

Amended Plat

OF LOT 4 COMMERCE FLATS & AMENDED LOT 4 WESTLAND
In the SE 1/4 of the NE 1/4 Section 4 Twp. 30 N., R. 31 W., P.M.M.

For: James M. and Kerry L. Beasley Date: June 25, 2021

PURPOSE OF SURVEY

We James M. and Kerry L. Beasley, certify that the purpose of this survey is to relocate common boundaries inside of a planned subdivision therefore this survey is exempt from review as a subdivision pursuant to 76.3.207(d) which states: "for five or fewer lots within a platted subdivision, the relocation of common boundaries" furthermore this survey is exempt from review by the Department of Environmental Quality pursuant to 76-4-125(b) M.C.A. and 17.36.605(2)(b)(i & ii) which states "(b) a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other than those previously approved exist or will be constructed on the parcel (City of Libby water and sewer) 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;

ARM 24.183.1104 (1)(f)(iii)(C):

The area that is being removed from one tract of record and joined with another tract of record is not itself 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 the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

James M. Beasley Date *8/12/21*
Kerry L. Beasley Date *8/12/21*

DESCRIPTION of Parcel 4A

A tract of land located in Libby, Lincoln County, Montana, lying in the SE 1/4 of the NE 1/4 of Section 4, Twp. 30 N., R. 31 W., P.M.M., lying within the Commerce Flats subdivision, Lincoln County Plat 6363, for a total acreage of 2.23 acres more or less and particularly described as follows

Beginning at a 5/8 inch dia. rebar cap stamped M.D.L. 4232-S marking the southeast corner of Plat No. 6363; thence N0°06'36"E 276.90 feet to a bent 5/8 inch rebar with a 1 1/4 inch dia. cap stamped K.E.D. 4975-S; thence S89°45'32"W 276.78 feet to a 5/8 inch rebar with a 1 1/4 inch dia. cap stamped K.E.D. 4975-S located on the East right-of-way of Commerce Way-a 60-foot wide public roadway; thence along said East Right-of-Way S0°11'04"E a total of 352.12 feet to a computed point; thence N89°43'35"E 275.00 feet to a computed point; thence N0°08'04"E 35.25 feet to a 5/8 inch dia. rebar with a cap stamped M.D.L. 4232-S; thence N0°02'54"E 39.82 feet to the point of beginning.

The aforescribed Parcel 4A contains 2.23 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION of Parcel A

A tract of land located in Libby, Lincoln County, Montana, lying in the SE 1/4 of the NE 1/4 of Section 4, Twp. 30 N., R. 31 W., P.M.M., lying within the Commerce Flats subdivision, Lincoln County Plat 6363, and Westland Subdivision, Lincoln County Plat 4041, for a total acreage of 0.47 acres more or less and particularly described as follows:

Beginning at a 5/8 inch dia. rebar with a 1 1/4 inch dia. cap stamped M.D.L. 4232-S marking the southeast corner of Plat No. 6363; thence S89°42'45"W 275.35 feet to a computed point; thence S0°11'04"E 75.00 feet to a computed point; thence N89°43'35"E 275.00 feet to a computed point; thence N0°08'04"E 35.25 feet to a 5/8 inch dia. rebar with a 1 1/4 inch dia. cap stamped M.D.L. 4232-S; thence N0°02'54"E 39.82 feet to the point of beginning.

The aforescribed Parcel A contains 20,634 sq. ft. (0.47 acres) more or less and is to become a permanent part of Parcel 4A as shown hereon.

DESCRIPTION of Parcel 4B

A tract of land located in Libby, Lincoln County, Montana, lying in the SE 1/4 of the NE 1/4 of Section 4, Twp. 30 N., R. 31 W., P.M.M., lying within the Westland subdivision, Lincoln County Plat 3205, for a total acreage of 0.72 acres more or less and particularly described as follows:

Beginning at a 5/8 inch dia. rebar with a 1 1/4 inch dia. cap stamped M.D.L. 4232-S marking the southeast corner of Lot 4 of Plat 4041; thence S89°40'22"W 274.36 feet to a computed point; thence N0°11'04"W 115.00 feet to a computed point; thence N89°43'35"E 275.00 feet to a computed point; thence S0°08'04"W 114.75 feet to the point of beginning.

The aforescribed Parcel 4B contains 31,552 sq. ft. (0.72 acres) more or less and is subject to and together with all appurtenant easements of record.

STATE OF MONTANA
County of Lincoln

On this 25 day of June, 2021 A.D. before me, a Notary Public in and for the State of Montana, James M. Beasley, 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.

James M. Beasley Notary Public My Commission Expires 9/30/2021

STATE OF MONTANA
County of Lincoln

On this 25 day of August, 2021 A.D. before me, a Notary Public in and for the State of Montana, Kerry L. Beasley, 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.

Kerry L. Beasley Notary Public My Commission Expires 9/30/2021

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 30 day of August, 2021 A.D.

Ashlyn Hoff for Sudaris Carlberg Treasurer Lincoln County, Montana

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 skill and ability; that the survey is true and complete as shown and the monuments found and set occupy the positions shown hereon.

Kenneth E. Davis day of August, 2021 A.D.
Registered Land Surveyor No. 4975-S

CERTIFICATION OF LINCOLN COUNTY EXAMINING LAND SURVEYOR:

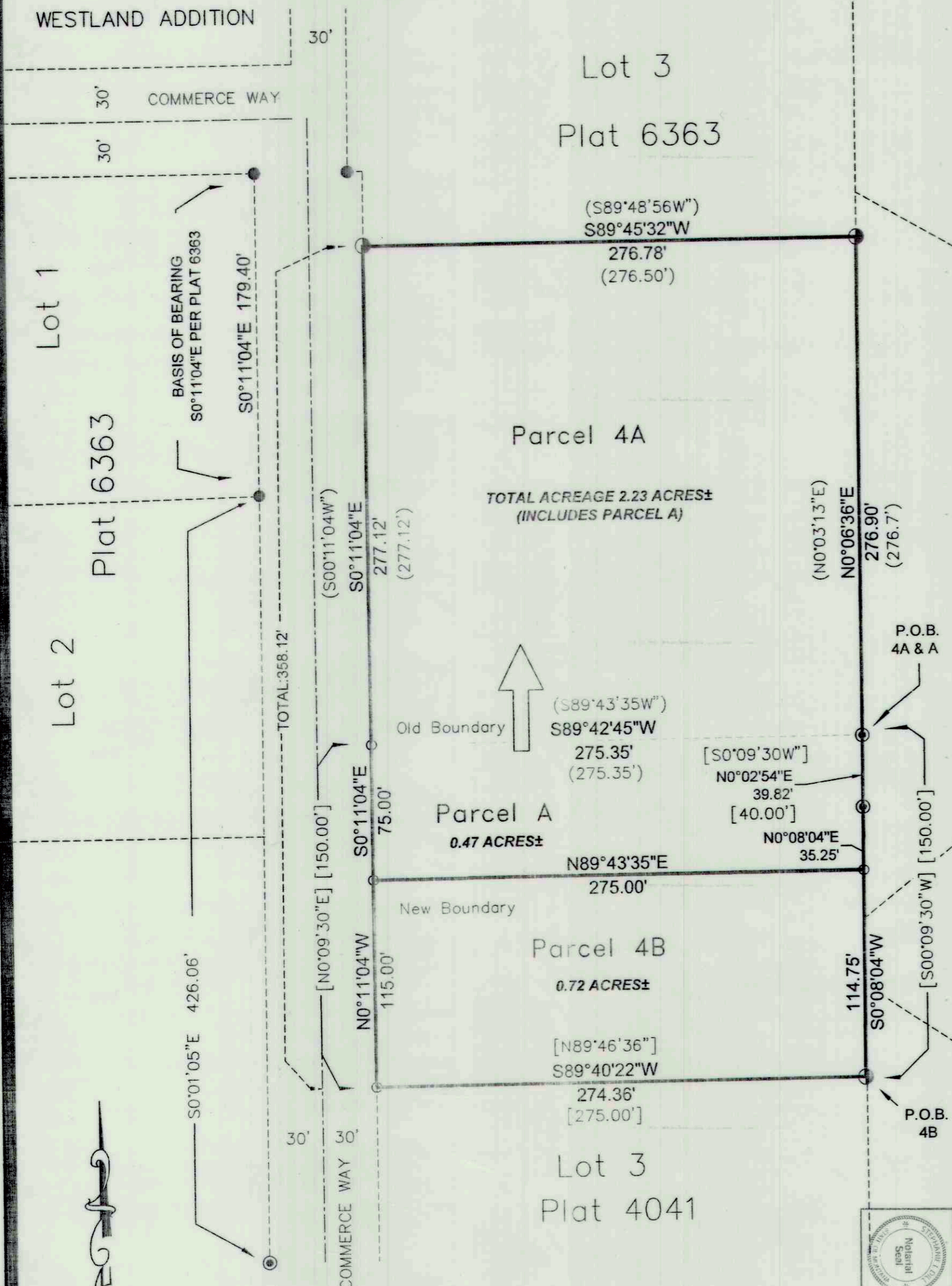
Examined this 18 day of August, 2021 A.D.
Steven A. Boyer Professional Land Surveyor No. 9750LS

STATE OF MONTANA
COUNTY OF LINCOLN

Filed on this 1st day of September, 2021 A.D. at 11:03 O'clock A.M.

Robin A. Benson County Clerk and Recorder by *Michelle Syud* Deputy

CERTIFICATE OF SURVEY NO. 4802 RB



LEGEND

- ⊕ SET A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- ⊙ FOUND A 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 4975-S
- ⊖ FOUND 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED JRS 9958-LS
- ⊙ FOUND 5/8 INCH DIA. REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED MDL 4232-S
- UNMARKED COMPUTED POINT
- ⊖ FOUND 5/8 INCH DIA. BARE REBAR
- () RECORD PER PLAT 6363
- [] RECORD PER PLAT 4041

Graphic Scale:



(1 inch = 60ft.)

DAVIS SURVEYING INC.

TROY, MONTANA	REV:
DATE: 6/25/2021	
DRAWN BY: FAM	
Land Projects 2021	
FILE: t303104BLA.dwg	

