

# CERTIFICATE OF SURVEY "RETRACEMENT"

PARCEL A & B, COS No. 88

LOT 10 PLAT No. 2070

SE1/4 NW1/4, SECTION 28, T.33N., R.31W., P.M., MT.

LINCOLN COUNTY, MT.

FOR: CHAPMAN

DATE: OCTOBER, 2021

## PURPOSE OF SURVEY

The purpose of this survey is the retracement of Parcels A & B, COS No. 88 and Lot 10, Plat No. 2070. Therefore no division of land is hereby created and is exempt from review as a subdivision, pursuant to Section 76-3-404 MCA.

## HISTORY OF SURVEY

1973 - Plat No. 2070, Section Subdivision "Pipe Creek Properties"

J. T. Shaw, 2343S

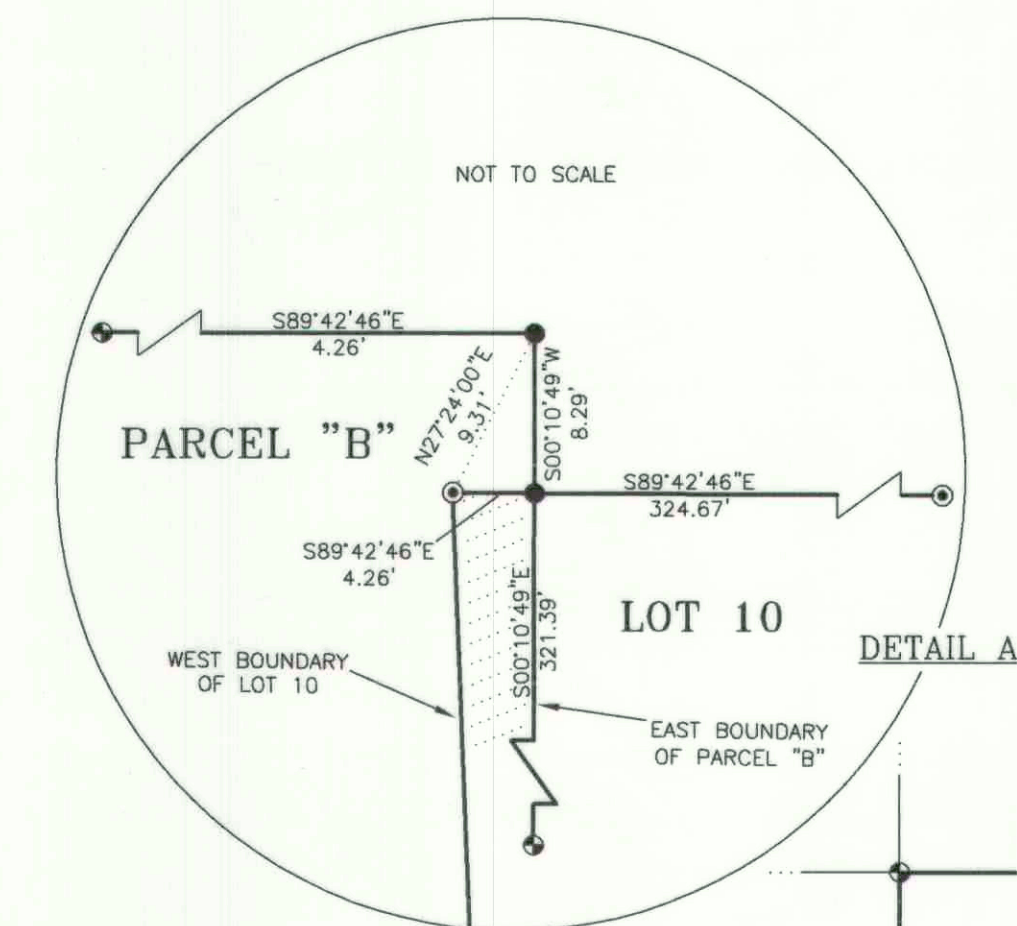
1974 - COS No. 88, Court Ordered Survey, Melvin D. Lauteren, 4232S

## BASIS OF BEARING

The basis of bearing for this survey is N89°57'14"W, derived from Survey Grade GPS system calibrated to local control between the southeast corner, Lot 10, Plat No. 2070, a found 2 inch diameter BLM brass cap marked 2343S and the southwest corner, Lot 10, Plat No. 2070, a found 2 inch diameter BLM brass cap marked 2343S. This bearing is derived from a survey grade GPS system calibrated to True North. Angular variation between this survey and Plat No. 2070 is 00°13'26".

## METHOD OF SURVEY

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



PARCEL C  
COS No. 88

TRACT 1F  
PLAT No. 5466

## SURVEYORS NOTE:

Irregular Plat No. 2070, known as "Pipe Creek Properties", filed in June of 1973, created Lot 10. Certificate of Survey No. 88, filed in October of 1974, created Parcels "A" and "B" and does not accept it as the northwest corner of Lot 10. This survey, by way of field observation and measurement, demonstrates that this brass cap (see Detail "A") is indeed the original northwest corner of Lot 10. Therefore, an overlap in property boundaries exists along the east boundaries of Parcels "A" and "B" and the west boundary of Lot 10. The overlap is acknowledged, but not corrected by this survey.

## LEGAL DESCRIPTION: PARCEL A

A tract of land lying northerly from Libby, Montana, Lincoln County, lying within the SE1/4 NW1/4, Section 28, T.33N., R.31W., P.M. MT., and more particularly described as: Parcel A, COS No. 88, containing 4.99 acres. Subject to a 30.00 foot wide access easement to Parcels B and C, and together with any appurtenant easements of record.

## LEGAL DESCRIPTION: PARCEL B

A tract of land lying northerly from Libby, Montana, Lincoln County, lying within the SE1/4 NW1/4, Section 28, T.33N., R.31W., P.M. MT., and more particularly described as: Parcel B, COS No. 88, containing 4.98 acres. Subject to a 30.00 foot wide access easement to Parcel C, and together with any appurtenant easements of record.

## LEGAL DESCRIPTION: LOT 10

A tract of land lying northerly from Libby, Montana, Lincoln County, lying within the SE1/4 NW1/4, Section 28, T.33N., R.31W., P.M. MT., and more particularly described as: Lot 10, Plat No. 2070, containing 4.88 acres. Subject to and together with any appurtenant easements of record.

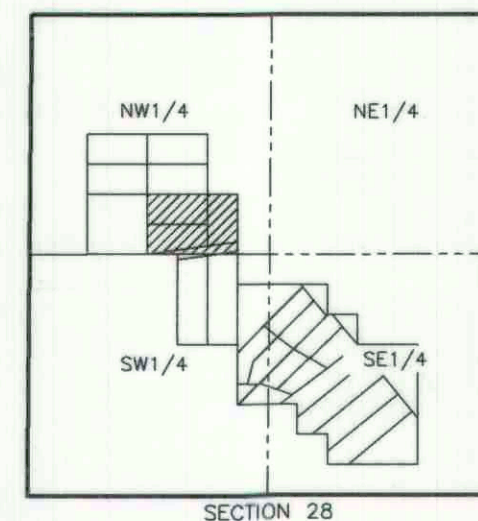
## LEGEND

- FOUND 2 INCH DIAMETER BRASS CAP MARKED 2343S
- FOUND 3/4 INCH DIAMETER IRON PIPE
- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- COMPUTED POINT

- PROPERTY BOUNDARY LINE, THIS SURVEY
- ADJOINING BOUNDARIES
- - - CENTERLINE OF ROAD
- - - EASEMENTS LIMITS

- ( ) COS No. 88, RECORD
- { } PLAT No. 2070, RECORD

## GRAPHIC SCALE



## 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  
Date 1-20-22

## EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 12th of January 2022, A.D.

Steven A. Boyan, PLS, 9750LS, Lincoln County Examining Land Surveyor

## CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 12th day

of January 2022, A.D. at 2:59 o'clock

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

CERTIFICATE OF SURVEY No. 4845

