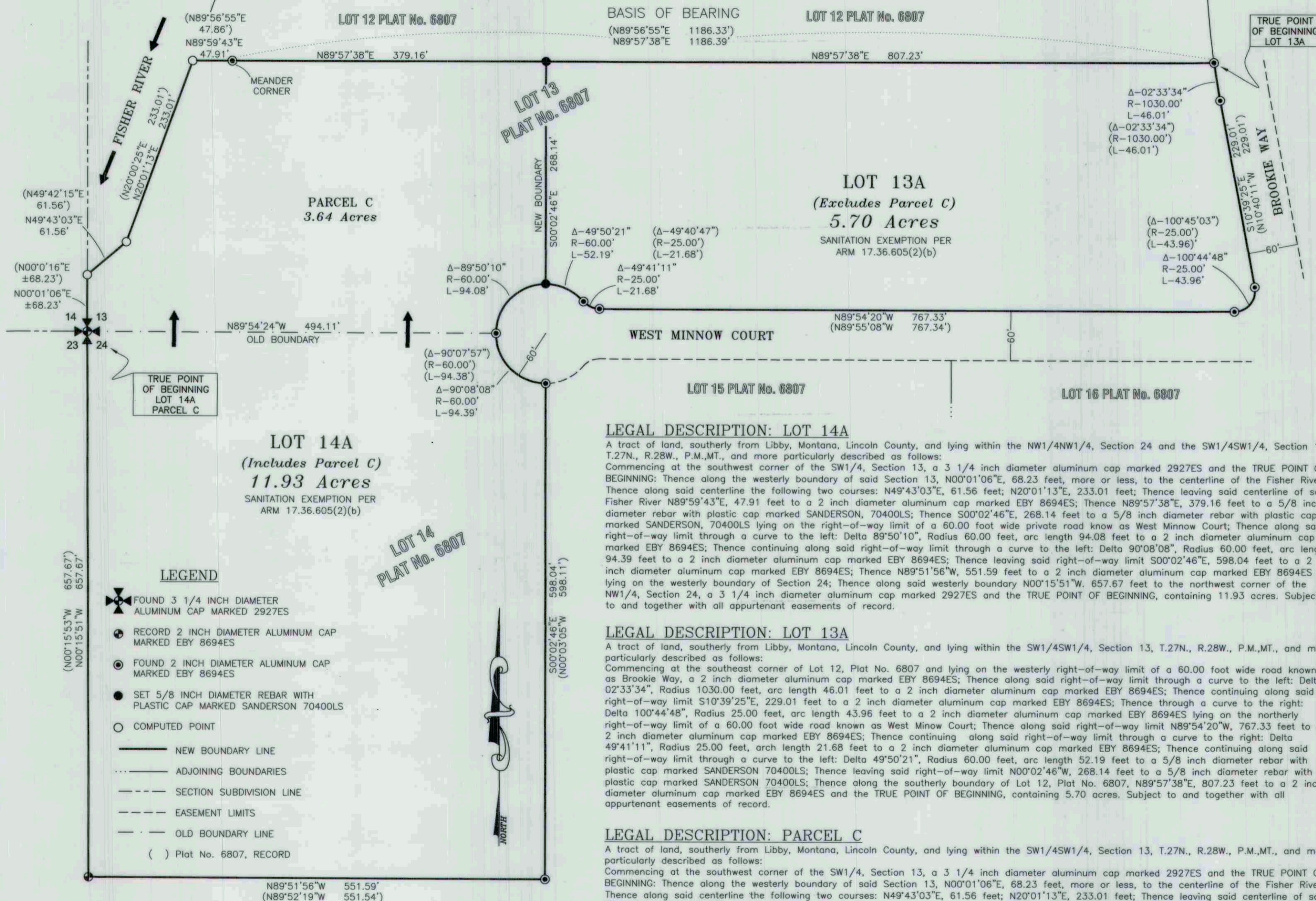


AMENDED PLAT
"BOUNDARY LINE ADJUSTMENT"
LOTS 13 & 14, PLAT No. 6807 "THE PINES at FISHER RIVER"
SW1/4 SW1/4, SECTION 13,
NW1/4 NW1/4 SECTION 24, T.27N., R.28W., P.M., MT.
LINCOLN COUNTY, MT.
FOR: LANCE & NANCY SWANSON **DATE: MAY, 2021**



LEGAL DESCRIPTION: LOT 14A

A tract of land, southerly from Libby, Montana, Lincoln County, and lying within the NW1/4NW1/4, Section 24 and the SW1/4SW1/4, Section 13, T.27N., R.28W., P.M., MT., and more particularly described as follows: Commencing at the southwest corner of the SW1/4, Section 13, a 3 1/4 inch diameter aluminum cap marked 2927ES and the TRUE POINT OF BEGINNING; Thence along the westerly boundary of said Section 13, N00°01'06"E, 68.23 feet, more or less, to the centerline of the Fisher River; Thence along said centerline the following two courses: N49°43'03"E, 61.56 feet; N20°01'13"E, 233.01 feet; Thence leaving said centerline of said Fisher River N89°59'43"E, 47.91 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence N89°57'38"E, 379.16 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°02'46"E, 268.14 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the right-of-way limit of a 60.00 foot wide private road known as West Minnow Court; Thence along said right-of-way limit through a curve to the left: Delta 89°50'10", Radius 60.00 feet, arc length 94.08 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence continuing along said right-of-way limit through a curve to the left: Delta 90°08'08", Radius 60.00 feet, arc length 94.39 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence leaving said right-of-way limit S00°02'46"E, 598.04 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence N89°51'56"W, 551.59 feet to a 2 inch diameter aluminum cap marked EBY 8694ES lying on the westerly boundary of Section 24; Thence along said westerly boundary N00°15'51"W, 657.67 feet to the northwest corner of the NW1/4, Section 24, a 3 1/4 inch diameter aluminum cap marked 2927ES and the TRUE POINT OF BEGINNING, containing 11.93 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: LOT 13A

A tract of land, southerly from Libby, Montana, Lincoln County, and lying within the SW1/4SW1/4, Section 13, T.27N., R.28W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner of Lot 12, Plat No. 6807 and lying on the westerly right-of-way limit of a 60.00 foot wide road known as Brookie Way, a 2 inch diameter aluminum cap marked EBY 8694ES; Thence along said right-of-way limit through a curve to the left: Delta 02°33'34", Radius 1030.00 feet, arc length 46.01 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence continuing along said right-of-way limit S10°39'25"E, 229.01 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence through a curve to the right: Delta 100°44'48", Radius 25.00 feet, arc length 43.96 feet to a 2 inch diameter aluminum cap marked EBY 8694ES lying on the northerly right-of-way limit of a 60.00 foot wide road known as West Minnow Court; Thence along said right-of-way limit N89°54'20"W, 767.33 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence continuing along said right-of-way limit through a curve to the left: Delta 49°50'21", Radius 60.00 feet, arc length 52.19 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence leaving said right-of-way limit N00°02'46"W, 268.14 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence along the southerly boundary of Lot 12, Plat No. 6807, N89°57'38"E, 807.23 feet to a 2 inch diameter aluminum cap marked EBY 8694ES and the TRUE POINT OF BEGINNING, containing 5.70 acres. Subject to and together with all appurtenant easements of record.

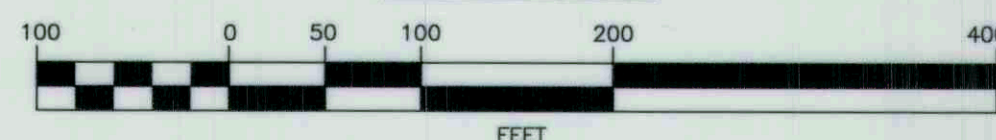
LEGAL DESCRIPTION: PARCEL C

A tract of land, southerly from Libby, Montana, Lincoln County, and lying within the SW1/4SW1/4, Section 13, T.27N., R.28W., P.M., MT., and more particularly described as follows: Commencing at the southwest corner of the SW1/4, Section 13, a 3 1/4 inch diameter aluminum cap marked 2927ES and the TRUE POINT OF BEGINNING; Thence along the westerly boundary of said Section 13, N00°01'06"E, 68.23 feet, more or less, to the centerline of the Fisher River; Thence along said centerline the following two courses: N49°43'03"E, 61.56 feet; N20°01'13"E, 233.01 feet; Thence leaving said centerline of said Fisher River N89°59'43"E, 47.91 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence N89°57'38"E, 379.16 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S00°02'46"E, 268.14 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS lying on the right-of-way limit of a 60.00 foot wide private road known as West Minnow Court; Thence along said right-of-way limit through a curve to the left: Delta 89°50'10", Radius 60.00 feet, arc length 94.08 feet to a 2 inch diameter aluminum cap marked EBY 8694ES; Thence leaving said right-of-way limit N89°54'24"W, 494.11 feet to the southwest corner of the SW1/4, Section 13, a 3 1/4 inch diameter aluminum cap marked 2927ES and the TRUE POINT OF BEGINNING, containing 3.64 acres. Subject to and together with all appurtenant easements of record.

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.

GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION

We, Lance and Nancy Swanson, 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 13A and 14A are excluded from sanitation review by the Department of Environmental Quality 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 of 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.

Lance Swanson 10/19/21
Nancy Swanson 10/19/21
Date

ACKNOWLEDGMENT

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

by Lance Swanson
on this 19th day of October 2021.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Columbia Falls, MT My Commission Expires: May 11, 2025
JESSICA ELLIOTT
Notary Public for the State of Montana
Residing at: Columbia Falls, Montana
My Commission Expires: May 11, 2025

ACKNOWLEDGMENT

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

by Nancy Swanson
on this 19th day of October 2021.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Columbia Falls, MT My Commission Expires: May 11, 2025
JESSICA ELLIOTT
Notary Public for the State of Montana
Residing at: Columbia Falls, Montana
My Commission Expires: May 11, 2025

HISTORY OF SURVEY

2007 - Plat No. 6807, "The Pine at Fisher River",
Jane L. Eby, 8694ES

BASIS OF BEARING

The basis of bearing for this survey is N89°57'38"E, derived from Survey Grade GPS system calibrated to local control between the northeast corner, Lot 13, Plat No. 6807, a found 2 inch diameter aluminum cap marked Eby 8694ES and the northwest meander corner, Lot 13, COS No. 6807, a found 2 inch diameter aluminum cap marked Eby 8694ES. Angular variation between this survey and Plat No. 6807 is 0°01'19".

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, 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 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson, PLS, 70400LS 9-22-21
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of November 2021, A.D.
Steven A. Boyer, PLS 9720LS, 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), MCA.
Dana Nialy for Secretary Carling 10-29-21
Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 1st day
of November 2021, A.D. at 1:36 o'clock
Robin A. Benson Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4822 RB

