

# CERTIFICATE OF SURVEY:

LOTS 3 & 4 OF FISHER RIVER RETREAT PLAT NO. 6952  
BOUNDARY LINE ADJUSTMENT

In the NW 1/4 Section 29 & NE 1/4 of Section 30 Twp. 27N., R. 29W., P.M.M.

For: D. John & Wanda F. Costello &  
Gale E. Shoemaker Revocable Living Trust

Date: March 2021

## DESCRIPTION OF PARCEL A

A tract of land near Libby, Montana, being a portion of Lot 3 of Fisher River Retreat per Plat No. 6952, lying in the NE 1/4 of Section 30, Twp. 27 N., R. 29 W., P.M.M., containing 14,593 sq.ft. (.34 acre) more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S located on the south line of Lot 3 of Fisher River Retreat per Plat No. 6952 and bears S71°43'53"E 583.41 feet from the northwest corner of said Lot 3; thence from the true point of beginning, N18°18'15"E 97.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°37'56"E 161.19 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S28°50'03"E 67.02 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S81°39'04"W 226.55 feet along said south line of Lot 3, to the point of beginning.

The aforescribed Parcel A contains 14,593 sq.ft. (.34 acre) more or less and is to become a permanent part of Lot 4A as shown hereon.

## DESCRIPTION OF LOT 4A

A tract of land near Libby, Montana, being Lot 4 and a portion of Lot 3 of Fisher River Retreat per Plat No. 6952, lying in the NW 1/4 of Section 29 and the NE 1/4 of Section 30, Twp. 27 N., R. 29 W., P.M.M., containing 6.84 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the southwest corner of Lot 4 of Fisher River Retreat per Plat No. 6952; thence, N13°07'44"W a total distance of 259.17 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°39'04"E 342.22 feet along the centerline of Tenderfoot Lane a 40.00 foot wide private easement, to a computed point located on the east boundary of Either Way North & South, a 40.00 foot wide private easement; thence continuing, N81°39'04"E 157.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence continuing, N18°18'15"E 97.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°37'56"E 161.19 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S28°50'03"E 67.02 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°39'04"E a total distance of 509.78 feet to a computed point located on the approximate centerline of the Fisher River; thence along said approximate centerline, S15°26'46"E 200.00 feet to a computed point; thence leaving said approximate centerline, S78°53'18"W a total distance of 1240.61 feet to the point of beginning.

The aforescribed Lot 4A contains 6.84 acres more or less and is subject to and together with all appurtenant easements of record.

## CERTIFICATE OF SURVEYOR

STATE OF MONTANA  
County of Lincoln

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached plat or that such survey was performed under my supervision to my best knowledge and ability; that said survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Dated this 10 day of May, 2021 A.D.

Kenneth E. Davis Registered Land Surveyor No. 4975-S

## TREASURER CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid. Dated this 25 day of June 2021

Treasurer Lincoln County Montana

## CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

Examined this 25 day of June 2021 A.D.

Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA  
COUNTY OF LINCOLN

Filed on this 28 day of June 2021 A.D. at 12:25 O'clock P.M.

Robin A. Benson by Cain B. Deputy  
County Clerk and Recorder

C.O.S. NO. 4785 AB

LOT 2  
FISHER RIVER RETREAT  
PLAT NO. 6952

LOT 3B  
6.17 ACRES±

LOT 3  
FISHER RIVER RETREAT  
PLAT NO. 6952

LOT 4A  
6.84 ACRES±

LOT 4  
FISHER RIVER RETREAT  
PLAT NO. 6952

LOT 5  
FISHER RIVER RETREAT  
PLAT NO. 6952

NEW BOUNDARY  
S89°37'56"E  
161.19'

PARCEL A  
.34 ACRES±  
OLD BOUNDARY  
S81°39'04"E 1160.58'

EXISTING 20'  
STORMWATER  
MAINTENANCE  
EASEMENT  
PLAT NO. 6952

## DESCRIPTION OF LOT 3B

A tract of land near Libby, Montana, being a portion of Lot 3 of Fisher River Retreat per Plat No. 6952, lying in the NW 1/4 of Section 29 and the NE 1/4 of Section 30, Twp. 27 N., R. 29 W., P.M.M., containing 6.17 acres more or less and more particularly described as follows;

Beginning at a 5/8 inch dia. rebar capped K.E.D. 4975-S marking the northwest corner of Lot 3 of Fisher River Retreat per Plat No. 6952; thence, S13°07'44"E a total distance of 262.30 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°39'04"E 342.22 feet along the centerline of Tenderfoot Lane a 40.00 foot wide private easement, to a computed point located on the east boundary of Either Way North & South, a 40.00 foot wide private easement; thence continuing, N81°39'04"E 157.51 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N18°18'15"E 97.57 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S89°37'56"E 161.19 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, S28°50'03"E 67.02 feet to a 5/8 inch dia. rebar capped K.E.D. 4975-S; thence, N81°39'04"E a total distance of 509.78 feet to a computed point located on the approximate centerline of the Fisher River; thence along said approximate centerline, S15°26'46"W 200.00 feet; to a computed point; thence leaving said approximate centerline, S84°34'19"W a total distance of 1234.80 feet to the point of beginning.

The aforescribed Lot 3B contains 6.17 acres more or less and is subject to and together with all appurtenant easements of record.

## PURPOSE OF SURVEY

We, D. John & Wanda F. Costello and S. Kathleen Zahniser, certify that the purpose of this survey is to relocate common boundaries inside of a platted subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(d) which states: "(d) for five or fewer lots within a platted subdivision, relocation of common boundaries". Furthermore, this survey is exempt from sanitation review being completed pursuant to 17.36.605(2)(b)(i)&(ii) which states: (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA;

D. John Costello 6-7-2021  
Wanda F. Costello 6-7-2021  
Gale E. Shoemaker (Trustee) 6-4-2021  
S. Kathleen Zahniser (Trustee) 6-4-2021

STATE OF MONTANA  
County of Lincoln

On this 4th day of July, 2021 A.D. before me, a Notary Public in and for the State of Montana, D. John & Wanda F. Costello appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Jill Denise Hamm Feb 07, 2022  
Notary Public My Commission Expires

STATE OF MONTANA  
County of Lincoln  
On this 7th day of June, 2021 A.D. before me, a Notary Public in and for the State of Montana, D. John & Wanda F. Costello personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

OFFICIAL STAMP  
JILL DENISE HAMM  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 871331  
MY COMMISSION EXPIRES FEBRUARY 07, 2022

## Graphic Scale:

(1 inch = 100 ft.)

## LEGEND

- SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH PLASTIC CAP, STAMPED K.E.D. 4975-S
- FOUND A 5/8 INCH DIA. REBAR CAPPED K.E.D. 4975-S
- COMPUTED POINT
- RECORD PER PLAT NO. 6952
- DENOTES METRIC MEASUREMENTS - METERS

DETAIL  
NOT TO SCALE

DAVIS SURVEYING INC.

TROY, MONTANA

DATE: 3/18/21

DRAWN BY: CJR

Land Projects 2021

FILE: t292929-30dc.dwg

REV: