

# CERTIFICATE OF SURVEY

## "FAMILY TRANSFER"

SE1/4 NE1/4, SECTION 31, T.31N., R.31W., P.M.,MT.

LINCOLN COUNTY, MONTANA

FOR: SCHNACKENBERG

DATE: OCTOBER, 2021

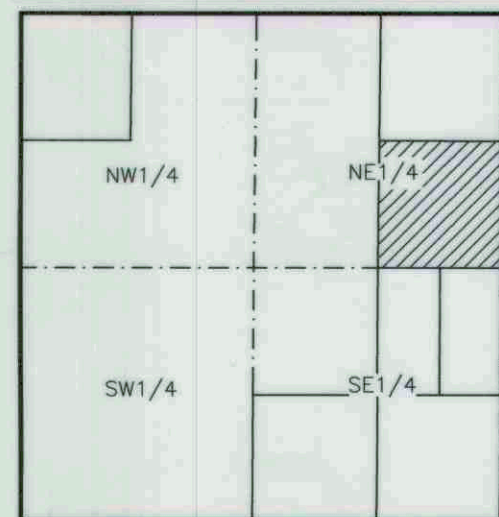
### LEGAL DESCRIPTION: PARCEL "A"

An irregular parcel of land, lying northwest from Libby, Montana, Lincoln County, within the SE1/4 NE1/4, Section 31 T.31N., R.31W., P.M.,MT. and more particularly described as follows: SE1/4 NE1/4, Section 31, T.31N., R.31W., P.M.,MT. excepting the 4.38 acre Parcel B, as shown hereon, containing 35.05 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B"

An irregular parcel of land, lying northwest from Libby, Montana, Lincoln County, within the SE1/4 NE1/4, Section 31 T.31N., R.31W., P.M.,MT. and more particularly described as follows: Commencing at the N1/16 corner, said Section 31, a 3 1/4 inch diameter aluminum cap; Thence S44°02'53"W, 621.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence S89°10'52"W, 432.58 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N00°01'11"W, 441.10 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS; Thence N89°13'12"E, 432.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 4.38 acres. Subject to and together with all appurtenant easements of record.

VICINITY DIAGRAM, SECTION 31



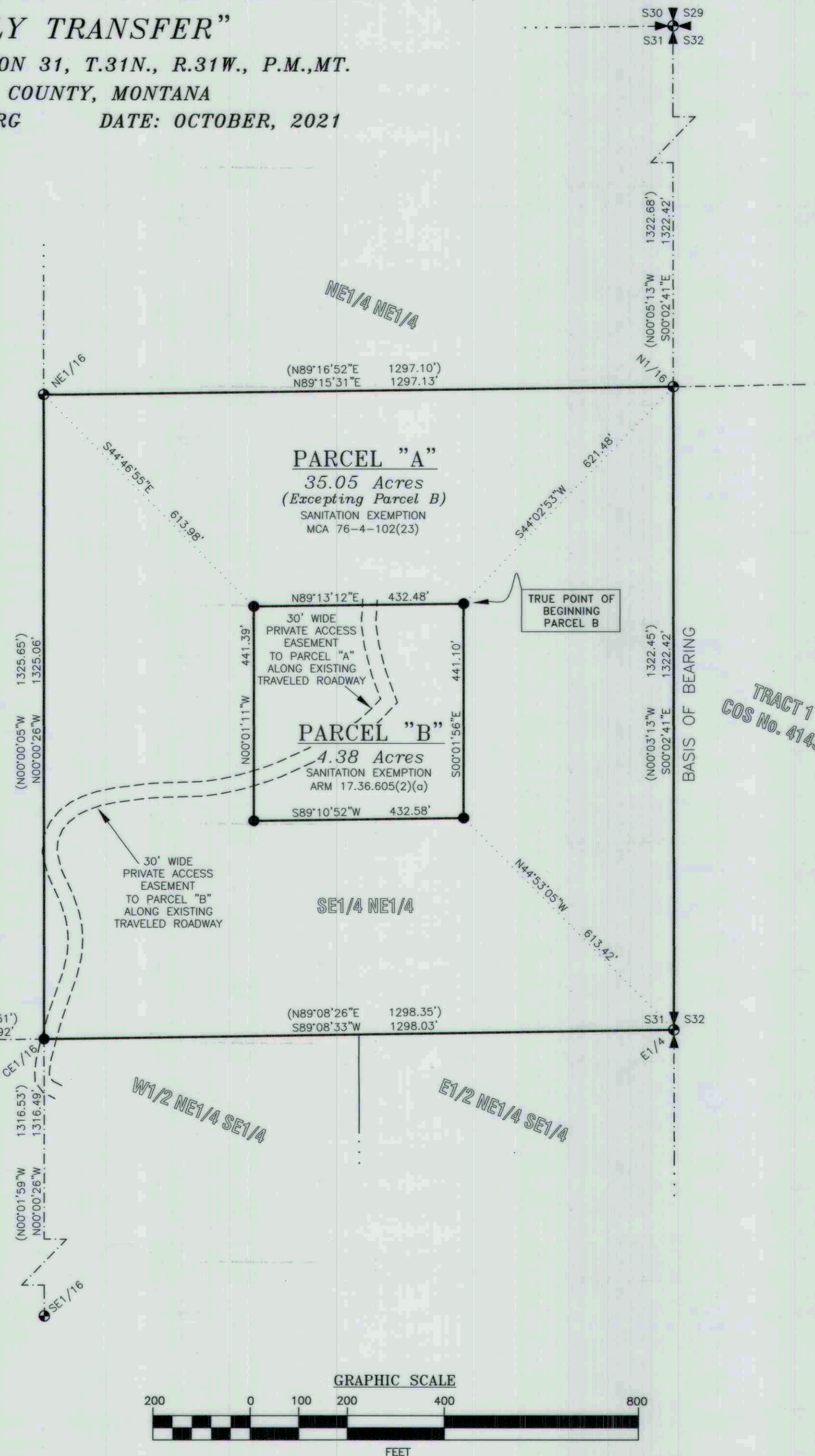
(No Scale)



STIMSON  
LUMBER CO.

### LEGEND

- FOUND 3 1/4 INCH DIAMETER BLM BRASS CAP
- FOUND 3 1/4 INCH DIAMETER BLM BRASS CAP
- FOUND 3 1/4 INCH DIAMETER ALUMINUM CAP
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON 70400LS
- PROPERTY BOUNDARIES - THIS SURVEY
- ADJOINING BOUNDARIES
- EASEMENT LIMIT
- SECTION SUBDIVISION LINE
- ( ) COS No. 1622, RECORD



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

We, Steven H. & Denise S. Schnackenberg, being the record owners, hereby certify that the purpose of this survey and division of land is to transfer Parcel B containing 4.38 acres to our son James Schnackenberg, that this is the first and single gift or sale in this county to each member of my immediate family and the owner of record certifies that the parcel will not be transferred back the grantor within 24 months of filing without written consent of the governing body. Therefore Parcels A and B are exempt from review as a subdivision pursuant to section 76-3-207(1)(b), M.C.A. We further certify that Parcel A 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(23). Also, Parcel B is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(a) as a parcel that has no existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel.

Steven H. Schnackenberg  
Steven H. Schnackenberg

12-13-2021  
Date

Denise S. Schnackenberg  
Denise S. Schnackenberg

12-13-2021  
Date

### ACKNOWLEDGMENT

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

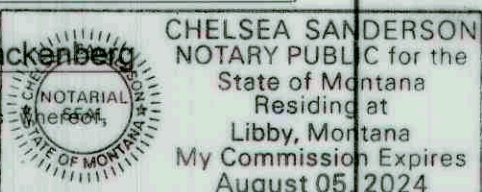
the State of \_\_\_\_\_ County of \_\_\_\_\_

by Steven H. Schnackenberg & Denise S. Schnackenberg

on this 13 day of December 2021. In witness  
I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

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



### BASIS OF BEARING

The basis of bearing for this survey is S00°02'41"E, derived from Survey Grade GPS system calibrated to local control between the N1/16 Corner, Section 31, a found 3 1/4 inch diameter aluminum cap and the E1/4 Corner, Section 31, a found 3 1/4 inch diameter brass cap. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and COS No. 1622 is 00°00'32".

### METHOD OF SURVEY

A Trimble R10-2 GNSS GPS system was used to tie previously set controlling corners and road alignments by Eric Stafford and Brendan Hunter, July, 2021.

### REFERENCED SURVEYS

1987 - COS No. 1622, Section Subdivision, Thomas C. Hill, 5612S

### 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

12-14-21  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 15 of December 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.

Sharon A. Starbuck  
Lincoln County Treasurer

12-16-2021  
Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17th day

of December 2021, A.D. at 12:23 o'clock

Robin A. Benson  
Lincoln County Clerk and Recorder

by Cheryl Brown  
Deputy

CERTIFICATE OF SURVEY No. 4837 FC

