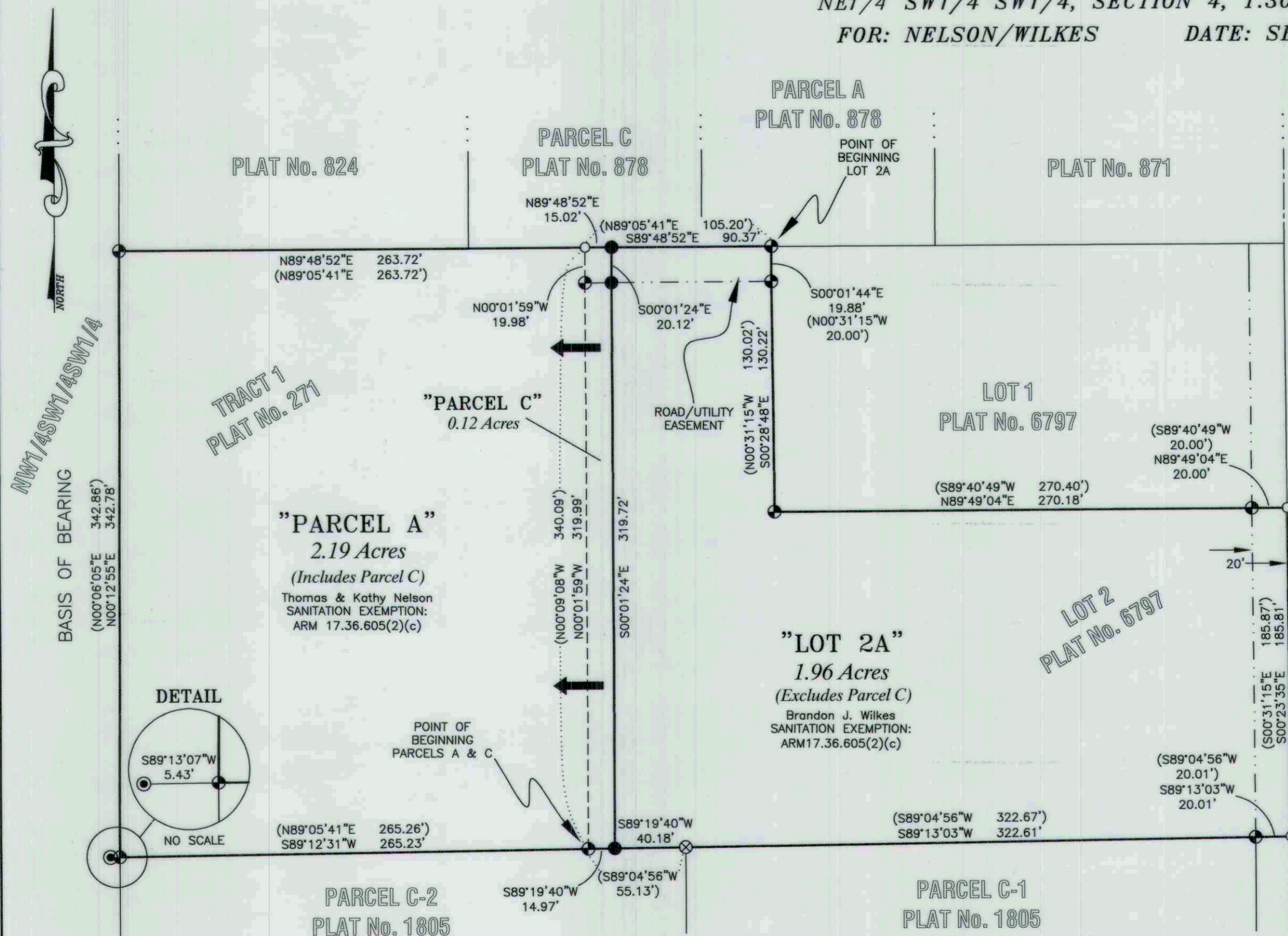


# AMENDED PLAT "BOUNDARY LINE ADJUSTMENT"

TRACT 1, PLAT No. 271 and LOT 2, PLAT No. 6797  
NE1/4 SW1/4 SW1/4, SECTION 4, T.30N., R.31W., P.M., MT.  
FOR: NELSON/WILKES DATE: SEPTEMBER, 2021



## BASIS OF BEARING

The basis of bearing for this survey is N00°12'55"E, derived from Survey Grade GPS system calibrated to local control between the SWSW1/4 Corner, Section 4, a found 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the southwest corner of Plat No. 824, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS. Angular variation between this survey and Plat No. 6797 is 0°06'50".

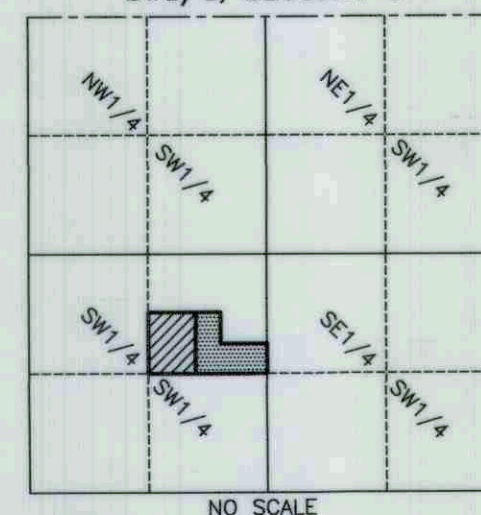
## SURVEYORS NOTES

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.

## METHOD OF SURVEY

A Trimble R10 GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Eric Stafford and Brendan Hunter, September, 2021.

## VICINITY DIAGRAM SW1/4, SECTION 4



## LEGAL DESCRIPTION: PARCEL "A"

A tract of land, lying westerly from Libby, Montana, Lincoln County, within NE1/4 SW1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner, Tract 1, Plat No. 271, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the north boundary of Parcel C-2, Plat No. 1805 and the TRUE POINT OF BEGINNING; Thence along said north boundary S89°12'31"W, 265.23 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the east boundary of the NW1/4SW1/4SW1/4, Section 4, N00°12'55"E, 342.78 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N89°48'52"E, 263.72 feet to an unmarked computed point lying on the south boundary of Parcel C, Plat No. 878; Thence continuing along said south boundary N89°48'52"E, 15.02 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°01'24"E, 20.12 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly easement limit of a 20.00 foot wide access road; Thence S00°01'24"E, 319.72 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the north boundary of Parcel C-2, Plat No. 1805; Thence along said boundary S89°19'40"W, 14.97 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 2.19 acres. Subject to and together with all appurtenant easements of record.

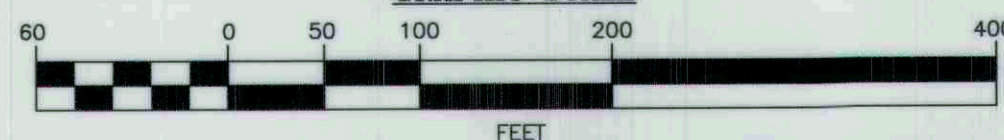
## LEGAL DESCRIPTION: PARCEL "LOT 2A"

A tract of land, lying westerly from Libby, Montana, Lincoln County, within NE1/4 SW1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the northwest corner, Lot 1, Plat No. 6797, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING; Thence along the west boundary of said Lot 1, S00°01'44"E, 19.88 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the southerly easement limit of a 20.00 foot wide access road; Thence continuing along said west boundary, Lot 1, S00°28'48"E, 130.22 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the south boundary of said Lot 1, N89°49'04"E, 270.18 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the westerly right-of-way limit of a 40.00 county road known as "Avenue B"; Thence leaving said road right-of-way limit N89°49'04"E, 20.00 feet to an unmarked computed point lying on the centerline of said county road; Thence along said centerline S00°23'35"E, 185.81 feet to an unmarked computed point; Thence leaving said centerline along the north boundary of Parcel C-1, Plat No. 1805, S89°13'03"W, 20.01 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence continuing along said north boundary S89°13'03"W, 322.61 feet to a 5/8 inch diameter uncapped rebar; Thence along the north boundary of Parcel C-2, Plat No. 1805, S89°19'40"W, 40.18 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°01'24"W, 319.72 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly easement limit of a 20.00 foot wide access road; Thence N00°01'24"W, 20.12 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S89°48'52"E, 90.37 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS and the TRUE POINT OF BEGINNING, containing 1.96 acres. Subject to and together with all appurtenant easements of record.

## LEGAL DESCRIPTION: PARCEL "C"

A tract of land, lying westerly from Libby, Montana, Lincoln County, within NE1/4 SW1/4 SW1/4, Section 4, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner, Tract 1, Plat No. 271, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the north boundary of Parcel C-2, Plat No. 1805 and the TRUE POINT OF BEGINNING; Thence N00°01'59"W, 319.99 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N00°01'59"W, 19.98 feet to an unmarked computed point lying on the south boundary of Parcel C, Plat No. 878; Thence along the south boundary of said Parcel C, N89°48'52"E, 15.02 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°01'24"E, 20.12 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly easement limit of a 20.00 foot wide access road; Thence S00°01'24"E, 319.72 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the north boundary of Parcel C-2, Plat No. 1805; Thence along said north boundary S89°19'40"W, 14.97 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING, containing 0.12 acres. Subject to and together with all appurtenant easements of record.

## GRAPHIC SCALE



## PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Thomas and Kathy Nelson, and Brandon J. Wilkes, being the record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries and is therefore exempt from review as a subdivision pursuant to 76-3-207(1)(e) divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. We further certify that Parcel A and Lot 2A are excluded from sanitation review by the DEQ pursuant to ARM 17.36.605 (2)(c) a parcel that will be affected by a proposed boundary line adjustment, if the parcel has existing 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, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) 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; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided.

Thomas Nelson 10/18/2021  
Kathy Nelson 10-18-21  
Brandon J. Wilkes 10-20-21

## ACKNOWLEDGMENT

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

by Thomas & Kathy Nelson  
on this 18 day of October 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 Brandon J. Wilkes  
on this 20 day of October 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 SURVEYS

1954 - Plat No. 271, creates Tract 2, Robert F. Burdick, 649S  
1963 - Plat No. 824 & 878, creates adjoining parcel, Jack W. Ninneman, 534ES  
1971 - Plat No. 1805, creates adjoining parcel, Jack W. Ninneman, 534ES  
2001 - Plat No. 6382, creates adjoining parcel, Jack W. Ninneman, 534ES  
2007 - Plat No. 6797, Wilkes Subdivision, 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 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.

Ryan Sanderson  
Byron Sanderson, PLS 70400LS

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 22 of October 2021, A.D.  
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.  
Dorinda R. Carlberg 10-21-21  
Lincoln County Treasurer Date

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 22nd day of October 2021, A.D. at 9:51 AM o'clock  
Robin A. Benson by Corrina Brown  
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4820 RB

