

# CERTIFICATE OF SURVEY AMENDED PLAT

## LOTS 3-6, BLOCK 6, JENNISON ADDITION "BOUNDARY LINE ADJUSTMENT & AGGREGATION OF LOTS"

SW1/4 SE1/4, SECTION 3, T.30N., R.31W., P.M., MT.

FOR: MONTGOMERY

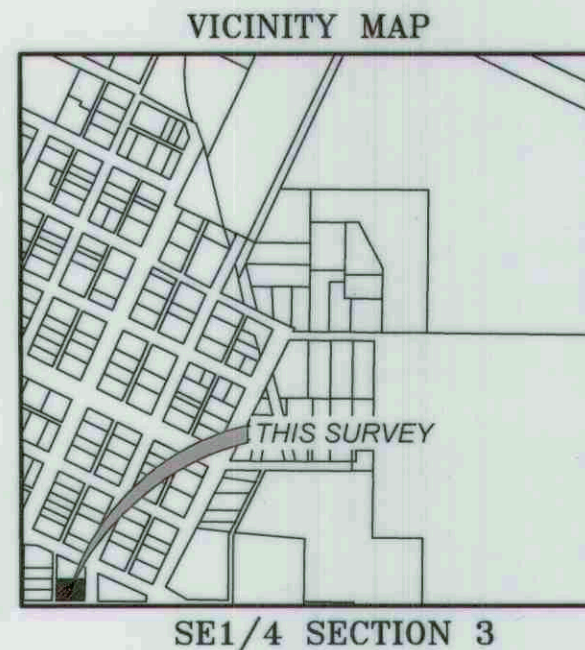
DATE: NOVEMBER, 2021

### LEGAL DESCRIPTION: PARCEL "A"

A tract of land, lying within in the city limits of Libby, Montana, Lincoln County, within SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southwest corner, Lot 6, Block 6, Jennison Addition, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of "Spruce Street" and the TRUE POINT OF BEGINNING; Thence leaving said right-of-way limit N00°13'18"E, 82.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S89°46'42"E, 52.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S00°13'18"W, 82.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of "Spruce Street"; Thence along said right-of-way limit N89°46'42"W, 52.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.10 acres. Subject to and together with all appurtenant easements of record.

### LEGAL DESCRIPTION: PARCEL "B"

A tract of land, lying within in the city limits of Libby, Montana, Lincoln County, within SW1/4 SE1/4, Section 3, T.30N., R.31W., P.M., MT., and more particularly described as follows: Commencing at the southeast corner, Lot 6, Block 6, Jennison Addition, a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of "Spruce Street" and the TRUE POINT OF BEGINNING; Thence along said right-of-way limit N89°46'42"W, 74.59 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°13'18"E, 82.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N89°46'42"W, 52.41 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N00°13'18"E, 17.83 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along the south boundary of Lot 2, Block 6, Jennison Addition, S89°46'42"E, 127.00 feet to the west right-of-way limit of "Wisconsin Avenue", a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence along said west right-of-way limit, S00°13'18"W, 100.00 feet to the southeast corner, Lot 6, Block 6, Jennison Addition, and the TRUE POINT OF BEGINNING, containing 0.19 acres. Subject to and together with all appurtenant easements of record.



NOTE:  
SOUTH ONE-QUARTER CORNER  
OF SECTION 3 FALLS IN  
TRAVELED WAY OF US HIGHWAY 2  
AND WAS DESTROYED DURING  
ROAD SURFACE RECONSTRUCTION  
ACTIVITIES.

### LEGEND

- 3 1/4 INCH DIAMETER BRASS CAP
- 5/8 INCH DIAMETER UNCAPPED REBAR
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN 4661S
- FOUND NAIL
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MARQUARDT, 7328S
- AN UNMARKED COMPUTED POINT
- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- CENTERLINE
- SECTION LINE
- ( ) PLAT No. 11, RECORD
- { } COS No. 2279, RECORD

### LINE TABLE

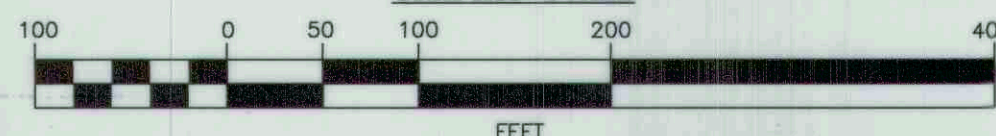
L1	N00°13'18"E	82.17'
L2	S89°46'42"E	52.41'
L3	S00°13'18"W	82.17'
L4	N89°46'42"W	52.41'
L5	N89°46'42"W	74.60'
L6	N00°13'18"E	17.83'
L7	S89°46'42"E	127.00'
L8	S00°13'18"W	100.00'

PARCEL A  
0.10 Acres

PARCEL B  
0.19 Acres

BASIS OF BEARING

GRAPHIC SCALE



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

We, Theodore Richard and Shayla Marie Montgomery, being the record owners, hereby certify that the purpose of this survey and division of land is the aggregation of Lots 3-6, Block 6, Jennison Addition, Plat No. 11 pursuant to MCA 76-3-207(1)(f); aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas. We further certify that Parcels A and B are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(3) aggregations of parcels are not subdivisions subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA.

Theodore Richard Montgomery 12/16/21  
Shayla Marie Montgomery 12/16/21

### ACKNOWLEDGMENT

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

on this 16 day of December 2021. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Libby My Commission expires: 4-16-23

### ACKNOWLEDGMENT

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

on this 16 day of December 2021. In witness whereof, I have hereunto set my hand and affixed my notarial seal.

residing in: Libby My Commission expires: 4-16-23

### BASIS OF BEARING

The basis of bearing for this survey is S89°46'42"E, derived from Survey Grade GPS system calibrated to local control between the SE Corner, Section 3, a found 3 1/4 inch diameter brass cap and the SW Corner Section 3, a 5/8 inch diameter uncapped rebar. Angular variation between this survey and COS No. 2279 is 0°40'20".

### HISTORY OF SURVEYS

1915 - Plat No. 11, Jennison Addition to Libby, Paul D. Pratt  
1994 - COS No. 2279, Retracement Survey, Dawn Marquardt, 7328S

### 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 11-18-21  
Date

### EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 17 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.

DeWyn Hoff for Sandra Carlberg 12-16-2021  
Lincoln County Treasurer Date

### CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 17th day of December 2021, A.D. at 12:56 o'clock, by Robin A. Benson Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4838 RB-AL