

LEGAL DESCRIPTION; PARCEL "A"

An irregular parcel of land, lying northwesterly from Libby, Montana, Lincoln County, within NE1/4, Section 32, T.31N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the northeast corner, Lot 1, Plat No. 2587, a 5/8 inch diameter rebar with plastic cap marked SANDERSON AND COMPANY lying on the southerly right-of-way limit of Burlington Northern Railroad; Thence along said railroad right-of-way limit S64°58'00"E, 25.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right-of-way limit of "Jay Effar Road" and the TRUE POINT OF BEGINNING;

Thence continuing along said railroad right-of-way limit S64°58'00"E, 48.87 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said railroad right-of-way limit S28°51'42"W, 28.24 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S04°17'19"W, 250.53 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence S11°21'12"E, 34.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the northerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit N55°33'47"W, 21.61 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right-of-way limit of "Jay Effar Road"; Thence along said road right-of-way limit N00°08'50"W, 316.53 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.16 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION; PARCEL "B"

An irregular parcel of land, lying northwesterly from Libby, Montana, Lincoln County, within NE1/4, Section 32, T.31N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the northeast corner, Lot 1, Plat No. 2587, a 5/8 inch diameter rebar with plastic cap marked SANDERSON AND COMPANY lying on the southerly right-of-way limit of Burlington Northern Railroad; Thence along said railroad right-of-way limit the following two courses: Thence S64°58'00"E, 25.48 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the easterly right-of-way limit of "Jay Effar Road"; Thence S64°58'00"E, 48.87 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence continuing along said railroad right-of-way limit the following two courses: Thence S64°58'00"E, 131.32 feet to an unmarked computed point; Thence S64°58'00"E, 7.02 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said railroad right-of-way limit S22°05'33"W, 34.79 feet to an unmarked computed point; Thence S22°05'33"W, 279.07 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said highway right-of-way limit N11°21'12"W, 34.17 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence N04°17'19"E, 250.53 feet; Thence N28°51'42"E, 28.24 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 1.35 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION; PARCEL "C"

An irregular parcel of land, lying northwesterly from Libby, Montana, Lincoln County, within NE1/4, Section 32, T.31N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the southwest corner, Lot D, Talsma Tracts, a 5/8 inch diameter rebar with plastic cap marked MEHLHOFF 2336S lying on the northerly right-of-way limit of U.S. Highway No. 2 and the TRUE POINT OF BEGINNING;

Thence along said highway right-of-way limit the following two courses: Thence N55°33'47"W, 135.05 feet to an unmarked computed point; Thence N55°33'47"W, 134.76 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS; Thence leaving said highway right-of-way limit N22°05'33"E, 279.07 feet to an unmarked computed point; Thence N22°05'33"E, 34.79 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS lying on the southerly right-of-way limit of Burlington Northern Railroad; Thence along said railroad right-of-way limit S64°58'00"E, 115.60 feet to a 1 1/4 inch square bolt being the northwest corner, Lot D, Talsma Tracts; Thence along the westerly boundary said Lot D S00°02'09"W, 217.51 feet to a 5/8 inch diameter rebar with plastic cap marked MEHLHOFF 2336S; Thence continuing along said boundary S00°02'21"W, 176.97 feet to a 5/8 inch diameter rebar with plastic cap marked MEHLHOFF 2336S and the TRUE POINT OF BEGINNING, containing 1.42 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION; PARCEL "D"

An irregular parcel of land, lying northwesterly from Libby, Montana, Lincoln County, within NE1/4, Section 32, T.31N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the southwest corner, Lot D, Talsma Tracts, a 5/8 inch diameter rebar with plastic cap marked MEHLHOFF 2336S lying on the northerly right-of-way limit of U.S. Highway No. 2; Thence N55°33'47"W, 269.81 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence leaving said highway right-of-way limit N00°13'51"W, 345.30 feet to an unmarked computed point; Thence leaving said highway right-of-way limit S04°17'19"W, 137.80 feet to an unmarked computed point; Thence leaving said railroad right-of-way limit S64°58'00"E, 131.32 feet to an unmarked computed point; Thence leaving said railroad right-of-way limit S10°48'57"W, 35.84 feet to an unmarked computed point; Thence S22°05'33"W, 279.07 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.52 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION; PARCEL "E"

An irregular parcel of land, lying northwesterly from Libby, Montana, Lincoln County, within NE1/4, Section 32, T.31N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the northwest corner, Lot D, Talsma Tracts, a 1 1/4 inch square bolt lying on the southerly right-of-way limit of Burlington Northern Railroad; Thence along said railroad right-of-way limit N64°58'00"W, 115.60 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence leaving said railroad right-of-way limit S22°05'33"W, 34.79 feet to an unmarked computed point; Thence N10°48'57"E, 35.84 feet to an unmarked computed point lying on the southerly right-of-way limit of Burlington Northern Railroad; Thence along said railroad right-of-way limit S64°58'00"E, 7.02 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.003 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION; PARCEL "F"

An irregular parcel of land, lying northwesterly from Libby, Montana, Lincoln County, within NE1/4, Section 32, T.31N., R.31W., P.M.M.T., and more particularly described as follows: Commencing at the southwest corner, Lot D, Talsma Tracts, a 5/8 inch diameter rebar with plastic cap marked MEHLHOFF 2336S lying on the northerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit N55°33'47"W, 269.81 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING; Thence S22°05'33"W, 279.07 feet to an unmarked computed point; Thence S10°48'57"W, 137.80 feet to an unmarked computed point; Thence S55°12'52"E, 39.33 feet to an unmarked computed point; Thence S00°04'56"W, 177.00 feet to an unmarked computed point lying on the northerly right-of-way limit of U.S. Highway No. 2; Thence along said highway right-of-way limit N55°33'47"W, 134.76 feet to a 5/8 inch diameter rebar with plastic cap marked SANDERSON 70400LS and the TRUE POINT OF BEGINNING, containing 0.38 acres. Subject to and together with all appurtenant easements of record.

HISTORY OF SURVEYS

1962 - Plat No. 887, Subdivision of Tract 5 Riverside Drive, Jack Nimmern
1967 - Plat No. 2587, Westgate Business Addition Subdivision, Wilbert C. Mehlhoff, 2336S
1979 - Plat No. 3521, Amended Plat of Talsma Tracts, Melvin D. Lautern, 4232S
1984 - Plat No. 4108, Amended Plat of Talsma Tracts per Plat No. 887, Melvin D. Lautern, 4232S
2006 - Plat No. 6780, Amended Plat, Tract 5, Riverside Drive, Alvah F. Hughes, 7322LS
2011 - Plat No. 7093RB, Amended Plat of Lots 3 & 4 of Westgate Business Addition

CERTIFICATE OF SURVEY

"BOUNDARY LINE ADJUSTMENT"

AMENDED PLAT OF TALSMA TRACTS, PLAT No. 4108

NE1/4, SECTION 32, T.31N., R.31W., P.M.M.T.

FOR: GUNDERSON & LAWSON

DATE: DECEMBER, 2021

LINE TABLE

L1	S64°58'00"E	7.02'
L2	S22°05'33"W	34.79'
L3	N55°33'47"W	7.17'
L4	S10°48'57"W	35.84'
L5	S55°12'52"E	39.33'
L6	S28°51'42"W	28.24'
L7	N55°33'47"W	21.61'

METHOD OF SURVEY

A Trimble R10 GNSS system and Trimble S6 robotic total station were used to tie previously established controlling corners and road alignments by Byron Sanderson & Noah Pyle, June, 2021.

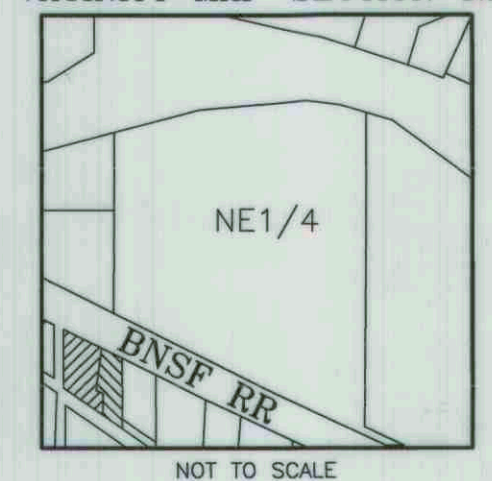
SURVEYORS NOTES

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.

BASIS OF BEARING

The basis of bearing for this survey is S00°02'14"W, derived from Survey Grade GPS system calibrated to local control between the southeast corner of Amended Tract C, Plat No. 4108, a found 5/8 inch diameter rebar with plastic cap marked Mehlhoff, 2336S and the northeast corner of Amended Tract C, Plat No. 4108, a found 1 1/4 inch square bolt. Angular variation between this survey and Plat No. 4108 is 0°02'14".

VACINITY MAP-SECTION 32

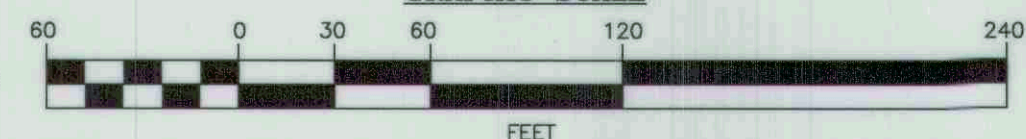


LEGEND

- BOUNDARY LINES
- OLD BOUNDARY LINE
- ADJOINING BOUNDARIES
- CENTERLINE
- BNRR RIGHT-OF-WAY LIMIT
- () PLAT No. 4108, RECORD
- { } PLAT No. 7093RB, RECORD
- [] PLAT No. 3521, RECORD

- FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MEHLHOFF, 2336S
- FOUND A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON AND COMPANY
- FOUND A 1 1/4 INCH SQUARE BOLT
- SET A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- AN UNMARKED COMPUTED POINT

GRAPHIC SCALE



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, Steve W. Gunderson, Cherie L. Gunderson and Darrell C. Lawson being the 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. We further certify that Parcels A and B are 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. Also, Parcel C is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(c) as a parcel that has 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 if: (i) no new facilities will be constructed on the parcel; (ii) the number of developed parcels is not increased; (iii) existing facilities complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iv) 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; and (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield.

Steve W. Gunderson 12-16-21
Cherie L. Gunderson 12-16-21
Darrell C. Lawson, by Cherie L. Gunderson 12-16-21
As his Attorney in Fact

ACKNOWLEDGMENT

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

the State of MT County of LINCOLN

by Steve W. Gunderson

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: 9-17-2023

ACKNOWLEDGMENT

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

the State of MT County of LINCOLN

by Cherie L. Gunderson

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: 9-17-2023

ACKNOWLEDGMENT

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

the State of MT County of LINCOLN

by Darrell C. Lawson, by Cherie L. Gunderson

As his Attorney in Fact

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: 9-17-2023

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 12-16-21
Byron Sanderson, PLS 70400LS

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 16 of DECEMBER 2021, A.D.

Steven A. Boyer, PLS 8750LS, 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.

Dana Nicely For Zachary Carlsberg 12-16-2021
Lincoln County Treasurer

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 27th day

of December 2021, A.D. at 9:31 o'clock

Robin A. Benson by Michelle Byrd
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 4841 RB