

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

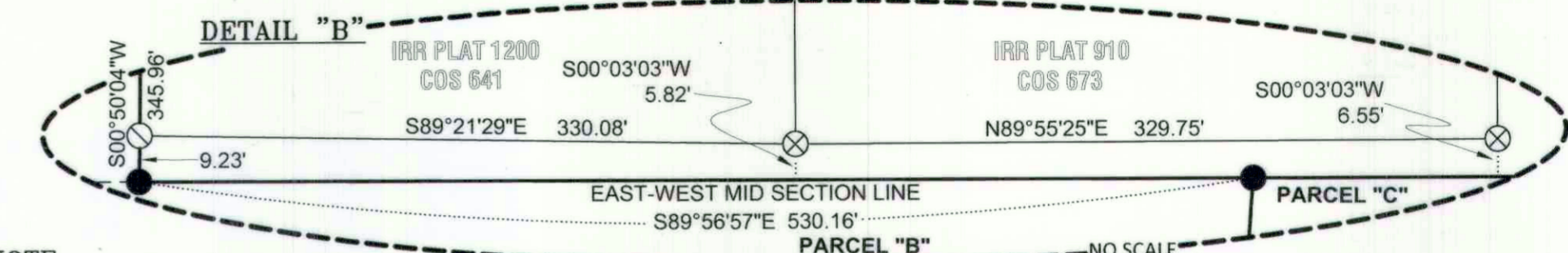
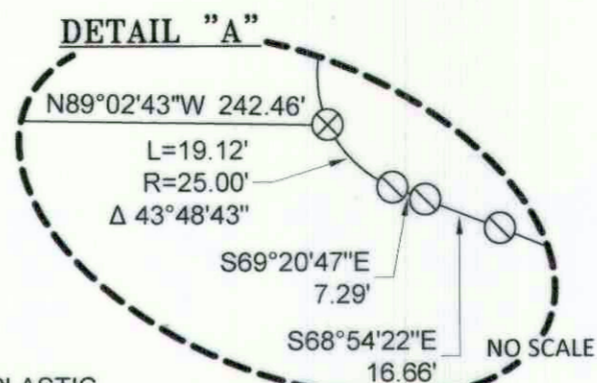
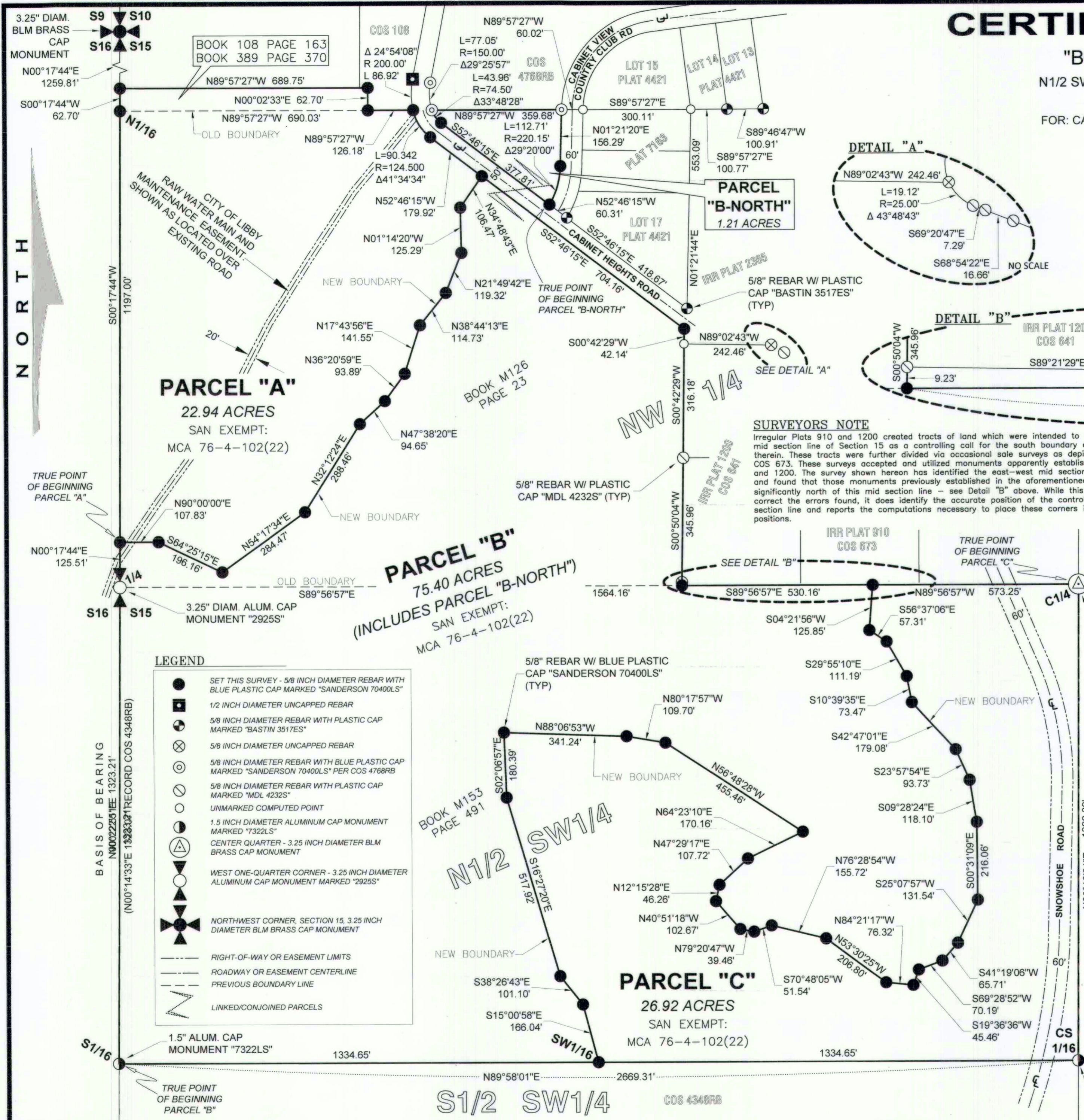
N1/2 SW1/4, NW1/4, SECTION 15, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MONTANA

FOR: CABINET VIEW COUNTRY CLUB, INC. DATE: JUNE, 2021

PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION
CABINET VIEW COUNTRY CLUB, INC. record owner, hereby certifies 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 and C are exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-102(22); "Subdivision means a division of land or land so divided that creates one or more parcels containing less than 20 acres, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision, any condominium, townhome, or townhouse, or any area, regardless of size, that provides permanent multiple space for recreational camping vehicles or mobile homes".

Byron Sanderson Treasurer
REPRESENTATIVE, CABINET VIEW COUNTRY CLUB, INC. Date **6-15-21**



SURVEYORS NOTE
Irregular Plats 910 and 1200 created tracts of land which were intended to utilize the east-west mid section line of Section 15 as a controlling call for the south boundary of the tracts created therein. These tracts were further divided via occasional sale surveys as depicted on COS 641 and COS 673. These surveys accepted and utilized monuments apparently established from Plats 910 and 1200. The survey shown hereon has identified the east-west mid section line of Section 15 and found that those monuments previously established in the aforementioned surveys fall significantly north of this mid section line - see Detail "B" above. While this survey does not correct the errors found, it does identify the accurate position of the controlling east-west mid section line and reports the computations necessary to place these corners in their intended positions.

ACKNOWLEDGMENT
The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by REPRESENTATIVE, CABINET VIEW COUNTRY CLUB, INC. GEORGE MERCER, TREAS

on this 15 day of June 2021
I in witness whereof, I have hereunto set my hand and affixed my notarial seal.
Shannon M. Wolleat
SHANNON M. WOLLEAT
NOTARY PUBLIC for the State of Montana
Residing at Libby, Montana
My Commission Expires September 17, 2023

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
Byron Sanderson, PLS, 70400LS Date **6-1-2021**

EXAMINING LAND SURVEYOR'S CERTIFICATION
Examined this day 15th of June A.D. 2021, A.D.
Steven A. Boyer
STEVEN A. BOYER
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.
Donna Nicely For *Sedario Carberg*
Lincoln County Treasurer Date **6-15-2021**

CLERK AND RECORDER'S CERTIFICATION
State of Montana, County of Lincoln, filed this 17th day of June 2021, A.D. at 2:23 o'clock
Robert A. Benson
Lincoln County Clerk and Recorder by *Michelle Boyd* Deputy

REFERENCED SURVEYS & DOCUMENTS
1954 - Book 108 Page 163, Creates Tract "1CB" in Section 15.
1962 - Plat 2365, "Cabinet Heights", J.W. Ninneman, 534ES.
1963 - Irregular Plat 910, Creates "Bassaraba" tract, J.W. Ninneman, 534ES.
1966 - Irregular Plat 1200, Creates 5.05 acre tract, I.M. Miller, 402S.
1975 - COS 10B, Retracement, J.W. Ninneman, 534ES.
1979 - COS 641, Occasional Sale, M.D. Lauteren, 4232S.
1979 - COS 673, Occasional Sale, M.D. Lauteren, 4232S.
1987 - Plat 4421, "Cabinet View Country Club", R.F. Bastin, 3517ES.
2013 - Plat 7163, "The Duffer's Den", K.E. Davis, 4975S.
2015 - COS 4348RB, Boundary Line Adjustment, A.F. Hughes, 7322LS.
2021 - COS 4768RB, Boundary Line Adjustment, B. Sanderson, 70400LS.

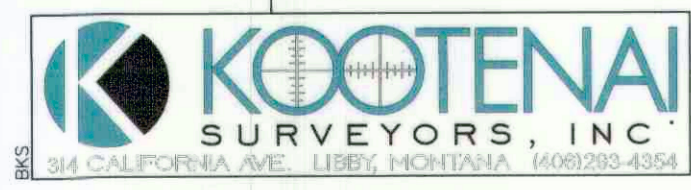
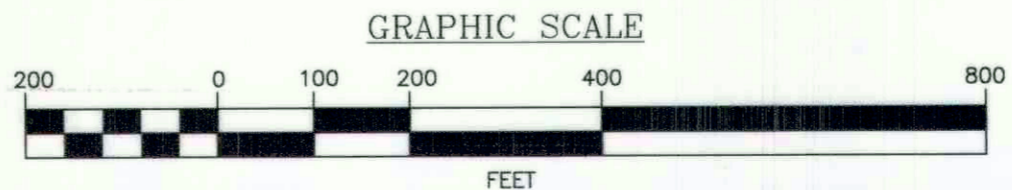
METHOD OF SURVEY
A Trimble R10-2 GNSS system and Trimble S6 Robotic Total Station were used to tie previously set controlling corners by Byron Sanderson, Eric Stafford & Brendan Hunter, May, 2021.

BASIS OF BEARING
The basis of bearing for this survey is N00°22'51"E between the S1/16 and W1/4 corners of Section 15, T.30N., R.31W. as established with a Trimble R10-2 GNSS system calibrated to True North. The bearing between these corners is shown as N00°14'33"E on COS 4348RB. Angular variation between these surveys is 00°08'18".

CERTIFICATE OF SURVEY No. **4783 RB** SHEET 1 OF 2

- LEGEND**
- SET THIS SURVEY - 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS"
 - 1/2 INCH DIAMETER UNCAPPED REBAR
 - ⊗ 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "BASTIN 3517ES"
 - ⊙ 5/8 INCH DIAMETER UNCAPPED REBAR
 - ⊕ 5/8 INCH DIAMETER REBAR WITH BLUE PLASTIC CAP MARKED "SANDERSON 70400LS" PER COS 4768RB
 - 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED "MDL 4232S"
 - UNMARKED COMPUTED POINT
 - 1.5 INCH DIAMETER ALUMINUM CAP MONUMENT MARKED "7322LS"
 - ⊕ CENTER QUARTER - 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
 - ⊕ WEST ONE-QUARTER CORNER - 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT MARKED "2925S"
 - ⊕ NORTHWEST CORNER, SECTION 15, 3.25 INCH DIAMETER BLM BRASS CAP MONUMENT
 - RIGHT-OF-WAY OR EASEMENT LIMITS
 - ROADWAY OR EASEMENT CENTERLINE
 - PREVIOUS BOUNDARY LINE
 - LINKED/CONJOINED PARCELS

BOUNDARY ADJUSTMENT 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.



Covenants Doc# 293985

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

N1/2 SW1/4, NW1/4, SECTION 15, T.30N., R.31W., P.M.,MT.

LINCOLN COUNTY, MONTANA

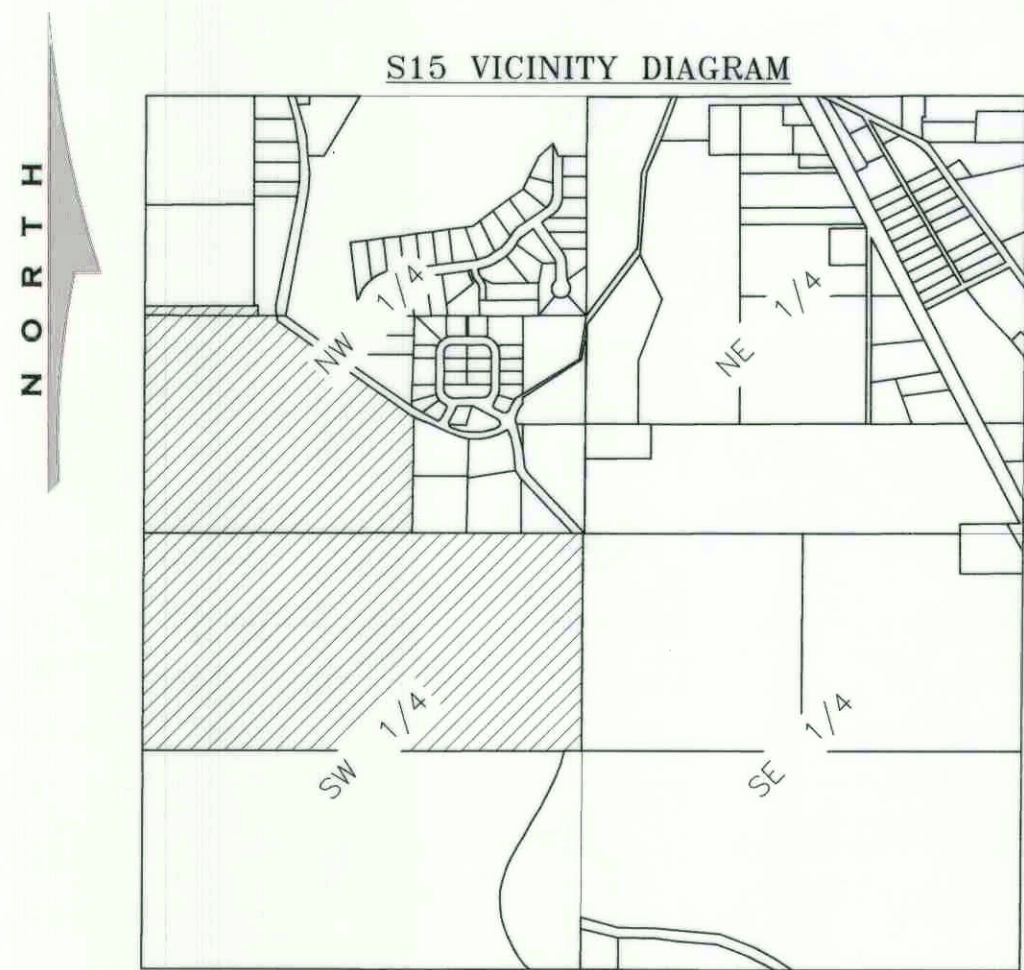
FOR: CABINET VIEW COUNTRY CLUB, INC. DATE: JUNE, 2021

LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying within the municipal boundaries of Libby, Montana, Lincoln County, within W1/2 NW1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the west one-quarter corner, said Section 15, a 3.25 inch diameter aluminum cap monument marked "2925S" Plat 329; Thence N00°17'44"E, 125.51 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS", and the TRUE POINT OF BEGINNING:

Thence along the following ten courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS": Thence N90°00'00"E, 107.83 feet; Thence S64°25'15"E, 196.16 feet; Thence N54°17'34"E, 284.47 feet; Thence N32°12'24"E, 288.46 feet; Thence N47°38'20"E, 94.65 feet; Thence N36°20'59"E, 93.89 feet; Thence N17°43'56"E, 141.55 feet; Thence N38°44'13"E, 114.73 feet; Thence N21°49'42"E, 119.32 feet; Thence N01°14'20"W, 125.29 feet;
Thence N34°48'43"E, 106.47 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the southerly right-of-way limit of "Cabinet Heights Road", a 50' wide public roadway;
Thence along said southerly limit N52°46'15"W, 179.92 feet to the point of curvature of a 124.50 foot radius curve right, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said curve right of said southerly limit 90.34 feet arc distance, 41°34'34" delta angle to the southeastern property corner of COS 108, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the southerly boundary of COS 108 N89°57'27"W, 126.18 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along a westerly boundary, said COS 108 N00°02'33", 62.70 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence N89°57'27"W, 689.75 feet to the west line, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said west line of Section 15 S00°17'44"W, 1197.00 feet to the north one-sixteenth corner, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said west line of Section 15 S00°17'44"W, 1197.00 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING. Containing 22.94 acres and subject to a Raw Water Main and Maintenance Easement to the City Of Libby, and together with all other appurtenant easements of record.

S15 VICINITY DIAGRAM



NO SCALE

LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying within the municipal boundaries of Libby, Montana, Lincoln County, within NW1/4, N1/2 SW1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the south one-sixteenth corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS", and the TRUE POINT OF BEGINNING:

Thence along the west line of said Section 15 N00°22'51"E, 1323.21 feet to the west one-quarter corner, said Section 15, a 3.25 inch diameter aluminum cap monument marked "2925S"; Thence continuing along said west line of Section 15 N00°17'44"E, 125.51 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the following ten courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS":
Thence N90°00'00"E, 107.83 feet; Thence S64°25'15"E, 196.16 feet; Thence N54°17'34"E, 284.47 feet; Thence N32°12'24"E, 288.46 feet; Thence N47°38'20"E, 94.65 feet; Thence N36°20'59"E, 93.89 feet; Thence N17°43'56"E, 141.55 feet; Thence N38°44'13"E, 114.73 feet; Thence N21°49'42"E, 119.32 feet; Thence N01°14'20"W, 125.29 feet;
Thence N34°48'43"E, 106.47 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the southerly right-of-way limit of "Cabinet Heights Road", a 50 foot wide public roadway;
Thence along said southerly limit S52°46'15"E, 704.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence S00°42'29"W, 42.14 feet to the northwestern corner, "remainder" tract, COS 641, an unmarked computed point; Thence along the west boundary, said COS 641 S00°42'29"W, 316.18 feet to a 5/8 inch diameter rebar with plastic cap marked "MDL 4232S"; Thence continuing along said west boundary, COS 641 S00°50'04"W, 345.96 feet to a 5/8 inch diameter rebar with plastic cap marked "MDL 4232S"; Thence S00°50'04"W, 9.23 feet to the east-west mid section line, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said mid-section line S89°56'57"E, 530.16 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the following twenty seven courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS":
Thence S04°21'56"W, 125.85 feet; Thence S56°37'06"E, 57.31 feet; Thence S29°55'10"E, 111.19 feet; Thence S10°39'35"E, 73.74 feet; Thence S42°47'01"E, 179.08 feet; Thence S23°57'54"E, 93.73 feet; Thence S09°28'24"E, 118.10 feet; Thence S00°31'09"E, 216.06 feet; Thence S25°07'57"W, 131.54 feet; Thence S41°19'06"W, 65.71 feet; Thence S69°28'52"W, 70.19 feet; Thence S19°36'36"W, 45.46 feet; Thence N84°21'17"W, 76.32 feet; Thence N53°30'25"W, 206.80 feet; Thence N76°28'54"W, 155.72 feet; Thence S70°48'05"W, 51.54 feet; Thence N79°20'47"W, 39.46 feet; Thence N40°51'18"W, 102.67 feet; Thence N12°15'28"E, 46.26 feet; Thence N47°29'17"E, 107.72 feet; Thence N64°23'10"E, 170.16 feet; Thence N56°48'28"W, 455.46 feet; Thence N80°17'57"W, 109.70 feet; Thence N88°06'53"W, 341.24 feet; Thence S02°06'57"E, 180.39 feet; Thence S16°27'20"E, 517.92 feet; Thence S38°26'43.00"E, 101.10 feet;
Thence S15°00'58"E, 166.04 feet to the southwest one-sixteenth corner, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the south boundary of the N1/2 SW1/4, said Section 15 N89°58'01"W, 1334.65 feet to the south one-sixteenth corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS", and the TRUE POINT OF BEGINNING.
INCLUDING the following described parcel lying within the municipal boundaries of Libby, Montana, Lincoln County, in the S1/2 NW1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the southwest corner, Lot 17, Plat 4421, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked "Bastin 3517ES" lying on the north right-of-way limit of "Cabinet Heights Road", a 50 foot wide public roadway; Thence along said north limit N52°46'15"W, 60.31 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING; Thence along the west right-of-way limit of "Cabinet View Country Club Road", a 60 foot wide public roadway, through a 220.15 foot radius curve left, 112.71 feet arc distance, 29°20'00" delta angle to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said west limit N01°21'20"E, 156.29 feet to the south boundary, Parcel A, COS 4768RB, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along said south boundary N89°57'27"W, 359.68 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" lying on the northerly right-of-way limit of "Cabinet Heights Road"; Thence along said northerly limit through a 74.50 foot radius curve left, 43.96 feet arc distance, 33°48'28" delta angle to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence continuing along said northerly limit S52°46'15"E, 377.81 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS" and the TRUE POINT OF BEGINNING. Containing 1.21 acres for a total of 75.40 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "C"

An irregular tract of land lying within the municipal boundaries of Libby, Montana, Lincoln County, within N1/2 SW1/4, Section 15, T.30N., R.31W., P.M.,MT, and more particularly described as follows: Commencing at the center one-quarter corner, said Section 15, a 3.25 inch diameter BLM brass cap monument, and the TRUE POINT OF BEGINNING:

Thence along the east-west mid section line, said Section 15 N89°56'57"W, 573.25 feet to a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the following twenty seven courses, each ending in a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS":
Thence S04°21'56"W, 125.85 feet; Thence S56°37'06"E, 57.31 feet; Thence S29°55'10"E, 111.19 feet; Thence S10°39'35"E, 73.74 feet; Thence S42°47'01"E, 179.08 feet; Thence S23°57'54"E, 93.73 feet; Thence S09°28'24"E, 118.10 feet; Thence S00°31'09"E, 216.06 feet; Thence S25°07'57"W, 131.54 feet; Thence S41°19'06"W, 65.71 feet; Thence S69°28'52"W, 70.19 feet; Thence S19°36'36"W, 45.46 feet; Thence N84°21'17"W, 76.32 feet; Thence N53°30'25"W, 206.80 feet; Thence N76°28'54"W, 155.72 feet; Thence S70°48'05"W, 51.54 feet; Thence N79°20'47"W, 39.46 feet; Thence N40°51'18"W, 102.67 feet; Thence N12°15'28"E, 46.26 feet; Thence N47°29'17"E, 107.72 feet; Thence N64°23'10"E, 170.16 feet; Thence N56°48'28"W, 455.46 feet; Thence N80°17'57"W, 109.70 feet; Thence N88°06'53"W, 341.24 feet; Thence S02°06'57"E, 180.39 feet; Thence S16°27'20"E, 517.92 feet; Thence S38°26'43.00"E, 101.10 feet;
Thence S15°00'58"E, 166.04 feet to the southwest one-sixteenth corner, said Section 15, a 5/8 inch diameter rebar with blue plastic cap marked "SANDERSON 70400LS"; Thence along the south boundary of the N1/2 SW1/4, said Section 15 S89°58'01"E, 1334.65 feet to the center-south one-sixteenth corner, said Section 15, a 1.5 inch diameter aluminum cap monument marked "7322LS"; Thence along the north-south mid section line, said Section 15 N00°18'21"E, 1322.39 feet to the center one-quarter corner, said Section 15, a 3.25 inch diameter BLM brass cap monument, and the TRUE POINT OF BEGINNING. Containing 26.92 acres. Subject to a 60 foot wide county road easement known as "Snowshoe Road", and together with all other appurtenant easements of record.