

CERTIFICATE OF SURVEY

"AMENDED PLAT OF PLAT No. 6721RB"

AGGREGATION OF PARCEL "B"

SE1/4 SE1/4, SECTION 32, T.31N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: GEER DATE: MAY, 2021

PURPOSE OF SURVEY AND OWNERS EXEMPTION

We, Patrick H. Geer and Mary A. Geer, record owners, hereby certify that the purpose of this survey and division of land is the aggregation of common boundaries and is therefore exempt from subdivision review 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 these areas". We further certify that Lots 6A, 7A and 8A are excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(3) as an aggregation of parcels, 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.

Patrick H. Geer 6-3-21
Date

Mary A. Geer 6-3-21
Date

LEGAL DESCRIPTION: LOT 6A

An irregular tract of land, westerly from Libby, Montana, Lincoln County, and lying within SE1/4 SE1/4, Section 32, T.31N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the southwest corner of Lot 5, Mahoney's Suburban Addn, a 1 inch diameter iron pipe lying on the easterly right-of-way limit of a 40.00 foot county road known as "Conifer Road" and the TRUE POINT OF BEGINNING; Thence along the south boundary of said Lot 5, S89°22'11"E, 124.38 feet to a 3/4 inch diameter uncapped rebar, being the southwest corner of Tract 1C, Vanderwood 40 Subdivision; Thence along the southwest corner of Parcel C, Plat No. 6721RB; Thence along the south boundary of said Parcel C, N89°32'47"E, 98.87 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the east boundary of Parcel B, COS No. 6721RB, S00°01'42"E, 132.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N89°33'01"W, 198.07 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the southeast corner of Lot 6, Mahoney's Suburban Addn; Thence along the south boundary of said Lot 6, N89°33'01"W, 124.19 feet to a 1 inch diameter iron pipe lying on the easterly right-of-way limit of a 40.00 foot county road known as "Conifer Road"; Thence along said road right-of-way limit N00°12'01"W, 130.15 feet to a 1 inch diameter iron pipe and the TRUE POINT OF BEGINNING, containing 0.97 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 7A

An irregular tract of land, westerly from Libby, Montana, Lincoln County, and lying within SE1/4 SE1/4, Section 32, T.31N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the southwest corner of Lot 7, Mahoney's Suburban Addn, a 1 inch diameter iron pipe lying on the easterly right-of-way limit of a 40.00 foot county road known as "Conifer Road" and the TRUE POINT OF BEGINNING; Thence along said road right-of-way limit N00°11'01"E, 130.11 feet to a 1 inch diameter iron pipe, being the southwest corner of Lot 6, Mahoney's Suburban Addn; Thence along the south boundary of said Lot 6, S89°33'01"E, 124.19 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S89°33'01"E, 198.07 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS, lying on the east boundary of Parcel B, COS No. 6721RB; Thence along said boundary Parcel B, S00°01'42"E, 129.20 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N89°42'42"W, 198.00 feet to a 5/8 inch diameter uncapped rebar, being the southeast corner of Lot 7, Mahoney's Suburban Addn; Thence along the south border of said Lot 7, N89°42'42"W, 124.73 feet to a 1 inch diameter iron pipe lying on the easterly right-of-way limit of a 40.00 foot county road known as "Conifer Road" and the TRUE POINT OF BEGINNING, containing 0.96 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 8A

An irregular tract of land, westerly from Libby, Montana, Lincoln County, and lying within SE1/4 SE1/4, Section 32, T.31N., R.31W., P.M., MT., and more particularly described as follows:

Commencing at the southwest corner of Lot 7, Mahoney's Suburban Addn, a 1 inch diameter iron pipe lying on the easterly right-of-way limit of a 40.00 foot county road known as "Conifer Road" and the TRUE POINT OF BEGINNING; Thence along the south boundary said Lot 7 S89°42'42"E, 124.73 feet to a 5/8 inch diameter uncapped rebar; Thence S89°42'42"E, 198.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS, lying on the east boundary of Parcel B, COS No. 6721RB; Thence along said boundary Parcel B, S00°01'42"E, 129.23 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of Parcel A, Plat No. 6721RB, N89°54'59"W, 98.89 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along said north boundary, N89°56'32"W, 98.76 feet to a 1 inch diameter iron pipe, being the southeast corner of Lot 8, Mahoney's Suburban Addn; Thence along the south boundary of said Lot 8, N89°47'21"W, 125.01 feet to a 1 inch diameter iron pipe lying on the easterly right-of-way limit of a 40.00 foot county road known as "Conifer Road"; Thence along said road right-of-way limit, N00°03'32"W, 130.15 feet to a 1 inch diameter iron pipe and the TRUE POINT OF BEGINNING, containing 0.96 acres. Subject to and together with all appurtenant easements of record.

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana

County of Lincoln

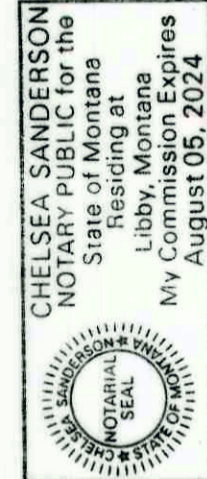
by Patrick H. Geer

on this 3 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: 8/5/24



ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a

Notary Public for the State of Montana

County of Lincoln

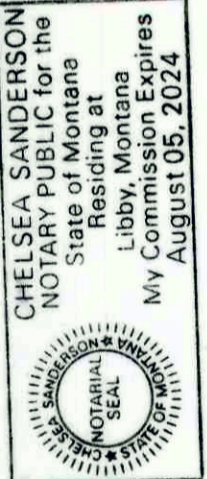
by Mary A. Geer

on this 3 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: 8/5/24



HISTORY OF SURVEY

1948 - Plat No. 41, "The Vanderwood 40", Ira Miller, 402S
1951 - Plat No. 33, "Mahoney's Suburban Addition", J.W. Ninneman, 534ES
1972 - Plats No. 2029, 2310 & 2368 - "The Vanderwood 40", creates lots within Tract 3, J.W. Ninneman, 534ES
1999 - COS No. 2868, retracement survey, A.F. Hughes, 7322LS

BASIS OF BEARING

The basis of bearing for this survey is S00°01'42"E, derived from Survey Grade GPS system calibrated to local control between the southeast corner of Parcel C, Plat No. 6721RB, a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the northeast corner of Parcel A, Plat No. 6721RB, a found 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS. Angular variation between this survey and Plat No. 6721RB is 0°11'36".

METHOD OF SURVEY

A Trimble R10 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, April, 2021.

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.

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 PLS 70400LS 5-26-2021
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

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

Steven A. Boyan 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.

Ashley Hoff for Secharis Carlberg 6-4-2021
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

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

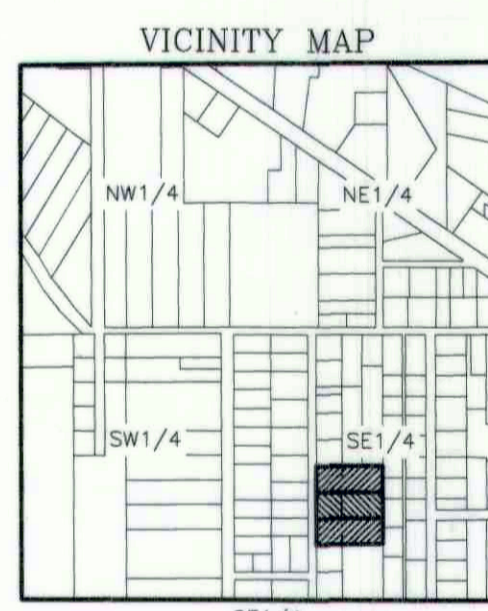
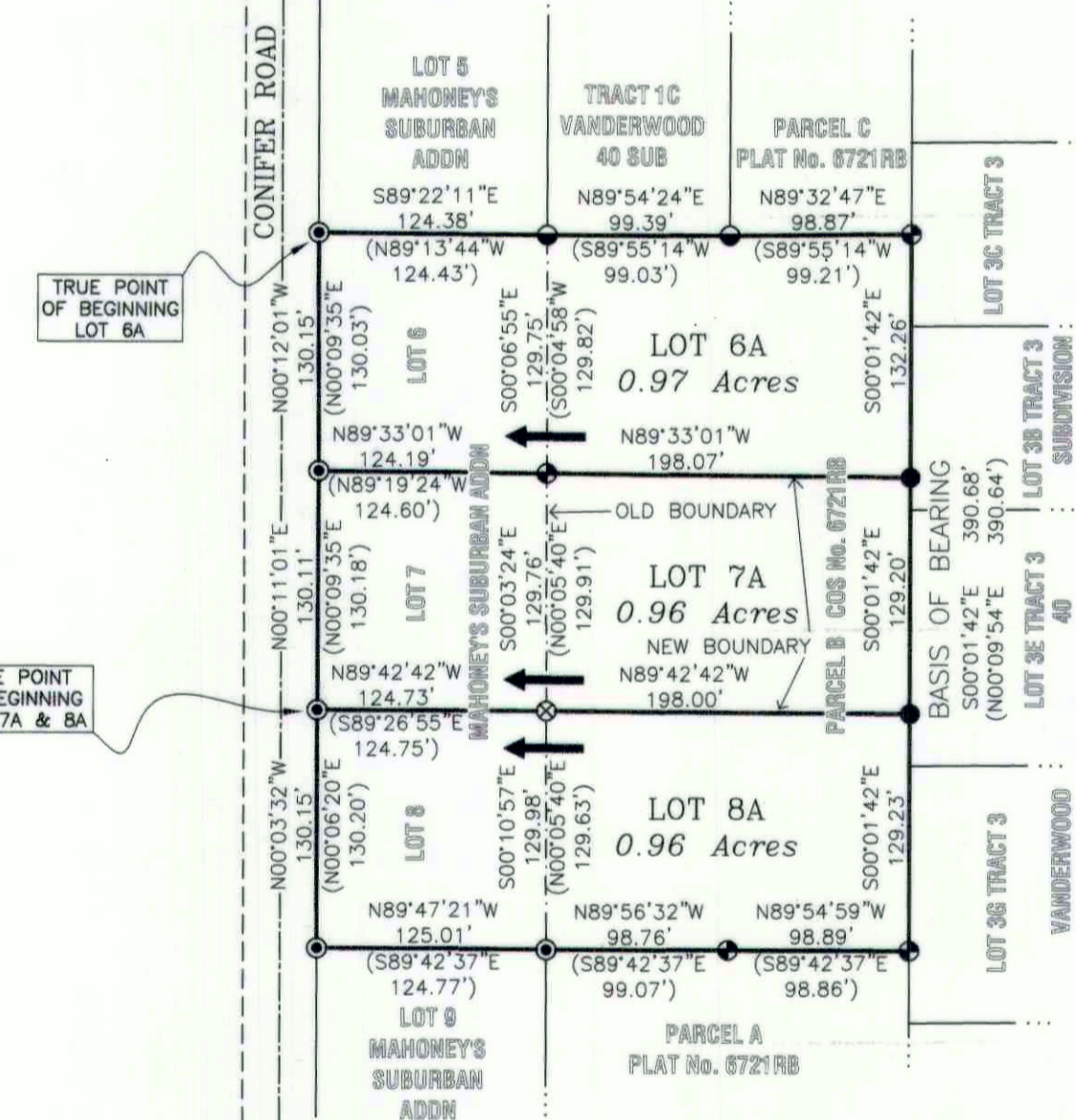
of June, 2021, A.D. at 2:47 o'clock

Robin A. Benson by Michelle Boyd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4781 RB



TRUE POINT OF BEGINNING LOT 6A
TRUE POINT OF BEGINNING LOTS 7A & 8A



- ### LEGEND
- FOUND 3/4 INCH DIAMETER UNCAPPED REBAR
 - ⊗ FOUND 5/8 INCH DIAMETER UNCAPPED REBAR
 - FOUND 1 INCH DIAMETER IRON PIPE
 - FOUND 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
 - SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
 - COMPUTED POINT
 - NEW BOUNDARY LINE
 - ADJOINING BOUNDARIES
 - - - EASEMENT LIMITS
 - - - CENTERLINE ROAD
 - - - OLD BOUNDARY LINE
 - () COS No. 1895, RECORD
 - { } COS No. 1557, RECORD

