

### LEGAL DESCRIPTION: PARCEL "A1"

An irregular parcel of land, lying northwesterly from Troy, Montana, Lincoln County, within NE1/4 SW1/4, Section 22 T.32N., R.34W., P.M.M.T., within "Eagle Placer", M.S. 7210 and more particularly described as follows: Commencing at the southeast corner, Lot 13A, Plat No. 940, an uncapped 1/2 inch diameter rebar and the TRUE POINT OF BEGINNING: Thence along a line common to Lot 13A, Plat No. 940 N32°35'24"W, 198.24 feet to a 5/8 inch diameter rebar with plastic cap marked JHN; Thence along a line in common to Lot 12, Plat 242 N57°33'57"E, 149.78 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along a line in common to said Lot 12 N32°36'43"W, 197.32 feet to a 1 1/2 inch diameter iron pipe; Thence along a line in common to Lot 11, Plat 242 N32°37'33"W, 47.07 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along west-east Centerline, said Section S89°52'01"E, 358.24 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the westerly Right Of Way Limits "YAAK RIVER EAST SIDE" ROAD No. 176.1" being 33 feet from road centerline; Thence along said Section Centerline S89°51'59"E, 35.09 feet to centerline, said road to an unmarked computed point; Thence along said centerline the following four courses: Thence S19°44'34"E, 155.95 feet to an unmarked computed point; Thence through a curve left: Radius 200.00 feet, Delta 22°18'13", arc length 77.85 feet to an unmarked computed point; Thence through a curve left: Radius 200.00 feet, Delta 10°42'47", arc length 37.40 feet to an unmarked computed point; Thence leaving said centerline S37°14'26"W, 33.00 feet to westerly Right Of Way Limits, said road, to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said Right Of Way Limits S60°23'13"W, 276.30 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S32°47'28"W, 34.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S82°50'39"W, 130.58 feet to the TRUE POINT OF BEGINNING, containing 3.55 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B1"

An irregular parcel of land, lying northwesterly from Troy, Montana, Lincoln County, within NE1/4 SW1/4, Section 22 T.32N., R.34W., P.M.M.T., within "Eagle Placer", M.S. 7210 and more particularly described as follows: Commencing at the southeast corner, Lot 13A, Plat No. 940, an uncapped 1/2 inch diameter rebar and the TRUE POINT OF BEGINNING: Thence along a line in common to Lot 13A, Plat No. 940 S57°25'53"W, 52.02 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along a line in common with Parcel B, COS No. 1972 S32°40'18"E, 197.57 feet to an uncapped 5/8 inch diameter rebar; Thence along a line in common with Lot 15, Plat No. 287 N57°22'15"E, 201.76 feet to a 1 1/4 inch diameter iron pipe; Thence along a line in common with said Lot 15 S32°44'53"E, 210.19 feet to an uncapped 1/2 inch diameter rebar; Thence along a line in common with Lot 16, Plat No. 288 N57°18'05"E, 184.06 feet to an uncapped 1/2 inch diameter rebar; Thence N57°18'05"E, 10.61 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on westerly Right Of Way Limits "YAAK RIVER EAST SIDE" ROAD No. 176.1" being 33 feet from road centerline; Thence N57°18'04"E, 33.77 feet to said centerline to an unmarked computed point; Thence along said centerline the following four courses: Thence through a curve right: Radius 400.00 feet, Delta 12°40'43", arc length 88.51 feet to an unmarked computed point; Thence N07°14'34"W, 114.83 feet to an unmarked computed point; Thence through a curve left: Radius 200.00 feet, Delta 45°31'00", arc length 158.88 feet to an unmarked computed point; Thence N52°45'34"W, 22.06 feet; Thence leaving said centerline S37°14'26"W, 33.00 feet to westerly Right Of Way Limits, said road to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said Right Of Way Limits S60°23'13"W, 276.30 feet; Thence S32°47'28"W, 34.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S82°50'39"W, 130.58 feet to the TRUE POINT OF BEGINNING, containing 3.20 acres. Subject to and together with all appurtenant easements of record.

### LEGEND

- ⊕ A 5/8 INCH DIAMETER REBAR, PLASTIC CAP MARKED KED 4975S
- ⊕ A 5/8 INCH DIAMETER REBAR, PLASTIC CAP MARKED JHN
- ⊕ AN UNCAPPED 5/8 INCH DIAMETER REBAR
- ⊕ AN UNCAPPED 1/2 INCH DIAMETER REBAR
- A 3/4 INCH DIAMETER IRON ROD
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
- A 1 INCH DIAMETER IRON PIPE
- ⊗ A 1 1/2 INCH DIAMETER IRON PIPE
- ⊗ A 1 1/4 INCH DIAMETER IRON PIPE
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT
- [ ] COS No. 4558RB, RECORD
- { } PLATS 288, 387, 355 AND 1972
- ( ) PLAT 940 RECORD

- BOUNDARY LINES — — OLD BOUNDARY LINE
- ADJOINING BOUNDARIES — — — RIGHT OF WAY LIMITS
- ..... DIMENTION/RADIAL LINE — — — SECTION SUBDIVISION LINE



# CERTIFICATE OF SURVEY

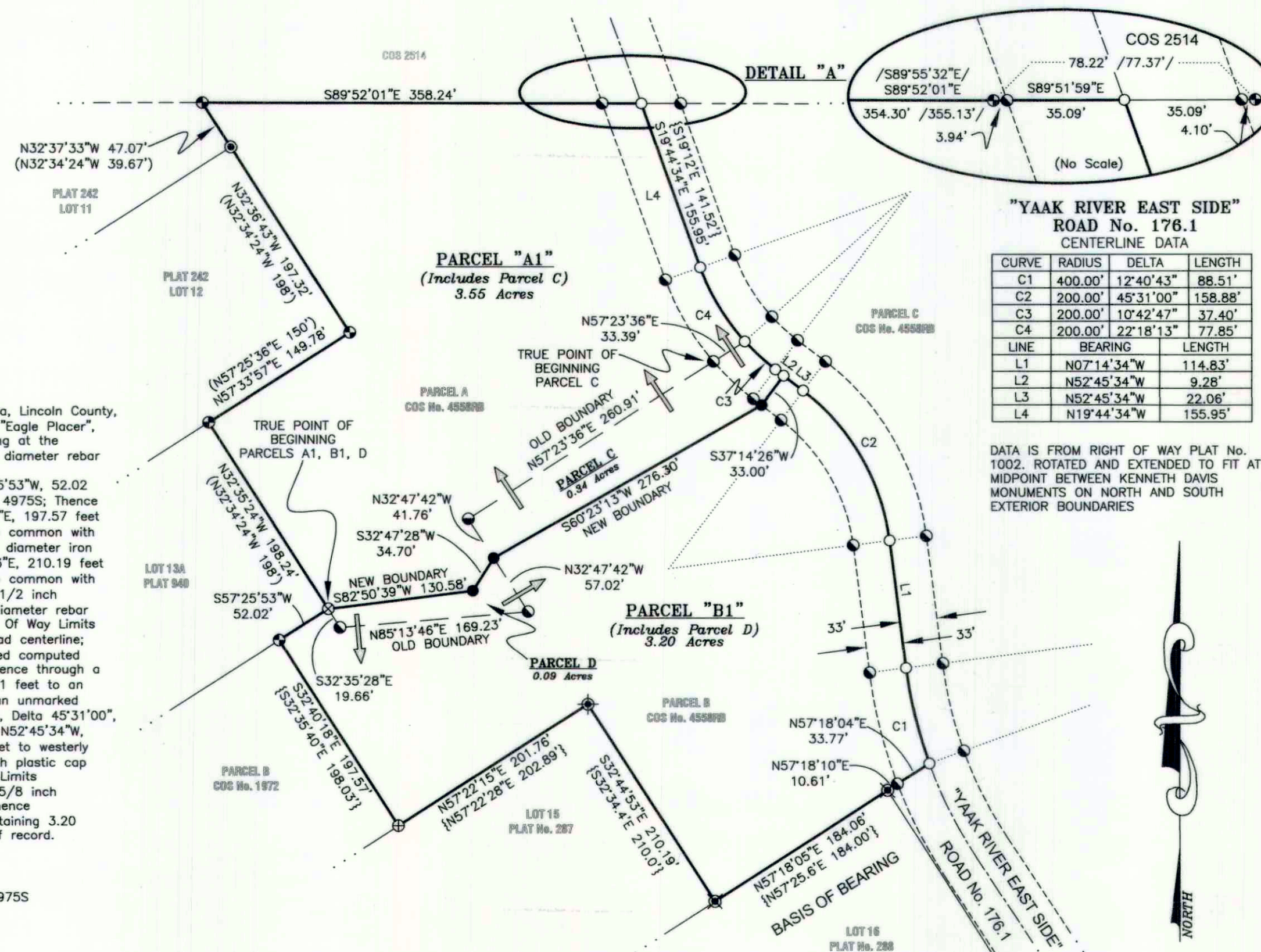
## "BOUNDARY LINE ADJUSTMENT"

"EAGLE PLACER", MINERAL SURVEY No. 7210

SW 1/4, SECTION 22, T.32N., R.34W., P.M.,MT.

FOR: DEAN A. ERICKSON DATE: JUNE, 2021

RONALD W. & TAMMY A. CARLGREN

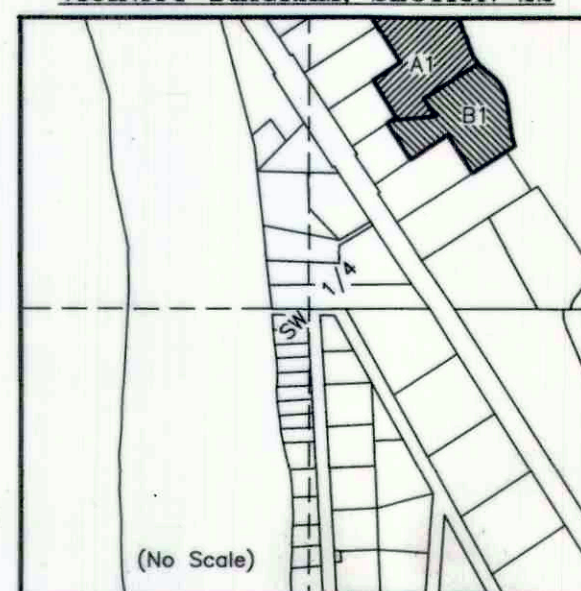


### "YAAK RIVER EAST SIDE" ROAD No. 176.1 CENTERLINE DATA

CURVE	RADIUS	DELTA	LENGTH
C1	400.00'	12°40'43"	88.51'
C2	200.00'	45°31'00"	158.88'
C3	200.00'	10°42'47"	37.40'
C4	200.00'	22°18'13"	77.85'
LINE	BEARING	LENGTH	
L1	N07°14'34"W	114.83'	
L2	N52°45'34"W	9.28'	
L3	N52°45'34"W	22.06'	
L4	N19°44'34"W	155.95'	

DATA IS FROM RIGHT OF WAY PLAT No. 1002, ROTATED AND EXTENDED TO FIT AT MIDPOINT BETWEEN KENNETH DAVIS MONUMENTS ON NORTH AND SOUTH EXTERIOR BOUNDARIES

### VICINITY DIAGRAM, SECTION 22



### LEGAL DESCRIPTION: PARCEL "C"

An irregular parcel of land, lying northwesterly from Troy, Montana, Lincoln County, within NE1/4 SW1/4, Section 22 T.32N., R.34W., P.M.M.T., within "Eagle Placer", M.S. 7210 and more particularly described as follows: Commencing at the southeast corner, of Parcel A, COS No. 4558RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the westerly Right Of Way Limits "YAAK RIVER EAST SIDE" ROAD No. 176.1" and the TRUE POINT OF BEGINNING: Thence leaving said Right Of Way Limits N57°23'36"E, 33.39 feet to an unmarked computed point lying on the centerline said road; Thence along said centerline through a curve left: Radius 200.00 feet, Delta 10°42'47", arc length 37.40 feet to an unmarked computed point; Thence along said centerline S52°45'34"W, 9.28 feet to an unmarked computed point; Thence leaving said centerline S37°14'26"W, 33.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the westerly Right Of Way Limits said road; Thence leaving said Right Of Way Limits S60°23'13"W, 276.30 feet; Thence N32°47'28"W, 41.76 feet to a 3/4 inch diameter iron rod; Thence N57°23'36"E, 260.91 feet to the TRUE POINT OF BEGINNING, containing 0.34 acres. Subject to and together with all appurtenant easements of record.

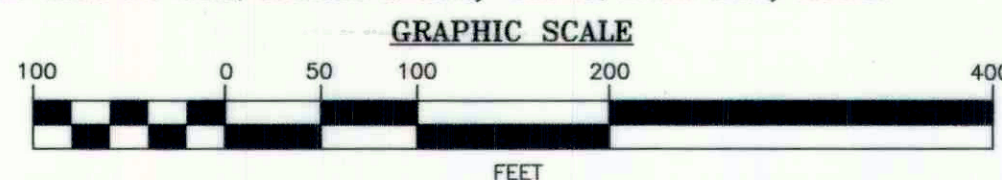
### LEGAL DESCRIPTION: PARCEL "D"

An irregular parcel of land, lying northwesterly from Troy, Montana, Lincoln County, within NE1/4 SW1/4, Section 22 T.32N., R.34W., P.M.M.T., within "Eagle Placer", M.S. 7210 and more particularly described as follows: Commencing at the southeast corner, Lot 13A, Plat No. 940, an uncapped 1/2 inch diameter rebar and the TRUE POINT OF BEGINNING: Thence S32°35'28"W, 19.66 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N32°47'42"W, 57.02 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S32°47'28"W, 34.70 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S82°50'39"W, 130.58 feet to the TRUE POINT OF BEGINNING, containing 0.09 acres. Subject to and together with all appurtenant easements of record.

### SURVEYORS NOTES

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.

Bearing and distance shown hereon are record and found, Certificate of Survey 4558 RB, Lincoln County Records.



### PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Dean A. Erickson, Ronald W. Carlgren and Tammy A. Carlgren being the record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries. We further certify that Parcels A1, B1, C & D are excluded from sanitation review by the DEQ pursuant to ARM 17.36.605 (2)(b) as a parcel that has a previous approval issued under Title 76, chapter 4, part 1, M.C.A. if: (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, M.C.A.

Dean A. Erickson 7-30-21  
Ronald W. Carlgren 7-30-21  
Tammy A. Carlgren 7-30-21

### ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln

by Dean A. Erickson

on this 30 day of July, 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 Ronald W. and Tammy A. Carlgren

on this 30 day of July, 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

### BASIS OF BEARING

The basis of bearing for this survey is N57°18'05"E, per COS No. 4558RB.

### 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, May, 2021.

### HISTORY OF SURVEYS

- 1954 - Plats 242, 286, 287, 288, 335, 336, creates Lots 11 thru 18, John F. Muffich, 531ES
- 1964 - Plats 923 & 940, Boundary Line Adjustment, Lot 13, Jack W. Ninneman, 534ES
- 1964 - Plat 935, Retraces easterly boundary, Lots 11 thru 18 and southerly Centerline, Section 22, Jack W. Ninneman, 534ES
- 1964 - Plat 1002, Right of Way for "Yaak River East Side" Road No. 176.1, Kootenai National Forest Surveyor
- 1992 - Plat 1972, "Amended Plat", Lot 14, Kenneth E. Davis, 4975S
- 1996 - COS 2514, Retraces and Creates Parcels on northerly boundary, Lot 11 and westerly Centerline, Kenneth E. Davis, 4975S
- 1996 - COS 6182, "Eagle Nest Subdivision" on southerly boundary, Kenneth E. Davis, 4975S
- 2018 - COS 4558RB, Boundary Line Adjustment, Alvah F. Hughes, 7322LS

### LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the 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 7-30-21  
Byron Sanderson, PLS 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 30 of August, 2021, A.D.

Steven A. Boyer 9750LS  
Steven A. Boyer, RLS 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.  
Dana Maly for Sachin Calley 8-3-2021  
Lincoln County Treasurer

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 30 day  
of August, 2021, A.D. at 2:16 o'clock  
Robin A. Benson by Michelle Boyd  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4795 RB

