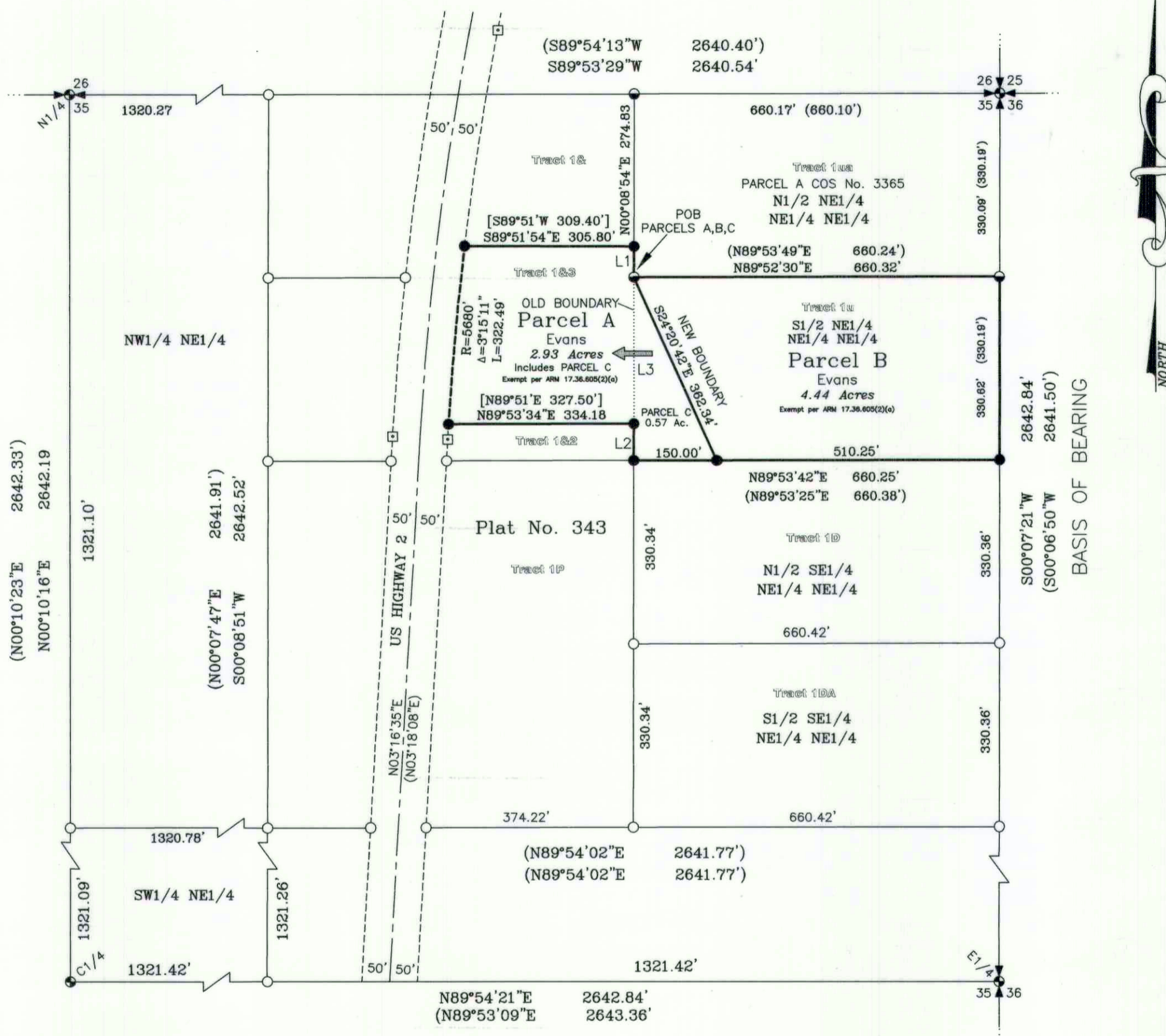
An irregular tract of land, lying south from Libby, Montana, Lincoln County, being the S1/2 NE1/4 NE1/4 NE1/4, Section 35, T.30N., R.31W., P.M.,MT. and more particularly described as follows:
Commencing at the southwest corner of Parcel A, Certificate of Survey No. 3365, Lincoln County records a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning; Thence along the north boundary said S1/2NE1/4NE1/4NE1/4 N89°52'30"E, 660.32 feet to a 5/8 inch diameter rebar capped KED, 4975S marking the southeast corner said Parcel A; Thence along the north-south subdivision line S00°07'21"W, 330.62 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence along the south boundary said S1/2NE1/4NE1/4NE1/4 S89°53'42"W, 510.25 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS; Thence N24°20'42"W, 362.34 feet to a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning, containing 4.44 acres, and subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION PARCEL C:

An irregular tract of land, lying south from Libby, Montana, Lincoln County, within the S1/2 NE1/4 NE1/4 NE1/4, Section 35, T.30N., R.31W., P.M.,MT. and more particularly described as follows:
Commencing at the southwest corner of Parcel A, Certificate of Survey No. 3365, Lincoln County records a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning; Thence S24°20'42"E, 362.34 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS marking a point on the south boundary said S1/2NE1/4NE1/4NE1/4; Thence S89°53'42"W, 150.00 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS marking the southwest corner said S1/2NE1/4NE1/4NE1/4; Thence N00°08'06"E, 66.04 feet to a 5/8 inch diameter rebar capped SANDERSON, 70400LS marking the northeast corner of Tract 1&2 Lincoln County records; Thence N00°06'10"E, 264.36 feet to a 5/8 inch diameter rebar capped KED, 4975S and the True Point of Beginning, containing 0.57 acres, and subject to and together with all appurtenant easements of record.

SURVEYOR 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 on which said area is described, unless said area is included with or excluded from adjoining tracts of record.



LEGEND

- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP, NE CORNER, SECTION 35
- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP, N1/4, SECTION 35
- FOUND 1 1/4 INCH DIAMETER PIPE, E1/4, SECTION 35
- FOUND 3 1/2 INCH DIAMETER BLM BRASS CAP, C1/4, SECTION 35
- FOUND 5/8 INCH DIAMETER REBAR CAPPED KED, 4975S
- FOUND 4 X 4 CONCRETE MDOT RIGHT-OF-WAY MONUMENT
- SET 5/8 INCH DIAMETER REBAR CAPPED SANDERSON 70400LS
- COMPUTED POINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°17'16"W	55.44'
L2	N00°08'06"E	66.04'
L3	N00°06'10"E	264.36'

VICINITY DIAGRAM

NE1/4 SECTION 35

(No Scale)

GRAPHIC SCALE

FEET

PURPOSE OF SURVEY AND OWNERS EXEMPTION

I, Charles Evans hereby certify that the purpose of this survey and division of land is the relocation of common boundaries between Tract 1&3 and Tract 1U Lincoln County Records and is exempt from subdivision review per MCA 76-3-207(2)(a), "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties", further more, Parcel A and Parcel B are exempt from subdivision review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel.

Charles Evans 6-1-21
Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana

County of Lincoln

by L. Charles Evans

on this 1 day of June 2021. In witness

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

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

BASIS OF BEARING

The basis of bearing for this survey is N00°07'21"E, derived from Survey Grade GPS system calibrated to local control between E 1/4 Corner, Section 35, a 1 1/4 inch diameter pipe and the NE Corner, Section 35, a 3 1/2 inch diameter BLM brass cap.

METHOD OF SURVEY

A Trimble R8 GNSS GPS system was used with RTK radial procedures to tie previously set controlling corners by Eric Stafford, March, 2021.

HISTORY OF SURVEY

1955 - Plat No. 343, Robert F. Burdick, 649S
1989 - C.O.S No. 1737, Tom Sands, 7975S
2004 - C.O.S No. 3365, Ken E. Davis, 4975S.
2019 - C.O.S. No. 4644RB, Alwah F. Hughes, 7322LS

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Professional 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 K. Sanderson, PLS 70400LS 6-1-2021
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 4th of June A. 2021, A.D.

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 Nicely for Sedaine Carberg 6-1-2021
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 7th day

of June 2021, A.D. at 2:20 o'clock
Robin A. Benson by Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4780 RB

My Commission Expires August 05, 2024