

# CERTIFICATE OF SURVEY

## "BOUNDARY LINE ADJUSTMENT"

PARCEL A & B, PLAT No. 952 & TRACTS 4B1A, 4B2, 4B2A  
NE1/4 SW1/4, NW1/4 SE1/4, SECTION 34, T.30N., R.31W., P.M., MT.  
LINCOLN COUNTY, MONTANA

FOR: SPOONER FAMILY LIVING TRUST DATE: JULY, 2021

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

We, Lance R. Spooner and Lana M. Walen, Co-Successor Trustees 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 Parcel A1 is 20 acres or greater, exclusive of public roadways, and is therefore not subject to sanitation review by the DEQ pursuant to MCA 76-4-102(22). Furthermore, Parcel B1 is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(c) as a parcel that has facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, M.C.A. if: (i) no new facilities will be constructed on the parcel; (ii) the number of developed parcels is not increased; (iii) existing facilities complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iv) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; and (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield.

*Lance R. Spooner* 9-7-21  
Lance R. Spooner, Co-Successor Trustee Date  
*Lana M. Walen* 9-7-21  
Lana M. Walen, Co-Successor Trustee Date

### ACKNOWLEDGMENT

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

by Lance M. Spooner, Co-Successor Trustee

on this 7 day of September 2021, in witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby, MT My Commission expires: 8-5-2024

### ACKNOWLEDGMENT

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

by Lana M. Walen, Co-Successor Trustee

on this 7 day of September 2021, in witness whereof, I have hereunto set my hand and affixed my notarial seal.

*Chelsea Sanderson*  
residing in: Libby, MT My Commission expires: 8-5-2024

### BASIS OF BEARING

The basis of bearing for this survey is S89°52'05"E, derived from Survey Grade GPS system calibrated to local control between the C1/4 Corner, Section 34, a found 3 1/4 inch diameter BLM brass cap and the CE1/16 Corner, Section 34, a found 1 1/2 inch diameter copper weld. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and COS No. 2368 is 0°11'26"

### METHOD OF SURVEY

A Trimble R10 GNSS GPS system was used to tie previously set controlling corners and road alignments by Eric Stafford and Brendan Hunter, June, 2021.

### HISTORY OF SURVEYS

1958 - Plat No. 713, Creation of Parcel, Ira C. Miller, 402S  
1964 - Plat No. 952, Boundary Line Adjustment, Jack Nimmerman, 534ES  
1965 - Plat No. 1081, Creation of Parcel, Ira C. Miller, 402S  
1983 - COS No. 1143, Transfer of Ownership, Gerald E. Buntan, 4974S  
1995 - COS No. 2368, Retracement, Dawn Marquardt, 7328S

### 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* 70400LS  
Byron Sanderson, PLS 70400LS

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of September 2021, A.D.

*Steven A. Boyer* 9750LS  
Steven A. Boyer, 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.

*Danna Nicely for Sedawo Carling* 9-13-2021  
Lincoln County Treasurer Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 22nd day

of September 2021, A.D. at 2:25 o'clock

*Robin Benson* by *Michelle Bond*  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4808 RA

### LEGAL DESCRIPTION: PARCEL "A1"

An irregular parcel of land, lying south from Libby, Montana, Lincoln County, within NE1/4 SW1/4, NW1/4 SE1/4, Section 34 T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the C1/4 Corner, Section 34, a 3 1/4 inch diameter BLM brass cap and the TRUE POINT OF BEGINNING: Thence along the east-west center section line said Section 34, S89°52'06"E, 846.63 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said section line S02°21'19"W, 673.16 feet to a 1 inch diameter iron pipe; Thence N76°02'42"W, 844.27 feet to a 5/8 inch diameter rebar with plastic cap marked MARQUARDT, 7328S; Thence N76°01'45"W, 262.79 feet to a 1 1/2 inch diameter copper weld, being the northwest corner of Parcel A, COS No. 2368; Thence along the west boundary, said Parcel A, S20°23'55"W, 967.61 feet to a 1 1/2 inch diameter axle shaft; Thence continuing along said boundary S20°23'55"W, 4.42 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the south boundary of the NE1/4 SE1/4 S89°57'39"W, 580.46 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly road maintenance limit of a 50.00 foot wide road known as "Granite Creek Road"; Thence leaving said road maintenance limit S89°57'39"W, 36.22 feet to an unmarked computed point lying on the centerline of said road; Thence along the centerline of said road the following seven courses: N46°18'37"E, 313.90 feet to an unmarked computed point; Thence N44°27'55"E, 119.43 feet to an unmarked computed point; Thence N41°13'26"E, 784.27 feet to an unmarked computed point; Thence N41°31'00"E, 135.27 feet to an unmarked computed point; Thence through a curve to the left: Delta 29°11'52", Radius 286.50 feet, arc length 146.00 feet to an unmarked computed point; Thence N12°08'33"E, 53.39 feet to an unmarked computed point; Thence through a curve to the right: Delta 11°24'43", Radius 764.00 feet, arc length 152.17 feet to an unmarked computed point; Thence leaving said centerline along the east-west center section line N89°59'57"E, 27.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly road maintenance limit of said road; Thence leaving said road maintenance limit continuing along said center section line N89°59'57"E, 37.78 feet to a 3/8 inch diameter uncapped rebar; Thence continuing along said center section line N89°59'57"E, 105.83 feet to THE TRUE POINT OF BEGINNING, containing 20.72 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "C"

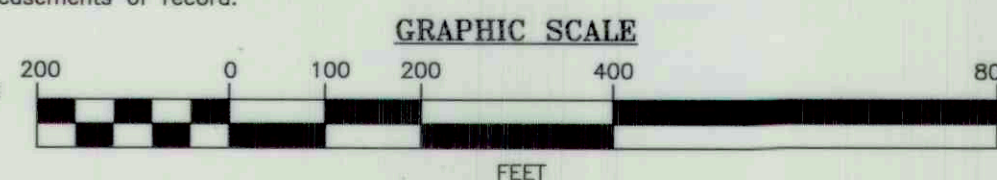
An irregular parcel of land, lying south from Libby, Montana, Lincoln County, within NE1/4 SW1/4, Section 34 T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the C1/4 Corner, Section 34, a 3 1/4 inch diameter BLM brass cap; Thence along the east-west center section line, said Section 34, S89°59'21"W, 105.83 feet to a 3/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING: Thence leaving said section line S20°09'56"W, 342.85 feet to a 5/8 inch diameter rebar with plastic cap marked GEB, 4974S; Thence S20°07'01"W, 91.24 feet to a 1 1/2 inch diameter copper weld, being the northwest corner of Parcel A, COS No. 2368; Thence along the west boundary, said Parcel A, S20°23'55"W, 967.61 feet to a 1 1/2 inch diameter axle shaft; Thence continuing along said boundary S20°23'55"W, 4.42 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the south boundary of the NE1/4 SW1/4 S89°57'39"W, 580.46 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly road maintenance limit of a 50.00 foot wide road known as "Granite Creek Road"; Thence leaving said road maintenance limit S89°57'39"W, 36.22 feet to an unmarked computed point lying on the centerline of said road; Thence along the centerline of said road the following seven courses: N46°18'37"E, 313.90 feet to an unmarked computed point; Thence N44°27'55"E, 119.43 feet to an unmarked computed point; Thence N41°13'26"E, 784.27 feet to an unmarked computed point; Thence N41°31'00"E, 135.27 feet to an unmarked computed point; Thence through a curve to the left: Delta 29°11'52", Radius 286.50 feet, arc length 146.00 feet to an unmarked computed point; Thence N12°08'33"E, 53.39 feet to an unmarked computed point; Thence through a curve to the right: Delta 11°24'43", Radius 764.00 feet, arc length 152.17 feet to an unmarked computed point; Thence leaving said centerline along the east-west center section line N89°59'57"E, 27.36 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly road maintenance limit of said road; Thence leaving said road maintenance limit continuing along said center section line N89°59'57"E, 37.78 feet to THE TRUE POINT OF BEGINNING, containing 7.88 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B1"

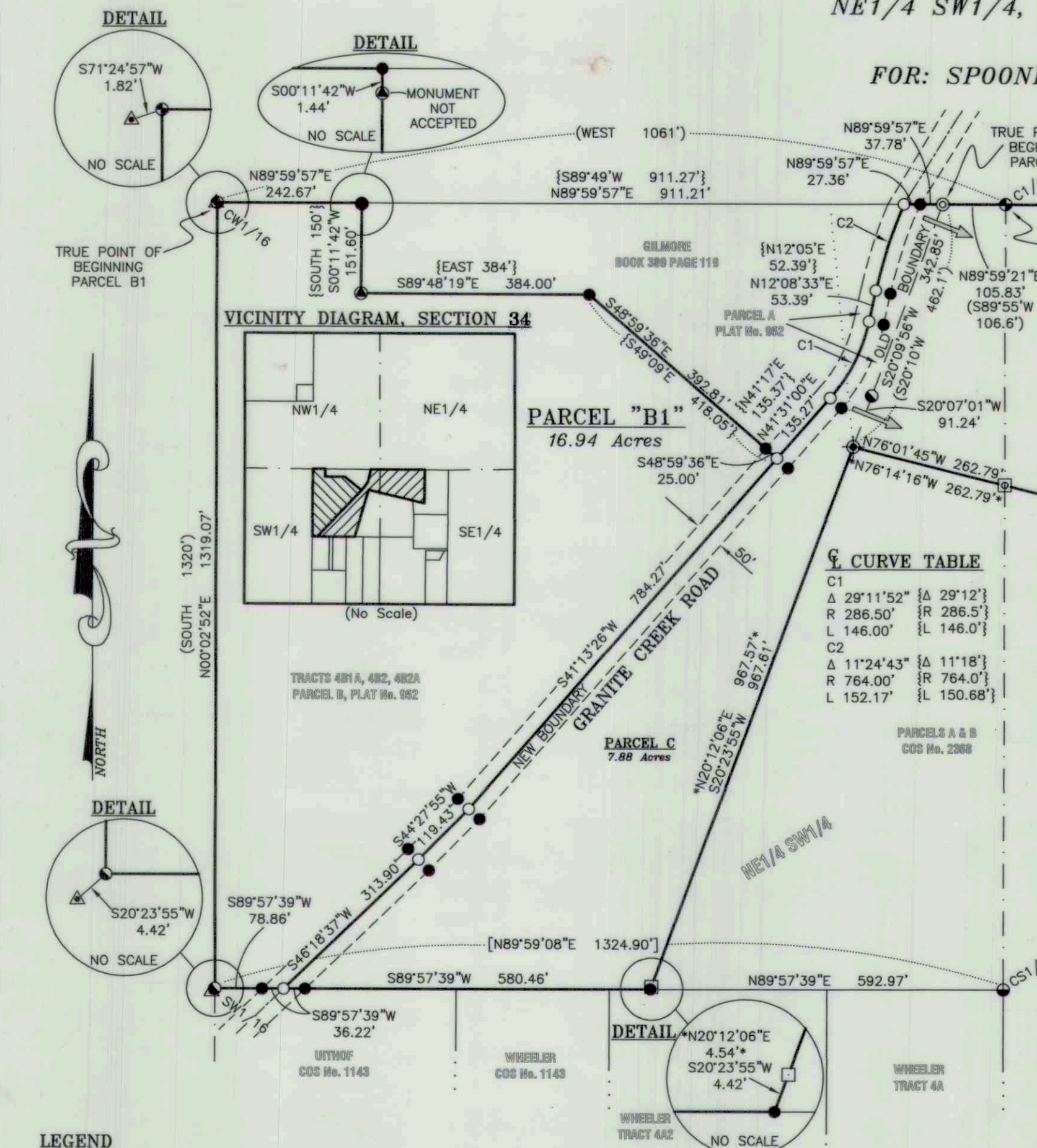
An irregular parcel of land, lying south from Libby, Montana, Lincoln County, within NE1/4 SW1/4, Section 34, T.30N., R.31W., P.M., MT. and more particularly described as follows: Commencing at the CW1/16 Corner, Section 34, a 3 1/4 inch diameter BLM brass cap and the TRUE POINT OF BEGINNING: Thence along the east-west center section line, said Section 34, N89°59'57"E, 242.67 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said section line S00°11'42"W, 151.60 feet to a 3/4 inch diameter uncapped rebar; Thence S89°48'19"E, 384.00 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S48°59'36"E, 392.81 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the westerly road maintenance limit of a 50.00 foot wide road known as "Granite Creek Road"; Thence leaving said road maintenance limit S48°59'36"E, 25.00 feet to an unmarked computed point lying on the centerline of said road; Thence along the centerline of said road the following three courses: S41°13'26"W, 784.27 feet to an unmarked computed point; Thence S44°27'55"W, 119.43 feet to an unmarked computed point; Thence S46°18'37"W, 313.90 feet to an unmarked computed point; Thence leaving said centerline S89°57'39"W, 36.22 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the westerly road maintenance limit of said road; Thence leaving said road maintenance limit S89°57'39"W, 78.86 feet to the SW1/16 Corner, a 5/8 inch diameter rebar with plastic cap marked GEB, 4974S; Thence along the west boundary of the NE1/4 SW1/4 N00°02'52"E, 1319.07 feet to THE TRUE POINT OF BEGINNING, containing 16.94 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.



Affidavit Doc #296120



- #### LEGEND
- FOUND A 3 1/4 INCH DIAMETER BLM BRASS CAP AS NOTED
  - FOUND A 1 INCH DIAMETER IRON PIPE
  - FOUND AN UNCAPPED 3/8 INCH DIAMETER REBAR
  - FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED GEB, 4974S
  - FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT, 7328S
  - FOUND A 1 1/2 INCH DIAMETER COPPER WELD
  - FOUND AN UNCAPPED 3/4 INCH DIAMETER REBAR
  - FOUND A 1/2 INCH DIAMETER IRON PIPE
  - FOUND A 1 1/2 INCH DIAMETER AXLE SHAFT
  - FOUND AN UNCAPPED 5/8 INCH DIAMETER REBAR
  - SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
  - AN UNMARKED COMPUTED POINT

**KOOTENAI**  
SURVEYORS, INC.  
314 CALIFORNIA AVE., LIBBY, MONTANA 59623-4354 mh

CHELSEA SANDERSON  
NOTARY PUBLIC for the  
State of Montana  
Residing at  
Libby, Montana  
My Commission Expires  
August 05, 2024

CHELSEA SANDERSON  
NOTARY PUBLIC for the  
State of Montana  
Residing at  
Libby, Montana  
My Commission Expires  
August 05, 2024

MONTANA  
BYRON SANDERSON  
No. 70400LS  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

LINCOLN COUNTY TREASURER  
SEAL  
STATE OF MONTANA