

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

LOTS 3 & 4, AMENDED PLAT OF FOREST VIEW II SUBDIVISION, REMAINDER
SW1/4 SW1/4 NE1/4, SECTION 4, T.30N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: "THE REGH FAMILY TRUST"

DATE: JULY, 2021

LEGAL DESCRIPTION LOT 4A

An irregular tract of land, westerly from Libby, Montana, Lincoln County, and lying within the SW1/4 SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at the northeast corner Lot 1, Plat No. 199, Candee Tracts Subdivision, a 5/8 inch diameter rebar with unreadable cap, and the TRUE POINT OF BEGINNING;
Thence N89°53'20"E, 255.31 feet to an unmarked computed point; Thence N89°26'59"E 97.82 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°00'00"W, 155.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S90°00'00"W, 162.89 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S03°48'32"W, 70.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°56'34"W, 185.18 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°05'34"W, 224.06 feet to the TRUE POINT OF BEGINNING, containing 1.55 acres. Subject to and together with all appurtenant easements of record.

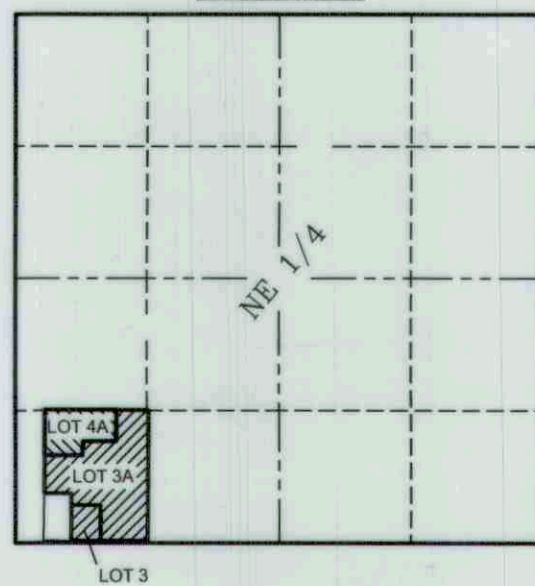
LEGAL DESCRIPTION LOT 3

An irregular tract of land, westerly from Libby, Montana, Lincoln County, and lying within the SW1/4 SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows:
Commencing at a point lying on the northerly right-of-way limit of a 40.00' wide City road known as Mahoney Road, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING;
Thence along said right-of-way limit S89°32'41"W, 75.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said right-of-way limit N00°03'15"W 189.43 feet to an unmarked computed point; Thence N89°36'24"E, 135.77 feet to an unmarked computed point; Thence S00°07'14"E, 189.39 feet to an unmarked computed point lying on the northerly right-of-way limit of a 40.00 foot wide City road known as Mahoney Road; Thence along said right-of-way limit S89°39'04"W, 60.11 feet to the TRUE POINT OF BEGINNING, containing 0.59 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION LOT 3A

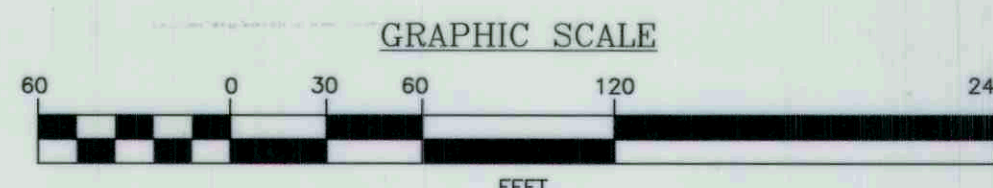
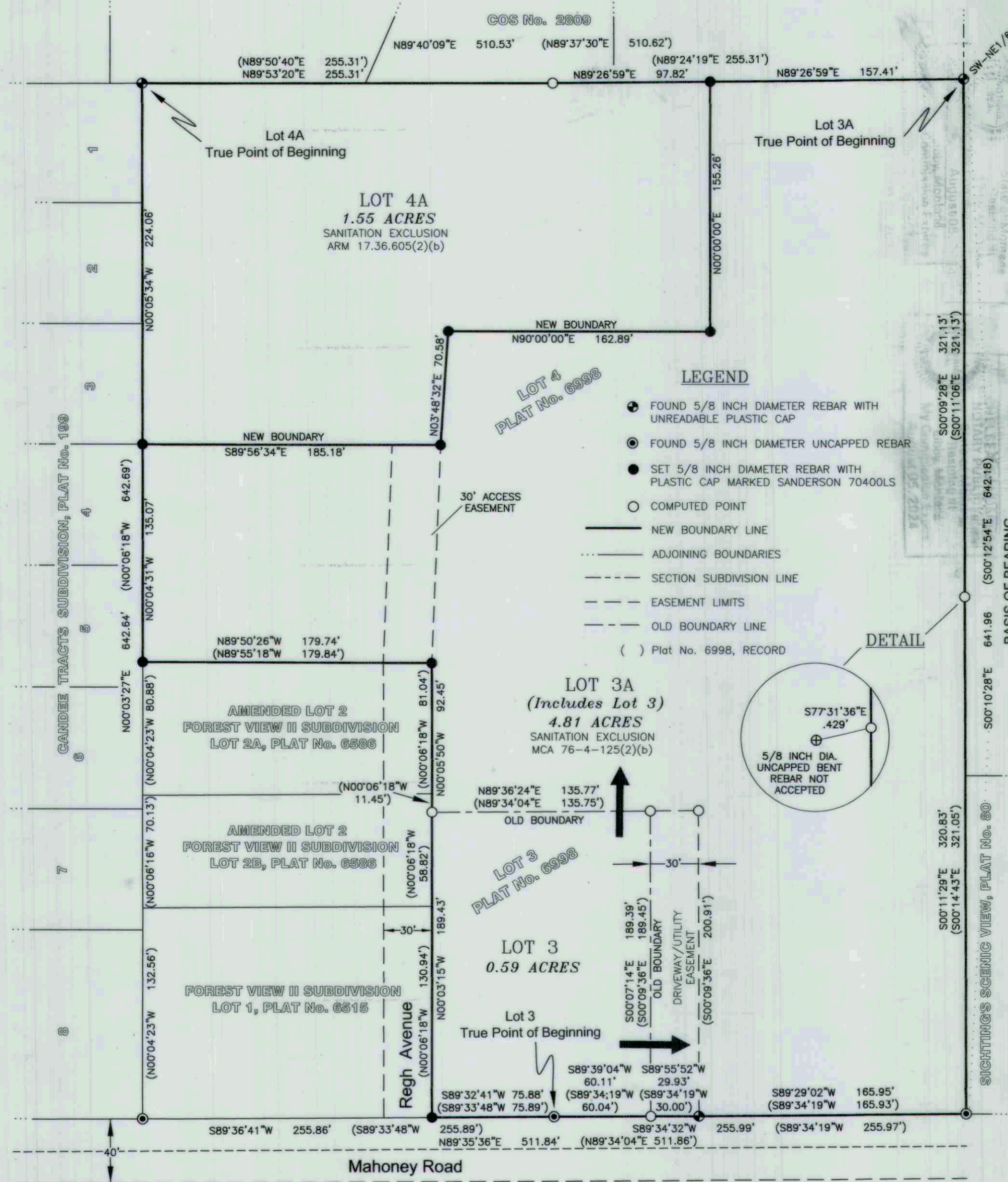
An irregular tract of land, westerly from Libby, Montana, Lincoln County in the SW1/4 SW1/4 NE1/4, Section 4, T.30N., R.31W., P.M., MT. and more particularly described as follows:
Commencing at the SW-NE 1/64th corner, said Section 4, a 5/8 inch diameter rebar with unreadable plastic cap and being the TRUE POINT OF BEGINNING;
Thence S00°09'28"E, 321.13 feet to an unmarked computed point; Thence S00°11'29"E, 320.83 feet to a 5/8 inch diameter uncapped rebar lying on the northerly right-of-way limit of a 40.00 foot wide City road known as Mahoney Road; Thence along said road right-of-way limit the following four courses: S89°29'02"W 165.95 feet to a 5/8 inch diameter rebar with unreadable plastic cap; S89°55'52"W, 29.93 feet to an unmarked computed point; S89°39'04"W, 60.11 feet to a 5/8 inch diameter rebar with unreadable plastic cap; S89°32'41"W, 75.88 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said right-of-way limit N00°03'15"W, 189.43 feet to an unmarked computed point; Thence N00°05'50"W, 92.45 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°04'31"W, 135.07 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N03°48'32"E, 70.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N90°00'00"E, 162.89 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°00'00"E, 155.26 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°26'59"E, 157.41 feet to the TRUE POINT OF BEGINNING, containing 4.81 acres. Subject to and together with all appurtenant easements of record.

VICINITY DIAGRAM SECTION 4



SURVEYORS 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 or amended plat] on which said area is described, unless said area is included with or excluded from adjoining tracts of record.



PURPOSE OF SURVEY AND OWNER'S EXEMPTION

We, James L. and Irene V. Regh, Trustees, "The Regh Family Trust", record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(2)(d) "for five or fewer lots within a platted subdivision, the relocation of common boundaries". Furthermore Lots 3 and 3A are exempt from sanitation review by the DEQ pursuant to MCA 76-4-125(2)(b) as the division is made for the purpose of acquiring additional land to become part of an approved parcel, provided that water or sewer disposal facilities may not be constructed on the additional acquired parcel and that the division does not fall within a previously platted or approved subdivision. Also, Lot 4A is 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, MCA 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, MCA.

James L. Regh, Trustee 9/22/21
Irene V. Regh, Trustee 9/22/21

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by James L. Regh, Trustee on this 22 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: 8-5-24

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by Irene V. Regh, Trustee on this 22 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: 8-5-24

HISTORY OF SURVEY

1952 - Plat No. 80, "Sighting's Scenic View Subdivision", Ira C. Miller, 402S
1953 - Plat No. 199, "Candee Tracts Subdivision", Ira C. Miller, 402S
1973 - Plat No. 2076, "Irregular Parcels", Jack H. Ninneman, 4661S
1983 - COS No. 1169, "Boundary Retracement", Jack H. Ninneman, 4661S
1999 - COS No. 2809, "Boundary Adjustment", Alvah F. Hughes, 7322LS
2003 - Plat No. 6515, "Forest View II Subdivision", Alvah F. Hughes, 7322LS
2005 - Plat No. 6586, "Amended Lot 2, Forest View II Subdivision"
Alvah F. Hughes, 7322LS
2009 - Plat No. 6998, "Amended Plat Forest View II Subdivision, Remainder"
Alvah F. Hughes, 7322LS

BASIS OF BEARING

The basis of bearing for this survey is S00°10'28"E, derived from Survey Grade GPS system calibrated to local control between the SW-NE1/64 Corner, Section 4, Plat No. 6998, a found 5/8 inch diameter rebar with unreadable plastic cap and the southeast corner, Lot 4, Plat No. 6998, a found 5/8 inch diameter uncapped rebar. Angular variation between this survey and Plat No. 6998 is 0°02'26".

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.

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 76-3-207(3), M.C.A. 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Brian Sanderson
Brian Sanderson, PLS, 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 22 of September, 2021, A.D.

Steven A. Boyer
Steven A. Boyer, PLS 6501S, 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 herein are paid pursuant to Section 76-3-207(3), M.C.A.
Donna for Stenberg 9-22-2021
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 27 day of September, 2021, A.D. at 4:31 o'clock
Robin A. Benson by Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4809RB