

CERTIFICATE OF SURVEY

AGRICULTURAL EXEMPTION

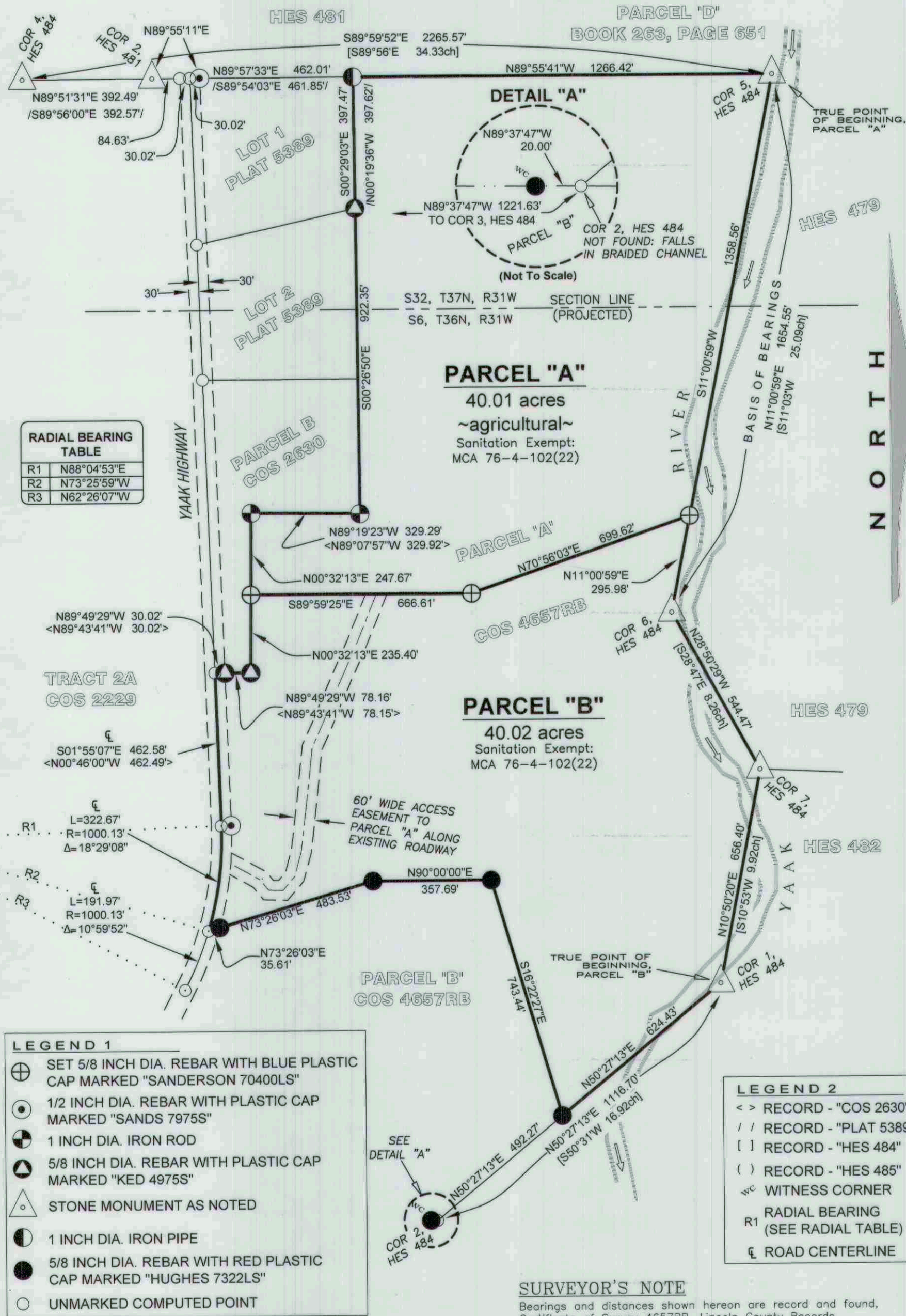
PARCEL "A", COS 4657RB

in N1/2, SECTION 6, T.36N., R.31W., & S1/2, SECTION 32, T.37N., R.31W., P.M.MT.

LINCOLN COUNTY, MONTANA

FOR: HAGENESS

DATE: NOVEMBER, 2021



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

JJ Hageness Opportunity Properties, LLC, owner of record, hereby certifies that the purpose of this survey is to create Parcel "A", 40.01 acres to be used exclusively for agricultural purposes, and that covenants will be entered into by the parties to the transaction, running with the land and revocable only by mutual consent of the governing body and the property owners, that the land will be used exclusively for agricultural purposes, and that this survey is exempt from review as a subdivision pursuant to 76-3-207(1)(c), M.C.A. We further certify that Parcel "A" and the resulting Parcel "B" are exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-102(22), as parcels that are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality.

Jeremy Hageness, JJ Hageness Opportunity Properties, LLC Representative

12/6/21

Jason Hageness, JJ Hageness Opportunity Properties, LLC Representative

12/6/21

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln

by JEREMY HAGENESS

on this 6 day of December 2021. In witness

I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

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

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 JASON HAGENESS

on this 6 day of December 2021. In witness

I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

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

residing in: Libby, MT My Commission expires: 8-5-24

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
Byron Sanderson, PLS, 70400LS

BYRON SANDERSON
PLS, 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 7th day of DECEMBER 2021, A.D.

Steven A. Boyer
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.

Shawn Hoff for Sudaris Carlberg 12-07-2021

Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 8th day of December 2021.

A.D. at 9:25 o'clock

Robin A. Benson by Michelle Byrd

Lincoln County Clerk and Recorder Deputy

BASIS OF BEARING

The basis of bearings for this survey is N11°00'59"E between Corner No. 6 and Corner No. 5, HES 484, each being found stone monuments marked "X". This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and HES 484 is 0°02'01".

METHOD OF SURVEY

A Trimble S6 Robotic Total Station and a Trimble R10-2 GNSS system were used to tie previously set controlling corners by Byron Sanderson, July, 2021.

HISTORY OF SURVEY

1916 - HES No. 484, Homestead Entry Survey, F.E. Thieme
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1950 - Irr. Plat No. 86, Yaak Road Survey, I.C. Miller, 402S
1992 - COS No. 1979, Retractionment, T.E. Sands, 7975S
1994 - COS No. 2229, Boundary Line Adjustment, R.A. Pearson, 9008LS
1995 - Plat No. 5389, Roberts View Subdivision (adjacent), K.E. Davis, 4975S
1997 - COS No. 2630, Boundary Line Adjustment, K.E. Davis, 4975S
2000 - Book 263 Page 651, Deed Exhibit (adjacent), K.E. Davis, 4975S
2019 - COS No. 4657RB, Boundary Line Adjustment, A.F. Hughes, 7322LS

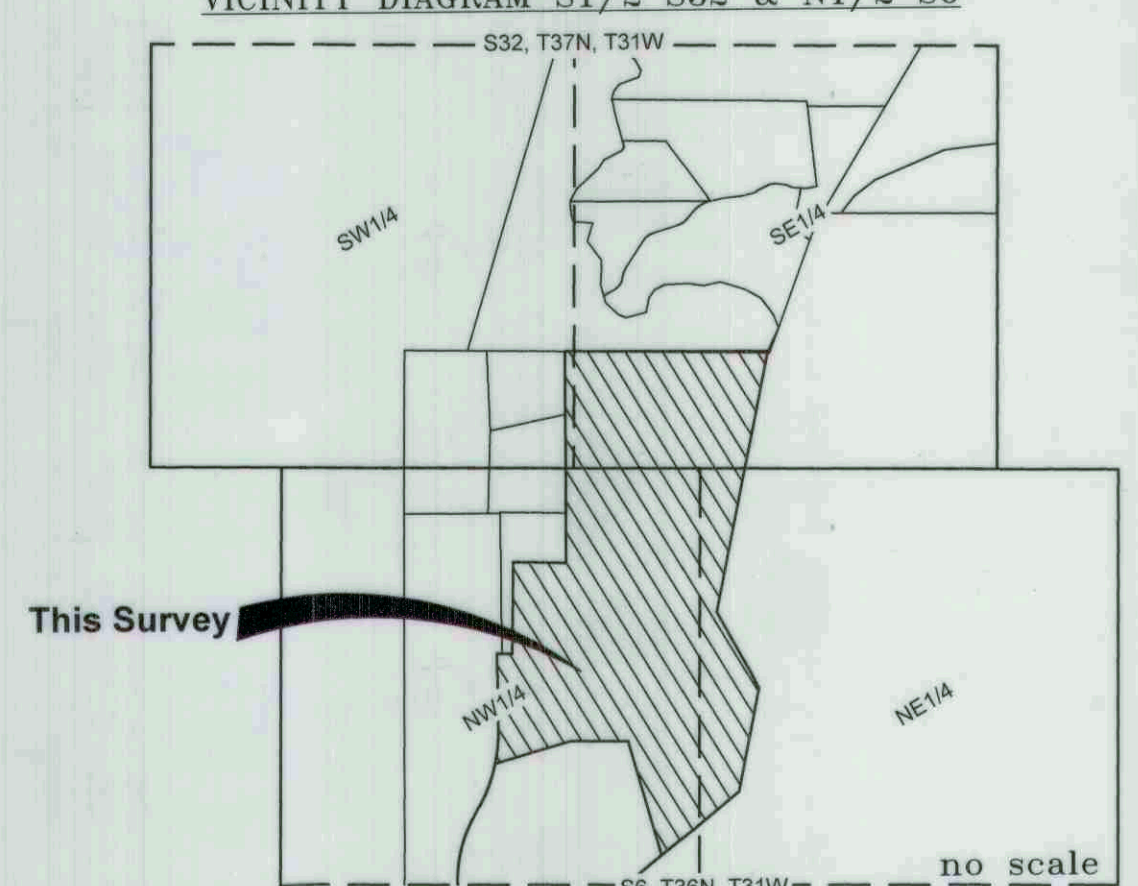
LEGAL DESCRIPTION - PARCEL "A"

An irregular tract of land, lying northerly from Yaak, Montana, in N1/2, Section 6, T.36N., R.31W., P.M.MT. & S1/2, Section 32, T.37N., R.31W., P.M.MT., and more particularly described as:
Commencing at Corner No. 5, HES 484, a stone monument marked "X"; Thence along the boundary common to HES 484 and HES 481, N89°55'41"W, 1266.42 feet to the northeastern corner of Lot 1, Plat 5389, a 1 inch diameter iron pipe; Thence along the eastern boundary, S00°29'03"E, 397.47 feet to the southeastern corner, said lot 1, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along the eastern boundary of Lot 2, Plat 5389 and Parcel "B", COS 2630; S00°26'50"E, 922.35 feet to a 1 inch diameter steel rod; Thence along a boundary line common with said Parcel "B", N89°19'23"W, 329.29 feet to a 1 inch diameter steel rod; Thence along a boundary line common with said Parcel "B", S00°32'13"W, 247.67 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S89°59'25"E, 666.61 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N70°56'03"E, 699.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along the boundary common to HES 479, N11°00'59"E, 1358.56 feet to Corner No. 5, HES 484, a stone monument marked "X" and the TRUE POINT OF BEGINNING, containing 40.01 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION - PARCEL "B"

An irregular tract of land, lying northerly from Yaak, Montana, in N1/2, Section 6, T.36N., R.31W., P.M.MT., and more particularly described as:
Commencing at Corner No. 1, HES No. 484, a stone monument marked "X" and the TRUE POINT OF BEGINNING; Thence along the boundary common to HES 484 and HES 482, N10°50'20"E, 656.40 feet to Corner No. 7, HES 484, a stone monument marked "X"; Thence along the boundary common to HES 484 and HES 479, N28°50'29"W, 544.47 feet to Corner No. 6, HES 484, a stone monument marked "X"; Thence continuing along the boundary common to HES 484 and HES 479, N11°00'59"E, 295.98 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence S70°56'03"W, 699.62 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence N89°59'25"W, 666.61 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON 70400LS; Thence along a boundary line common with Parcel "B", COS 2630, S00°32'13"W, 235.40 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along a boundary common with said Parcel "B", N89°49'29"W, 78.16 feet to a 5/8 inch diameter rebar with plastic cap marked KED 4975S lying on the eastern right-of-way limit of "Yaak Highway"; Thence along a boundary common with said Parcel "B", N89°49'29"W, 30.02 feet to an unmarked computed point lying on the centerline of "Yaak Highway"; Thence along said centerline S01°55'07"E, 462.58 feet to an unmarked computed point; Thence continuing along said centerline through a 1000.13 foot radius non-tangent curve to the right, delta angle of 18°29'08", arc distance of 322.67 feet to an unmarked computed point; Thence N73°26'03"E, 35.61 feet to the eastern right-of-way limit of "Yaak Highway"; Thence along said centerline N73°26'03"E, 483.53 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence N90°00'00"E, 357.69 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence S16°22'27"E, 743.44 feet to the boundary common to HES 484 and HES 482, a 5/8 inch diameter rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary common to HES 484 and HES 482, N50°27'13"E, 624.43 feet to Corner No. 1, HES No. 484, a stone monument marked "X" and the TRUE POINT OF BEGINNING, containing 40.02 acres. Subject to and together with all appurtenant easements of record.

VICINITY DIAGRAM S1/2 S32 & N1/2 S6



CERTIFICATE OF SURVEY No. 4834 AE